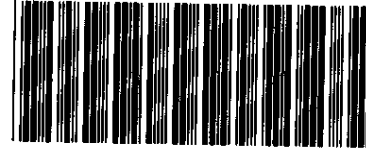


# PLAT IDENTIFICATION SHEET

Castle Star Investment Company, LLC  
 Castle Rock, Town of

\_\_\_\_\_  
**GRANTOR(owner)**



2005008723 6 PGS

\_\_\_\_\_  
 Heckendorf Ranch 1

\_\_\_\_\_  
**GRANTEE(name of plat)**

OFFICIAL RECORDS  
 DOUGLAS COUNTY CO  
 CAROLE R. MURRAY  
 CLERK & RECORDER  
 RECORDING FEE: \$51.00  
 6 PGS  
 # 2005008723  
 01/28/2005 03:42 PM

\_\_\_\_\_  
 Heckendorf Ranch

\_\_\_\_\_  
**Subdivision/Condo Name**

1

\_\_\_\_\_  
 Filing

\_\_\_\_\_  
 Phase

\_\_\_\_\_  
 Lot

\_\_\_\_\_  
 Building

\_\_\_\_\_  
 Block

\_\_\_\_\_  
 Unit

23, 22

8

67

\_\_\_\_\_  
**OLD LEGAL(Section)**

\_\_\_\_\_  
 (Township)

\_\_\_\_\_  
 (Range)

\_\_\_\_\_  
 Cross reference#s (reception#s Book – Page)

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE 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 HECKENDORF RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACTS C AND F AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A, D, E AND G ARE HEREBY DEDICATED TO THE CRYSTAL CROSSING METROPOLITAN DISTRICT FOR: OPEN SPACE, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS. TRACT B WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, 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 12 DAY OF August, 2004

OWNERSHIP CERTIFICATION:

THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

CASTLE STAR INVESTMENT COMPANY, LLC  
8310 S. VALLEY HIGHWAY  
SUITE 100  
ENGLEWOOD, COLORADO 80112

BY: [Signature]  
ATTEST: [Signature]  
SIGNED THIS 12th DAY OF August, 2004

STATE OF COLORADO } SS  
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, A.D. 2004, BY Thomas R. Hall AS President AND Barrie Cadman AS Secretary OF CASTLE STAR INVESTMENT COMPANY, LLC.

WITNESS MY HAND AND SEAL. [Signature]  
MY COMMISSION EXPIRES: March 2, 2005

THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH, FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

BY: Ray G. Sabrum  
TOWN MAYOR  
ATTEST: Gally A. Men  
TOWN CLERK

SIGNED THIS 25th DAY OF August, 2004

STATE OF COLORADO } SS  
COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August, A.D. 2004, BY Ray Waterman AS TOWN MAYOR AND Sally A. Muscare AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND SEAL. [Signature]  
MY COMMISSION EXPIRES: 9-21-07

ACKNOWLEDGEMENT OF TRACT DEDICATION:

THE UNDERSIGNED ACKNOWLEDGES THE DEDICATION OF TRACTS A, D, E AND G IN HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK, CRYSTAL CROSSING METROPOLITAN DISTRICT  
8310 S. VALLEY HIGHWAY  
SUITE 100  
ENGLEWOOD, COLORADO 80112

BY: [Signature]  
ATTEST: [Signature]  
SIGNED THIS 13th DAY OF August, 2004

STATE OF COLORADO } SS  
COUNTY OF Arapahoe

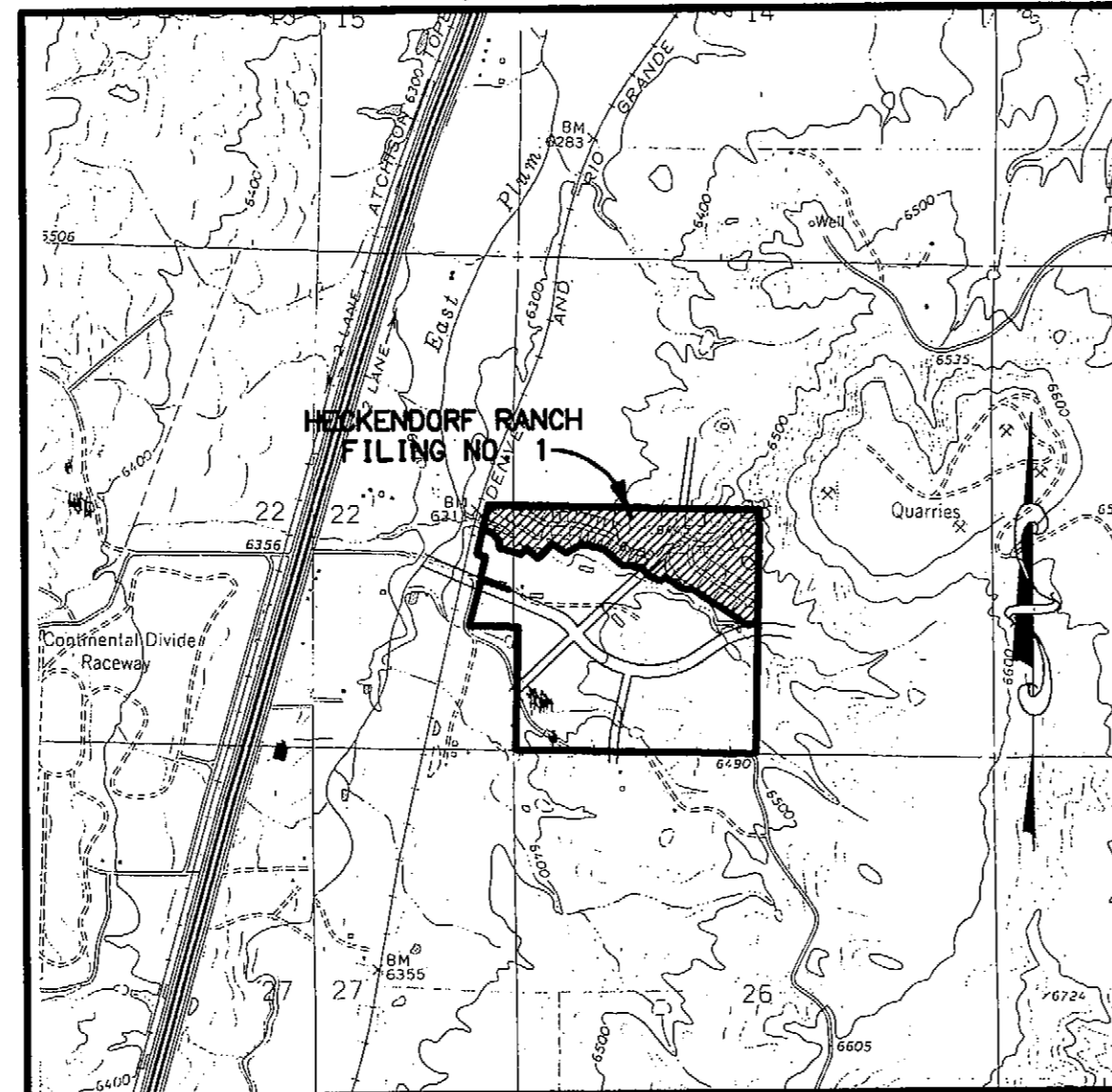
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY Thomas R. Hall AS President AND Barrie Cadman AS Secretary OF CRYSTAL CROSSING METROPOLITAN DISTRICT.

WITNESS MY HAND AND SEAL. [Signature]  
MY COMMISSION EXPIRES: March 2, 2005

STATE OF COLORADO } SS  
COUNTY OF Arapahoe

HECKENDORF RANCH FILING NO. 1  
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 1 OF 5



VICINITY MAP

Scale: 1" = 2000'

LEGAL DESCRIPTION

A parcel of land located in the Southwest quarter of Section 23 and the Southeast quarter of Section 22, Township 8 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of said Section 23; thence N89°44'48"W along the North line of the Southwest quarter of said Section 23, 2625.55 feet to the Northwest corner of the Southwest quarter of said Section 23; thence N89°04'31"W along the North line of the Southeast quarter of said Section 22, 334.60 feet to a point on a curve on the East right-of-way line of the Denver and Rio Grande Western Railroad; thence along said East right-of-way line the following two (2) courses:

- 1. thence along said curve to the left having a radius of 2814.93 feet, a central angle of 00°51'39" (the chord of which bears S13°06'57"W, 42.29 feet), 42.29 feet to a point of tangent;
- 2. thence S12°41'08"W along said tangent, 240.61 feet;

- thence S80°30'42"E, 104.73 feet;
- thence S40°07'05"E, 118.18 feet;
- thence S05°12'41"E, 87.08 feet;
- thence S75°22'06"E, 240.10 feet;
- thence N43°05'22"E, 92.34 feet;
- thence S46°54'38"E, 153.00 feet;
- thence N71°09'35"E, 39.97 feet;
- thence N42°42'47"E, 189.19 feet;
- thence S56°32'16"E, 178.63 feet;
- thence N60°01'52"E, 209.88 feet;
- thence S78°08'03"E, 243.29 feet;
- thence S50°05'28"E, 271.08 feet;
- thence S89°36'05"E, 90.02 feet;
- thence S74°52'16"E, 120.70 feet;
- thence S43°40'17"E, 123.98 feet;
- thence S70°01'42"E, 120.97 feet;
- thence N68°19'35"E, 65.22 feet;
- thence S75°05'50"E, 55.66 feet;
- thence S52°22'27"E, 162.60 feet;
- thence S85°48'32"E, 119.47 feet;
- thence S57°18'48"E, 719.37 feet to a point on a curve;
- thence along said curve to the right having a radius of 1066.00 feet, a central angle of 05°58'05" (the chord of which bears N80°51'56"E, 110.99 feet), 111.04 feet to the East line of the Southwest quarter of said Section 23;
- thence N00°07'19"E along said East line, 1248.37 feet to the Point of Beginning containing 47.383 acres, more or less.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON APRIL 6, 2001 IN BOOK 2005 AT PAGE 803 UNDER RECEPTION NO. 01028927, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CASTLE SPRINGS LAND COMPANY  
R.V. BAILLEY, MANAGER  
STATE OF COLORADO } SS  
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY R.V. BAILLEY AS MANAGER OF CASTLE SPRINGS LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07

NOTES

- 1. BASIS OF BEARINGS: THE NORTH LINE OF THE SW1/4 OF SEC. 23, T.8S., R.67W., 6TH P.M. IS SAID TO BEAR N89°44'48"W, AS SHOWN ON THE ESTATES ABOVE PLUM CREEK SUBDIVISION FILING NO. 2. THE ENDS OF SAID LINE ARE MONUMENTED AS SHOWN HEREON.
- THE EAST END OF THIS LINE (THE C1/4 SEC. 23) HAS A COMPUTED STATE PLANE COORDINATE IN FEET OF N1549443.548, E3181430.346, NAD 83 COLORADO CENTRAL ZONE. THIS COORDINATE IS BASED ON TIES MADE TO THE DOUGLAS COUNTY CONTROL SYSTEM.
- 2. THIS SYMBOL "O" INDICATES A SET NO. 5 REBAR WITH CAP AND L.S. NO. 12405 UNLESS OTHERWISE SHOWN.
- 3. 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.
- 4. ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES, AND ALONG LOCAL STREET RIGHT-OF-WAY, AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. (10 FEET); SIDE LOT BETWEEN LOTS (5 FEET); REAR LOT (8 FEET). OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO-FOOT (2') ENCRDACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE FEET (3') BELOW THE TOP OF THE FOUNDATION AND AT ONE-TO-ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT (1') FROM FOUNDATION WALL, FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OR OBSTRUCT THE OPERATION OR ACCESS OF SAID EASEMENT.
- 5. SIGHT DISTANCE EASEMENTS: NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.
- 6. FIRM PANEL NUMBER 080049 0303 C SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT.
- 7. LOT SQUARE FOOTAGE AREAS AS SHOWN ON THIS PLAT ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- 8. EMERGENCY ACCESS EASEMENTS-ACCESS WILL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN GOOD CONDITION AND ACCESSIBLE AT ALL TIMES PER FIRE DEPARTMENT REQUIREMENTS.

SITE DATA SUMMARY TABLE

NUMBER OF SINGLE FAMILY LOTS	55	
ROADWAY AREA	6.090 Acres	12.8%
LOT AREA	19.525 Acres	41.2%
PRIVATE OPEN SPACE (TRACTS A, D, E, AND G)	7.891 Acres	16.7%
PUBLIC LAND DEDICATION (TRACTS B, C, AND F)	13.877 Acres	29.3%
TOTAL PLAN AREA	47.383 Acres	100.0%

TRACT SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	66,446	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "B"	345,634	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "C"	168,765	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "D"	109,552	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "E"	160,096	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE
TRACT "F"	90,090	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "G"	7,658	METROPOLITAN DISTRICT	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE

REV: OCT., 2003  
REV: JULY, 2003  
DECEMBER, 2002 MARCH, 2004

EMK CONSULTANTS, INC.  
ENGINEERS • SURVEYORS  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520  
EMK JOB NO. 12145

INDEX OF SHEETS

1	OF	5	COVER SHEET
2-5	OF	5	PLAT

SURVEYOR'S STATEMENT

I, JON S. McDANIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 8-5-04, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (second order); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN BY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

[Signature]  
Jon S. McDaniel PLS 12405  
REGISTERED LAND SURVEYOR

TITLE CERTIFICATION:

I, Lance L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 13th DAY OF August, 2004  
[Signature]  
AUTHORIZED REPRESENTATIVE  
[Signature]  
LAND TITLE GUARANTEE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF August, A.D. 2004, BY Lance L. Nitsch OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL. [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07

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.

ATTEST: [Signature]  
TOWN CLERK  
[Signature]  
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 19 DAY OF August, 2004.

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HECKENDORF RANCH FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HEREWITH, AND ACCORDINGLY 56 SFE ARE DEBITED FROM THE WATER BANK.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

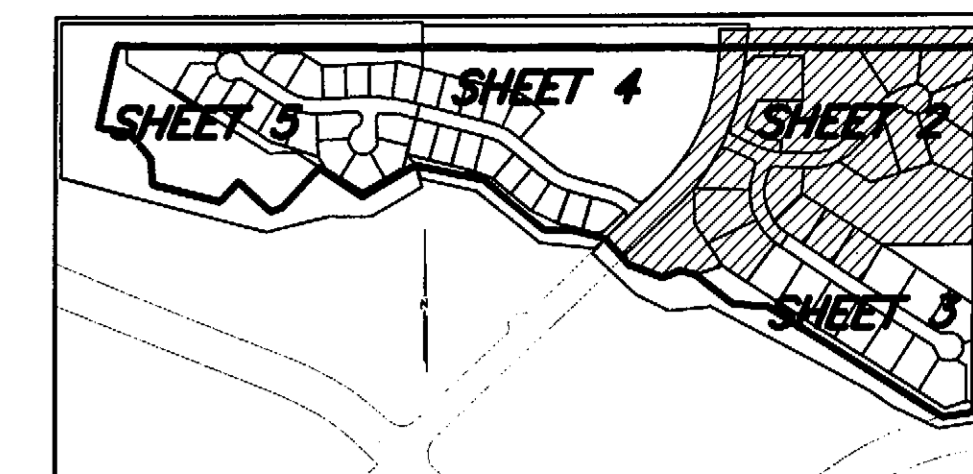
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:42 P.M. ON THE 28 DAY OF January, 2005, AT RECEPTION NO. 2005008723

DOUGLAS COUNTY CLERK AND RECORDER  
By: [Signature]  
DEPUTY

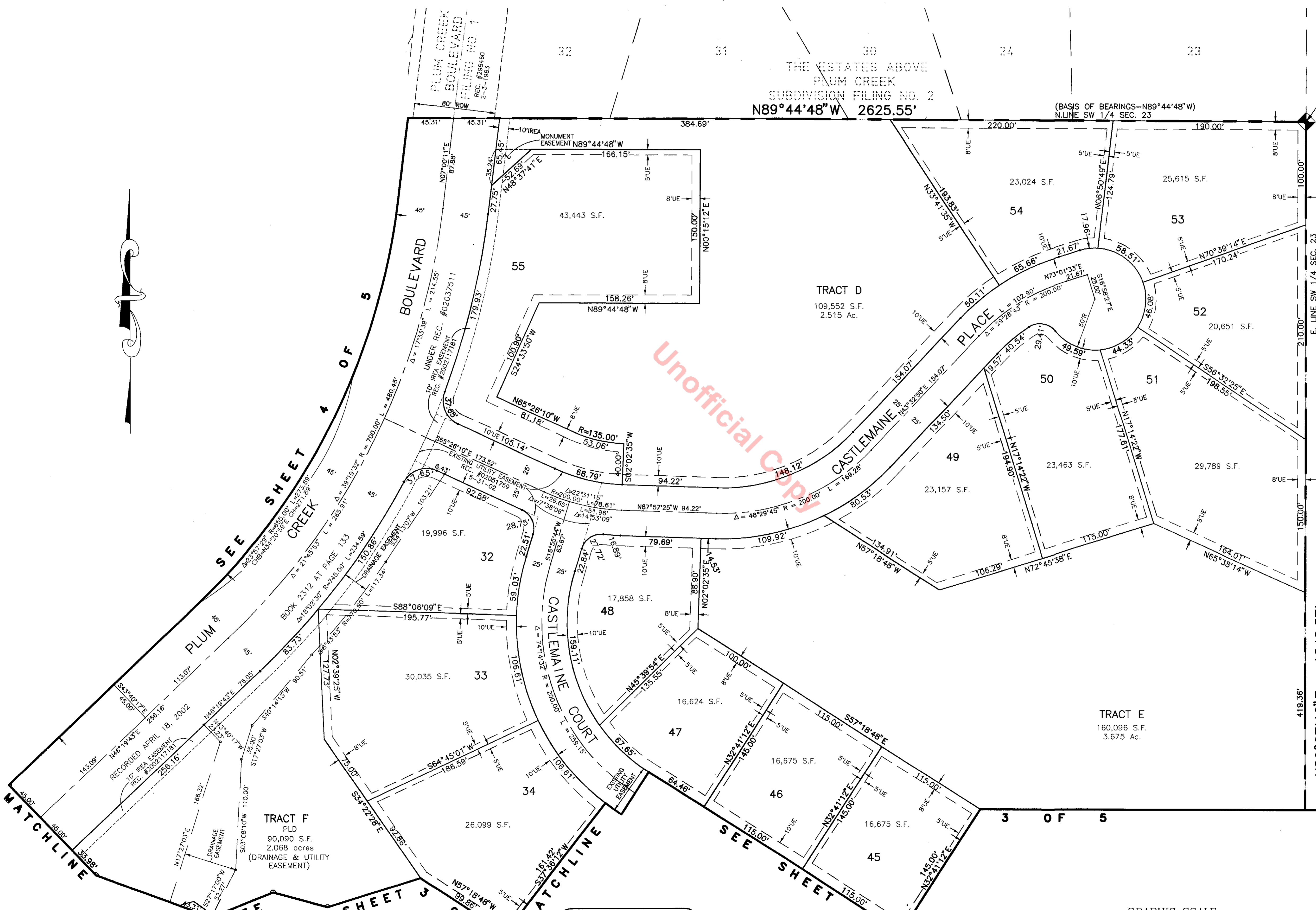
HECKENDORF RANCH FILING NO. 1  
FINAL PLAT  
SHEET 1 OF 5

# HECKENDORF RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
FINAL PLAT  
SHEET 2 OF 5



SHEET KEY MAP



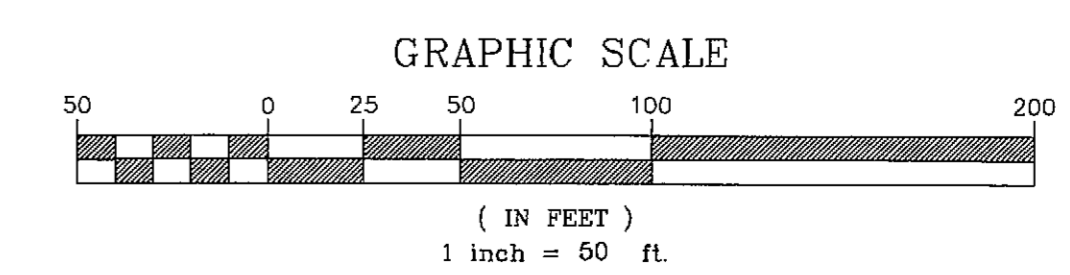
NE COR. SW 1/4 SECTION 23  
T.8S., R.67W., 6TH P.M.  
FND. 2 1/2" ALUM. CAP  
L.S. 6935 1999

CRYSTAL VALLEY RANCH  
ZONED RUD

Unofficial Copy



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CENTENNIAL, COLORADO 80112-2019  
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EMK JOB NO. 12145



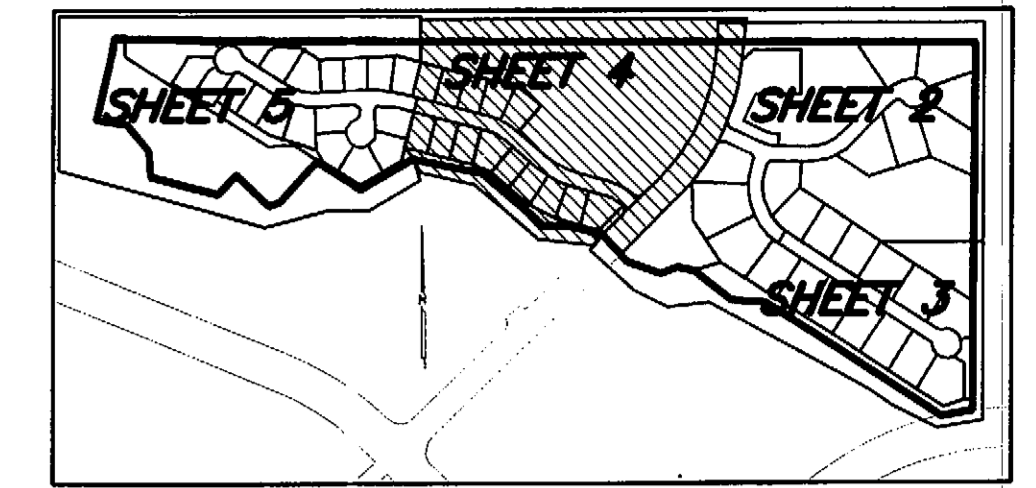
HECKENDORF RANCH FILING NO. 1  
FINAL PLAT  
SHEET 2 OF 5



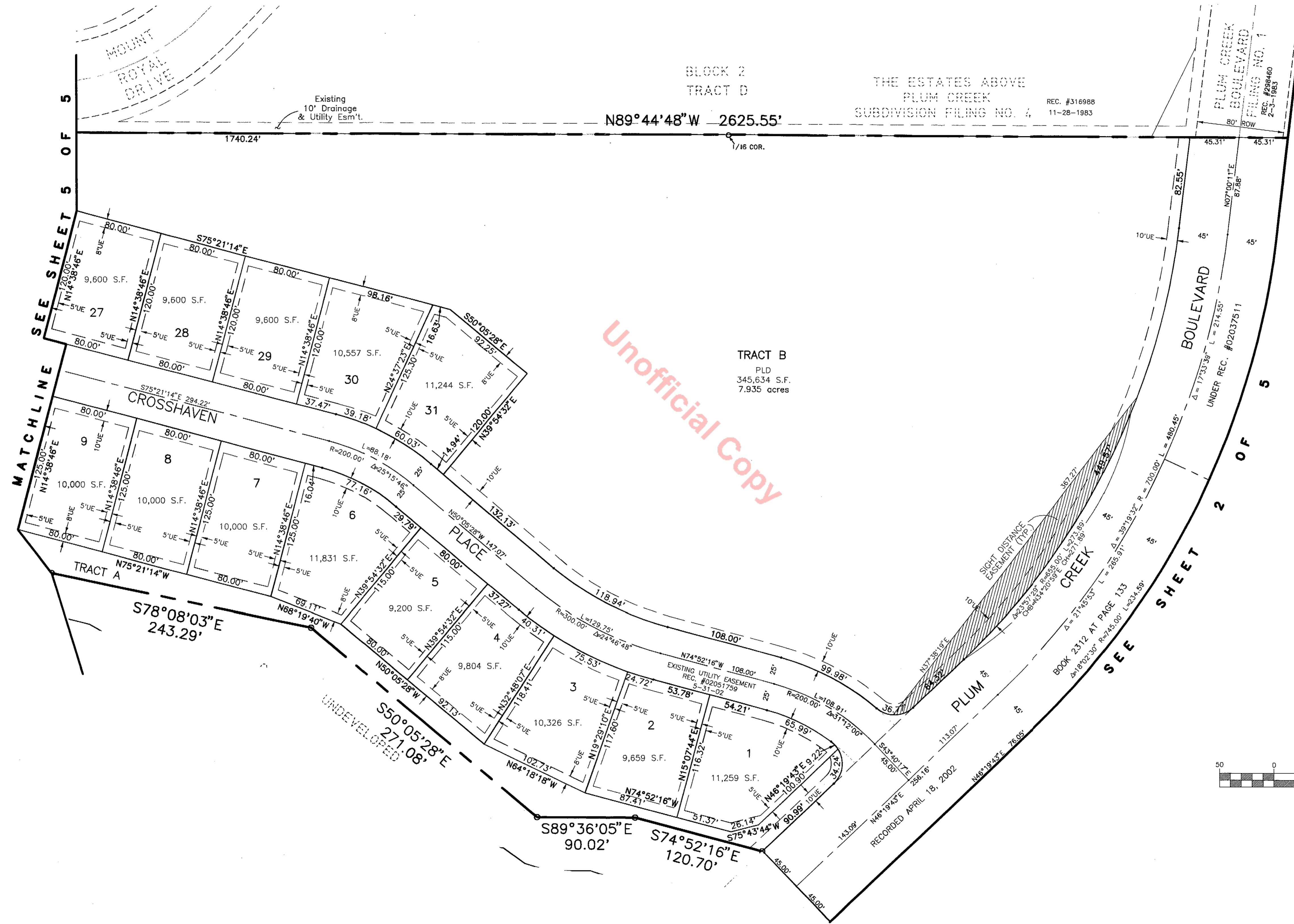
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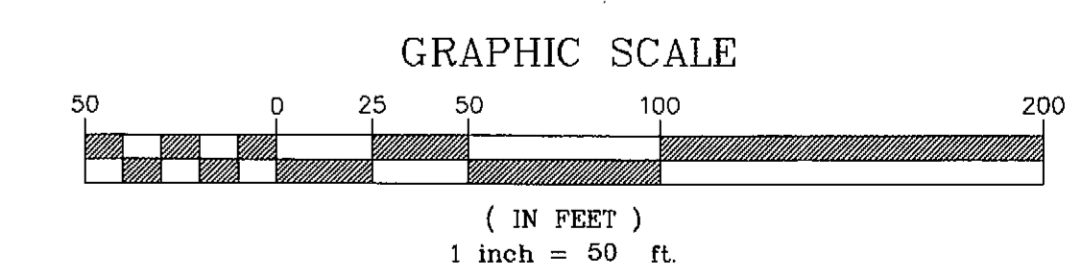
FINAL PLAT  
SHEET 4 OF 5



SHEET KEY MAP



Unofficial Copy

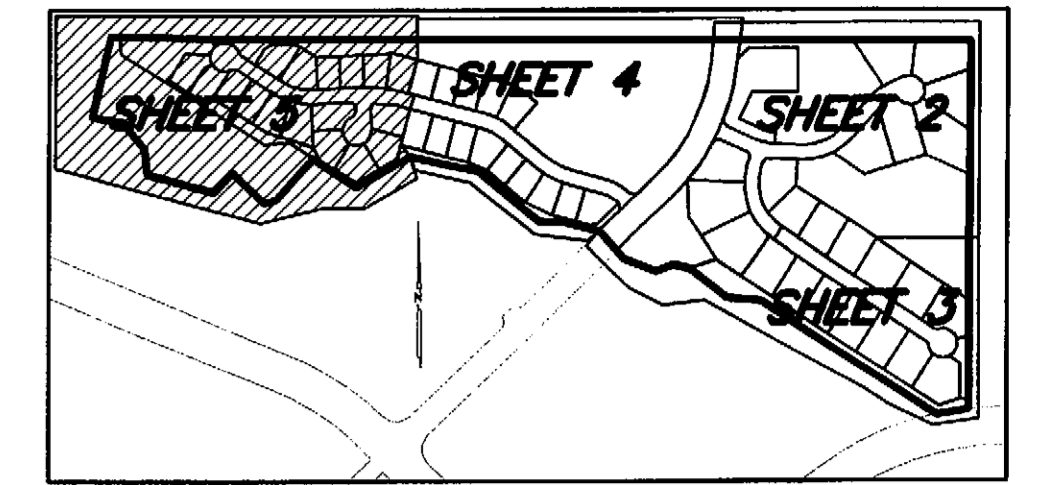


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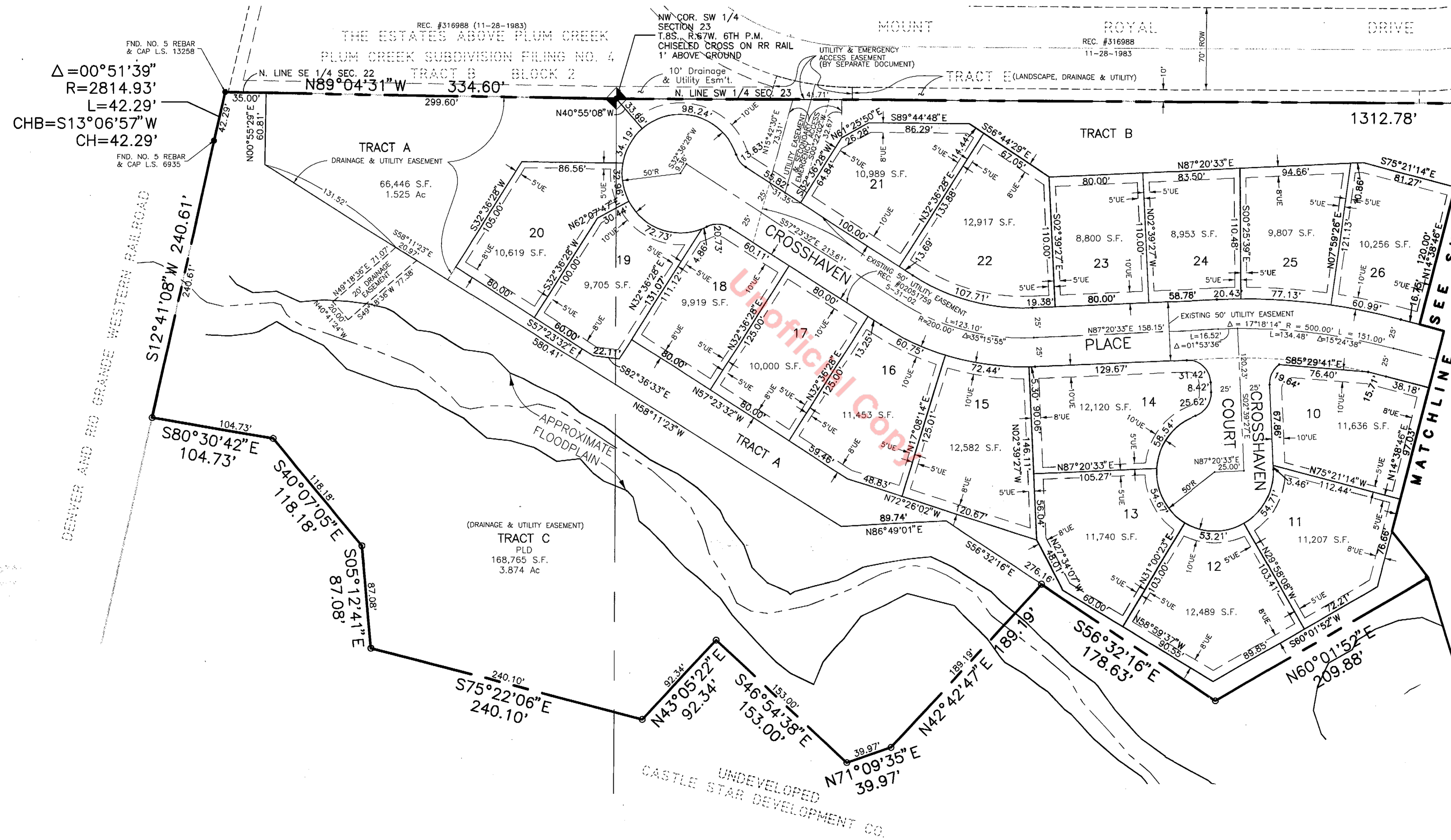
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
 SHEET 5 OF 5

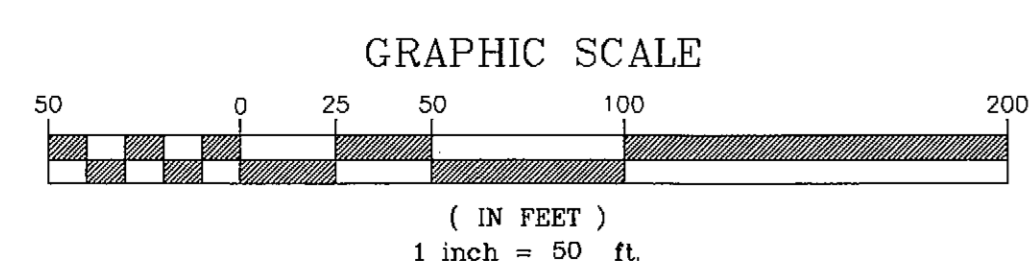


SHEET KEY MAP



$\Delta=00^{\circ}51'39''$   
 $R=2814.93'$   
 $L=42.29'$   
 $CHB=S13^{\circ}06'57''W$   
 $CH=42.29'$

DENVER AND RIO GRANDE WESTERN RAILROAD



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