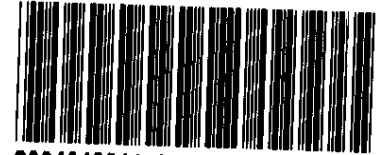


# PLAT IDENTIFICATION SHEET

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



2004043911 3 PGS

**GRANTEE: Castlewood Ranch Filing No. 2 – Parcel 8**  
(NAME OF PLAT) Final Plat

## OLD LEGAL:

Section: 9

Township: 8

Range: 66

## NEW LEGAL:

Subdivision/Condo Name: Castlewood Ranch

Filing # 2 – Parcel 8 Phase

Lot # Building #

Block # Unit #

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS  
# 2004043911  
04/30/2004 03:23 PM

# CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8

## 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 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE WEST QUARTER-CORNER OF SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR N00°44'50"W.

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 9, THENCE N00°43'02"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 9 A DISTANCE OF 1341.01 FEET; THENCE N 89°44'32" E ALONG THE NORTHERLY LINE OF CASTLEWOOD RANCH FILING NO. 2 A DISTANCE OF 528.24 FEET TO THE POINT OF BEGINNING;

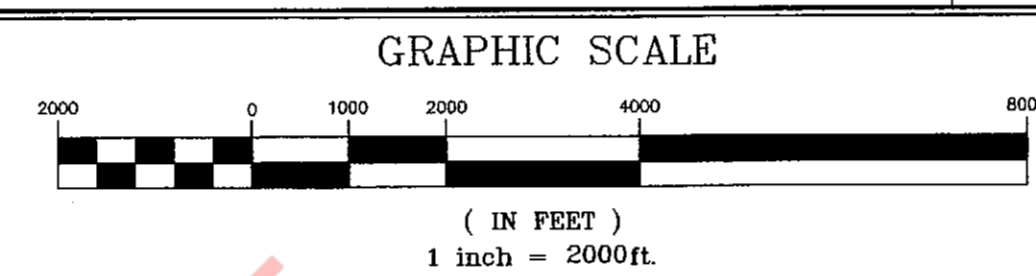
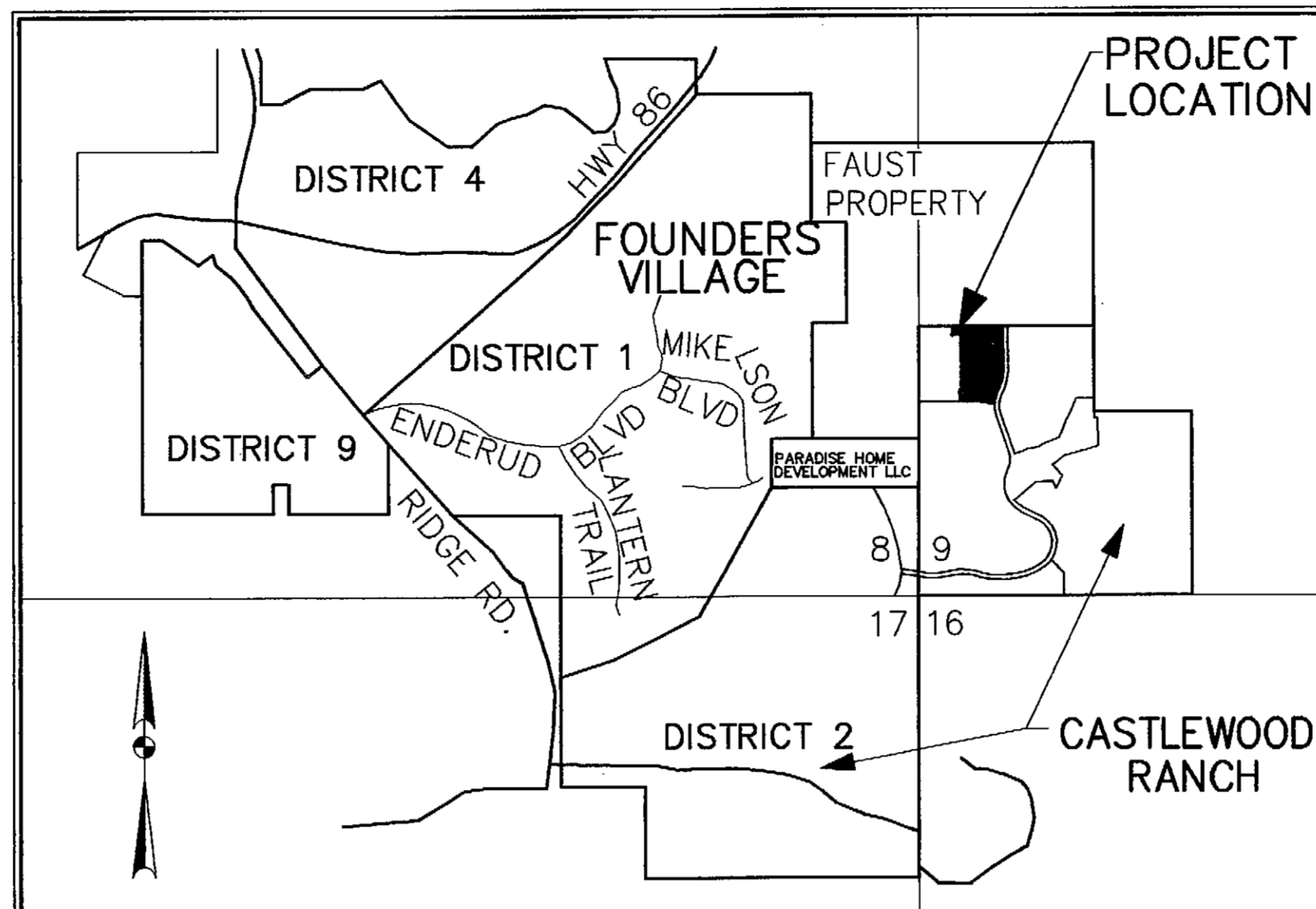
THENCE N 89°44'32" E ALONG SAID NORTHERLY LINE A DISTANCE OF 791.81 FEET TO THE WESTERLY LINE OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1;

THENCE ALONG SAID WESTERLY LINE AND NORTHERLY LINE THE FOLLOWING SIX (6) COURSES:

1. S 00°43'02" E A DISTANCE OF 628.40 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 89°16'58" W, HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 25°36'51" AND AN ARC LENGTH OF 230.23 FEET;
3. S 24°53'49" W A DISTANCE OF 105.35 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S65°06'11" E, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 36°19'32" AND AN ARC LENGTH OF 275.79 FEET;
5. N 78°57'00" W A DISTANCE OF 234.34 FEET;
6. S 89°44'32" W A DISTANCE OF 325.90 FEET;

THENCE THE FOLLOWING TEN (10) COURSES:

1. N 00°15'28" W A DISTANCE OF 127.00 FEET;
  2. N 45°15'28" W A DISTANCE OF 18.38 FEET;
  3. N 00°15'28" W A DISTANCE OF 50.00 FEET;
  4. N 89°44'32" E A DISTANCE OF 38.10 FEET;
  5. N 00°43'02" W A DISTANCE OF 851.12 FEET;
  6. S 89°16'58" W A DISTANCE OF 108.55 FEET;
  7. S 44°44'32" W A DISTANCE OF 31.21 FEET;
  8. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S59°28'35" W, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 34°50'14" AND AN ARC LENGTH OF 35.27 FEET;
  9. N 50°12'03" E A DISTANCE OF 30.46 FEET;
  10. N 00°15'28" W A DISTANCE OF 109.09 FEET TO THE POINT OF BEGINNING;
- CONTAINING AN AREA OF 761,765 SQUARE FEET OR 17.488 ACRES.



**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 SUBDIVISION 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**

BRUNDA BECKER, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 14th DAY OF April, 2004  
 Brunda Becker, AUTHORIZED REPRESENTATIVE  
 Land Title Guarantee Co., TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )  
 THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON 4-14, 2004  
 BY: Brunda Becker

WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 9-1-07  
 Susan I. Rasmussen, NOTARY PUBLIC  
 My Commission Expires Sept. 1, 2007

**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  
 \_\_\_\_\_  
 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 21st DAY OF April, 2004.

\_\_\_\_\_  
 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 COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:23 A.M. P.M. ON THE 30 DAY OF APRIL, 2004. AT RECEPTION NO. 2004043911  
 DOUGLAS COUNTY CLERK AND RECORDER

BY: Seth Justin Deputy  
 DEPUTY

**SUMMARY:**

<b>LOTS</b>	
NUMBER OF LOTS/ SFE	56
LOTS/BLOCKS	13.195 ACRES
<b>TRACT</b>	
NUMBER OF TRACTS	1
TRACT H	0.906 ACRES
<b>RIGHTS OF WAY</b>	
STREETS	3.387 ACRES
<b>TOTAL</b>	17.488 ACRES

**TRACT TABLE**

TRACT	ACREAGE	USAGE	OWNERSHIP	MAINTENANCE
H	0.906	DETENTION POND	CHRM	CHRM

**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 8. 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 H 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 7th DAY OF April, 2004

**BASIS OF BEARINGS**

BASIS OF BEARINGS: THE WEST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE WEST QUARTER-CORNER OF SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656 AND AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR N00°44'50"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.
3. THE TOWN OF CASTLE ROCK RESERVES THE RIGHT TO ENTER UPON THE 10 FOOT UTILITY EASEMENT ADJACENT TO MITCHELL STREET TO MAINTAIN, REPAIR AND REPLACE THE OVERHEAD UTILITY LINES ALONG SAID MITCHELL STREET.

**OWNERSHIP CERTIFICATE**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 - PARCEL 8, IN THE TOWN OF CASTLE ROCK.

CASTLEWOOD RANCH LLC BY DAVID J. ERB AND COMPANY, MANAGING MEMBER  
 \_\_\_\_\_  
 BY: DAVID J. ERB, PRESIDENT DATE: 4/07/04

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME ON April 7, 2004

BY: DAVID J. ERB, AS PRESIDENT OF DAVID J. ERB AND COMPANY, MANAGING MEMBER  
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES:

3/8/06

\_\_\_\_\_  
 NOTARY PUBLIC

CASTLEWOOD RANCH FILING NO. 2- PARCEL 8 FINAL PLAT

**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 7800 E. DORADO PL., 101  
 GREENWOOD VILLAGE, CO 80111  
 PH. (303) 858-0404

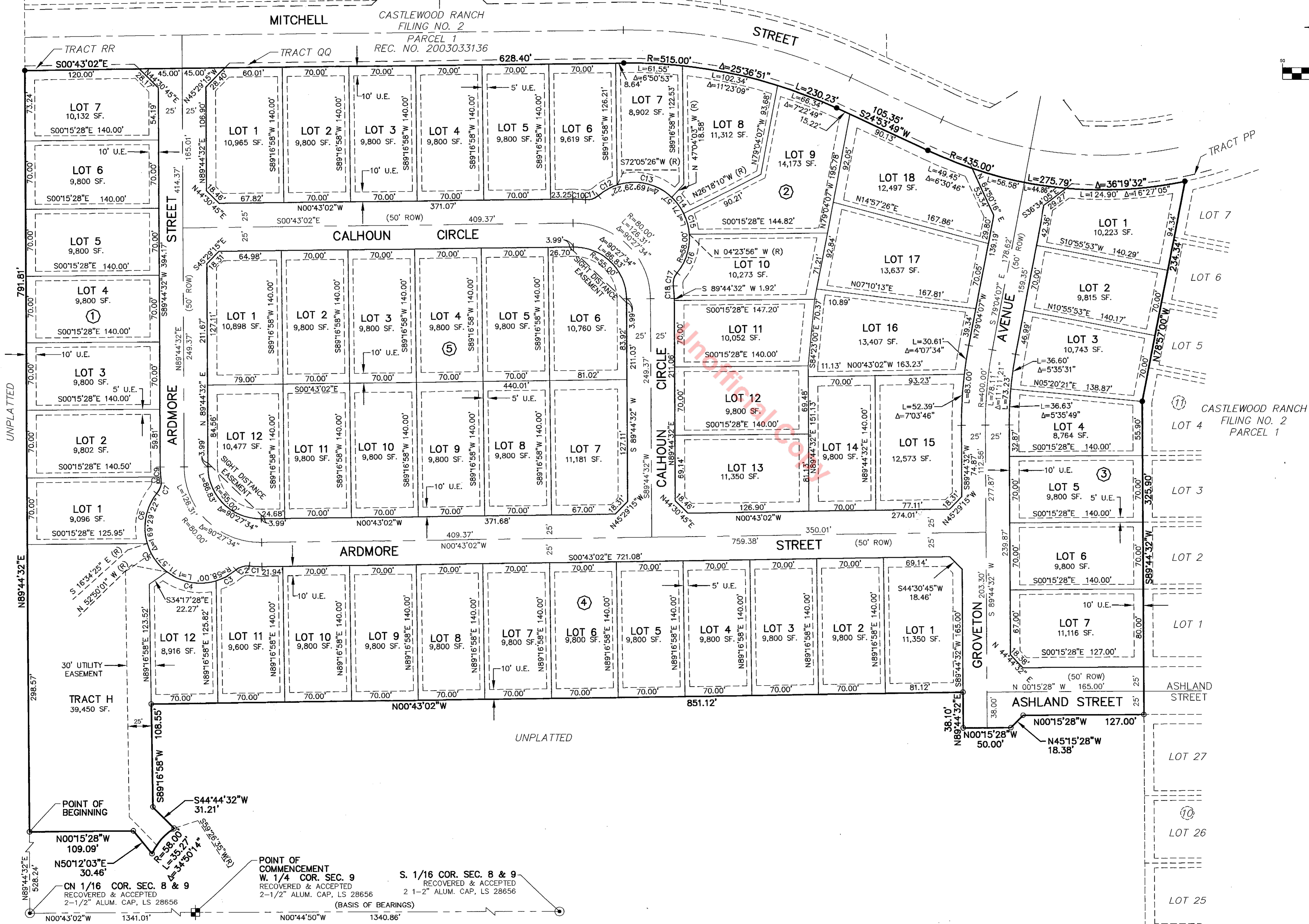
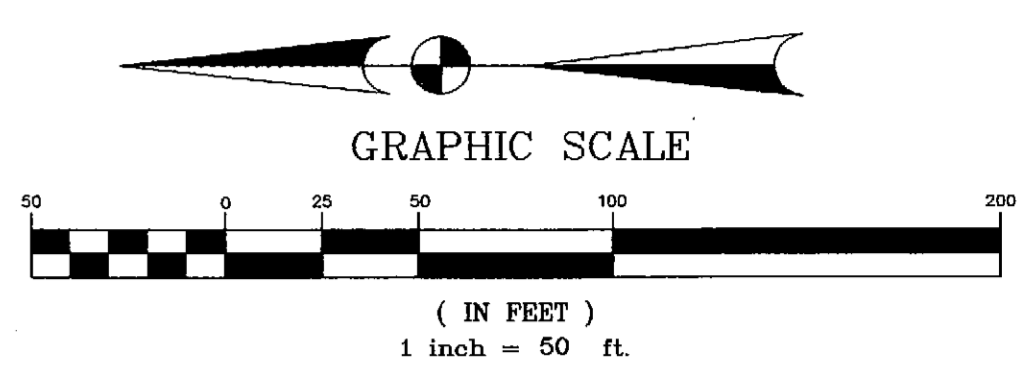
SCALE: N/A JOB NO. 1046-11  
 DATE: 8-20-2003 PROJECTS\1046-11\DRAWING\4611FP8  
 DRAWN BY: JEK SHEET NO. 1 OF 2

01/23/04- TRACT H AND EASEMENT REVISION  
 12/23/03- ADDRESSED MUNICIPAL COMMENTS

# CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8

## 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



- ### LEGEND
- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
  - ⊕ RECOVERED & ACCEPTED ALIQUOT QUARTER CORNER AS NOTED
  - ⊙ RECOVERED & ACCEPTED ALIQUOT SIXTEENTH 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
  - ② BLOCK NUMBER
  - U.E. UTILITY EASEMENT
  - SIGHT LINE EASEMENT

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.30'	105.00'	71°5'25"
C2	14.69'	18.00'	46°46'18"
C3	23.97'	58.00'	23°40'32"
C4	54.38'	58.00'	53°43'23"
C5	36.71'	58.00'	36°15'36"
C6	56.52'	58.00'	55°49'51"
C7	14.69'	18.00'	46°46'18"
C8	3.09'	105.00'	1°41'19"
C9	10.20'	105.00'	5°34'06"
C10	13.30'	105.00'	7°15'25"
C11	14.69'	18.00'	46°46'18"
C12	22.60'	58.00'	22°19'22"
C13	61.59'	58.00'	60°50'31"
C14	21.02'	58.00'	20°45'53"
C15	22.17'	58.00'	21°54'14"
C16	44.19'	58.00'	43°39'22"
C17	14.69'	18.00'	46°46'18"
C18	13.30'	105.00'	7°15'25"

01/23/04- TRACT H AND EASEMENT REVISION  
12/23/03- ADDRESSED MUNICIPAL COMMENTS

CASTLEWOOD RANCH FILING NO. 2- PARCEL 8 FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PL., 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1" = 50'	JOB NO. 1046-11
DATE: 8-20-2003	PROJECTS\1046-11\DRAWING\4611FP8
DRAWN BY: DDH	SHEET NO. 2 OF 2