



PLAT IDENTIFICATION SHEET

GRANTOR: Castlewood Ranch LLC
(OWNER)

GRANTEE:Castlewood Ranch Filing No. 2 – Parcel 9
(NAME OF PLAT) Final Plat

OLD LEGAL:

Section: 9

Township: 8

Range: 66

NEW LEGAL:

Subdivision/Condo Name: Castlewood Ranch

Filing # 2 Parcel 9 Phase

Lot # Building #

Block # Unit #

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2004043913
04/30/2004 03:23 PM

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9 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 170.97 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWO (2) COURSES:

1. N 00°43'02" W ALONG SAID WEST LINE A DISTANCE OF 1170.04 FEET TO THE CENTER-NORTH ONE-SIXTEENTH CORNER BETWEEN SECTIONS 8 AND 9;

2. N 89°44'32" E ALONG THE NORTHERLY LINE OF CASTLEWOOD RANCH FILING NO. 2 A DISTANCE OF 528.24 FEET TO THE WESTERLY LINE OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 8;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TEN (10) COURSES:

1. S 00°15'28" E A DISTANCE OF 109.09 FEET;

2. S 50°12'03" W A DISTANCE OF 30.46 FEET;

3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS S 24°36'21" W, HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 34°50'14" AND AN ARC LENGTH OF 35.27 FEET;

4. N 44°44'32" E A DISTANCE OF 31.21 FEET;

5. N 89°16'58" E A DISTANCE OF 108.55 FEET;

6. S 00°43'02" E A DISTANCE OF 851.12 FEET;

7. S 89°44'32" W A DISTANCE OF 38.10 FEET;

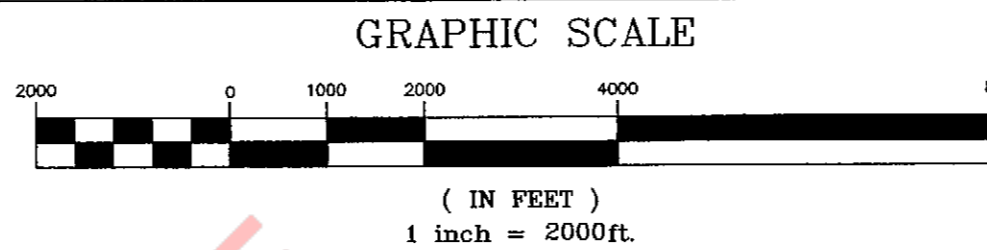
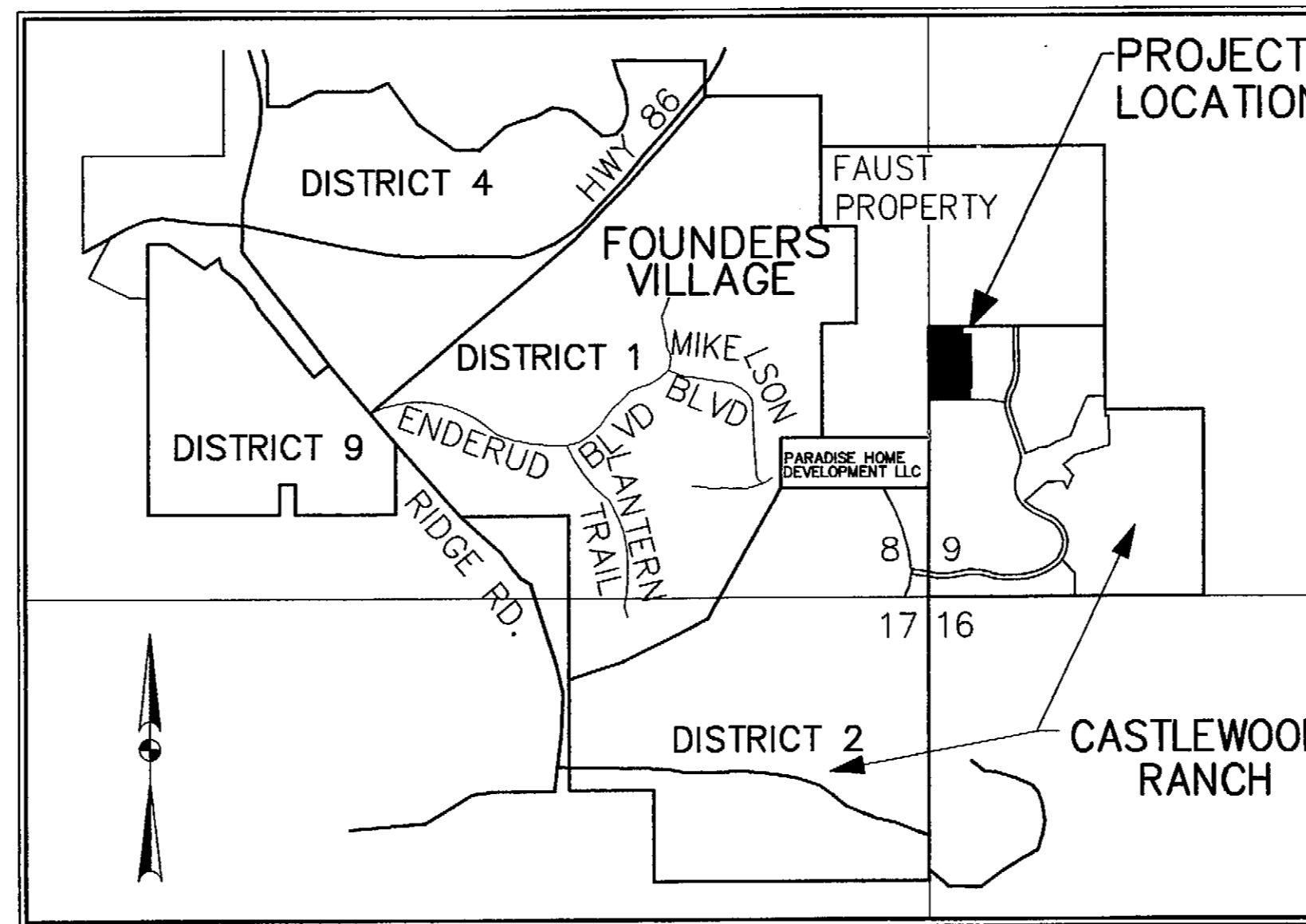
8. S 00°15'28" E A DISTANCE OF 50.00 FEET;

9. S 45°15'28" E A DISTANCE OF 18.38 FEET;

10. S 00°15'28" E A DISTANCE OF 127.00 FEET TO THE NORTHERLY LINE OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1;

THENCE S 89°44'32" W ALONG SAID NORTHERLY LINE A DISTANCE OF 633.40 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 748,748 SQUARE FEET OR 17.189 ACRES.



SUMMARY:

LOTS	
NUMBER OF LOTS/ SFE	61
LOTS/BLOCKS	14.138 ACRES
TRACT	
NUMBER OF TRACTS	1
Q	0.071 ACRES
RIGHTS OF WAY	
STREETS	2.980 ACRES
TOTAL	17.189 ACRES

TRACT TABLE

TRACT	ACREAGE	USAGE	OWNERSHIP	MAINTENANCE
Q	0.071	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 9. 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 Q IS BEING CONVEYED TO THE CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR LANDSCAPE AND UTILITY 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.

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
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

Frank Becker 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 14th DAY OF April, 2004
Frank Becker AUTHORIZED REPRESENTATIVE
Land Title Guaranty Co. TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

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

BY: *Branda Becker*

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

Susan I. Rasmussen
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
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.

Gally A. Murr
GALLY A. MURR
CLERK OR DEPUTY

Mark St...
MARK ST...
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.

Dir...
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
THIS PLAT WAS FILED IN FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:22 A.M. (P.M.) ON THE 30 DAY OF April, 2004. AT RECEPTION NO. 2004043913
DOUGLAS COUNTY CLERK AND RECORDER

BY: *Christine Dan...*
CHRISTINE DAN...
DEPUTY

Christine Dan...
CHRISTINE DAN...
DEPUTY

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9 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. 1046-11
DATE: 8-20-2003	J:\PROJECTS\1046-11\DRAWING\4611FP9
DRAWN BY: JEK	SHEET NO. 1 OF 2

01/23/04- LOT 1 BLOCK 1 AND EASEMENT REVISION
12/23/03- ADDRESS MUNICIPAL COMMENTS

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9, IN THE TOWN OF CASTLE ROCK.

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

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

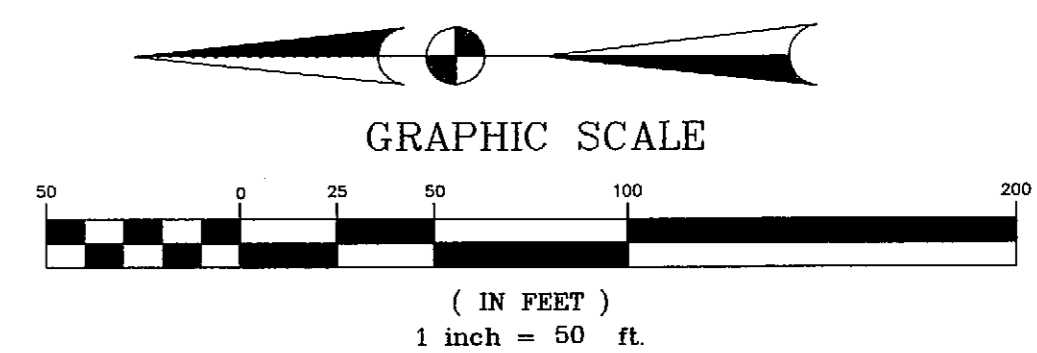
Joe Stiffel
JOE STIFFEL
NOTARY PUBLIC

JOE STIFFEL
NOTARY
PUBLIC
STATE OF COLORADO
My Commission Expires 9/8/2008

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.46'	S50°12'03"W
L2	31.21'	N44°44'32"E
L3	38.10'	S89°44'32"W
L4	50.00'	S00°15'28"E
L5	18.38'	S45°15'28"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	35.27'	58.00'	34°50'14"
C2	12.46'	105.00'	6°47'51"
C3	14.69'	18.00'	46°46'18"
C4	14.69'	18.00'	46°46'18"
C5	13.30'	105.00'	7°15'25"
C6	14.69'	18.00'	46°46'18"
C7	14.69'	18.00'	46°46'18"
C8	13.30'	105.00'	7°15'31"
C9	12.46'	105.00'	6°47'51"
C10	9.37'	18.00'	29°48'51"
C11	5.33'	18.00'	16°57'28"
C12	25.51'	58.00'	25°11'56"
C13	18.72'	58.00'	18°29'25"
C14	14.69'	18.00'	46°46'18"
C15	12.46'	105.00'	6°47'51"
C16	58.00'	20.84'	20°35'27"
C17	58.00'	49.83'	49°13'24"
C18	58.00'	47.87'	47°17'21"
C19	58.00'	17.76'	17°32'56"
C20	58.00'	44.85'	44°18'14"
C21	58.00'	37.04'	36°35'39"
C22	58.00'	45.19'	44°38'19"
C23	58.00'	44.49'	43°57'10"
C24	58.00'	39.73'	39°14'56"
C25	58.00'	45.06'	44°30'42"
C26	58.00'	42.56'	42°02'22"



POINT OF COMMENCEMENT
W. 1/4 COR. SEC. 9
RECOVERED & ACCEPTED
2-1/2" ALUM. CAP, LS 28656
(BASIS OF BEARINGS)

POINT OF BEGINNING

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

CASTLEWOOD RANCH FILING NO. 2 - PARCEL 9 - 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. 1046-11
DATE: 8-20-2003	PROJECTS\1046-11\DRAWING\4611FP9
DRAWN BY: DDH	SHEET NO. 2 OF 2

01/23/04- LOT 1 BLOCK 1 AND EASEMENT REVISION
12/23/03- ADDRESS MUNICIPAL COMMENTS