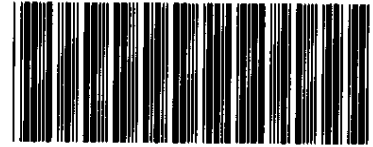


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
3 PGS



2004079357
07/30/2004 01:34 PM

2004079357 3 PGS

PLAT IDENTIFICATION SHEET

Castlewood Ranch LLC

GRANTOR(owner)

Castlewood Ranch Filing No. 2- Parcel 10 Final Plat

GRANTEE(name of plat)

Castlewood Ranch

Subdivision/Condo Name

2

Filing

Phase

Lot

Building

Block

Unit

9

8

66

OLD LEGAL(Section)

(Township)

(Range)

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10 FINAL PLAT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 9,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 9, 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 SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE OF SAID SECTION 9, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 9 BY A 2-1/2" INCH ALUMINUM CAP STAMPED "LS 28656" AND AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9 BY A 3-1/4" INCH ALUMINUM CAP STAMPED "LS 30829", ASSUMED TO BEAR S88°55'46"W.

BEGINNING AT SAID SOUTH ONE-QUARTER CORNER OF SECTION 9; THENCE S 88°55'46" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9 A DISTANCE OF 260.00;

THENCE LEAVING SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF TRACT J AND TRACT JJ OF CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 OF RECORD AT RECEPTION NUMBER 2003033136, RECORDS OF THE RECORDER'S OFFICE, DOUGLAS COUNTY, COLORADO:

1. N 27°34'10" E A DISTANCE OF 463.97 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 16°17'59" E, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 11°16'11" AND AN ARC LENGTH OF 103.26 FEET;
3. N 62°25'50" W A DISTANCE OF 318.35 FEET;
4. S 26°28'20" W A DISTANCE OF 255.29 FEET;

THENCE N 45°33'49" W ALONG THE NORTHERLY LINES OF LOTS 44 AND 45, BLOCK 1 OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 A DISTANCE OF 221.55 FEET TO A POINT OF CURVATURE ON THE EASTERLY LINE OF TRACT YY OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1;

THENCE ALONG THE EASTERLY LINES OF SAID TRACT YY, MITCHELL STREET AND TRACT XX OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 47°23'54" W, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 51°15'17" AND AN ARC LENGTH OF 389.13 FEET;

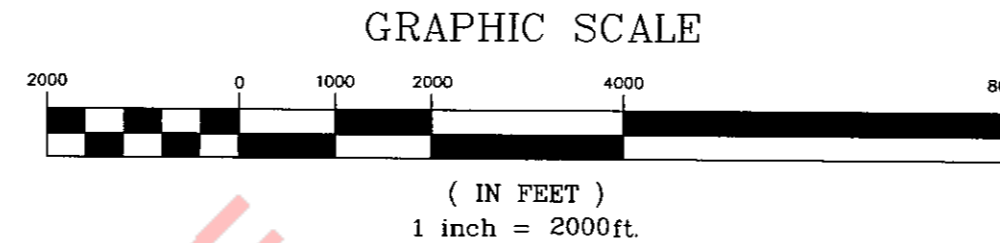
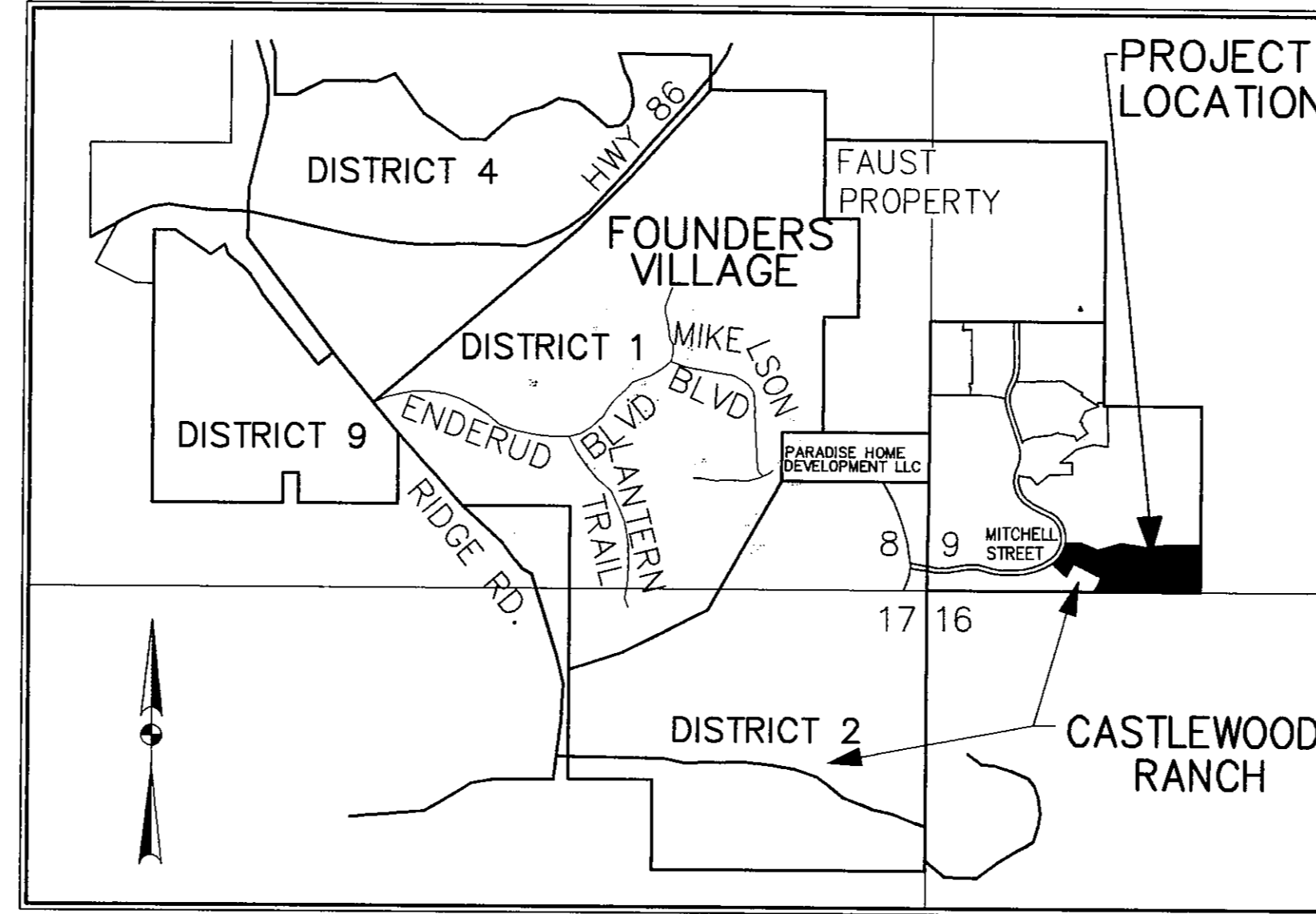
THENCE LEAVING SAID EASTERLY LINE OF TRACT XX THE FOLLOWING SIX (6) COURSES AND DISTANCES ACROSS SAID SOUTH ONE-HALF OF SECTION 9:

1. S 90°00'00" E A DISTANCE OF 270.65 FEET;
2. S 67°26'04" E A DISTANCE OF 240.58 FEET;
3. N 73°37'55" E A DISTANCE OF 312.32 FEET;
4. S 82°08'31" E A DISTANCE OF 313.00 FEET;
5. N 85°11'30" E A DISTANCE OF 287.13 FEET;
6. N 89°30'08" E A DISTANCE OF 507.11 FEET TO THE WESTERLY LINE OF CASTLEWOOD SUBDIVISION (RECORDING INFORMATION ILLEGIBLE ON PLAT);

THENCE S 00°29'52" E ALONG SAID WESTERLY LINE OF CASTLEWOOD SUBDIVISION A DISTANCE OF 834.97 FEET TO THE SOUTHWEST CORNER OF SAID CASTLEWOOD SUBDIVISION AND THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE S 88°54'16" W ALONG SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1318.05 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 32.089 ACRES (1,397,800 SQUARE FEET).



Unofficial

SUMMARY:

LOTS			
NUMBER OF LOTS/ SFE	18		
LOTS/BLOCKS	20.205 ACRES		
TRACT			
NUMBER OF TRACTS	3		
TRACT K	2.665 ACRES		
TRACT O	7.368 ACRES		
TRACT T	0.268 ACRES		
RIGHTS OF WAY			
STREETS	1.583 ACRES		
TOTAL	32.089 ACRES		

TRACT TABLE

TRACT	ACREAGE	USAGE	OWNERSHIP	MAINTENANCE
K	2.665	OPEN SPACE	HOA	HOA
O	7.368	OPEN SPACE	CHRM	CHRM
T	0.268	EASEMENT	HOA	HOA

SHEET INDEX:

SHEET 1:	COVER SHEET
SHEET 2:	PLAT SHEET
SHEET 3:	PLAT SHEET

CONTACT INFORMATION:

OWNER:
CASTLEWOOD RANCH, LLC,
A COLORADO LIMITED LIABILITY COMPANY
8480 E. ORCHARD ROAD, SUITE 5550
ENGLEWOOD, COLORADO 80111

MORTGAGEE:

NONE

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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT K IS BEING CONVEYED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES BY SEPARATE INSTRUMENT. TRACT O IS BEING CONVEYED TO THE CASTLEWOOD RANCH METROPOLITAN DISTRICT FOR DRAINAGE PURPOSES BY SEPARATE INSTRUMENT.

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 12TH DAY OF July, 2004.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 9, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTH ONE-QUARTER CORNER OF SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 30829, ASSUMED TO BEAR S88°55'46"W.

DRAINAGE EASEMENTS

TO THE TOWN OF CASTLE ROCK, BLANKET DRAINAGE EASEMENTS, OVER EACH PLATTED LOT CREATED BY THIS PLAT HEREIN. SAID DRAINAGE EASEMENT SHALL BE USED TO CONVEY SURFACE RUNOFF, CREATED BY NATURAL EVENTS, FROM ONE OR MANY LOTS, OVER, ACROSS, UPON, OR WITHIN, ADJACENT LOT OR LOTS, FOR THE CONVEYANCE OF THE SURFACE RUNOFF, DRAINAGE, WITH ANY OF SAID LOT OR LOTS, TO CONFORM TO THE APPROVED CONSTRUCTION DOCUMENTS, AND/OR DRAINAGE REPORT, AND/OR ANY DRAINAGE REQUIREMENTS, DEEMED NECESSARY BY THE TOWN OF CASTLE ROCK, FOR THE PROPER DRAINAGE OF SAID LOT OR LOTS, HEREIN.

NOTES:

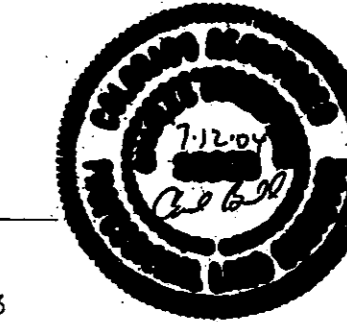
1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.

2. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, PER NFIP FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080049-0310C WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 1987.

SURVEYOR'S CERTIFICATE:

I, CHARLES BERESFORD, 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 APRIL OF 2001, 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 OR SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Charles Beresford
CHARLES BERESFORD
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 35583
FOR AND ON BEHALF OF SURVCON INC.



07-12-04
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

Dorinda Baer BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranty Co.* 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 20TH DAY OF July, 2004.
Dorinda Baer AUTHORIZED REPRESENTATIVE
Land Title Guaranty Co. TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

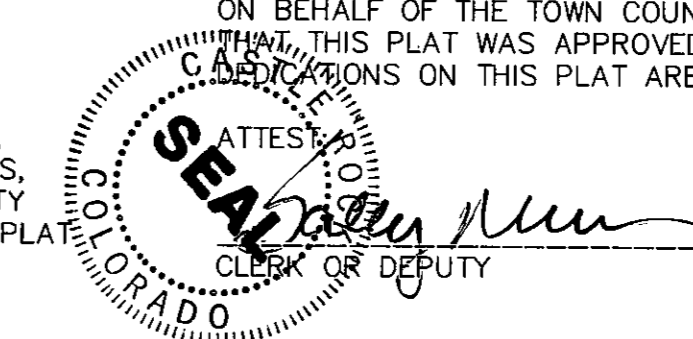
THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON July 28, 2004
BY: *Dorinda Baer*

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 10-20-04

Dorinda Baer
NOTARY PUBLIC

STATEMENT OF 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 CONDITIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.



TOWN OF CASTLE ROCK
Mark Stevens
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 20 DAY OF July, 2004

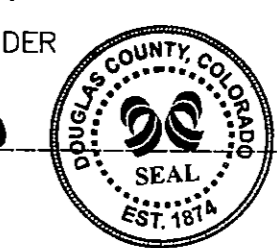
Chris Carr
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)
THIS PLAT WAS FILED FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:34 A.M./P.M. ON THE 30 DAY OF July, 2004. AT RECEPTION NO. 20040729557

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Christine Davis*
DEPUTY



CASTLEWOOD RANCH FILING NO. 2- PARCEL 10 FINAL PLAT

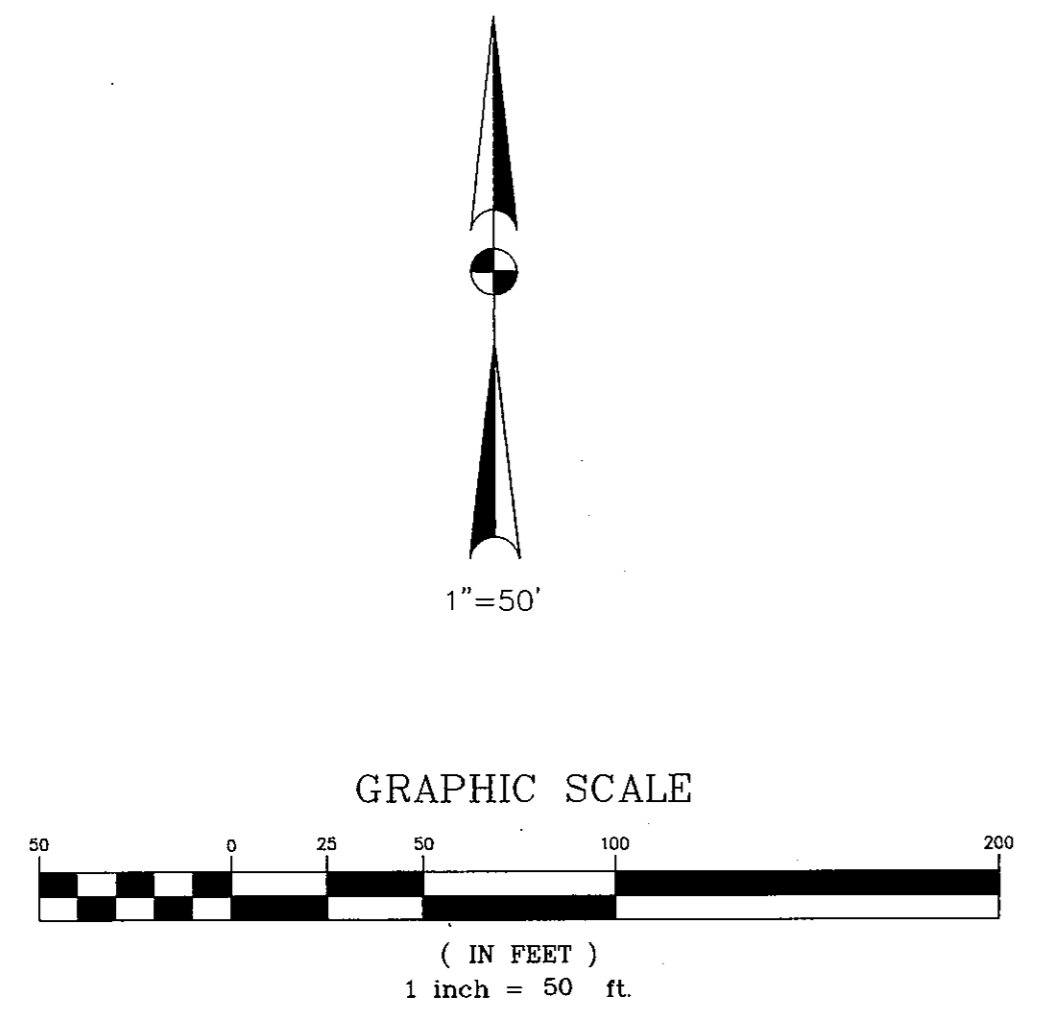
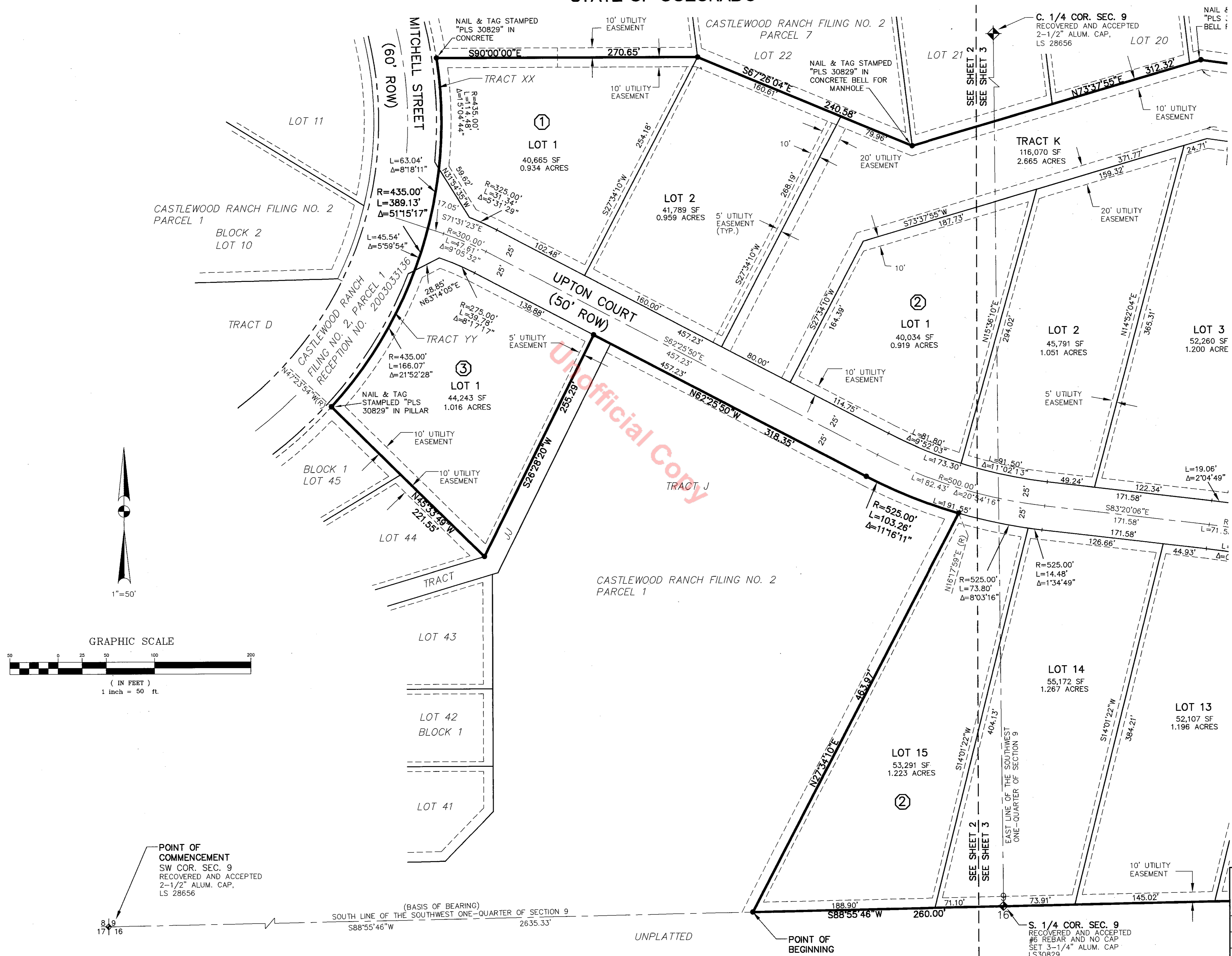
SURVCON INC. PROFESSIONAL SURVEYORS 7800 E. DORADO PLACE, SUITE 101 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: N/A	JOB NO. 1046-18
DATE: 10-10-2003	J:\PROJECTS\1046-18\DRAWING\4611FP10
DRAWN BY: JEK/CB	SHEET NO. 1 OF 3



CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10

FINAL PLAT

LOCATED IN THE SOUTH ONE-HALF OF SECTION 9,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



- ### LEGEND
- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
 - SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
 - RECOVERED & ACCEPTED 1-1/2" ALUM CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
 - ② BLOCK NUMBER

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10 FINAL PLAT

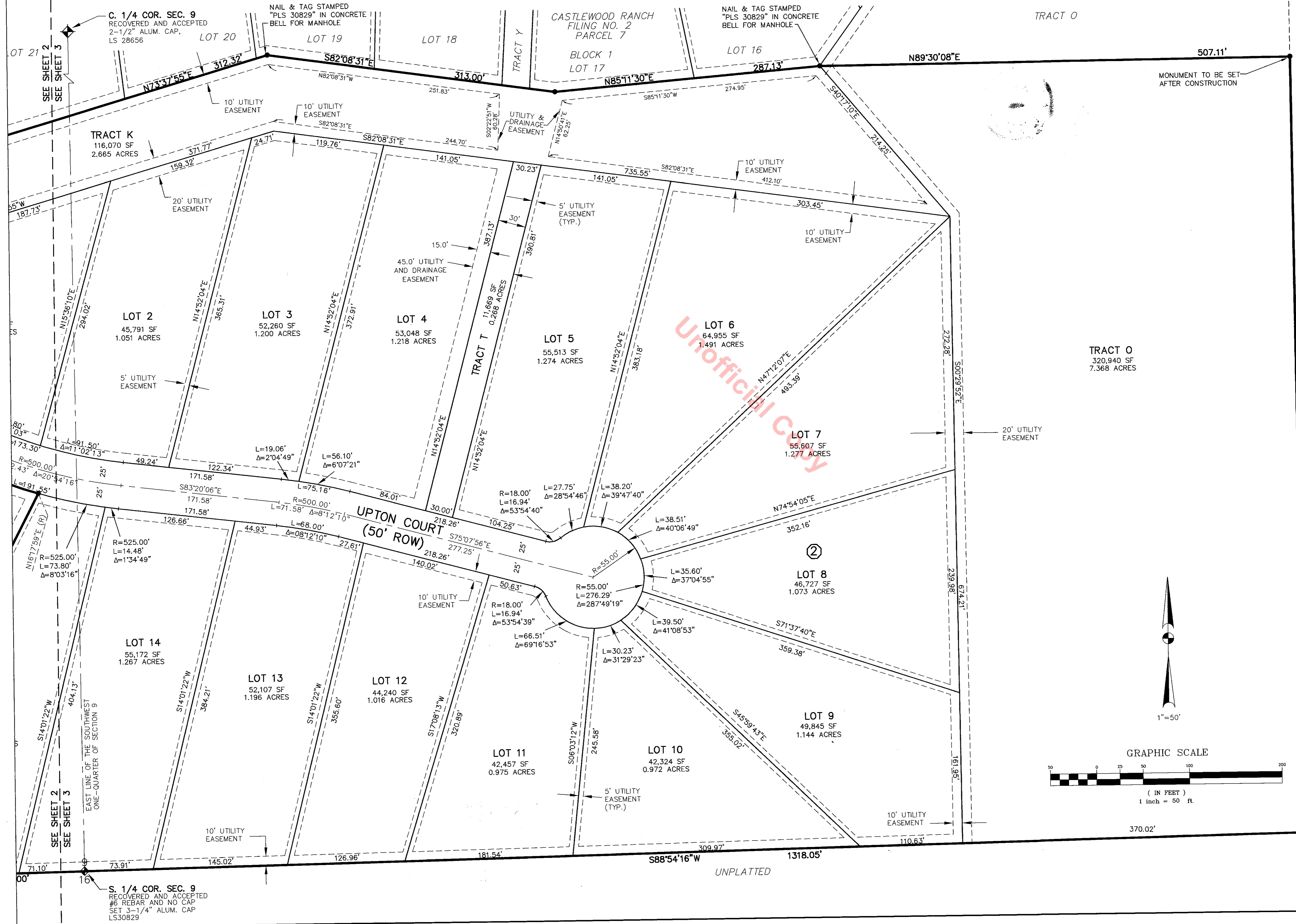
SURVCON INC.
PROFESSIONAL SURVEYORS
7600 E. DORADO PLACE, SUITE 101
GREENWOOD VILLAGE, CO 80111
PH. (303) 858-0404

SCALE: 1"=50'	JOB NO. 1046-18
DATE: 10-10-2003	J:\PROJECTS\1046-18\DRAWING\4611FP10
DRAWN BY: JEK/CB	SHEET NO. 2 OF 3

Official Copy

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10 FINAL PLAT

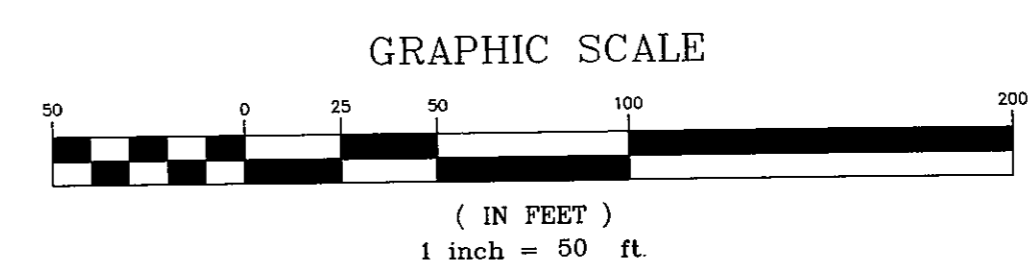
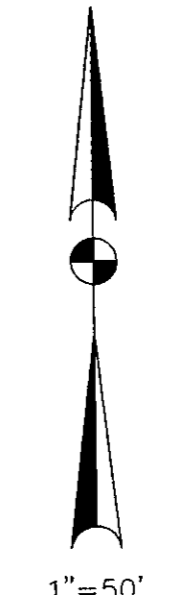
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Unofficial Copy

LEGEND

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CASTLEWOOD RANCH FILING NO. 2 - PARCEL 10 FINAL PLAT	
SURVCON INC. PROFESSIONAL SURVEYORS 7800 E. DORADO PLACE, SUITE 101 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1"=50'	JOB NO. 1046-18
DATE: 10-10-2003	PROJECTS\1046-18\DRAWING\4611FP10
DRAWN BY: JEK/CB	SHEET NO. 3 OF 3