

# THE LANTERNS, FILING NO. 5, 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 12

### 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. 5, 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 TRACT T FOR PURPOSES OF OPEN SPACE AND DRAINAGE. TRACTS S, U, V, W, X, AV, AW, AX AND AY 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. 5, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SPEER EQUITIES LLC, A COLORADO 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, LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS RLC LLC, A COLORADO LIMITED LIABILITY COMPANY AND TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

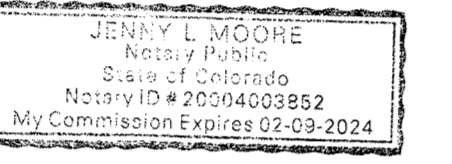
BY: [Signature] OF SPEER EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



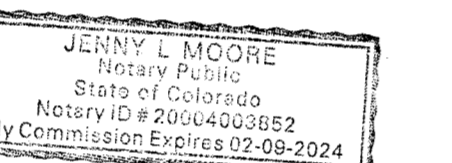
BY: [Signature] OF CC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



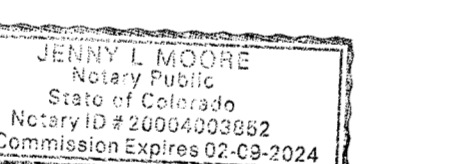
BY: [Signature] OF SC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



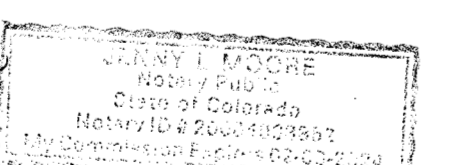
BY: [Signature] OF KC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



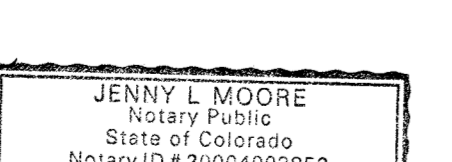
BY: [Signature] OF LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



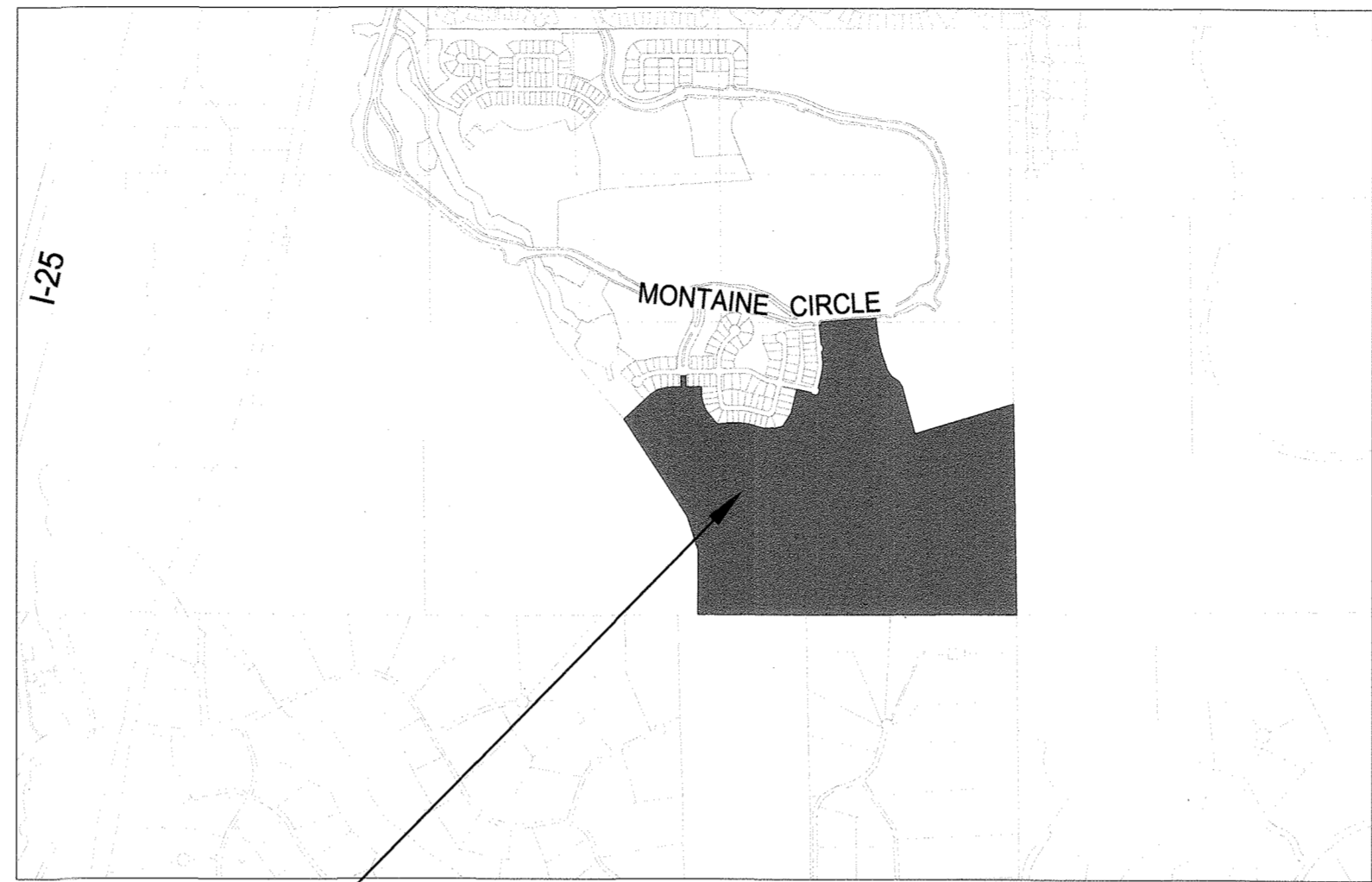
BY: [Signature] OF LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



PROPERTY LOCATION VICINITY MAP SCALE: 1" = 1500'

### OWNERSHIP CERTIFICATION: (CONTINUED)

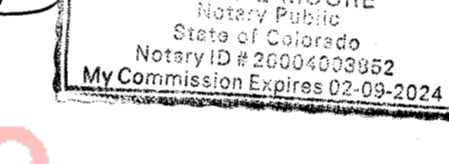
BY: [Signature] OF LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



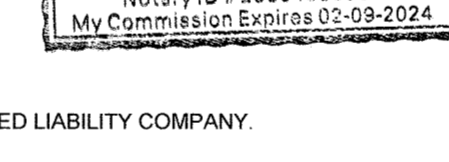
BY: [Signature] OF LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



BY: [Signature] OF LANTERNS RLC LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 28<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: 07/09/2024



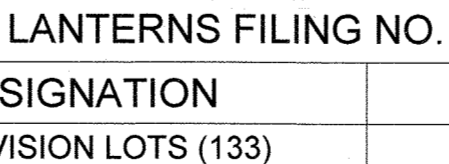
BY: [Signature] OF TOLL SOUTHWEST LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST [Signature] SIGNATURE

SIGNED THIS 24<sup>th</sup> DAY OF September, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF September, 2020.

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC  
MY COMMISSION EXPIRES: Nov 30, 2021



SHEET INDEX	
TYPE	AREA
SHEET 1	COVER SHEET
SHEET 2	PLAT NOTES & LEGAL DESCRIPTION
SHEET 3	TRACT AND LAND USE SUMMARY TABLE
SHEET 4	OVERALL SHEET
SHEET 5	SHEET LAYOUT
SHEETS 6-12	PLAT SHEETS

THE LANTERNS FILING NO. 5 FINAL PLAT	
DESIGNATION	ACREAGE
SUBDIVISION LOTS (133)	24.573 AC
TRACTS (10)	111.251 AC
DEDICATED ROW	6.826 AC
TOTAL AREA	142.650 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 136.33 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.

[Signature] DIRECTOR OF DEVELOPMENT SERVICES

### TITLE CERTIFICATE:

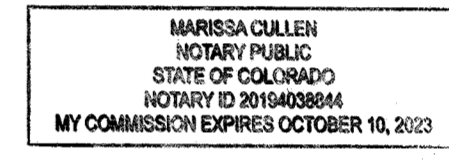
I, Shari Jacobs BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

Shari Jacobs AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY

\* issued a commitment for Title Insurance under File No. NCS-252137-4-CO dated 9-30-20 and that as of the date of the commitment

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF October, 2020, BY Shari Jacobs

WITNESS MY HAND AN OFFICIAL SEAL [Signature] NOTARY PUBLIC



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.

[Signature] TOWN MANAGER



ATTEST: [Signature] 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 MARCH 4, 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.

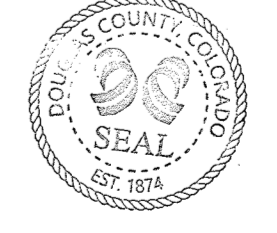


### CLERK AND RECORDER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 25<sup>th</sup> DAY OF November, 2020, A.D. at 8:27 am AND WAS RECORDED

AT RECEPTION NUMBER 2020115852

[Signature] DEPUTY DOUGLAS COUNTY CLERK AND RECORDER



APPLICANT/DEVELOPER: TOLL BROTHER, INC. 10 INVERNESS DRIVE EAST, STE 240 ENGLEWOOD, CO 80112 PHONE: 303-708-0730 CONTACT: TERRY HODGE

ENGINEER/SURVEYOR: CVL CONSULTANTS OF COLORADO, INC. 10333 E. DRY CREEK ROAD, STE 240 ENGLEWOOD, CO 80112 PHONE: 720-249-3543 CONTACT: PATRICK M. STEENBURG, PLS

ENGINEER/SURVEYOR CVL CONSULTANTS 10333 E. Dry Creek Rd., Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 / Fax: (720) 482-9546

# THE LANTERNS, FILING NO. 5, 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 12

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PART OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, BEING MONUMENTED BY A STONE WITH A CHISELED "X" FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 26, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2-1/2" ALUMINUM CAP SET BY LS 6935 IS ASSUMED TO BEAR SOUTH 89°50'08" EAST, A DISTANCE OF 2627.39 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 26°26'45" EAST, A DISTANCE OF 3943.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF THE LANTERNS FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 2019089834 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANTERNS FILING NO. 3 THE FOLLOWING THIRTY-FIVE (35) COURSES;

1. NORTH 47°42'26" EAST, A DISTANCE OF 329.84 FEET;
  2. NORTH 56°49'37" EAST, A DISTANCE OF 76.75 FEET;
  3. NORTH 76°31'55" EAST, A DISTANCE OF 93.43 FEET;
  4. NORTH 89°12'00" EAST, A DISTANCE OF 120.00 FEET;
  5. NORTH 00°48'00" WEST, A DISTANCE OF 101.50 FEET;
  6. NORTH 89°12'00" EAST, A DISTANCE OF 45.00 FEET;
  7. SOUTH 00°48'00" EAST, A DISTANCE OF 101.50 FEET;
  8. NORTH 89°12'00" EAST, A DISTANCE OF 139.37 FEET;
  9. SOUTH 00°48'00" EAST, A DISTANCE OF 96.63 FEET;
  10. SOUTH 11°29'53" EAST, A DISTANCE OF 40.57 FEET;
  11. SOUTH 20°06'24" EAST, A DISTANCE OF 85.05 FEET;
  12. SOUTH 39°10'23" EAST, A DISTANCE OF 99.84 FEET;
  13. SOUTH 41°00'21" EAST, A DISTANCE OF 60.11 FEET;
  14. NORTH 84°20'54" EAST, A DISTANCE OF 94.89 FEET;
  15. NORTH 89°14'35" EAST, A DISTANCE OF 99.52 FEET;
  16. SOUTH 84°21'08" EAST, A DISTANCE OF 48.46 FEET;
  17. SOUTH 77°03'45" EAST, A DISTANCE OF 49.27 FEET;
  18. SOUTH 76°46'15" EAST, A DISTANCE OF 150.00 FEET;
  19. NORTH 88°12'30" EAST, A DISTANCE OF 98.29 FEET;
  20. NORTH 76°32'45" EAST, A DISTANCE OF 64.67 FEET;
  21. NORTH 32°31'51" EAST, A DISTANCE OF 141.53 FEET;
  22. NORTH 13°13'45" EAST, A DISTANCE OF 222.82 FEET;
  23. SOUTH 77°28'25" EAST, A DISTANCE OF 128.95 FEET TO A POINT OF CURVATURE;
  24. SOUTHEASTERLY A DISTANCE OF 21.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", A, A CHORD BEARING OF SOUTH 32°28'25" EAST AND A CHORD LENGTH OF 19.09 FEET;
  25. SOUTH 77°28'25" EAST, A DISTANCE OF 46.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
  26. NORTHEASTERLY A DISTANCE OF 21.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", A BEARING OF NORTH 57°31'35" EAST, AND A CHORD LENGTH OF 19.09 FEET;
  27. NORTH 12°31'35" EAST, A DISTANCE OF 45.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
  28. NORTHWESTERLY A DISTANCE OF 21.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 32°28'25" WEST, AND A CHORD LENGTH OF 19.09 FEET;
  29. NORTH 12°31'35" EAST, A DISTANCE OF 153.08 FEET TO A POINT OF CURVATURE;
  30. NORTHEASTERLY A DISTANCE OF 82.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 272.50 FEET, A CENTRAL ANGLE OF 17°18'44", A CHORD BEARING OF NORTH 03°52'12" EAST, AND A CHORD LENGTH OF 82.02 FEET;
  31. NORTH 04°47'10" WEST, A DISTANCE OF 88.28 FEET TO A POINT OF CURVATURE;
  32. NORTHEASTERLY A DISTANCE OF 21.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 40°12'50" EAST, AND A CHORD LENGTH OF 19.09 FEET;
  33. NORTH 04°47'10" WEST, A DISTANCE OF 45.00 FEET TO A POINT OF NON-TANGENT CURVATURE;
  34. NORTHWESTERLY A DISTANCE OF 21.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 49°47'10" WEST, AND A CHORD LENGTH OF 19.09 FEET;
  35. NORTH 04°47'10" WEST, A DISTANCE OF 175.39 FEET TO THE SOUTHWESTERLY MOST CORNER OF TRACT S, THE LANTERNS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2019064453 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE ALONG THE SOUTH LINE OF SAID TRACT S THE FOLLOWING SEVEN (7) COURSES;
36. NORTH 85°12'50" EAST, A DISTANCE OF 16.00 FEET;
  37. NORTH 04°47'10" WEST, A DISTANCE OF 14.41 FEET TO A POINT OF CURVATURE;
  38. NORTHEASTERLY A DISTANCE OF 13.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 40°12'50" EAST, AND A CHORD LENGTH OF 12.02 FEET;
  39. NORTH 85°12'50" EAST, A DISTANCE OF 301.18 FEET TO A POINT OF CURVATURE;
  40. NORTHEASTERLY A DISTANCE OF 13.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 194.00 FEET, A CENTRAL ANGLE OF 04°03'12", A CHORD BEARING OF NORTH 87°14'26" EAST, AND A CHORD LENGTH OF 13.72 FEET;
  41. NORTH 89°16'03" EAST, A DISTANCE OF 109.98 FEET TO A POINT OF CURVATURE;
  42. NORTHEASTERLY A DISTANCE OF 64.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 09°03'16", A CHORD BEARING OF NORTH 84°44'29" EAST, AND A CHORD LENGTH OF 64.09 FEET;

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE DEPARTING FROM SAID TRACT S, AND CONTINUING THE FOLLOWING SIXTEEN (16) COURSES TO THE POINT OF BEGINNING;

43. SOUTH 07°21'36" EAST, A DISTANCE OF 157.08 FEET;
44. SOUTH 08°18'43" EAST, A DISTANCE OF 79.15 FEET;
45. SOUTH 15°12'37" EAST, A DISTANCE OF 84.94 FEET;
46. SOUTH 18°18'43" EAST, A DISTANCE OF 72.37 FEET;
47. SOUTH 19°24'56" EAST, A DISTANCE OF 85.86 FEET;
48. SOUTH 35°43'42" EAST, A DISTANCE OF 73.67 FEET;
49. SOUTH 56°04'57" EAST, A DISTANCE OF 70.97 FEET;
50. SOUTH 32°31'01" EAST, A DISTANCE OF 58.78 FEET;
51. SOUTH 15°09'28" EAST, A DISTANCE OF 442.84 FEET;
52. NORTH 72°57'44" EAST, A DISTANCE OF 931.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;
53. SOUTH 00°29'22" EAST ALONG SAID EAST LINE A DISTANCE OF 1922.80 FEET TO THE SOUTHEAST CORNER OF SECTION 26;
54. NORTH 89°48'33" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 2644.76 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION;
55. NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, A DISTANCE OF 227.01 FEET;
56. NORTH 00°10'56" EAST, A DISTANCE OF 579.55 FEET;
57. NORTH 17°54'36" WEST, A DISTANCE OF 325.65 FEET;
58. NORTH 32°56'07" WEST, A DISTANCE OF 1056.77 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 6,213,829 SQUARE FEET OR 142,650 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 CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-852137-4-CO REVISION 1, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 27, 2020 AT 5:00 P.M.
4. BASIS OF BEARINGS: BEARINGS 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 ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0303G, EFFECTIVE MARCH 16, 2016. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS 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 ALONG 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 ARE BASED 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, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCRUCH INTO UTILITY EASEMENTS.

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 Patricia M. Stearn  
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 3/16/2020

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# THE LANTERNS, FILING NO. 5, 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 12

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 (PL20-00**)	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	16.600	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	9.413	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	NOT APPLICABLE	NOT APPLICABLE
TRACT Q	0.821	OPEN SPACE / DRAINAGE	HOA	HOA	0.232	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.059	NOT APPLICABLE
TRACT Q-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.054	NOT APPLICABLE
TRACT R	0.056	OPEN SPACE	HOA	HOA	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.248	4.260
TRACT S	5.239	OPEN SPACE / DRAINAGE	HOA	HOA	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	2.136	91.701
TRACT T	221.366	OPEN SPACE DEDICATED / DRAINAGE	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.046	NOT APPLICABLE
TRACT T-1	NOT APPLICABLE	OPEN SPACE DEDICATED / DRAINAGE	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.737
TRACT U	0.793	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	6.651
TRACT V	6.658	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.859
TRACT W	1.044	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.167	NOT APPLICABLE	NOT APPLICABLE
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 AB	6.727	OPEN SPACE	HOA	HOA	0.601	NOT APPLICABLE	NOT APPLICABLE	6.202	NOT APPLICABLE	NOT APPLICABLE
TRACT BB	54.290	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	8.687	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	9.791	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 OQ	0.035	OPEN SPACE MEDIAN	HOA	HOA	0.035	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT OR	0.183	OPEN SPACE MEDIAN	HOA	HOA	0.183	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT OS	2.169	OPEN SPACE MEDIAN	HOA	HOA	2.209	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT OT	1.035	OPEN SPACE MEDIAN	HOA	HOA	1.182	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT OV	0.013	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	0.013	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT UU	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	NOT APPLICABLE	3.441	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	NOT APPLICABLE	1.363	NOT APPLICABLE	1.528	NOT APPLICABLE
TRACT AH	0.980	POND EV3	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	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	0.640	SILO PARK	HOA	HOA	4.008	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	NOT APPLICABLE	1.018	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	4.614	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	24.426	7.255	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AR	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	0.487	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AS	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.029	NOT APPLICABLE	NOT APPLICABLE
TRACT AT	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.026	NOT APPLICABLE	NOT APPLICABLE
TRACT AU	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	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	0.201
TRACT AV	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.149
TRACT AW	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.211
TRACT AX	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.053
TRACT AY	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AZ	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	0.167	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

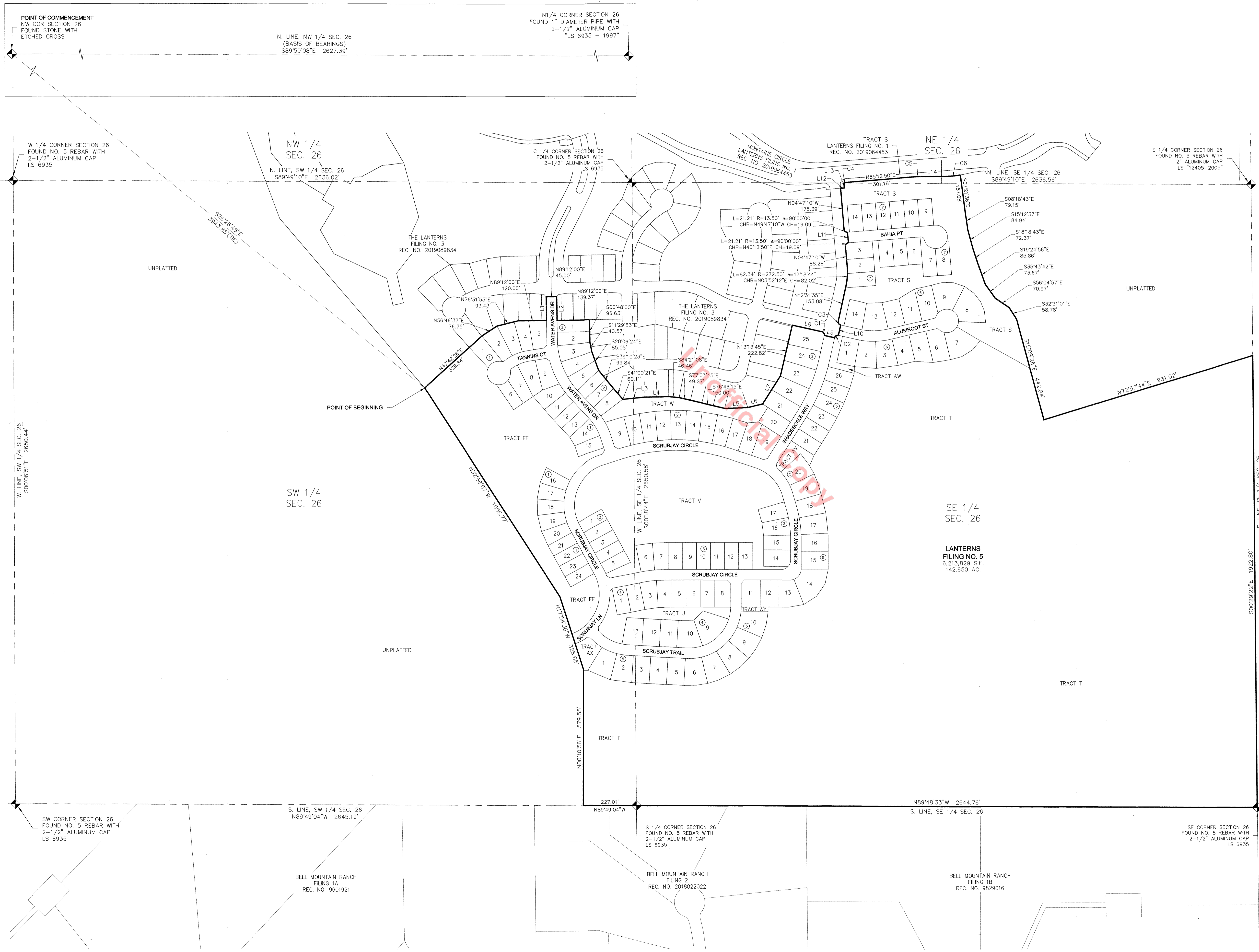
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 9/16/2020

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# THE LANTERNS, FILING NO. 5, FINAL PLAT

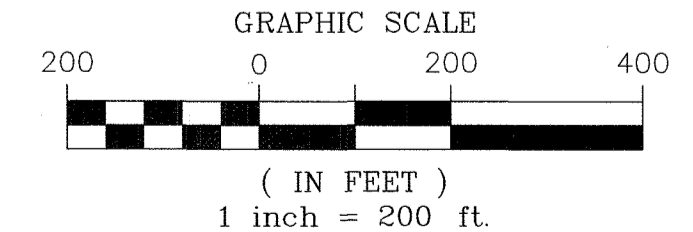
A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 12



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°48'00"W	101.50'
L2	S00°48'00"E	101.50'
L3	N84°20'54"E	94.89'
L4	N89°14'35"E	99.52'
L5	N88°12'30"E	98.29'
L6	N76°32'45"E	64.67'
L7	N32°31'51"E	141.53'
L8	S77°28'25"E	128.95'
L9	S77°28'25"E	45.00'
L10	N12°31'35"E	45.00'
L11	N04°47'10"W	45.00'
L12	N85°12'50"E	16.00'
L13	N04°47'10"W	14.41'
L14	N89°16'03"E	109.98'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.50'	90°00'00"	21.21'	S32°28'25"E	19.09'
C2	13.50'	90°00'00"	21.21'	N57°31'35"E	19.09'
C3	13.50'	90°00'00"	21.21'	N32°28'25"W	19.09'
C4	8.50'	90°00'00"	13.35'	N40°12'50"E	12.02'
C5	194.00'	4°03'12"	13.72'	N87°14'26"E	13.72'
C6	406.00'	9°03'16"	64.16'	N84°44'25"E	64.09'

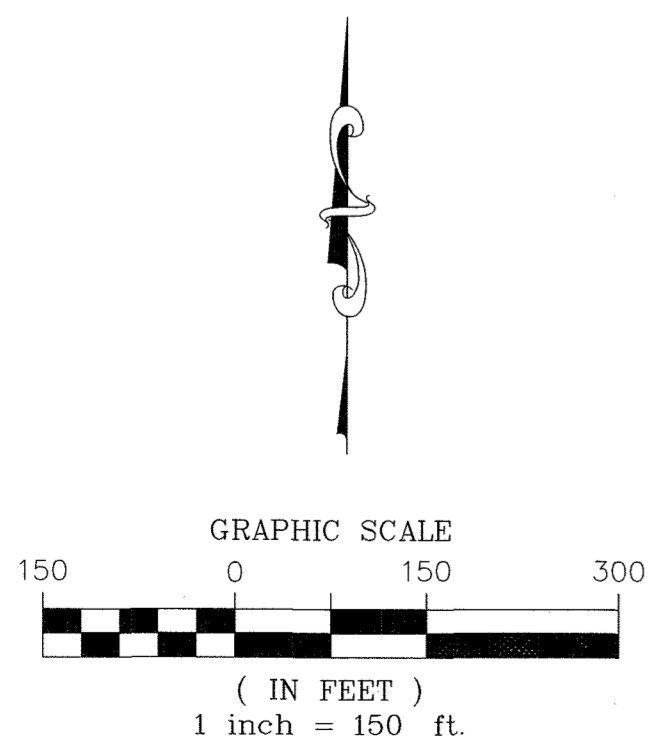
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	BOUNDARY
	LOT NUMBER



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SHEET 5 OF 12

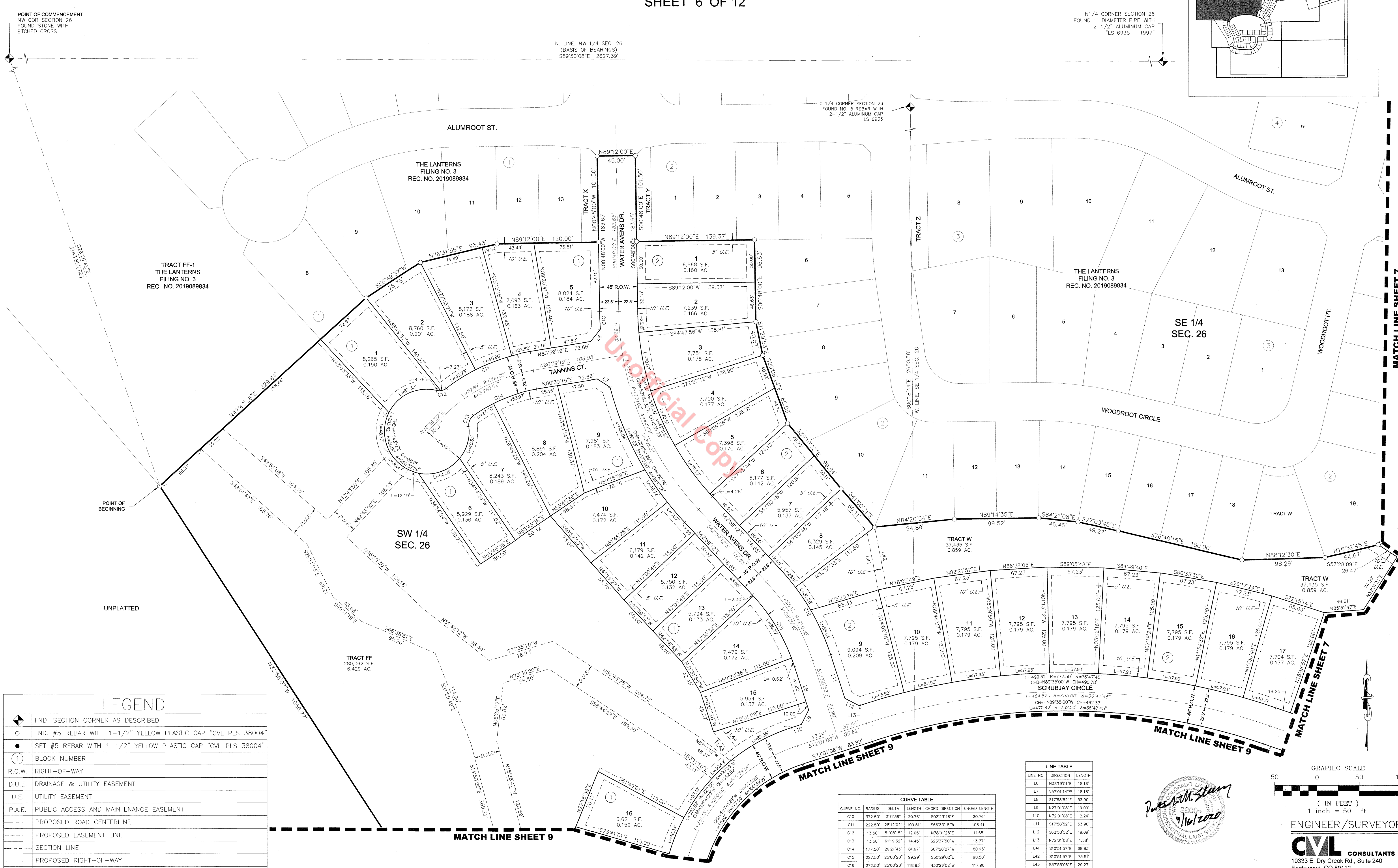
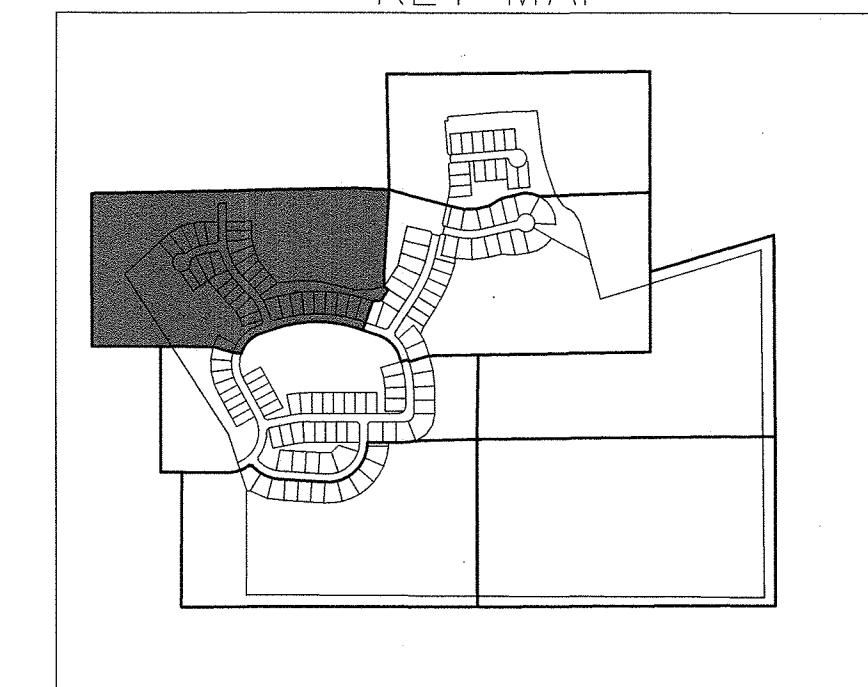


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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 6 OF 12

KEY MAP



POINT OF COMMENCEMENT  
NW COR SECTION 26  
FOUND STONE WITH  
ETCHED CROSS

N. LINE, NW 1/4 SEC. 26  
(BASIS OF BEARINGS)  
S89°50'08"E 2627.39'

N 1/4 CORNER SECTION 26  
FOUND 1" DIAMETER PIPE WITH  
2-1/2" ALUMINUM CAP  
"LS 6935 - 1997"

C 1/4 CORNER SECTION 26  
FOUND NO. 5 REBAR WITH  
2-1/2" ALUMINUM CAP  
LS 6935

TRACT FF-1  
THE LANTERNS  
FILING NO. 3  
REC. NO. 2019089834

THE LANTERNS  
FILING NO. 3  
REC. NO. 2019089834

THE LANTERNS  
FILING NO. 3  
REC. NO. 2019089834

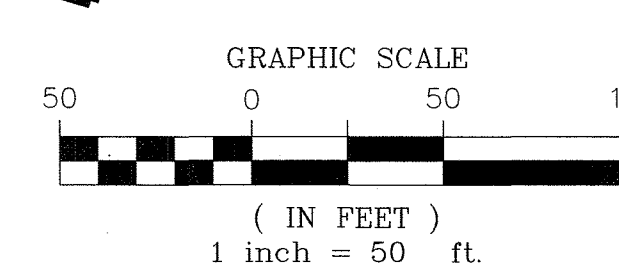
POINT OF BEGINNING

UNPLATTED

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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	372.50	311.36°	20.76'	S02°23'48"E	20.76'
C11	222.50	281°02'	109.51'	S66°33'18"W	108.41'
C12	13.50	51°06'15"	12.05'	N78°01'25"E	11.65'
C13	13.50	61°16'32"	14.45'	S23°37'50"W	13.77'
C14	177.50	26°21'43"	81.67'	S67°28'27"W	80.95'
C15	227.50	25°00'20"	99.29'	S30°29'02"E	98.50'
C16	272.50	25°00'20"	118.93'	N30°29'02"W	117.98'

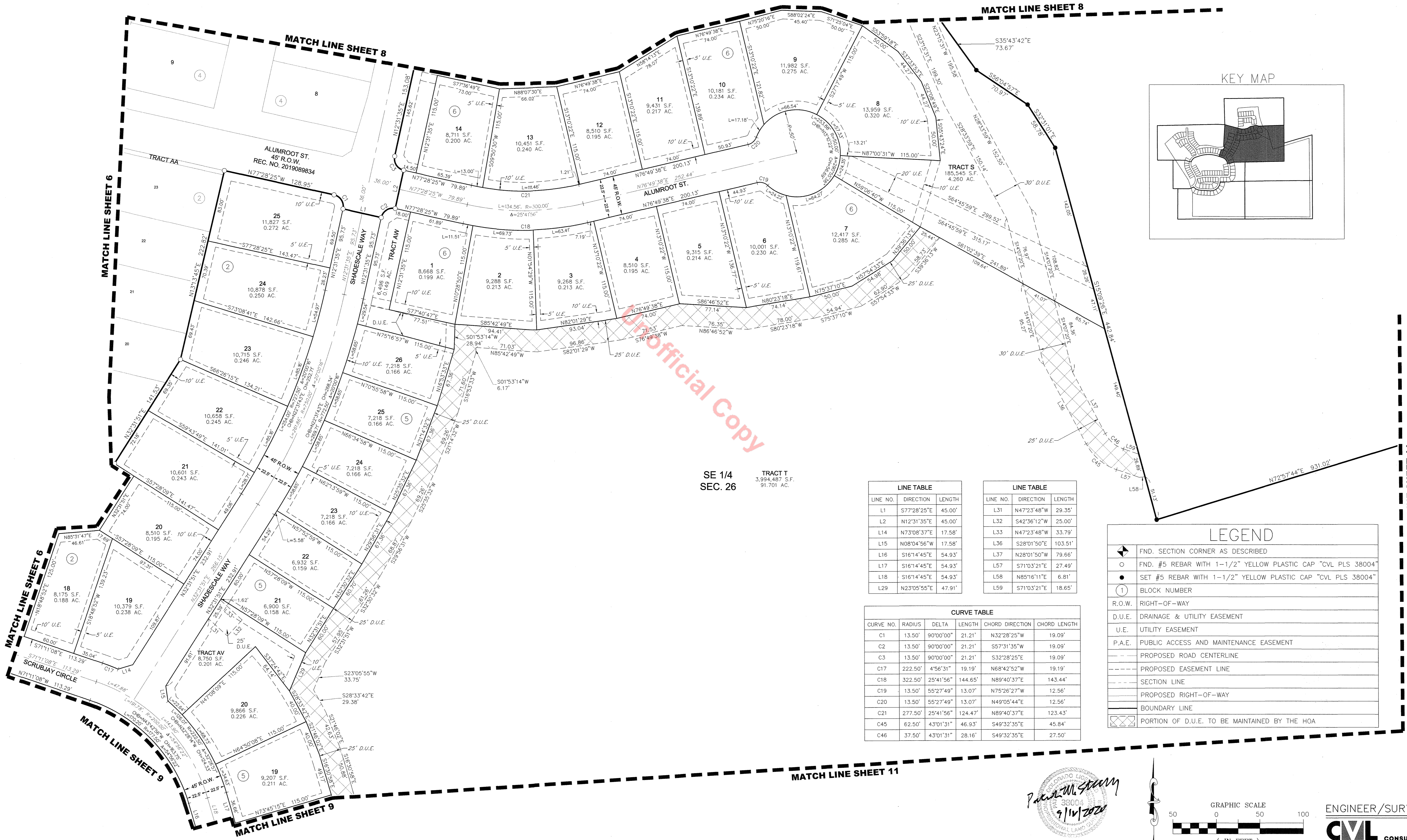
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N38°19'51"E	18.18'
L7	N57°01'14"W	18.18'
L8	S77°58'52"E	53.90'
L9	N27°01'08"E	19.09'
L10	N72°01'08"E	12.24'
L11	S77°58'52"E	53.90'
L12	S62°56'52"E	19.09'
L13	N72°01'08"E	1.58'
L41	S10°51'57"E	68.83'
L42	S10°51'57"E	73.51'
L43	S37°55'06"E	29.27'
L44	S37°55'06"E	25.86'



ENGINEER/SURVEYOR  
**CVL CONSULTANTS**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

# THE LANTERNS, FILING NO. 5, 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 12



SE 1/4  
SEC. 26

TRACT T  
3,994.487 S.F.  
91.701 AC.

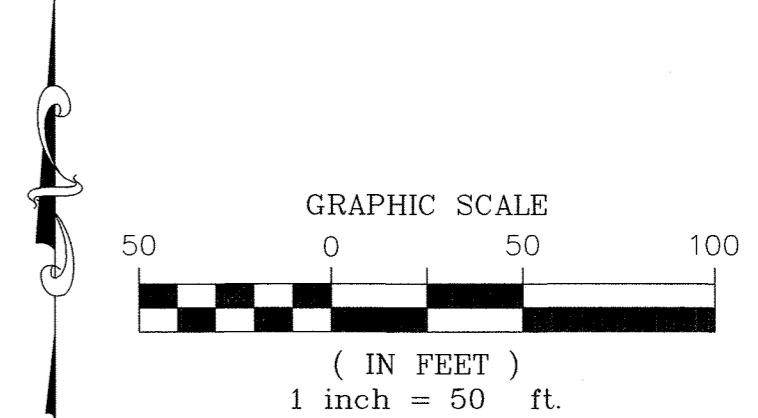
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S77°28'25"E	45.00'
L2	N12°31'35"E	45.00'
L14	N73°08'37"E	17.58'
L15	N08°04'56"W	17.58'
L16	S16°14'45"E	54.93'
L17	S16°14'45"E	54.93'
L18	S16°14'45"E	54.93'
L29	N23°05'55"E	47.91'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L31	N47°23'48"W	29.35'
L32	S42°36'12"W	25.00'
L33	N47°23'48"W	33.79'
L36	S28°01'50"E	103.51'
L37	N28°01'50"W	79.66'
L57	S71°03'21"E	27.49'
L58	N85°16'11"E	6.81'
L59	S71°03'21"E	18.65'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	13.50'	90°00'00"	21.21'	N32°28'25"W	19.09'
C2	13.50'	90°00'00"	21.21'	S57°31'35"W	19.09'
C3	13.50'	90°00'00"	21.21'	S32°28'25"E	19.09'
C17	222.50'	4°56'31"	19.19'	N68°42'52"W	19.19'
C18	322.50'	25°41'56"	144.65'	N89°40'37"E	143.44'
C19	13.50'	55°27'49"	13.07'	N75°26'27"W	12.56'
C20	13.50'	55°27'49"	13.07'	N49°05'44"E	12.56'
C21	277.50'	25°41'56"	124.47'	N89°40'37"E	123.43'
C45	62.50'	43°01'31"	46.93'	S49°32'35"E	45.84'
C46	37.50'	43°01'31"	28.16'	S49°32'35"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"
	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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE
	PORTION OF D.U.E. TO BE MAINTAINED BY THE HOA

Professional Engineer  
 License No. 38004  
 9/11/2020



ENGINEER/SURVEYOR  
**CVL CONSULTANTS**  
 10333 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80112  
 Tel: (720) 482-9526 / Fax: (720) 482-9546

# THE LANTERNS, FILING NO. 5, FINAL PLAT

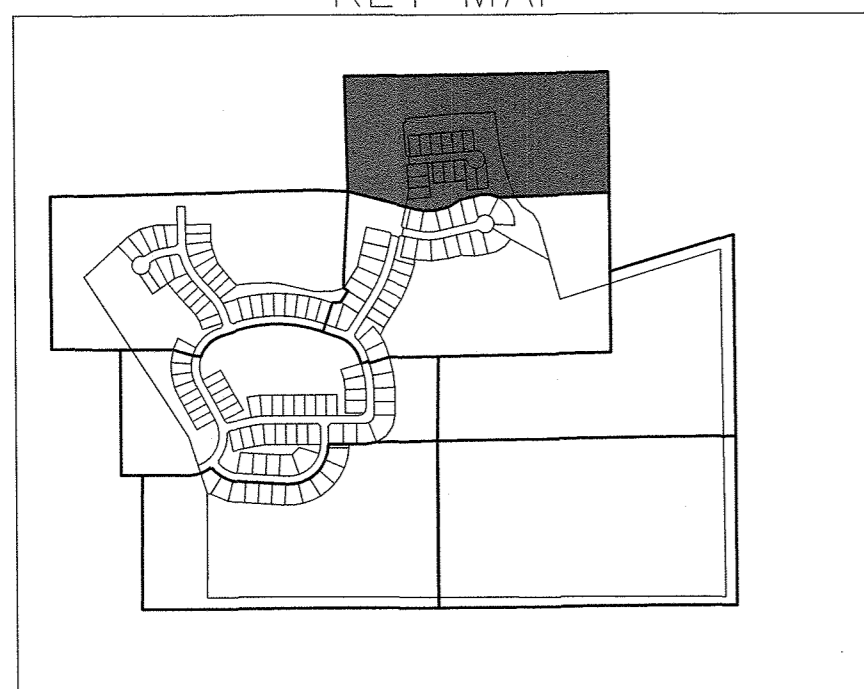
A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 8 OF 12

NE 1/4  
SEC. 26

SE 1/4  
SEC. 26



KEY MAP



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	272.50'	171°8'44"	82.34'	N03°52'12"E	82.02'
C5	13.50'	90°00'00"	21.21'	S40°12'50"W	19.09'
C6	13.50'	90°00'00"	21.21'	S49°47'10"E	19.09'
C7	8.50'	90°00'00"	13.35'	S40°12'50"W	12.02'
C8	194.00'	4°03'12"	13.72'	S87°14'26"W	13.72'
C9	406.00'	9°03'16"	64.16'	N84°44'25"E	64.09'
C22	13.50'	82°18'27"	19.39'	N53°37'56"W	17.77'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N04°47'10"W	45.00'
L4	N85°12'50"E	16.00'
L5	N04°47'10"W	14.41'
L19	N71°28'38"W	8.61'
L20	S04°47'10"E	27.50'
L38	N81°30'25"W	51.72'
L39	N08°29'35"E	25.00'
L40	N81°30'25"W	53.48'
L45	S39°03'58"E	44.28'
L46	S39°03'58"E	26.19'
L47	N78°15'19"E	41.43'
L48	N78°17'12"E	29.68'

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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE

*Robert M. Stearns*  
Professional Engineer  
No. 38004  
9/16/2020

GRAPHIC SCALE  
50 0 50 100  
( IN FEET )  
1 inch = 50 ft.

ENGINEER/SURVEYOR

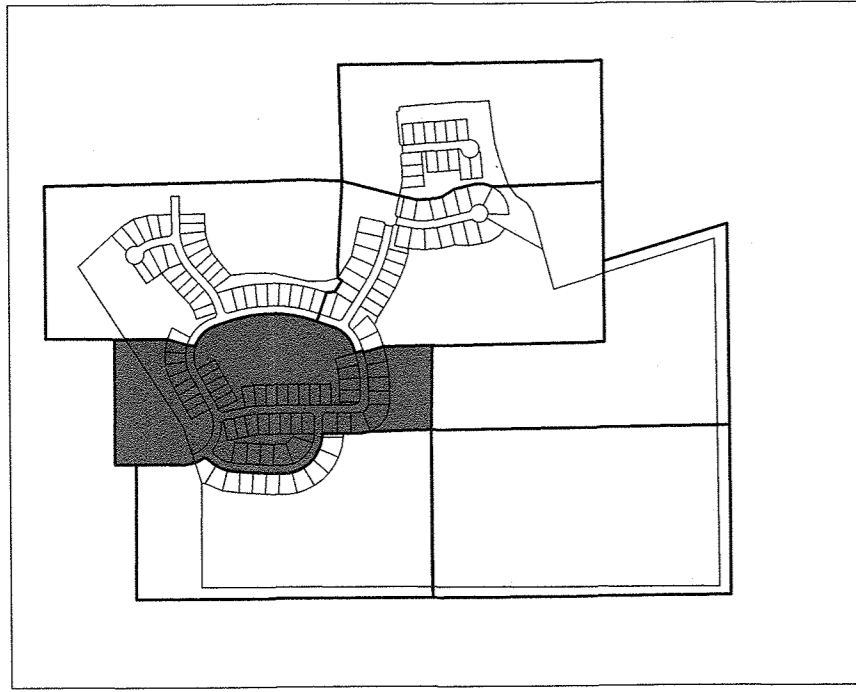
**CVL CONSULTANTS**  
10333 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

N:\PROJECTS\MONTAINE\CAD\SURVEY\PLATS\FILING SIMONTAINE FIL 5 - PLAT SHEETS\DWG. MICHAEL P. 8/20

# THE LANTERNS, FILING NO. 5, FINAL PLAT

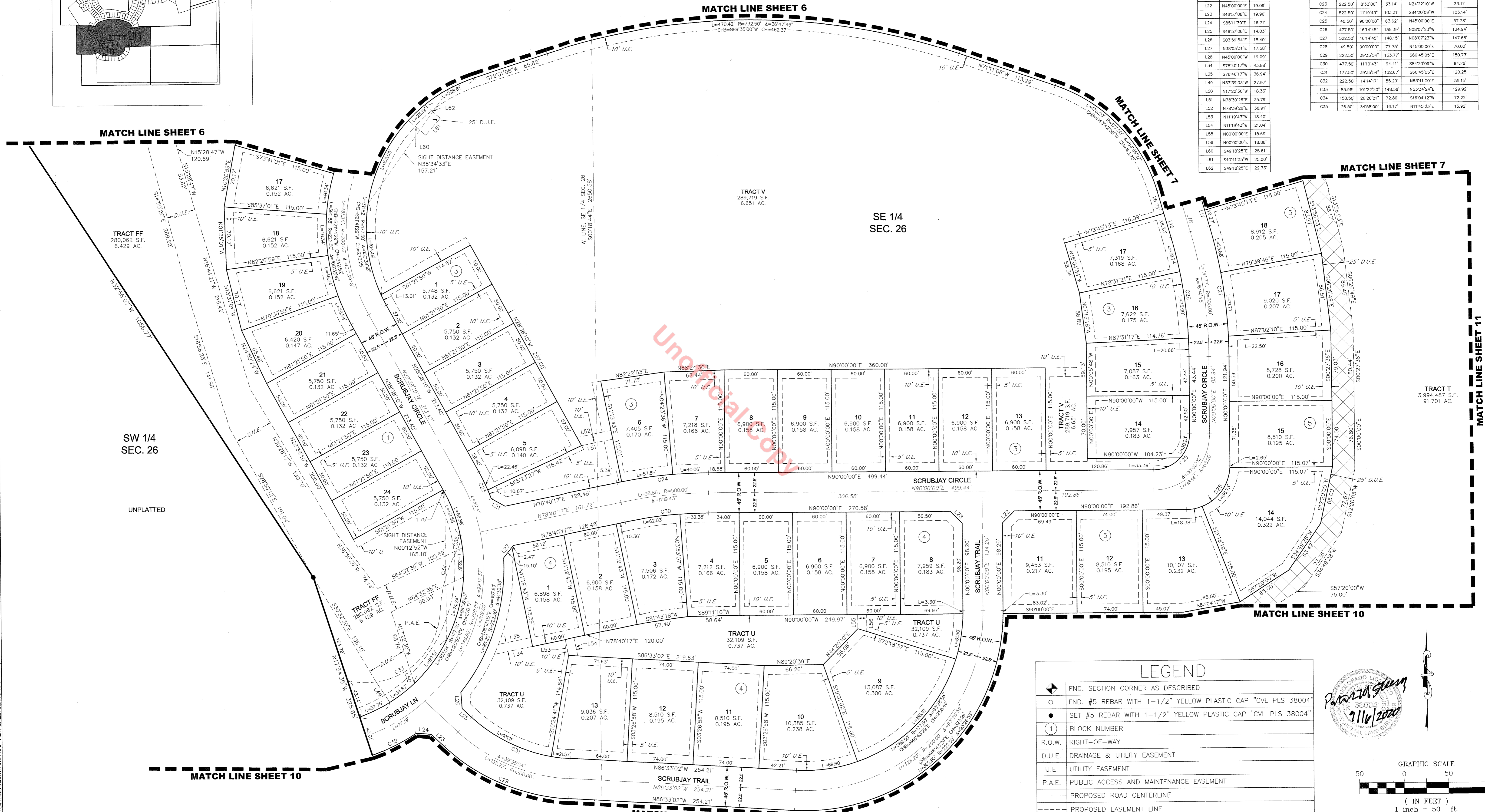
A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 9 OF 12

KEY MAP

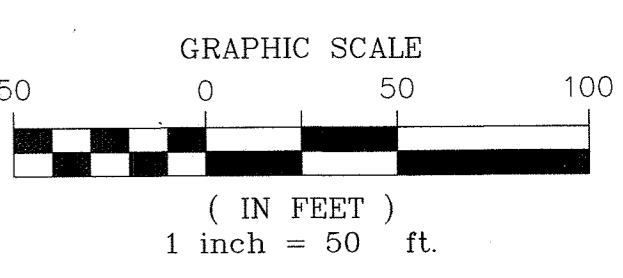


LINE NO.	DIRECTION	LENGTH
L16	S167°44'57"E	54.93'
L17	S167°44'57"E	54.93'
L18	S167°44'57"E	54.93'
L21	S65°42'56"E	17.58'
L22	N45°57'08"W	19.09'
L23	N45°57'08"W	19.09'
L24	S85°11'39"E	16.71'
L25	S45°57'08"E	14.03'
L26	S03°59'54"E	18.40'
L27	N38°03'31"E	17.56'
L28	N45°57'08"W	19.09'
L34	S78°40'17"W	43.88'
L35	S78°40'17"W	36.94'
L49	N33°39'03"W	27.97'
L50	N17°22'30"W	18.33'
L51	N78°39'26"E	35.79'
L52	N78°39'26"E	38.91'
L53	N11°19'43"W	18.40'
L54	N11°19'43"W	21.04'
L55	N00°00'00"E	15.69'
L56	N00°00'00"E	16.88'
L60	S49°18'25"E	25.61'
L61	S49°18'25"E	25.00'
L62	S49°18'25"E	22.73'

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C23	222.50'	8°32'00"	33.14'	N24°22'10"W	33.11'
C24	522.50'	11°19'43"	103.31'	S84°20'09"W	103.14'
C25	40.50'	90°00'00"	63.62'	N45°00'00"E	57.28'
C26	477.50'	167°44'57"	135.39'	N08°07'23"W	134.94'
C27	522.50'	167°44'57"	148.15'	N08°07'23"W	147.66'
C28	49.50'	90°00'00"	77.75'	N45°00'00"E	70.07'
C29	222.50'	39°35'54"	153.77'	S66°45'09"W	150.73'
C30	477.50'	11°19'43"	94.41'	S84°20'09"W	94.26'
C31	177.50'	39°35'54"	122.47'	S66°45'09"W	120.25'
C32	222.50'	14°14'17"	55.29'	N63°41'00"E	55.15'
C33	83.96'	10°22'20"	148.56'	N53°34'24"E	129.92'
C34	158.50'	26°20'31"	72.86'	S16°04'12"W	72.22'
C35	26.50'	34°58'00"	16.17'	N11°45'23"E	15.92'



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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE
	PORTION OF D.U.E. TO BE MAINTAINED BY THE HOA



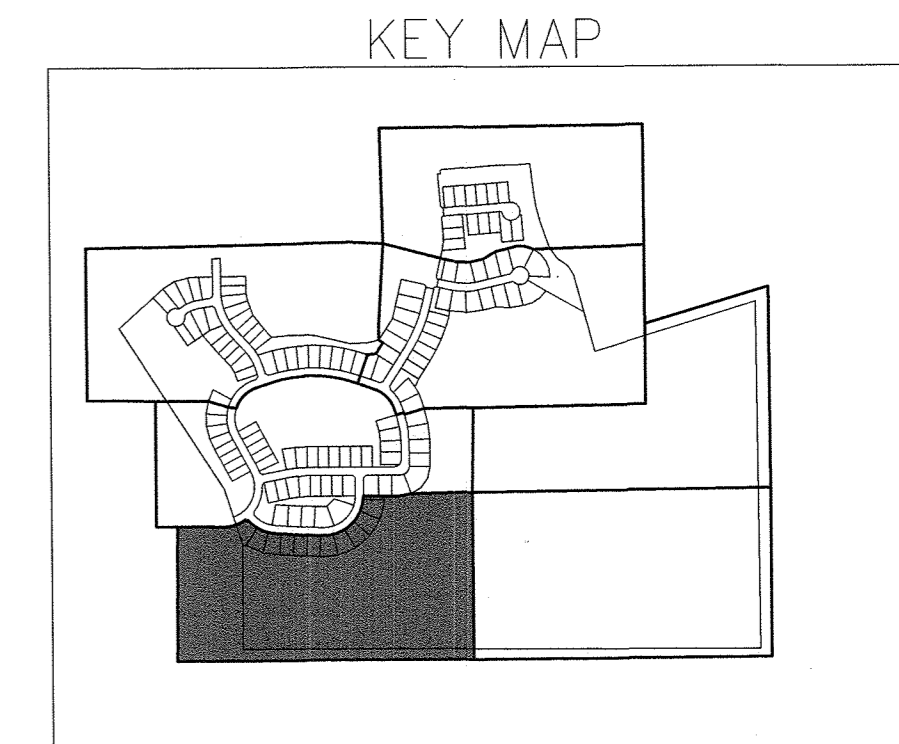
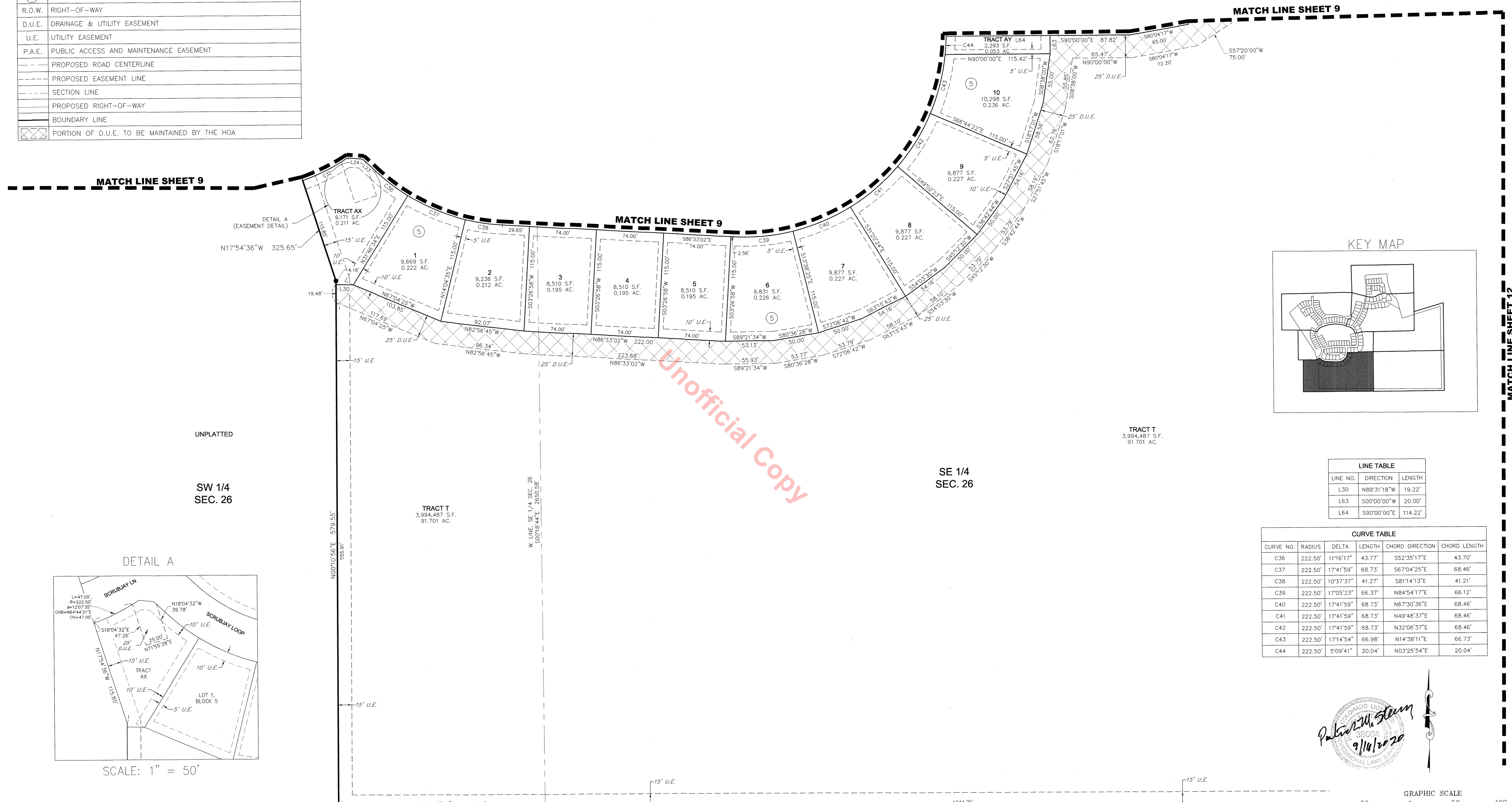
ENGINEER/SURVEYOR

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Tel: (720) 482-9526 | Fax: (720) 482-9546

# THE LANTERNS, FILING NO. 5, FINAL PLAT

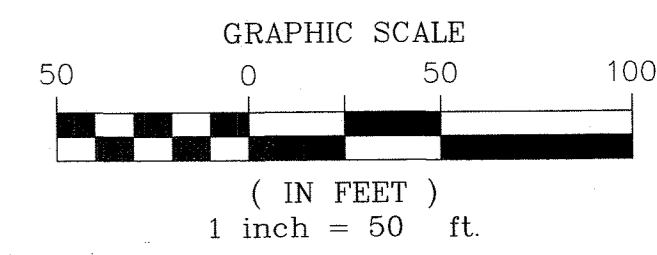
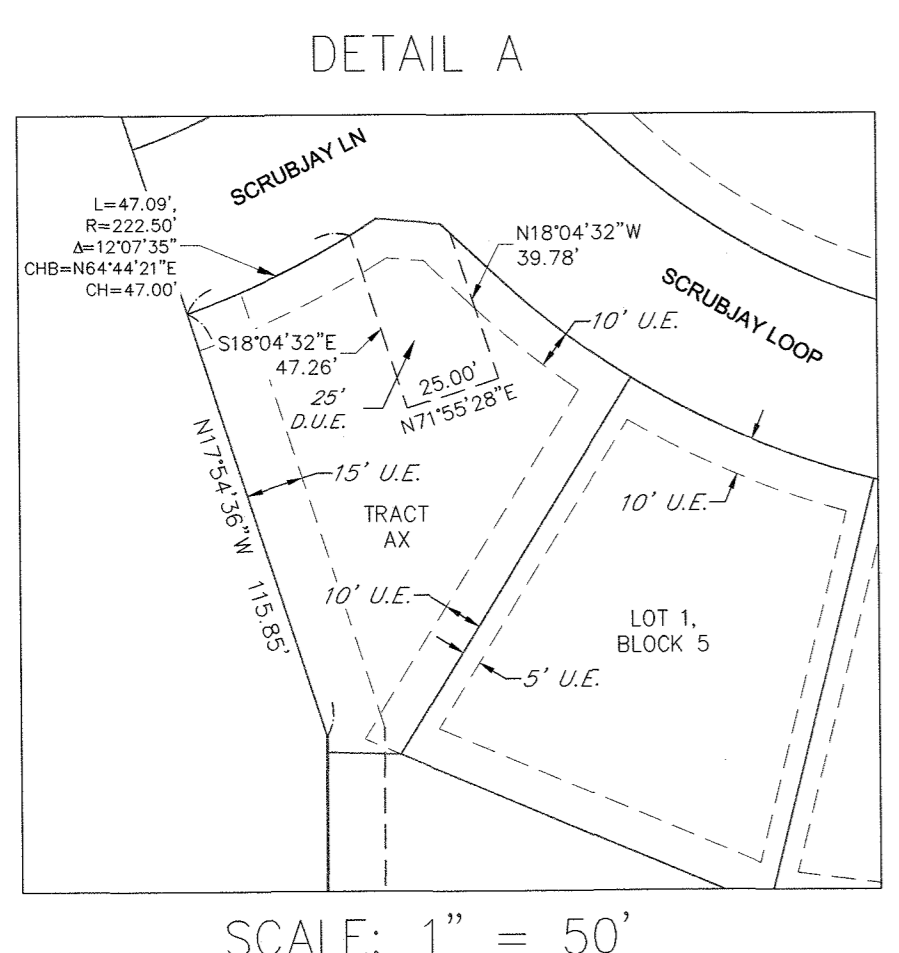
A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 10 OF 12

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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE
	PORTION OF D.U.E. TO BE MAINTAINED BY THE HOA



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	N88°31'18"W	19.22'
L63	S00°00'00"W	20.00'
L64	S90°00'00"E	114.22'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C36	222.50'	111°6'17"	43.77'	S52°35'17"E	43.70'
C37	222.50'	17°41'59"	68.73'	S67°04'25"E	68.46'
C38	222.50'	10°37'37"	41.27'	S81°14'13"E	41.21'
C39	222.50'	17°05'23"	66.37'	N84°54'17"E	66.12'
C40	222.50'	17°41'59"	68.73'	N67°30'36"E	68.46'
C41	222.50'	17°41'59"	68.73'	N49°48'37"E	68.46'
C42	222.50'	17°41'59"	68.73'	N32°06'37"E	68.46'
C43	222.50'	17°14'54"	66.98'	N14°38'11"E	66.73'
C44	222.50'	5°09'41"	20.04'	N03°25'54"E	20.04'



SW CORNER SECTION 26 FOUND NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP LS 6935

S. LINE, SW 1/4 SEC. 26 N89°49'04"W 227.01'

BELL MOUNTAIN RANCH FILING 2 REC. NO. 2018022022

S 1/4 CORNER SECTION 26 FOUND NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP LS 6935

BELL MOUNTAIN RANCH FILING 2 REC. NO. 2018022022

S. LINE, SE 1/4 SEC. 26 N89°48'33"W 2644.76'

S. LINE, SE 1/4 SEC. 26 N89°48'33"W 2644.76'

BELL MOUNTAIN RANCH FILING 2 REC. NO. 2018022022

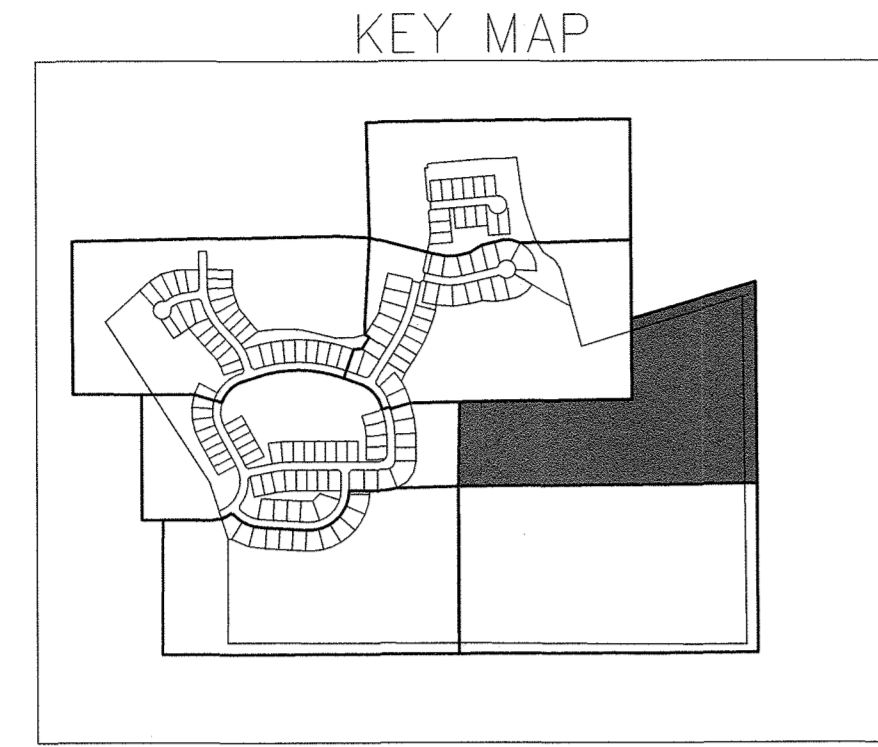
ENGINEER/SURVEYOR

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Tel: (720) 482-9528 | Fax: (720) 482-9546

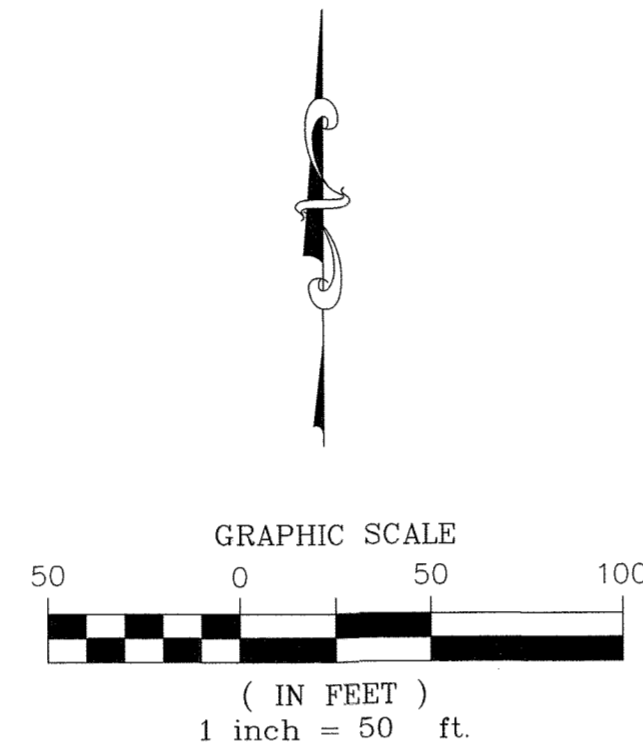
# THE LANTERNS, FILING NO. 5, FINAL PLAT

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 12

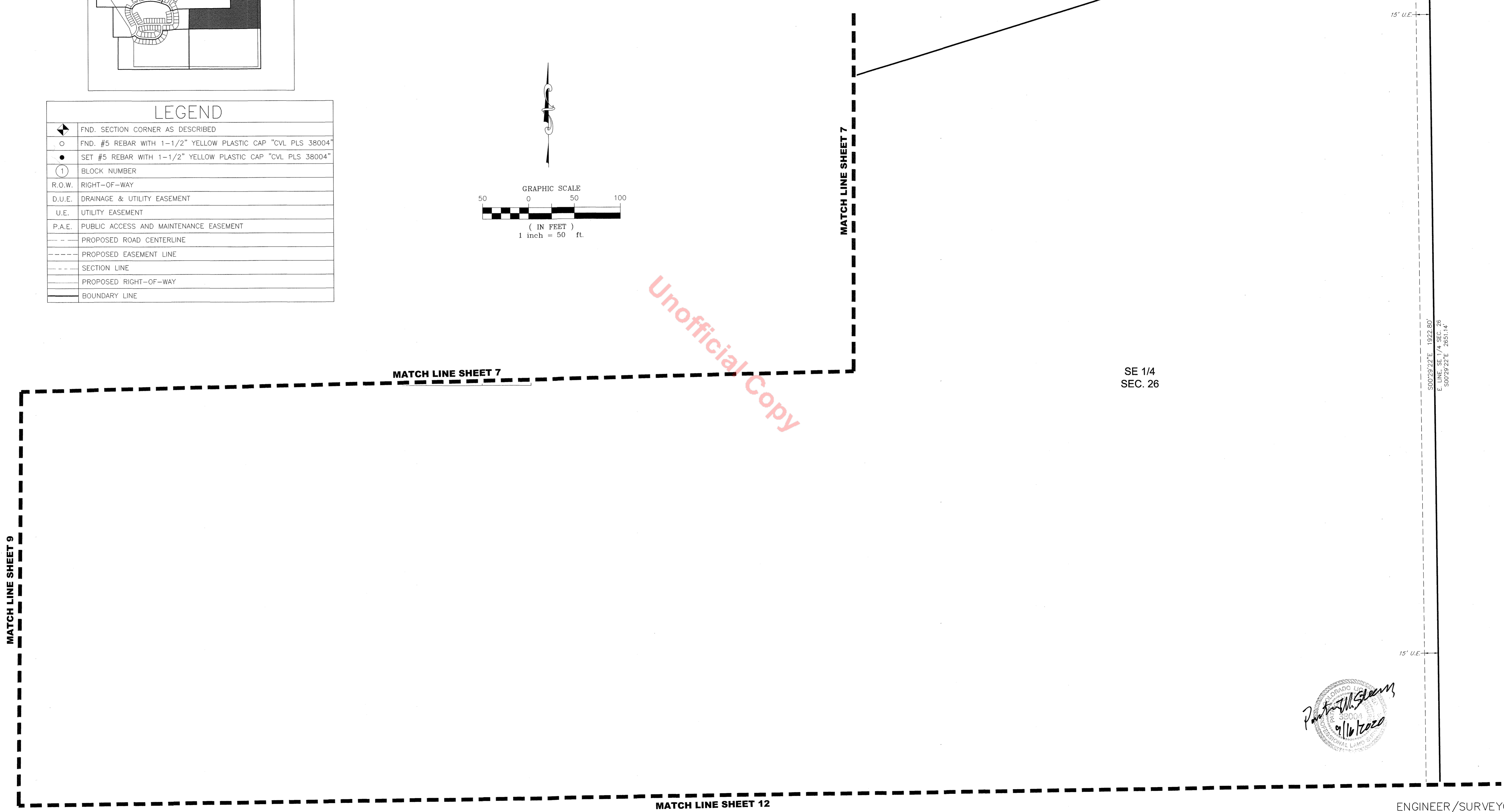
E 1/4 CORNER SECTION 26  
FOUND NO. 5 REBAR WITH  
2" ALUMINUM CAP  
LS "12405-2005"



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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE



Unofficial Copy



SE 1/4  
SEC. 26

500°29'22"E 1922.80'  
E. LINE, SE 1/4, SEC. 26  
500°29'22"E 2651.14'

*Robert W. Stearns*  
 9/16/2020  
 38004  
 PROFESSIONAL LAND SURVEYOR

ENGINEER/SURVEYOR

**CVL** CONSULTANTS  
 10333 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80112  
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# THE LANTERNS, FILING NO. 5, 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 12

MATCH LINE SHEET 11

MATCH LINE SHEET 11

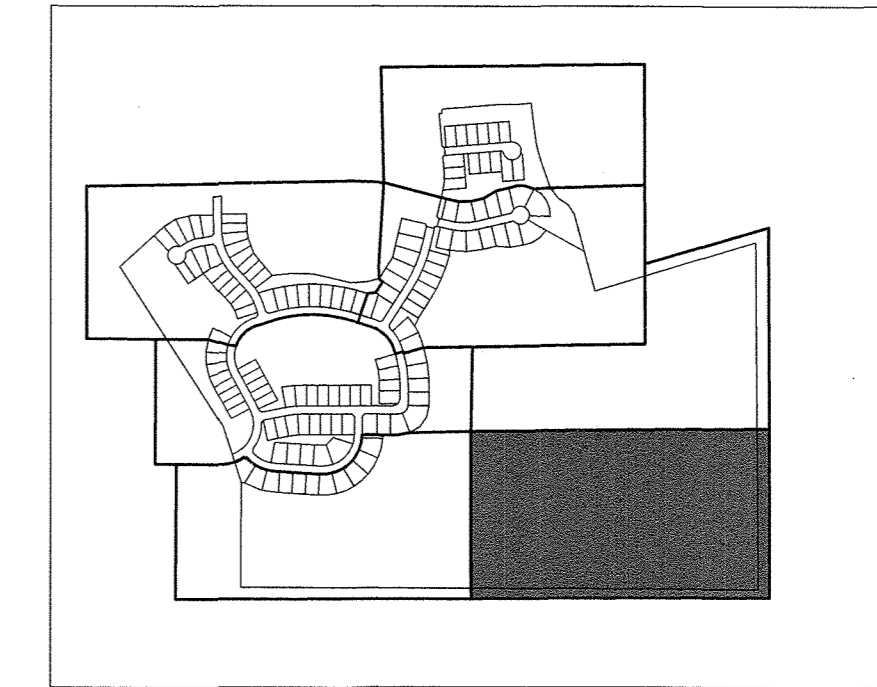
MATCH LINE SHEET 10

TRACT T  
3,994.487 S.F.  
91.701 AC.

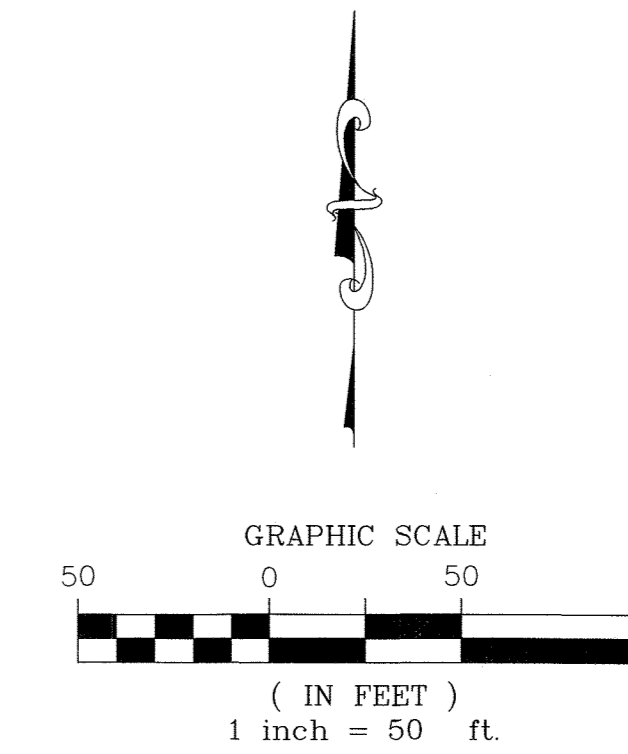
SE 1/4  
SEC. 26

Unofficial Copy

KEY MAP



15' U.E.



S002922'E 192.80'  
E 100522'W 2851.14'  
N002922'W 2851.14'

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
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE

15' U.E.

SE CORNER SECTION 26  
FOUND NO. 5 REBAR WITH  
2-1/2" ALUMINUM CAP  
LS 6935

1244.76'

BELL MOUNTAIN RANCH  
FILING 1B  
REC. NO. 9829016

15' U.E.

1400.00'  
S89°48'33"E 2644.76'

S. LINE, SE 1/4 SEC. 26  
S89°48'33"E 2644.76'  
BELL MOUNTAIN RANCH  
FILING 1B  
REC. NO. 9829016

15' U.E.

*Patricia M. Jensen*  
38004  
9/16/2020

ENGINEER/SURVEYOR

**CVL** CONSULTANTS  
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Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

PROJECT: MONTANE CAD SURVEY PLATS FILING MONTANE FIL 5 - PLAT SHEETS DWG. MICHAEL P. 8/2/20