

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9561707

DATE: 12-28-95

TIME: 10:45

FEE: \$ 40⁰⁰ (4 Pages)

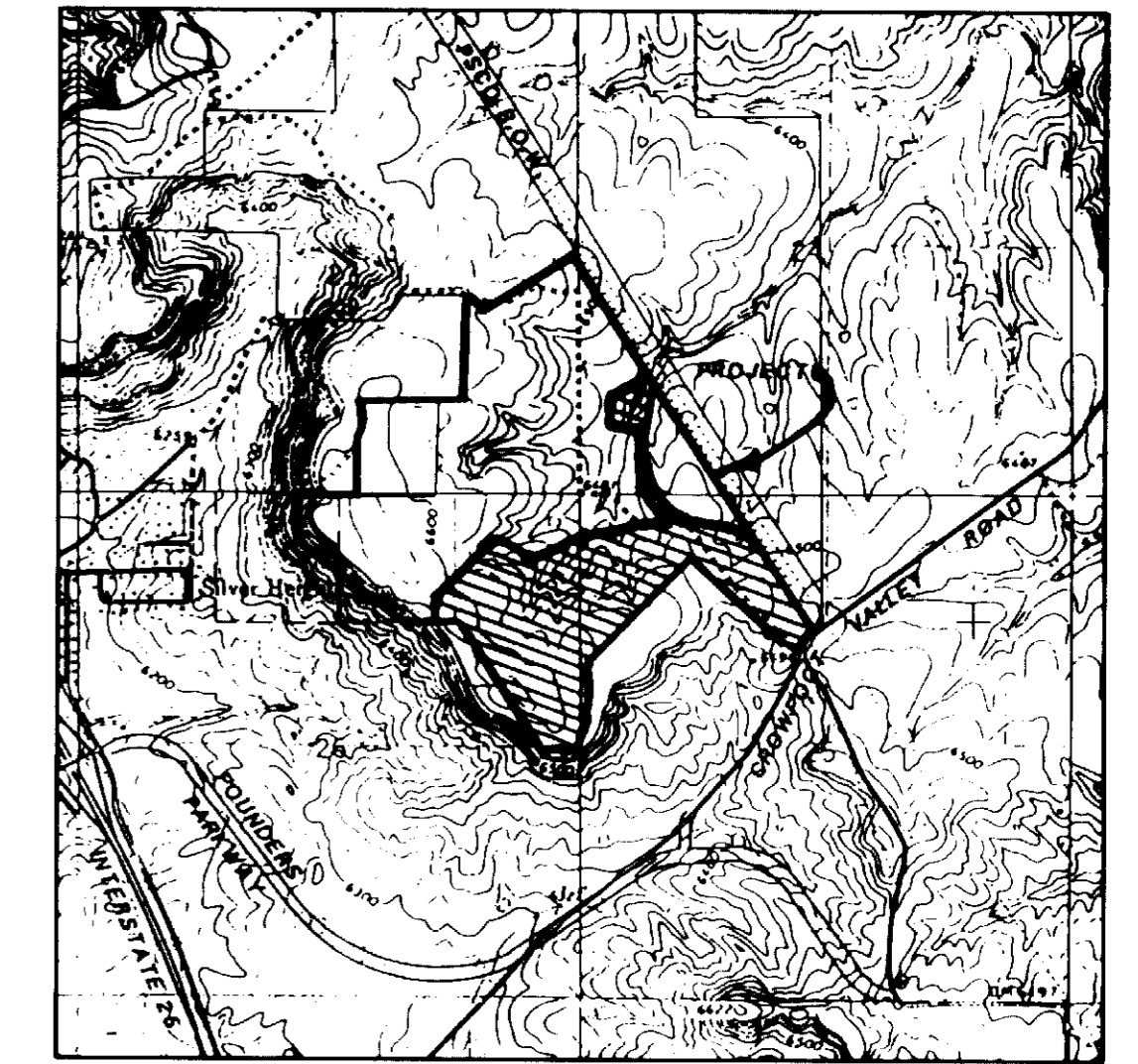
GRANTOR: Diamond Ridge Estates LLC
(OWNER/SIGNER)

GRANTEE: Diamond Ridge Estates
(SUBDIVISION NAME OR NAME OF PLAT)
#1

LEGAL: 24, 25, 26-7-67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT DIAMOND RIDGE ESTATES FILING ONE

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 24, 25 & 26, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
96.15 ACRES



VICINITY MAP
0 2000 4000
Scale 1"=2000'
Feet

SURVEYING CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

SIGNED THIS 15 DAY OF December, 1995
Michael C. Cregger
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

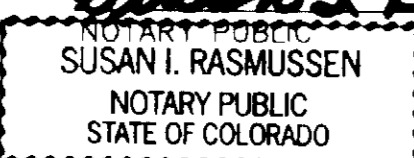
TITLE CERTIFICATE

WE, Laws Title Guaranty Co DULY QUALIFIED, INSURED, AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS SHOWN.

SIGNED THIS 15th DAY OF December, 1995
Diana Evans, Vice President
BY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 1995 BY Diana Evans, Vice President

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 8-9-99 Susan I. Rasmussen



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK ESTATES ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON 12/28/95 AT RECEPTION NO. 9561705 AND ACCORDINGLY 48 SFE IS DEBITED FROM THE WATER BANK.

NOTES

1. THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
2. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS, TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON THE TITLE COMMITTEE FILE NO. P1028759, DATED JUNE 23, 1994 BY LAND TITLE GUARANTEE COMPANY.
3. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
4. ACCESS RESTRICTIONS APPLY TO LOTS 1-5, BLOCK 1. LOTS 1-3 SHARE A POINT OF ENTRY ALONG THE COMMON LOT LINE BETWEEN LOTS 2 AND 3 AND LOTS 4 AND 5 SHARE A POINT OF ENTRY ALONG THE COMMON LOT LINE BETWEEN LOTS 4 AND 5. LOCATION OF ENTRY IS SHOWN ON SHEET 3. A TWENTY-FOOT (20') COMMON DRIVEWAY ACCESS EASEMENT IS DEDICATED FOR THE FIRST SIXTY FEET (60') OF THE COMMON LOT LINES BETWEEN LOTS 2 AND 3, BLOCK 1, AND LOTS 4 AND 5, BLOCK 1 AS SHOWN ON SHEET 3. A THIRTY-FOOT (30') NON-EXCLUSIVE ACCESS EASEMENT IS DEDICATED ACROSS THE FRONT OF LOT 2, BLOCK 1 FOR THE PURPOSE OF ACCESS TO LOT 1, BLOCK 1 AS SHOWN ON SHEET 3.
5. THE PUBLIC LAND DEDICATION REQUIREMENT FOR THIS PLAT WILL MET THROUGH CASH-IN-LIEU OF LAND.

OWNERS/SUBDIVIDER:

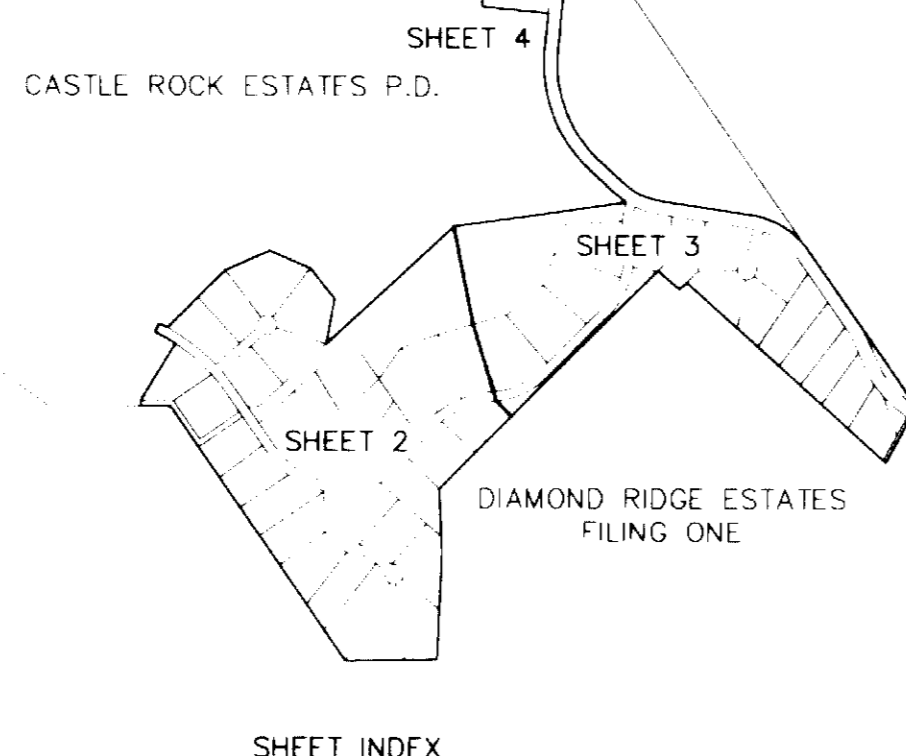
DIAMOND RIDGE ESTATES LLC
5600 GREENWOOD PLAZA BLVD., #110
ENGLEWOOD, CO 80111

LAND PLANNER:

STALLER & HENRY, INC.
1350 LAWRENCE STREET, SUITE 100
DENVER, CO 80204

SURVEYOR/ENGINEER:

MICHAEL C. CREGGER, P.L.S. #22564
WARD L. MAHANKE, P.E. #26753
TST INC. OF DENVER
102 INVERNESS TERRACE EAST, SUITE 105
ENGLEWOOD, CO 80112



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, IN THE NORTHWEST QUARTER OF SECTION 25, AND IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 02°16'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CONSIDERING SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AS THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 89°01'33" WEST ALONG THE EAST-WEST CENTERLINE OF AFORESAID SECTION 26 A DISTANCE OF 478.38 FEET; THENCE NORTH 34°40'42" WEST A DISTANCE OF 1596.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH 89°46'33" WEST, 164.46 FEET; THENCE NORTH 00°13'27" WEST, 15.00 FEET; THENCE NORTH 31°29'14" EAST, 366.09 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 71°30'1", A RADIUS OF 975.00 FEET, AN ARC OF 122.81 FEET AND A CHORD WHICH BEARS NORTH 60°29'01" WEST, 122.73 FEET; THENCE NORTH 25°54'28" EAST, 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 214°5'7", A RADIUS OF 1025.00 FEET, AN ARC OF 48.58 FEET AND A CHORD WHICH BEARS SOUTH 62°44'03" EAST, 48.58 FEET; THENCE NORTH 44°50'57" EAST, 425.27 FEET; THENCE NORTH 65°35'33" EAST, 252.02 FEET; THENCE SOUTH 66°41'18" EAST, 231.22 FEET; THENCE SOUTH 38°39'04" EAST, 204.79 FEET; THENCE SOUTH 10°28'42" WEST, 239.84 FEET; THENCE NORTH 47°05'14" EAST, 904.72 FEET; THENCE NORTH 82°21'22" EAST, 436.89 FEET; THENCE NORTH 81°23'58" EAST, 473.10 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 10°34'21", A RADIUS OF 435.00 FEET, AN ARC OF 80.27 FEET AND A CHORD WHICH BEARS NORTH 52°09'54" WEST, 80.15 FEET; THENCE NORTH 46°52'44" WEST, 179.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 52°21'45", A RADIUS OF 750.00 FEET, AND AN ARC OF 685.42 FEET; THENCE NORTH 05°29'01" EAST, 190.00 FEET; THENCE NORTH 84°30'59" WEST, 346.13 FEET; THENCE NORTH 00°09'51" WEST, 314.75 FEET; THENCE NORTH 65°40'09" EAST, 390.08 FEET; THENCE NORTH 72°28'11" EAST, 119.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE DEPARTING SAID WEST LINE SOUTH 05°29'01" WEST, 746.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 52°21'45", A RADIUS OF 680.00 FEET, AND AN ARC OF 621.45 FEET; THENCE SOUTH 46°52'44" EAST, 179.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 34°34'23", A RADIUS OF 365.00 FEET, AND AN ARC OF 220.25 FEET; THENCE SOUTH 81°27'07" EAST, 477.57 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 46°41'02", A RADIUS OF 435.00 FEET, AND AN ARC OF 354.43 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE 75.00 FOOT WIDE EASEMENT DESCRIBED IN BOOK 122 AT PAGE 111 OF THE DOUGLAS COUNTY RECORDS (SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING 37.50 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING POLE LINE); THENCE SOUTH 34°46'05" EAST ALONG SAID WEST LINE (AND THE SOUTHEASTERLY EXTENSION THEREOF) A DISTANCE OF 1004.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY FENCE OF COUNTY ROAD NO. 43; THENCE SOUTH 50°38'43" WEST ALONG SAID RIGHT-OF-WAY FENCE A DISTANCE OF 28.64 FEET; THENCE SOUTH 28°42'29" WEST ALONG SAID RIGHT-OF-WAY FENCE A DISTANCE OF 286.79 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING COURSES:
1. THENCE SOUTH 44°56'25" WEST A DISTANCE OF 1610.00 FEET;
2. THENCE SOUTH 02°14'35" EAST A DISTANCE OF 329.00 FEET;
3. THENCE SOUTH 02°47'08" WEST A DISTANCE OF 552.87 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 98.13 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, EASEMENTS AND STREETS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DIAMOND RIDGE ESTATES FILING ONE AND DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS, ROADS, AND DRAINAGEWAYS AS SHOWN ON SAID PLAT, THESE BEING DIAMOND RIDGE PARKWAY, DIAMOND RIDGE CIRCLE, JADE COURT, SUNSTONE LANE, GRANITE WAY, ANNABAR DRIVE, AND TRACT C FOR MAINTENANCE AND OWNERSHIP PURPOSES. THE UNDERSIGNED ALSO FURTHER IRREVOCABLY OFFER TO DEDICATE THE POTABLE WATER AND STORM DRAINAGE EASEMENTS, AS SHOWN ON SAID PLAT, AS EXCLUSIVE EASEMENTS TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES SPECIFIED HEREON. SAID EXCLUSIVE EASEMENTS MAY BE CROSSED BY THE SEVERAL OTHER PUBLIC UTILITIES PROVIDED THAT SUCH CROSSINGS ARE PRIORLY APPROVED BY THE TOWN OF CASTLE ROCK AND THAT SUCH CROSSINGS ARE SUBSTANTIALLY PERPENDICULAR TO THE LONGER AXIS OF THE EXCLUSIVE EASEMENTS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS PLAT, UNDER, ALONG, AND ACROSS PUBLIC STREETS AND ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

TRACTS A, B, D, E, F AND J ARE DEDICATED AS OPEN SPACE TRACTS TO THE MANDATORY HOMEOWNER'S ASSOCIATION AND SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION. TRACT C IS DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACT L IS DEDICATED AS A DRAINAGE TRACT TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION.

TEN-FOOT (10') PUBLIC UTILITY EASEMENTS ARE DEDICATED WITHIN THE LOTS ALONG ALL STREETS AND REAR LOT LINES AND 5-FOOT (5') PUBLIC UTILITY EASEMENTS ALONG BOTH SIDES OF ALL LOT LINES.

A THIRTY-FOOT (30') NON-EXCLUSIVE ACCESS EASEMENT, AS SHOWN WITHIN TRACT F, IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING ACCESS TO THE PARCEL WEST OF THE FILING.

THE LANDS COMPROMISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

WILL BE RECORDED AT A LATER DATE.

DIAMOND RIDGE ESTATES LLC F/K/A
OWNER: CASTLE ROCK ESTATES LLC.

Tom M. Hoffmann, Manager
STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF December, 1995 BY Tom M. Hoffmann

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 10-11-97 Chris M. Rand
EXECUTED THIS 15th DAY OF December, 1995

MORTGAGEE(S) AND LIENHOLDER(S):

FREE & CLEAR

STATE OF _____
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 19____ BY _____

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 30th DAY OF November, 1995



PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 13th DAY OF November, 1995



TOWN CLERK

RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:45 AM M. ON THE 28th DAY OF December, 1995.
IN BOOK 9561707, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER
BY Chief Deputy
EXECUTED THIS 28th DAY OF December, 1995

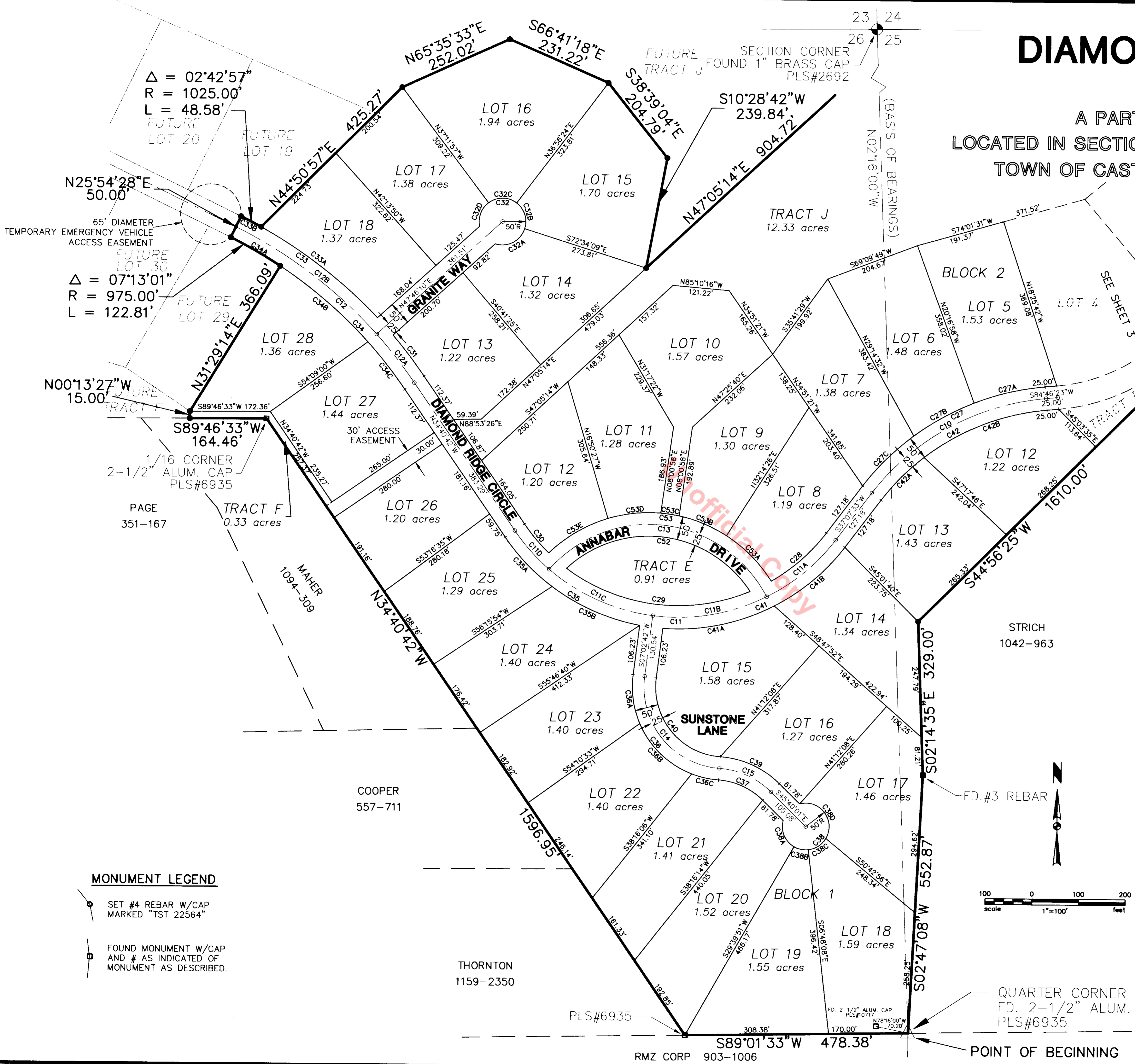


FINAL PLAT DIAMOND RIDGE ESTATES FILING ONE

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 24, 25 & 26, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
96.15 ACRES

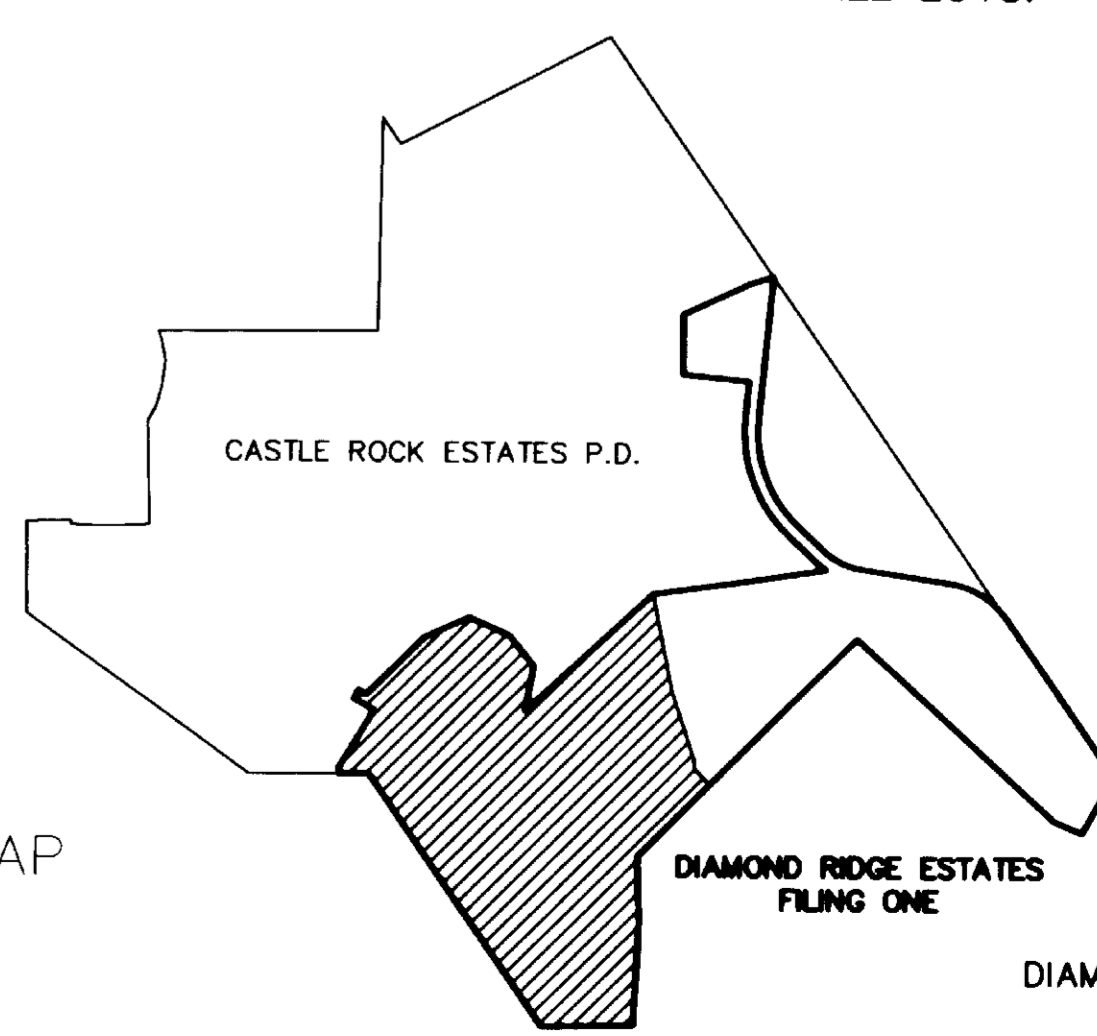
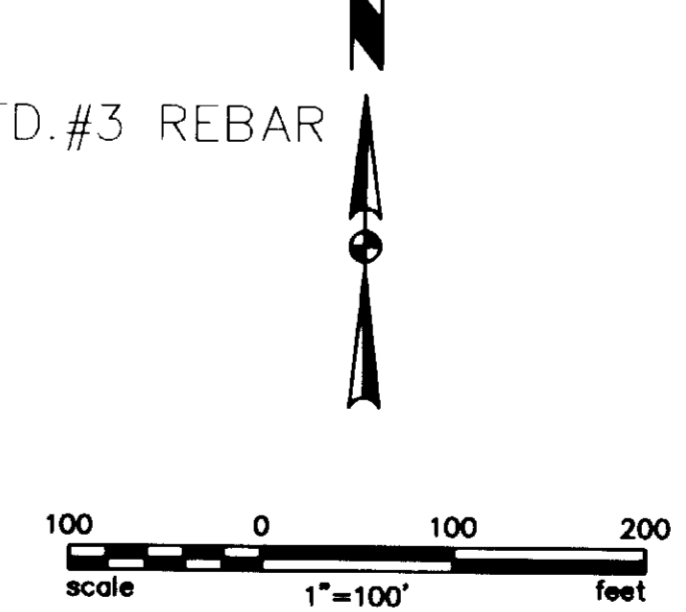
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	525.00	436.59	424.12	S60°56'58"W	47°38'51"
C11	425.00	802.56	688.52	N88°46'35"W	108°11'45"
C11A	425.00	192.76	191.12	S50°07'10"W	25°59'14"
C11B	425.00	251.70	248.03	S80°04'45"W	33°55'55"
C11C	425.00	246.99	243.53	N66°18'22"W	33°17'52"
C11D	425.00	111.11	110.79	N42°10'04"W	14°58'44"
C12	1000.00	513.37	507.75	N49°23'07"W	29°24'50"
C12A	1000.00	131.81	131.71	N38°27'16"W	07°33'08"
C12B	1000.00	381.56	379.25	N53°09'41"W	21°51'42"
C13	285.00	553.58	470.57	N83°16'19"W	111°17'23"
C14	175.00	285.02	254.55	S39°36'48"E	93°19'06"
C15	175.00	124.02	121.44	S65°58'11"E	40°36'21"
C17	550.00	457.38	444.32	S60°56'58"W	47°38'51"
C27A	550.00	147.15	146.71	S60°48'56"W	15°19'46"
C27B	550.00	153.83	153.33	S45°08'18"W	16°01'31"
C27C	550.00	157.78	156.78	S48°25'34"W	22°36'03"
C28	400.00	415.99	397.49	N83°16'19"W	06°39'16"
C29	400.00	80.93	80.79	N40°28'28"W	59°35'08"
C30	1025.00	110.10	110.05	N37°45'20"W	11°35'33"
C32	50.00	261.80	50.00	N42°13'50"W	300°00'00"
C32A	50.00	78.84	70.92	N62°36'01"E	90°20'19"
C32B	50.00	61.51	57.71	N17°48'53"W	70°29'27"
C32C	50.00	64.70	60.28	S89°52'13"W	74°08'21"
C32D	50.00	56.75	53.75	S20°17'07"W	65°01'53"
C33	1025.00	366.09	364.15	N53°51'36"W	20°27'50"
C33A	1025.00	317.51	316.24	N52°30'08"W	17°44'54"
C33B	1025.00	48.55	48.55	N62°44'00"W	02°42'50"
C34	975.00	500.53	495.05	S49°23'07"E	29°24'50"
C34A	975.00	122.81	122.73	S60°29'01"E	07°13'01"
C34B	975.00	249.21	248.53	S49°33'10"E	14°38'40"
C34C	975.00	128.51	128.42	S38°27'16"E	07°33'08"
C35	450.00	354.15	345.08	S57°13'27"E	45°05'31"
C35A	450.00	146.59	145.94	S44°00'37"E	18°39'51"
C35B	450.00	207.56	205.73	S66°33'23"E	26°25'40"
C36	200.00	325.74	290.91	S39°36'48"E	93°19'06"
C36A	200.00	106.75	105.49	S08°14'43"E	30°34'55"
C36B	200.00	159.40	155.22	S74°44'14"E	17°04'15"
C36C	200.00	59.59	59.37	S65°58'11"E	40°36'21"
C37	150.00	106.31	104.09	S65°58'11"E	40°36'21"
C38	50.00	261.80	50.00	N44°19'59"E	300°00'00"
C38A	50.00	65.16	60.65	S23°00'05"E	74°40'08"
C38B	50.00	31.82	31.29	S78°34'08"E	36°27'59"
C38C	50.00	46.19	44.57	N56°43'54"E	52°55'58"
C38D	50.00	118.62	92.70	N37°42'03"W	135°55'56"
C39	200.00	141.74	138.79	N65°58'11"W	40°36'21"
C40	150.00	244.31	218.19	N39°36'48"W	93°19'06"
C41	450.00	445.59	427.61	N65°29'35"E	56°44'05"
C41A	450.00	247.18	244.09	N78°07'27"E	31°28'20"
C41B	450.00	198.41	196.81	N49°45'25"E	25°15'44"
C42	500.00	415.80	403.92	N60°56'58"W	47°38'51"
C42A	500.00	130.13	129.77	N44°34'54"E	14°54'44"
C42B	500.00	285.67	281.80	N68°24'19"E	32°44'07"
C52	260.00	452.46	397.49	N83°16'19"W	99°42'31"
C53	310.00	551.30	481.47	N83°16'19"W	101°53'36"
C53A	310.00	137.61	136.48	N45°02'33"W	25°26'03"
C53B	310.00	111.05	110.46	N68°01'20"W	20°31'31"
C53C	310.00	40.03	40.00	N81°59'02"W	07°23'53"
C53D	310.00	114.47	113.82	S83°44'17"W	21°09'28"
C53E	310.00	148.13	146.72	S59°28'13"W	27°22'40"

NOTE: SEE DEDICATION STATEMENT ON SHEET 1 REGARDING PUBLIC UTILITY EASEMENTS WITHIN ALL LOTS.



MONUMENT LEGEND

- SET #4 REBAR W/CAP MARKED "TST 22564"
- FOUND MONUMENT W/CAP AND # AS INDICATED OF MONUMENT AS DESCRIBED.

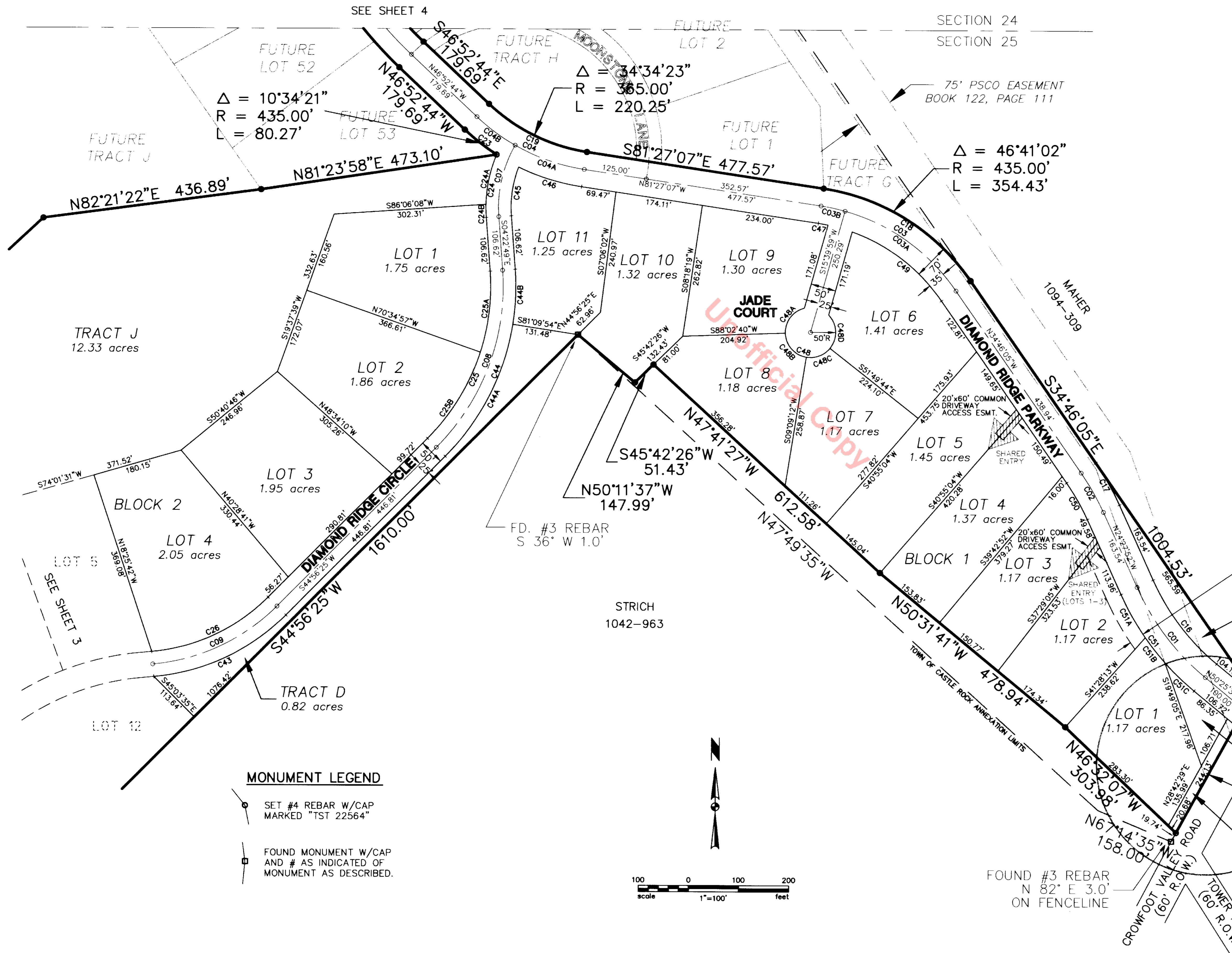


TST
TST INC. OF DENVER
County Engineers
FINAL PLAT
DIAMOND RIDGE ESTATES FILING ONE
NOVEMBER 17, 1995
SHEET 2 OF 4

PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYORS
 LICENSE NO. 10000-00000-00000-00000
 POSITION: SURVEYOR OF PUBLIC LANDS
 11/19/95, 12/14/95, 02/04/96, 03/23/96

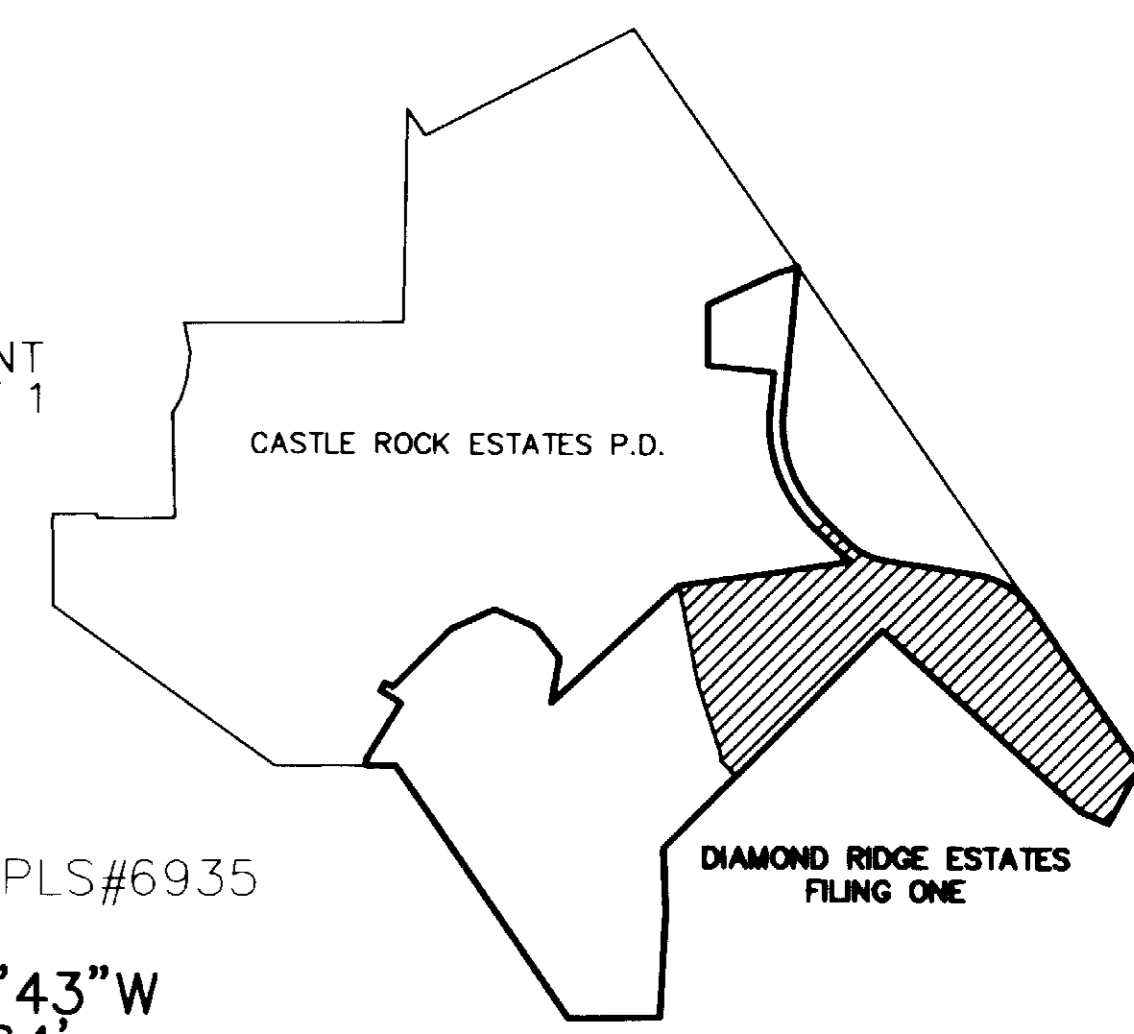
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A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 24, 25 & 26, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
96.15 ACRES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C01	500.00'	226.57'	224.64'	N37°26'45"W	25°57'46"
C02	500.00'	89.92'	89.80'	N29°36'58"W	10°18'13"
C03	400.00'	325.91'	316.97'	N58°06'36"W	46°41'02"
C03A	400.00'	277.01'	271.51'	N54°36'26"W	39°40'42"
C03B	400.00'	48.91'	48.88'	N77°56'57"W	07°00'20"
C04	400.00'	241.37'	237.72'	N64°09'55"W	34°34'23"
C04A	400.00'	146.54'	145.73'	N70°57'23"W	20°59'27"
C04B	400.00'	94.82'	94.60'	N53°40'12"W	13°34'56"
C07	250.00'	148.00'	145.85'	S12°34'45"W	33°55'10"
C08	450.00'	387.36'	375.51'	S20°16'48"W	49°19'15"
C09	400.00'	278.09'	272.52'	S64°51'24"W	39°49'58"
C16	465.00'	210.71'	208.91'	N37°26'45"W	25°57'47"
C17	535.00'	96.21'	96.08'	N29°36'58"W	10°18'13"
C18	435.00'	354.43'	344.71'	N58°06'36"W	46°41'02"
C19	365.00'	220.25'	216.92'	N64°09'55"W	34°34'23"
C23	435.00'	80.27'	80.15'	S52°09'54"E	10°34'21"
C24	275.00'	128.31'	127.15'	S08°59'10"W	26°44'01"
C24A	275.00'	102.01'	101.42'	S11°43'35"W	21°15'11"
C24B	275.00'	26.30'	26.29'	S01°38'25"E	05°28'50"
C25	425.00'	365.84'	354.65'	S20°16'48"W	49°19'15"
C25A	425.00'	163.15'	162.15'	S06°37'01"W	21°59'41"
C25B	425.00'	202.69'	200.78'	S31°16'38"W	27°19'33"
C26	375.00'	260.70'	255.49'	S64°51'24"W	39°49'58"
C43	425.00'	295.47'	289.55'	N64°51'24"E	39°49'58"
C44	475.00'	408.88'	396.38'	N20°16'48"E	49°19'15"
C44A	475.00'	299.32'	294.40'	N26°53'15"E	36°06'19"
C44B	475.00'	109.56'	109.32'	N02°13'38"E	13°12'56"
C45	225.00'	98.95'	98.15'	N08°13'03"E	25°11'47"
C46	435.00'	131.75'	131.24'	S72°46'32"E	17°21'10"
C47	365.00'	19.54'	19.53'	S79°55'07"E	03°04'01"
C48	50.00'	261.80'	50.00'	S74°20'01"E	300°00'00"
C48A	50.00'	67.74'	62.68'	S36°51'20"W	77°37'19"
C48B	50.00'	68.85'	63.53'	S41°24'04"E	78°53'29"
C48C	50.00'	52.39'	50.03'	N69°08'08"E	60°02'07"
C48D	50.00'	72.83'	66.56'	N02°36'28"W	83°27'06"
C49	365.00'	227.82'	224.14'	S52°38'57"E	35°45'43"
C50	465.00'	83.62'	83.51'	S29°36'58"E	10°18'13"
C51	535.00'	242.43'	240.36'	S37°26'45"E	25°57'47"
C51A	535.00'	98.04'	97.90'	S29°42'51"E	10°29'58"
C51B	535.00'	62.95'	62.92'	S38°20'05"E	06°44'31"
C51C	535.00'	81.44'	81.36'	S46°04'00"E	08°43'19"

NOTE: SEE DEDICATION STATEMENT ON SHEET 1 REGARDING PUBLIC UTILITY EASMENTS WITHIN ALL LOTS.



MONUMENT LEGEND

- SET #4 REBAR W/CAP MARKED "TST 22564"
- FOUND MONUMENT W/CAP AND # AS INDICATED OF MONUMENT AS DESCRIBED.

