

# PLAT IDENTIFICATION SHEET

RECEPTION #: 01075040

DATE: 8-16-01

TIME 13:43

FEE: \$ 30- (3P)

GRANTOR:  
(OWNER/SIGNER)

Crawfoot Castle Rock LLC  
LB #2 LLC  
Trail Boss #1 LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone #4  
2nd Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26.35-7-67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

**MILESTONE FILING NO. 4, SECOND AMENDMENT**  
**AN ADMINISTRATIVE RE-PLAT OF LOT 3, MILESTONE FILING NO. 4, FIRST AMENDMENT**  
**A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,**  
**TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**  
**SHEET 1 OF 3**

**LEGAL DESCRIPTION**

A PART OF THE NORTH ONE-HALF OF SECTION 35 TOGETHER WITH A PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS LOT 3, MILESTONE FILING NO. 4, FIRST AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**SURVEYOR'S CERTIFICATE**

I, STEVE M. OLSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 7, 2000 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 OF CASTLE ROCK SUBDIVISION REGULATIONS.

I ATTEST THIS 11<sup>th</sup> DAY OF July, 2001.

*Steve M. Olson*  
 STEVE M. OLSON, REGISTERED LAND SURVEYOR  
 COLORADO REGISTRATION NUMBER 24670  
 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

**NOTES**

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 ASSUMED TO BEAR NORTH 00°23'28" EAST BETWEEN THE MONUMENT SHOWN HEREON.
- BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24966, UNLESS OTHERWISE NOTED.
- 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
- PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE No. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CASTLE ROCK, COLORADO COMMUNITY PANEL NUMBER 080050 0188C, DATED SEPTEMBER 30, 1987 THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- THE EXISTING EASEMENTS SHOWN HEREON AND RECORDED ON DECEMBER 28, 1995 AT RECEPTION NO. 9561923 AND 9561924 ARE HEREBY VACATED.

**LAND USE SUMMARY**

|                          |             |
|--------------------------|-------------|
| TOTAL ACRES              | 27.32 ACRES |
| BUILDABLE LOTS           | 23.21 ACRES |
| (@35SFE/ACRE = 69.6 SFE) |             |
| PUBLIC ROW               | N/A         |
| PUBLIC OPEN SPACE        | N/A         |
| PRIVATE OPEN SPACE       | 4.11 ACRES  |

**STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 8 DAY OF August, 2001.

*[Signature]*  
 DIRECTOR OF PLANNING AND DEVELOPMENT

**TITLE CERTIFICATE**

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 13 DAY OF July, 2001.

*[Signature]*  
 AUTHORIZED REPRESENTATIVE  
 LAND TITLE GUARANTEE COMPANY

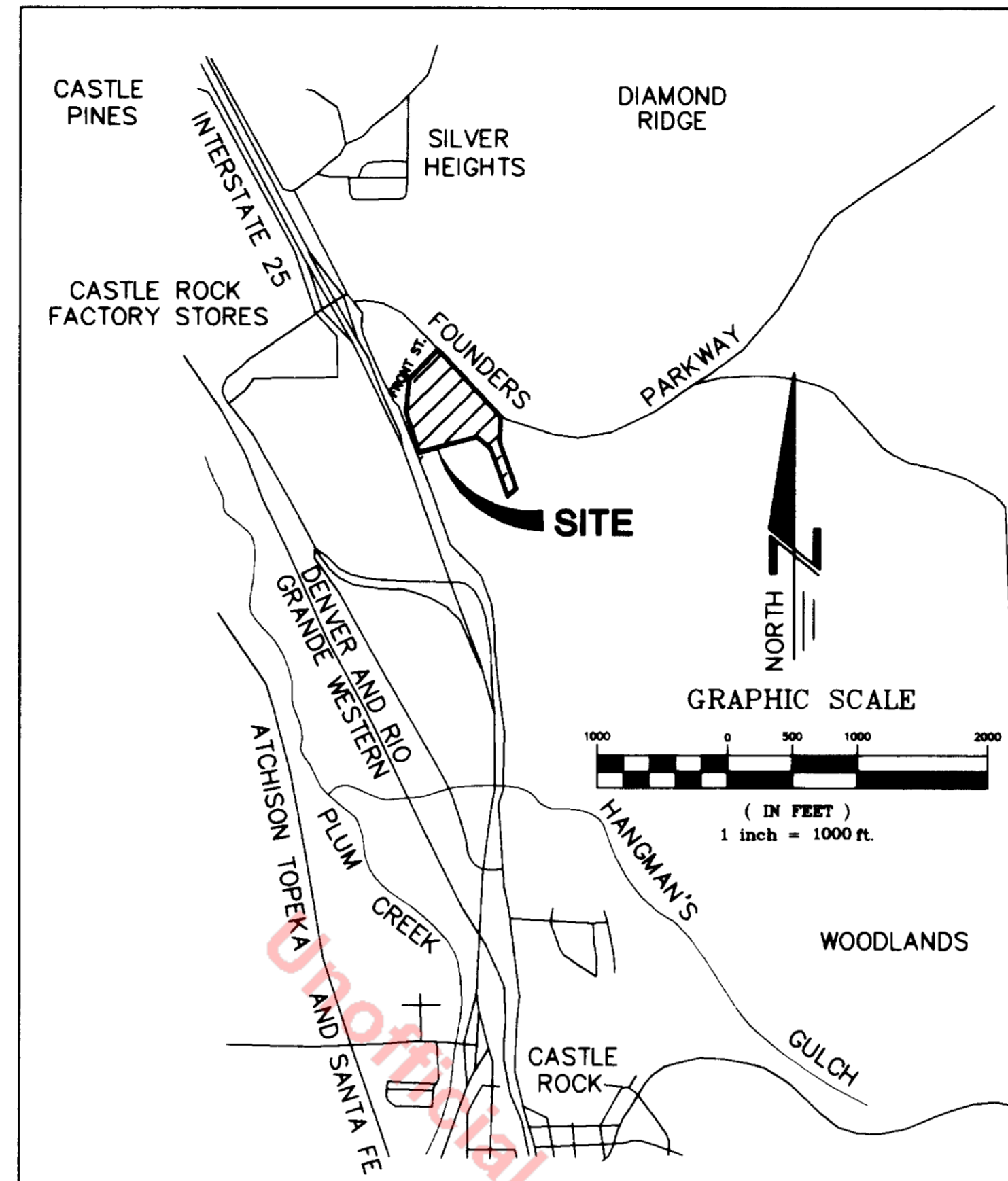
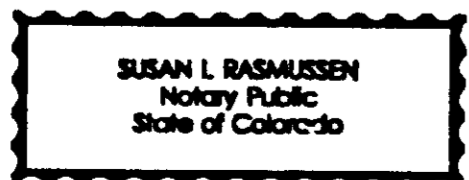
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2001

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03



**VICINITY MAP**

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 16<sup>th</sup> DAY OF Aug, 2001, AT 13:43 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 01075040

*[Signature]*  
 DOUGLAS COUNTY CLERK AND RECORDER



**TOWN APPROVAL AND ACCEPTANCE**

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
*[Signature]* TOWN CLERK  
*[Signature]* TOWN MANAGER

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 4, SECOND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF MAINTENANCE OF WATER AND SANITARY SEWER MAINS ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT A IS HEREBY DEDICATED TO THE OWNERS ASSOCIATION FOR PRIVATE OPEN SPACE.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 16<sup>th</sup> DAY OF July, 2001.

**OWNERS**

CROWFOOT CASTLE ROCK, LLC  
 C/O PARK LAND COMPANY  
 7600 E. ARAPAHOE ROAD  
 SUITE 211 ENGLEWOOD,  
 COLORADO 80112

CROWFOOT CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY BY CROWFOOT VALLEY CORPORATION AS GENERAL MANAGER

BY: *[Signature]*  
 LEN R. SMITH  
 MANAGER

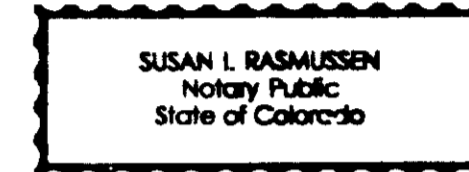
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2001

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03



L.B. NO. TWO, LLC  
 C/O PARK LAND COMPANY  
 7600 E. ARAPAHOE ROAD  
 SUITE 211 ENGLEWOOD,  
 COLORADO 80112

L.B. NO. TWO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]*  
 LEN R. SMITH  
 MANAGER

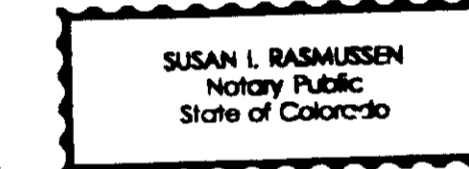
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2001

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03



TRAIL BOSS NO. 1, LLC  
 C/O PARK LAND COMPANY  
 7600 E. ARAPAHOE ROAD  
 SUITE 211 ENGLEWOOD,  
 COLORADO 80112

TRAIL BOSS NO. 1, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *[Signature]*  
 LEN R. SMITH  
 MANAGER

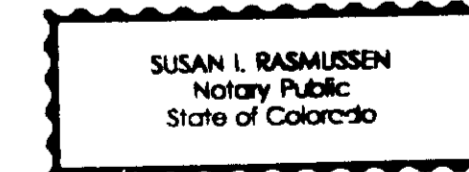
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2001

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03



SHEET 1 OF 3 COVER SHEET  
 SHEET 2 OF 3 PLAT  
 SHEET 3 OF 3 DIMENSIONING OF EASEMENTS

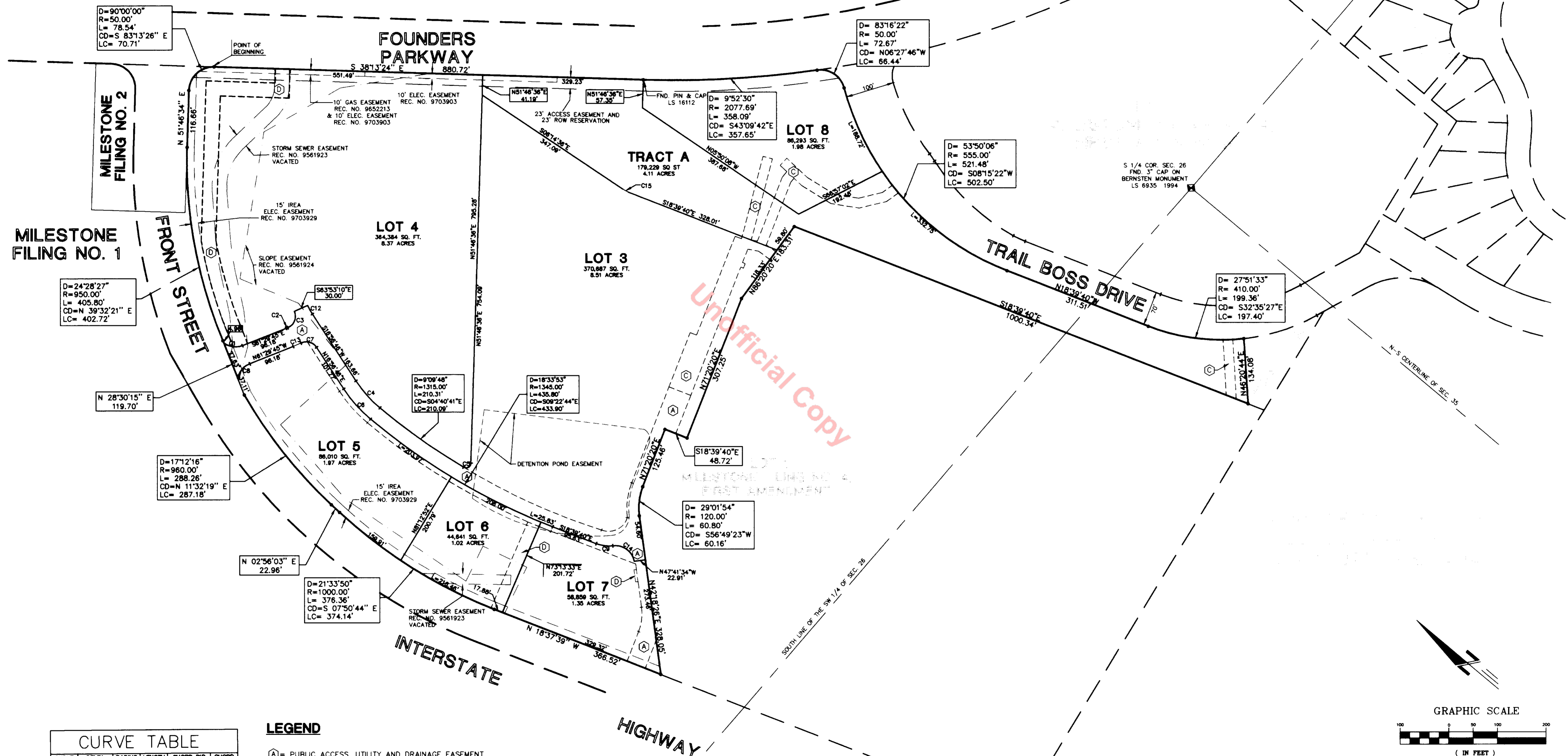
**MILESTONE FILING NO. 4, SECOND AMENDMENT**  
**ADMINISTRATIVE REPLAT**

DATE OF PREPARATION: JULY 11, 2001

CLC Associates, Inc.  
 8480 E. Orchard Road  
 Suite 2000  
 Englewood, Colorado 80111  
 (303) 770-5800  
 FAX (303) 770-2349



**MILESTONE FILING NO. 4, SECOND AMENDMENT**  
 AN ADMINISTRATIVE RE-PLAT OF LOT 3, MILESTONE FILING NO. 4, FIRST AMENDMENT  
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 2 OF 3

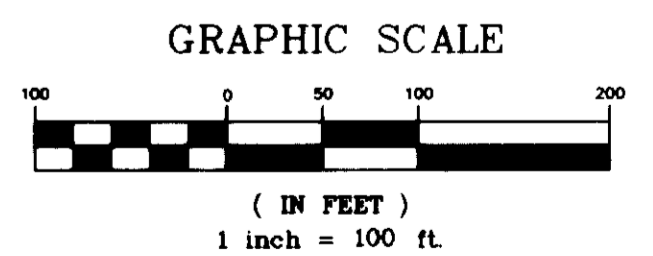


Unofficial Copy

| CURVE | DELTA      | RADIUS  | LENGTH | CHORD DIR   | CHORD  |
|-------|------------|---------|--------|-------------|--------|
| C1    | 56°01'03"  | 40.00'  | 40.50' | S32°28'14"E | 38.80' |
| C2    | 1°31'55"   | 155.00' | 4.14'  | S82°15'42"E | 4.14'  |
| C3    | 90°51'30"  | 25.00'  | 38.84' | N71°32'35"E | 35.82' |
| C4    | 17°02'33"  | 250.00' | 74.36' | S08°25'28"W | 74.09' |
| C5    | 118°57'48" | 10.00'  | 20.76' | S88°44'30"E | 17.23' |
| C6    | 17°02'33"  | 250.00' | 83.28' | S08°25'28"W | 82.86' |
| C7    | 83°29'54"  | 25.00'  | 38.43' | N24°48'01"W | 33.29' |
| C8    | 58°01'03"  | 40.00'  | 40.50' | S88°28'44"W | 38.80' |
| C9    | 28°05'28"  | 70.00'  | 34.32' | S32°42'24"E | 33.88' |
| C10   | 31°58'48"  | 50.00'  | 27.81' | N22°14'00"W | 27.55' |
| C11   | 12°25'04"  | 80.00'  | 13.00' | S12°27'08"E | 12.88' |
| C12   | 87°10'04"  | 125.00' | 20.00' | S21°31'48"W | 19.88' |
| C13   | 5°03'03"   | 185.00' | 17.18' | S84°31'17"E | 17.18' |
| C14   | 83°47'33"  | 40.00'  | 39.89' | N63°31'20"W | 34.45' |
| C15   | 12°25'24"  | 85.00'  | 11.83' | S12°27'05"E | 11.80' |

**LEGEND**

- (A) = PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT
- (B) = UTILITY AND DRAINAGE EASEMENT
- (C) = UTILITY EASEMENT
- (D) = DRAINAGE EASEMENT
- (E) = PUBLIC ACCESS EASEMENT
- o = FOUND 24" REBAR W/ YELLOW PLASTIC CAP MARKER CLC INC. LS 24966



MILESTONE FILING NO. 4, SECOND AMENDMENT  
 ADMINISTRATIVE REPLAT

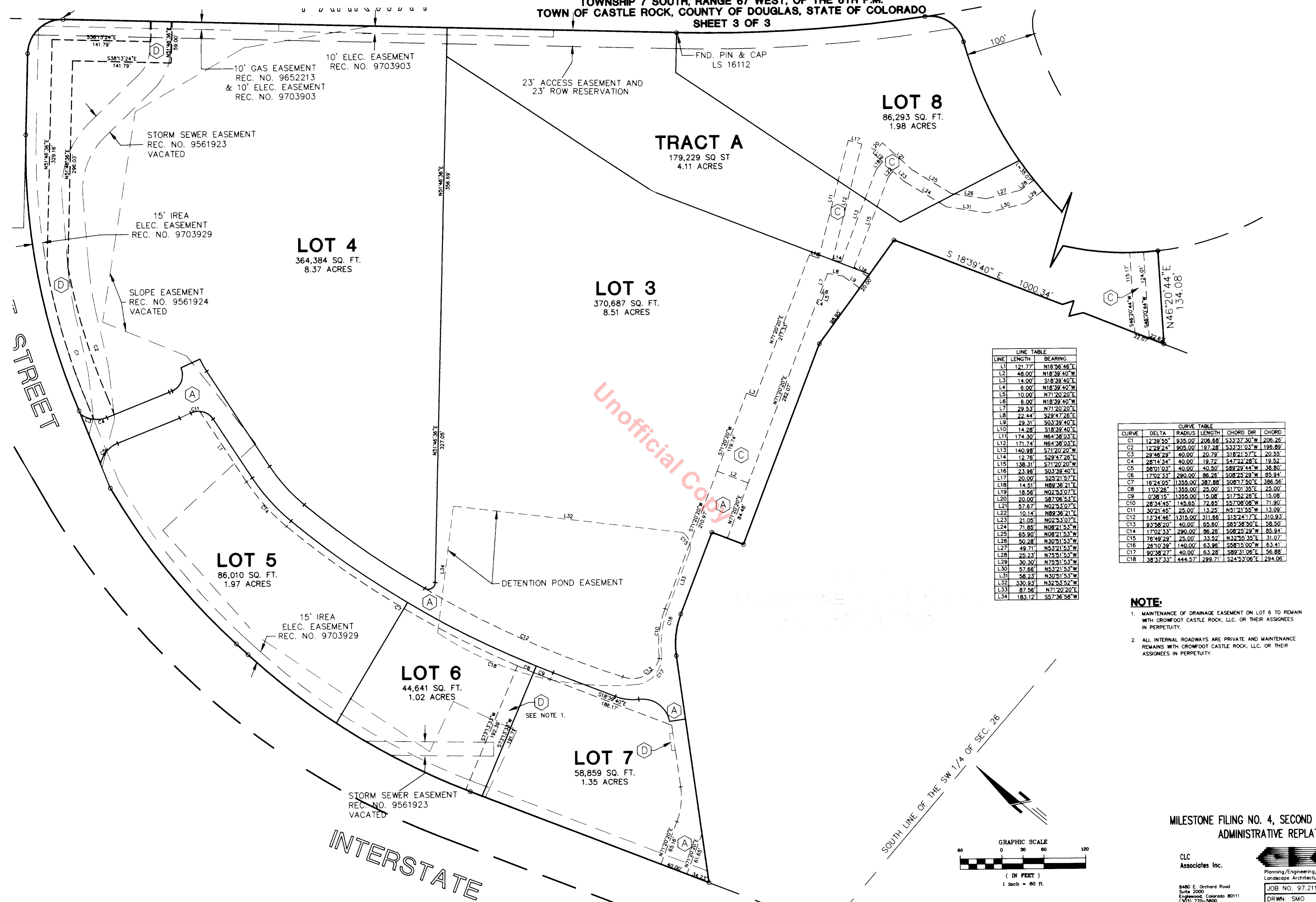
CLC  
 Associates Inc.



8480 E. Orchard Road  
 Suite 2000  
 Englewood, Colorado 80111  
 (303) 770-9600  
 FAX (303) 770-2349

|  |                            |
|--|----------------------------|
| Planning/Engineering/Land Surveying<br>Landscape Architecture/Architecture | JOB NO. 97.211             |
|  | DRWN: SMO                  |
|  | DATE: 7/11/01 SHEET 2 OF 3 |

**MILESTONE FILING NO. 4, SECOND AMENDMENT**  
 AN ADMINISTRATIVE RE-PLAT OF LOT 3, MILESTONE FILING NO. 4, FIRST AMENDMENT  
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,  
 TOWNSHIP 7 SOUTH, RANGE 87 WEST, OF THE 8TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**SHEET 3 OF 3**



**LINE TABLE**

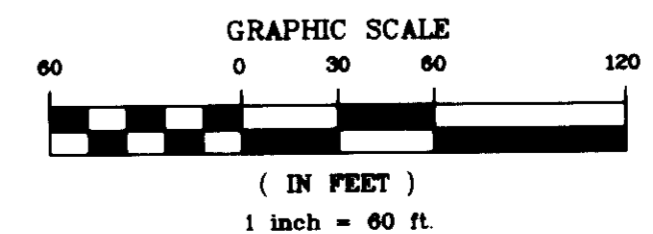
| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 121.77' | N16°56'46"E |
| L2   | 48.00'  | N18°39'40"W |
| L3   | 14.00'  | S18°39'40"E |
| L4   | 6.00'   | N18°39'40"W |
| L5   | 10.00'  | N71°20'20"E |
| L6   | 6.00'   | N18°39'40"W |
| L7   | 29.53'  | N71°20'20"E |
| L8   | 22.44'  | S29°47'26"E |
| L9   | 29.31'  | S03°39'40"E |
| L10  | 14.28'  | S18°39'40"E |
| L11  | 174.30' | N64°38'03"E |
| L12  | 171.74' | N64°38'03"E |
| L13  | 140.98' | S71°20'20"W |
| L14  | 12.76'  | S29°47'26"E |
| L15  | 138.31' | S71°20'20"W |
| L16  | 23.96'  | S03°39'40"E |
| L17  | 20.00'  | S25°21'57"E |
| L18  | 14.51'  | N89°36'21"E |
| L19  | 18.56'  | N02°53'07"E |
| L20  | 20.00'  | S87°06'53"E |
| L21  | 52.87'  | N02°53'07"E |
| L22  | 10.14'  | N89°36'21"E |
| L23  | 21.05'  | N02°53'07"E |
| L24  | 71.85'  | N08°21'53"W |
| L25  | 65.90'  | N08°21'53"W |
| L26  | 50.28'  | N30°51'53"W |
| L27  | 49.71'  | N53°21'53"W |
| L28  | 25.23'  | N75°51'53"W |
| L29  | 30.30'  | N75°51'53"W |
| L30  | 52.66'  | N63°21'53"W |
| L31  | 58.23'  | N30°51'53"W |
| L32  | 330.93' | N32°53'52"W |
| L33  | 87.56'  | N71°20'20"E |
| L34  | 183.12' | S87°36'58"W |

**CURVE TABLE**

| CURVE | DELTA     | RADIUS   | LENGTH  | CHORD DIR   | CHORD   |
|-------|-----------|----------|---------|-------------|---------|
| C1    | 12°38'55" | 935.00'  | 206.68' | S33°37'30"W | 206.26' |
| C2    | 12°28'24" | 905.00'  | 197.28' | S33°31'03"W | 196.89' |
| C3    | 28°46'29" | 40.00'   | 20.79'  | S18°21'57"E | 20.55'  |
| C4    | 28°14'34" | 40.00'   | 19.72'  | S47°22'28"E | 19.52'  |
| C5    | 58°01'03" | 40.00'   | 40.50'  | S89°29'44"W | 38.80'  |
| C6    | 17°02'33" | 290.00'  | 86.26'  | S08°25'29"W | 85.94'  |
| C7    | 16°24'05" | 1355.00' | 387.88' | S08°17'50"E | 386.56' |
| C8    | 1°03'26"  | 1355.00' | 25.00'  | S17°01'35"E | 25.00'  |
| C9    | 0°38'15"  | 1355.00' | 15.08'  | S17°52'26"E | 15.08'  |
| C10   | 28°34'45" | 145.65'  | 72.65'  | S57°08'08"W | 71.90'  |
| C11   | 30°21'45" | 25.00'   | 13.25'  | N51°21'55"W | 13.09'  |
| C12   | 13°34'46" | 1315.00' | 311.66' | S15°24'17"E | 310.93' |
| C13   | 9°35'20"  | 40.00'   | 65.60'  | S65°38'50"E | 58.50'  |
| C14   | 17°02'33" | 290.00'  | 86.26'  | S08°25'29"W | 85.94'  |
| C15   | 76°48'29" | 25.00'   | 33.52'  | N32°53'52"E | 31.02'  |
| C16   | 26°10'39" | 140.00'  | 63.96'  | S58°15'00"W | 63.41'  |
| C17   | 90°38'27" | 40.00'   | 63.28'  | S89°31'06"E | 56.88'  |
| C18   | 38°37'33" | 444.57'  | 299.71' | S24°53'06"E | 294.06' |

**NOTE:**

- MAINTENANCE OF DRAINAGE EASEMENT ON LOT 6 TO REMAIN WITH CROWFOOT CASTLE ROCK, LLC. OR THEIR ASSIGNEES IN PERPETUITY.
- ALL INTERNAL ROADWAYS ARE PRIVATE AND MAINTENANCE REMAINS WITH CROWFOOT CASTLE ROCK, LLC. OR THEIR ASSIGNEES IN PERPETUITY.



MILESTONE FILING NO. 4, SECOND AMENDMENT  
 ADMINISTRATIVE REPLAT

CLC  
 Associates Inc.  
 Planning/Engineering/Land Surveying  
 Landscape Architecture/Architecture

8480 E. Orchard Road  
 Suite 2000  
 Englewood, Colorado 80111  
 (303) 770-5800  
 FAX (303) 770-2349

|         |         |
|---------|---------|
| JOB NO. | 97.211  |
| DRWN.   | SMO     |
| DATE:   | 7/11/01 |

SHEET 3 OF 3

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