

38

PLAT IDENTIFICATION SHEET

Castlewood Ranch, LLC

Grantor (owner)



Grantor (owner)

Castlewood Ranch 2 – Parcel 11 Final Plat

Grantee (name of plat or condo)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
4 PGS
2006091502
10/23/2006 02:11 PM

Grantee (name of plat or condo)

Subdivision Info: Castlewood Ranch Filing: 2

Condo Info: Phase _____ Bldg _____ Unit _____

9	8	66
Section	Township	Range

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

2004046669	2004081216	2006080994
_____	_____	_____
_____	_____	_____
_____	_____	_____

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 FINAL PLAT

LOCATED IN THE NORTHWEST ONE-QUARTER 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 NORTHWEST ONE-QUARTER 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 NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 9 BY A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 28656" AND AT THE NORTH 1/16TH CORNER OF SAID SECTION 9 AND SECTION 8 BY A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 28656", ASSUMED TO BEAR N89°44'32"E.

BEGINNING AT SAID CENTER NORTH 1/16TH CORNER OF SECTION 9;

THENCE S 00°26'22" E ALONG THE EAST LINE OF SAID SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1,140.91 FEET TO THE NORTHEASTERLY CORNER OF TRACT N OF CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 OF RECORD AT RECEPTION NUMBER 2003033136, RECORDS OF THE RECORDER'S OFFICE, DOUGLAS COUNTY, COLORADO;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID TRACT N:

1. S 89°33'38" W A DISTANCE OF 194.60 FEET;
2. S 00°42'23" E A DISTANCE OF 54.81 FEET;
3. S 66°53'52" W A DISTANCE OF 59.14 FEET TO A SOUTHEASTERLY CORNER OF PROPOSED CASTLEWOOD RANCH FILING NO. 2- PARCEL 5 (NOT YET OF RECORD) RECORDED S-6-2004 AT REC # 2004046669

THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG THE NORTHERLY LINES OF SAID PROPOSED CASTLEWOOD RANCH FILING NO. 2- PARCEL 5:

1. N 57°31'04" W A DISTANCE OF 259.67 FEET;
2. N 23°56'22" E A DISTANCE OF 31.44 FEET;
3. N 66°03'38" W A DISTANCE OF 50.00 FEET;
4. N 57°36'48" W A DISTANCE OF 239.69 FEET;
5. N 89°50'31" W A DISTANCE OF 89.28 FEET;
6. S 89°16'58" W A DISTANCE OF 536.08 FEET TO THE EASTERLY LINE OF TRACT TT OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EASTERLY LINES OF SAID TRACT TT, TRACT SS AND THE EASTERLY RIGHT-OF-WAY OF MITCHELL STREET OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1:

1. N 24°53'49" E A DISTANCE OF 25.25 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 25°36'51" AND AN ARC LENGTH OF 261.52 FEET;
3. N 00°43'02" W A DISTANCE OF 627.84 FEET TO SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE N 89°44'32" E ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1,262.21 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 29.299 ACRES (1,276, 248 SQUARE FEET).

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 11. 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. TRACTS B ~~AND~~ WILL BE CONVEYED 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 18th DAY OF Sept., 2006

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 - PARCEL 11, IN THE TOWN OF CASTLE ROCK.

CASTLEWOOD RANCH LLC, BY DAVID J. ERB, COMPANY, MANAGING MEMBER

BY: David J. Erb  DATE Sept. 18, 2006

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 7-18-06
BY: DAVID J. ERB, AS PRESIDENT OF DAVID G. ERB AND COMPANY, MANAGING MEMBER

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3-8-10

NOTARY PUBLIC Joe J. Fisher

SUMMARY:

LOTS
NUMBER OF LOTS/ SFE 21
LOTS/BLOCKS 20.439 ACRES

TRACT
NUMBER OF TRACTS 2
TOTAL TRACT AREA 7.165 ACRES

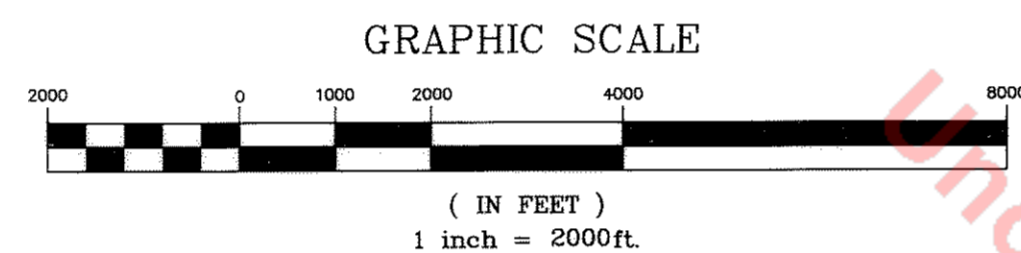
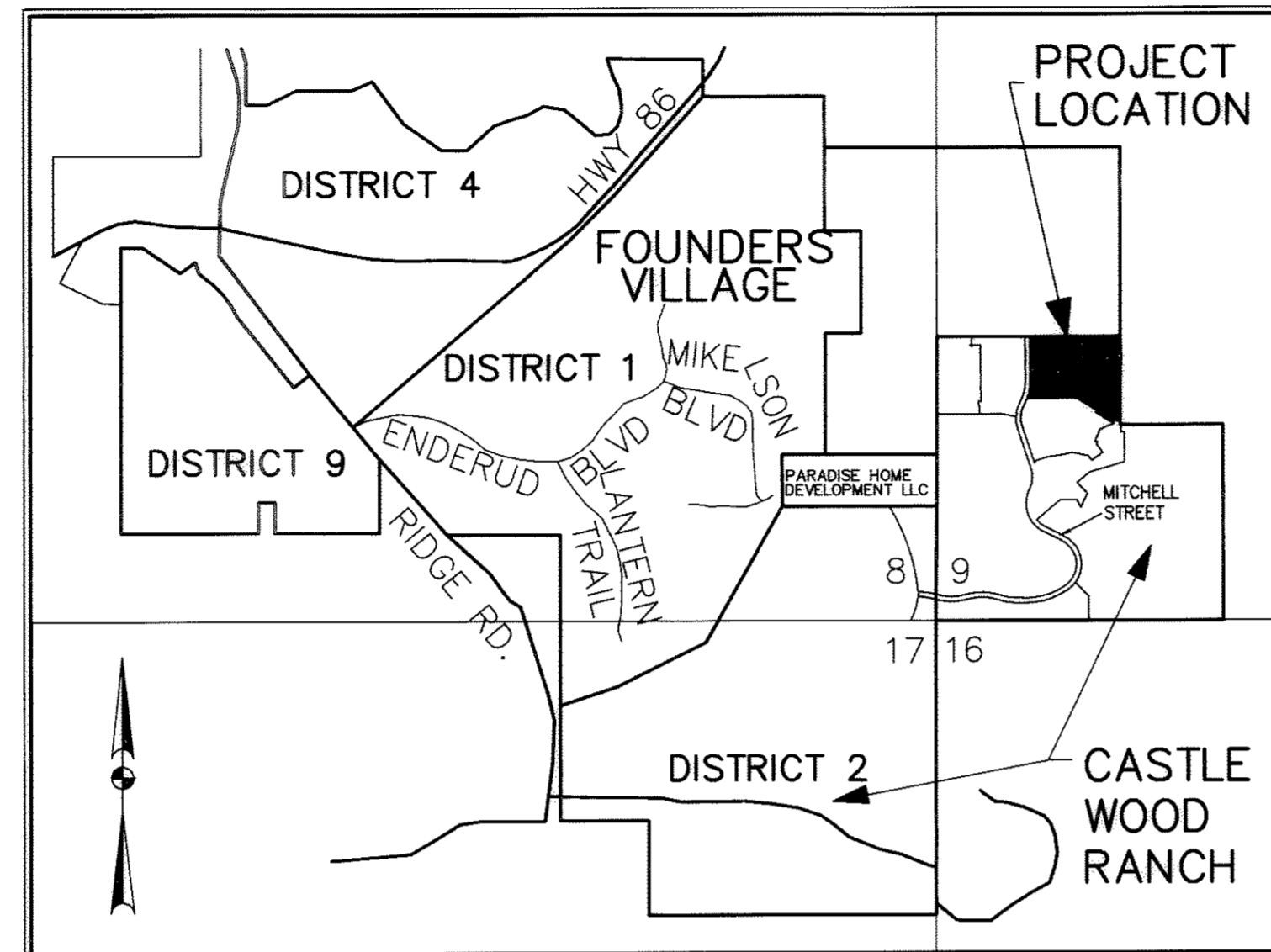
RIGHTS OF WAY
STREETS 1.695 ACRES

TOTAL 29.299 ACRES

TRACT TABLE

TRACT	ACREAGE	USAGE	OWNERSHIP	MAINTENANCE
B	1.997	WELL SITE	TCR	TCR
M	5.168	OPEN SPACE	CWRMD	CWRMD

TCR= TOWN OF CASTLE ROCK CWRMD= CASTLEWOOD RANCH METRO DISTRICT



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

BASIS OF BEARINGS

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 9 BY A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 28656" AND AT THE NORTH 1/16TH CORNER OF SAID SECTION 9 AND SECTION 8 BY A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 28656", ASSUMED TO BEAR N89°44'32"E.

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.

3. SHARED DRIVEWAYS MAY SERVE A MAXIMUM OF 2 LOTS.

SURVEYOR'S CERTIFICATE:

I, TODD G. BEERS, 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, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AT THE TIME OF THE SURVEY; (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.



TODD G. BEERS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 30822
FOR AND ON BEHALF OF SURVCON INC.

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.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED AT RECEPTION NOS. 2004081212, 2004081214, 2004081218, AND 2004081210, DOUGLAS COUNTY COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

EXECUTED THIS 18th DAY OF Sept., 2006

BY: David J. Erb, agent

OF: CASTLEWOOD RANCH, LLC

NOTARY

COUNTY OF DOUGLAS)
STATE OF COLORADO)SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF Sept., 2006,
BY: David J. Erb AS AGENT OF CASTLEWOOD RANCH, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-8-2010

NOTARY PUBLIC Joe J. Fisher

5168 FAIRFIELD CIRCLE CASTLE ROCK, CO 80104
(ADDRESS)

TITLE CERTIFICATE

I, Prerick Becker, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor 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 18th DAY OF September, 2006

BY: Prerick Becker Land Title Guarantor Company
AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

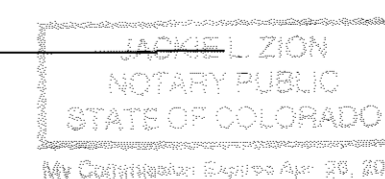
COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON Sept. 18, 2006

BY: Prerick Becker

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: April 26, 2007

NOTARY PUBLIC Leslie S. Zion



OWNERSHIP CERTIFICATION:

David J. Erb
DAVID J. ERB

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON SEPT. 18, 2006

BY: David J. Erb

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3-8-2010

NOTARY PUBLIC Joe J. Fisher

GENE W. MYERS

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON Sept. 18, 2006

BY: Keith M. Pockross Gene W. Myers

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3-8-2010

NOTARY PUBLIC Joe J. Fisher

KEITH M. POCKROSS

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON Sept. 18, 2006

BY: Keith M. Pockross

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3-8-2010

NOTARY PUBLIC Joe J. Fisher

LINDA SASENICK

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON Sept. 18, 2006

BY: Linda Susanick

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3-8-2010

NOTARY PUBLIC Joe J. Fisher

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 DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN OF CASTLE ROCK

BY: Chally A. New Mark Steward
CLERK DEPUTY 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 September, 2006.

DIRECTOR OF DEVELOPMENT SERVICES Christina

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

THIS PLAT WAS FILED FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:11 A.M./P.M., ON THE 23 DAY OF October, 2006 AT RECEPTION NO. 200609150

DOUGLAS COUNTY CLERK AND RECORDER Christine Daws

BY: Christine Daws
DEPUTY

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 FINAL PLAT

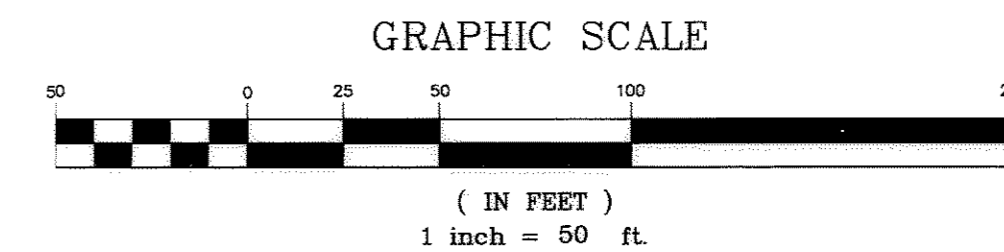
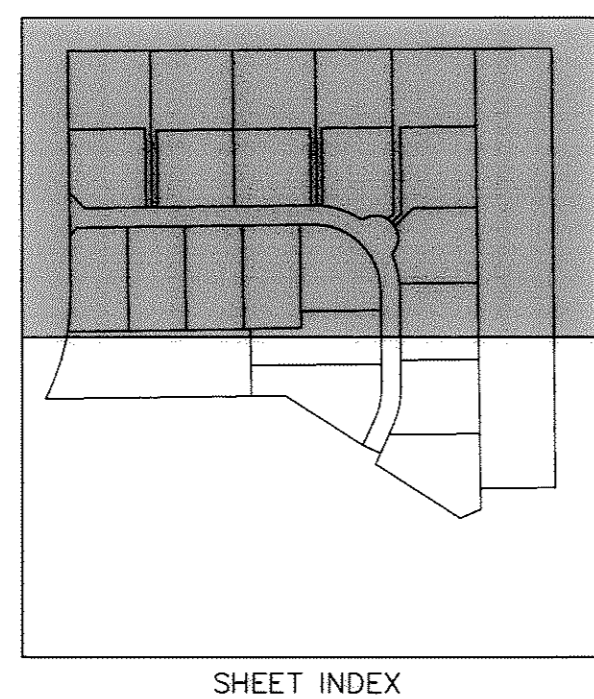
SURVCON INC.
PROFESSIONAL SURVEYORS
7100 E. BELLEVUE AVE., SUITE G-12
GREENWOOD VILLAGE, CO 80111
PH. (303) 858-0404

SCALE: N/A	JOB NO. 1046-0101
DATE: 09-15-2006	PROJECTS\1046-0101\DRAWING\460101FP11_REV1
DRAWN BY: CB	SHEET NO. 1 OF 3

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 FINAL PLAT

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	10.88'	225.00'	02°46'11"
C2	15.05'	225.00'	03°50'00"
C3	100.90'	225.00'	25°41'35"
C4	18.53'	18.00'	58°59'24"
C5	61.14'	58.00'	60°23'47"
C6	12.82'	58.00'	12°40'02"
C7	12.08'	58.00'	11°56'11"
C8	69.26'	58.00'	68°25'19"
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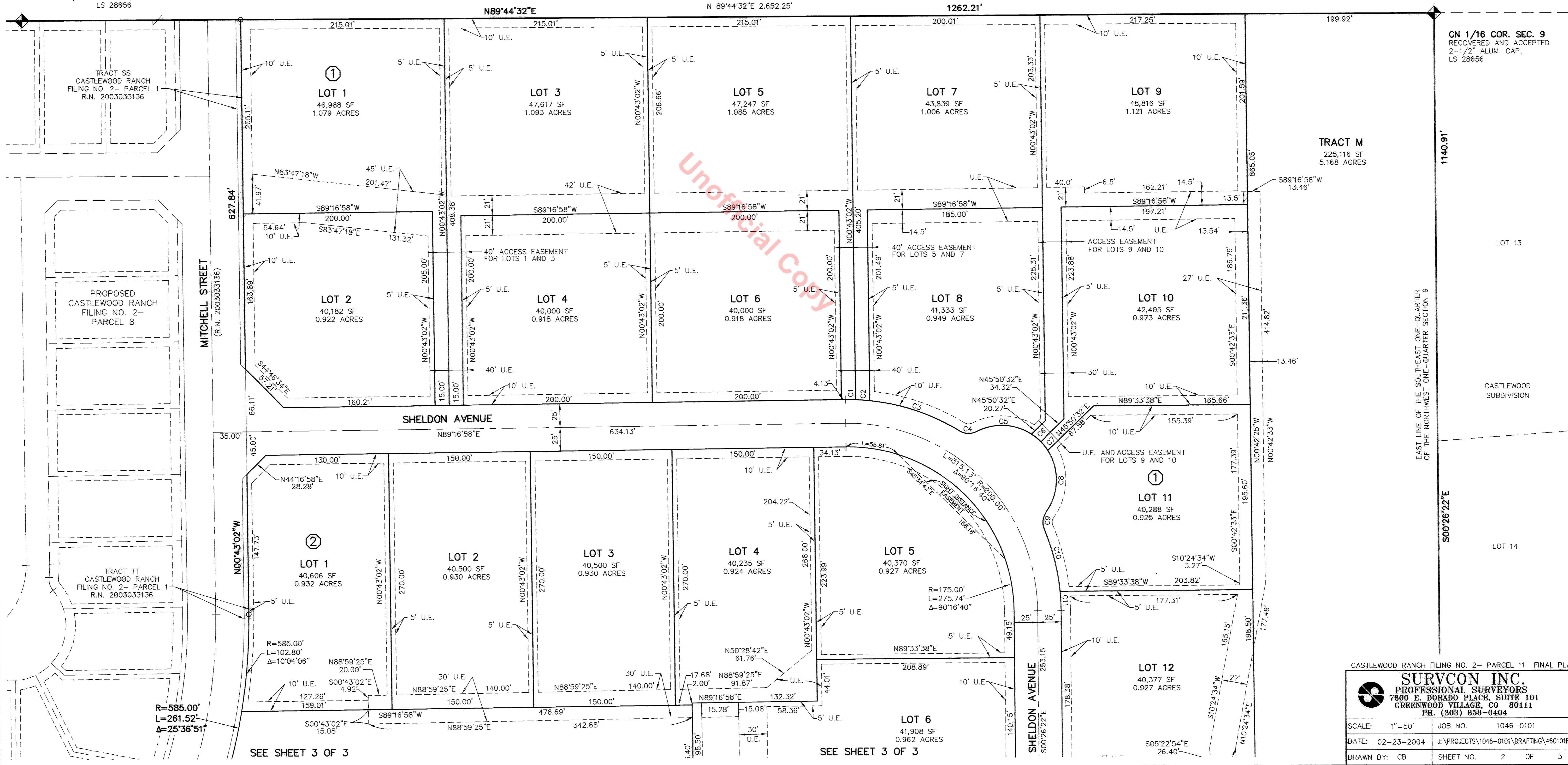
LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT CORNER AS NOTED
- ⊕ RECOVERED & ACCEPTED ALIQUOT QUARTER CORNER AS NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829
- ② BLOCK NUMBER
- U.E. UTILITY EASEMENT
- R.N. RECEPTION NUMBER

N 1/16 COR. SEC. 8&9
RECOVERED AND ACCEPTED
2-1/2" ALUM. CAP.
LS 28656

BASIS OF BEARINGS
NORTH LINE OF THE SOUTH ONE-HALF
OF THE NORTHWEST ONE-QUARTER
N 89°44'32"E 2,652.25'

CN 1/16 COR. SEC. 9
RECOVERED AND ACCEPTED
2-1/2" ALUM. CAP.
LS 28656



R=585.00'
L=261.52'
Δ=25°36'51"

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3







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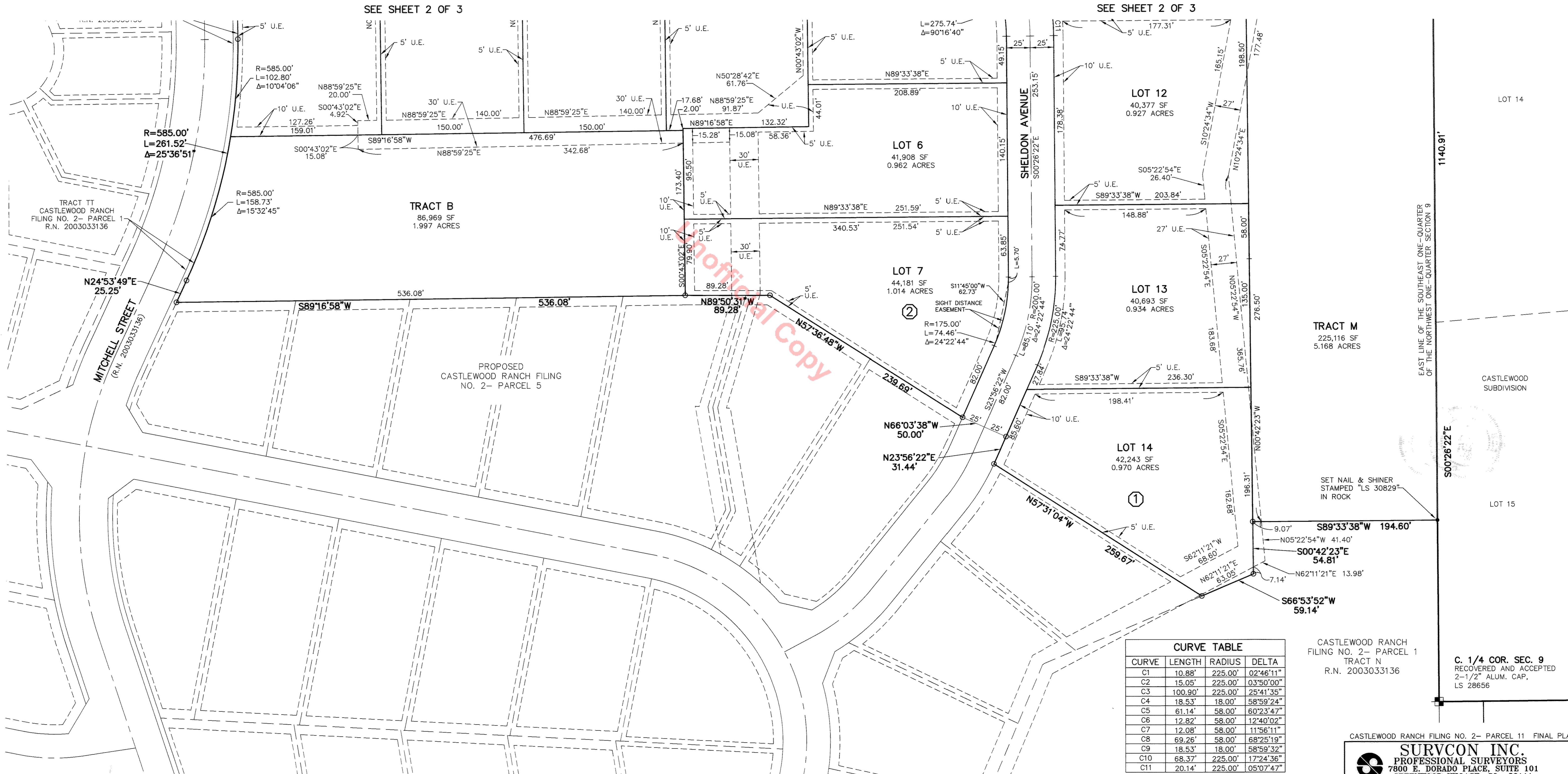
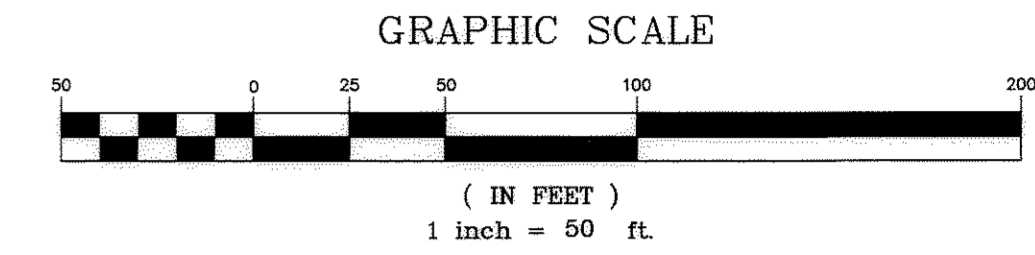
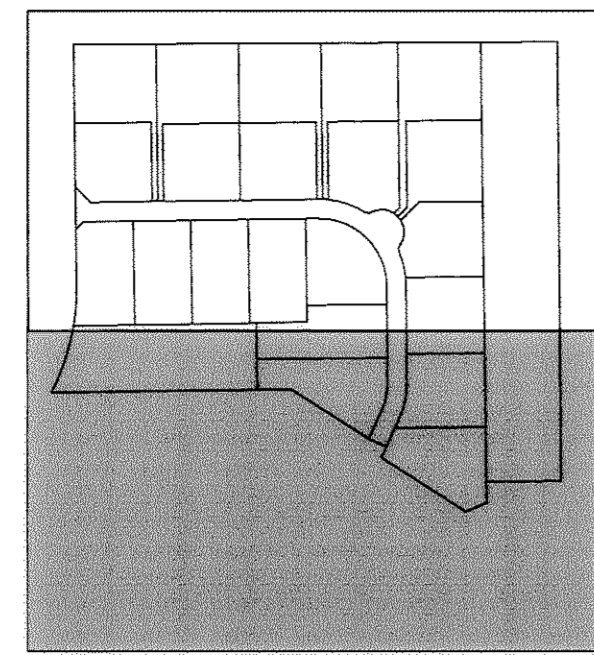
SURVCON INC. PROFESSIONAL SURVEYORS 7800 E. DORADO PLACE, SUITE 101 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404	
SCALE: 1"=50'	JOB NO. 1046-0101
DATE: 02-23-2004	J:\PROJECTS\1046-0101\DRAWING\460101FP11
DRAWN BY: CB	SHEET NO. 2 OF 3

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 FINAL PLAT

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 9,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
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-  RECOVERED & ACCEPTED ALIQUOT CORNER AS NOTED
-  RECOVERED & ACCEPTED ALIQUOT QUARTER CORNER AS NOTED
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CASTLEWOOD RANCH FILING NO. 2 - PARCEL 11 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. 1046-0101

DATE: 02-23-2004 & \PROJECTS\1046-0101\DRAWING\460101FP11

DRAWN BY: CB SHEET NO. 3 OF 3