



OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS  
# 2004046669  
05/06/2004 01:53 PM

## PLAT IDENTIFICATION SHEET

**GRANTOR:** Castlewood Ranch LLC  
(OWNER)

**GRANTEE:** Castlewood Ranch Filing No. 2 – Parcel 5  
(NAME OF PLAT) Final Plat

### OLD LEGAL:

Section: 9

Township: 8

Range: 66

### NEW LEGAL:

Subdivision/Condo Name: Castlewood Ranch

Filing # 2 Parcel 5 Phase

Lot # Building #

Block # Unit #

# CASTLEWOOD RANCH FILING NO. 2 - PARCEL 5 FINAL PLAT

LOCATED IN THE WEST 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 WEST 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 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.

COMMENCING AT SAID SOUTH ONE-QUARTER CORNER OF SECTION 9, THENCE N 28°44'44" W A DISTANCE OF 2,598.06 FEET TO THE NORTHEASTERLY CORNER OF TRACT VV OF CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 OF RECORD AT RECEPTION NUMBER 2003033136, RECORDS OF THE RECORDER'S OFFICE, DOUGLAS COUNTY, COLORADO, AND THE POINT OF BEGINNING;

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

1. N 18°27'54" W A DISTANCE OF 479.89 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 43°21'42" AND AN ARC LENGTH OF 276.23 FEET;
3. N 24°53'49" E A DISTANCE OF 80.09 FEET;

THENCE LEAVING SAID EASTERLY LINES OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES ACROSS SAID WEST ONE-HALF OF SECTION 9:

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

THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE WESTERLY LINES OF SAID TRACT N AND THE NORTHERLY LINES OF TRACT L OF SAID CASTLEWOOD RANCH FILING NO. 2- PARCEL 1:

1. S 66°53'52" W A DISTANCE OF 182.73 FEET;
2. S 22°49'37" W A DISTANCE OF 157.06 FEET;
3. S 77°35'08" E A DISTANCE OF 32.34 FEET;
4. S 12°24'52" W A DISTANCE OF 35.00 FEET;
5. S 35°15'10" E A DISTANCE OF 123.94 FEET;
6. S 54°44'50" W A DISTANCE OF 165.52 FEET;
7. N 35°15'10" W A DISTANCE OF 68.05 FEET;
8. N 77°35'08" W A DISTANCE OF 212.94 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 26°31'41" W, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°02'43" AND AN ARC LENGTH OF 66.94 FEET;
10. S 80°31'02" W A DISTANCE OF 233.36 FEET TO A POINT OF CURVATURE;
11. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 08°58'55" AND AN ARC LENGTH OF 27.43 FEET;
12. S 71°32'06" W A DISTANCE OF 134.90 FEET;
13. S 26°32'06" W A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.884 ACRES (648,347 SQUARE FEET).

**OWNERSHIP CERTIFICATE**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 - PARCEL 5, IN THE TOWN OF CASTLE ROCK.

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

BY: David J. Erb DATE: 4/7/04

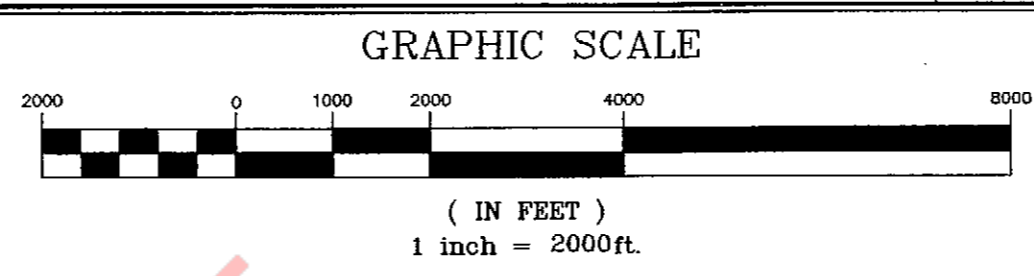
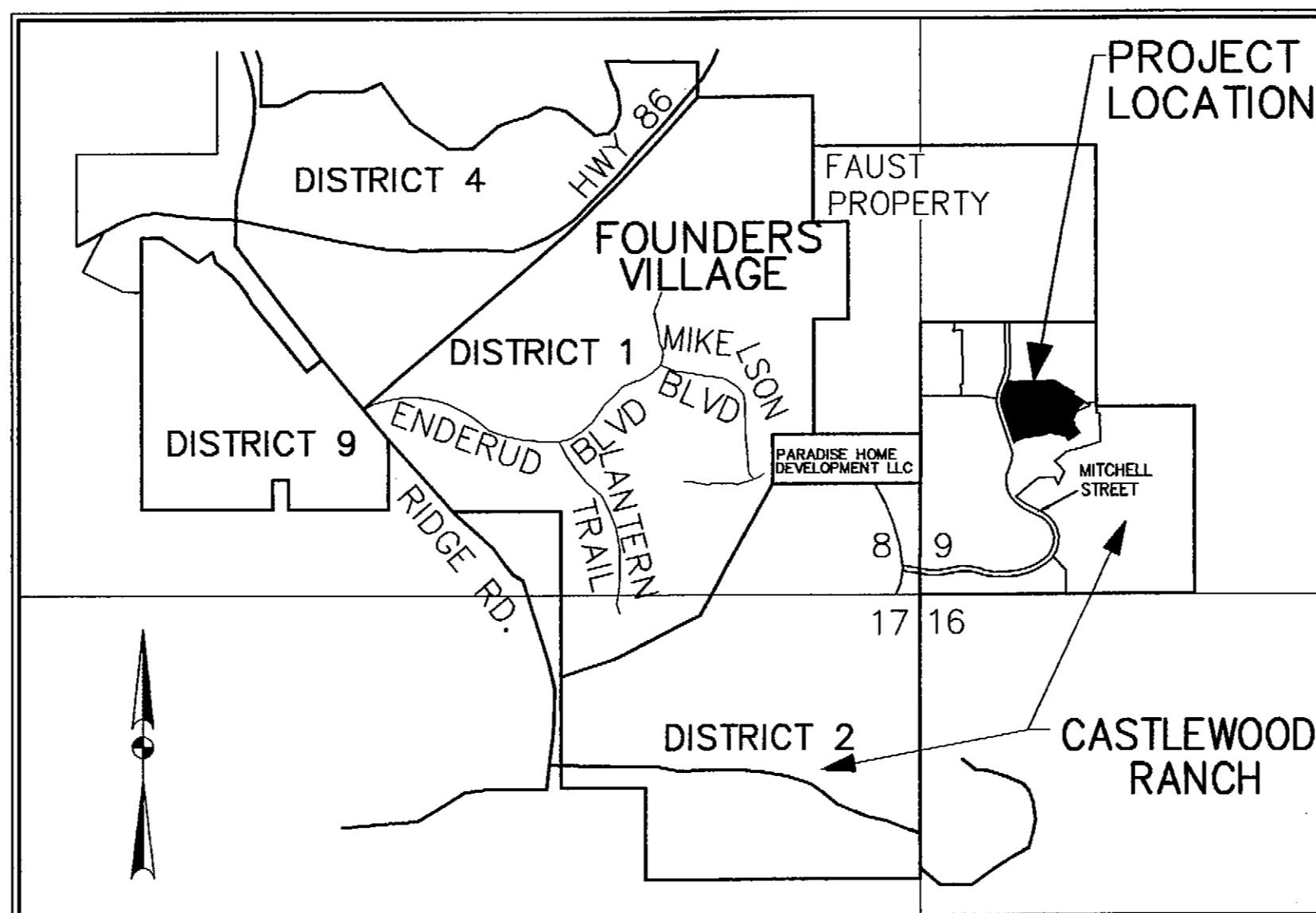
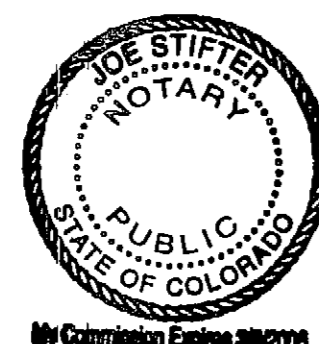
COUNTY OF DOUGLAS )  
STATE OF COLORADO )

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 4/7/04

BY: DAVID J. ERB, AS PRESIDENT OF DAVID J. ERB AND COMPANY, MANAGING MEMBER

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/18/06

Joe Pfeifer  
NOTARY PUBLIC



Unofficial

**SUMMARY:**

<b>LOTS</b>	
NUMBER OF LOTS/ SFE	23
LOTS/BLOCKS	12,565 ACRES
<b>TRACT</b>	
NUMBER OF TRACTS	1
TRACT BB	0.160 ACRES
<b>RIGHTS OF WAY</b>	
STREETS	2.159 ACRES
<b>TOTAL</b>	<b>14.884 ACRES</b>

**TRACT TABLE**

TRACT	ACREAGE	USAGE	OWNERSHIP	MAINTENANCE
BB	0.160	EASEMENT DEDICATION	HOA	HOA

**SHEET INDEX:**

SHEET 1:	COVER SHEET
SHEET 2:	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 5. 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 BB IS BEING CONVEYED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR EASEMENT 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 7<sup>TH</sup> DAY OF April, 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 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.

**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.

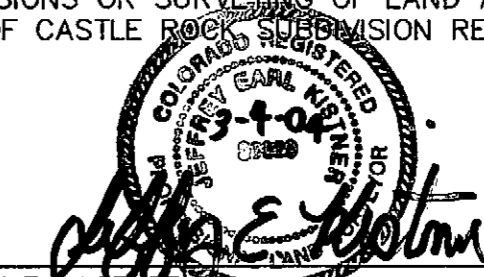
**NOTES:**

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, 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 APRIL OF 2001, 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 OR SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBMISSION REGULATIONS.



JEFFREY E. KISTNER  
PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 30829  
FOR AND ON BEHALF OF SURVCON INC.

3-4-2004  
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, Brenda Becker, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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 14<sup>th</sup> DAY OF April, 2004.  
Brenda Becker Land Title Guarantees Co.  
AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

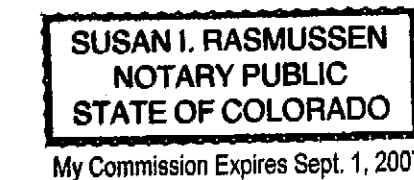
COUNTY OF DOUGLAS )  
STATE OF COLORADO )

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 4-14, 2004

BY: Brenda Becker

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 9-1-07

Susan I. Rasmussen  
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 DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

Shelley G. New TOWN MANAGER  
TOWN OF CASTLE ROCK

**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 21<sup>ST</sup> DAY OF April, 2004.

Jeff Branner  
DIRECTOR OF DEVELOPMENT SERVICES

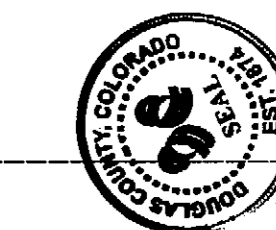
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

THIS PLAT WAS FILED FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:54 A.M./P.M. ON THE 6<sup>th</sup> DAY OF May, 2004. AT RECEPTION NO. 2004-041669

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis  
DEPUTY



CASTLEWOOD RANCH FILING NO. 2- PARCEL 5 FINAL PLAT

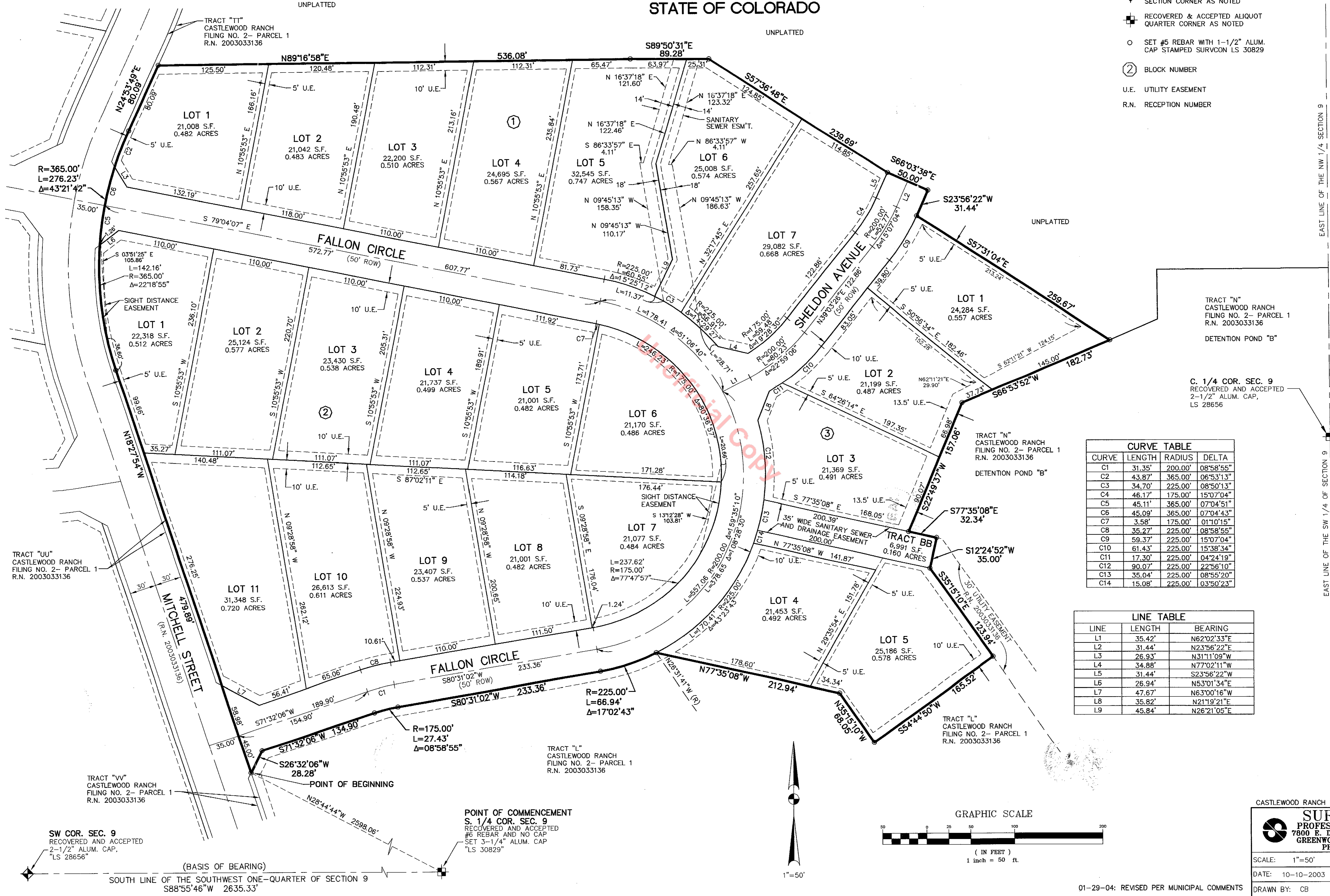
<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7800 E. DORADO PLACE, SUITE 101 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404			
SCALE:	N/A	JOB NO.	1046-18
DATE:	10-10-2003	PROJECTS:	1046-18\DRAWING\4611FP05
DRAWN BY:	CB	SHEET NO.	1 OF 2

# CASTLEWOOD RANCH FILING NO. 2 - PARCEL 5 FINAL PLAT

LOCATED IN THE WEST 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
- ⊠ 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



#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	31.35'	200.00'	08°58'55"
C2	43.87'	365.00'	06°53'13"
C3	34.70'	225.00'	08°50'13"
C4	46.17'	175.00'	15°07'04"
C5	45.11'	365.00'	07°04'51"
C6	45.09'	365.00'	07°04'43"
C7	3.58'	175.00'	01°10'15"
C8	35.27'	225.00'	08°58'55"
C9	59.37'	225.00'	15°07'04"
C10	61.43'	225.00'	15°38'34"
C11	17.30'	225.00'	04°24'19"
C12	90.07'	225.00'	22°56'10"
C13	35.04'	225.00'	08°55'20"
C14	15.08'	225.00'	03°50'23"

#### LINE TABLE

LINE	LENGTH	BEARING
L1	35.42'	N62°02'33"E
L2	31.44'	N23°56'22"E
L3	26.93'	N31°11'09"W
L4	34.88'	N77°02'11"W
L5	31.44'	S23°56'22"W
L6	26.94'	N53°01'34"E
L7	47.67'	N63°00'16"W
L8	35.82'	N21°19'21"E
L9	45.84'	N26°21'05"E

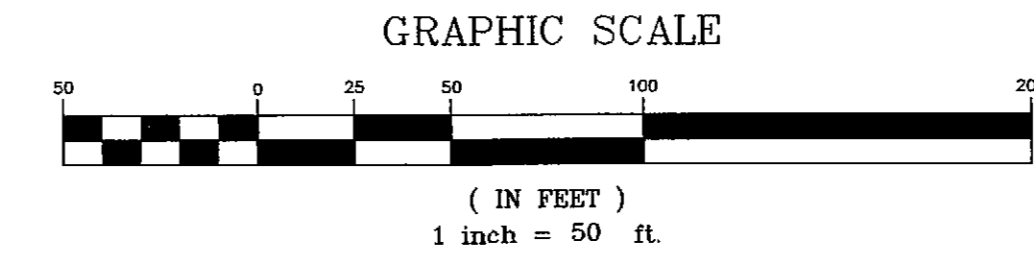
CASTLEWOOD RANCH FILING NO. 2 - PARCEL 5 FINAL PLAT

## 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	J:\PROJECTS\1046-18\DRAWING\4611FP05
DRAWN BY: CB	SHEET NO. 2 OF 2

01-29-04: REVISED PER MUNICIPAL COMMENTS



EAST LINE OF THE SW 1/4 SECTION 9