

THE LANTERNS, FILING NO. 6, FINAL PLAT

A PART OF THE WEST HALF 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 9

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. 6, 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 FF, GG, II, JJ, OO AND AP 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 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:

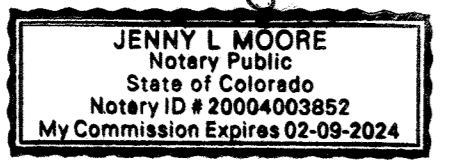
LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY, LANTERNS RLC LLC, A COLORADO LIMITED LIABILITY COMPANY, SPEER EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, CC ERIE FARMS LLC,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

LANTERNS CFC LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Clay Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Clay Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

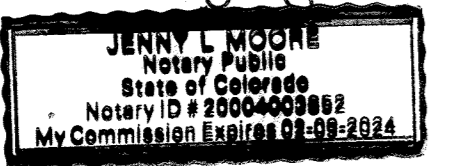


LANTERNS SLC LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Scott L. Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Scott L. Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024



LANTERNS KDC LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Kent D. Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Kent D. Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

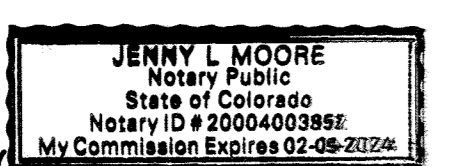


LANTERNS RLC LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Ryan L. Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Ryan L. Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

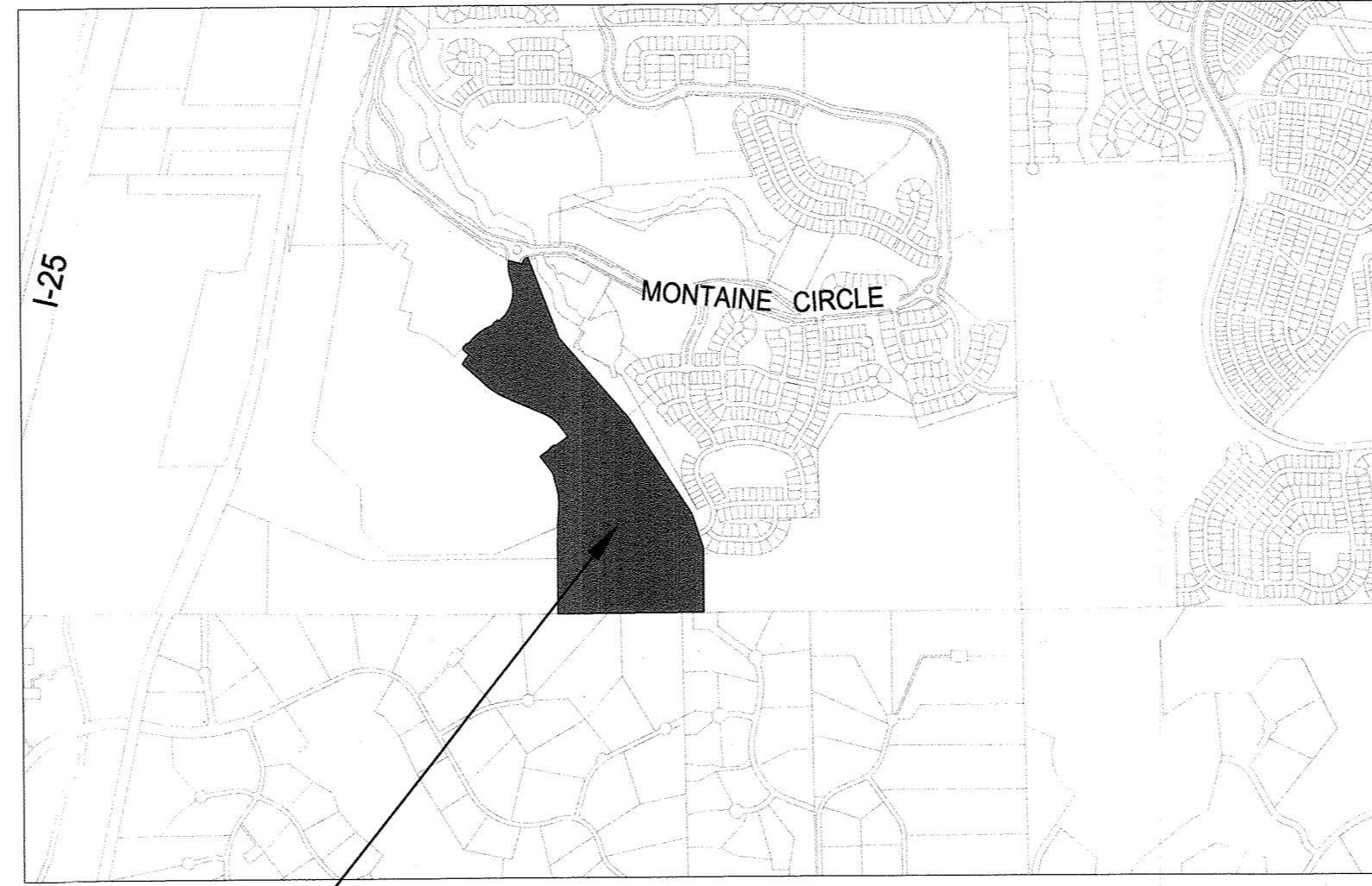
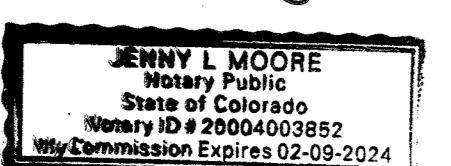


SPEER EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Clay Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Clay Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024



PROPERTY LOCATION VICINITY MAP SCALE: 1" = 1500'

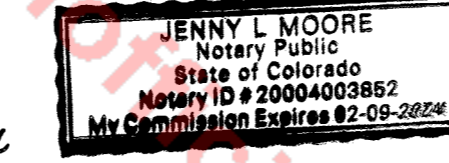
OWNERSHIP CERTIFICATION: (CONTINUED)

CC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Clay Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Clay Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

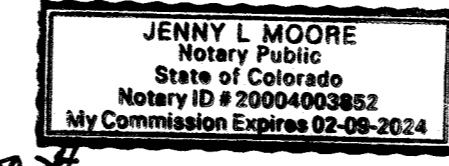


SC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Scott L. Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Scott L. Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

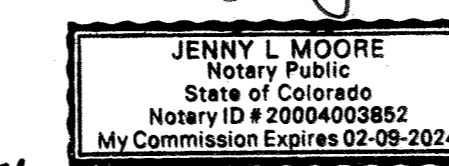


KC ERIE FARMS LLC, A COLORADO LIMITED LIABILITY COMPANY.

OWNER: Scott L. Carlson
SIGNED THIS 28th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2021 BY Scott L. Carlson Manager

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Jenny L. Moore
MY COMMISSION EXPIRES: 02/09/2024

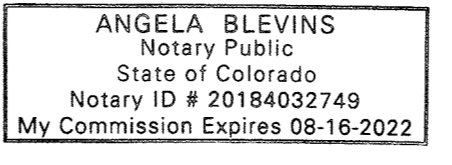


TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

OWNER: Mark Bailey
SIGNED THIS 26th DAY OF July, 2021

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF July, 2021 BY Mark Bailey

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Angela Blevins
MY COMMISSION EXPIRES: 8/16/22



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 6-9	PLAT SHEETS

THE LANTERNS FILING NO. 6 FINAL PLAT	
DESIGNATION	ACREAGE
SUBDIVISION LOTS (82)	13.620 AC
TRACTS (7)	48.609 AC
DEDICATED ROW	5.126 AC
TOTAL AREA	67.355 AC

TITLE CERTIFICATE:

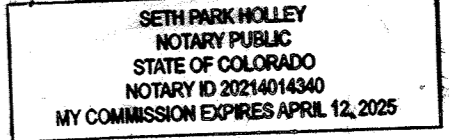
I, Ernest Shively, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE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

Ernest Shively
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY
SIGNED THIS 1th DAY OF August, 2021

150000 Commitment for Title Insurance under File No. 1053062-CO dated 8-3-21 and that as of the date of the commitment.

NOTARY BLOCK:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF August, 2021 BY Ernest Shively AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AN OFFICIAL SEAL.
NOTARY PUBLIC: Seth Park Holley
MY COMMISSION EXPIRES: April 12, 2025



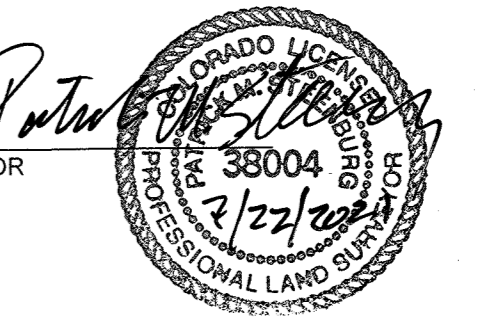
WATER RIGHTS DEDICATION AGREEMENT:

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 65.33 SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATION:

I, PATRICK M. STEENBURG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

DATE: _____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PATRICK M. STEENBURG, PLS NO. 38004
FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM.



CIVIL ENGINEER'S STATEMENT:

I, Thomas Able, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLAT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER: Thomas Able
DATE: 9/8/2021



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.

TOWN MANAGER: Frank Lewis
ATTEST: Susan Anderson Oct 5, 2021
TOWN CLERK



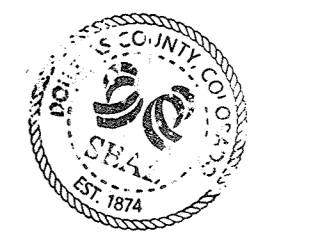
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 5 DAY OF October, 2021

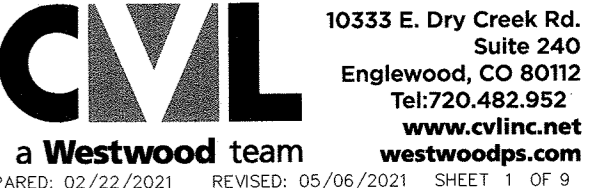
DIRECTOR OF DEVELOPMENT SERVICES: David Hill

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:16 pm ON THE 30th DAY OF November, 2021 AT RECEPTION NUMBER 2021132363

DOUGLAS COUNTY CLERK AND RECORDER
BY: Nick Mulls DEPUTY



APPLICANT/DEVELOPER: TOLL BROTHER, INC. 10333 E. DRY CREEK ROAD, STE 125 ENGLEWOOD, CO 80112 PHONE: 720-249-3543 CONTACT: TERRY HODGE
ENGINEER/SURVEYOR: CVL, A WESTWOOD TEAM 10333 E. DRY CREEK ROAD, STE 240 ENGLEWOOD, CO 80112 TEL: 720-482-952 www.cvlinc.net CONTACT: PATRICK M. STEENBURG, PLS
a Westwood team westwoods.com



THE LANTERNS, FILING NO. 6, FINAL PLAT

A PART OF THE WEST HALF 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 9

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE WEST HALF 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 17°45'24" EAST, A DISTANCE OF 2209.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LANTERNS FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2019064463 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. 1 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 75°22'36" EAST, A DISTANCE OF 151.64 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
2. NORTHEASTERLY A DISTANCE OF 80.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 85°18'20", A CHORD BEARING OF NORTH 36°02'24" EAST, AND A CHORD LENGTH OF 73.18 FEET TO A POINT OF TANGENCY;
3. NORTH 78°41'43" EAST, A DISTANCE OF 4.02 FEET, TO THE NORTHWESTERLY MOST CORNER OF THE LANTERNS FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 2019089834 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ALONG THE WEST LINE OF SAID LANTERNS FILING NO. 3 THE FOLLOWING TWO (2) COURSES;

1. SOUTH 20°28'23" EAST, A DISTANCE OF 777.18 FEET;
2. SOUTH 40°34'45" EAST, A DISTANCE OF 948.40 FEET, TO THE SOUTHWESTERLY MOST CORNER OF SAID LANTERNS FILING NO. 3 AND THE NORTHWESTERLY MOST CORNER OF THE LANTERNS FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 2020115852 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ALONG THE WEST LINE OF SAID LANTERNS FILING NO. 5 THE FOLLOWING THREE (3) COURSES;

1. SOUTH 32°58'07" EAST, A DISTANCE OF 1056.77 FEET;
2. SOUTH 17°54'36" EAST, A DISTANCE OF 325.65 FEET;
3. SOUTH 00°10'58" WEST, A DISTANCE OF 579.55 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26.

THENCE NORTH 89°49'02" WEST, A DISTANCE OF 1312.41 FEET ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26.

THENCE THE FOLLOWING FORTY (40) COURSES TO THE POINT OF BEGINNING;

1. NORTH 00°10'55" EAST, A DISTANCE OF 783.56 FEET;
2. NORTH 04°18'17" EAST, A DISTANCE OF 189.90 FEET;
3. NORTH 26°49'24" WEST, A DISTANCE OF 41.63 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
4. NORTHEASTERLY A DISTANCE OF 52.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 12°15'16", A CHORD BEARING NORTH 57°02'58" EAST, AND A CHORD LENGTH OF 52.83 FEET TO A POINT OF NON-TANGENCY;
5. NORTH 39°04'40" WEST, A DISTANCE OF 45.00 FEET;
6. NORTH 13°55'39" WEST, A DISTANCE OF 199.10 FEET;
7. NORTH 33°59'13" WEST, A DISTANCE OF 45.80 FEET;
8. NORTH 36°24'41" WEST, A DISTANCE OF 150.00 FEET;
9. NORTH 53°38'19" EAST, A DISTANCE OF 115.00 FEET;
10. NORTH 36°24'41" WEST, A DISTANCE OF 8.07 FEET;
11. NORTH 53°35'19" EAST, A DISTANCE OF 45.00 FEET;
12. SOUTH 81°24'41" EAST, A DISTANCE OF 19.09 FEET;
13. NORTH 53°35'19" EAST, A DISTANCE OF 133.98 FEET;
14. NORTH 36°24'41" WEST, A DISTANCE OF 110.68 FEET;
15. NORTH 40°03'46" WEST, A DISTANCE OF 47.41 FEET;
16. NORTH 47°35'03" WEST, A DISTANCE OF 47.39 FEET;
17. NORTH 55°04'45" WEST, A DISTANCE OF 47.39 FEET;
18. NORTH 62°33'46" WEST, A DISTANCE OF 47.39 FEET;
19. NORTH 66°43'55" WEST, A DISTANCE OF 349.86 FEET;
20. NORTH 66°23'80" WEST, A DISTANCE OF 53.01 FEET;
21. NORTH 82°18'07" WEST, A DISTANCE OF 58.97 FEET;
22. NORTH 56°59'48" WEST, A DISTANCE OF 58.97 FEET;
23. NORTH 51°41'60" WEST, A DISTANCE OF 58.97 FEET;
24. NORTH 47°51'00" WEST, A DISTANCE OF 52.38 FEET;
25. NORTH 47°38'18" WEST, A DISTANCE OF 246.35 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;

LEGAL DESCRIPTION: (CONTINUED)

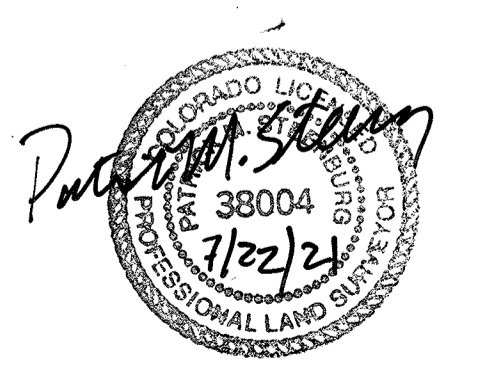
26. THENCE NORTHEASTERLY A DISTANCE OF 92.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 11°21'41", A CHORD BEARING NORTH 36°18'10" EAST, AND A CHORD LENGTH OF 91.88 FEET TO A POINT OF NON-TANGENCY;
27. NORTH 47°25'12" WEST, A DISTANCE OF 72.00 FEET;
28. NORTH 02°47'12" WEST, A DISTANCE OF 33.15 FEET;
29. NORTH 47°38'18" WEST, A DISTANCE OF 5.87 FEET;
30. NORTH 42°21'42" EAST, A DISTANCE OF 46.42 FEET;
31. NORTH 48°27'37" EAST, A DISTANCE OF 138.10 FEET;
32. NORTH 53°37'02" EAST, A DISTANCE OF 40.00 FEET;
33. NORTH 58°26'27" EAST, A DISTANCE OF 133.11 FEET;
34. NORTH 57°40'28" EAST, A DISTANCE OF 1.43 FEET;
35. NORTH 56°06'42" EAST, A DISTANCE OF 45.57 FEET;
36. NORTH 46°28'49" EAST, A DISTANCE OF 97.87 FEET, TO A POINT OF CURVATURE;
37. NORTHEASTERLY A DISTANCE OF 175.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 57°50'12", A CHORD BEARING NORTH 16°41'45" EAST, AND A CHORD LENGTH OF 168.28 FEET TO A POINT OF TANGENCY;
38. NORTH 12°13'21" WEST, A DISTANCE OF 31.67 FEET;
39. THENCE NORTH 11°38'31" WEST, A DISTANCE OF 193.98 FEET;
40. THENCE NORTH 12°54'07" EAST, A DISTANCE OF 79.36 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,933,972 SQUARE FEET OR 67.355 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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 DEFACTS 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 WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL, A WESTWOOD TEAM RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1052062-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 09, 2021 AT 5:00 P.M.
4. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 26 BY A FOUND 3 INCH DIAMETER ALUMINUM CAP STAMPED LS 6935 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 26 BEING MONUMENTED BY A FOUND 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 6935 IS ASSUMED TO BEAR S89°50'08"E, A DISTANCE OF 2627.39 FEET. 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.
5. 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 08035C0303G, EFFECTIVE MARCH 16, 2016. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
6. 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.
7. 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.
8. ALL LANDSCAPING IN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNER, DEVELOPER OR HOA.
9. 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.
10. 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. MONUMENT SIGNS, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, PATIOS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCR OACH INTO UTILITY EASEMENTS.
14. NO IMPERVIOUS IMPROVEMENTS ALLOWED WITHIN THE ESTABLISHED "RECEIVING PERVIOUS AREA" (RPA) ESTABLISHED IN TRACT T. ANY DISTURBANCE OR LANDSCAPING MODIFICATIONS WITHIN THE ESTABLISHED AREA MUST RECEIVE TOWN OF CASTLE ROCK APPROVAL.

Official Copy



THE LANTERNS, FILING NO. 6, FINAL PLAT

A PART OF THE WEST HALF 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 9

TRACT AND LAND USE SUMMARY TABLE

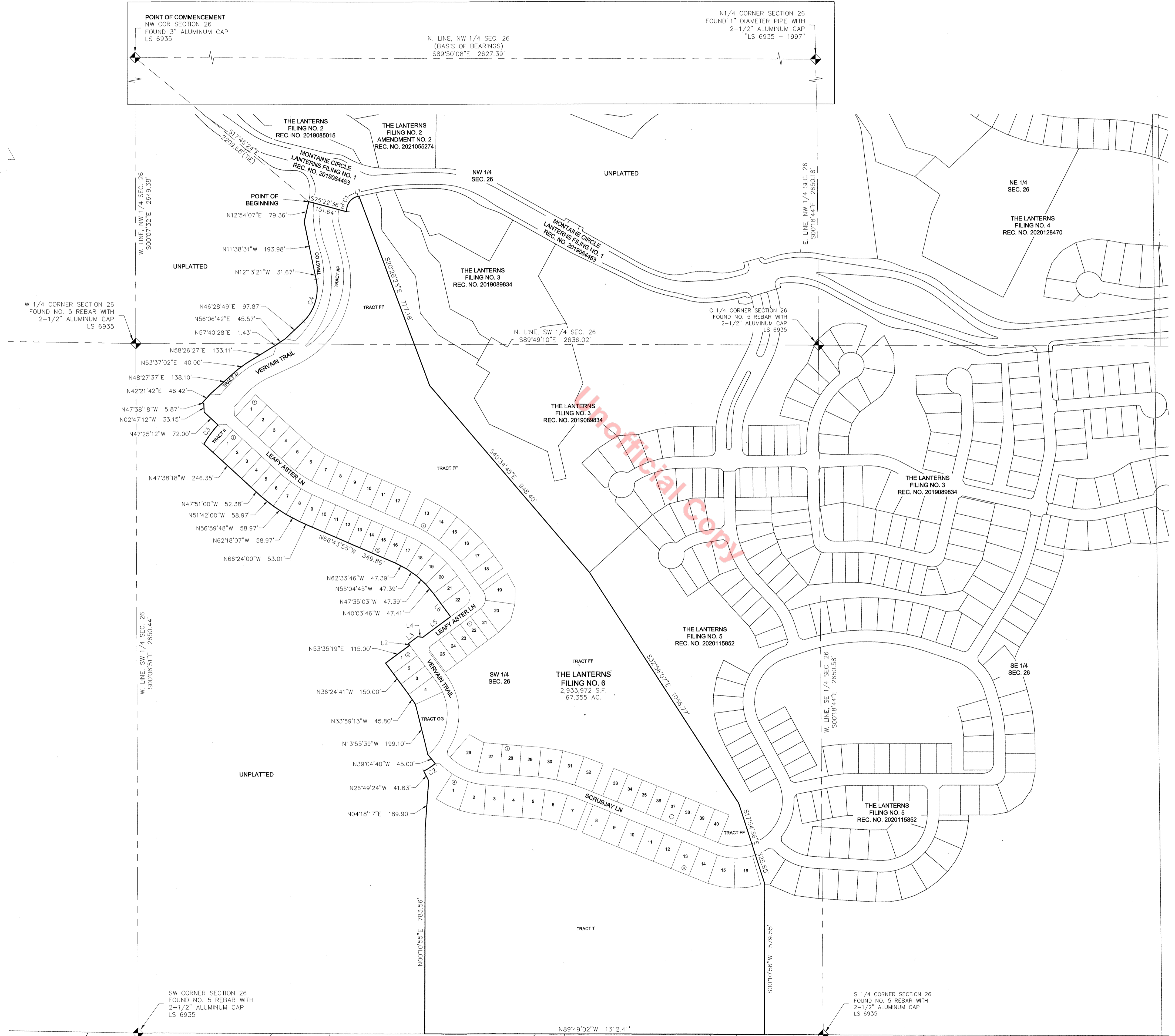
NAME	ACREAGE PER APPROVED SDP	USE	OWNERSHIP	MAINTENANCE	FILING 1 PLAT	FILING 2 PLAT (PL18-0019)	FILING 2 REPLAT (PL20-0018)	FILING 3 PLAT (PL18-0020)	FILING 4 PLAT(PL20-0013)	FILING 4 AMENDMENT 1	FILING 5 PLAT(PL20-0007)	FILING 6 PLAT(PL21-0004)
TRACT A	40.436	PUBLIC LAND DEDICATION	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	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	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	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	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	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	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT F-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	0.194	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT G	1.639	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT I	1.501	OPEN SPACE	HOA	HOA	0.170	1.280	NOT APPLICABLE	NOT APPLICABLE	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	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT N	17.989	OPEN SPACE / DRAINAGE	HOA	HOA	1.224	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	9.413	7.295	NOT APPLICABLE	NOT APPLICABLE
TRACT O	4.246	OPEN SPACE	HOA	HOA	0.569	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT Q	0.821	OPEN SPACE / DRAINAGE	HOA	HOA	0.232	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.507	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT Q-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.094	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT R	0.056	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.059	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT S	5.239	OPEN SPACE / DRAINAGE	HOA	HOA	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.248	NOT APPLICABLE	4.280	NOT APPLICABLE
TRACT T	221.366	OPEN SPACE DEDICATED / DRAINAGE	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	2.136	NOT APPLICABLE	91.701	22.411
TRACT T-1	NOT APPLICABLE	OPEN SPACE DEDICATED / DRAINAGE	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.046	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT U	0.793	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.737	NOT APPLICABLE
TRACT V	6.658	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	6.651	NOT APPLICABLE
TRACT W	1.044	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.167	NOT APPLICABLE	NOT APPLICABLE	0.859	NOT APPLICABLE
TRACT X	0.052	SIGHT LINE TRACT	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.050	NOT APPLICABLE	NOT APPLICABLE	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	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT BB	6.727	OPEN SPACE	HOA	HOA	0.601	NOT APPLICABLE	NOT APPLICABLE	6.202	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC	54.290	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	6.687	NOT APPLICABLE	NOT APPLICABLE	12.448	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT CC-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	1.971	NOT APPLICABLE	NOT APPLICABLE	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	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	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT DD	0.373	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT FF	51.210	OPEN SPACE / DRAINAGE	HOA	HOA	0.689	NOT APPLICABLE	NOT APPLICABLE	3.440	NOT APPLICABLE	NOT APPLICABLE	6.429	24.594
TRACT FF-1	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	6.022	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT GG	7.090	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.422
TRACT HH	1.948	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	0.135
TRACT JJ	0.780	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.144
TRACT KK	1.757	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT NN	1.638	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	0.370
TRACT QQ	0.035	OPEN SPACE MEDIAN	HOA	HOA	0.035	NOT APPLICABLE	NOT APPLICABLE	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	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	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	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT WW	2.900	POND B	HOA	HOA	0.223	2.925	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT YY	1.410	POND E	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AB	3.800	POND G	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AD	0.440	POND I	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AF	1.840	POND EV1	HOA	HOA	NOT APPLICABLE	1.840	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AG	0.400	POND EV2	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	1.363	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AH	0.980	POND EV3	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	1.528	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AJ	0.640	SILO PARK	HOA	HOA	4.009	NOT APPLICABLE	NOT APPLICABLE	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AM	5.350	DRAINAGE CHANNEL	ToCR	ToCR	NOT APPLICABLE	5.787	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AO	4.500	DRAINAGE CHANNEL	ToCR	ToCR	NOT APPLICABLE	NOT APPLICABLE	0.765	NOT APPLICABLE	4.614	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AP	0.533	OPEN SPACE MEDIAN	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.533
TRACT AQ	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	0.272	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AR	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	24.426	NOT APPLICABLE	7.255	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AT	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	0.029	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
TRACT AU	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	0.026	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	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	NOT APPLICABLE	NOT APPLICABLE
TRACT AV	NOT APPLICABLE	OPEN SPACE / DRAINAGE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	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	NOT APPLICABLE	NOT APPLICABLE	0.211	NOT APPLICABLE
TRACT AY	NOT APPLICABLE	OPEN SPACE	HOA	HOA	NOT APPLICABLE	NOT APPLICABLE	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	NOT APPLICABLE	NOT APPLICABLE

Unofficial Copy



THE LANTERNS, FILING NO. 6, FINAL PLAT

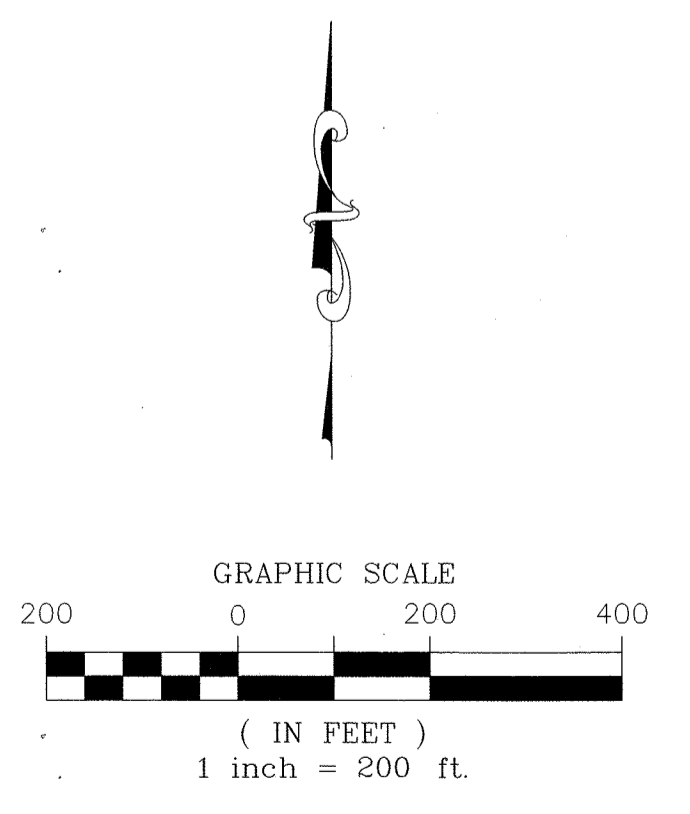
A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 9



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N78°41'43"E	4.02'
L2	N36°24'41"W	8.07'
L3	N53°35'19"E	45.00'
L4	S81°24'41"E	19.09'
L5	N53°35'19"E	133.98'
L6	N36°24'41"W	110.68'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	54.00'	85°18'20"	80.40'	N36°02'24"E	73.18'
C2	247.50'	12°15'16"	52.93'	N57°02'58"E	52.83'
C3	464.00'	11°21'41"	92.01'	N36°18'10"E	91.86'
C4	174.00'	57°50'12"	175.64'	N16°41'45"E	168.28'

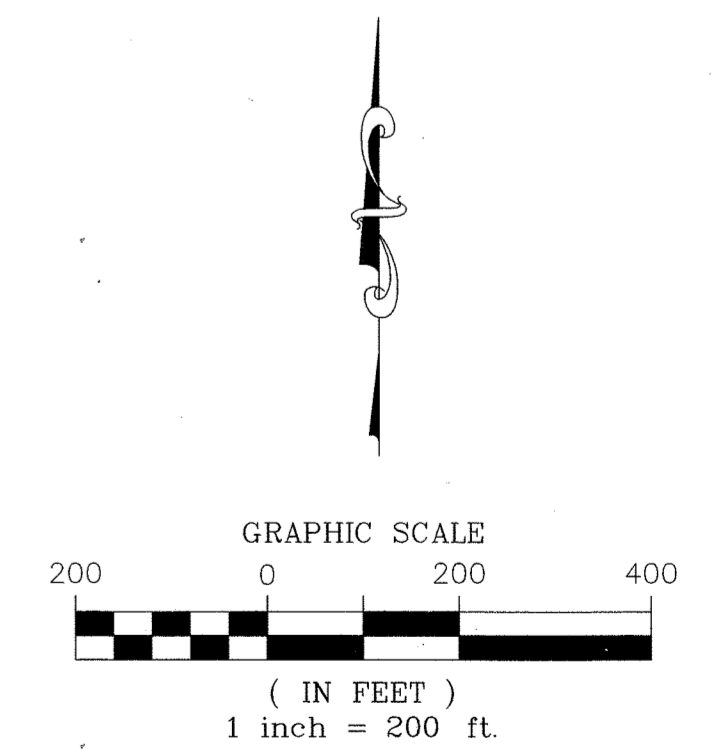
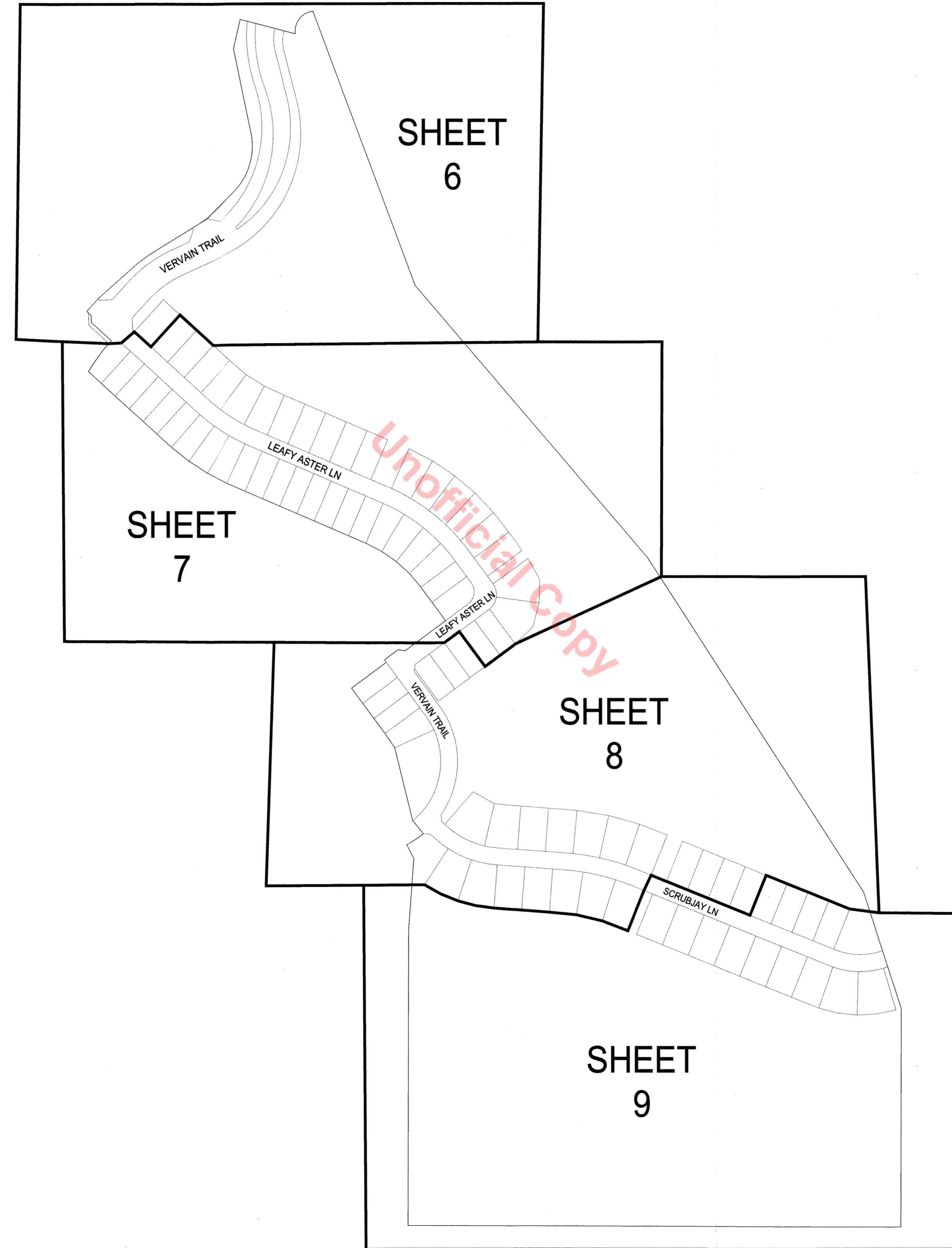
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	BLOCK NUMBER
	BOUNDARY
	19 LOT NUMBER



BELL MOUNTAIN RANCH SUBDIVISION #1A REC. NO. 9601921
S. LINE, SW 1/4 SEC. 26 N89°49'04"W 2645.19'
BELL MOUNTAIN RANCH SUBDIVISION #1A
S. LINE, SW 1/4 SEC. 26 N89°49'02"W 1312.41'
BELL MOUNTAIN RANCH FILING 2 REC. NO. 2018022022

THE LANTERNS, FILING NO. 6, FINAL PLAT

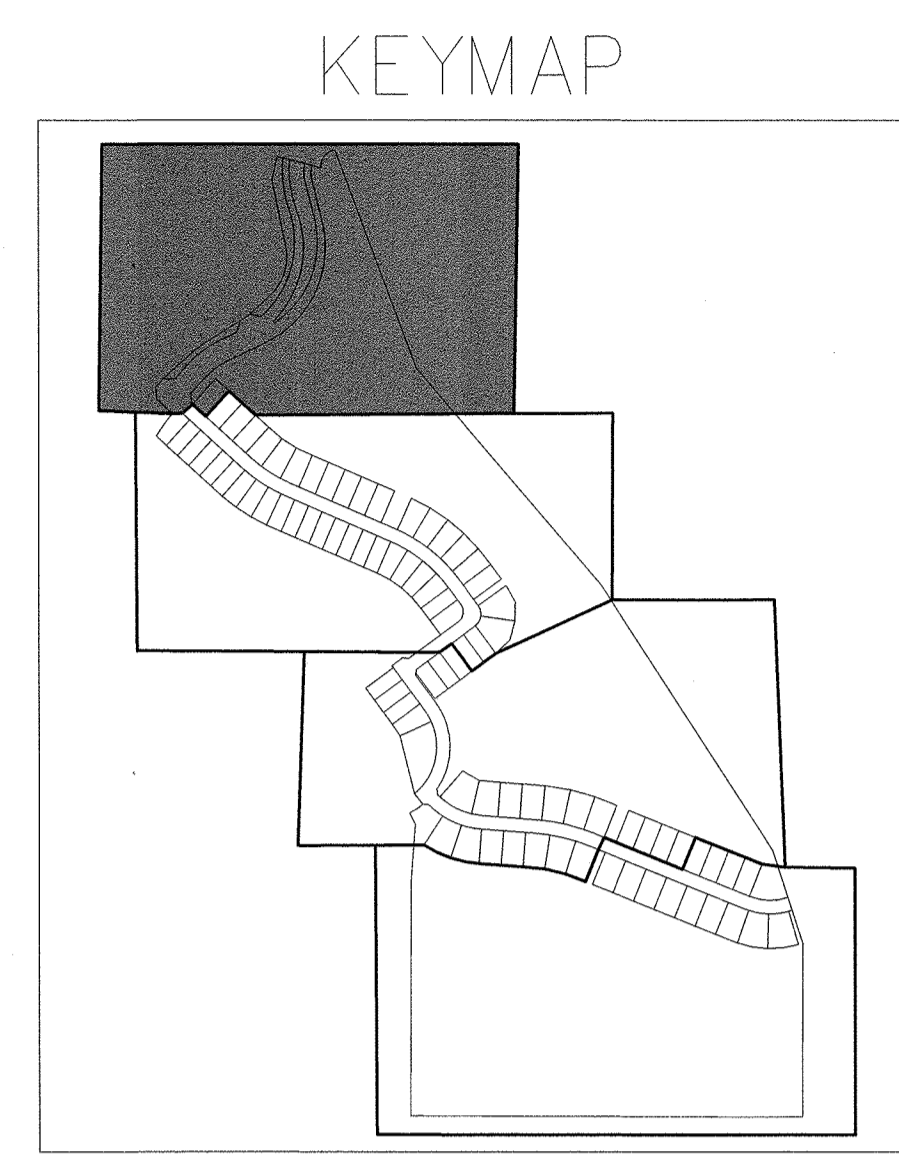
A PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 9



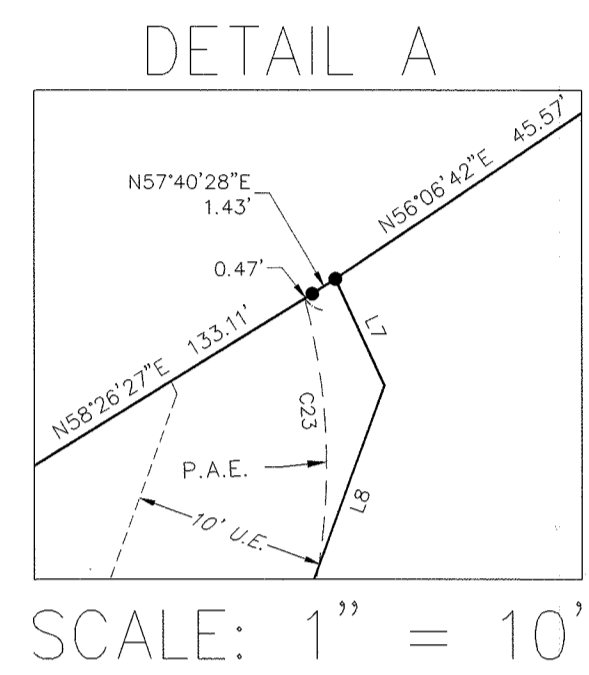
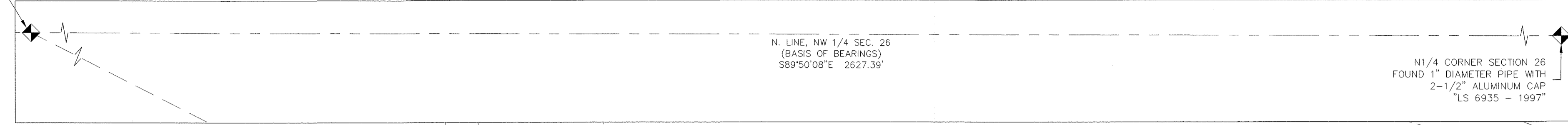
CVL
a Westwood team
10333 E. Dry Creek Rd.
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Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodps.com

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A PART OF THE WEST HALF 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 9



POINT OF COMMENCEMENT
NW COR SECTION 26
FOUND 3" ALUMINUM CAP
LS 6935

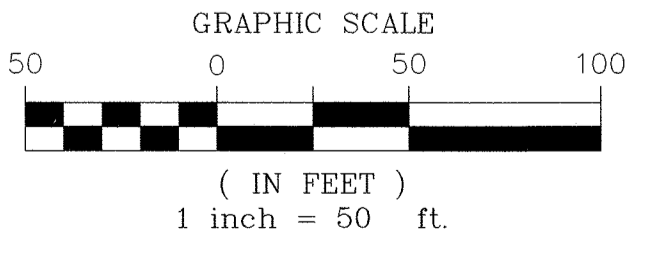


SCALE: 1" = 10'

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N78°41'43"E	4.02'	L21	N47°19'08"E	45.81'
L2	N78°12'47"W	37.74'	L22	N42°21'42"E	40.21'
L3	S42°21'42"W	61.00'	L23	N43°15'54"E	148.47'
L4	N19°09'41"W	20.13'	L24	S51°27'45"E	20.94'
L5	S59°13'33"W	2.95'	L25	N16°31'49"E	93.60'
L6	S02°38'18"E	33.23'	L26	N16°31'49"E	76.56'
L7	N24°47'51"W	6.07'	L27	S30°31'53"E	19.79'
L8	S20°33'31"W	33.15'	L35	N41°35'47"E	49.98'
L9	S64°54'52"W	51.57'	L36	S47°38'18"E	248.57'
L10	S87°21'42"W	33.23'	L40	N90°00'00"E	9.10'
L11	N47°38'18"W	5.92'	L41	N00°00'00"E	14.00'
L12	N87°10'21"E	33.34'	L42	N90°00'00"E	27.32'
L20	S40°04'28"W	170.56'			

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TRACT
C1	54.00'	85°18'20"	80.40'	S36°02'24"W	73.18'	TRACT AA
C2	174.00'	57°50'12"	175.64'	N16°41'45"E	168.28'	TRACT AA
C3	406.50'	10°31'18"	74.65'	N00°17'46"E	74.54'	TRACT AA
C4	406.50'	14°05'08"	99.93'	S12°00'27"E	99.68'	TRACT AA
C5	383.50'	9°58'23"	66.75'	N00°01'18"E	66.67'	TRACT AA
C6	383.50'	14°11'48"	95.02'	N12°03'47"W	94.78'	TRACT AA
C7	3.50'	170°36'38"	10.43'	S42°03'28"E	6.98'	TRACT AA
C8	423.50'	1°41'56"	12.56'	S52°48'09"W	12.56'	TRACT AA
C9	116.50'	28°32'48"	58.04'	S00°00'00"W	57.45'	TRACT AA
C10	94.50'	30°08'10"	49.70'	S00°48'30"W	49.13'	TRACT AA
C11	375.00'	5°58'36"	39.12'	N62°12'51"E	39.10'	TRACT AA
C12	353.00'	63°05'13"	388.68'	N12°22'56"E	369.34'	TRACT AA
C16	400.00'	7°19'35"	51.15'	S00°11'05"W	51.11'	TRACT AA
C17	95.00'	12°40'21"	21.01'	N00°04'09"E	20.97'	TRACT AA
C18	191.00'	8°28'45"	28.27'	N07°29'46"W	28.24'	TRACT AA
C19	136.00'	23°26'59"	55.66'	N47°12'13"E	55.27'	TRACT AA
C20	594.00'	8°30'33"	88.22'	S54°40'26"W	88.13'	TRACT AA
C21	194.00'	36°26'22"	123.38'	S65°52'19"W	121.31'	TRACT AA
C22	98.00'	4°57'26"	8.48'	S44°50'25"W	8.48'	TRACT AA
C23	33.00'	24°26'20"	14.08'	N02°54'15"W	13.97'	TRACT AA
C24	176.00'	43°26'00"	133.42'	S08°48'53"E	130.25'	TRACT AA
C25	69.00'	43°38'16"	52.55'	N08°42'45"W	51.29'	TRACT AA
C26	141.00'	25°19'44"	62.33'	S00°26'31"W	61.83'	TRACT AA
C27	156.00'	24°24'17"	66.45'	S33°50'05"W	65.95'	TRACT AA
C28	20.00'	104°13'22"	36.38'	N73°44'37"E	31.57'	TRACT AA
C29	33.00'	40°20'32"	23.24'	N50°58'22"E	22.76'	TRACT AA
C30	295.50'	7°26'11"	38.35'	N74°51'43"E	38.33'	TRACT AA
C31	179.50'	49°55'32"	156.41'	S53°37'02"W	151.51'	TRACT AA
C32	295.50'	8°32'11"	44.03'	N32°55'22"E	43.99'	TRACT AA
C33	30.00'	89°49'47"	47.03'	N82°06'22"E	42.36'	TRACT AA

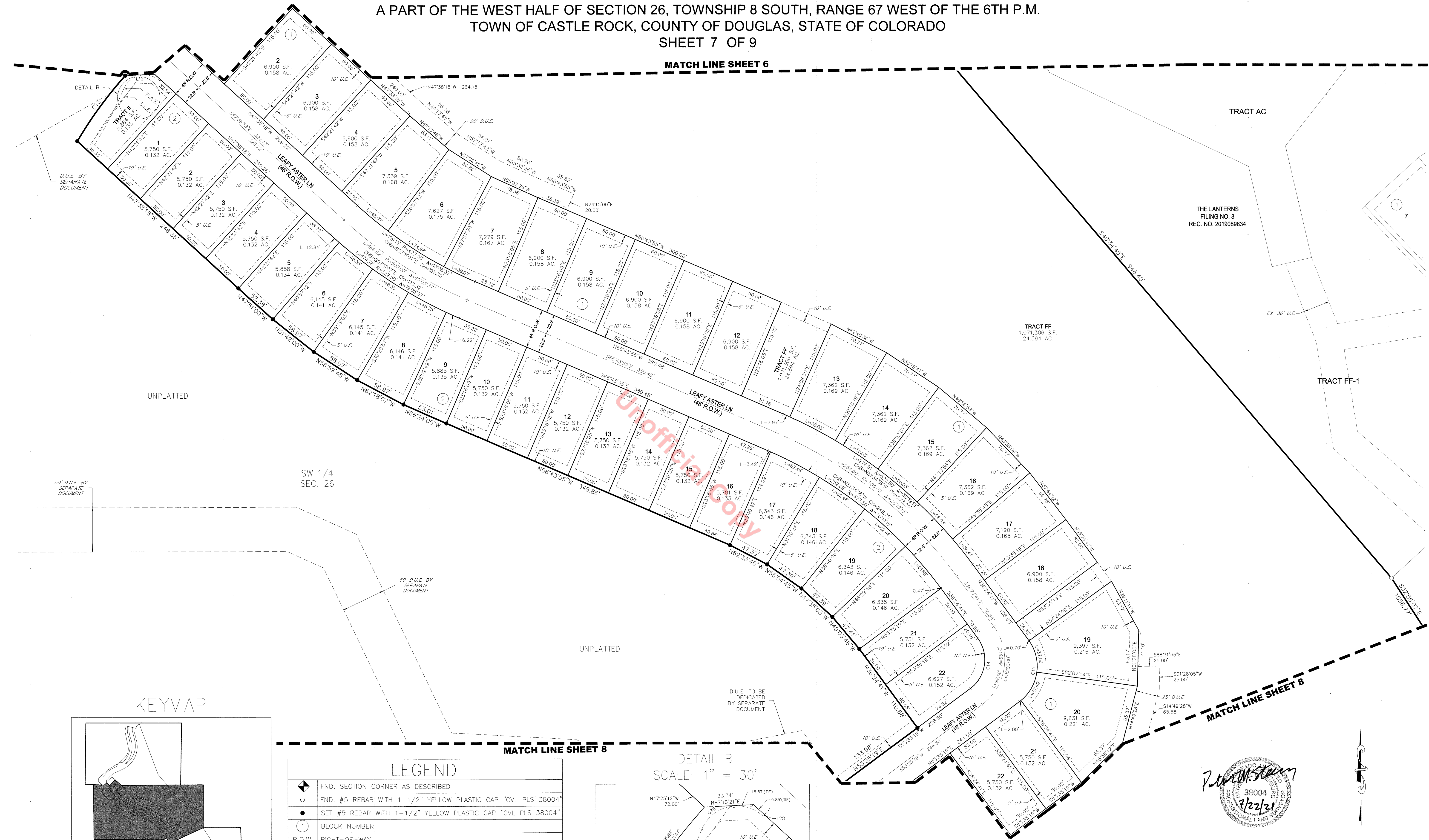
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	FND. #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	SET #5 REBAR WITH 1-1/2" YELLOW PLASTIC CAP "CVL PLS 38004"
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	D.U.E. DRAINAGE & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	P.A.E. PUBLIC ACCESS AND MAINTENANCE EASEMENT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



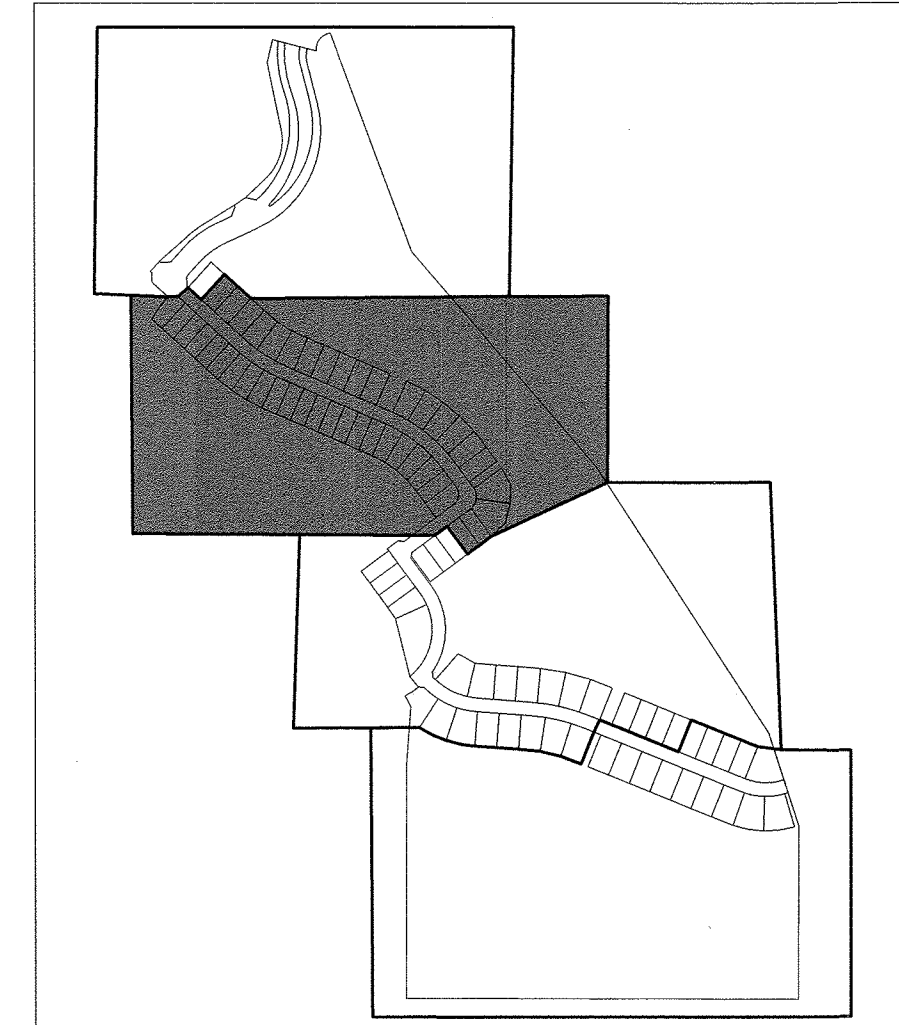
THE LANTERNS, FILING NO. 6, FINAL PLAT

A PART OF THE WEST HALF 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 9

MATCH LINE SHEET 6

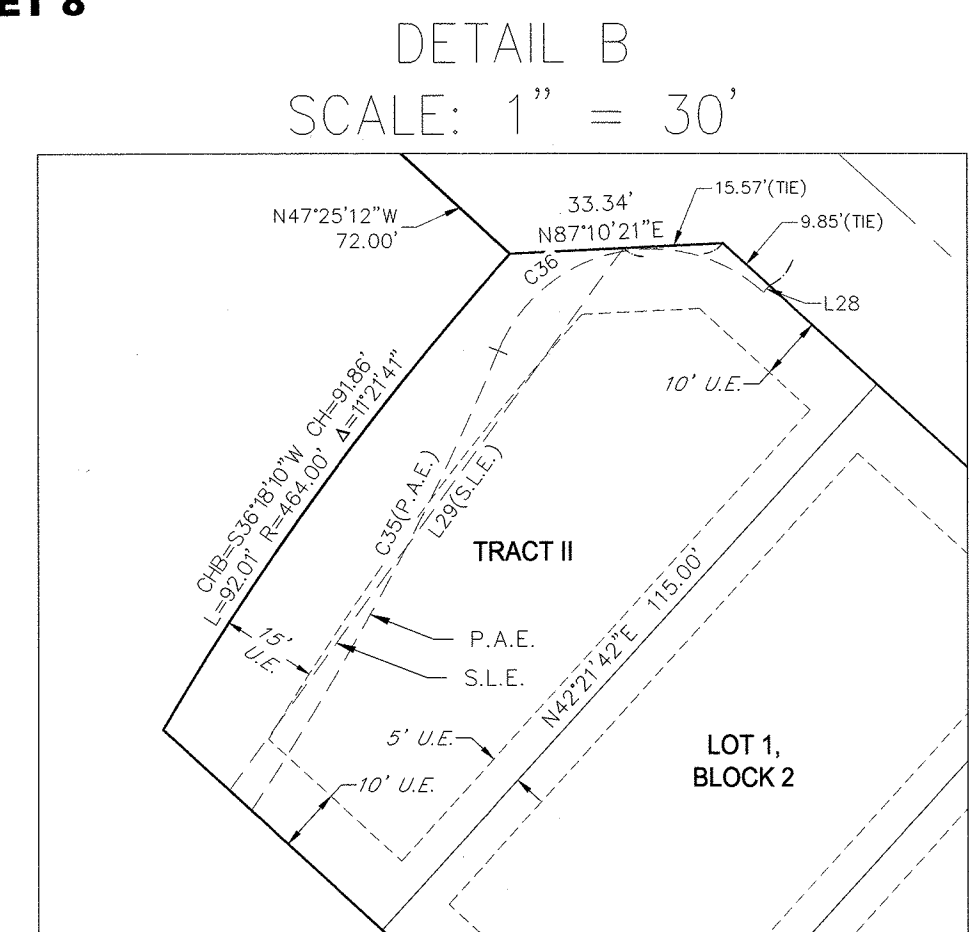


KEYMAP



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
	S.L.E. SIGHT LINE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE

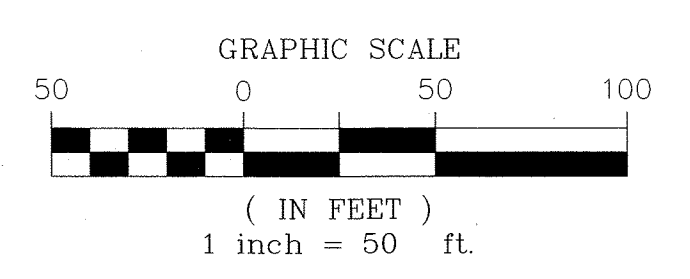


CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C13	464.00'	112°14'1"	92.01'	S36°18'10"W	91.86'
C14	40.50'	90°00'00"	63.62'	N08°35'19"E	57.28'
C15	49.50'	90°00'00"	77.75'	N08°35'19"E	70.00'
C35	435.54'	10°43'10"	81.48'	N28°25'21"E	81.37'
C36	26.00'	109°21'34"	49.63'	S77°42'06"W	42.43'

LINE TABLE

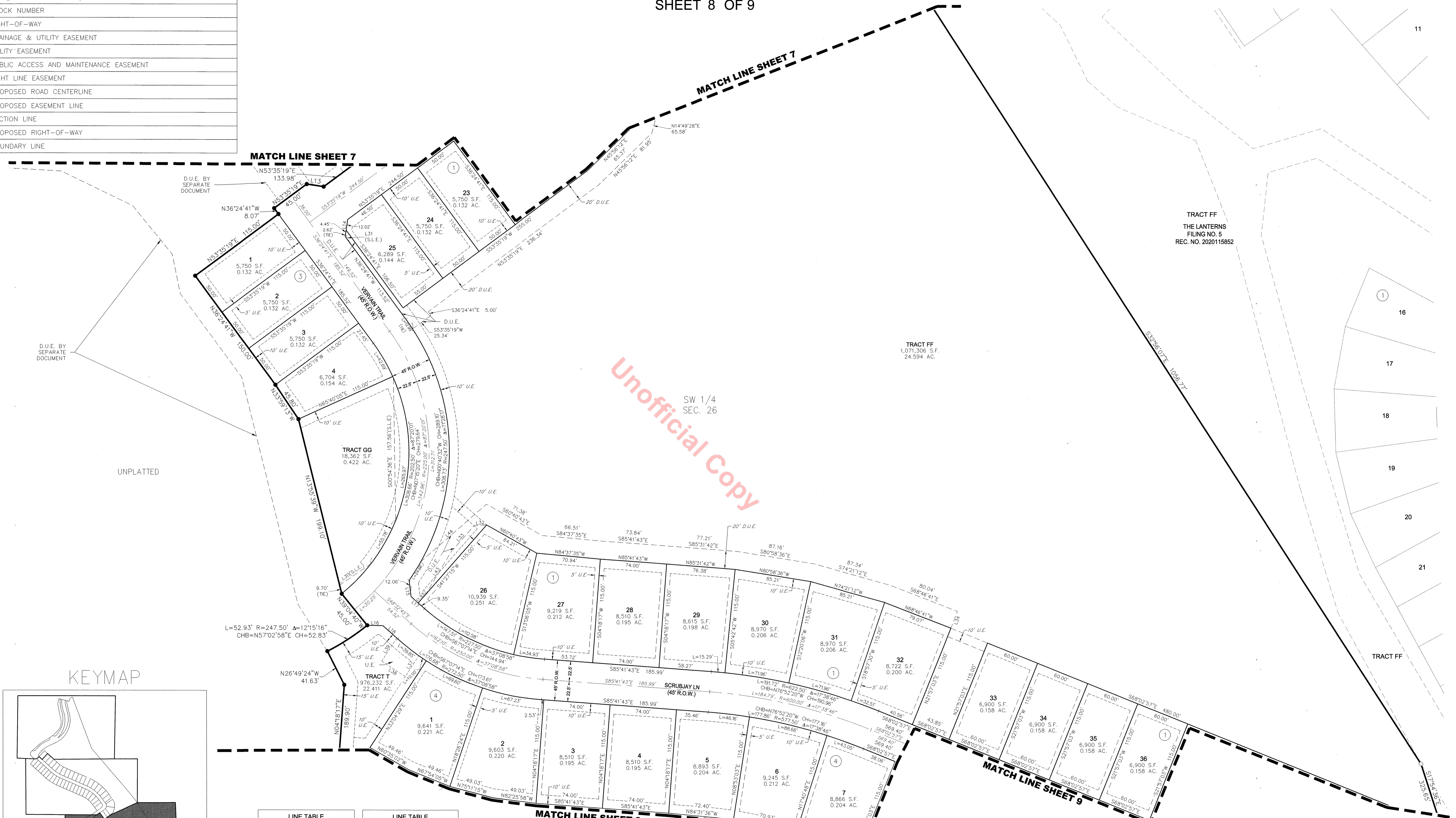
LINE NO.	DIRECTION	LENGTH
L28	N42°21'42"E	1.42'



THE LANTERNS, FILING NO. 6, FINAL PLAT

A PART OF THE WEST HALF 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 9

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
	S.L.E. SIGHT LINE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE



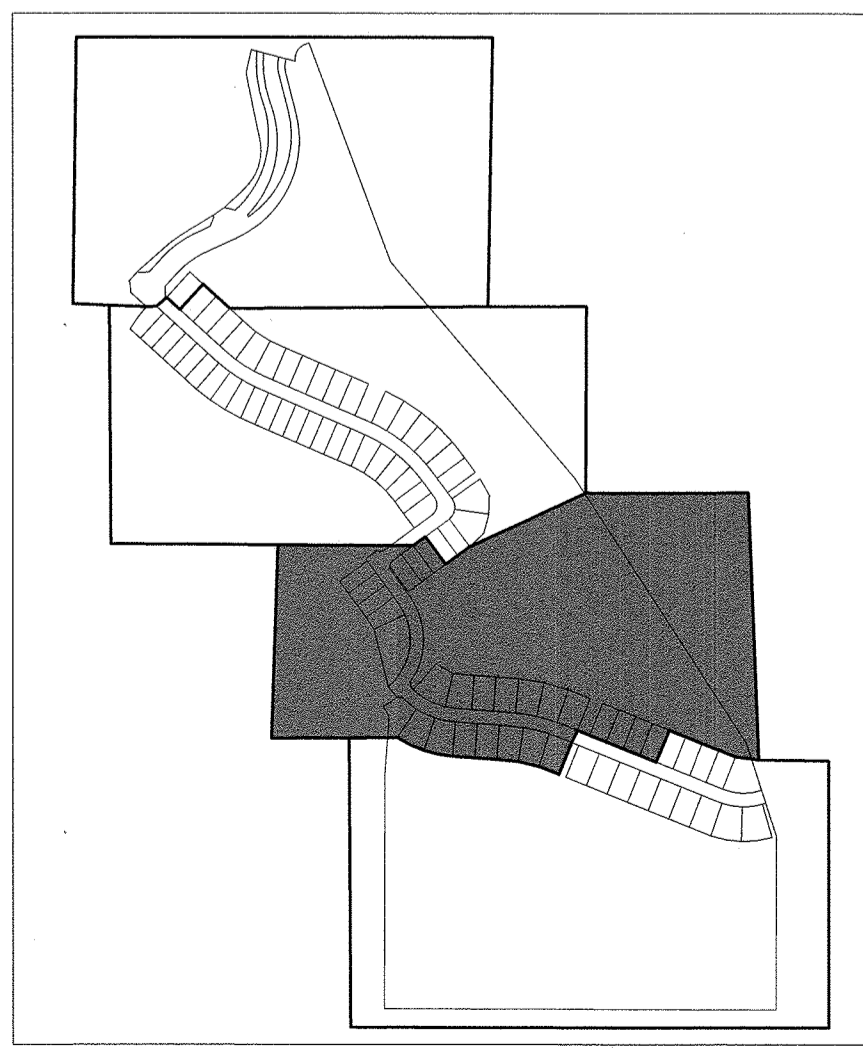
MATCH LINE SHEET 7

MATCH LINE SHEET 7

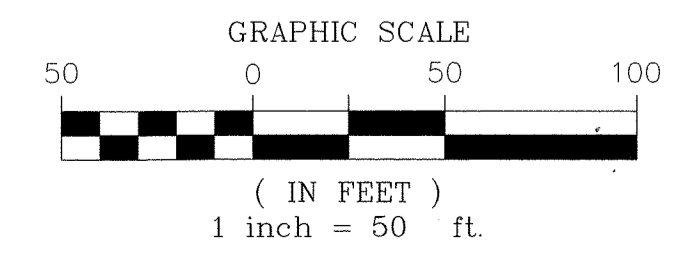
MATCH LINE SHEET 9

MATCH LINE SHEET 9

KEYMAP



LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L13	S81°24'41"E	19.09'	L32	S86°19'56"W	14.11'
L14	S08°35'19"W	19.09'	L33	N41°27'15"E	38.25'
L15	N06°44'34"W	18.00'	L37	N33°04'29"E	27.67'
L16	S88°48'42"E	17.45'	L38	N56°55'31"W	31.17'
L17	S48°32'45"E	20.04'	L39	N33°04'29"E	30.61'
L18	S48°32'45"E	21.97'	L43	N31°09'35"E	55.72'
L30	N55°38'49"E	42.10'	L44	N49°00'32"E	96.67'
L31	N27°15'17"W	11.63'			

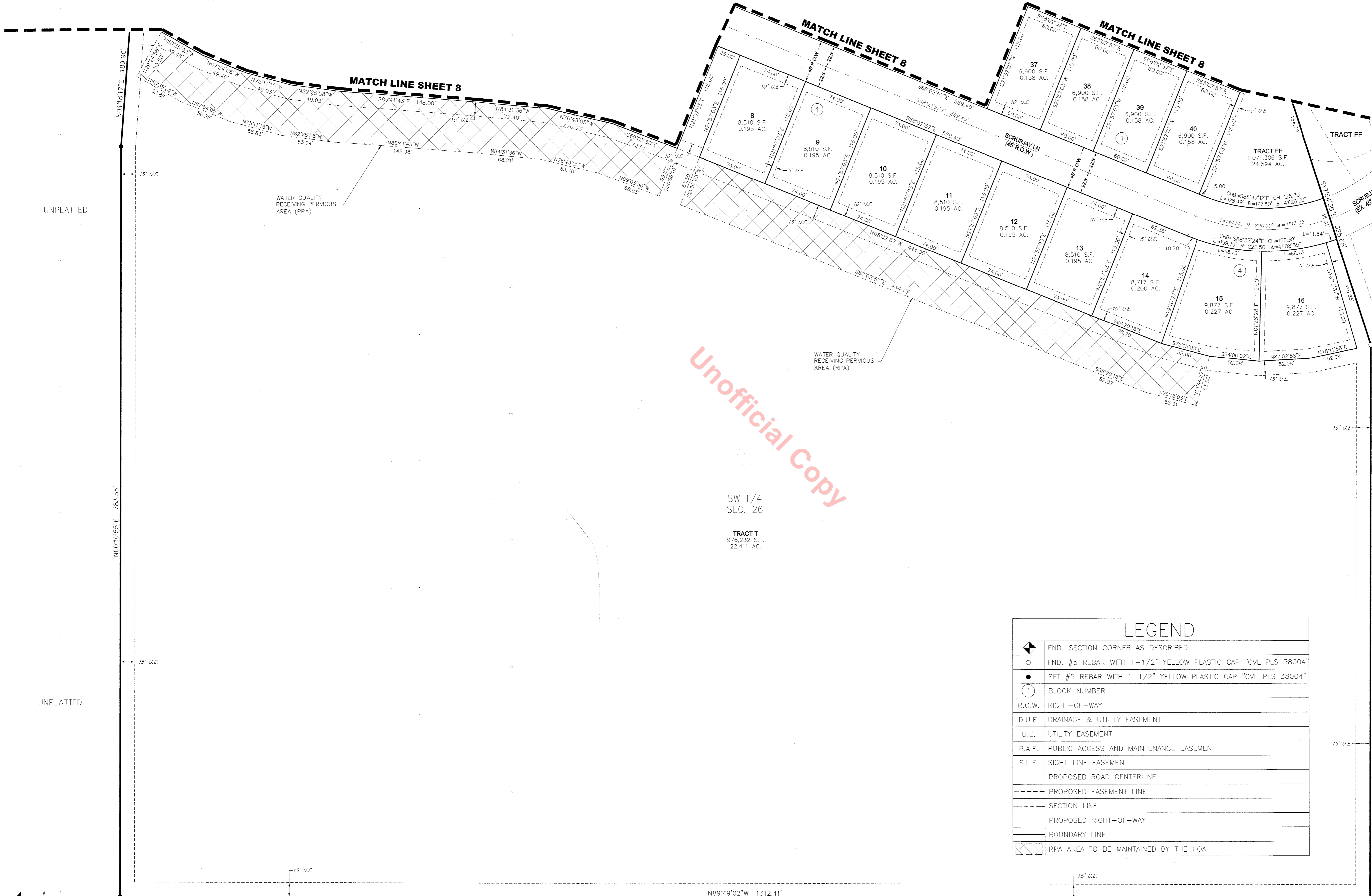
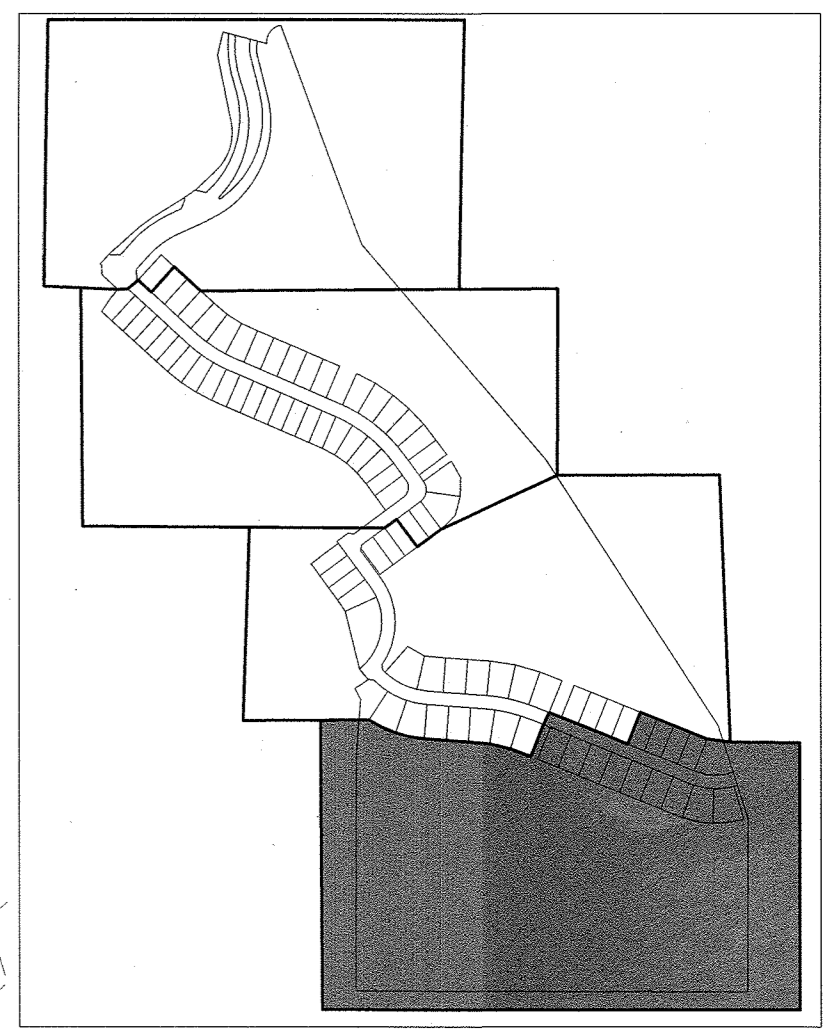


CVL
a Westwood team
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 9

KEYMAP

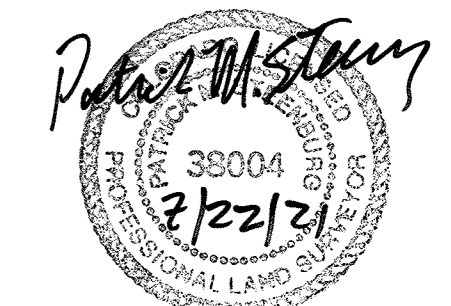
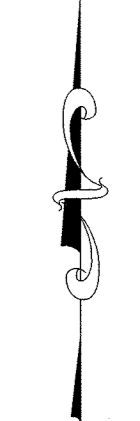
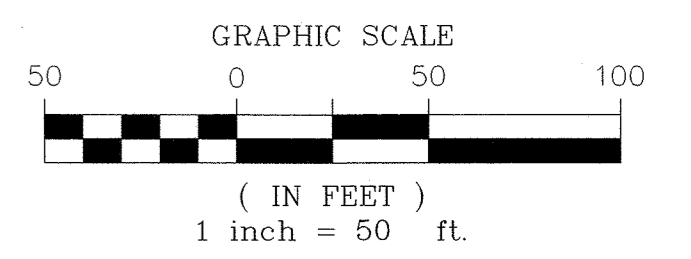


Unofficial Copy

SW 1/4
SEC. 26

TRACT
976,232 S.F.
22.411 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
S.L.E.	SIGHT LINE EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	SECTION LINE
	PROPOSED RIGHT-OF-WAY
	BOUNDARY LINE
	RPA AREA TO BE MAINTAINED BY THE HOA



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

BELL MOUNTAIN RANCH
SUBDIVISION #1A
REC. NO. 9601921

N89°49'02"W 1312.41'
S. LINE, SW 1/4 SEC. 26
N89°49'04"W 2645.19'

BELL MOUNTAIN RANCH
SUBDIVISION #1A
REC. NO. 9601921

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

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