

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9737262

DATE:

7/9/97

TIME:

13:57

FEE: \$

40.

(4

Pages)

GRANTOR:

(OWNER/SIGNER)

Diamond Ridge Estates LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Diamond Ridge Estates
Filing tlo

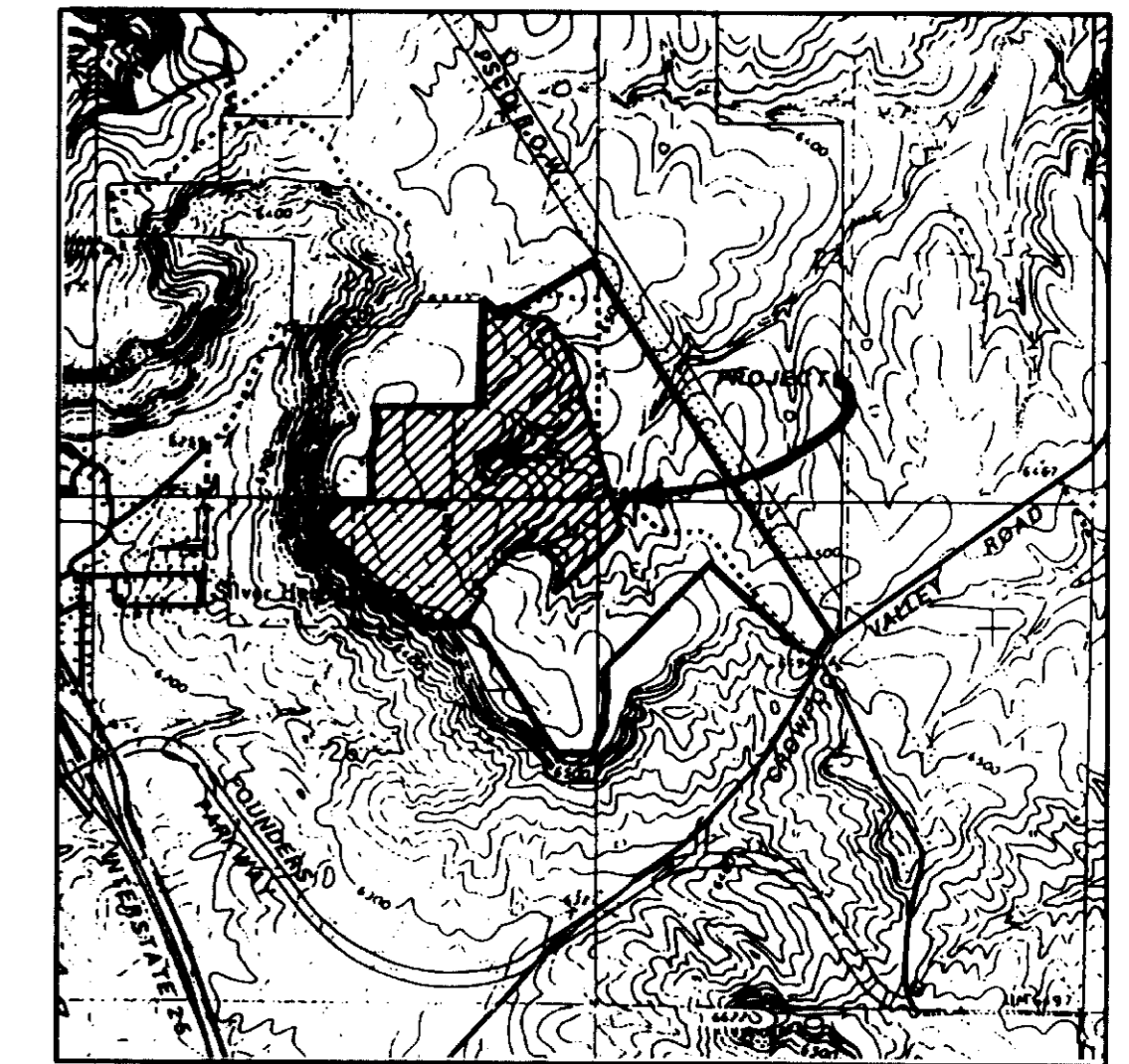
LEGAL:

(SECTION-TOWNSHIP-RANGE)

23,4,5,6 - 7 - 67

FINAL PLAT DIAMOND RIDGE ESTATES FILING TWO

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 23, 24, 25 & 26, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
53 LOTS - 137.26 ACRES



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 28th DAY OF May, 1997.

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, Land Title Guaranttee 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 First Bank Tech Center.

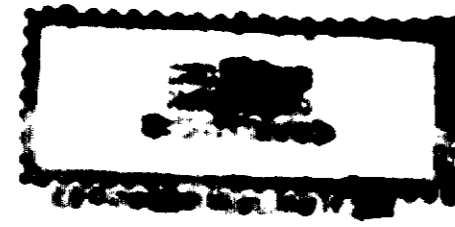
SIGNED THIS 28th DAY OF May, 1997.

BY Larry L. Nitch

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 1997, BY LARRY L. NITCH AS THE OFFICER.

WITNESS MY HAND AND SEAL,
MY COMMISSION EXPIRES: 3/11/2001

NOTARY PUBLIC



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 11/28/95 AT RECEPTION NO. 9561705 AND ACCORDINGLY 53 SFE IS DEBITED FROM THE WATER BANK.

NOTES

- THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
- 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 COMMITMENT FILE NO. PL026759, DATED JUNE 23, 1997 BY LAND TITLE GUARANTEE COMPANY.
- THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LORE 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.
- THE PUBLIC LAND DEDICATION REQUIREMENT FOR THIS PLAT WILL BE MET THROUGH CASH-IN-LIEU OF LAND.
- DECLARANT GRANTS TO THE TOWN OF CASTLE ROCK A PERPETUAL, NON-EXCLUSIVE EASEMENT THROUGH AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED IN THIS PLAT AS "WATER UTILITY EASEMENT A" AND "WATER UTILITY EASEMENT B" TO BE USED SOLELY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, AND REPAIR OF UNDERGROUND WATER LINES.

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, HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, EASEMENTS AND STREETS, AS SHOWN ON THIS PLAT, UNDER THE SAME NAME AND STYLE OF DIAMOND RIDGE ESTATES FILING TWO AND DO HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS, ROADS, AND DRAINAGE WAYS AS SHOWN ON SAID PLAT, THESE BEING DIAMOND RIDGE CIRCLE, SAPPHIRE DRIVE, ROSE QUARTZ PLACE, AND SAND ROSE COURT FOR MAINTENANCE AND OWNERSHIP PURPOSES. THE UNDERSIGNED ALSO FURTHER IRREVOCABLY OFFER TO DEDICATE THE 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.

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, THE NORTHWEST QUARTER OF SECTION 25, AND THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, AS MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP MARKED TST PLUS 22564, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 02°16'00" EAST TO THE WEST QUARTER CORNER OF SAID SECTION 25 AS MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP MARKED 6935, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 26°45'22" EAST, 423.43 FEET TO THE NORTH LINE OF TRACT J OF DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTHERLY LINE OF SAID DIAMOND RIDGE ESTATES FILING ONE THE FOLLOWING COURSES: SOUTH 47°05'14" WEST, 904.72 FEET; THENCE NORTH 10°28'42" EAST, 239.84 FEET; THENCE NORTH 38°38'04" WEST, 204.79 FEET; THENCE NORTH 68°41'18" WEST, 231.22 FEET; THENCE SOUTH 65°35'33" WEST, 252.02 FEET; THENCE SOUTH 44°50'57" WEST, 425.27 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 02°42'57", A RADIUS OF 1025.00 FEET, AN ARC OF 48.58 FEET AND A CHORD WHICH BEARS NORTH 62°44'03" WEST, 48.58 FEET; THENCE SOUTH 25°54'28" WEST, 50.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 07°13'01", A RADIUS OF 975.00 FEET, AN ARC OF 122.81 FEET, AND A CHORD WHICH BEARS SOUTH 60°29'01" EAST, 122.73 FEET; THENCE SOUTH 31°29'14" WEST, 366.09 FEET; THENCE SOUTH 00°13'27" EAST, 15.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE SOUTH 89°46'33" WEST, 484.98 FEET TO THE WEST LINE OF THE ANNEXATION OF THE MAHER RANCH P.U.D. TO THE TOWN OF CASTLE ROCK PHASE 3, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES: NORTH 54°30'45" WEST, 1424.51 FEET; THENCE NORTH 00°30'34" WEST, 475.23 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID NORTH LINE NORTH 89°34'51" EAST, 230.43 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 984 AT PAGE 246; THENCE SOUTH 00°25'09" EAST, 20.12 FEET TO THE SOUTHWEST CORNER OF SAID QUIT CLAIM PARCEL; THENCE ALONG THE SOUTH LINE OF SAID QUIT CLAIM PARCEL THE FOLLOWING COURSES: SOUTH 88°38'41" EAST, 133.12 FEET; THENCE SOUTH 89°49'56" EAST, 72.19 FEET; THENCE NORTH 88°19'20" EAST, 201.38 FEET TO THE SOUTHWEST CORNER OF SAID QUIT CLAIM PARCEL; THENCE NORTH 01°32'17" WEST, 20.55 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND THE NORTHEAST CORNER OF SAID QUIT CLAIM PARCEL; THENCE NORTH 01°32'17" WEST, 519.07 FEET; THENCE NORTH 29°32'44" EAST, 84.68 FEET; THENCE NORTH 16°39'11" EAST, 104.09 FEET; THENCE NORTH 07°34'47" EAST, 144.17 FEET; THENCE NORTH 11°39'55" WEST, 111.91 FEET; THENCE NORTH 14°11'11" WEST, 46.70 FEET; THENCE NORTH 89°34'50" EAST, 1143.14 FEET; THENCE NORTH 00°56'00" EAST, 1112.93 FEET; THENCE SOUTH 34°00'00" EAST, 166.00 FEET; THENCE NORTH 62°39'21" EAST, 167.52 FEET; THENCE SOUTH 46°05'01" EAST, 35.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 43°54'59", A RADIUS OF 435.00 FEET, AND AN ARC OF 333.42 FEET; THENCE NORTH 90°00'00" EAST, 98.48 FEET; THENCE SOUTH 32°34'10" EAST, 461.43 FEET; THENCE SOUTH 15°14'17" EAST, 1944.06 FEET TO THE POINT OF BEGINNING, CONTAINING 137.26 ACRES, MORE OR LESS.

TRACTS A AND B ARE DEDICATED AS OPEN SPACE TRACTS TO THE MANDATORY HOMEOWNER'S ASSOCIATION 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.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED AT RECEPTION NUMBER 9561705 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO. ANY AND ALL TRACTS AND RIGHTS-OF-WAY DEDICATED TO THE TOWN OF CASTLE ROCK ARE HEREBY EXCLUDED FROM THE ABOVE-MENTIONED COVENANTS.

SPECIAL LANDSCAPING NOTE

OWNERS OF LOTS 3 AND 9 OF BLOCK 1, FILING NO. 2 SHALL PLANT 9 TO 12 PONDEROSA PINE TREES AT LEAST 16 FEET IN HEIGHT IMMEDIATELY FOLLOWING HOME CONSTRUCTION ON EACH LOT, SUBJECT TO HOA DESIGN REVIEW APPROVAL ON PLACEMENT. THE TREES SHALL BE LOCATED BETWEEN THE HOME AND THE BLUFF TO PROVIDE A VISUAL BUFFER.

OWNER: DIAMOND RIDGE, ESTATES LLC.

Jim M. Hoffmann, Manager

STATE OF Colorado

COUNTY OF Douglas

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF MAY, 1997 BY JIM M. HOFFMANN AS MANAGER OF Diamond Ridge Estates LLC.

WITNESS MY HAND AND SEAL,
MY COMMISSION EXPIRES: 3/11/2001

EXECUTED THIS 28th DAY OF MAY, 1997.

MORTGAGEE(S) AND LIENHOLDER(S):
First Bank of Tech Center, N.A.
SR. V.P.

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF May, 1997 BY Michael T. Brown

WITNESS MY HAND AND SEAL,
MY COMMISSION EXPIRES: 3-16-00

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF April, 1997.

ATTEST:
Shirley Ann 7/8/97
MAYOR DATE

Sally Muser 7/8/97
TOWN CLERK DATE

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF March, 1997.

ATTEST:
Shirley Ann 7/8/97
MAYOR DATE

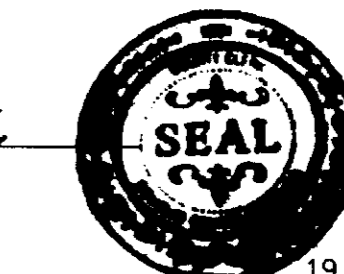
Sally Muser 7/8/97
TOWN CLERK DATE

RECORDER'S CERTIFICATE

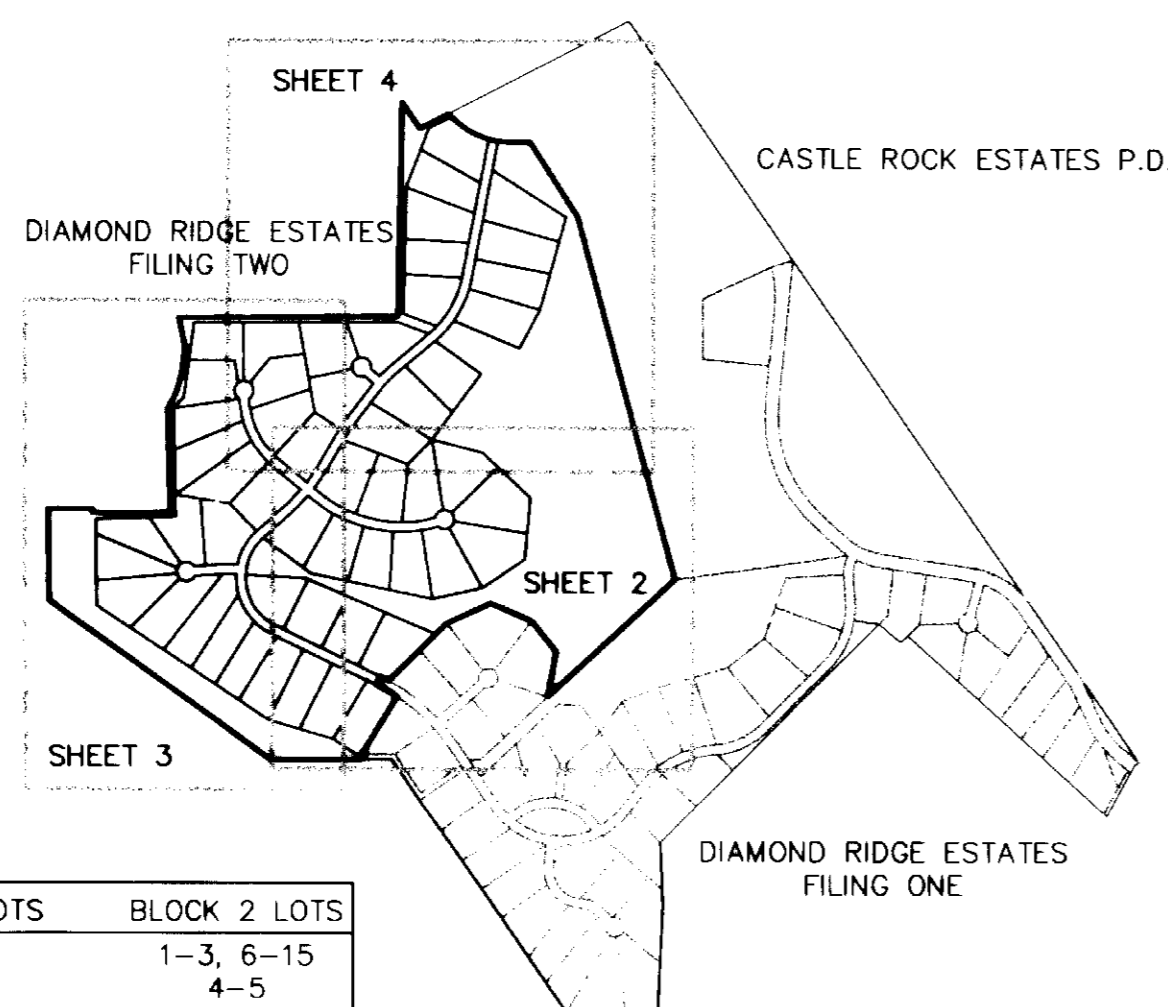
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:57 P. M. ON THE 9 DAY OF JULY, 1997.
IN BOOK 9737262, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: Wanda W. Bailey, deputy



EXECUTED THIS 9 DAY OF JULY, 1997.



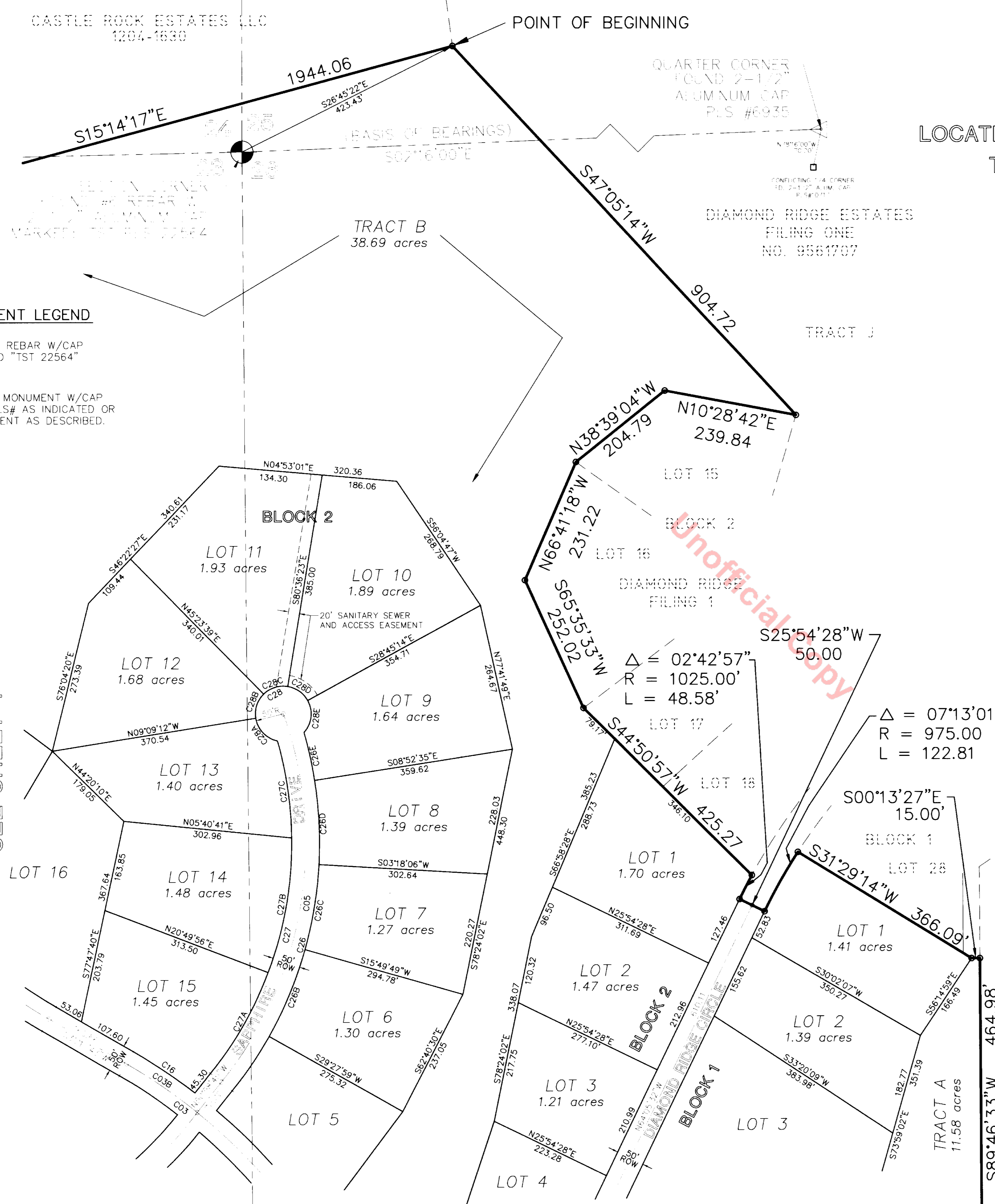
SHEET	BLOCK 1 LOTS	BLOCK 2 LOTS
2	1-2	1-3, 6-15
3	3-23	4-5
4	24-31	16-22

SHEET INDEX



FINAL PLAT DIAMOND RIDGE ESTATES FILING TWO

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 23, 24, 25 & 26, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
53 LOTS - 137.26 ACRES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C03	1000.00	314.12	312.83	S39°10'39"W	17°59'52"
C03B	1000.00	154.33	154.17	N34°35'59"E	08°50'32"
C05	685.00	699.96	669.90	N80°15'09"W	58°32'49"
C16	1025.00	133.18	133.09	S33°54'03"W	07°26'41"
C26	710.00	681.41	655.56	S78°28'25"E	54°59'20"
C26B	710.00	168.98	168.58	N67°21'06"W	13°38'10"
C26C	710.00	155.25	154.95	N80°26'03"W	12°31'44"
C26D	710.00	150.91	150.62	N87°12'45"E	12°10'41"
C26E	710.00	87.88	87.82	N77°34'40"E	07°05'29"
C27	660.00	631.90	608.04	S78°24'26"E	54°51'23"
C27A	660.00	209.52	208.64	N60°04'24"W	18°11'19"
C27B	660.00	246.92	245.48	S79°53'07"E	21°26'07"
C27C	660.00	175.47	174.95	S81°46'51"W	15°13'57"
C28	50.00	261.77	50.03	S17°42'52"E	299°58'01"
C28A	50.00	59.82	56.31	S46°34'28"W	68°32'41"
C28B	50.00	47.60	45.82	N71°52'47"W	54°32'50"
C28C	50.00	47.12	45.40	S17°36'22"E	53°59'58"
C28D	50.00	45.25	43.72	S35°19'11"W	51°51'09"
C28E	50.00	61.98	58.09	N83°14'33"W	71°01'23"

MONUMENT LEGEND

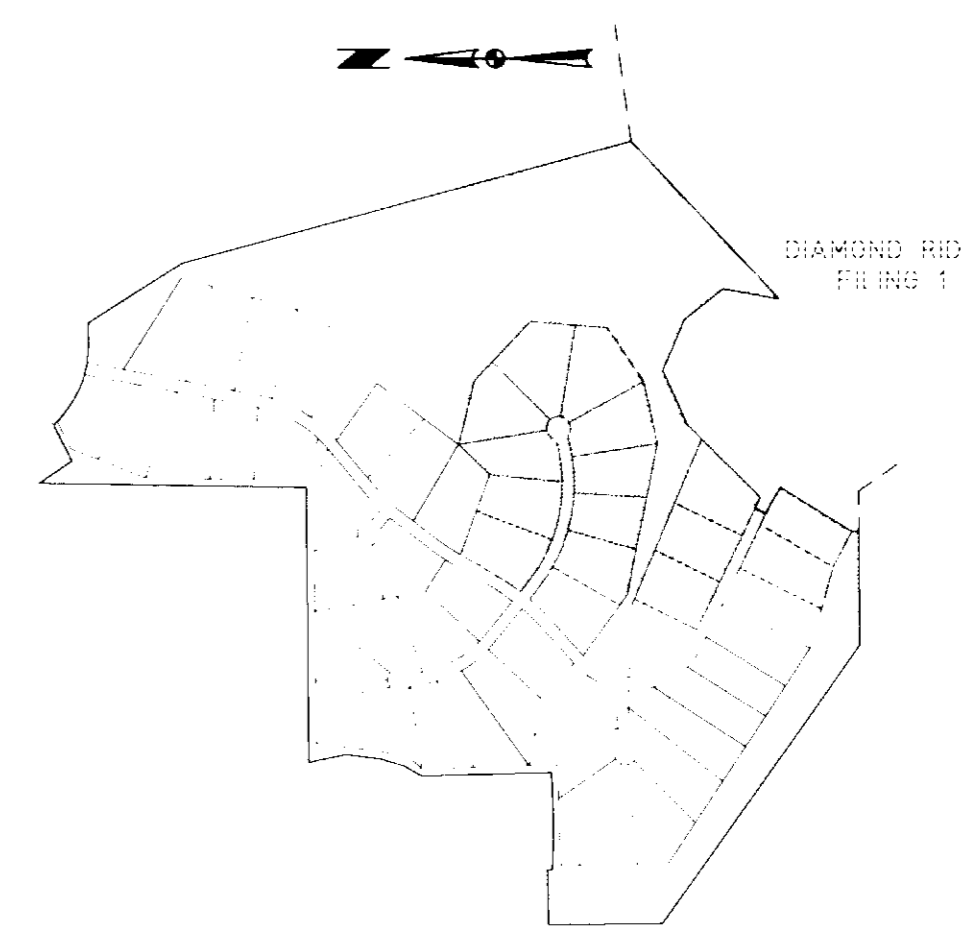
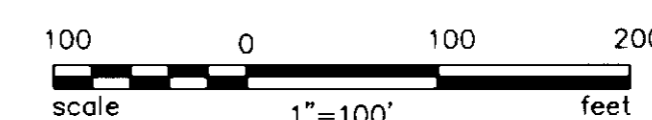
- SET #4 REBAR W/CAP MARKED "TST 22564"
- FOUND MONUMENT W/CAP AND PLS# AS INDICATED OR MONUMENT AS DESCRIBED.

SEE SHEET 4

SEE SHEET 3

$\Delta = 02^{\circ}42'57''$
 $R = 1025.00'$
 $L = 48.58'$

$\Delta = 07^{\circ}13'01''$
 $R = 975.00$
 $L = 122.81$



M. M. PAGE ET AL.
668-544

MONUMENT LEGEND

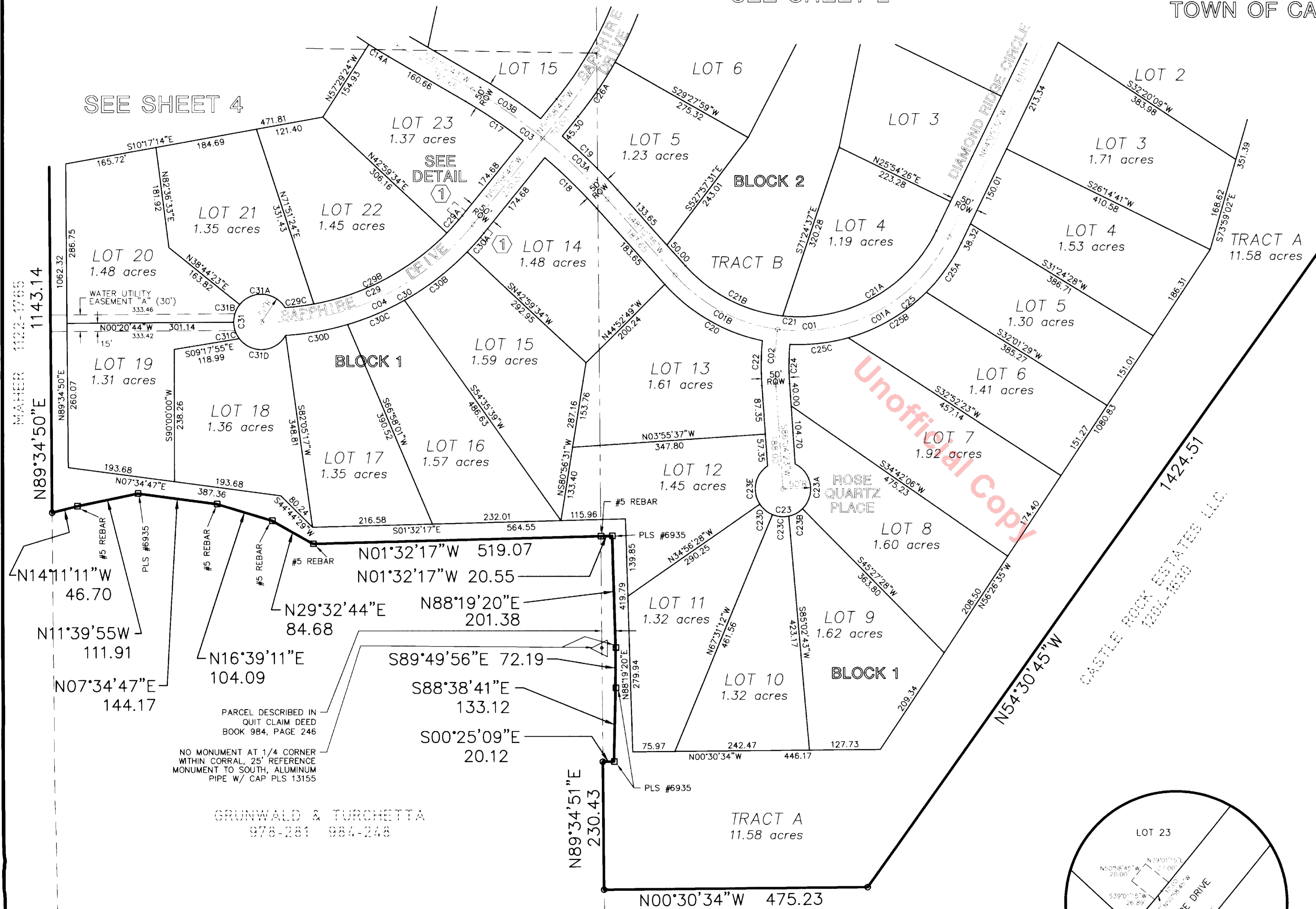
- SET #4 REBAR W/CAP MARKED "TST 22564"
- FOUND MONUMENT W/CAP AND # AS INDICATED OF MONUMENT AS DESCRIBED.

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SEE SHEET 2

SEE SHEET 4



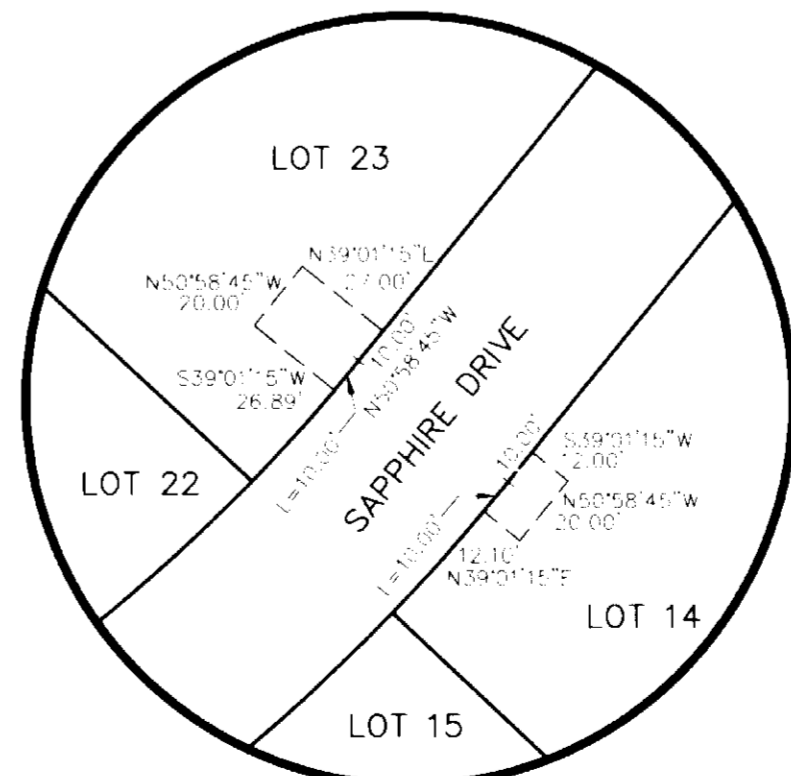
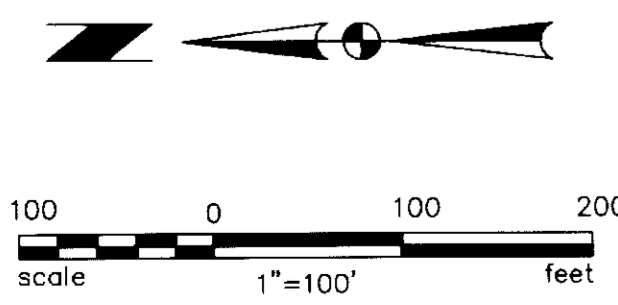
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C01	300.00	587.84	498.21	N07°57'28"W	112°16'06"
C01A	300.00	375.26	351.27	S28°15'28"E	71°40'07"
C01B	300.00	212.58	208.16	S27°52'35"W	40°35'59"
C02	500.00	100.39	100.22	N88°10'31"W	11°30'13"
C03	1000.00	314.12	312.83	S39°10'39"W	17°59'52"
C03A	1000.00	159.79	159.62	N43°35'55"E	09°09'19"
C03B	1000.00	154.33	154.17	N34°35'59"E	08°50'32"
C04	475.00	435.91	420.78	N24°41'19"W	52°34'51"
C14A	1025.00	41.71	41.70	S31°20'39"W	02°19'53"
C17	975.00	125.47	125.38	S33°51'54"W	07°22'23"
C18	975.00	130.79	130.70	S44°20'00"W	07°41'10"
C19	1025.00	138.78	138.68	S44°17'51"W	07°45'28"
C20	325.00	205.82	202.40	S30°02'00"W	36°17'09"
C21	275.00	538.85	456.69	S07°57'28"E	112°16'06"
C21A	275.00	337.62	316.81	N28°55'16"W	70°20'30"
C21B	275.00	201.23	196.77	N27°12'47"E	41°55'36"
C22	525.00	81.32	81.24	N89°29'23"W	08°52'29"
C23	50.00	261.80	50.00	S03°55'37"E	300°00'00"
C23A	50.00	95.46	81.61	N80°45'56"E	109°23'05"
C23B	50.00	28.53	28.14	S28°11'48"E	32°41'27"
C23C	50.00	30.00	29.55	S05°20'15"W	34°22'39"
C23D	50.00	30.00	29.55	S39°42'54"W	34°22'39"
C23E	50.00	77.81	70.20	N78°30'42"W	89°10'10"
C24	475.00	71.37	71.30	N89°37'22"W	08°36'31"
C25	325.00	380.89	359.47	N30°31'02"W	67°08'59"
C25A	325.00	109.42	108.90	S54°26'49"E	19°17'25"
C25B	325.00	164.92	163.16	S30°15'51"E	29°04'31"
C25C	325.00	106.55	106.07	S06°20'04"E	18°47'03"
C26A	710.00	118.40	118.26	N55°45'23"W	09°33'16"
C29	450.00	370.81	360.41	S27°22'22"E	47°12'46"
C29A	450.00	42.05	42.04	N48°18'07"W	05°21'16"
C29B	450.00	276.42	272.10	S28°01'38"E	35°11'42"
C29C	450.00	52.33	52.30	N07°05'53"W	06°39'48"
C30	500.00	414.41	402.65	N27°14'06"W	47°29'18"
C30A	500.00	45.52	45.50	S48°22'16"E	05°12'58"
C30B	500.00	143.37	142.88	S37°32'56"E	16°25'43"
C30C	500.00	111.84	111.60	N22°55'36"W	12°48'56"
C30D	500.00	113.69	113.45	N10°00'18"W	13°01'42"
C31	50.00	261.74	50.05	S88°59'18"W	299°55'52"
C31A	50.00	96.18	82.02	S03°50'49"W	110°12'52"
C31B	50.00	34.11	33.45	N70°48'11"W	39°05'07"
C31C	50.00	32.18	31.62	N71°13'10"E	36°52'12"
C31D	50.00	99.28	83.75	S04°05'47"E	113°45'42"

PAGE ET AL
868-541

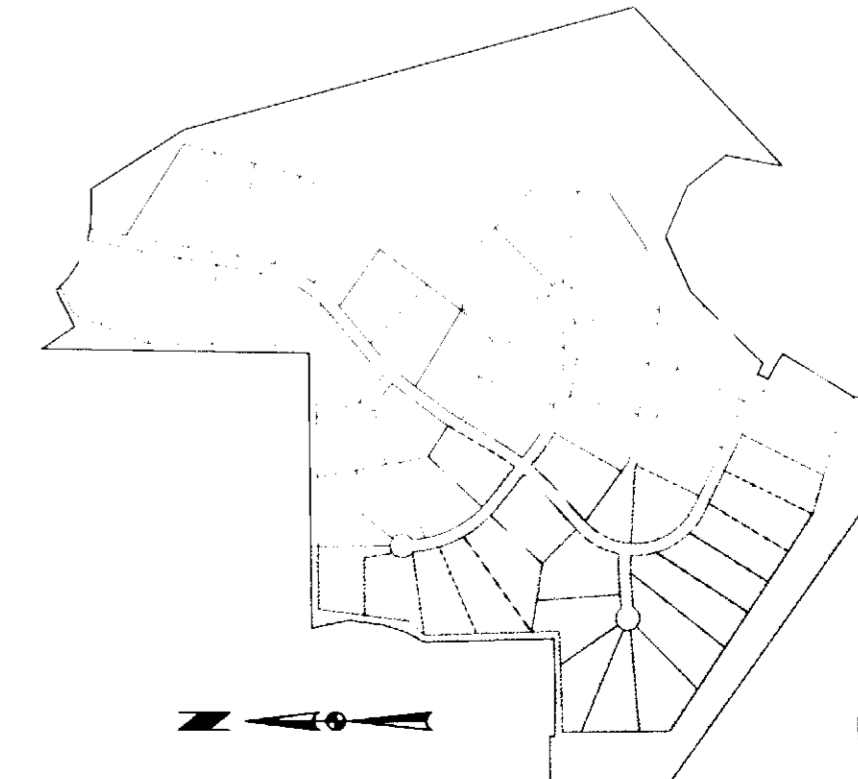
PARCEL DESCRIBED IN
QUIT CLAIM DEED
BOOK 984, PAGE 246

NO MONUMENT AT 1/4 CORNER
WITHIN CORRAL. 25' REFERENCE
MONUMENT TO SOUTH, ALUMINUM
PIPE W/ CAP PLS 13155

GRUNWALD & TURCHETTA
978-281 984-248



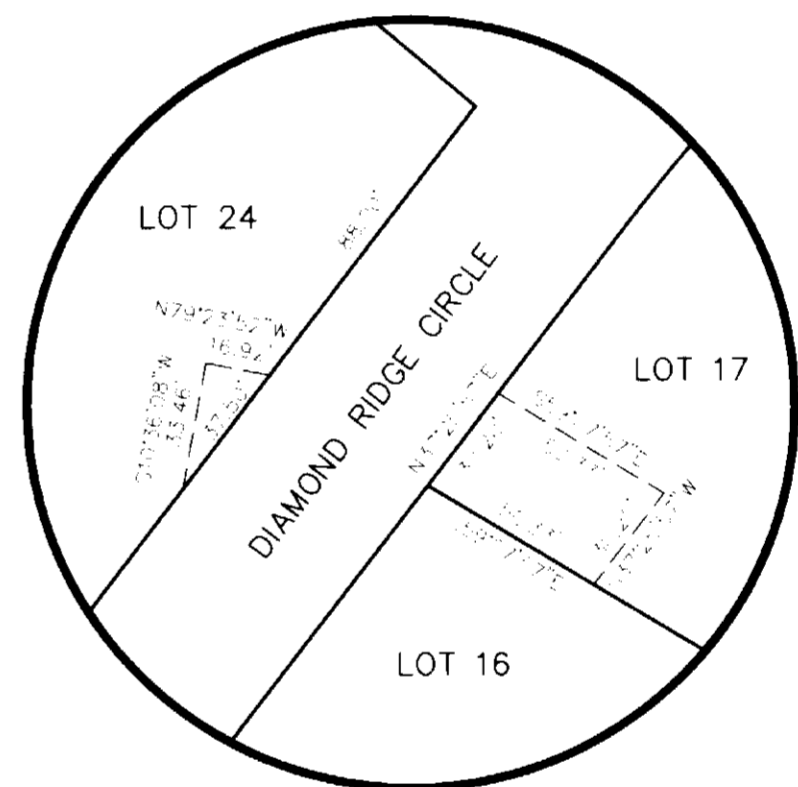
DRAINAGE EASEMENT ①



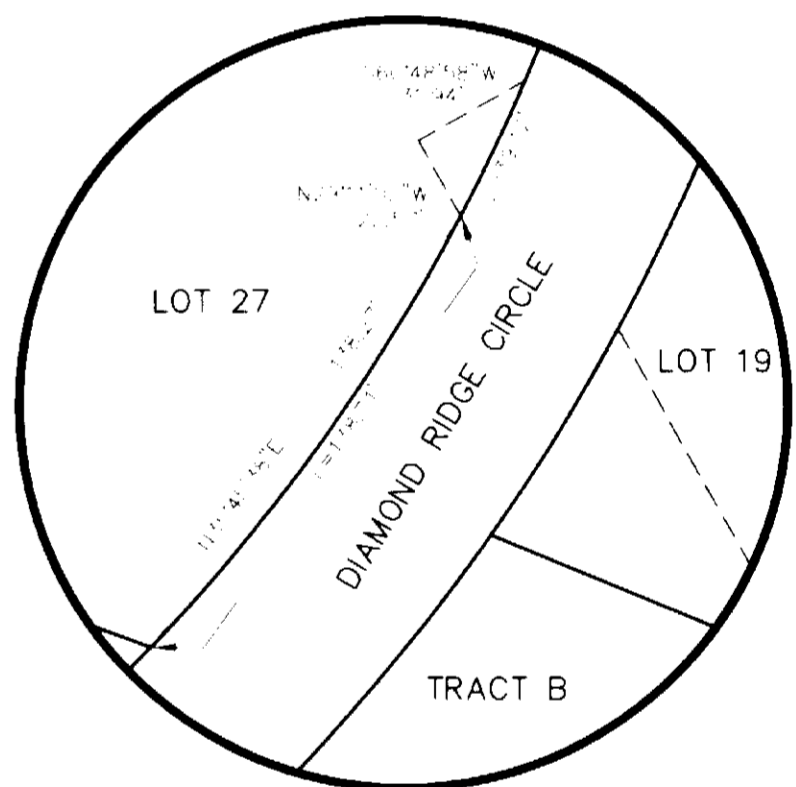
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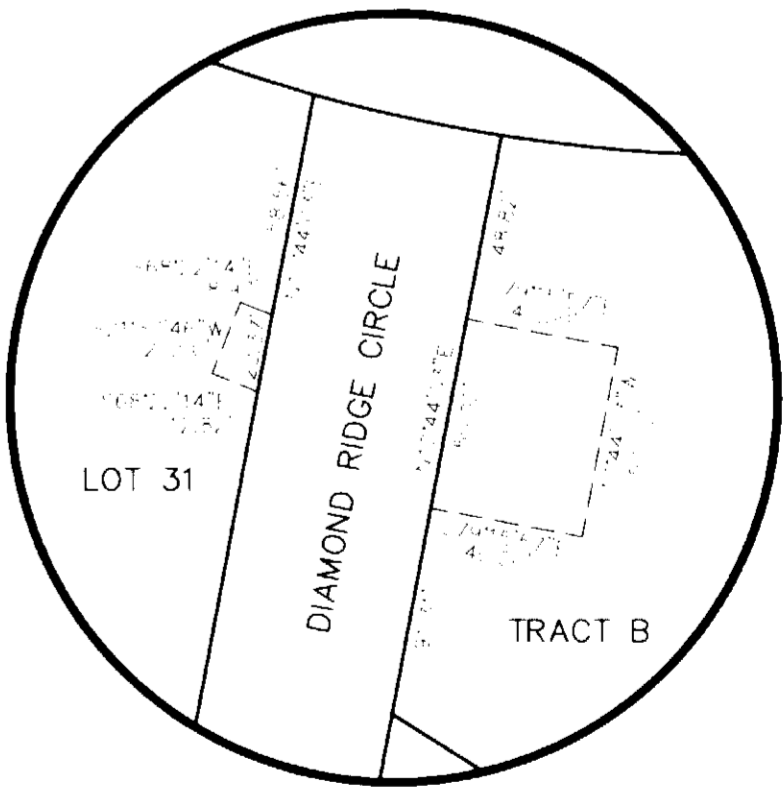
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C06	1000.00	126.60	126.52	N33°48'20"E	07°15'14"
C07	500.00	110.79	110.57	N43°46'50"E	12°41'46"
C07A	500.00	23.81	23.81	N38°47'48"E	02°43'42"
C07B	500.00	86.98	86.88	N45°08'41"E	09°58'04"
C08	525.00	360.97	353.90	S30°25'52"W	39°23'39"
C09	550.00	378.16	370.75	N30°25'52"E	39°23'40"
C09A	550.00	144.39	143.98	S42°36'26"W	15°02'31"
C09B	550.00	182.70	181.87	S25°34'11"W	19°01'59"
C09C	550.00	51.06	51.04	N13°23'37"E	06°19'10"
C10	500.00	343.78	337.05	N30°25'52"E	39°23'40"
C10A	500.00	56.03	56.00	S46°55'05"W	06°25'13"
C10B	500.00	287.75	283.80	N27°13'15"E	32°58'27"
C11	475.00	105.25	105.04	S43°46'49"W	12°41'45"
C12	525.00	66.32	66.28	N46°30'34"E	07°14'18"
C13	50.00	261.80	50.00	N40°09'39"E	300°00'00"
C13A	50.00	85.64	75.55	N60°46'06"W	98°08'31"
C13B	50.00	72.58	66.37	S29°53'17"W	83°10'15"
C13C	50.00	103.57	86.02	S49°10'58"E	118°41'14"
C14	1025.00	129.77	129.68	S33°48'20"W	07°15'14"
C14B	1025.00	88.06	88.04	N34°58'16"E	04°55'21"
C15	975.00	123.44	123.36	S33°48'20"W	07°15'14"
C32	435.00	215.26	213.07	N60°15'36"W	28°21'09"
C33	435.00	50.05	50.02	S77°43'55"E	06°35'30"
C34	435.00	68.12	68.05	S85°30'50"E	08°58'20"



DRAINAGE EASEMENT ②
DETAIL



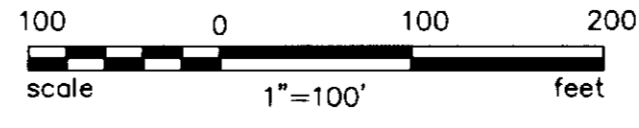
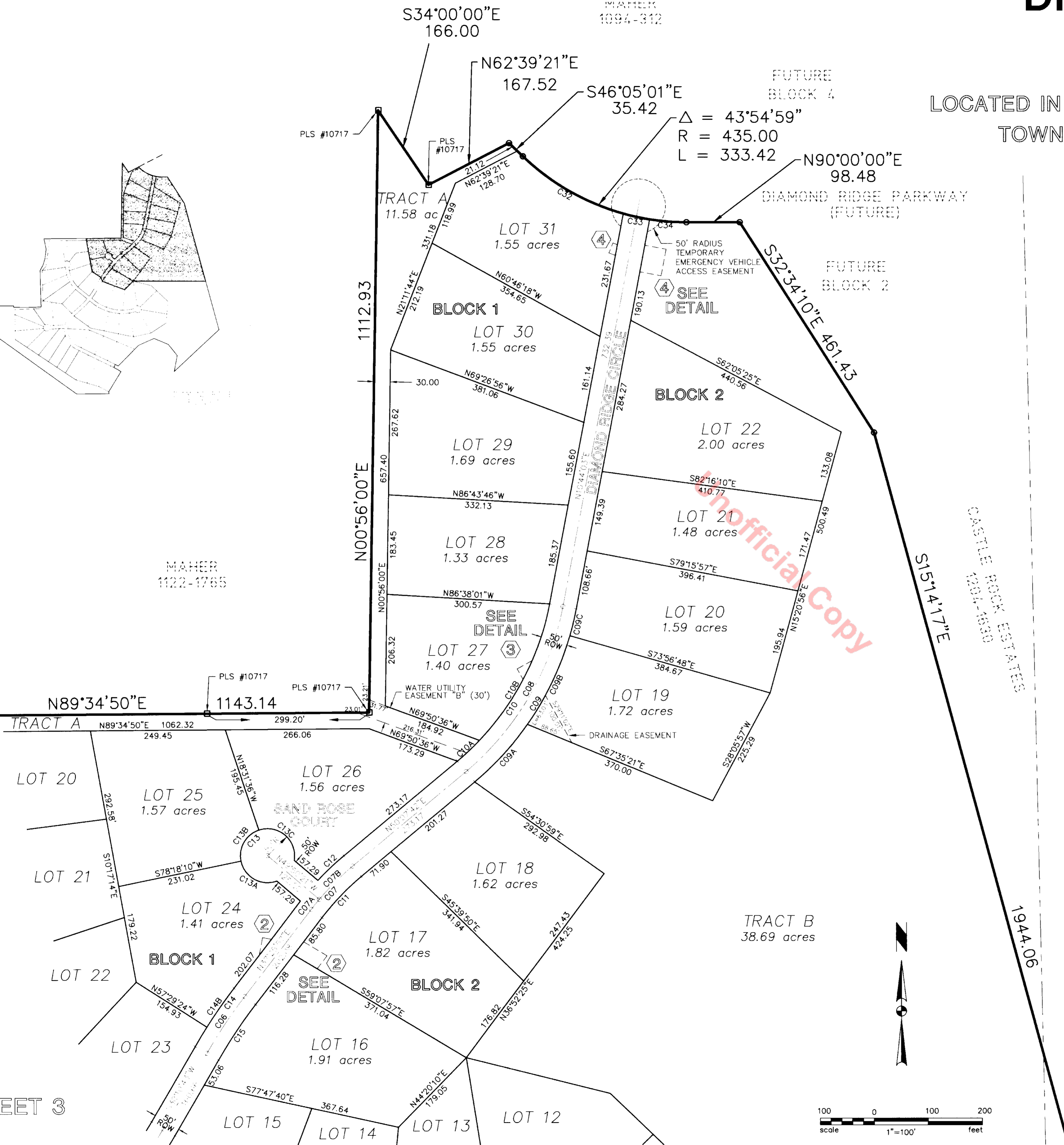
DRAINAGE EASEMENT ③
DETAIL



DRAINAGE EASEMENT ④
DETAIL

MONUMENT LEGEND

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



SEE SHEET 3

SEE SHEET 2

MAHER
1094-312

MAHER
1122-1765

TRACT B
38.69 acres

CASTLE ROCK ESTATES
1901-0630

1944.06

$$\Delta = 43^{\circ}54'59''$$

$$R = 435.00$$

$$L = 333.42$$

SEE
DETAIL

SEE
DETAIL

SEE
DETAIL

SEE SHEET 2

