

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
8 PGS



2006022149
03/17/2006 01:49 PM

PLAT IDENTIFICATION SHEET

✓ Castle Star Investment Co., LLC fka
Castle Star Development Co., LLC

Grantor (owner)

Grantor (owner)

✓ Heckendorf Ranch 2 Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Heckendorf Ranch Filing 2 Lot ___ Block ___

Condo Info: Phase _____ Bldg _____ Unit _____

✓ 22, 23

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

2006011291

01028927

02060931

HECKENDORF RANCH FILING NO. 2

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 7

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:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE S00°07'19"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1248.37 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S00°07'19"W ALONG SAID EAST LINE, 1407.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE N89°50'08"W ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1313.69 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THENCE N89°50'08"W ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1313.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23;
THENCE N00°09'41"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1329.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
THENCE N89°05'49"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 527.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE N12°41'08"E ALONG SAID EAST RIGHT-OF-WAY LINE, 473.46 FEET TO THE SOUTH LINE OF LOT 12, BLOCK 4 OF THE TOWN OF DOUGLAS AS RECORDED IN BOOK 1 AT PAGE 4 OF THE DOUGLAS COUNTY RECORDS;
THENCE S89°05'22"E ALONG THE SOUTH LINE OF SAID LOT 12, 21.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12;
THENCE N00°08'35"E ALONG THE EAST LINE OF LOTS 11 & 12 OF SAID BLOCK 4, 97.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE EAST RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE N12°41'08"E, 212.72 FEET;
2. THENCE N77°18'52"W, 100.00 FEET;
3. THENCE N12°41'08"E, 268.79 FEET TO THE SOUTHWEST CORNER OF HECKENDORF RANCH FILING NO. 1 RECORDED AT RECEPTION NO. 2005008723 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWENTYTWO (22) COURSES:

1. THENCE S80°30'42"E, 104.73 FEET;
2. THENCE S40°07'05"E, 118.18 FEET;
3. THENCE S05°12'41"E, 87.08 FEET;
4. THENCE S75°22'06"E, 240.10 FEET;
5. THENCE N43°05'22"E, 92.34 FEET;
6. THENCE S46°54'38"E, 153.00 FEET;
7. THENCE N71°09'35"E, 39.97 FEET;
8. THENCE N42°42'47"E, 189.19 FEET;
9. THENCE S56°32'16"E, 178.63 FEET;
10. THENCE N60°01'52"E, 209.88 FEET;
11. THENCE S78°08'03"E, 243.29 FEET;
12. THENCE S50°05'28"E, 271.08 FEET;
13. THENCE S89°36'05"E, 90.02 FEET;
14. THENCE S74°52'16"E, 120.70 FEET;
15. THENCE S43°40'17"E, 123.98 FEET;
16. THENCE S70°01'42"E, 120.97 FEET;
17. THENCE N68°19'35"E, 65.22 FEET;
18. THENCE S75°05'50"E, 55.66 FEET;
19. THENCE S52°22'27"E, 162.60 FEET;
20. THENCE S85°48'32"E, 119.47 FEET;
21. THENCE S57°18'48"E, 718.37 FEET TO A POINT ON A CURVE;
22. 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 POINT OF BEGINNING, CONTAINING 125.745 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF 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. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACT A AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS B, C, AND E WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT. TRACTS D, F, G, H, J, K, L, M, N, P, Q, AND R, ARE HEREBY DEDICATED TO THE CRYSTAL CROSSING METROPOLITAN DISTRICT FOR: OPEN SPACE, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

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 22ND DAY OF FEBRUARY, 2006.

ACKNOWLEDGMENT OF TRACT DEDICATION:

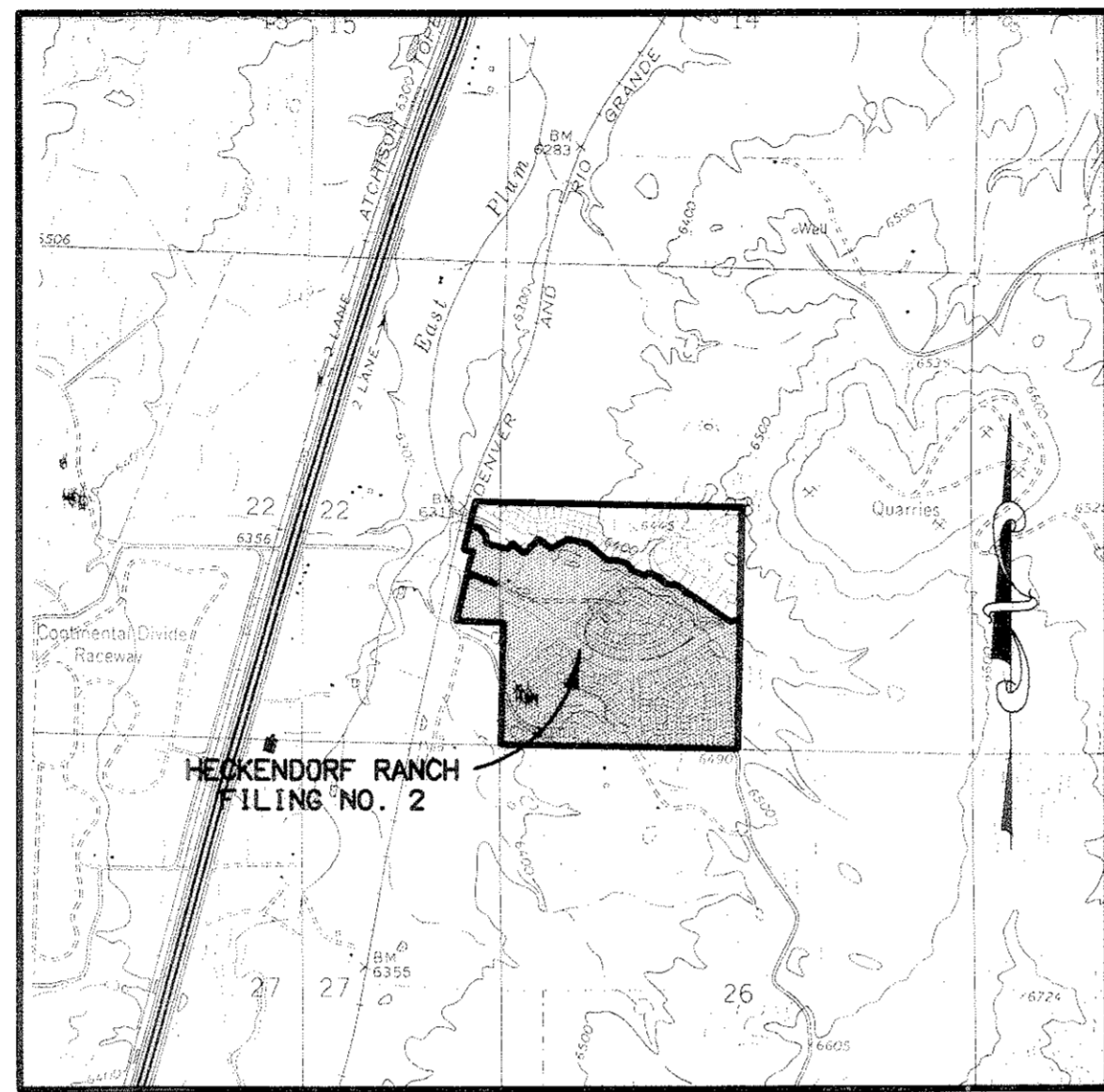
THE UNDERSIGNED ACKNOWLEDGES THE DEDICATION OF TRACTS D, F, G, H, J, K, L, M, N, P, Q, AND R IN HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK, CRYSTAL CROSSING METROPOLITAN DISTRICT, 8310 S. VALLEY HIGHWAY, SUITE 100, ENGLEWOOD, COLORADO 80112

BY: Thomas H. Starns
ATTEST: Debra Lee Stage
SIGNED THIS 20TH DAY OF JANUARY, 2006.

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF FEBRUARY, 2006, BY Thomas H. Starns AND Debra Lee Stage AS Secretary OF CRYSTAL CROSSING METROPOLITAN DISTRICT.

WITNESS MY HAND AND SEAL. Nancy J. Raiche
NOTARY PUBLIC
1529 LEBLANC COURT
ADDRESS
LONG BEACH, CO 80124
MY COMMISSION EXPIRES: 12/22/2008



VICINITY MAP
Scale: 1"= 2000'

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK, CASTLE STAR INVESTMENT CO., LLC FKA CASTLE STAR DEVELOPMENT CO., LLC, 8310 S. VALLEY HIGHWAY, SUITE 100, ENGLEWOOD, COLORADO 80112

BY: Thomas H. Starns
ATTEST: Debra Lee Stage

SIGNED THIS 19TH DAY OF JANUARY, 2006.

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF JANUARY, 2006, BY Thomas H. Starns AS Manager AND Debra Lee Stage AS Notary Public OF CASTLE STAR INVESTMENT CO., LLC.

WITNESS MY HAND AND SEAL. Debra Lee Stage
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2009
ADDRESS: 8310 S. Valley Hwy #100, Englewood, CO 80112

RENEE M. HAZELWOOD
NOTARY PUBLIC
STATE OF COLORADO

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

BY: Michael J. King
ATTEST: Sally A. New
TOWN CLERK

SIGNED THIS 15TH DAY OF March, 2006.

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF March, 2006, BY Michael J. King AS TOWN MAYOR AND Sally A. New AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND SEAL. Michael J. King
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/22/2008
ADDRESS: 140 Willow St., Castle Rock, CO 80104

NANCY J. RAICHE
NOTARY PUBLIC
STATE OF COLORADO

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS HECKENDORF RANCH FILING NO. 2 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
P.O. BOX 1420
CASTLE ROCK, COLORADO
R.V. BAILEY, MANAGER

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF FEBRUARY, 2006, BY R.V. BAILEY AS MANAGER OF CASTLE SPRINGS LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. Mary P. Stuedl
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-16-2008
ADDRESS: 6885 S. Pike Ct., Castle Rock, CO 80118

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 24, 2002 UNDER RECEPTION NO. 02060931, IN BOOK 2355 AT PAGE 1867, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF JANUARY, 2006, BY Tamara L. Apstein AS Manager OF CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. Debra Lee Stage
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-27-06
ADDRESS: 312 RED DEER ROAD, FRANKTOWN, CO 80116

DEBRA LEE STAGE
NOTARY PUBLIC
STATE OF COLORADO

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENTS RECORDED ON AUGUST 26, 2004 UNDER RECEPTION NO. 2004089403 AND ON AUGUST 17, 2005 UNDER RECEPTION NO. 2005077574, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THESE DOCUMENTS:

HEARTHSTONE FUND, INC.

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF January, 2006, BY Michael J. King AS President OF HEARTHSTONE FUND, INC., A COLORADO CORPORATION, LIABILITY COMPANY.

WITNESS MY HAND AND SEAL. Debra Lee Stage
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-06
ADDRESS: 282 So. Spotswood St., Littleton, Co. 80120

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 DECEMBER 30, 2005, 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.

Jon S. McDaniel
REGISTERED LAND SURVEYOR
1-19-06

TITLE CERTIFICATION:

I, Larry R. Crowley AN AUTHORIZED REPRESENTATIVE OF SECURITY 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 23 DAY OF January, 2006.

AUTHORIZED REPRESENTATIVE: Larry R. Crowley
SECURITY TITLE GUARANTEE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January, 2006, BY Larry R. Crowley OF SECURITY TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL. John Schuster Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-06
ADDRESS: Security Title Guaranty Co, 4149 S. Wistia St, Suite 200, Denver, CO 80237

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: Sally A. New TOWN CLERK
Mike Starns 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 22 DAY OF February, 2006.

DIRECTOR OF DEVELOPMENT SERVICES: Michael J. King

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. 2 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED SIMULTANEOUSLY AND ACCORDINGLY 270 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 1:19 P.M. ON THE 19TH DAY OF MARCH, 2006, RECEPTION NO. 2006022119

DOUGLAS COUNTY CLERK AND RECORDER: Tulayna K...
DEPUTY

JUNE, 2004



EMK CONSULTANTS, INC.
ENGINEERS • SURVEYORS
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145.01

INDEX OF SHEETS

1	OF	7	COVER SHEET
2-7	OF	7	PLAT

HECKENDORF RANCH FILING NO. 2
FINAL PLAT
SHEET 1 OF 7

HECKENDORF RANCH FILING NO. 2

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 7

NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SW 1/4 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.

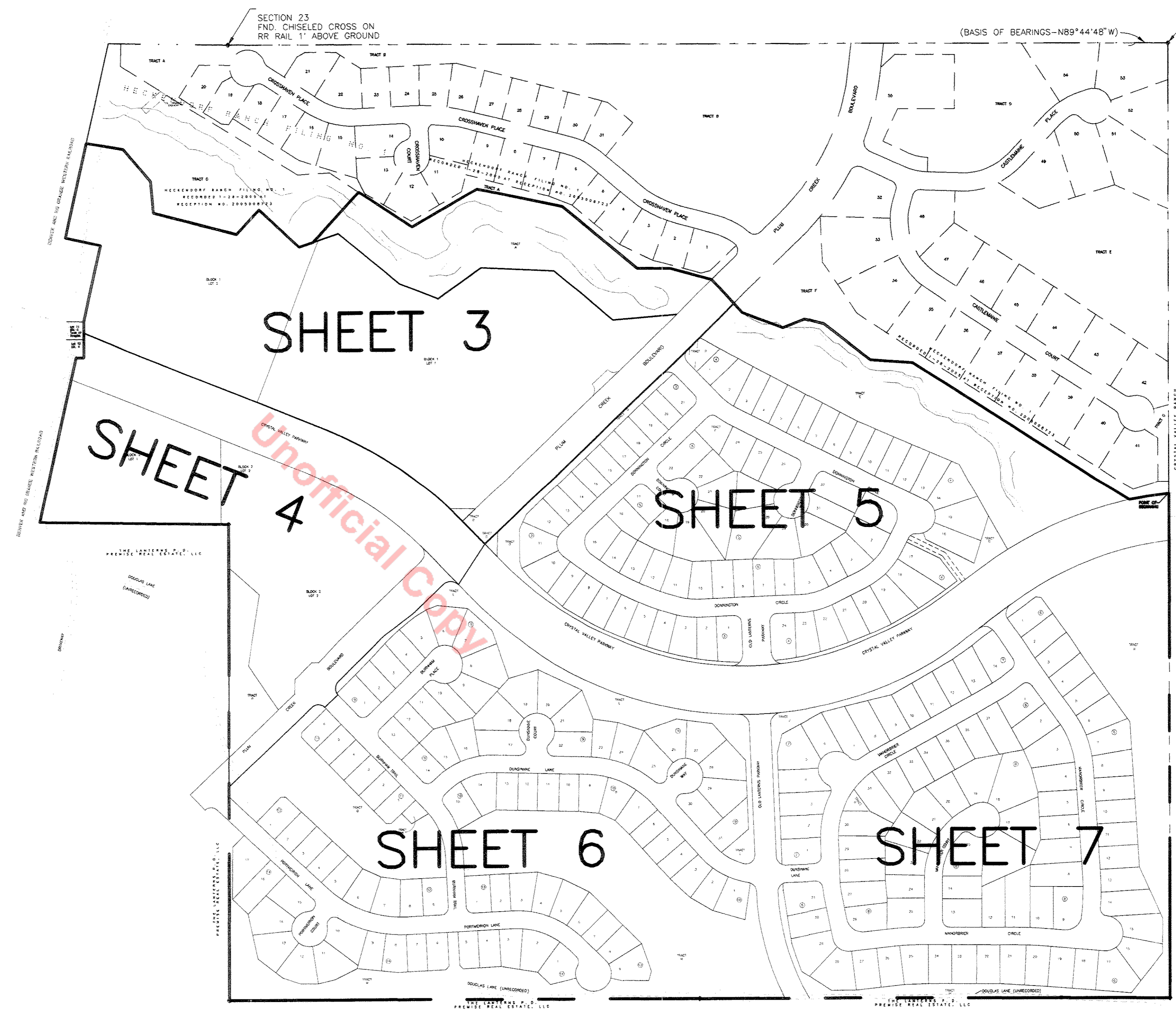
THE EAST END OF THIS LINE (THE C1/4 SEC. 23) HAS A COMPUTED STATE PLANE COORDINATE IN FEET OF N1549443.548, E3181430.346, NAD 83 COLORADO CENTRAL ZONE. THIS COORDINATE IS BASED ON TIES MADE TO THE DOUGLAS COUNTY CONTROL SYSTEM.
2. THIS SYMBOL "●" INDICATES A FOUND NO. 5 REBAR WITH CAP AND L.S. NO. 12405 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') ENCROACHMENT, 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, 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	246	
ROADWAY AREA	53.192 Acres	42.3%
LOT AREA	44.478 Acres	35.4%
PRIVATE OPEN SPACE	18.744 Acres	14.9%
(TRACTS D, F, G, H, J, K, L, M, N, P, Q, AND R)		
PUBLIC OPEN SPACE (TRACTS A, B, C, AND E)	9.331 Acres	7.4%
TOTAL PLAN AREA	125.745 Acres	100.0%

TRACT SUMMARY TABLE

TRACT	AREA (Ac.)	OWNERSHIP and MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	4.162	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "B"	0.028	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
TRACT "C"	0.029	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC RIGHTS-OF-WAY
TRACT "D"	0.643	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "E"	5.112	TOWN OF CASTLE ROCK	PUBLIC	PUBLIC LAND DEDICATION
TRACT "F"	0.143	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "G"	0.470	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "H"	4.886	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "J"	0.534	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "K"	0.057	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "L"	1.554	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "M"	6.963	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "N"	0.058	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "P"	0.863	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "Q"	2.463	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TRACT "R"	0.110	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING
TOTAL	28.075			



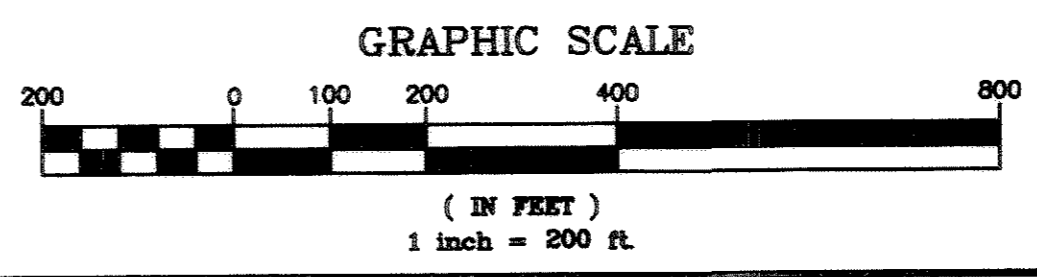
NE COR. SW1/4 SECTION 23 FND. 2-1/2" ALUM. CAP L.S. 6935 1999

LEGEND

- BOUNDARY LINE
- - - CENTERLINE (NOT SHOWN)
- - - EASEMENT (NOT SHOWN)
- - - LOT LINE
- - - DIRT ROAD (NOT SHOWN)
- - - FLOODPLAIN (NOT SHOWN)
- DE DRAINAGE EASEMENT (NOT SHOWN)
- UE UTILITY EASEMENT (NOT SHOWN)
- S.F. SQUARE FEET (NOT SHOWN)
- Ac. ACRES (NOT SHOWN)
- R RADIUS (NOT SHOWN)
- Δ DELTA ANGLE (NOT SHOWN)
- L LENGTH (NOT SHOWN)
- ROW RIGHT-OF-WAY
- SECTION CORNER
- N/R NON-RADIAL
- W.S.E. WATER SURFACE ELEVATION



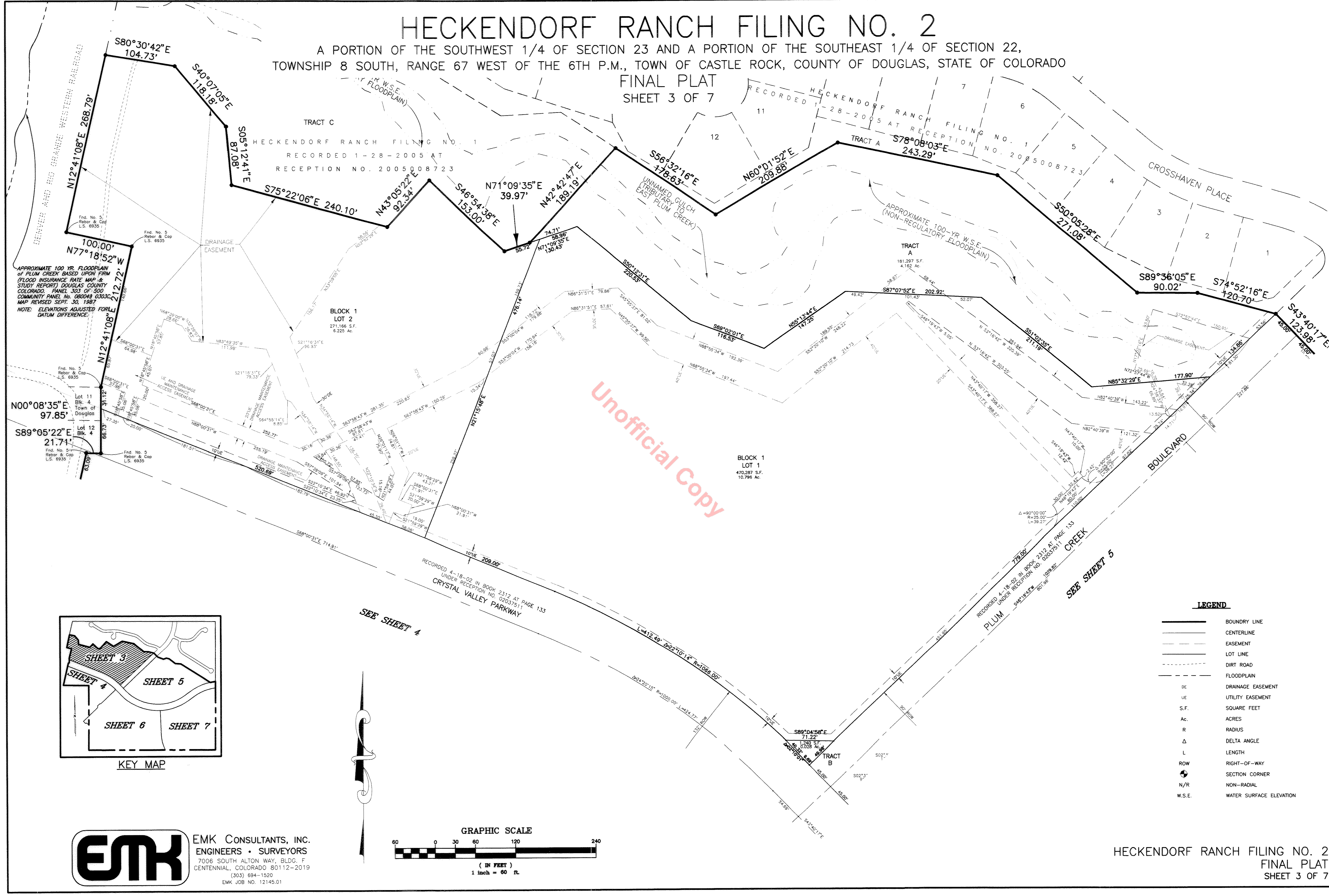
EMK CONSULTANTS, INC.
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CENTENNIAL, COLORADO 80112-2019
(303) 694-1520
EMK JOB NO. 12145.01



J:\12145\heckendorf\12145.dwg, 17/08/2006 09:03:03 AM, cadsway, 1/20

HECKENDORF RANCH FILING NO. 2

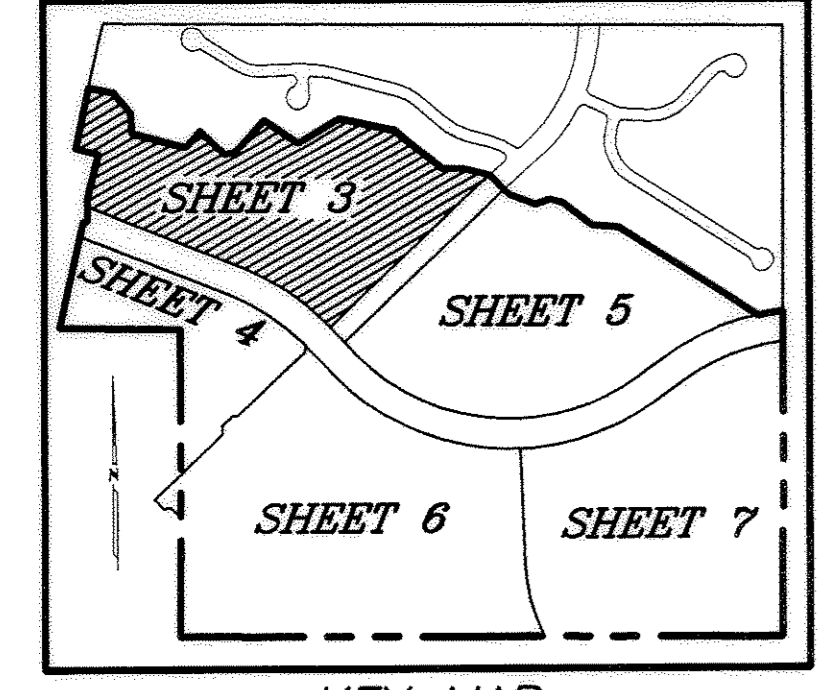
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT
SHEET 3 OF 7



APPROXIMATE 100 YR. FLOODPLAIN OF PLUM CREEK BASED UPON FIRM (FLOOD INSURANCE RATE MAP & STUDY REPORT) DOUGLAS COUNTY COLORADO - PANEL 303 OF 500 COMMUNITY PANEL NO. 080049 0303C MAP REVISED SEPT. 30, 1987
NOTE: ELEVATIONS ADJUSTED FOR L1 DATUM DIFFERENCE.

Lot 11 Bk. A Town of Douglas
N00°08'35"E 97.85'
S89°05'22"E 21.74'

BLOCK 1 LOT 1 470,287 S.F. 10.796 Ac.



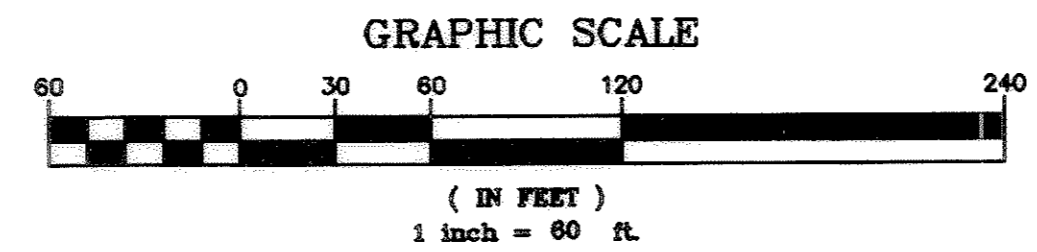
SEE SHEET 4

SEE SHEET 5

LEGEND

	BOUNDARY LINE
	CENTERLINE
	EASEMENT
	LOT LINE
	DIRT ROAD
	FLOODPLAIN
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
S.F.	SQUARE FEET
Ac.	ACRES
R	RADIUS
Δ	DELTA ANGLE
L	LENGTH
ROW	RIGHT-OF-WAY
⊕	SECTION CORNER
N/R	NON-RADIAL
W.S.E.	WATER SURFACE ELEVATION

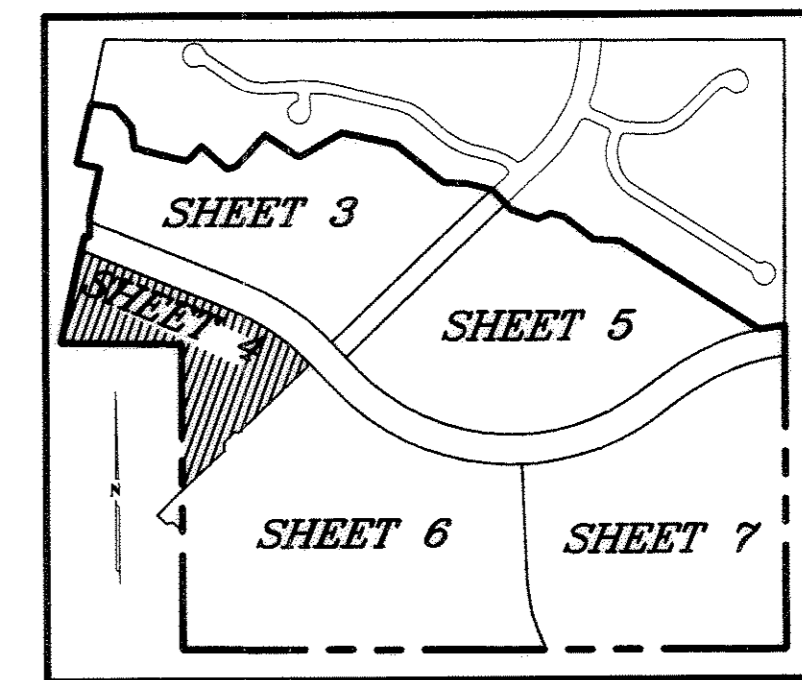
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(303) 694-1520
EMK JOB NO. 12145.01



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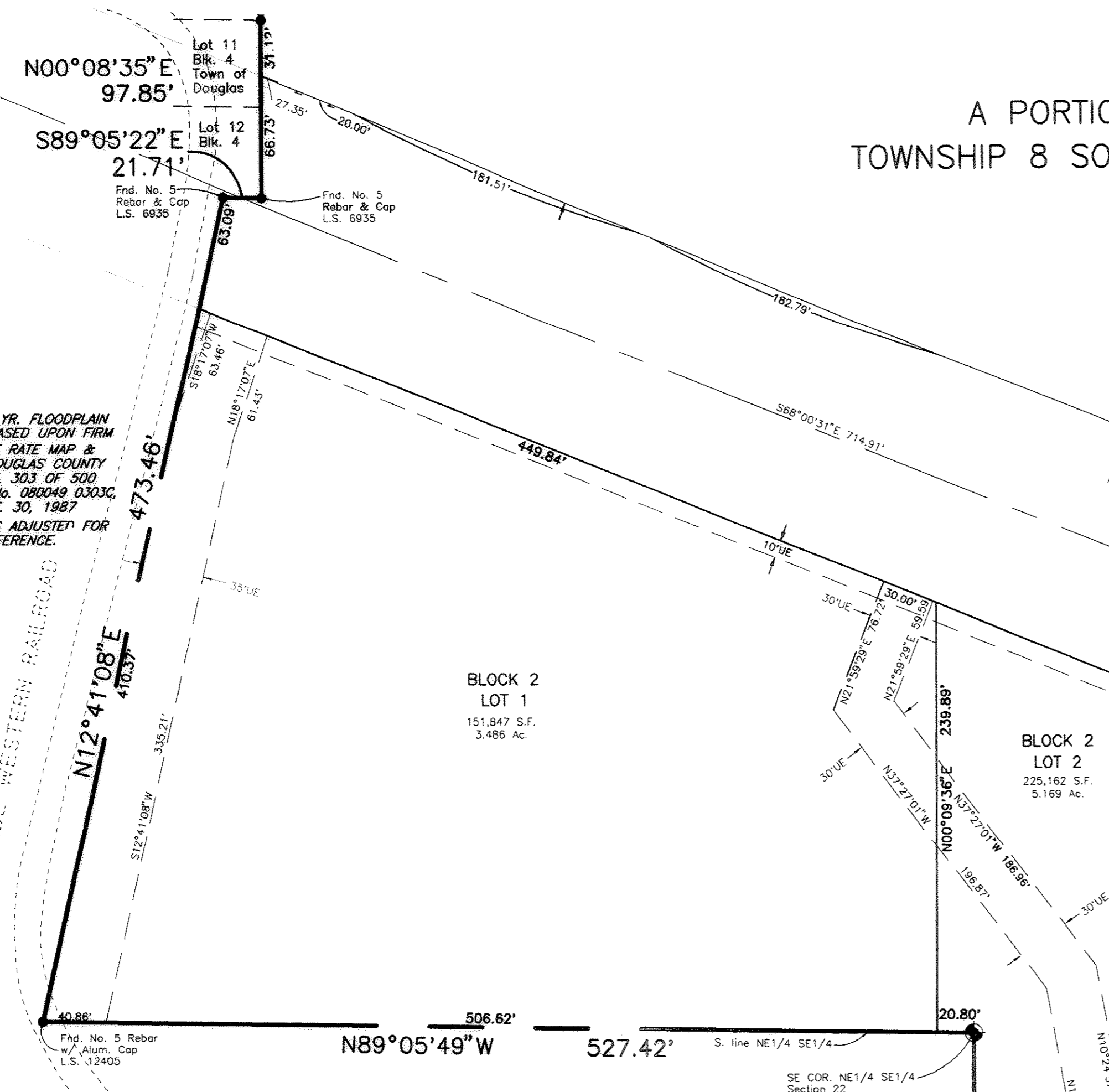
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT
SHEET 4 OF 7



KEY MAP

APPROXIMATE 100 YR. FLOODPLAIN
OF PLUM CREEK BASED UPON FIRM
(FLOOD INSURANCE RATE MAP &
STUDY REPORT) DOUGLAS COUNTY
COLORADO, PANEL 303 OF 500
COMMUNITY PANEL No. 080049 0303C
MAP REVISED SEPT. 30, 1987
NOTE: ELEVATIONS ADJUSTED FOR
DATUM DIFFERENCE.

DENVER AND RIO GRANDE WESTERN RAILROAD



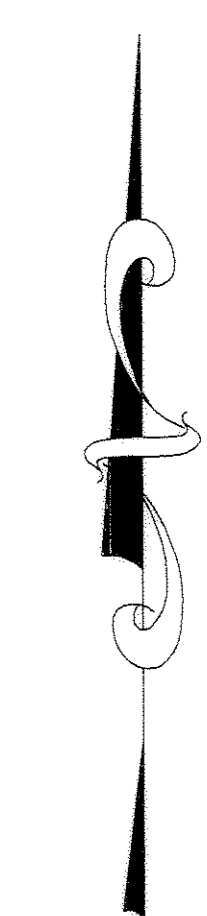
THE LANTERNS P. D.
PREMISE REAL ESTATE, LLC

DOUGLAS LANE
(UNRECORDED)

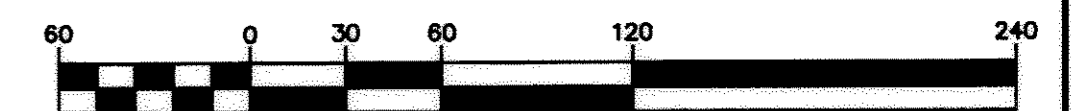
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LEGEND

- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT
- - - LOT LINE
- - - DIRT ROAD
- - - FLOODPLAIN
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.F. SQUARE FEET
- Ac. ACRES
- R RADIUS
- Δ DELTA ANGLE
- L LENGTH
- ROW RIGHT-OF-WAY
- SECTION CORNER
- N/R NON-RADIAL
- W.S.E. WATER SURFACE ELEVATION



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

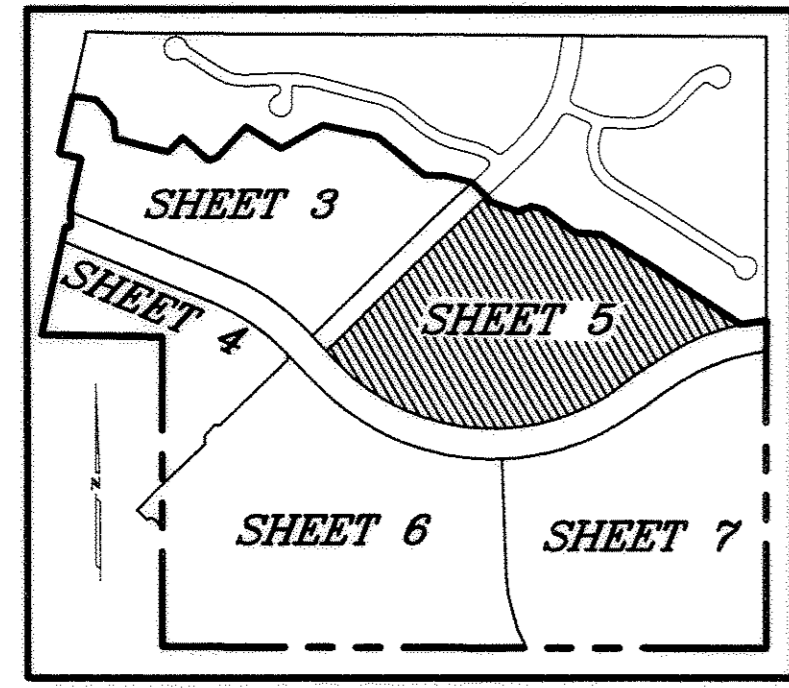


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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

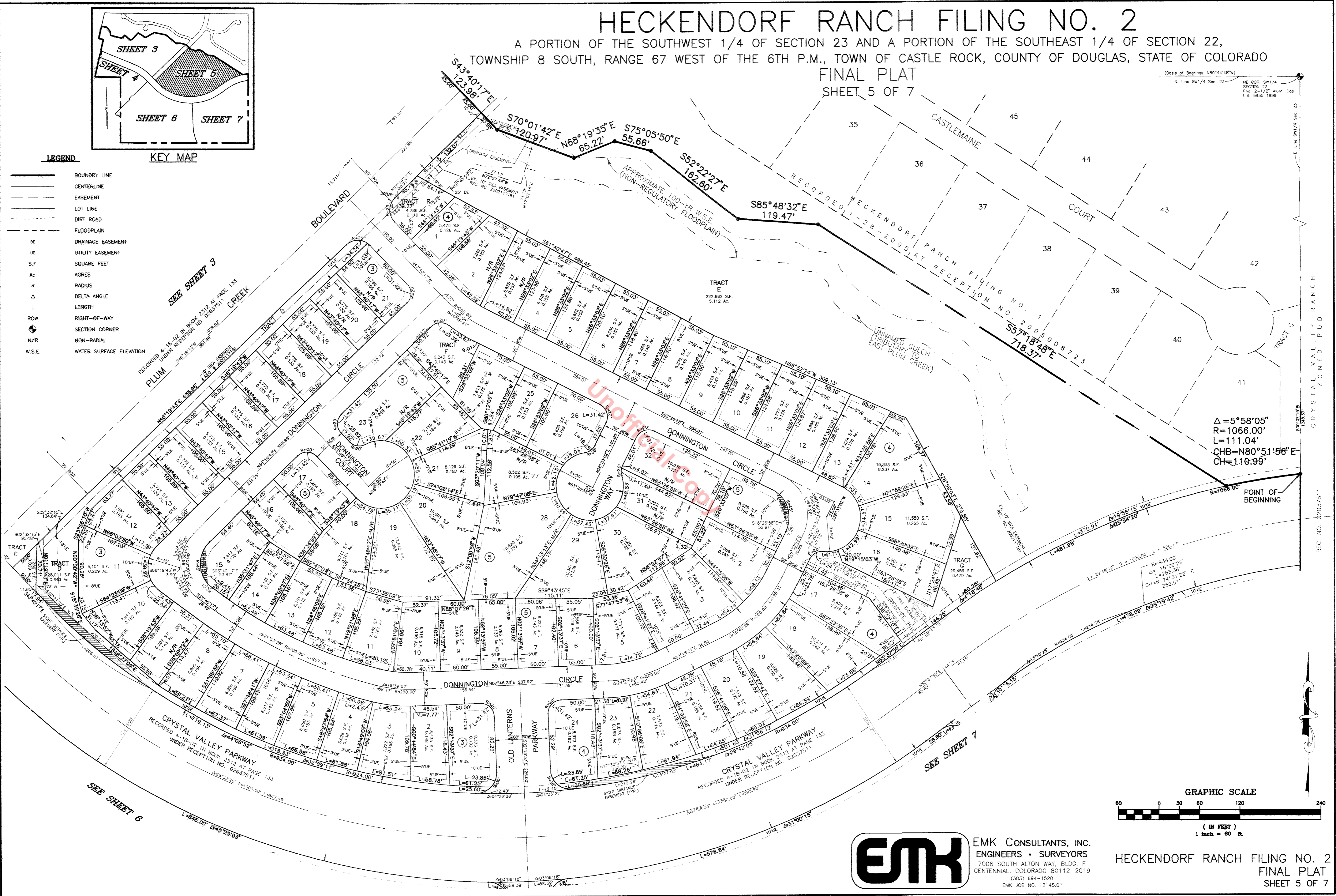
FINAL PLAT
SHEET 5 OF 7



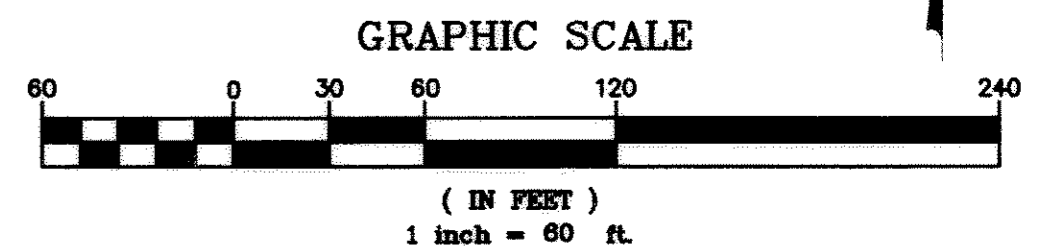
LEGEND

- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT
- LOT LINE
- - - DIRT ROAD
- - - FLOODPLAIN
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.F. SQUARE FEET
- Ac. ACRES
- R RADIUS
- Δ DELTA ANGLE
- L LENGTH
- ROW RIGHT-OF-WAY
- ⊕ SECTION CORNER
- N/R NON-RADIAL
- W.S.E. WATER SURFACE ELEVATION

KEY MAP



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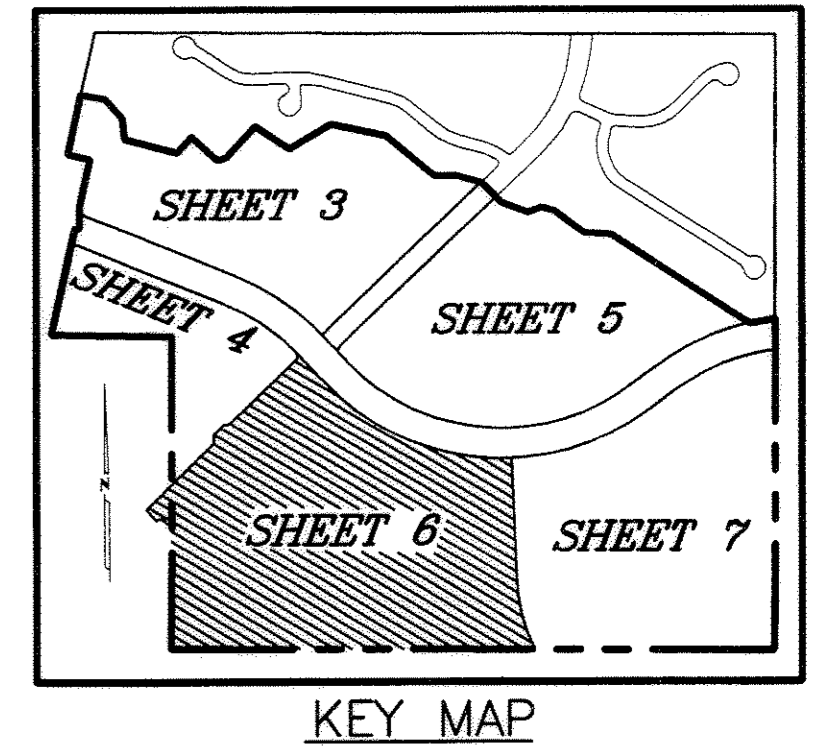
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FINAL PLAT
SHEET 5 OF 7

REC. NO. 02037511

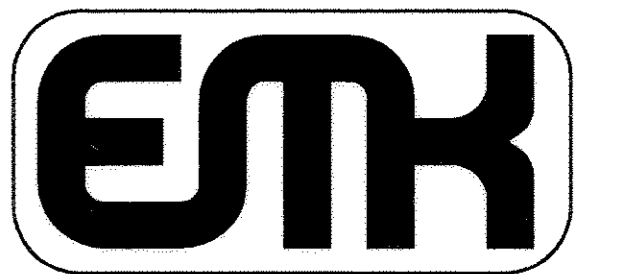
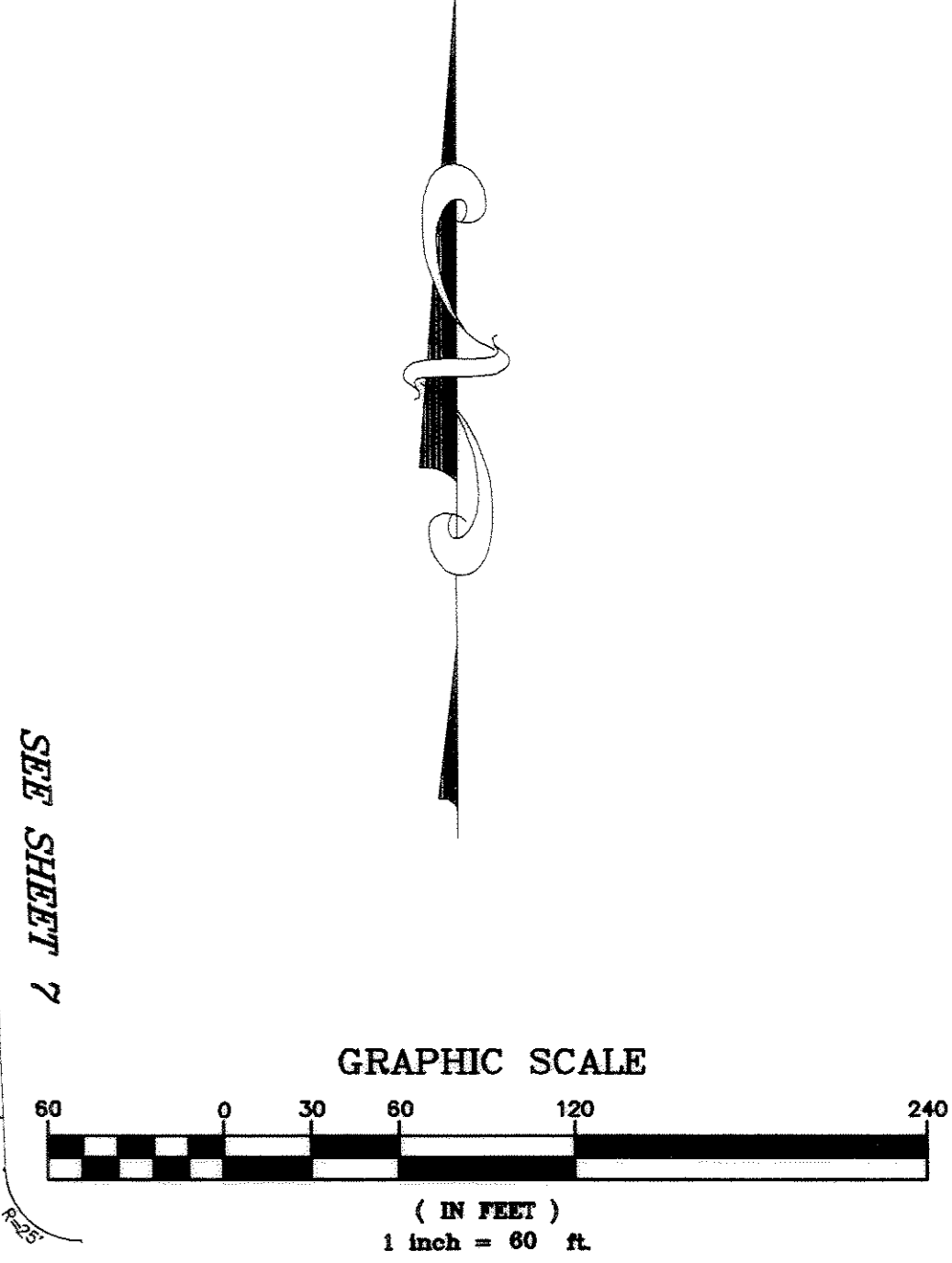
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A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23
AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 6 OF 7



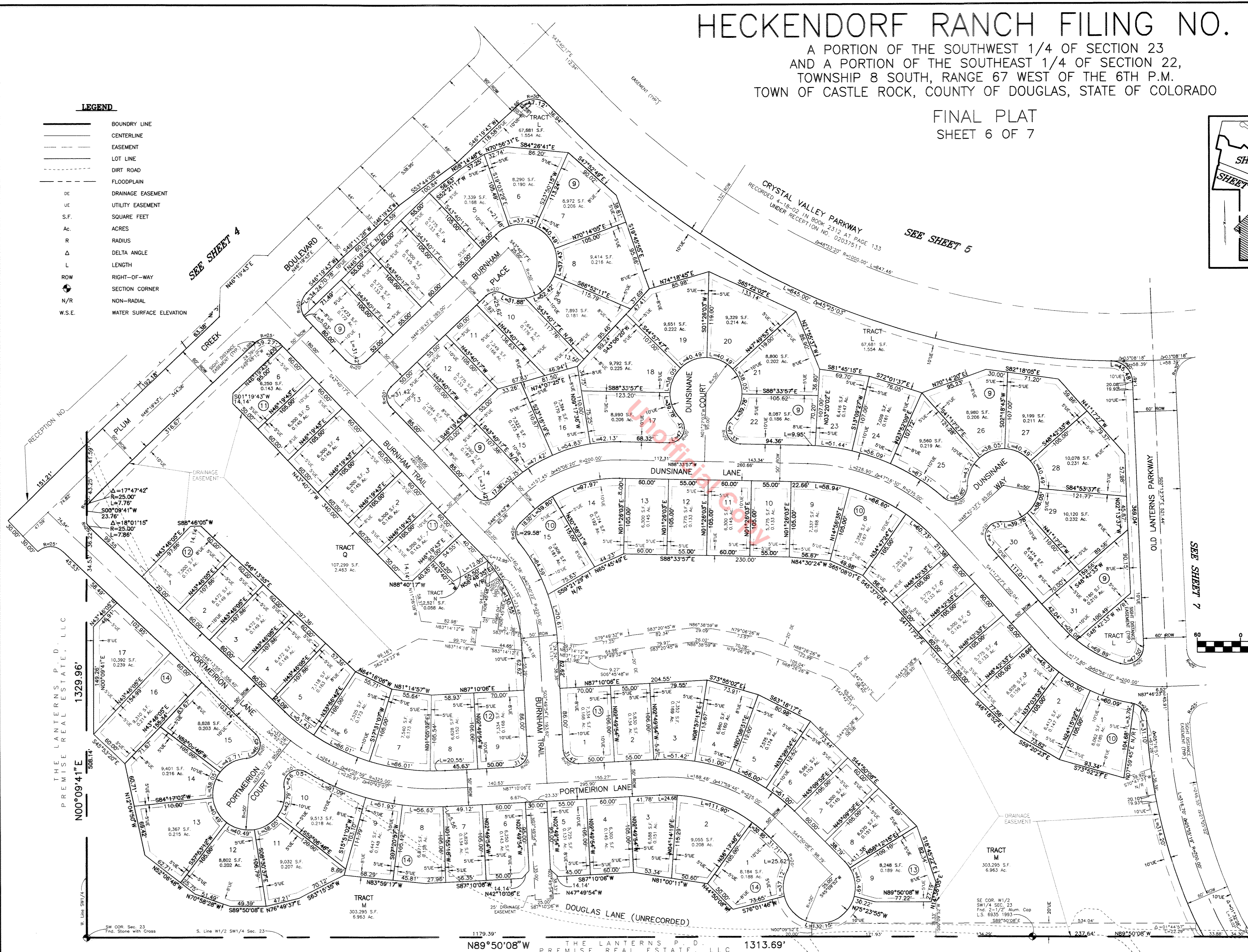
KEY MAP



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HECKENDORF RANCH
FILING NO. 2
FINAL PLAT
SHEET 6 OF 7

- LEGEND**
- BOUNDARY LINE
 - CENTERLINE
 - - - EASEMENT
 - - - LOT LINE
 - - - DIRT ROAD
 - - - FLOODPLAIN
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - S.F. SQUARE FEET
 - Ac. ACRES
 - R RADIUS
 - Δ DELTA ANGLE
 - L LENGTH
 - RIGHT-OF-WAY
 - ⊙ SECTION CORNER
 - N/R NON-RADIAL
 - W.S.E. WATER SURFACE ELEVATION

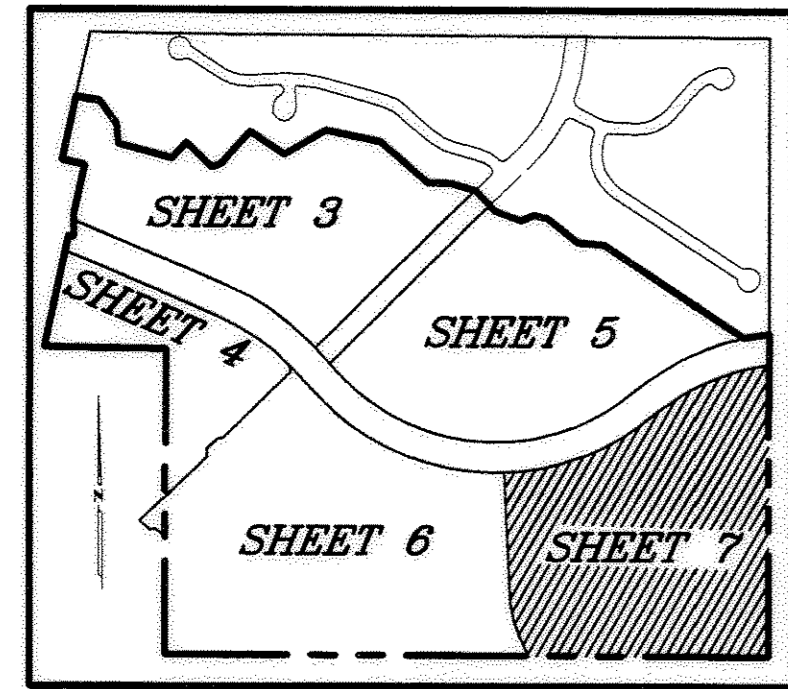


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HECKENDORF RANCH FILING NO. 2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23
AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

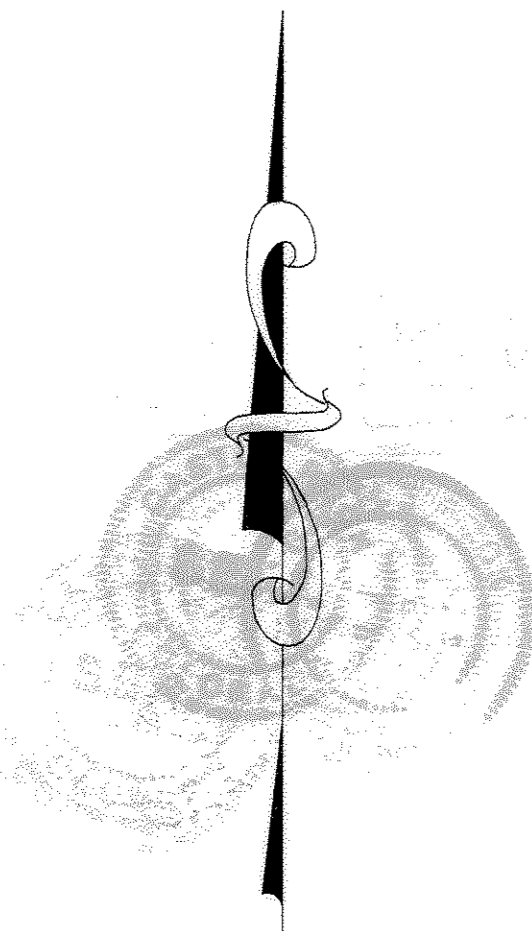
FINAL PLAT
SHEET 7 OF 7



KEY MAP

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT
- LOT LINE
- DIRT ROAD
- FLOODPLAIN
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SQUARE FEET
- ACRES
- RADIUS
- DELTA ANGLE
- LENGTH
- RIGHT-OF-WAY
- SECTION CORNER
- NON-RADIAL
- WATER SURFACE ELEVATION



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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SEE SHEET 5
CRYSTAL VALLEY PARKWAY
RECORDED 4-18-02 IN BOOK 2312 AT PAGE 133
UNDER RECEPTION NO. 02037511

1407.48'
1274.57'
S00°07'19"W

CRYSTAL VALLEY RANCH FILING NO. 1
RECORDED 8-29-2002 AT RECEPTION NO. 202087570
CENTEX HOMES

HECKENDORF RANCH
FILING NO. 2
FINAL PLAT
SHEET 7 OF 7

SE COR SW 1/4
SECTION 23
T8S R67W
L.S. 6935 1999

THE LANTERNS P.D. PREMISE REAL ESTATE, LLC 1313.69'