

# PLAT IDENTIFICATION SHEET

RECEPTION#: 01106090

DATE: 11-7-01

TIME: 14:15

FEE: \$ 30- (3 P)

GRANTOR: CRD Investment Co  
(owner/signer)

GRANTEE: The Oaks #1  
(subdivision name or name of plat) Final Plat

LEGAL: 13-8-67  
(section-township-range)

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

# THE OAKS SUBDIVISION FILING NO. ONE

## A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### FINAL PLAT SHEET 1 OF 3

#### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE EAST ONE-HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 TO BEAR NORTH 00 DEGREES 37 MINUTES 30 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO (SAID POINT BEING THE SOUTHEAST CORNER OF ROLLING HILLS AMENDED, RECEPTION NO. 9011325 OF THE DOUGLAS COUNTY RECORDS); THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID ROLLING HILLS AMENDED, A DISTANCE OF 727.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 641.91 FEET TO A #5 REBAR WITH A PLASTIC CAP BEARING THE L.S. # 6935; THENCE SOUTH 73 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 856.52 FEET TO A #5 REBAR WITH A PLASTIC CAP BEARING THE L.S. # 6935; THENCE SOUTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 620.45 FEET TO A # 3 REBAR WITH NO CAP BEING THE NORTHWEST CORNER OF THE BURCHETT PROPERTY AS DESCRIBED IN THE "BOUNDARY LINE AGREEMENT" AS SET FORTH IN BOOK 703 AT PAGE 622 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 49 MINUTES 25 SECONDS EAST ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 521.86 FEET TO A # 3 REBAR WITH NO CAP; THENCE SOUTH 01 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 205.86 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF LAKE GULCH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE FOR THE NEXT FIVE (5) COURSES:

1. THENCE NORTH 43 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 73.24 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 04 SECONDS, AN ARC DISTANCE OF 423.09 FEET, A RADIUS OF 5680.07 FEET AND A CHORD BEARING NORTH 39 DEGREES 22 MINUTES 59 SECONDS WEST WITH A DISTANCE OF 422.99 FEET;
3. THENCE SOUTH 52 DEGREES 35 MINUTES 34 SECONDS WEST, A DISTANCE OF 9.99 FEET;
4. THENCE NORTH 37 DEGREES 16 MINUTES 16 SECONDS WEST, A DISTANCE OF 478.37 FEET TO A POINT OF CURVE;
5. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 47 MINUTES 02 SECONDS, AND ARC DISTANCE OF 580.94 FEET, A RADIUS OF 2824.63 FEET AND A CHORD BEARING NORTH 43 DEGREES 09 MINUTES 16 SECONDS WEST WITH A DISTANCE OF 579.92 FEET; THENCE NORTH 84 DEGREES 01 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF THE SMARR PARCEL AS DESCRIBED IN BOOK 1194 AT PAGE 1043 OF THE DOUGLAS COUNTY RECORDS, A DISTANCE OF 668.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 268.97 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTHEAST CORNER OF THE PETERS PARCEL AS DESCRIBED IN BOOK 1193 AT PAGE 922 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 194.38 FEET TO THE NORTHEAST CORNER THEREOF AND TO THE SOUTHEAST CORNER OF TRACT "C", BALDWIN PARK ESTATES FILING NO. 2 (RECEPTION NO. 320371 OF THE DOUGLAS COUNTY RECORDS); THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 470.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C" AND TO THE SOUTHWEST CORNER OF SAID ROLLING HILLS AMENDED; THENCE NORTH 89 DEGREES 48 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 930.71 FEET TO THE POINT OF BEGINNING. THIS PARCEL AS SURVEYED CONTAINS 1,445,369 SQUARE FEET OR 33.18 ACRES MORE OR LESS.

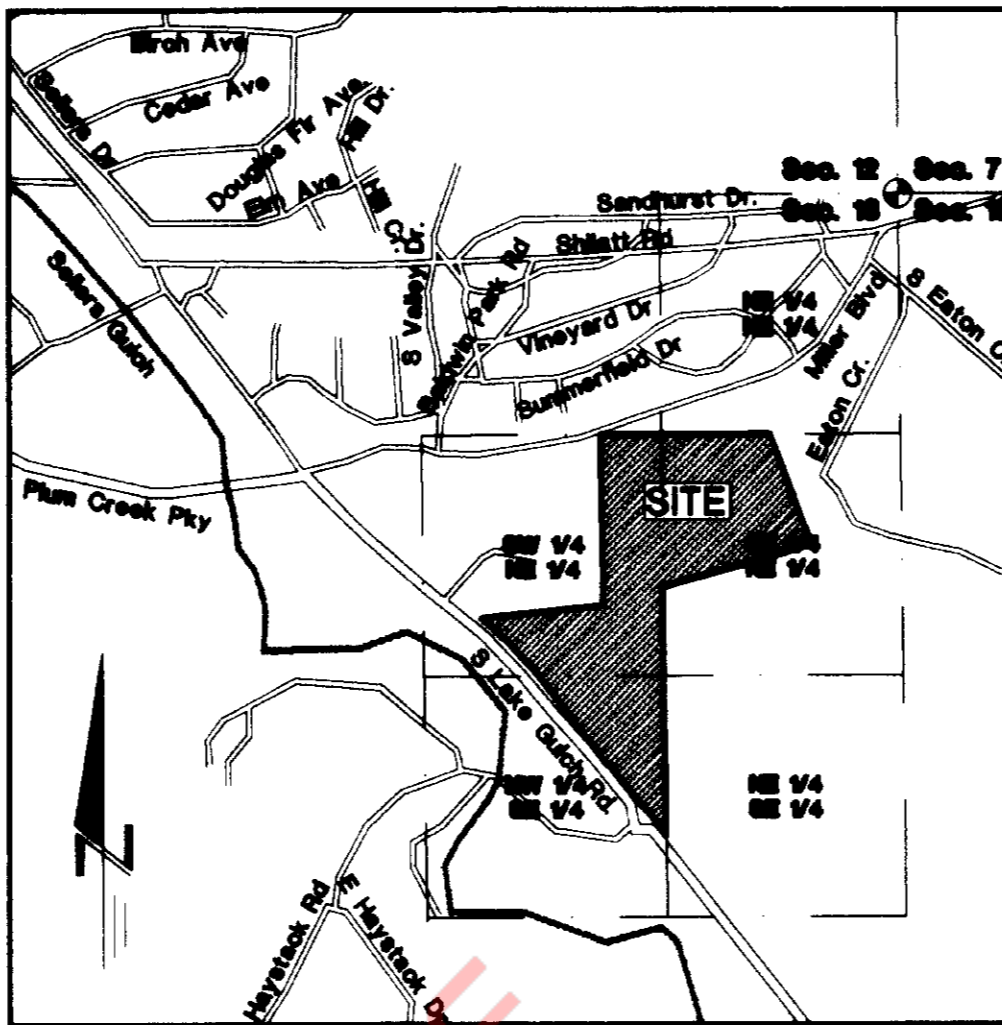
LEGAL PREPARED BY  
STEVE M. OLSON, REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 24670  
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

#### 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 NOVEMBER, 1997 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 THE ABOVE ON THIS DAY OF August, 2001.

STEVE M. OLSON, REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 24670  
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.



VICINITY MAP  
SCALE: 1" = 1000'

#### SHEET INDEX

- |   |                         |
|---|-------------------------|
| 1 | COVER SHEET             |
| 2 | FINAL PLAT (NORTH HALF) |
| 3 | FINAL PLAT (SOUTH HALF) |

#### LAND USE SUMMARY

SINGLE FAMILY ATTACHED DWELLING UNITS (122 LOTS)	11.427 ACRES	34.44%
TRACT A PRIVATE OPEN SPACE	15.1913 ACRES	45.78%
TRACT B STORMWATER DETENTION	0.420 ACRES	1.27%
TRACT C NOT USED	0.000 ACRES	0.00%
TRACT D STORMWATER DETENTION	0.490 ACRES	1.48%
TRACT E TO BE EXCHANGED WITH ADJACENT OWNER	0.289 ACRES	0.87%
TRACT F DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE	1.343 ACRES	4.05%
TRACT G	0.049 ACRES	0.14%
TRACT H	0.036 ACRES	0.11%
RIGHT-OF-WAY DEDICATION	3.936 ACRES	11.86%
TOTAL SITE AREA	33.181 ACRES	100.00%

#### NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 ASSUMED TO BEAR NORTH 00°37'30" WEST BETWEEN THE MONUMENT SHOWN HEREON.
  2. BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24966, UNLESS OTHERWISE NOTED.
  3. 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.
  4. THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
  5. THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CONDITIONS OF ORDINANCE #97-48. SETBACKS AND LOT SIZES SHALL BE AS FOLLOWS:  
MINIMUM LOT SIZE: 3,500 SQ. FT. FOR UP TO 50% OF THE UNITS WITH THE REMAINDER OF THE LOTS HAVING A MINIMUM LOT SIZE OF 4,000 SQ. FT.
- |  |                               |
|--|-------------------------------|
| MINIMUM SEPARATION BETWEEN STRUCTURES :      | 10 FEET                       |
| MINIMUM REAR SETBACK :                       | 20 FEET                       |
| MINIMUM FRONT SETBACK TO LIVING AREA :       | 25 FEET                       |
| MINIMUM FRONT SETBACK TO GARAGE :            | 18 FEET FROM BACK OF SIDEWALK |
| MINIMUM STREET SIDE SETBACK ( CORNER LOT ) : | 10 FEET                       |
| MINIMUM FRONT FENCE SETBACK :                | 30 FEET                       |

#### OWNERS

CRD INVESTMENT COMPANY, LLC

#### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, LOTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE OAKS SUBDIVISION FILING NO. ONE. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT F, AND ALL WATERLINE, DRAINAGE AND UTILITY EASEMENTS. TRACT A IS HEREBY DEDICATED TO THE OAKS HOMEOWNERS ASSOCIATION FOR LANDSCAPE AND DRAINAGE PURPOSES. TRACTS B AND D ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE.

#### OWNERS

CRD INVESTMENT COMPANY, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
BY: Peter D. BOWES  
MANAGER

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 4<sup>th</sup> DAY OF September, 2001  
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-29-01

#### TITLE CERTIFICATE

Ende 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 5 DAY OF September, 2001.

[Signature]  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 5 DAY OF Sept, 2001  
WITNESS MY HAND AND OFFICIAL SEAL

Susan L. Rasmussen  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03

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

THIS PLAT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24 DAY OF October, 2001.

[Signature]  
PLANNING AND DEVELOPMENT DIRECTOR

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

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 16 DAY OF NOV, 2001, AT 14:51 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 01106090

Tulayana Rose-Deputy

#### WATER SUPPLY NOTE

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE THIRD (3RD) AMENDMENT TO THE ANNEXATION CONTRACT (THE OAKS OF CASTLE ROCK) AGREEMENT, RECORDED ON THE 24TH DAY OF OCTOBER, 1995, AT RECEPTION NO. DC9549870, AND ACCORDINGLY 122 SFE ARE DEBITED FROM THE WATER BANK.  
124

#### MORTGAGEE

GUARANTY BANK AND TRUST COMPANY

BY: [Signature]  
[Signature]

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 4<sup>th</sup> DAY OF September, 2001  
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-29-01

#### 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.

Mark Stevens 10-30-01  
MARK STEVENS, Town Manager DATE

Sally A. Misere 10-30-01  
Sally A. Misere, Town Clerk DATE

REVISED PER TOWN COMMENTS 5/01/00

THE OAKS SUBDIVISION FILING NO. ONE  
FINAL PLAT

DATE OF PREPARATION: AUGUST, 2001

CLC Associates, Inc.

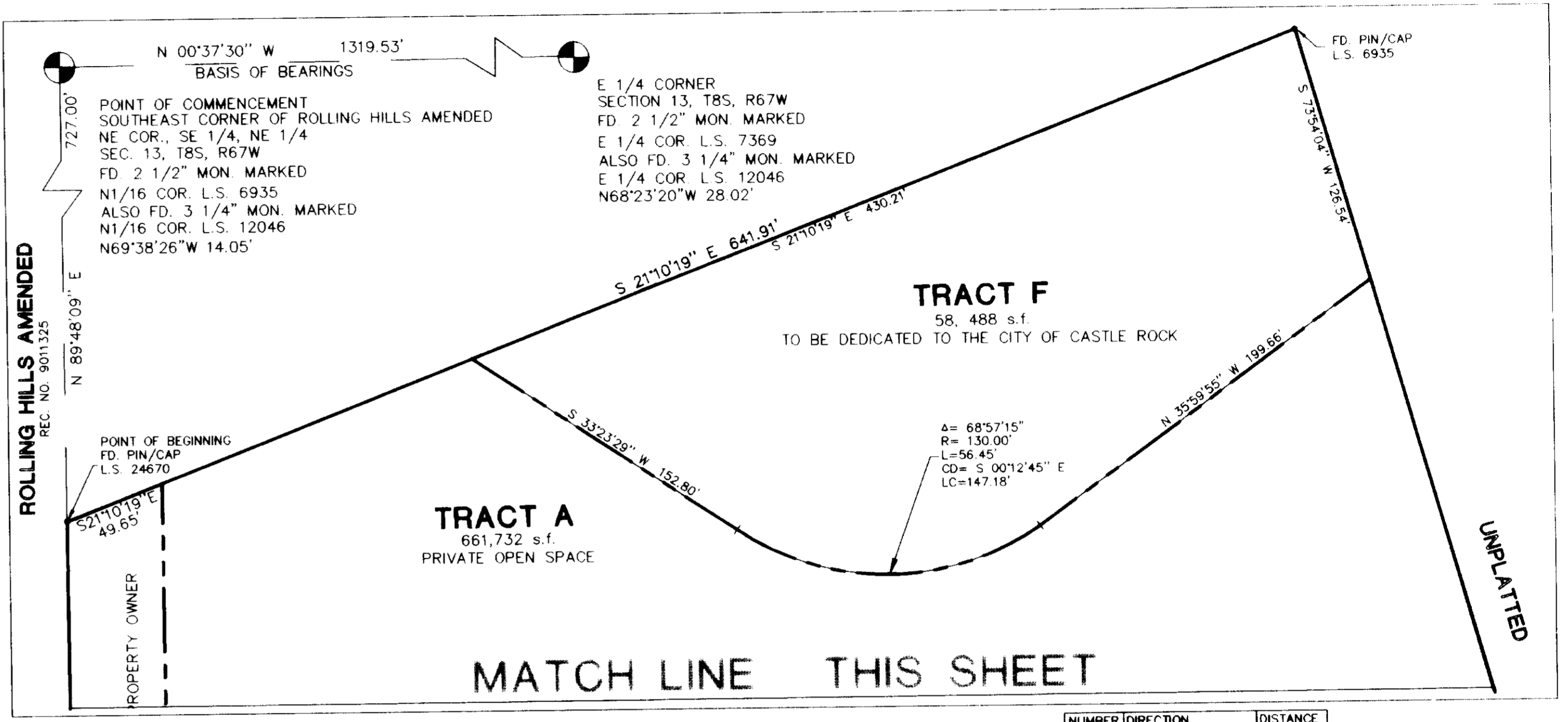
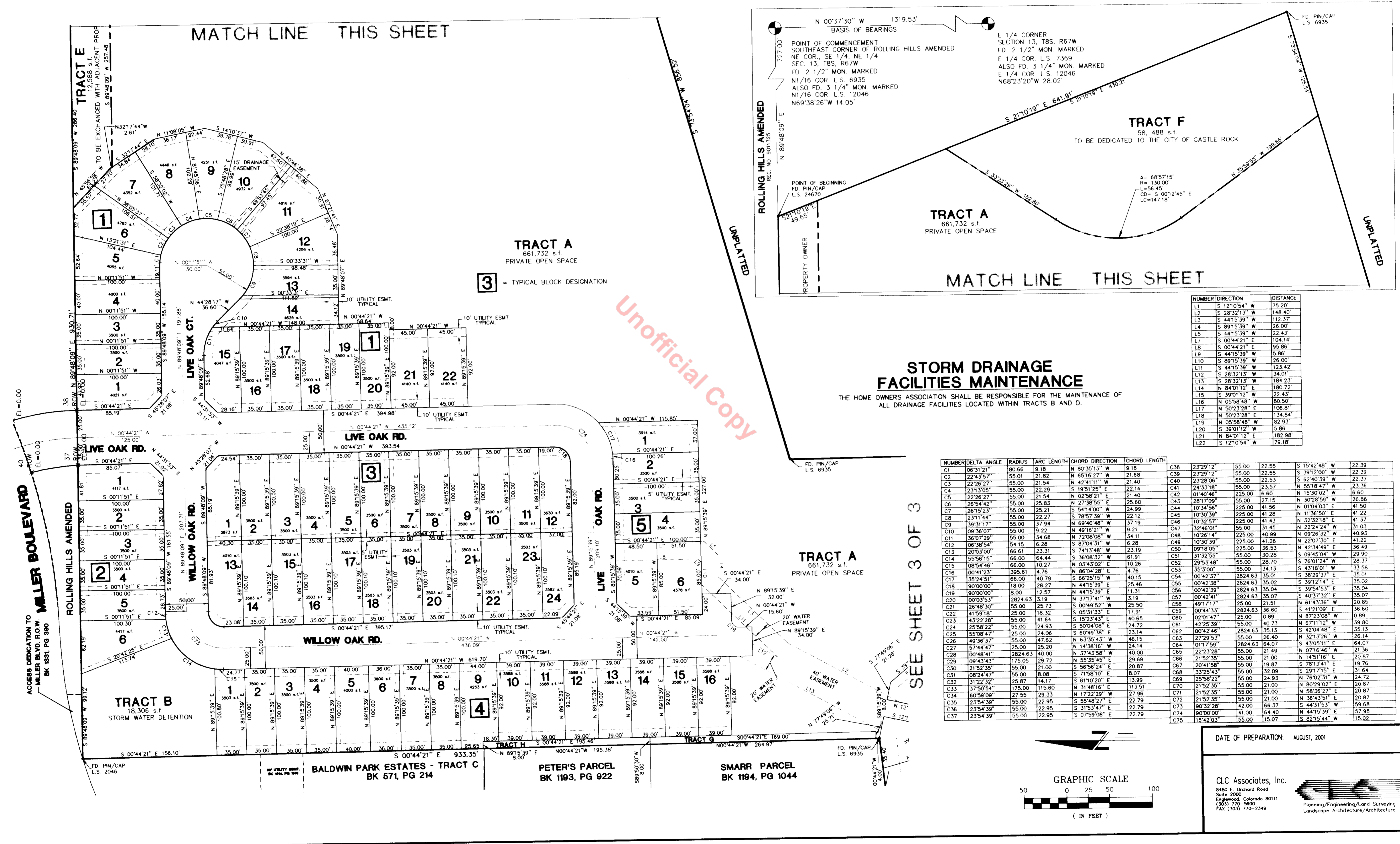
8480 E. Orchard Road  
Suite 1000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2340

Planning/Engineering/Land Surveying  
Landscape Architecture/Architecture

# THE OAKS SUBDIVISION FILING NO. ONE

## A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### FINAL PLAT SHEET 2 OF 3



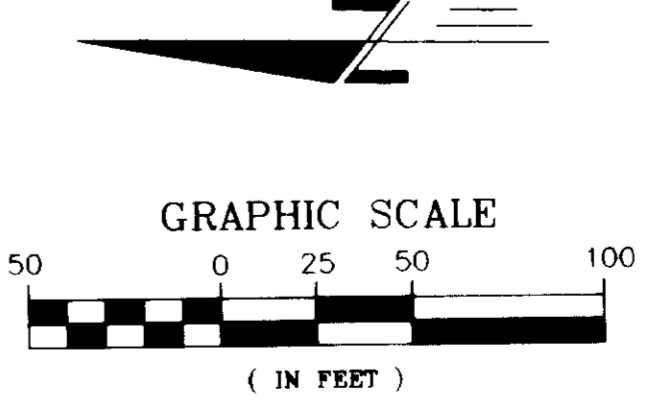
NUMBER	DIRECTION	DISTANCE
L1	S 12°10'54" W	75.20'
L2	S 28°32'21" W	148.40'
L3	S 44°15'39" W	112.57'
L4	S 89°15'39" W	26.00'
L5	S 44°15'39" W	22.43'
L6	S 00°44'21" E	104.14'
L7	S 00°44'21" E	95.86'
L8	S 44°15'39" W	5.86'
L9	S 89°15'39" W	26.00'
L10	S 44°15'39" W	123.42'
L11	S 28°32'13" W	34.01'
L12	S 28°32'13" W	184.23'
L13	N 84°01'12" E	180.72'
L14	S 39°01'12" W	22.43'
L15	N 05°58'48" W	80.50'
L16	N 50°23'28" E	106.81'
L17	N 50°23'28" E	134.84'
L18	N 05°58'48" W	82.93'
L19	S 39°01'12" W	5.86'
L20	N 84°01'12" E	182.98'
L21	S 12°10'54" W	79.18'
L22		

### STORM DRAINAGE FACILITIES MAINTENANCE

THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN TRACTS B AND D.

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	06°31'21"	80.66	9.18	N 80°35'13" W	9.18	
C2	22°43'57"	55.01	21.82	N 85°16'27" W	21.68	
C3	22°26'27"	55.00	21.54	N 42°41'11" W	21.40	
C4	23°13'05"	55.00	22.29	S 19°51'25" E	22.14	
C5	22°26'27"	55.00	21.54	N 02°58'21" E	21.40	
C6	26°54'42"	55.00	25.83	N 27°38'55" E	25.60	
C7	26°15'23"	55.00	25.21	S 54°14'00" W	24.99	
C8	23°11'44"	55.00	22.27	S 75°7'39" W	22.12	
C9	19°31'17"	55.00	37.94	N 69°40'48" W	37.19	
C10	09°36'07"	55.00	9.22	N 49°16'21" W	9.21	
C11	36°07'29"	55.00	34.68	N 72°08'08" W	34.11	
C12	06°38'54"	54.15	6.28	S 87°04'31" W	6.28	
C13	20°03'00"	66.61	23.31	S 74°3'48" W	23.19	
C14	55°58'15"	66.00	64.44	S 36°08'32" W	61.91	
C15	08°54'46"	66.00	10.27	N 03°43'02" E	10.26	
C16	00°41'23"	395.61	4.76	N 86°04'28" E	4.76	
C17	35°24'51"	66.00	40.79	S 66°25'15" W	40.15	
C18	55°08'47"	18.00	28.27	N 44°15'39" E	25.46	
C19	90°00'00"	8.00	12.57	N 44°15'39" E	11.31	
C20	00°03'53"	2824.63	3.19	N 37°17'41" W	3.19	
C21	26°48'30"	55.00	25.73	S 00°49'52" W	25.50	
C22	41°59'18"	25.00	18.32	S 05°31'33" E	17.91	
C23	43°22'28"	55.00	41.64	S 15°23'43" E	40.65	
C24	25°58'22"	55.00	24.93	S 50°04'08" E	24.72	
C25	55°08'47"	25.00	24.06	S 60°49'38" E	23.14	
C26	49°36'13"	55.00	47.62	N 63°35'43" W	46.15	
C27	67°44'47"	25.00	25.20	N 14°38'16" W	24.14	
C28	00°48'41"	2824.63	40.00	N 37°43'58" W	40.00	
C29	09°43'43"	175.05	29.72	N 55°35'45" E	29.69	
C30	21°52'35"	55.00	21.00	S 56°56'24" E	20.87	
C31	08°24'47"	55.00	8.08	S 71°58'01" E	8.07	
C32	31°22'32"	25.87	14.17	S 61°02'20" E	13.99	
C33	17°50'54"	175.00	115.60	N 31°48'16" E	113.51	
C34	60°59'09"	27.55	29.33	N 17°22'29" W	27.96	
C35	23°54'39"	55.00	22.95	S 55°48'27" E	22.79	
C36	23°54'39"	55.00	22.95	S 31°53'47" E	22.79	
C37	23°54'39"	55.00	22.95	S 07°59'08" E	22.79	
C38	23°29'12"	55.00	22.55	S 15°42'48" W	22.39	
C39	23°29'12"	55.00	22.55	S 39°12'00" W	22.39	
C40	23°28'06"	55.00	22.53	S 62°40'39" W	22.37	
C41	24°33'18"	55.00	23.57	N 55°18'47" W	23.39	
C42	01°40'46"	225.00	6.60	N 15°30'02" W	6.60	
C43	28°17'09"	55.00	27.15	N 30°23'59" W	26.88	
C44	10°34'56"	225.00	41.56	N 01°04'03" E	41.50	
C45	10°30'39"	225.00	41.28	N 11°36'50" E	41.22	
C46	10°32'57"	225.00	41.43	N 32°32'18" E	41.37	
C47	32°46'01"	55.00	31.45	N 22°24'24" W	31.03	
C48	10°26'14"	225.00	40.99	N 09°26'35" W	40.93	
C49	10°30'39"	225.00	41.28	N 27°07'30" E	41.22	
C50	09°18'05"	225.00	36.53	N 42°34'49" E	36.49	
C51	31°32'55"	55.00	30.28	S 09°45'04" W	29.90	
C52	29°53'48"	55.00	28.70	S 76°01'24" W	28.37	
C53	35°30'00"	55.00	34.13	S 43°18'01" W	33.58	
C54	00°42'37"	2824.63	35.01	S 38°29'37" E	35.01	
C55	00°42'38"	2824.63	35.02	S 39°12'14" E	35.02	
C56	00°42'39"	2824.63	35.04	S 39°54'53" E	35.04	
C57	00°42'41"	2824.63	35.07	S 40°37'32" E	35.07	
C58	49°17'17"	25.00	21.51	N 61°43'36" W	20.85	
C59	00°44'33"	2824.63	36.60	S 41°21'09" E	36.60	
C60	02°01'47"	25.00	0.89	N 87°23'08" W	0.89	
C61	42°25'39"	55.00	40.73	N 67°11'12" W	39.80	
C62	00°42'46"	2824.63	35.13	S 42°04'48" E	35.13	
C63	27°29'53"	55.00	26.40	S 32°32'26" E	26.14	
C64	01°17'59"	2824.63	64.07	S 43°05'11" E	64.07	
C65	22°23'28"	55.00	21.49	N 07°16'46" W	21.36	
C66	21°52'35"	55.00	21.00	N 14°51'10" E	20.87	
C67	20°41'58"	55.00	19.87	S 78°13'41" E	19.76	
C68	33°25'43"	55.00	32.09	S 29°17'15" E	31.64	
C69	25°58'22"	55.00	24.93	N 76°02'31" W	24.72	
C70	21°52'35"	55.00	21.00	N 80°29'02" E	20.87	
C71	21°52'35"	55.00	21.00	N 58°36'27" E	20.87	
C72	21°52'35"	55.00	21.00	N 36°33'51" E	20.87	
C73	30°32'28"	42.00	66.37	S 44°31'53" E	59.68	
C74	90°00'00"	41.00	64.40	N 44°15'39" E	57.98	
C75	15°42'03"	55.00	15.07	S 82°15'44" W	15.02	

SEE SHEET 3 OF 3



DATE OF PREPARATION: AUGUST, 2001

**CLC Associates, Inc.**  
 8480 E. Orchard Road  
 Suite 2000  
 Greenwood, Colorado 80111  
 (303) 770-9600  
 FAX (303) 770-2349

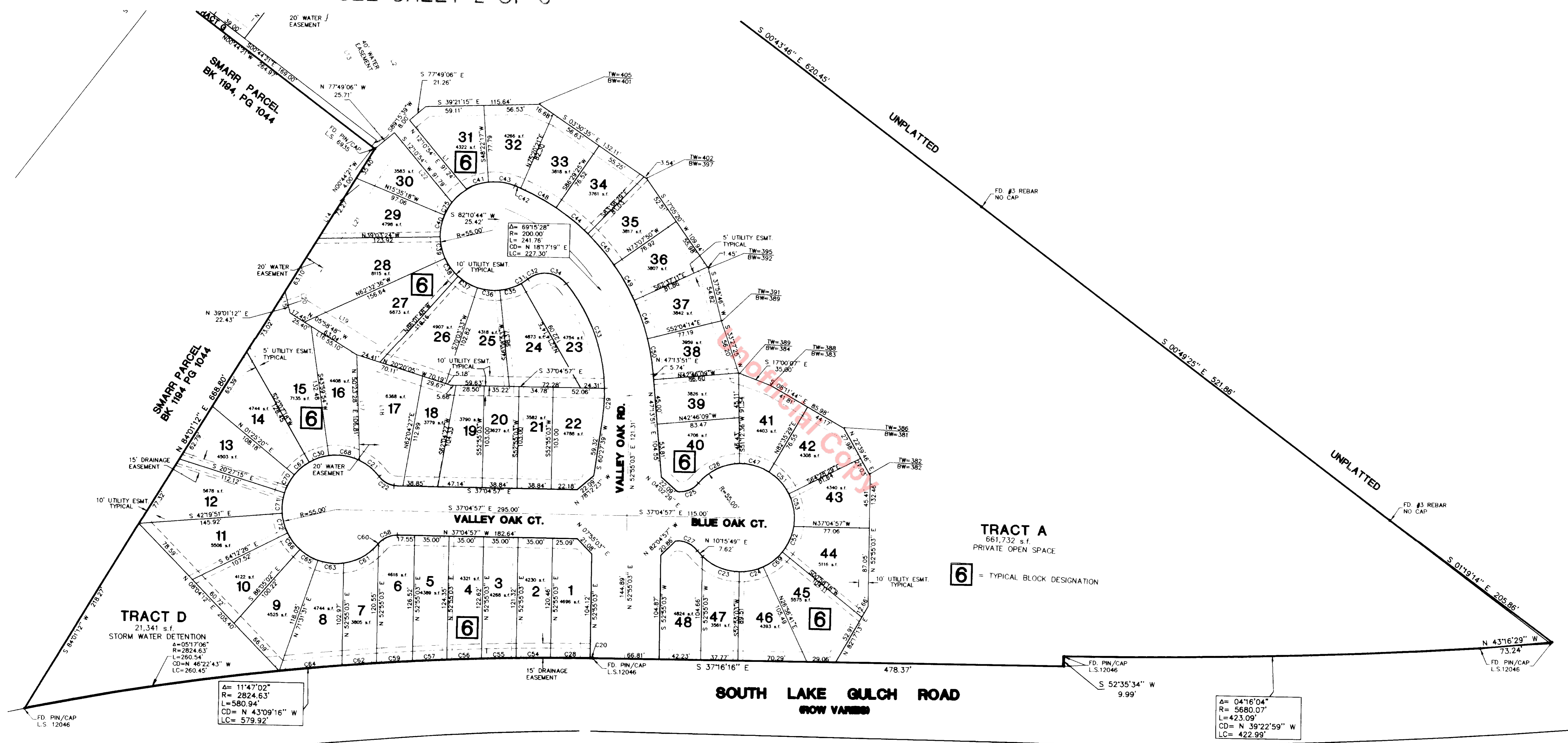
Planning/Engineering/Land Surveying  
 Landscape Architecture/Architecture

# THE OAKS SUBDIVISION FILING NO. ONE

## A PORTION OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

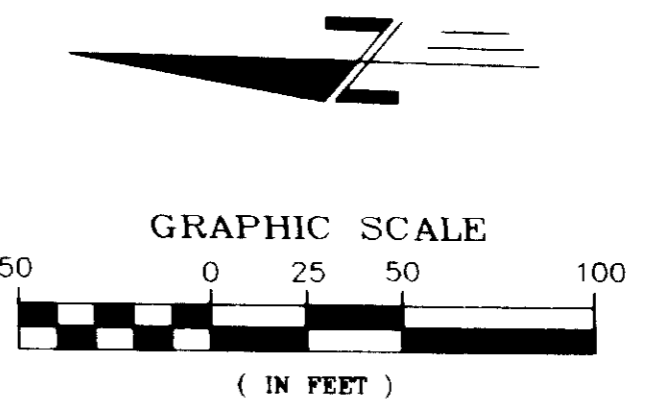
### FINAL PLAT SHEET 3 OF 3

SEE SHEET 2 OF 3



### STORM DRAINAGE FACILITIES MAINTENANCE

THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF  
ALL DRAINAGE FACILITIES LOCATED WITHIN TRACTS B AND D.



DATE OF PREPARATION: AUGUST, 2001

CLC Associates, Inc.  
8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

Planning/Engineering/Land Surveying  
Landscape Architecture/Architecture

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