

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 13

### CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS, LOTS, BLOCKS, EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE LANTERNS FILING NO. 4, FINAL PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND TRACTS AO, T AND ZZ FOR PURPOSES OF OPEN SPACE AND DRAINAGE. TRACTS CC, CC-S, F, M, N, P, Q, R, S AND T-1 WILL BE DEDICATED TO HOA BY SEPARATE INSTRUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

### OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE LANTERNS FILING NO. 4, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS RLC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY, TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, CC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY, SC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY, KC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY AND SPEER EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: Clay Carlson OF LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Clay Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

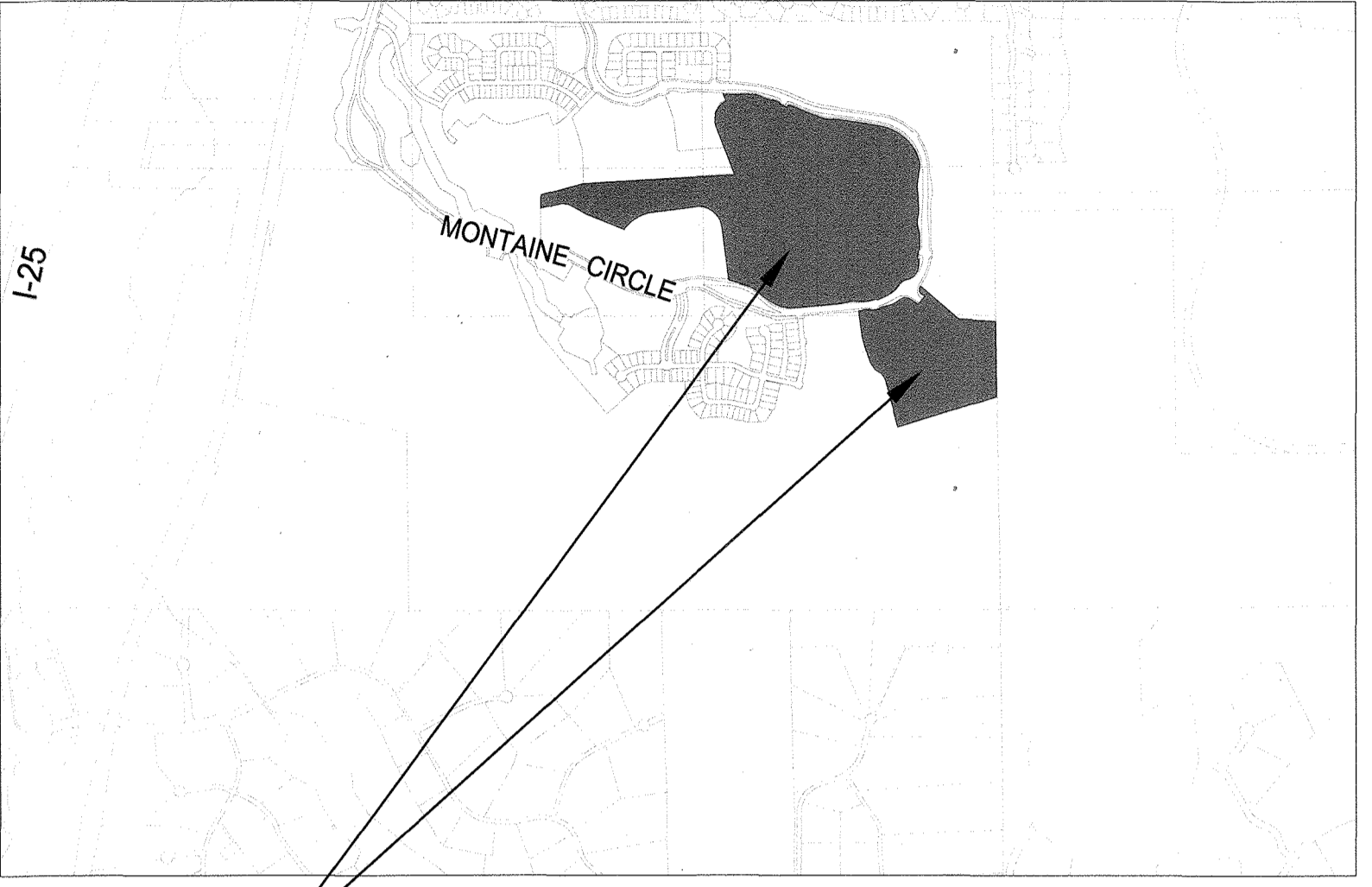
BY: Kent D. Carlson OF LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Kent D. Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Ryan L Carlson OF LANTERNS RLC LLC, A COLORADO LIMITED COMPANY.  
ATTEST Ryan L Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Ryan L Carlson OF LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Ryan L Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Reggie Carveth OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
ATTEST Reggie Carveth SIGNATURE  
SIGNED THIS 10 DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Angela Smith NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-16-2022

ANGELA SMITH  
Notary Public  
State of Colorado  
Notary ID # 20184032749  
My Commission Expires 08-16-2022



PROPERTY LOCATION VICINITY MAP SCALE: 1" = 1500'

### OWNERSHIP CERTIFICATION: (CONTINUED)

BY: Clay Carlson OF CC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Clay Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Scott L Carlson OF SC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Scott L Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Kent D Carlson OF KC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Kent D Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

BY: Clay Carlson OF SPEER EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.  
ATTEST Clay Carlson SIGNATURE  
SIGNED THIS 11<sup>th</sup> DAY OF November, 2020  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF November, 2020.  
WITNESS MY HAND AN OFFICIAL SEAL Jenny L Moore NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/09/2024

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THE LANTERNS FILING NO. 4 FINAL PLAT	
DESIGNATION	ACREAGE
SUBDIVISION LOTS (165)	41.129 AC
TRACTS (14)	50.215 AC
DEDICATED ROW	9.335 AC
TOTAL AREA	100.679 AC

### WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISIONS OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE THE LANTERNS AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF DECEMBER, 2014 AT RECEPTION NO. 2014071296 AND ACCORDINGLY 170.66 SINGLE FAMILY EQUIVALENT (SFE) ARE DEBITED FROM THE WATER BANK PER CALCULATION PROVIDED BY THE TOWN OF CASTLE ROCK.

### STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 23 DAY OF November, 2020.  
Jo Ann  
DIRECTOR OF DEVELOPMENT SERVICES

### TITLE CERTIFICATE:

I, Shari Jacobs, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.  
Shari Jacobs  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN TITLE INSURANCE COMPANY  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF November, 2020, BY Shari Jacobs  
WITNESS MY HAND AN OFFICIAL SEAL M. Cullen NOTARY PUBLIC  
MY COMMISSION EXPIRES: October 10, 2023  
MARISSA CULLEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2016403864  
MY COMMISSION EXPIRES OCTOBER 10, 2023

### 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 OF CASTLE ROCK.

Donna L. John  
TOWN MANAGER  
ATTEST: Rosal Anderson  
TOWN CLERK



### SURVEYOR'S CERTIFICATION:

I, PATRICK M. STEENBURG, 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 MAY 21, 2020 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 MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
PATRICK M. STEENBURG, PLS NO. 38004  
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC. 11/2/2020

### CLERK AND RECORDER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 23rd DAY OF December, 2020, A.D., AND WAS RECORDED  
AT RECEPTION NUMBER 2020128470  
Dana D. Barbara deputy  
DOUGLAS COUNTY CLERK AND RECORDER



### APPLICANT/DEVELOPER:

TOLL BROTHER, INC.  
10 INVERNESS DRIVE EAST, STE 125  
ENGLEWOOD, CO 80112  
PHONE: 720-249-3543  
CONTACT: TERRY HODGE

### ENGINEER/SURVEYOR:

CVL CONSULTANTS OF COLORADO, INC.  
10333 E. DRY CREEK ROAD, STE 240  
ENGLEWOOD, CO 80112  
PHONE: 720-482-9522  
CONTACT: PATRICK M. STEENBURG, PLS



N:\PROJECTS\MONTAINE\CADSVIEW\PLAT\FILING 4\MONTAINE FIL 4 - COVER & NOTES.DWG, MICHAEL P. 10/8/20

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 13

### LEGAL DESCRIPTION:

TWO PARCELS OF LAND, BEING A PART OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, EACH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°50'08" EAST, 2627.39 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 36°53'59" EAST, A DISTANCE OF 1946.88 FEET TO THE NORTHWESTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHEASTERLY BOUNDARY OF TRACT AR OF THE LANTERNS FILING NUMBER 2 AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019085015, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING SIXTY NINE (69) COURSES, THE FIRST EIGHT (8) OF WHICH TO FOLLOW THE BOUNDARY OF SAID LANTERNS FILING 2;

1. NORTH 74°50'47" EAST, A DISTANCE OF 395.74 FEET;
2. NORTH 86°50'48" EAST, A DISTANCE OF 1373.62 FEET;
3. NORTH 21°07'09" WEST, A DISTANCE OF 465.71 FEET;
4. NORTH 15°00'55" WEST, A DISTANCE OF 40.30 FEET;
5. NORTH 04°16'58" EAST, A DISTANCE OF 86.51 FEET;
6. NORTH 30°40'14" EAST, A DISTANCE OF 86.51 FEET;
7. NORTH 57°29'48" EAST, A DISTANCE OF 60.39 FEET;
8. NORTH 21°08'11" WEST, A DISTANCE OF 66.40 FEET TO A POINT ON THE RIGHT OF WAY OF MONTAINE CIRCLE AS RECORDED ON THE PLAT OF THE LANTERNS, FILING 1 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019064453;

THENCE THE FOLLOWING FIFTY ONE (51) COURSES TO FOLLOW SAID MONTAINE CIRCLE RIGHT OF WAY;

9. SOUTH 86°00'13" EAST, A DISTANCE OF 67.63 FEET, TO A POINT ON A CURVE;
10. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 06°33'16", AN ARC LENGTH OF 39.47 FEET, THE CHORD OF WHICH BEARS SOUTH 89°16'50" EAST, 39.44 FEET;
11. NORTH 87°26'32" EAST, A DISTANCE OF 112.16 FEET, TO A POINT ON A CURVE;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET, A CENTRAL ANGLE OF 24°35'38", AN ARC LENGTH OF 119.76 FEET, THE CHORD OF WHICH BEARS SOUTH 80°15'39" EAST, 118.84 FEET, TO A POINT ON A CURVE;
13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 520.84 FEET, A CENTRAL ANGLE OF 14°51'31", AN ARC LENGTH OF 135.07 FEET, THE CHORD OF WHICH BEARS SOUTH 75°23'36" EAST, 134.69 FEET, TO A POINT ON A CURVE;
14. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 790.33 FEET, A CENTRAL ANGLE OF 03°04'29", AN ARC LENGTH OF 42.41 FEET, THE CHORD OF WHICH BEARS SOUTH 68°06'45" EAST, 42.41 FEET, TO A POINT ON A CURVE;
15. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 13.35 FEET, THE CHORD OF WHICH BEARS SOUTH 21°34'31" EAST, 12.02 FEET;
16. SOUTH 23°25'29" WEST, A DISTANCE OF 5.00 FEET;
17. SOUTH 66°34'31" EAST, A DISTANCE OF 77.00 FEET;
18. NORTH 23°25'29" EAST, A DISTANCE OF 20.00 FEET, TO A POINT ON A CURVE;
19. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 13.35 FEET, THE CHORD OF WHICH BEARS NORTH 68°25'29" EAST, 12.02 FEET;
20. SOUTH 66°34'31" EAST, A DISTANCE OF 167.62 FEET, TO A POINT ON A CURVE;
21. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 538.50 FEET, A CENTRAL ANGLE OF 08°05'27", AN ARC LENGTH OF 76.04 FEET, THE CHORD OF WHICH BEARS SOUTH 70°37'14" EAST, 75.98 FEET, TO A POINT ON A CURVE;
22. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 07°54'00", AN ARC LENGTH OF 46.88 FEET, THE CHORD OF WHICH BEARS SOUTH 70°42'58" EAST, 46.84 FEET, TO A POINT ON A CURVE;
23. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 283.96 FEET, A CENTRAL ANGLE OF 27°07'48", AN ARC LENGTH OF 134.41 FEET, THE CHORD OF WHICH BEARS SOUTH 80°19'53" EAST, 133.16 FEET, TO A POINT ON A CURVE;
24. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 158.50 FEET, A CENTRAL ANGLE OF 12°00'09", AN ARC LENGTH OF 33.20 FEET, THE CHORD OF WHICH BEARS SOUTH 88°24'35" EAST, 33.14 FEET;
25. SOUTH 81°50'26" EAST, A DISTANCE OF 231.20 FEET;
26. SOUTH 79°22'35" EAST, A DISTANCE OF 182.05 FEET, TO A POINT ON A CURVE;
27. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 436.25 FEET, A CENTRAL ANGLE OF 66°48'44", AN ARC LENGTH OF 508.71 FEET, THE CHORD OF WHICH BEARS SOUTH 44°49'48" EAST, 480.37 FEET;
28. SOUTH 08°25'31" WEST, A DISTANCE OF 160.46 FEET, TO A POINT ON A CURVE;
29. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 15°29'06", AN ARC LENGTH OF 82.70 FEET, THE CHORD OF WHICH BEARS SOUTH 00°40'58" WEST, 82.45 FEET;
30. SOUTH 07°03'35" EAST, A DISTANCE OF 107.26 FEET, TO A POINT ON A CURVE;
31. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 19°22'12", AN ARC LENGTH OF 133.54 FEET, THE CHORD OF WHICH BEARS SOUTH 02°37'31" WEST, 132.90 FEET, TO A POINT ON A CURVE;
32. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF 32°00'49", AN ARC LENGTH OF 119.57 FEET, THE CHORD OF WHICH BEARS SOUTH 03°41'48" EAST, 118.02 FEET, TO A POINT ON A CURVE;
33. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 144.00 FEET, A CENTRAL ANGLE OF 19°42'12", AN ARC LENGTH OF 49.52 FEET, THE CHORD OF WHICH BEARS SOUTH 09°51'06" EAST, 49.28 FEET;
34. SOUTH 00°00'00" EAST, A DISTANCE OF 118.88 FEET, TO A POINT ON A CURVE;
35. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 95°45'38", AN ARC LENGTH OF 14.21 FEET, THE CHORD OF WHICH BEARS SOUTH 47°52'49" WEST, 12.61 FEET;
36. SOUTH 07°16'11" WEST, A DISTANCE OF 78.76 FEET;
37. SOUTH 82°43'49" EAST, A DISTANCE OF 14.76 FEET;

### LEGAL DESCRIPTION: (CONTINUED)

38. SOUTH 03°54'26" WEST, A DISTANCE OF 59.90 FEET, TO A POINT ON A CURVE;
39. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF 73°04'58", AN ARC LENGTH OF 176.02 FEET, THE CHORD OF WHICH BEARS SOUTH 40°26'55" WEST, 164.33 FEET;
40. SOUTH 78°59'24" WEST, A DISTANCE OF 12.22 FEET, TO A POINT ON A CURVE;
41. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 92.50 FEET, A CENTRAL ANGLE OF 44°33'57", AN ARC LENGTH OF 71.95 FEET, THE CHORD OF WHICH BEARS SOUTH 54°42'25" WEST, 70.15 FEET, TO A POINT ON A CURVE;
42. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 27°33'54", AN ARC LENGTH OF 133.51 FEET, THE CHORD OF WHICH BEARS SOUTH 46°12'24" WEST, 132.22 FEET;
43. SOUTH 59°59'21" WEST, A DISTANCE OF 26.47 FEET, TO A POINT ON A CURVE;
44. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 11°41'05", AN ARC LENGTH OF 82.49 FEET, THE CHORD OF WHICH BEARS SOUTH 65°49'53" WEST, 82.35 FEET, TO A POINT ON A CURVE;
45. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7.50 FEET, A CENTRAL ANGLE OF 95°17'14", AN ARC LENGTH OF 12.47 FEET, THE CHORD OF WHICH BEARS NORTH 60°40'57" WEST, 11.08 FEET;
46. SOUTH 78°57'40" WEST, A DISTANCE OF 78.30 FEET;
47. SOUTH 84°21'11" WEST, A DISTANCE OF 53.18 FEET;
48. NORTH 85°40'32" WEST, A DISTANCE OF 38.41 FEET, TO A POINT ON A CURVE;
49. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 306.00 FEET, A CENTRAL ANGLE OF 14°13'34", AN ARC LENGTH OF 75.98 FEET, THE CHORD OF WHICH BEARS SOUTH 87°12'41" WEST, 75.78 FEET;
50. SOUTH 80°05'54" WEST, A DISTANCE OF 116.30 FEET, TO A POINT ON A CURVE;
51. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 194.00 FEET, A CENTRAL ANGLE OF 05°08'56", AN ARC LENGTH OF 17.32 FEET, THE CHORD OF WHICH BEARS NORTH 82°39'22" WEST, 17.32 FEET;
52. SOUTH 85°12'50" WEST, A DISTANCE OF 382.37 FEET, TO A POINT ON A CURVE;
53. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 03°29'42", AN ARC LENGTH OF 10.28 FEET, THE CHORD OF WHICH BEARS SOUTH 86°57'41" WEST, 10.28 FEET;
54. SOUTH 88°42'32" WEST, A DISTANCE OF 9.14 FEET, TO A POINT ON A CURVE;
55. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 194.44 FEET, A CENTRAL ANGLE OF 27°44'37", AN ARC LENGTH OF 142.57 FEET, THE CHORD OF WHICH BEARS NORTH 77°25'09" WEST, 141.18 FEET, TO A POINT ON A CURVE;
56. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 801.89 FEET, A CENTRAL ANGLE OF 14°57'55", AN ARC LENGTH OF 209.45 FEET, THE CHORD OF WHICH BEARS NORTH 56°03'53" WEST, 208.85 FEET, TO A POINT ON A CURVE;
57. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 27°34'24", AN ARC LENGTH OF 108.28 FEET, THE CHORD OF WHICH BEARS NORTH 62°22'08" WEST, 107.24 FEET, TO A POINT ON A CURVE;
58. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 458.75 FEET, A CENTRAL ANGLE OF 10°12'39", AN ARC LENGTH OF 81.76 FEET, THE CHORD OF WHICH BEARS NORTH 71°03'00" WEST, 81.65 FEET;
59. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 331.48 FEET, A CENTRAL ANGLE OF 14°52'22", AN ARC LENGTH OF 86.05 FEET, THE CHORD OF WHICH BEARS NORTH 73°22'52" WEST, 85.81 FEET;
60. NORTH 07°13'28" WEST, A DISTANCE OF 482.46 FEET, TO A POINT ON A CURVE;
61. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.50 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 336.94 FEET, THE CHORD OF WHICH BEARS NORTH 52°13'28" WEST, 303.35 FEET;
62. SOUTH 82°46'32" WEST, A DISTANCE OF 387.89 FEET, TO A POINT ON A CURVE;
63. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 387.50 FEET, A CENTRAL ANGLE OF 46°19'08", AN ARC LENGTH OF 313.26 FEET, THE CHORD OF WHICH BEARS SOUTH 59°36'58" WEST, 304.80 FEET;
64. NORTH 68°06'56" WEST, A DISTANCE OF 347.41 FEET;
65. NORTH 60°42'18" WEST, A DISTANCE OF 145.03 FEET;
66. NORTH 83°19'33" WEST, A DISTANCE OF 64.00 FEET;
67. NORTH 81°49'07" WEST, A DISTANCE OF 50.00 FEET;
68. SOUTH 77°13'48" WEST, A DISTANCE OF 202.99 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AR;
69. NORTH 00°45'15" EAST ALONG THE BOUNDARY OF SAID TRACT AR A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,355,362 SQUARE FEET OR 77.029 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

#### PARCEL B

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 89°50'08" EAST, 2627.39 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 56°59'12" EAST, A DISTANCE OF 4817.87 FEET TO THE NORTHWESTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE RIGHT OF WAY OF MONTAINE CIRCLE, AS

RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019064453, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING THIRTY FOUR (34) COURSES, THE FIRST TWENTY ONE (21) OF WHICH TO FOLLOW SAID MONTAINE CIRCLE RIGHT OF WAY;

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 02°08'56", AN ARC LENGTH OF 15.23 FEET, THE CHORD OF WHICH BEARS NORTH 79°08'19" EAST, 15.23 FEET;
2. NORTH 78°03'51" EAST, A DISTANCE OF 34.22 FEET, TO A POINT ON A CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 07°08'59", AN ARC LENGTH OF 29.82 FEET, THE CHORD OF WHICH BEARS NORTH 81°38'21" EAST, 29.80 FEET;
4. NORTH 85°12'50" EAST, A DISTANCE OF 18.10 FEET, TO A POINT ON A CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 488.50 FEET, A CENTRAL ANGLE OF 00°25'31", AN ARC LENGTH OF 3.63 FEET, THE CHORD OF WHICH BEARS NORTH 85°00'05" EAST, 3.63 FEET, TO A POINT ON A CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 87°51'05", AN ARC LENGTH OF 13.03 FEET, THE CHORD OF WHICH BEARS SOUTH 51°17'09" EAST, 11.79 FEET;
7. SOUTH 07°21'36" EAST, A DISTANCE OF 3.78 FEET;
8. NORTH 82°38'24" EAST, A DISTANCE OF 77.00 FEET;
9. NORTH 07°21'36" WEST, A DISTANCE OF 4.05 FEET, TO A POINT ON A CURVE;

### LEGAL DESCRIPTION: (CONTINUED)

10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 79°57'42", AN ARC LENGTH OF 11.86 FEET, THE CHORD OF WHICH BEARS NORTH 32°37'15" EAST, 10.92 FEET;
11. NORTH 72°36'06" EAST, A DISTANCE OF 33.81 FEET, TO A POINT ON A CURVE;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 07°28'12", AN ARC LENGTH OF 14.34 FEET, THE CHORD OF WHICH BEARS NORTH 76°20'12" EAST, 14.33 FEET;
13. NORTH 80°04'19" EAST, A DISTANCE OF 14.30 FEET, TO A POINT ON A CURVE;
14. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 218.00 FEET, A CENTRAL ANGLE OF 25°29'49", AN ARC LENGTH OF 97.01 FEET, THE CHORD OF WHICH BEARS NORTH 67°19'24" EAST, 96.21 FEET;
15. NORTH 54°34'29" EAST, A DISTANCE OF 41.10 FEET, TO A POINT ON A CURVE;
16. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 69°58'04", AN ARC LENGTH OF 96.47 FEET, THE CHORD OF WHICH BEARS NORTH 89°33'31" EAST, 90.59 FEET;
17. SOUTH 55°27'27" EAST, A DISTANCE OF 84.02 FEET;
18. NORTH 39°05'34" EAST, A DISTANCE OF 99.90 FEET, TO A POINT ON A CURVE;
19. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.25 FEET, A CENTRAL ANGLE OF 10°33'04", AN ARC LENGTH OF 30.62 FEET, THE CHORD OF WHICH BEARS NORTH 63°39'12" WEST, 30.57 FEET, TO A POINT ON A CURVE;
20. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 61°47'21", AN ARC LENGTH OF 40.98 FEET, THE CHORD OF WHICH BEARS NORTH 38°02'04" WEST, 39.02 FEET, TO A POINT ON A CURVE;
21. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 73.00 FEET, A CENTRAL ANGLE OF 36°33'16", AN ARC LENGTH OF 46.57 FEET, THE CHORD OF WHICH BEARS NORTH 11°08'19" EAST, 45.79 FEET;
22. SOUTH 49°22'41" EAST, A DISTANCE OF 456.78 FEET;
23. SOUTH 86°29'16" EAST, A DISTANCE OF 335.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;
24. SOUTH 00°29'22" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 676.94 FEET;
25. SOUTH 72°57'44" WEST, A DISTANCE OF 931.02 FEET;
26. NORTH 15°09'26" WEST, A DISTANCE OF 442.84 FEET;
27. NORTH 32°31'01" WEST, A DISTANCE OF 58.78 FEET;
28. NORTH 56°04'57" WEST, A DISTANCE OF 70.97 FEET;
29. NORTH 35°43'42" WEST, A DISTANCE OF 73.67 FEET;
30. NORTH 19°24'56" WEST, A DISTANCE OF 85.86 FEET;
31. NORTH 18°18'43" WEST, A DISTANCE OF 72.37 FEET;
32. NORTH 15°12'37" WEST, A DISTANCE OF 84.94 FEET;
33. NORTH 08°18'43" WEST, A DISTANCE OF 79.15 FEET;
34. NORTH 07°21'36" WEST, A DISTANCE OF 157.08 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,030,210 SQUARE FEET OR 23.860 ACRES, MORE, OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

### GENERAL NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C.V.L. CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, C.V.L. CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-852137-5-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 15, 2020 AT 5:00 P.M.
4. BOUNDARY BEARINGS AND DISTANCES ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, BEING CONSIDERED TO BEAR S89°50'08"E, A DISTANCE OF 2627.39 FEET AND BEING MONUMENTED AS SHOWN HEREON.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08036C03030, EFFECTIVE MARCH 16, 2016. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". PORTIONS OF THE PROPERTY ARE WITHIN AN UNDESIGNATED 100 YEAR FLOODPLAIN CONTAINED IN TRACTS AS SHOWN HEREIN.
7. THE TOWN OF CASTLE ROCK REQUIRES THAT THE MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES IN ACCORDANCE WITH OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
8. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE DEVELOPMENT PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL IN THE CASE OF DISEASED LANDSCAPE MATERIAL. A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
9. ALL LANDSCAPING IN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNER, DEVELOPER OR HOA.
10. REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ADJACENT TO OR UPON WHOSE PROPERTY THE SIDEWALK IS LOCATED; WHEREAS, REPAIR AND MAINTENANCE OF CURBS AND GUTTERS SHALL BE THE RESPONSIBILITY OF THE TOWN.
11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
12. TRACT LETTER DESIGNATIONS SHALL BE PROVIDED UPON THE APPROVED SITE DEVELOPMENT PLAN. THERE ARE INTENTIONAL GAPS IN THE LETTER SEQUENCING.
13. THE TOWN OF CASTLE ROCK SHALL HAVE REASONABLE ACCESS ACROSS HOA TRACTS FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. THE ACCESS TO HOA TRACTS SHALL BE UNOBSTRUCTED AND SHALL CONFORM TO TOWN CRITERIA FOR GRADES, SLOPES, WIDTH, AND SURFACE REQUIREMENTS.
14. MONUMENT SIGNS, MASONRY FENCE COLUMNS, WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCRoACH INTO UTILITY EASEMENTS.

*James M. Stearn*  
11/2/2020



# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 13

TRACT AND LAND USE SUMMARY TABLE										
NAME	ACREAGE PER APPROVED SDP	USE	OWNERSHIP	MAINTENANCE	FILING 1 PLAT	FILING 2 PLAT (PL18-0019)	FILING 2 REPLAT (PL20-0018)	FILING 3 PLAT (PL18-0020)	FILING 4 PLAT(PL20-0013)	FILING 5 PLAT(PL20-0007)
TRACT A	40.436	PUBLIC LAND DEDICATION	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT B	7.810	OPEN SPACE	HOA	HOA	NOT APPLICABLE	7.147	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT B-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.405	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT B-2	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.082	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT C	5.692	OPEN SPACE / DRAINAGE	HOA	HOA	0.726	5.123	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT D	0.015	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	0.014	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT E	0.013	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT F	28.080	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	4.352	NOT APPLICABLE
TRACT F-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.194	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT F-2	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.900	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT G	1.639	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT H	0.857	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT I	1.501	OPEN SPACE	HOA	HOA	0.170	1.280	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT J	5.245	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	5.244	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT K	16.800	PUBLIC LAND DEDICATION	ToCR	ToCR	0.277	16.737	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT M	2.010	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	2.010	NOT APPLICABLE
TRACT N	17.989	OPEN SPACE / DRAINAGE	HOA	HOA	1.224	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	7.348	NOT APPLICABLE
TRACT O	4.246	OPEN SPACE	HOA	HOA	0.569	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT P	1.223	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	1.199	NOT APPLICABLE
TRACT Q	0.821	OPEN SPACE / DRAINAGE	HOA	HOA	0.232	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.507	NOT APPLICABLE
TRACT Q-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.094	NOT APPLICABLE
TRACT R	0.056	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.059	NOT APPLICABLE
TRACT S	5.239	OPEN SPACE / DRAINAGE	HOA	HOA	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.248	4.260
TRACT T	221.366	OPEN SPACE DEDICATED / DRAINAGE	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	2.136	91.701
TRACT T-1	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.046	NOT APPLICABLE
TRACT U	0.793	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.848
TRACT V	6.658	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	6.651
TRACT W	1.044	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.167	NOT APPLICABLE	0.859
TRACT X	0.052	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.050	NOT APPLICABLE	NOT APPLICABLE
TRACT Y	0.047	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.045	NOT APPLICABLE	NOT APPLICABLE
TRACT Z	0.072	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.070	NOT APPLICABLE	NOT APPLICABLE
TRACT AA	0.016	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.015	NOT APPLICABLE	NOT APPLICABLE
TRACT BB	6.727	OPEN SPACE	HOA	HOA	0.601	NOT APPLICABLE	NOT APPLICABLE	6.202	NOT APPLICABLE	NOT APPLICABLE
TRACT CC	54.290	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	8.697	NOT APPLICABLE	NOT APPLICABLE	12.448	NOT APPLICABLE
TRACT CC-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	1.971	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC-2	NOT APPLICABLE	OPEN SPACE	HOA	HOA	1.002	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC-3	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.287	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC-4	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.576	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC-5	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	9.688	NOT APPLICABLE
TRACT DD	0.373	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT EE	1.710	OPEN SPACE	HOA	HOA	0.356	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT FF	51.210	OPEN SPACE / DRAINAGE	HOA	HOA	0.689	NOT APPLICABLE	NOT APPLICABLE	3.440	NOT APPLICABLE	6.429
TRACT FF-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	6.022	NOT APPLICABLE	NOT APPLICABLE
TRACT GG	7.090	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT HH	1.948	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT II	4.203	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT JJ	0.780	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT KK	1.757	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT LL	0.594	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT MM	0.031	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT NN	1.638	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT OO	6.191	OPEN SPACE	HOA	HOA	1.019	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT QQ	0.035	OPEN SPACE MEDIAN	HOA	HOA	0.035	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT RR	0.183	OPEN SPACE MEDIAN	HOA	HOA	0.183	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT SS	2.169	OPEN SPACE MEDIAN	HOA	HOA	2.209	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT TT	1.035	OPEN SPACE MEDIAN	HOA	HOA	1.182	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT UU	0.013	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	0.013	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT VV	0.160	OPEN SPACE MEDIAN	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.159	NOT APPLICABLE	NOT APPLICABLE
TRACT WW	2.900	POND B	HOA	HOA	0.223	2.925	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT XX	2.790	POND C	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT YY	1.410	POND E	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT ZZ	5.330	POND F	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	5.363	NOT APPLICABLE
TRACT AB	3.800	POND G	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AC	2.750	POND H	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	3.441	NOT APPLICABLE	NOT APPLICABLE
TRACT AD	0.440	POND I	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AE	0.640	POND EVA	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AF	1.840	POND EV1	HOA	HOA	NOT APPLICABLE	1.840	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AG	0.400	POND EV2	HOA	HOA	NOT APPLICABLE	1.363	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AH	0.980	POND EV3	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	1.528	NOT APPLICABLE	NOT APPLICABLE
TRACT AI	0.570	POND EV4	HOA	HOA	NOT APPLICABLE	0.939	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AJ	0.840	SILO PARK	HOA	HOA	4.009	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AK	0.126	OPEN SPACE MEDIAN	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.126	NOT APPLICABLE	NOT APPLICABLE
TRACT AL	1.010	DRAINAGE CHANNEL/UTILITY	ToCR	ToCR	1.018	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AM	5.350	DRAINAGE CHANNEL	ToCR	ToCR	NOT APPLICABLE	5.787	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AN	1.320	DRAINAGE CHANNEL	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	1.758	NOT APPLICABLE	NOT APPLICABLE
TRACT AO	4.500	DRAINAGE CHANNEL	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	0.765	NOT APPLICABLE	4.717	NOT APPLICABLE
TRACT AP	0.533	OPEN SPACE MEDIAN	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AQ	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AR	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	24.426	7.255	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AS	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	0.487	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AT	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.029	NOT APPLICABLE	NOT APPLICABLE
TRACT AU	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.026	NOT APPLICABLE	NOT APPLICABLE
TRACT RA-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.105	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT RA-2	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.105	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AV	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.201	NOT APPLICABLE
TRACT AW	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.149	NOT APPLICABLE
TRACT AX	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.210	NOT APPLICABLE
TRACT AY	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.053	NOT APPLICABLE
TRACT AZ	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	0.167	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

*Patricia M. Stearns*  
11/2/2020

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 13

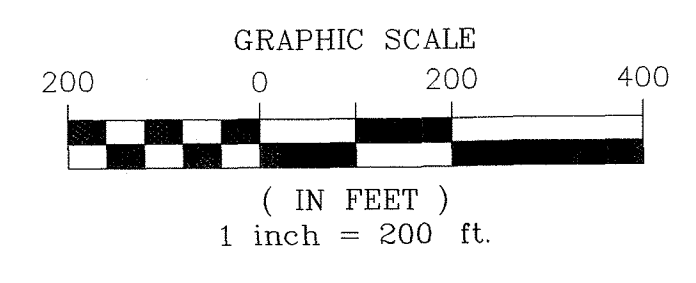


CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	345.00'	6°33'16"	39.47'	S89°16'50"E	39.44'
C2	520.84'	14°51'31"	135.07'	S75°23'36"E	134.69'
C3	790.33'	3°04'29"	42.41'	S68°06'46"E	42.41'
C4	8.50'	90°00'00"	13.35'	S21°34'31"E	12.02'
C5	8.50'	90°00'00"	13.35'	N68°25'29"E	12.02'
C6	340.00'	7°54'00"	46.88'	S70°42'58"E	46.84'
C7	92.50'	44°33'57"	71.95'	S54°42'25"W	70.15'
C8	277.50'	27°33'54"	133.51'	S46°12'24"W	132.22'
C9	404.50'	11°41'05"	82.49'	S65°49'53"W	82.35'
C10	7.50'	95°17'14"	12.47'	N60°40'57"W	11.08'
C11	306.00'	14°13'34"	75.98'	S87°12'41"W	75.78'
C12	194.00'	5°06'56"	17.32'	S82°39'22"W	17.32'
C13	168.52'	3°29'42"	10.28'	S86°57'41"W	10.28'
C14	294.44'	27°44'37"	142.57'	N77°25'09"W	141.18'
C15	801.89'	14°57'55"	209.45'	N56°03'53"W	208.85'
C16	225.00'	27°34'24"	108.28'	N62°22'08"W	107.24'
C17	458.75'	10°12'39"	81.76'	N71°03'50"W	81.65'
C18	331.48'	14°52'22"	86.05'	N73°22'52"W	85.81'
C19	406.00'	2°08'56"	15.23'	N79°08'19"E	15.23'
C20	239.00'	7°08'59"	29.82'	N81°38'21"E	29.80'
C21	488.50'	0°25'31"	3.63'	N85°00'05"E	3.63'
C22	8.50'	87°51'05"	13.03'	S51°17'09"E	11.79'
C23	8.50'	79°57'42"	11.86'	N32°37'15"E	10.92'
C24	110.00'	7°28'12"	14.34'	N76°20'12"E	14.33'
C25	218.00'	25°29'49"	97.01'	N67°19'24"E	96.21'
C26	79.00'	69°58'04"	96.47'	N89°33'31"E	90.59'
C27	166.25'	10°33'04"	30.62'	N63°39'12"W	30.57'
C28	38.00'	61°47'21"	40.98'	N38°02'04"W	39.02'
C29	73.00'	36°33'16"	46.57'	N11°08'15"E	45.79'

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N87°26'32"E	112.16'	L13	S88°42'32"W	9.14'
L2	S23°25'29"W	5.00'	L14	N78°03'51"E	34.22'
L3	S66°34'31"E	77.00'	L15	N85°12'50"E	18.10'
L4	N23°25'29"E	20.00'	L16	S07°21'36"E	3.78'
L5	S66°34'31"E	167.62'	L17	N82°38'24"E	77.00'
L6	S76°59'24"W	12.22'	L18	N07°21'36"W	4.05'
L7	S59°59'21"W	26.47'	L19	N72°36'06"E	33.81'
L8	S76°57'40"W	78.30'	L20	N80°04'19"E	18.30'
L9	S84°21'11"W	53.18'	L21	N54°34'29"E	41.10'
L10	N85°40'32"W	38.41'	L22	S55°27'27"E	84.02'
L11	S80°05'54"W	116.30'	L23	N39°05'34"E	99.90'
L12	S85°12'50"W	382.37'			

**LEGEND**

- FND. BLOCK CORNER AS DESCRIBED
- BLOCK NUMBER
- BOUNDARY

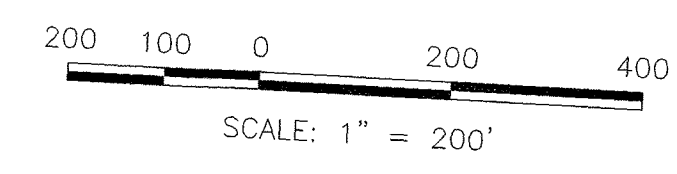
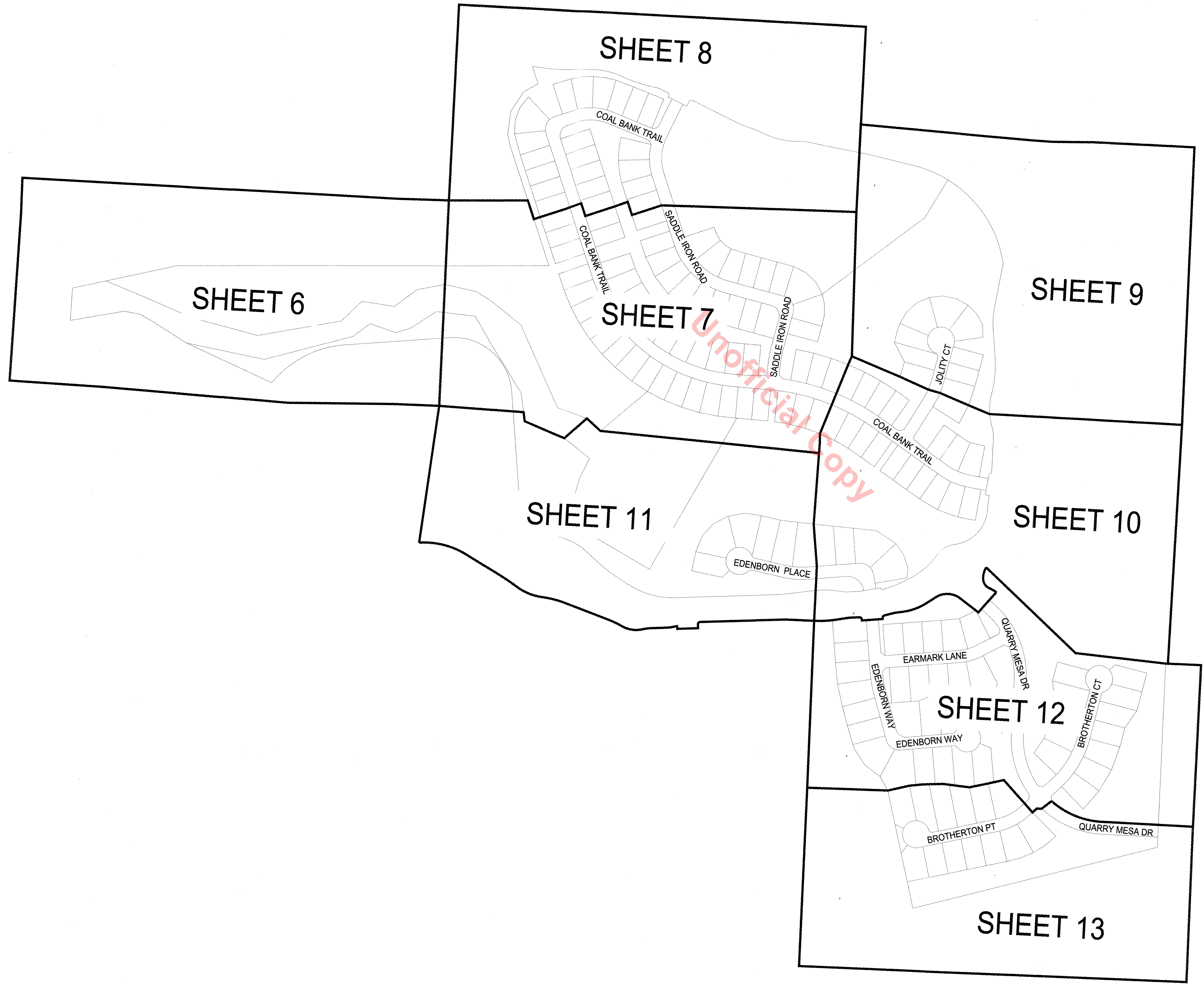


PROJECT: MONTAINE CIRCLE SURVEY PLATS FILING # MONTAINE FILING # 4, PLAT OVERALL DIMS. MICHAEL D. 10820

**CML**  
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# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 5 OF 13

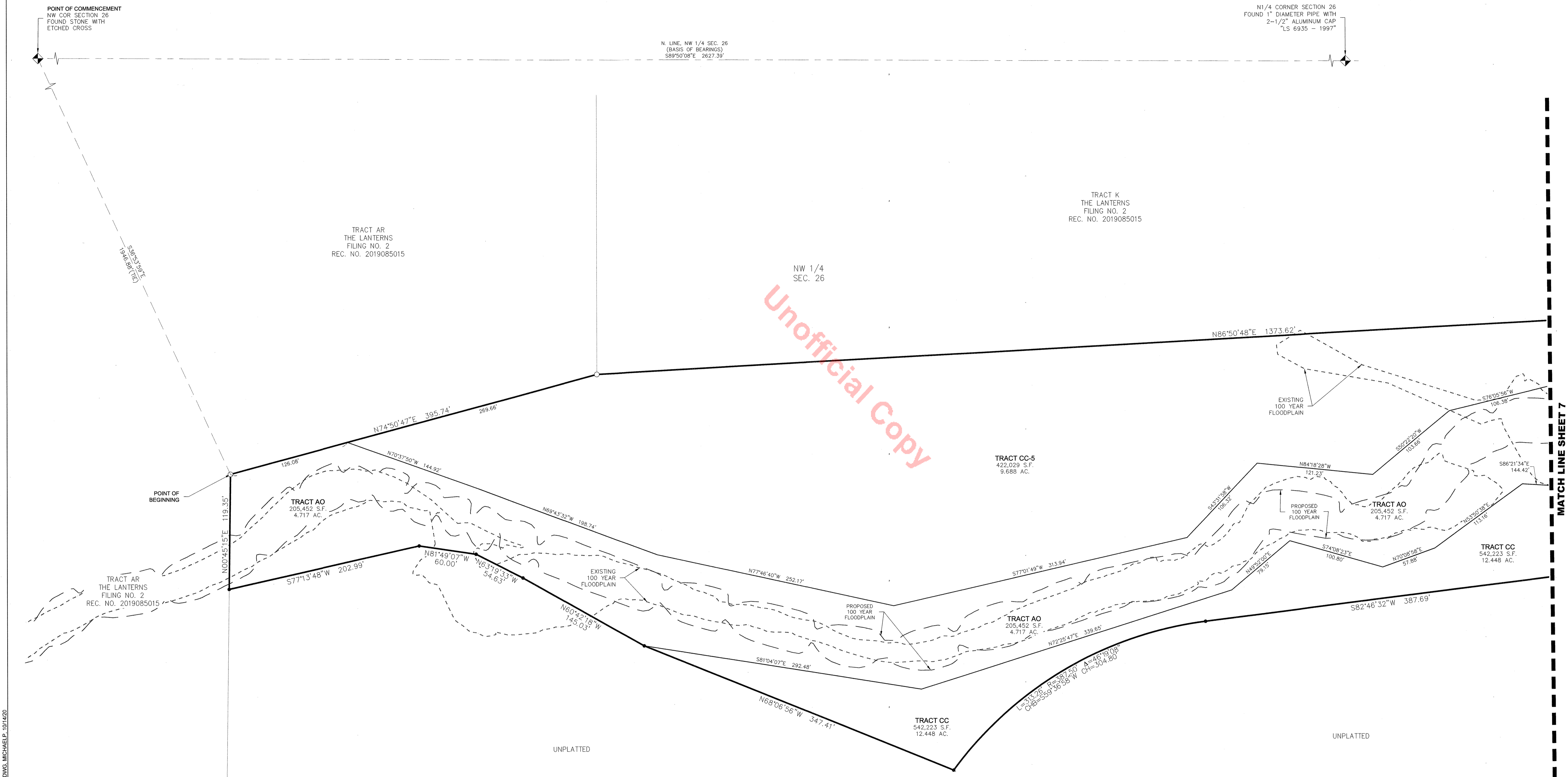


*Public* *MS*  
 1/2/2020

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 www.cvlinc.net  
 westwoodps.com

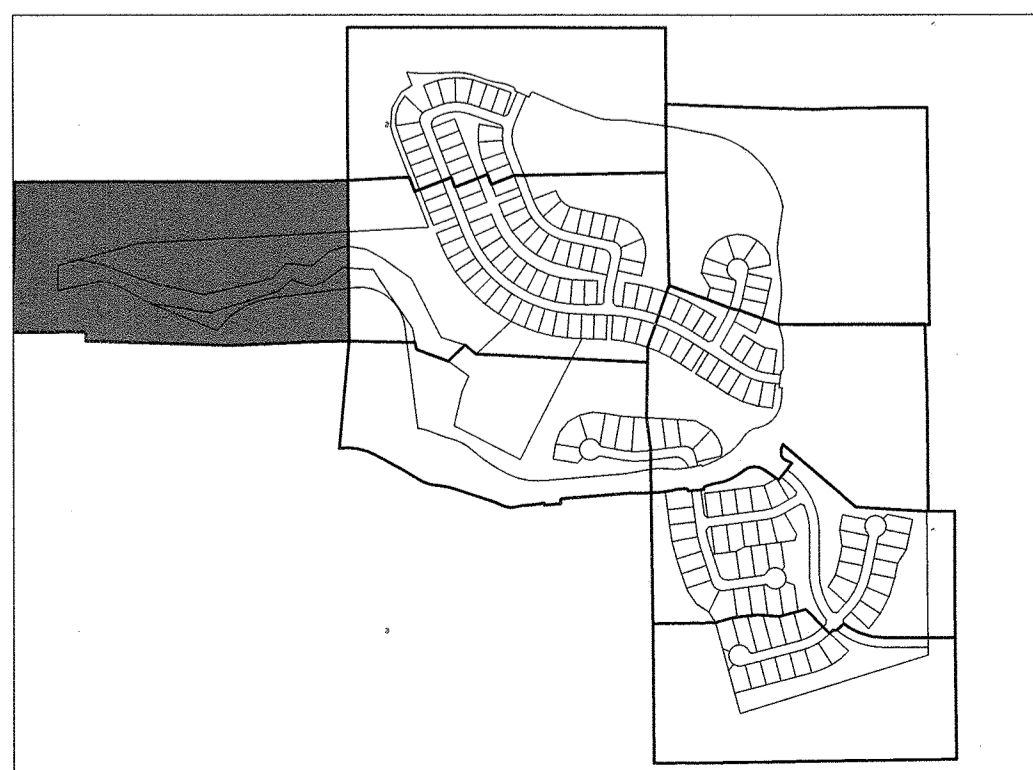
# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 6 OF 13

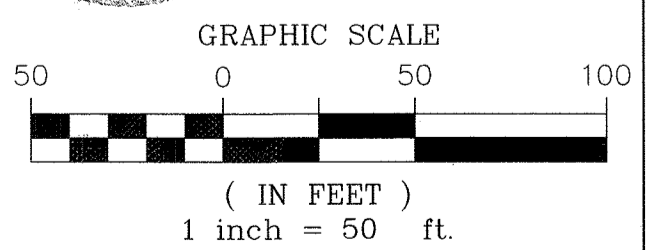


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KEY MAP



LEGEND	
◆	FND. SECTION CORNER AS DESCRIBED
○	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
●	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
---	SECTION LINE
---	BOUNDARY LINE
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YEAR FLOODPLAIN



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N:\PROJECTS\MONTANE CAD\SURVEY\PLATS\FILING 4\MONTANE FIL 4\_PLAT SHEETS\DWG\MICHAEL\_P\_1011420

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 7 OF 13

MATCH LINE SHEET 8

MATCH LINE SHEET 8

MATCH LINE SHEET 8

MATCH LINE SHEET 9

MATCH LINE SHEET 10

MATCH LINE SHEET 11

MATCH LINE SHEET 11

TRACT K  
THE LANTERNS  
FILING NO. 2  
REC. NO. 2019085015  
(16.737 AC.)

TRACT M  
87,567 S.F.  
2,010 AC.

TRACT N  
320,068 S.F.  
7,348 AC.

TRACT CC  
542,223 S.F.  
12,448 AC.

TRACT CC-5  
422,029 S.F.  
9,688 AC.

TRACT AO  
205,452 S.F.  
4,717 AC.

TRACT ZZ  
233,596 S.F.  
5,363 AC.

### LEGEND

	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS AND MAINTENANCE EASEMENT
---	PROPOSED ROAD CENTERLINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	BOUNDARY LINE
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YEAR FLOODPLAIN

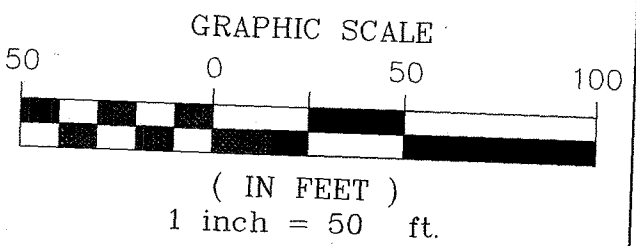
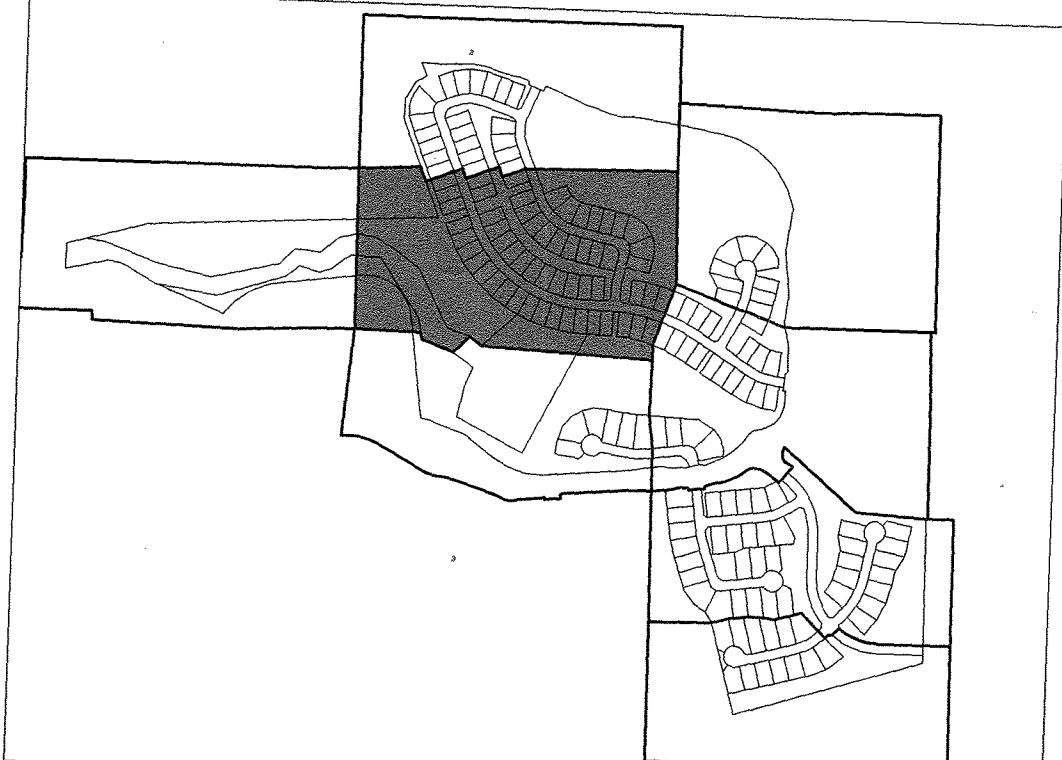
### CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	427.50'	10°08'45"	75.70'	S07°07'22"W	75.60'
C2	49.50'	90°03'41"	77.81'	N32°50'06"W	70.04'
C3	40.50'	90°03'41"	63.86'	N32°50'06"W	57.31'
C4	472.50'	10°08'45"	83.67'	S07°07'22"W	83.56'
C74	419.50'	12°51'01"	94.09'	S04°08'33"W	93.89'

### LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N41°35'19"W	18.63'
L2	N02°03'00"E	22.04'
L3	S02°03'00"W	21.10'
L4	S47°03'00"W	10.90'
L98	S79°25'56"E	8.00'

### KEY MAP



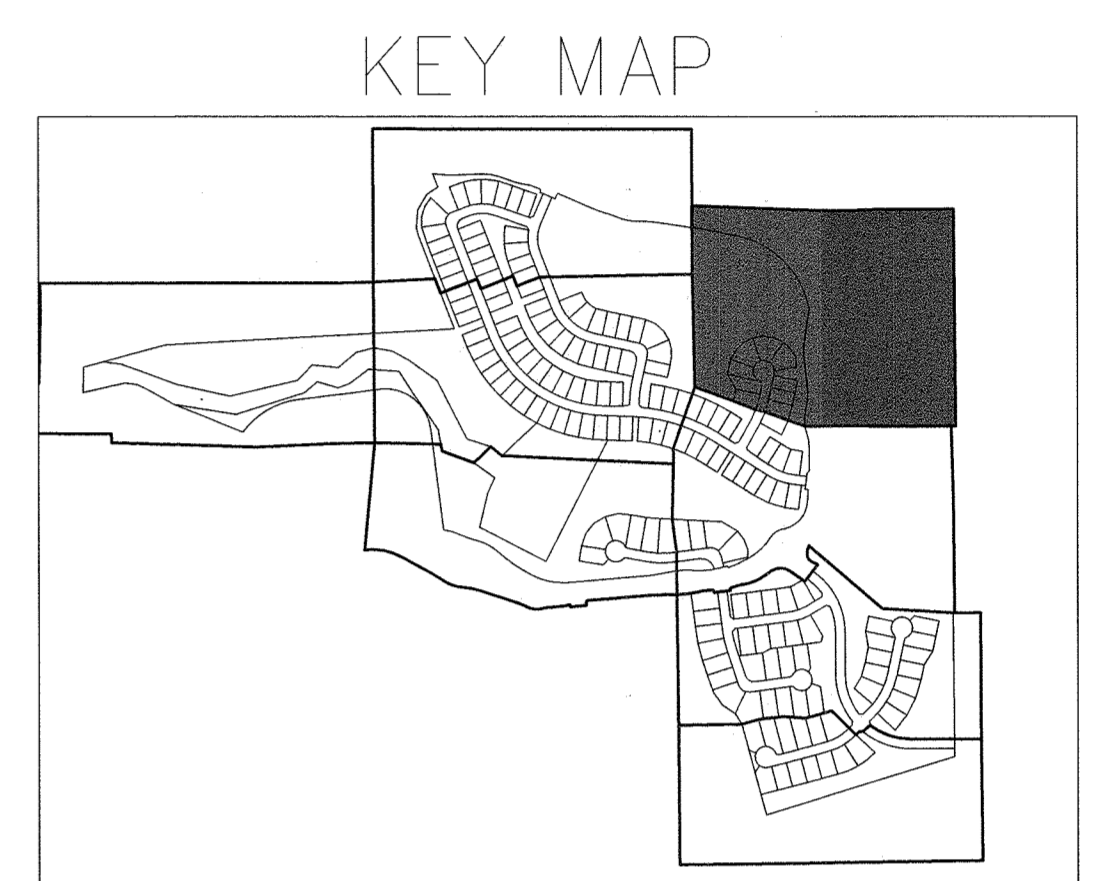
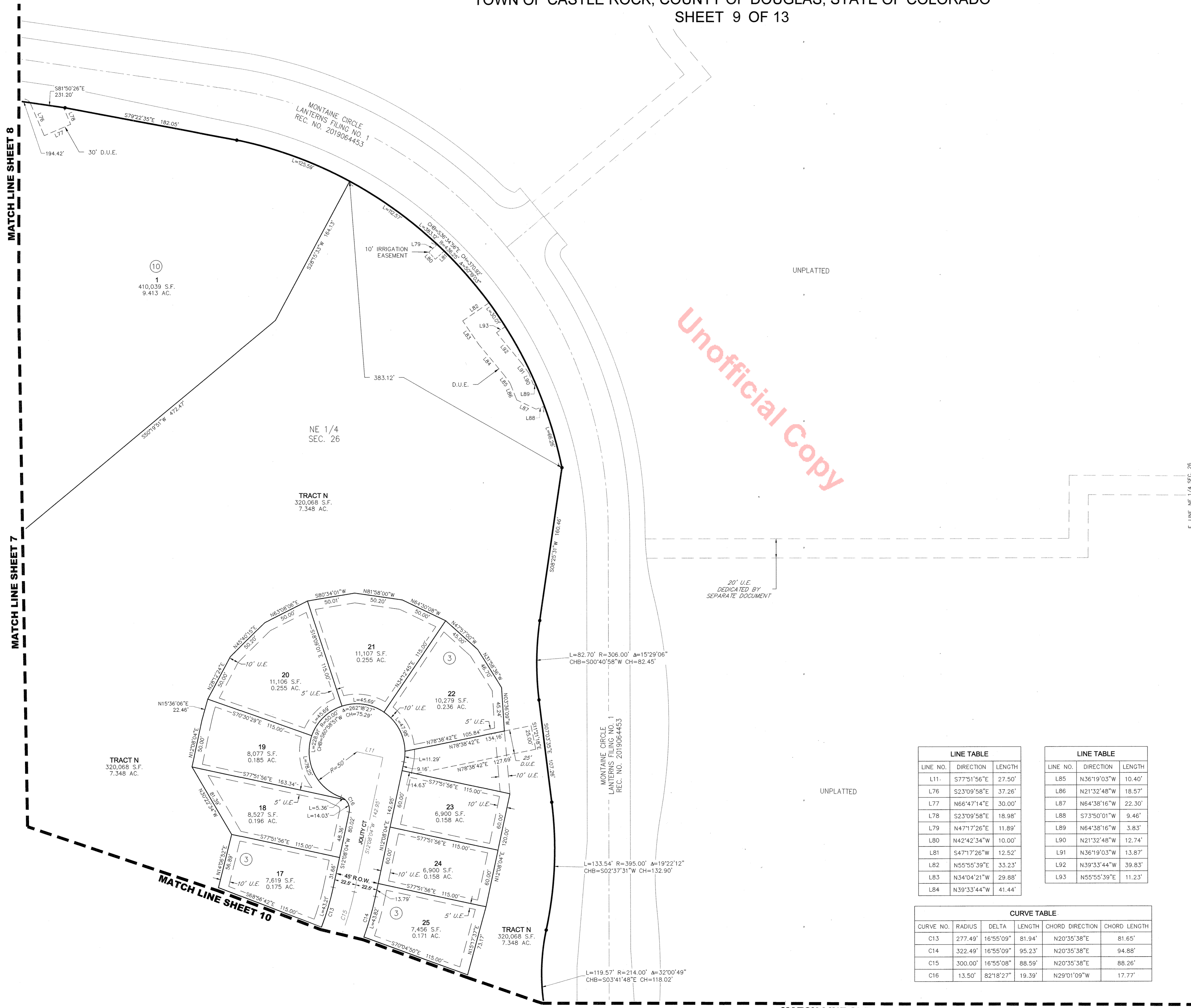
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# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 9 OF 13



### LEGEND

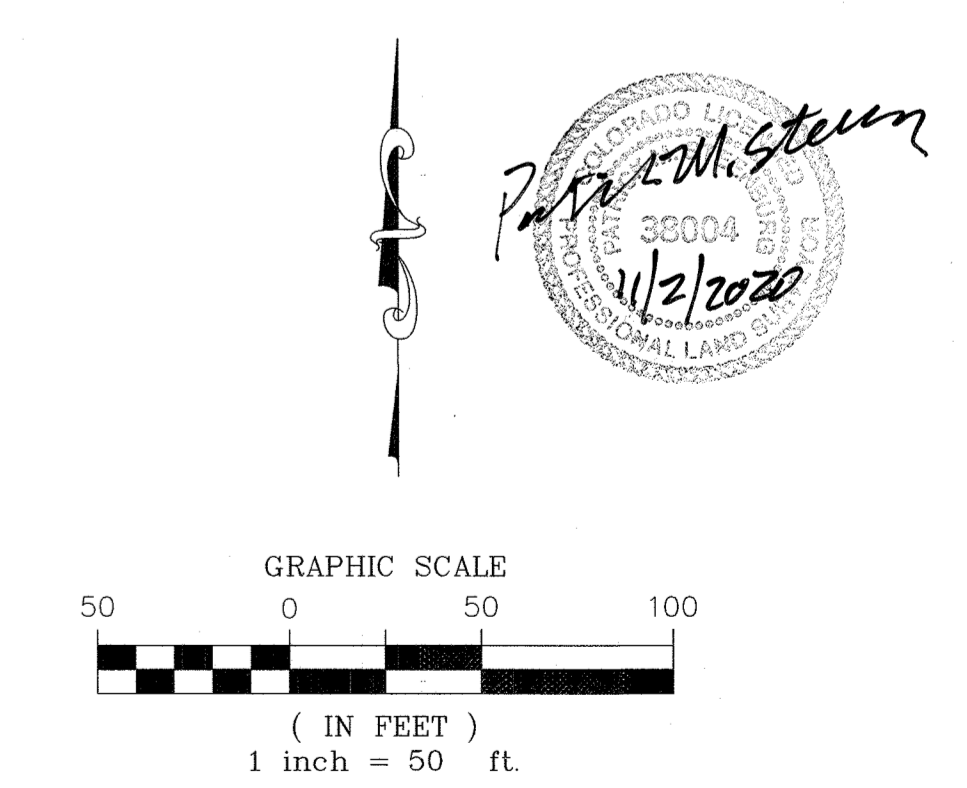
◆	FND. SECTION CORNER AS DESCRIBED
○	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
●	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
①	BLOCK NUMBER
---	R.O.W. RIGHT-OF-WAY
- - - -	D.U.E. DRAINAGE & UTILITY EASEMENT
- · - · -	U.E. UTILITY EASEMENT
- · - - -	P.A.E. PUBLIC ACCESS AND MAINTENANCE EASEMENT
- - - - -	PROPOSED ROAD CENTERLINE
- · - - -	PROPOSED EASEMENT LINE
- - - - -	SECTION LINE
---	BOUNDARY LINE

### LINE TABLE

LINE NO.	DIRECTION	LENGTH
L11	S77°51'56"E	27.50'
L76	S23°09'58"E	37.26'
L77	N66°47'14"E	30.00'
L78	S23°09'58"E	38.98'
L79	N47°17'26"E	11.89'
L80	N42°42'34"W	10.00'
L81	S47°17'26"W	12.52'
L82	N55°55'39"E	33.23'
L83	N34°04'21"W	29.88'
L84	N39°33'44"W	41.44'
L85	N36°19'03"W	10.40'
L86	N21°32'48"W	18.57'
L87	N64°38'16"W	22.30'
L88	S73°50'01"W	9.46'
L89	N64°38'16"W	3.83'
L90	N21°32'48"W	12.74'
L91	N36°19'03"W	13.87'
L92	N39°33'44"W	39.83'
L93	N55°55'39"E	11.23'

### CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C13	277.49'	16°55'09"	81.94'	N20°35'38"E	81.65'
C14	322.49'	16°55'09"	95.23'	N20°35'38"E	94.88'
C15	300.00'	16°55'08"	88.59'	N20°35'38"E	88.26'
C16	13.50'	82°18'27"	19.39'	N29°01'09"W	17.77'



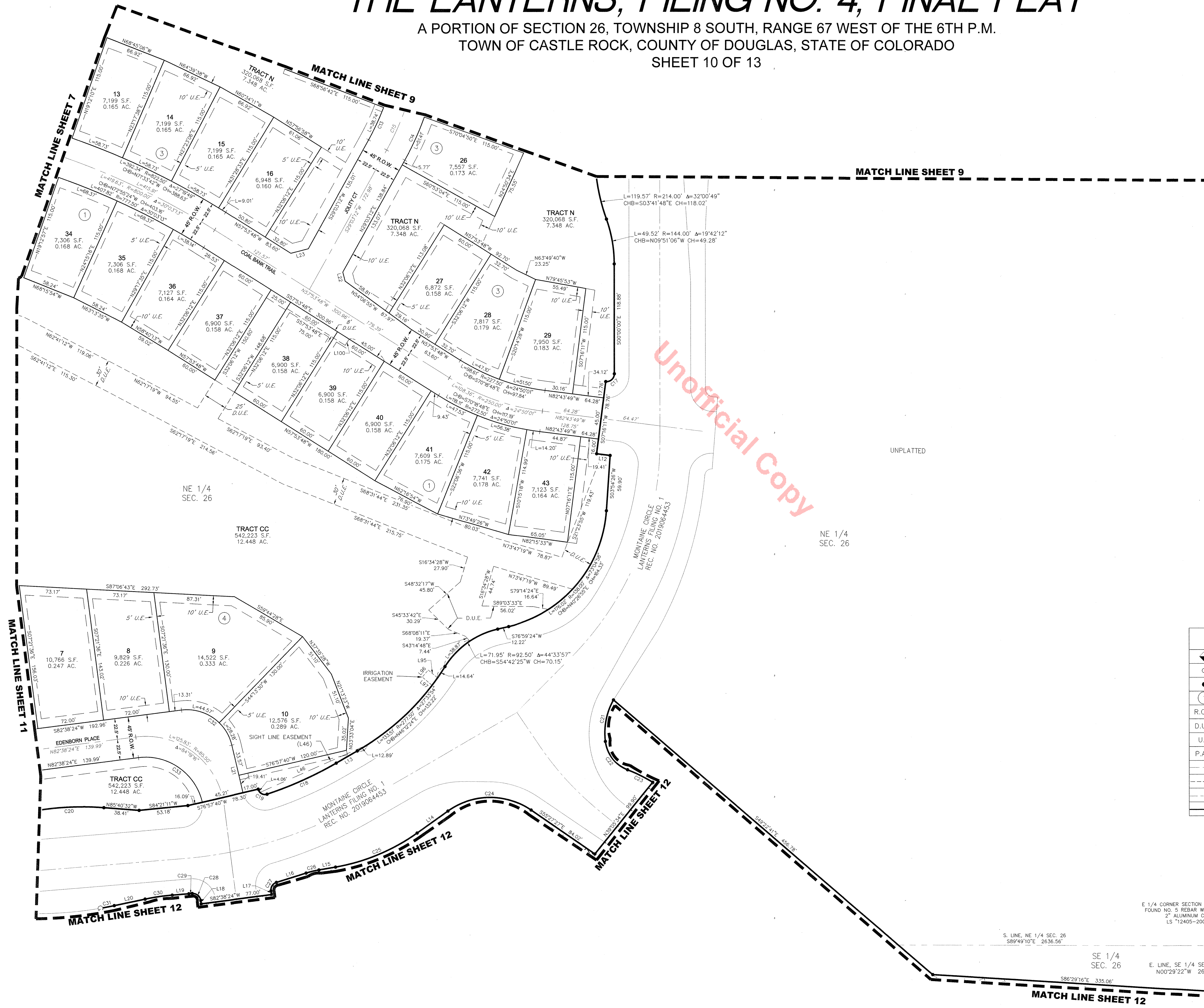
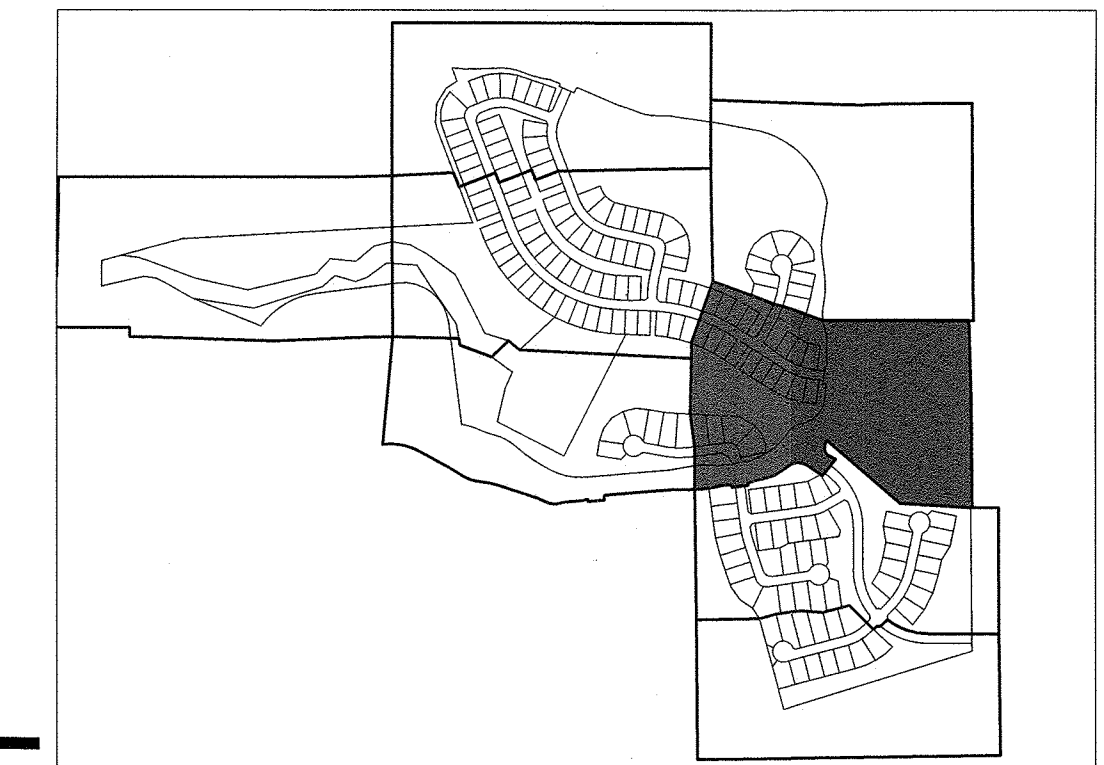
N:\PROJECTS\MONTAINE\CAD\SURVEY\PLATS\FILING 4\MONTAINE FIL 4 - PLAT SHEETS.DWG. MICHAEL.P. 10/14/20

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# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 10 OF 13

### KEY MAP

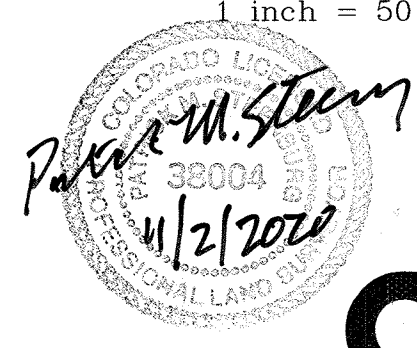
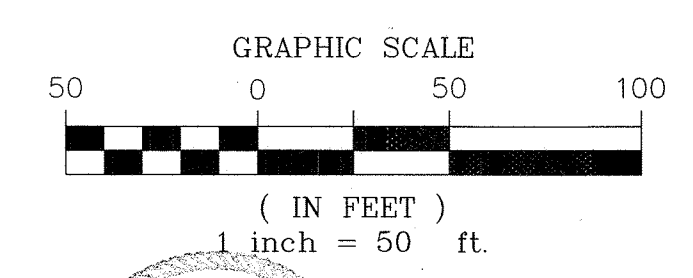


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LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L12	S82°43'49"E	14.76'	L21	N13°02'20"W	52.97'
L13	S59°59'21"W	26.47'	L22	N14°25'18"W	10.14'
L14	N54°34'29"E	41.10'	L23	S75°34'42"W	19.59'
L15	N80°04'19"E	18.30'	L46	N66°06'15"E	127.76'
L16	N72°36'06"E	33.81'	L95	N49°53'12"W	13.21'
L17	N07°21'36"W	4.05'	L96	S40°06'48"W	10.00'
L18	S07°21'36"E	3.78'	L97	S49°53'12"E	13.84'
L19	N85°12'50"E	18.10'	L100	S32°06'12"W	8.00'
L20	N78°03'51"E	34.22'			

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	8.50'	95°45'38"	14.21'	N47°52'49"E	12.61'
C18	404.50'	11°41'05"	82.49'	N65°49'53"E	82.35'
C19	7.50'	95°17'14"	12.47'	S60°40'57"E	11.08'
C20	306.00'	14°13'34"	75.98'	S87°12'41"W	75.78'
C21	73.00'	36°33'16"	46.57'	S11°08'15"W	45.79'
C22	38.00'	61°47'21"	40.98'	S38°02'04"E	39.02'
C23	166.25'	10°33'04"	30.62'	N63°39'12"W	30.57'
C24	79.00'	69°58'04"	96.47'	S89°33'31"W	90.59'
C25	218.00'	25°29'49"	97.01'	N67°19'24"E	96.21'
C26	110.00'	7°28'12"	14.34'	S76°20'12"W	14.33'
C27	8.50'	79°57'42"	11.86'	S32°37'15"W	10.92'
C28	8.50'	87°51'05"	13.03'	N51°17'09"W	11.79'
C29	488.50'	0°25'31"	3.63'	N85°00'05"E	3.63'
C30	239.00'	7°08'59"	29.82'	S81°38'21"W	29.80'
C31	406.00'	2°08'56"	15.23'	N79°08'19"E	15.23'
C32	49.50'	84°19'16"	72.85'	N55°11'58"W	66.45'
C33	63.00'	84°08'59"	92.53'	N55°05'41"W	84.43'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	P.A.E. PUBLIC ACCESS AND MAINTENANCE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	BOUNDARY LINE



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E 1/4 CORNER SECTION 26  
FOUND NO. 5 REBAR WITH  
2" ALUMINUM CAP  
LS "12405-2005"

S. LINE, NE 1/4 SEC. 26  
S89°49'10"E 2636.56'

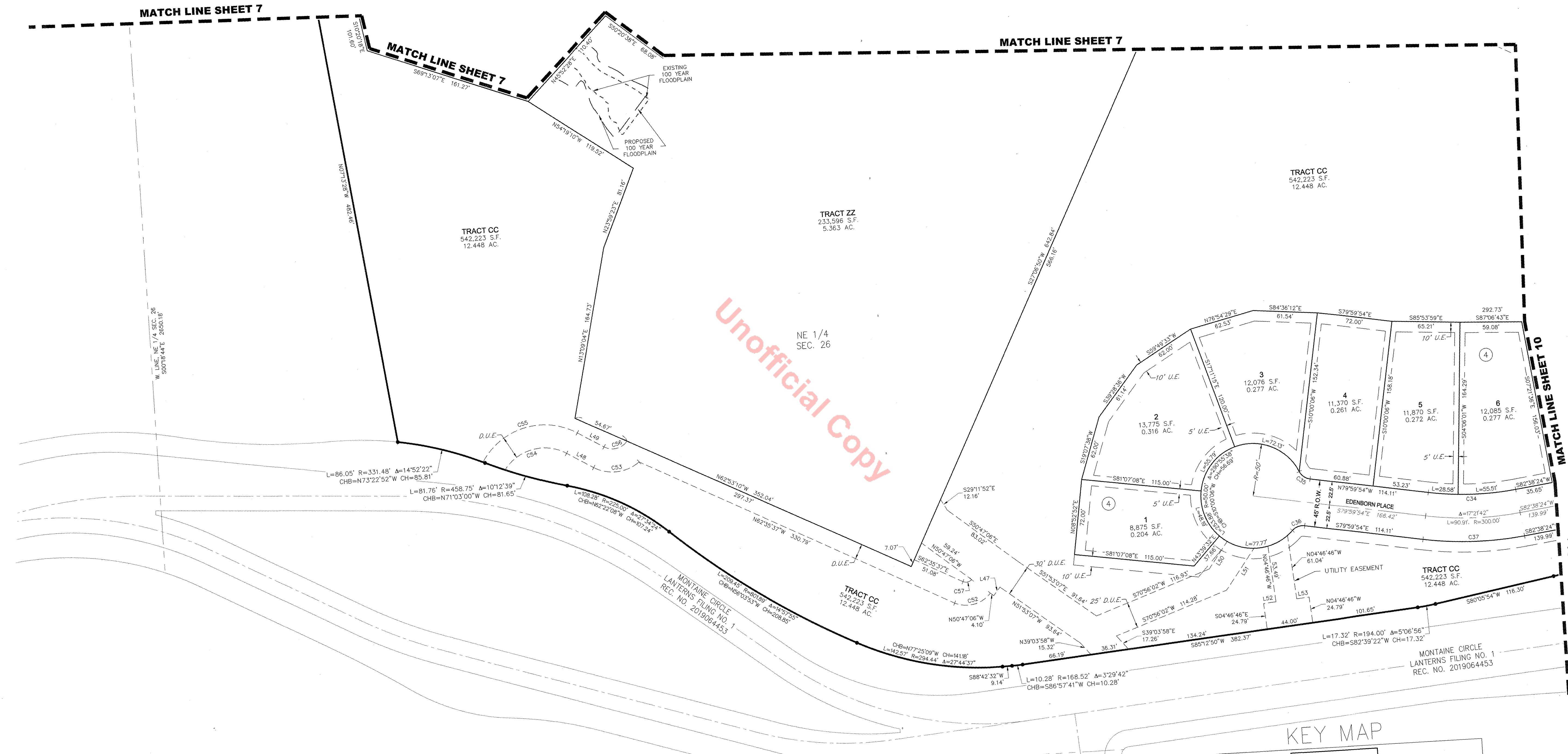
SE 1/4  
SEC. 26

E. LINE, SE 1/4 SEC. 26  
N00°29'22"W 2651.14'

MATCH LINE SHEET 12

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 11 OF 13



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### LEGEND

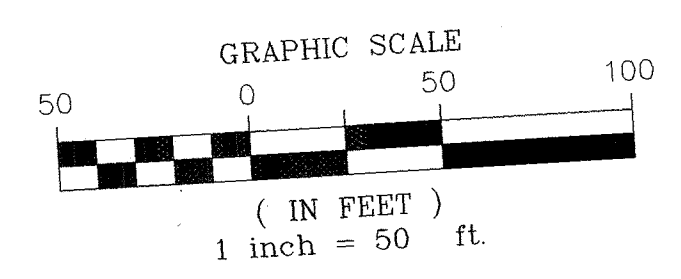
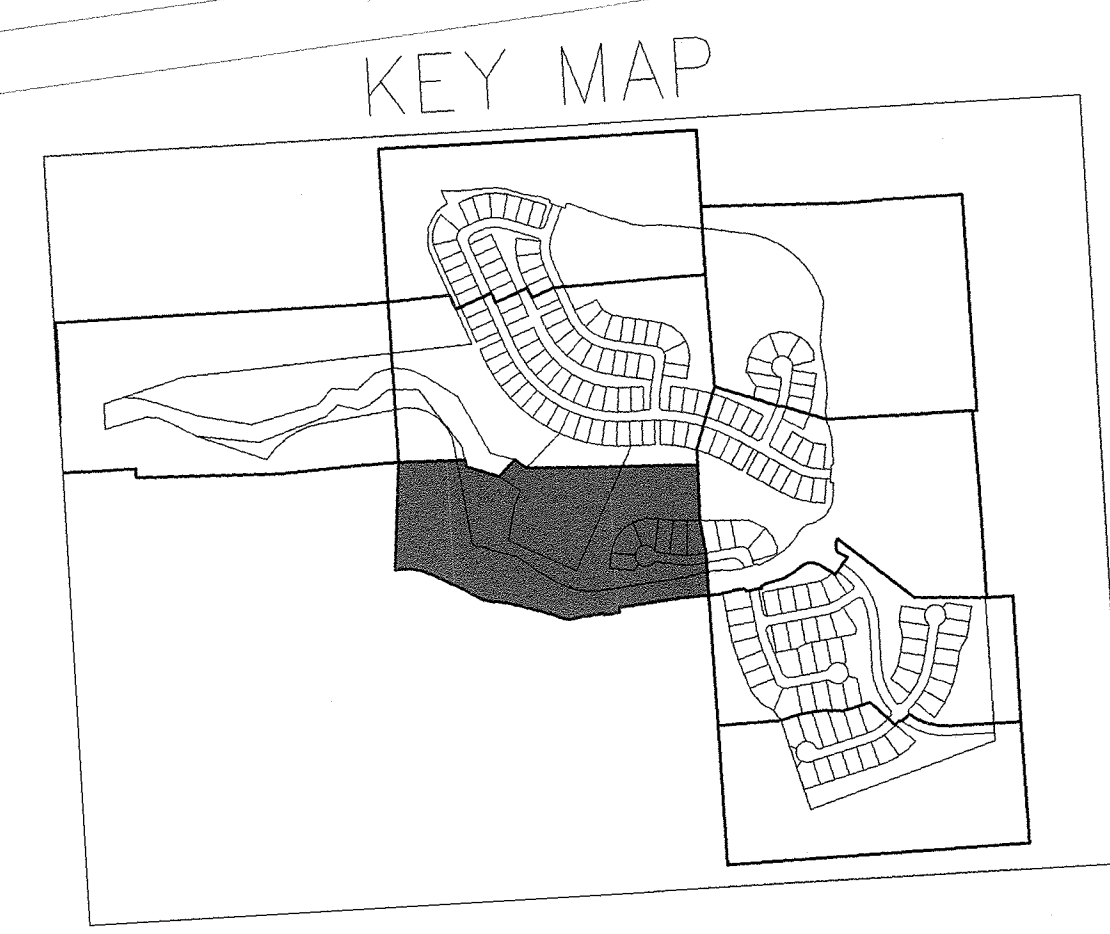
	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	P.A.E. PUBLIC ACCESS AND MAINTENANCE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	BOUNDARY LINE
	EXISTING 100 YEAR FLOODPLAIN
	PROPOSED 100 YEAR FLOODPLAIN

### CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C34	277.50'	17°21'42"	84.09'	S88°40'45"E	83.77'
C35	13.50'	55°27'49"	13.07'	S52°16'00"E	12.56'
C36	13.50'	55°27'49"	13.07'	S72°16'11"W	12.56'
C37	322.50'	17°21'42"	97.72'	S88°40'45"E	97.35'
C52	29.52'	74°01'26"	38.14'	N77°43'23"E	35.54'
C53	39.00'	68°47'12"	46.82'	S78°23'09"W	44.06'
C54	45.00'	85°25'51"	67.10'	N86°42'33"E	61.05'
C55	67.00'	89°39'52"	104.85'	S76°16'08"W	94.47'
C56	17.00'	83°23'37"	24.74'	N79°24'16"E	22.62'
C57	7.52'	69°38'16"	9.14'	N79°54'58"E	8.59'

### LINE TABLE

LINE NO.	DIRECTION	LENGTH
L47	N38°46'06"E	10.00'
L48	S88°53'56"E	29.29'
L49	S88°53'56"E	29.29'
L50	S36°40'51"W	31.45'
L51	S36°40'51"W	47.66'
L52	S85°13'14"W	12.00'
L53	S85°13'14"W	12.00'



PROJECT: MONTAINE CIRCLE SURVEY, FILING NO. 4, FINAL PLAT SHEETS DWG. MICHAEL P. 10/4/20

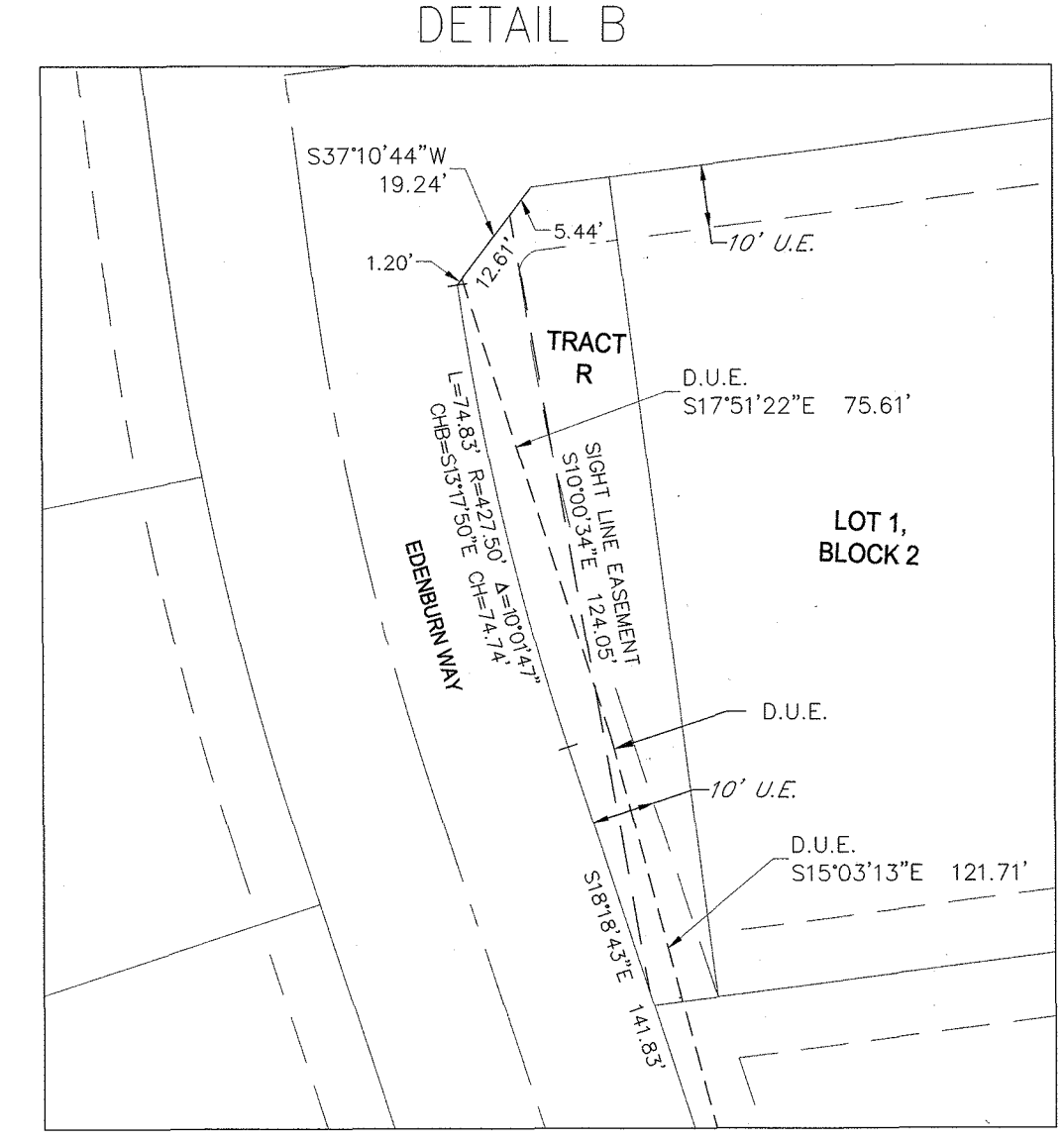
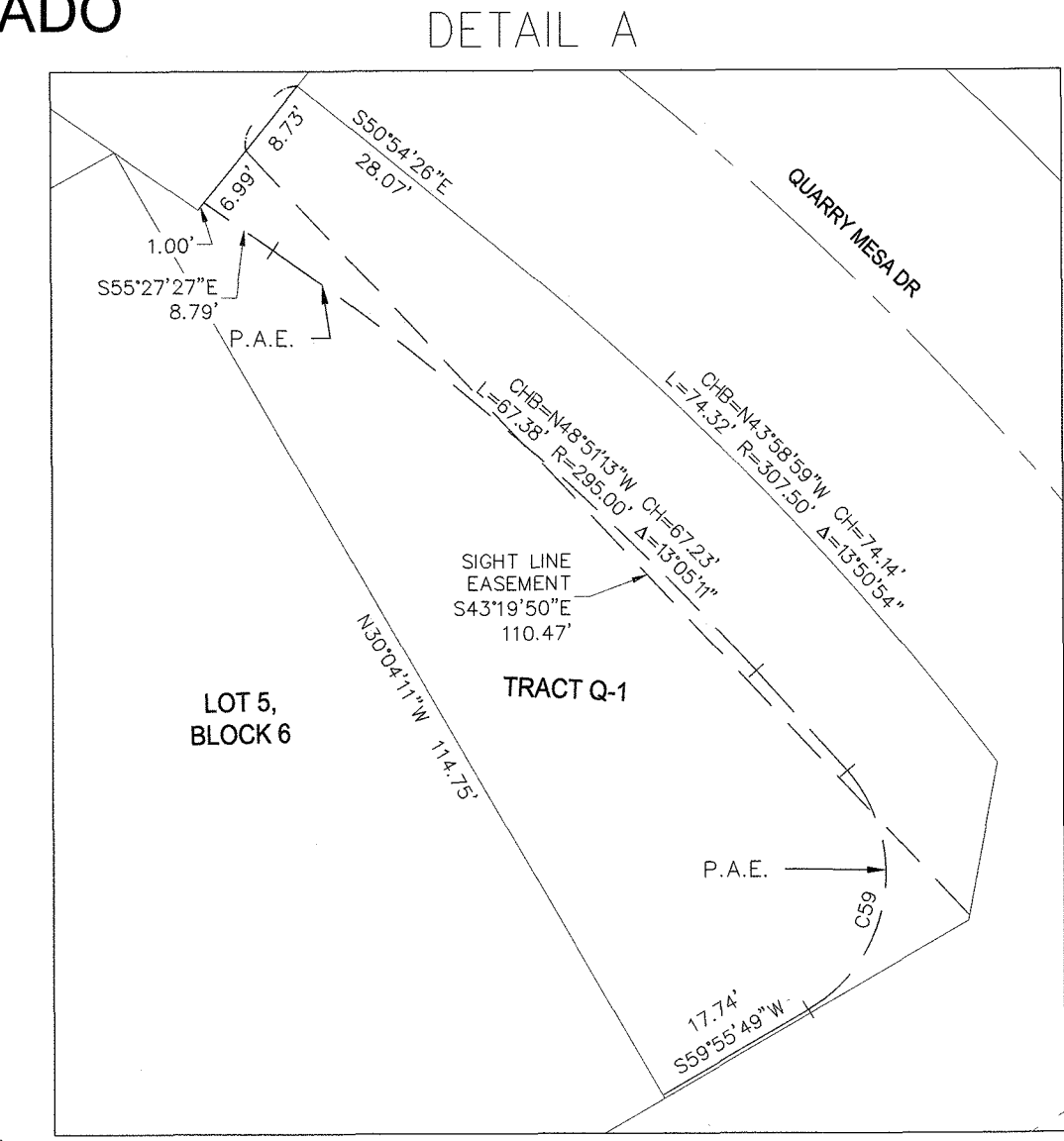
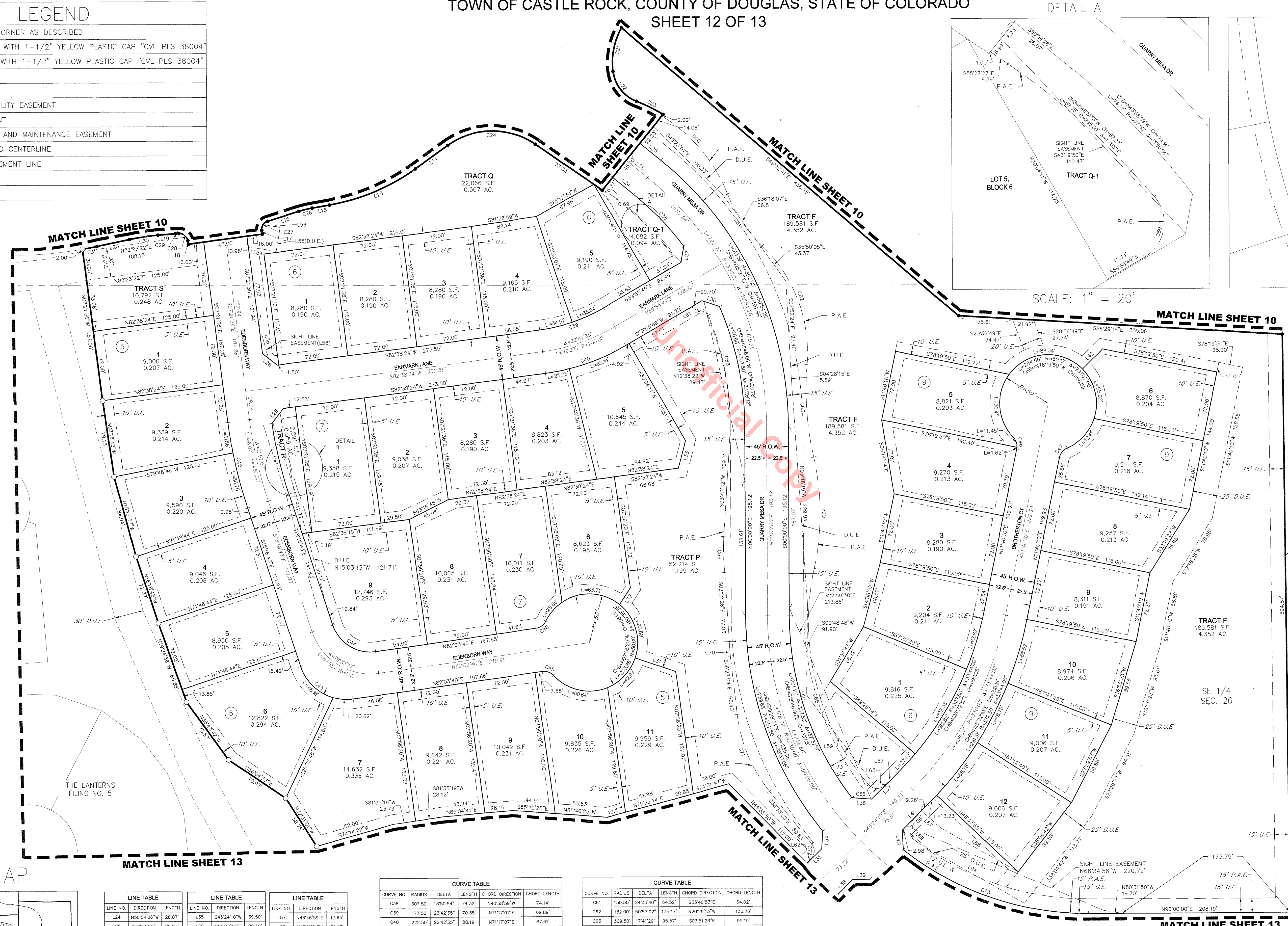
**CVL** a Westwood team  
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westwoods.com

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

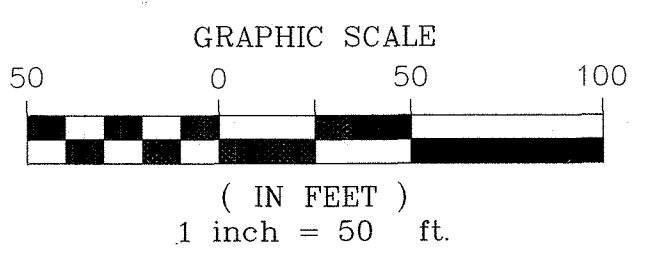
SHEET 12 OF 13

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	P.A.E. PUBLIC ACCESS AND MAINTENANCE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	BOUNDARY LINE



SCALE: 1" = 20'

SCALE: 1" = 30'



LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L24	N50°34'26"W	28.07'	L35	S45°24'10"W	39.50'	L57	N46°46'59"E	17.65'
L25	S50°34'26"E	28.07'	L36	N45°16'18"E	20.32'	L58	N151°12'1"W	39.13'
L26	S50°34'26"E	28.07'	L37	N45°24'10"E	37.30'	L59	N36°48'48"W	114.59'
L27	N10°28'35"E	18.91'	L38	S45°24'10"W	39.50'	L60	S15°08'36"E	2.51'
L28	S52°21'36"E	19.09'	L39	S87°34'50"W	18.13'	L61	S81°40'57"W	13.70'
L29	S37°10'44"W	19.24'	L40	N03°08'50"W	20.23'	L62	S45°24'10"W	37.30'
L30	N71°33'11"W	18.96'	L41	S45°24'10"W	37.30'	L63	N88°27'24"E	12.59'
L31	S71°13'31"E	44.17'	L42	N45°29'13"E	29.47'	L67	S48°26'19"E	26.92'
L32	S31°44'47"W	20.50'	L43	S88°38'17"E	29.12'	L68	N60°20'45"W	91.28'
L33	S14°50'54"W	29.43'	L44	S89°21'43"W	25.00'	L69	S48°26'19"E	31.21'
L34	N03°10'31"E	18.13'	L45	S88°38'17"E	17.71'	L94	N60°20'45"W	115.43'

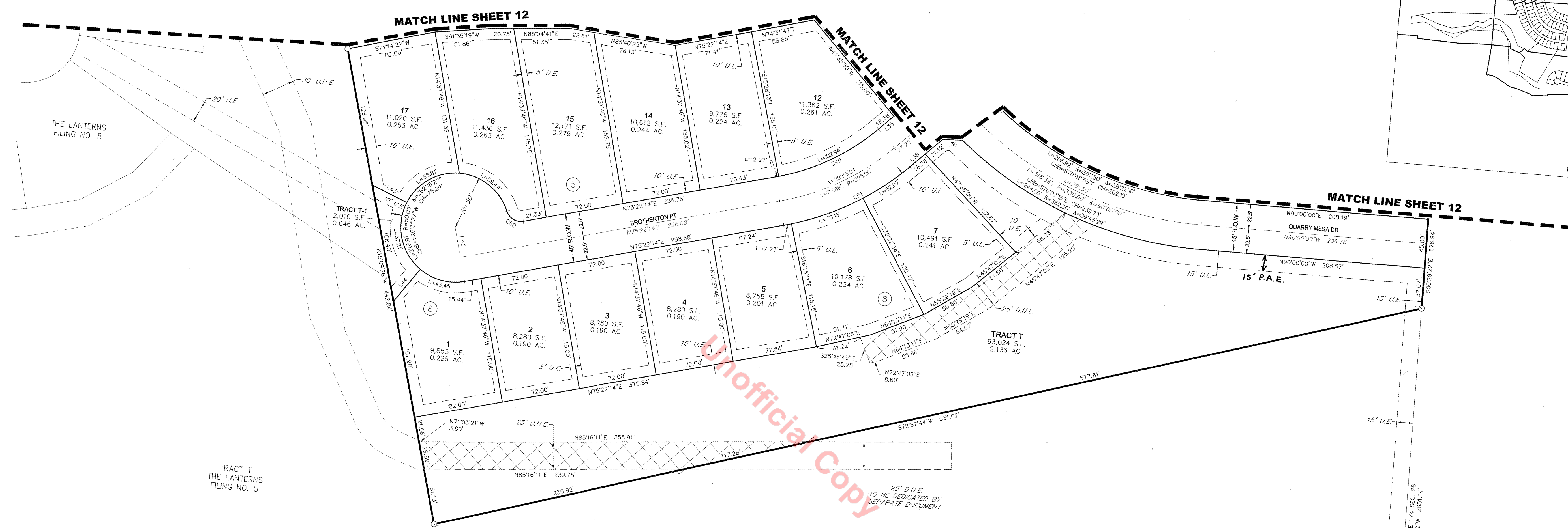
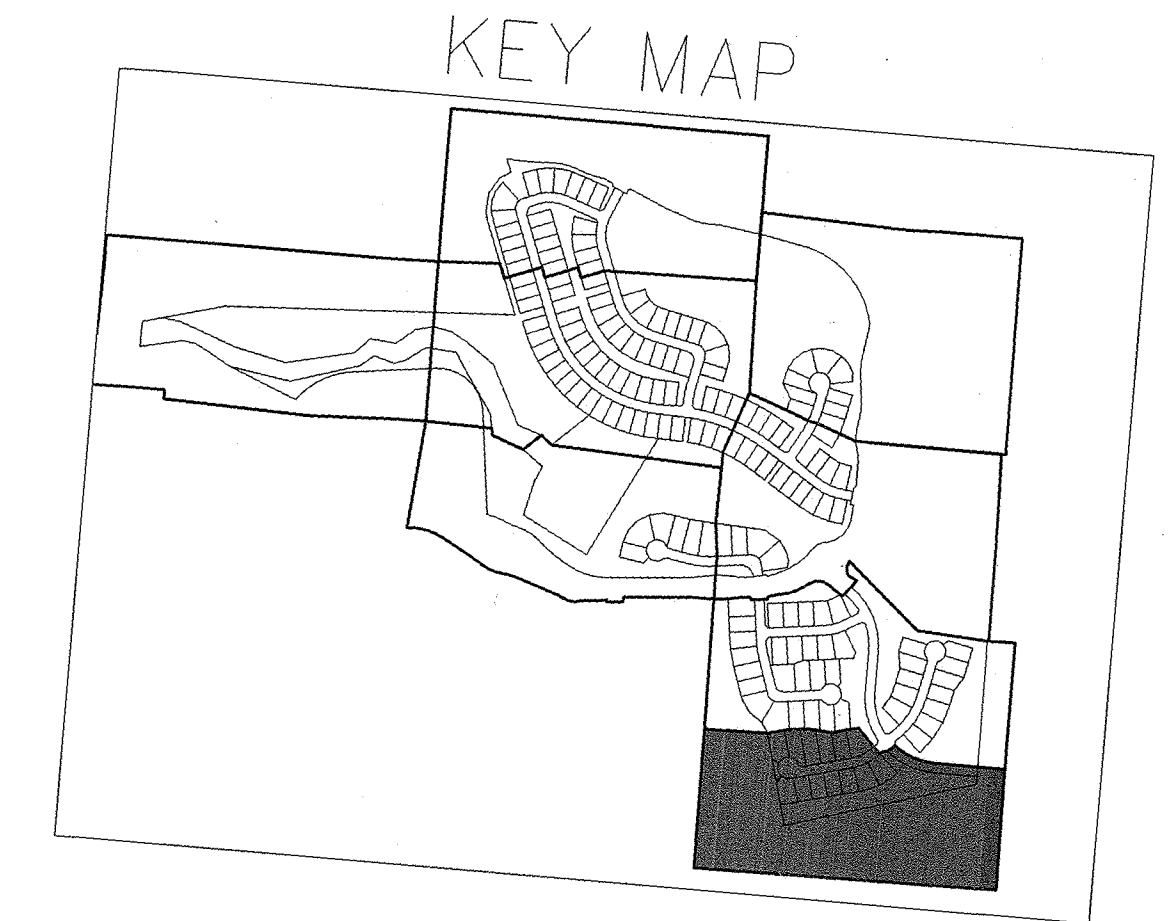
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C38	307.50'	13°50'54"	74.32'	N43°58'59"W	74.14'
C39	177.50'	22°42'35"	70.35'	N71°17'07"E	69.89'
C40	222.50'	22°42'35"	88.19'	N71°17'07"E	87.61'
C41	427.50'	10°01'47"	74.83'	S131°7'50"E	74.74'
C42	472.50'	10°57'07"	90.32'	S12°50'10"E	90.18'
C43	49.50'	79°37'37"	68.79'	S58°07'32"E	63.39'
C44	40.50'	79°37'37"	56.28'	S58°07'32"E	51.86'
C45	13.50'	55°27'49"	13.07'	N701°2'26"W	12.56'
C46	13.50'	55°27'49"	13.07'	N541°9'45"E	12.56'
C47	13.50'	55°27'49"	13.07'	S39°24'05"W	12.56'
C48	13.50'	55°27'49"	13.07'	N16°03'44"W	12.56'
C49	16.50'	105°44'50"	29.01'	N09°33'22"E	25.42'
C60	165.00'	37°10'10"	107.64'	N39°59'08"W	105.17'

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	150.50'	24°33'40"	64.52'	S33°40'53"E	64.02'
C62	152.00'	50°57'02"	135.17'	N20°29'13"W	130.76'
C63	309.50'	17°41'29"	95.57'	S03°51'28"E	95.19'
C64	260.00'	25°24'22"	115.29'	N00°00'00"W	114.35'
C65	256.00'	53°12'18"	237.72'	S13°52'47"E	229.27'
C66	11.50'	92°44'05"	18.61'	S86°50'58"E	16.65'
C67	14.00'	98°40'08"	24.11'	N71°47'12"W	21.24'
C68	292.50'	23°48'20"	121.53'	N10°32'59"W	120.66'
C69	205.00'	10°16'34"	36.77'	S01°22'35"E	36.72'
C70	155.00'	37°04'38"	8.32'	S04°54'45"E	8.32'
C71	155.00'	32°08'16"	86.94'	S22°31'12"E	85.81'
C72	11.50'	83°59'31"	16.86'	N03°24'25"E	15.39'
C73	307.50'	38°22'10"	205.92'	S70°48'55"E	202.10'

N:\PROJECTS\MONTANA\CAD\SURVEY\PLATS\FILING 4\MONTANA FIL 4 - PLAT SHEETS.DWG, MICHAEL P. 10/14/20

# THE LANTERNS, FILING NO. 4, FINAL PLAT

A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 13 OF 13

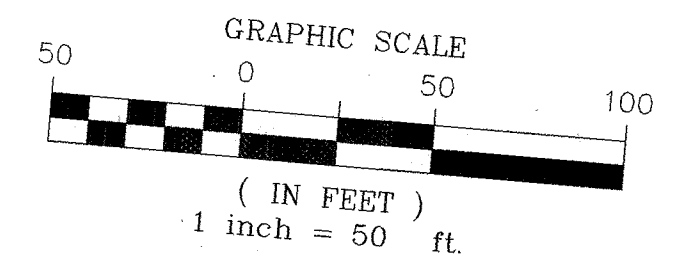


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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C49	202.50'	29°58'04"	105.91'	N60°23'12"E	104.71'
C50	13.50'	82°18'27"	19.39'	S63°28'33"E	17.77'
C51	247.50'	29°58'04"	129.45'	N60°23'12"E	127.98'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L43	N67°49'22"W	35.62'
L44	S35°09'49"W	38.46'
L45	S14°37'46"E	27.50'

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
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	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	BOUNDARY LINE
	PORTION OF D.U.E. TO BE MAINTAINED BY THE HOA



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www.cvlinc.net  
westwoodps.com

PROJECT: MONTANA CAD SURVEY FOR FILING MONTANA FILE # 4 PLAT SHEETS ENG. MICHAEL D. 09/14/20