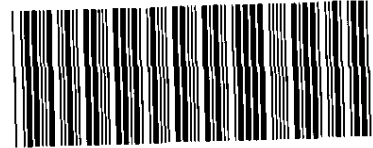


OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS

# 2008047341  
07/03/2008 01:59 PM



2008047341 3 PGS

## PLAT IDENTIFICATION SHEET

Castlewood Ranch Metropolitan District

Grantor (owner)

Grantor (owner)

Castlewood Ranch 1 – Parcel 13 Preliminary/Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Castlewood Ranch Filing: 1 – Parcel 13

Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_

8

8

66

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)


**CASTLEWOOD RANCH FILING NO. 1 - PARCEL 13**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
 DOUGLAS COUNTY, COLORADO  
 ADMINISTRATIVE PRELIMINARY/FINAL PLAT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, BEING MONUMENTED AT THE SOUTH 1/16 CORNER OF SECTIONS 8 & 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTH EAST CORNER OF SAID SECTION 8 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, BEARING S00°42'04"E.

COMMENCING AT S 1/16 CORNER BETWEEN SAID SECTION 8 & 9, THENCE S89°10'47"W A DISTANCE OF 818.88 FEET TO THE NORTHEAST CORNER OF CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 PARCEL 12 AND THE POINT OF BEGINNING.

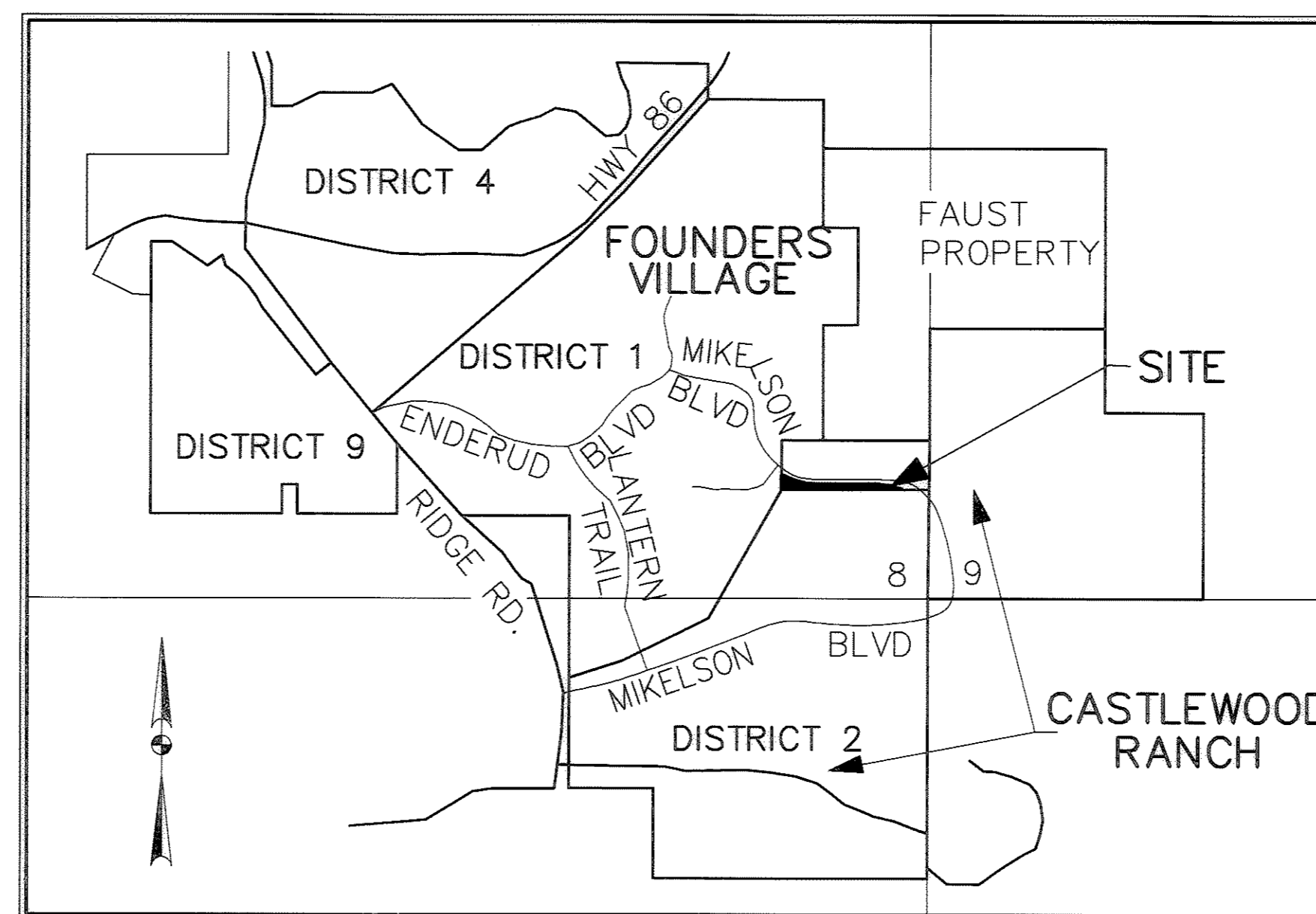
THENCE S89°10'47"W ALONG THE NORTH LINE OF SAID PARCEL 12 AND ALSO ALONG THE NORTH LINE OF CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 1 A DISTANCE OF 1352.52 FEET TO THE EASTERLY LINE OF FOUNDERS VILLAGE FILING NO. 15;

THENCE N27°24'42"E ALONG SAID EASTERLY LINE A DISTANCE OF 363.62 FEET;

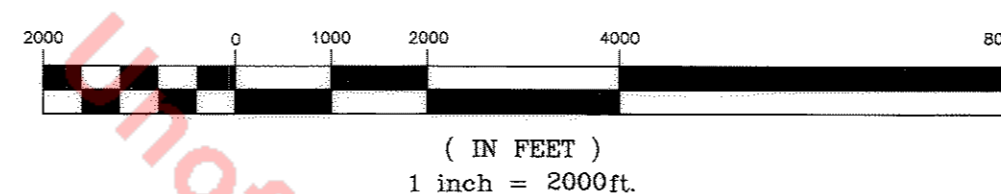
THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY BOUNDARY OF CASTLEWOOD RANCH SUBDIVISION FILING NO. 1 - PARCEL 11;

- 1 S 59°27'25" E A DISTANCE OF 198.35 FEET;
- 2 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1057.50 FEET, A CENTRAL ANGLE OF 31°21'48" AND AN ARC LENGTH OF 578.87 FEET;
- 3 N 89°10'47" E A DISTANCE OF 184.10 FEET;
- 4 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 642.50 FEET, A CENTRAL ANGLE OF 25°30'16" AND AN ARC LENGTH OF 286.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 158,187 SQUARE FEET OR 3.631 ACRES.



GRAPHIC SCALE



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLEWOOD RANCH FILING NO. 1 PARCEL 13.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCE TO PROVIDE SUCH UTILITIES, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24 DAY OF June, 2008.

OWNER:

CASTLEWOOD RANCH METROPOLITAN DISTRICT

BY: DAVID J. ERB, MANAGING MEMBER

*David J. Erb*  
 BY: DAVID J. ERB, PRESIDENT

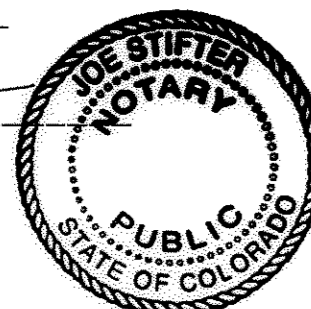
COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 24<sup>th</sup> DAY, OF June, 2008.

BY: DAVID J. ERB, AS MANAGING MEMBER

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC



NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3-8-2010

**DRAINAGE NOTE**

THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.

**PROPERTY OWNER**  
 CASTLEWOOD RANCH METROPOLITAN DISTRICT  
 8480 E. ORCHARD RD., STE. 5550  
 ENGLEWOOD, CO 80111  
 303-773-2887  
 MR. DAVID ERB

**SUBDIVIDERS**  
 CASTLEWOOD RANCH LLC  
 8480 E. ORCHARD RD., STE. 5550  
 ENGLEWOOD, CO 80111  
 303-773-2887  
 MR. DAVID ERB

**LAND SURVEYOR**  
 NAUTILUS SURVEYING & MAPPING LLC.  
 9785 MAROON CIRCLE, STE. 345  
 ENGLEWOOD, CO 80112  
 303-471-2700  
 MR. JEFFREY E. KISTNER

**SUMMARY TABLE**

TRACT	ACREAGE	ZONING	USAGE	OWNERSHIP	MAINTENANCE
A	3.631	OSP	OPEN SPACE/UTILITIES/DRAINAGE	CRMD	CRMD

CRMD = CASTLEWOOD RANCH METROPOLITAN DISTRICT

**BASIS OF BEARINGS**

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, BEING MONUMENTED AT THE SOUTH 1/16 CORNER OF SECTIONS 8 & 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTH EAST CORNER OF SAID SECTION 8 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, BEARING S00°42'04"E.

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY E. KISTNER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF (1) THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER OF 2007, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; (2) THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND (3) THAT SAID PLAT HAS BEEN PREPARED IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



JEFFREY E. KISTNER  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 30829  
 FOR AND ON BEHALF OF NAUTILUS SURVEYING & MAPPING LLC.

6-24-08  
 DATE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**TITLE CERTIFICATE**

I, Laruce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 27<sup>th</sup> DAY OF June, 2008.

*Laruce L. Nitsch*  
 AUTHORIZED REPRESENTATIVE  
*Land Title Guarantee Company*  
 TITLE INSURANCE COMPANY

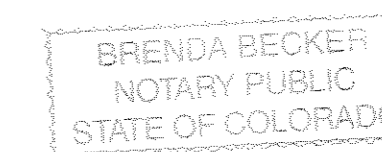
COUNTY OF Douglas )  
 STATE OF Colorado )

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 27<sup>th</sup> DAY, OF June, 2008.

BY: Laruce L. Nitsch, AS Title Officer

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC



NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TOWN APPROVAL AND ACCEPTANCE**

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.



ATTEST:

TOWN OF CASTLE ROCK

*[Signature]*  
 CLERK OR DEPUTY

*[Signature]*  
 TOWN MANAGER

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 27 DAY OF June, 2008.

*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

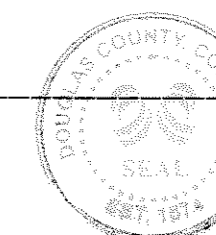
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

THIS PLAT WAS FILED IN FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS

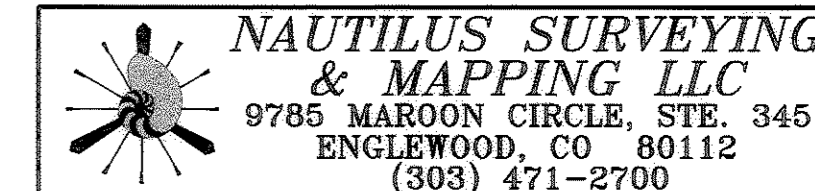
COUNTY AT 1:59 AM P.M. ON THE 3<sup>rd</sup> DAY OF July, 2008, AT RECEPTION NO. 2008047341

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Breanna Adams*  
 DEPUTY



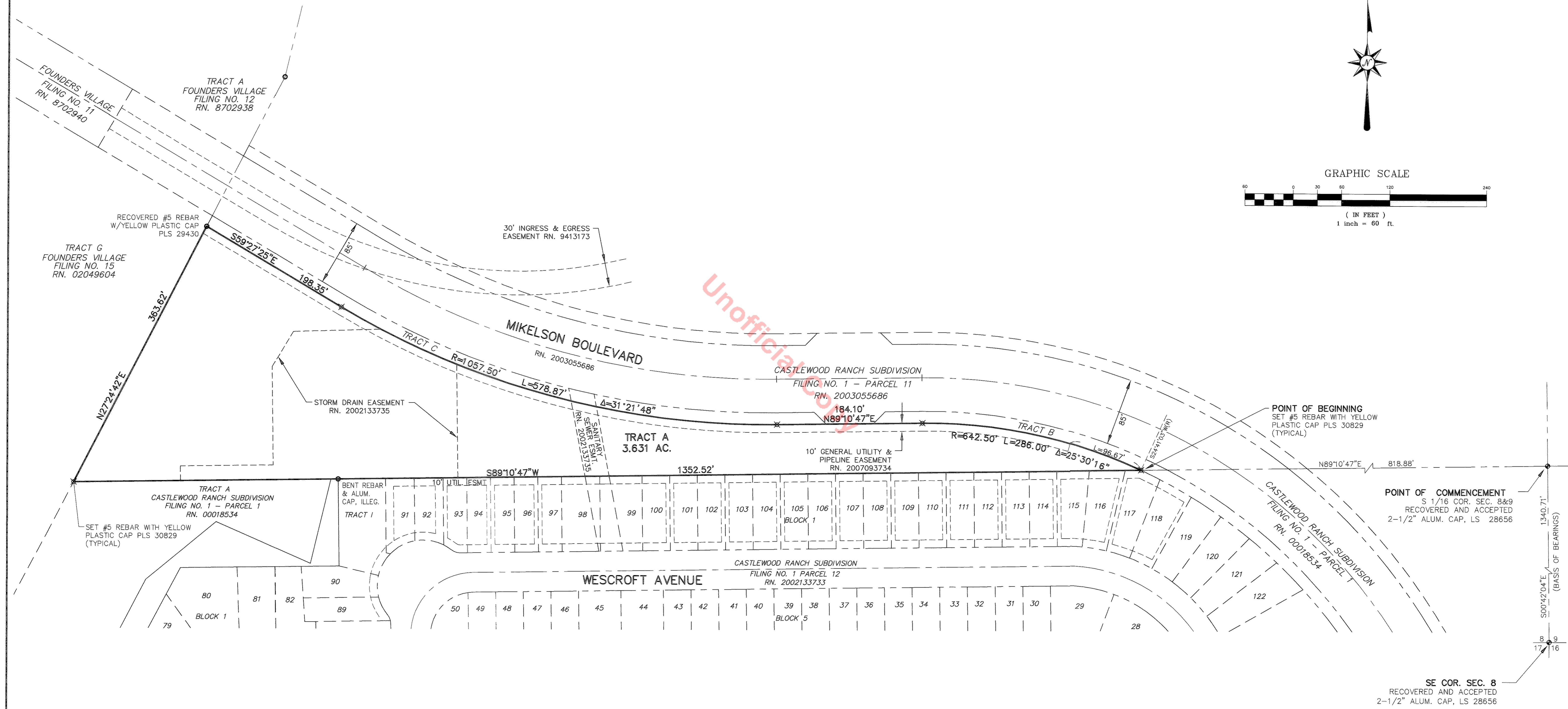
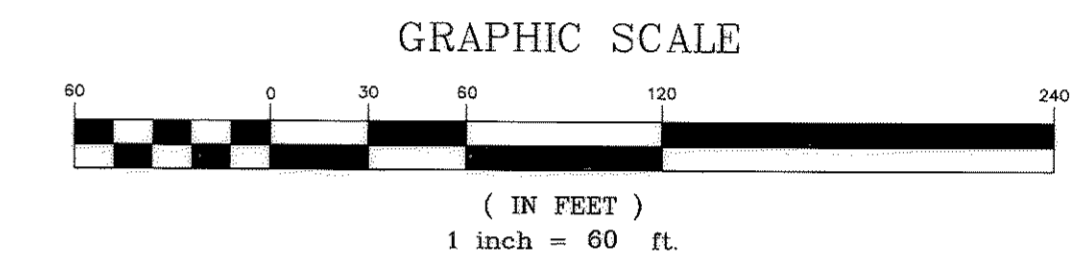
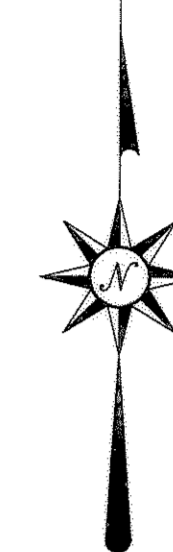
CASTLEWOOD RANCH FILING NO. 1 - PARCEL 13



NAUTILUS SURVEYING & MAPPING LLC  
 9785 MAROON CIRCLE, STE. 345  
 ENGLEWOOD, CO 80112  
 (303) 471-2700

SCALE:	N/A	JOB NO.	07-023
DATE:	11-7-07	P:	\NSM\07-023\DRAWING\7023FP01
DRAWN BY:	JEK	SHEET NO.	1 OF 2

**CASTLEWOOD RANCH FILING NO. 1 - PARCEL 13**  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
 DOUGLAS COUNTY, COLORADO  
 ADMINISTRATIVE PRELIMINARY/FINAL PLAT



CASTLEWOOD RANCH FILING NO. 1 - PARCEL 13

**NAUTILUS SURVEYING & MAPPING LLC**  
 9785 MAROON CIRCLE, STE. 345  
 ENGLEWOOD, CO 80112  
 (303) 471-2700

SCALE: 1" = 60'	JOB NO. 07-023
DATE: 11-7-07	P: \NSM\07-023\DRAWING\7023FP01
DRAWN BY: JEK	SHEET NO. 2 OF 2