

THE OAKS OF CASTLE ROCK FILING NO. 3

A PART OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT SHEET 1 OF 6

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 18, T. 8 S., R. 66 W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND CONSIDERING THE WEST LINE OF SAID SECTION 18 TO BEAR SOUTH 01°11'22" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18;
THENCE NORTH 88°59'35" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 1146.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE SOUTH 00°34'46" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; A DISTANCE OF 1317.67 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE NORTH 89°07'47" EAST, ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1332.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 00°02'11" WEST, ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 18, A DISTANCE OF 660.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE SOUTH 10°58'20" WEST, A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°10'30" EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 1149 AT PAGE 1015, A DISTANCE OF 660.94 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;
THENCE NORTH 44°50'25" EAST, A DISTANCE OF 43.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 183 AT PAGE 65;
THENCE NORTH 89°10'30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1887.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIDGE ROAD;
THENCE SOUTH 00°00'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 628.42 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID RIDGE ROAD;
THENCE SOUTH 89°07'40" WEST, A DISTANCE OF 432.80 FEET;
THENCE NORTH 00°01'43" EAST, A DISTANCE OF 0.99 FEET;
THENCE SOUTH 89°15'37" WEST, A DISTANCE OF 99.67 FEET;
THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 1.22 FEET;
THENCE SOUTH 89°07'40" WEST, A DISTANCE OF 0.03 FEET;
THENCE SOUTH 89°08'46" EAST, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 89°08'39" WEST, A DISTANCE OF 602.27 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 507.30 FEET A CENTRAL ANGLE OF 41°35'53" AN ARC DISTANCE OF 368.31 FEET TO A POINT OF TANGENT;
THENCE SOUTH 47°32'46" WEST, ALONG SAID TANGENT, A DISTANCE OF 308.28 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 707.45 FEET A CENTRAL ANGLE OF 51°42'46" AN ARC DISTANCE OF 638.51 FEET TO A POINT OF TANGENT;
THENCE NORTH 80°44'28" WEST, ALONG SAID TANGENT, A DISTANCE OF 64.89 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 950.61 FEET A CENTRAL ANGLE OF 20°49'27" AN ARC DISTANCE OF 345.50 FEET TO A POINT OF TANGENT;
THENCE SOUTH 78°26'05" WEST, ALONG SAID TANGENT, A DISTANCE OF 21.37 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 855.02 FEET A CENTRAL ANGLE OF 25°25'09" AN ARC DISTANCE OF 379.33 FEET TO A POINT OF TANGENT;
THENCE SOUTH 53°00'56" WEST, ALONG SAID TANGENT, A DISTANCE OF 69.76 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 937.42 FEET A CENTRAL ANGLE OF 04°57'58" AN ARC DISTANCE OF 81.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID ROAD EASEMENT;
THENCE NORTH 41°50'08" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 60.08 FEET TO A POINT ON A NON-TANGENT CURVE SAID POINT ALSO BEING ON A LINE OF A BOUNDARY LINE AGREEMENT AS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDERS IN BOOK 703 AT PAGE 822;

THENCE ALONG SAID BOUNDARY AGREEMENT THE FOLLOWING TWO (2) COURSES;
1. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 41°57'00" EAST, HAVING A RADIUS OF 997.37 FEET A CENTRAL ANGLE OF 03°27'07" AN ARC DISTANCE OF 60.09 FEET TO A POINT OF NON-TANGENT;
2. NORTH 37°13'39" WEST, A DISTANCE OF 185.29 FEET;

THENCE THE FOLLOWING FIFTEEN (15) COURSES;
1. NORTH 57°01'15" EAST, A DISTANCE OF 203.63 FEET;
2. NORTH 30°39'29" WEST, A DISTANCE OF 120.96 FEET;
3. NORTH 52°11'42" WEST, A DISTANCE OF 121.82 FEET;
4. NORTH 62°27'14" WEST, A DISTANCE OF 134.16 FEET;
5. SOUTH 87°13'38" WEST, A DISTANCE OF 62.29 FEET;
6. SOUTH 69°50'01" WEST, A DISTANCE OF 87.47 FEET;
7. NORTH 48°45'47" EAST, A DISTANCE OF 312.77 FEET;
8. NORTH 18°18'49" EAST, A DISTANCE OF 164.91 FEET;
9. SOUTH 78°59'03" EAST, A DISTANCE OF 127.98 FEET;
10. SOUTH 23°40'22" EAST, A DISTANCE OF 83.79 FEET;
11. NORTH 59°01'13" EAST, A DISTANCE OF 277.95 FEET;
12. SOUTH 86°34'34" EAST, A DISTANCE OF 178.59 FEET;
13. NORTH 46°16'41" EAST, A DISTANCE OF 162.32 FEET;
14. NORTH 11°30'58" WEST, A DISTANCE OF 220.91 FEET;
15. NORTH 10°58'20" EAST, A DISTANCE OF 131.01 FEET TO THE POINT OF BEGINNING CONTAINING 62.69 ACRES, MORE OR LESS.

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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE OAKS OF CASTLE ROCK FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY.

TRACT A WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT AND TRACTS B, C AND D WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT.

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 21st DAY OF FEB, 20 14

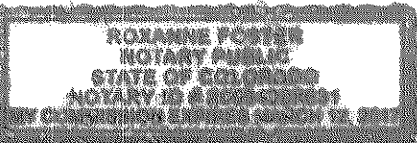
OWNER: Harvey Alpert

CASTLEVIEW, L.L.C., A NEVADA LIMITED LIABILITY COMPANY
SIGNED THIS 21st DAY OF FEB, 20 14

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF FEB, 20 14, BY HARVEY ALPERT

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 3-12-17

Roman Foster
NOTARY PUBLIC



SURVEYOR STATEMENT:

I, L. KELLEY STEVENSON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON AUGUST 12TH, 2013, 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.



COLORADO REGISTERED LAND SURVEYOR No. 38231
FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK CIVIL CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, PEAK CIVIL CONSULTANTS, INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. NCS-503739-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 24TH 2014.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 28, 2004 AT RECEPTION NO. 200404543, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

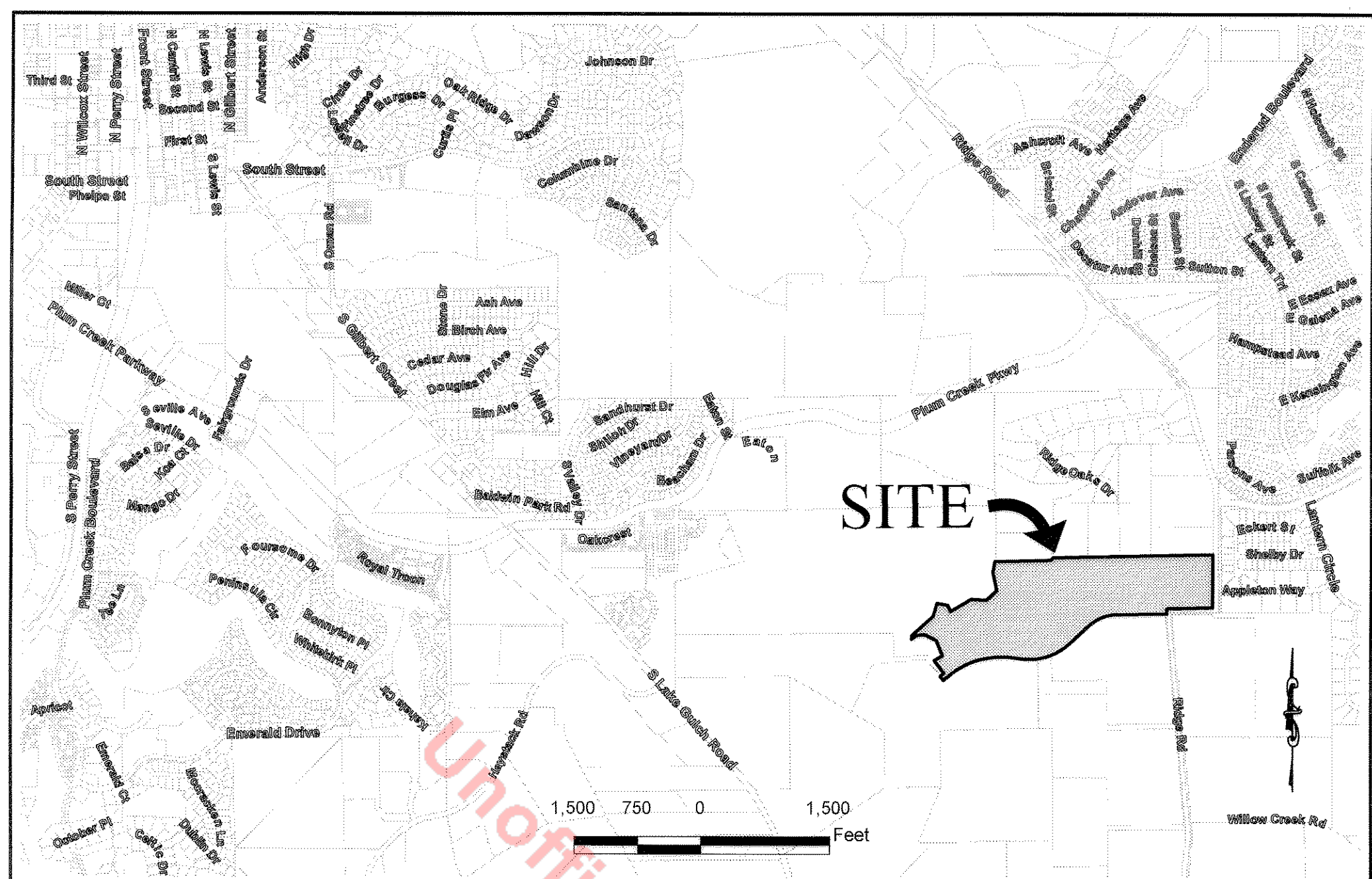
CV2011, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY Harvey Alpert
SIGNED THIS 21st DAY OF FEB, 20 14

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF FEB, 20 14

BY Roman Foster AS MANAGETZ OF CV2011, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-12-17



VICMAP
SCALE: 1" = 1500'

TITLE CERTIFICATE

I, James Nye, BEING AN AUTHORIZED REPRESENTATIVE OF First American Title, 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 SUBORDINATION CERTIFICATE.

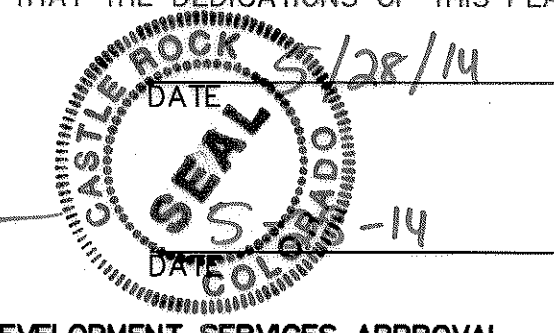
James Nye
AUTHORIZED REPRESENTATIVE
SIGNED THIS 20th DAY OF February, 20 14

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF February, 20 14, BY James Nye
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: July 6, 2014

James Nye
NOTARY PUBLIC.

STATEMENT OF TOWN COUNCIL APPROVAL
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 OF THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN MANAGER: Ms. Stuss
ATTEST: Sally Mun
TOWN CLERK

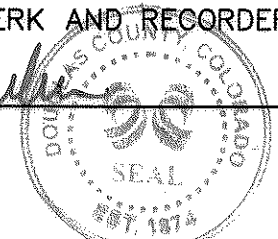


STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22 DAY OF FEB, 20 14

Bob Kelsey
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:54 P.M. ON THE 16th DAY OF June, 20 14, IN RECEPTION NO. 2014032149

DOUGLAS COUNTY CLERK AND RECORDER
BY: Andrin Mahler DEPUTY



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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, 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 THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- THIS SITE IS PART OF THE OAKS AT CASTLE ROCK, FILING NO. 3 FINAL PD SITE PLAN, REC. NO. 2010079733 DATED NOVEMBER 16, 2010.
- NO FEMA REGULATED FLOOD PLAIN EXISTS ON THIS SITE.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT. AS-BUILT IRRIGATION DRAWINGS WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION INSTALLATION OF LANDSCAPE. ALL IRRIGATION WILL ADHERE TO WATER SCHEDULE AND OTHER REQUIREMENTS.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS & ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE 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, & REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE NOTICE MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE 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 SIX (6) MONTHS 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 & PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- PURSUANT TO SECTION 13.7 OF CHAPTER 10 OF THE PUBLIC WORKS REGULATIONS, THE PROPERTY OWNER, AND 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 PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS FINAL PLAT.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. RIDGELINES AREAS MUST ADHERE TO TOWN ORDINANCE 99-15 REGARDING MITIGATION PROCEDURES.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED FEBRUARY 27, 2008 AT RECEPTION NO. 2006015972 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 70 SF ARE DEBITED FROM THE WATER BANK.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OAKS AT CASTLE ROCK DEVELOPMENT AGREEMENT RECORDED JULY 9, 2004 AT RECEPTION NO. 2004071579 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 51 SF ARE DEBITED FROM THE WATER BANK.
- BASIS OF BEARINGS: CONSIDERING THE WEST LINE OF SAID SECTION 18, T8S, R66W, TO BEAR SOUTH 01°11'22" EAST, MONUMENTED BY NORTHWEST CORNER SECTION 18, FOUND 2-1/2" ALUM. CAP HIGHLANDS SURVEY L.S. #30127 AND MONUMENTED BY SOUTHEAST CORNER, NE 1/4, NE 1/4 SECTION 13, T8S, R67W FOUND 3-1-12" ALUM. CAP TST - L.S. # 12046.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE WATERLINE EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED JULY 21, 1987 IN BOOK 735 AT PAGE 668 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF TOWN COUNCIL TO ABANDON THIS EASEMENT.

LAND USE & TRACT SUMMARY TABLE				
	AREA (S.F.)	AREA (AC)		
GROSS AREA	2,730,678	62.69	(1.87 DU/AC)	
NET AREA (LOTTED AREA)	1,211,358	27.81	(4.21 DU/AC)	
TOTAL TRACT AREA	1,052,445	24.16	38.54%	
AREA OF PUBLIC STREET DEDICATION	466,875	10.72		
TOTAL NUMBER OF LOTS	117			
TOTAL NUMBER OF SF'S (LOTS + 4 IRRIGATION SF'S)	121			
TOTAL PUBLIC LAND DEDICATION AREA	481,032	11.04		
TOTAL PRIVATE OPEN SPACE AREA	571,413	13.12		
TRACT	AREA (S.F.)	AREA (AC)	OWNED BY	MAINTAINED BY
TRACT A (PUBLIC LAND DEDICATION/OPEN SPACE/DRAINAGE)	481,032	11.04	TOWN	TOWN
TRACT B (OPEN SPACE)	19,257	0.44	HOA	HOA
TRACT C (OPEN SPACE/DETENTION POND)	323,992	7.44	HOA	HOA
TRACT D (OPEN SPACE/ACCESS)	228,164	5.24	HOA	HOA
MAXIMUM LOT SIZE			26,871 SF	
AVERAGE LOT SIZE			10,353 SF	
MINIMUM LOT SIZE			7,000 SF	

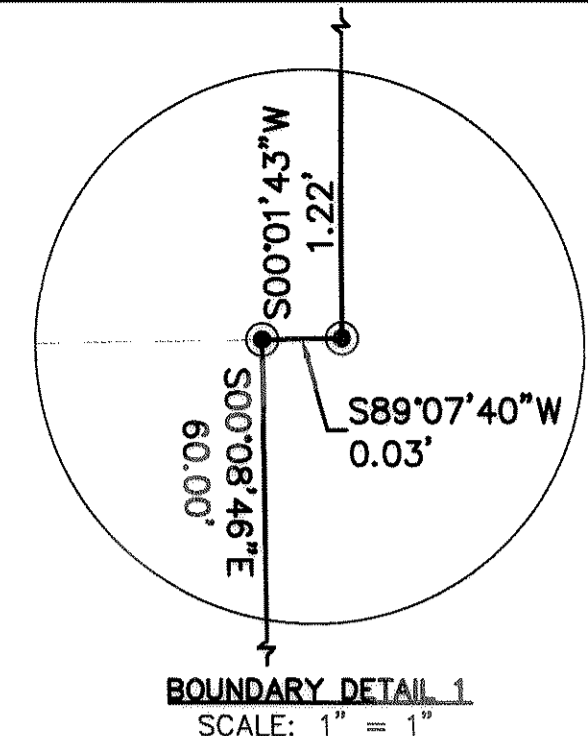
Sheet List Table	
SHEET OF SET	SHEET TITLE
1	COVER
2	FINAL PLAT
3	FINAL PLAT
4	FINAL PLAT
5	FINAL PLAT
6	EASEMENT DETAIL

DEVELOPER & OWNER: CASTLEVIEW, L.L.C., C/O HARVEY ALPERT, 30 CHERRY HILLS FARM DRIVE, ENGLEWOOD, CO 80110
LAND PLANNER: THE HENRY DESIGN GROUP, 1501 WAZEE STREET, SUITE 1-C, DENVER, CO 80202
ENGINEER & SURVEYOR: PEAK CIVIL CONSULTANTS, INC., 200 W. HAMPOEN AVE., SUITE 200, ENGLEWOOD, CO 80110
CONTACT: HARVEY ALPERT (303) 761-3667
CONTACT: KAREN HENRY (303) 446-2368
CONTACT: BOB KELSEY (303) 446-0958 FAX

THE OAKS OF CASTLE ROCK FILING NO. 3 FINAL PLAT
DATE: 02/14/14
SHEET 1 OF 6

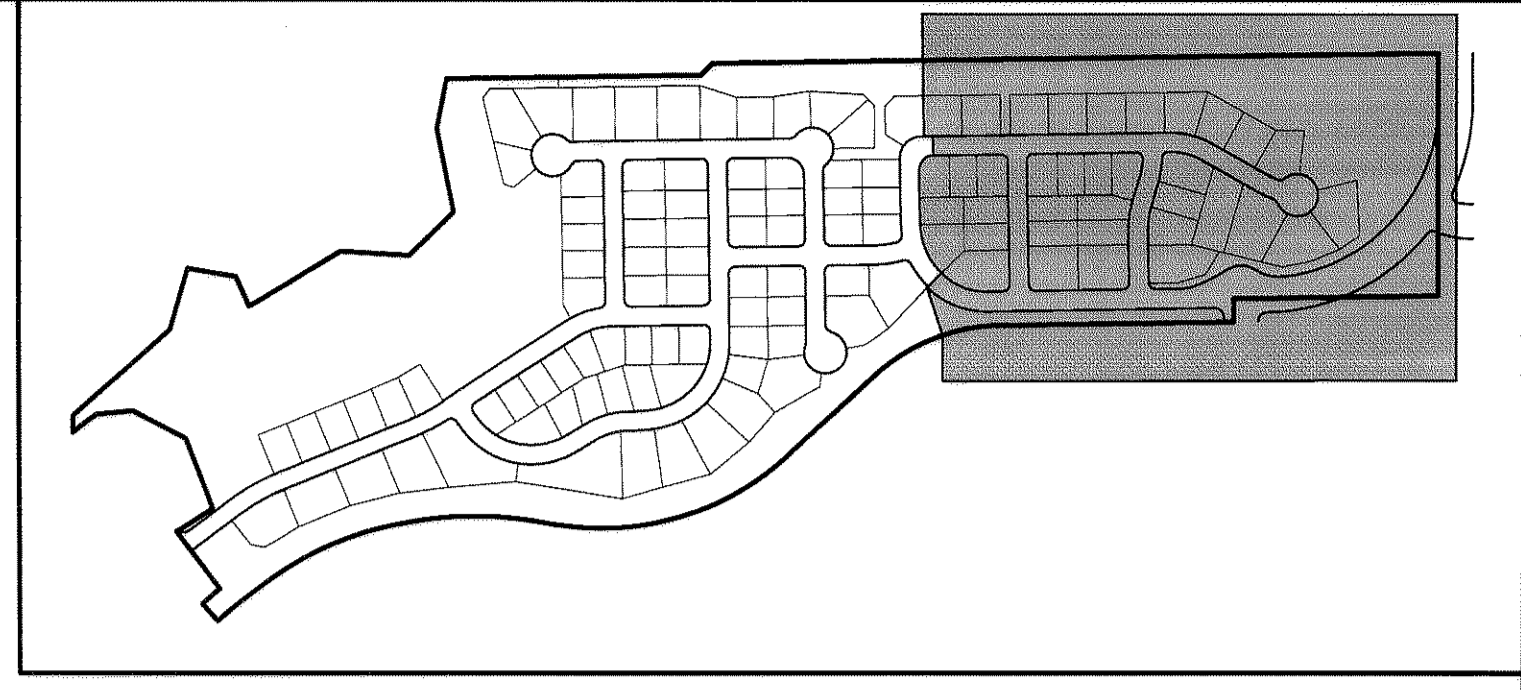
Peak
Civil Consultants
200 W. HAMPOEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

- LEGEND**
- FOUND ALIQUOT MONUMENT AS NOTED
 - SET #5 REBAR W/PURPLE PLASTIC CAP, L.S. #38231
 - FOUND #4 REBAR W/1" ALUM. CAP, TST
 - FOUND #3 REBAR, NO CAP
 - EXISTING EASEMENTS TO BE ABANDONED W/FINAL PLAT:
 - 25' PERMANENT ESMT (BK 735, PG 671)
 - 25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)

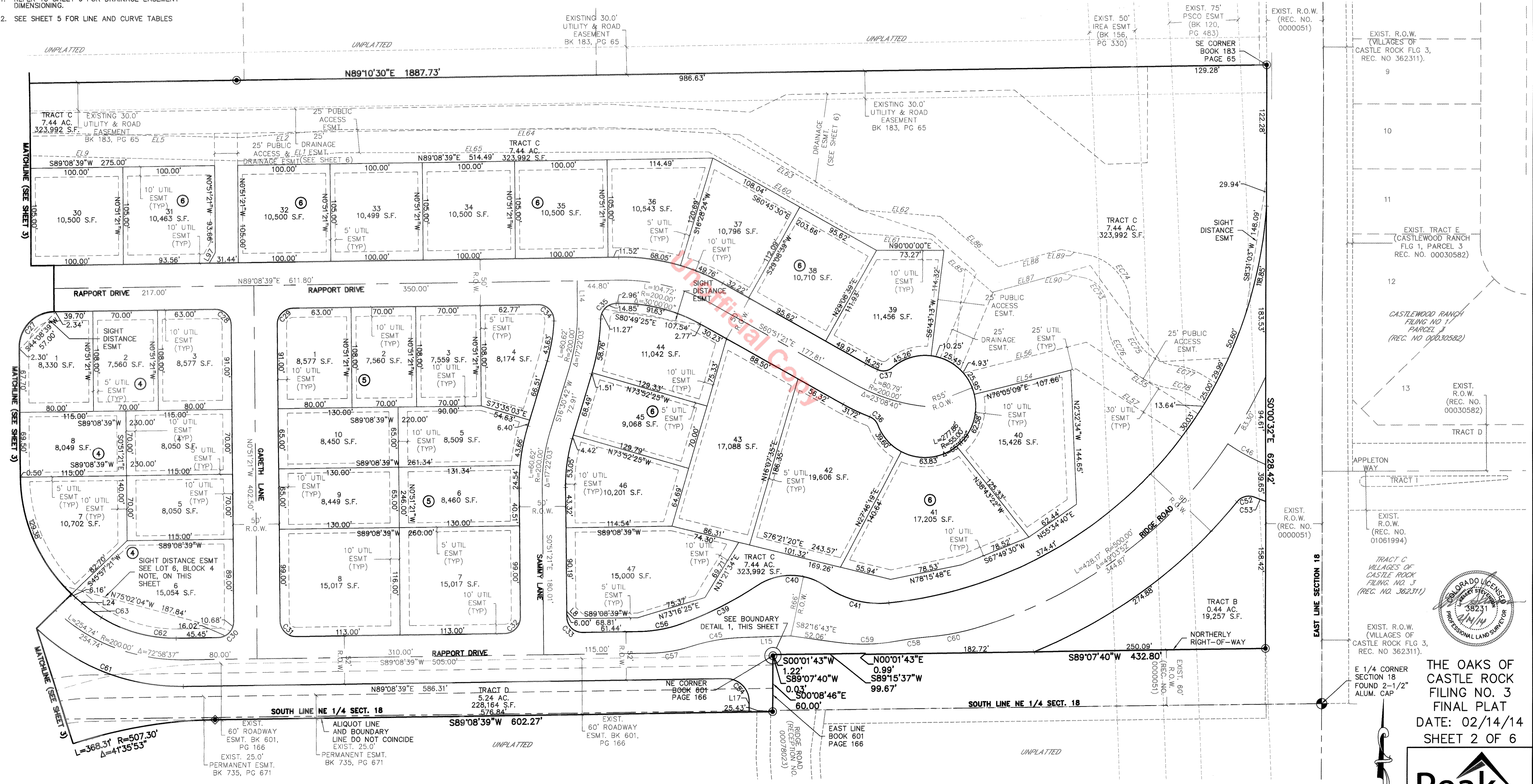


THE OAKS OF CASTLE ROCK FILING NO. 3

A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT
SHEET 2 OF 6



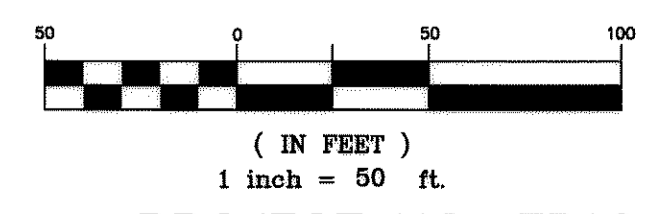
NOTE:
1. REFER TO SHEET 6 FOR DRAINAGE EASEMENT DIMENSIONING.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES



LOT 6, BLOCK 4 NOTE: PROVIDED A FENCE IS CONSTRUCTED ON THE SOUTHERLY SIDE OF LOT 6, BLOCK 4, THE FENCE MUST NOT BE CONSTRUCTED WITHIN THE SIGHT DISTANCE EASEMENT. PER VARIANCE PW10-0006, THE CONSTRUCTION OF THE FENCE ON THIS LOT IS THE RESPONSIBILITY OF THE HOME BUILDER/DEVELOPER.



THE OAKS OF CASTLE ROCK FILING NO. 3
FINAL PLAT
DATE: 02/14/14
SHEET 2 OF 6



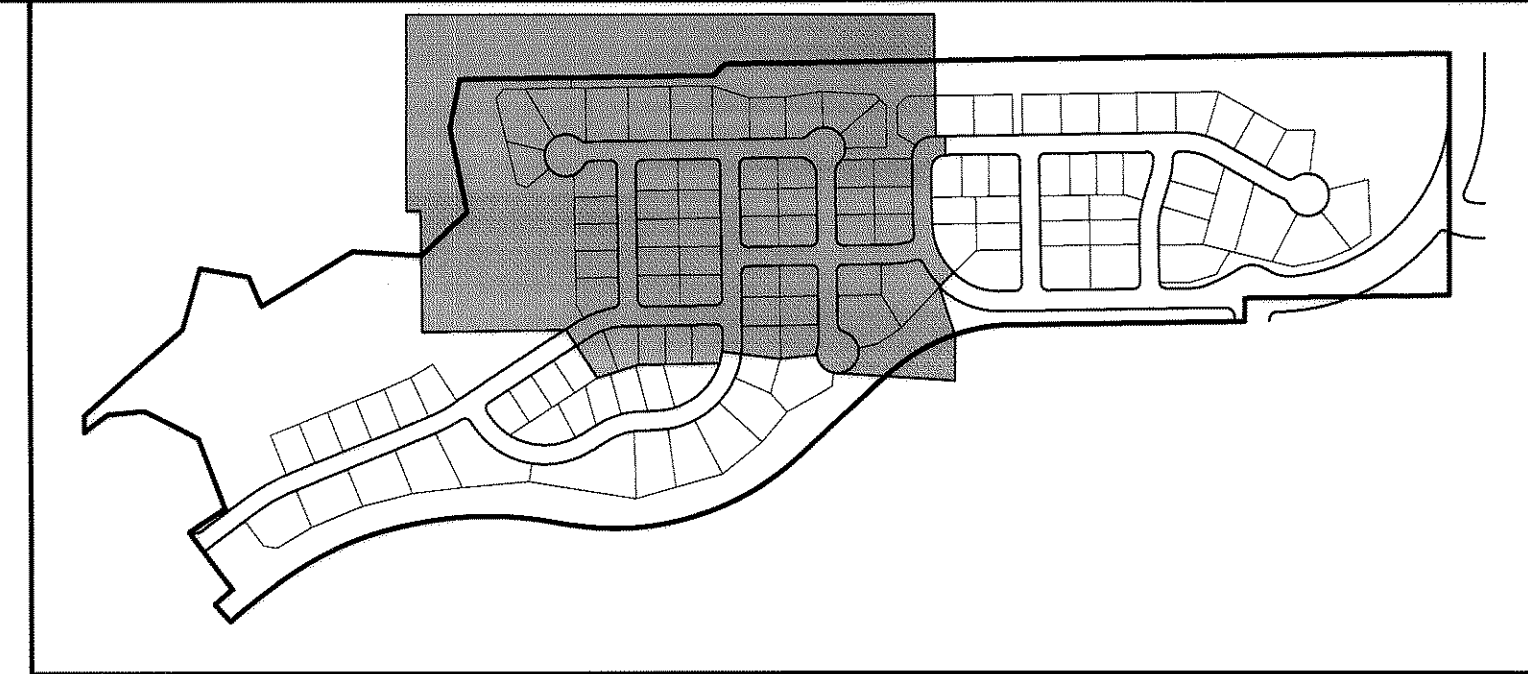
PROJECT NO. FP10-0003

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: BOB KELSEY

THE OAKS OF CASTLE ROCK FILING NO. 3

A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 3 OF 6

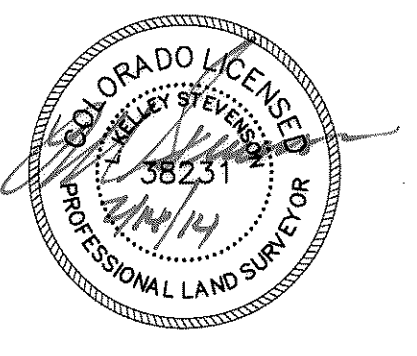
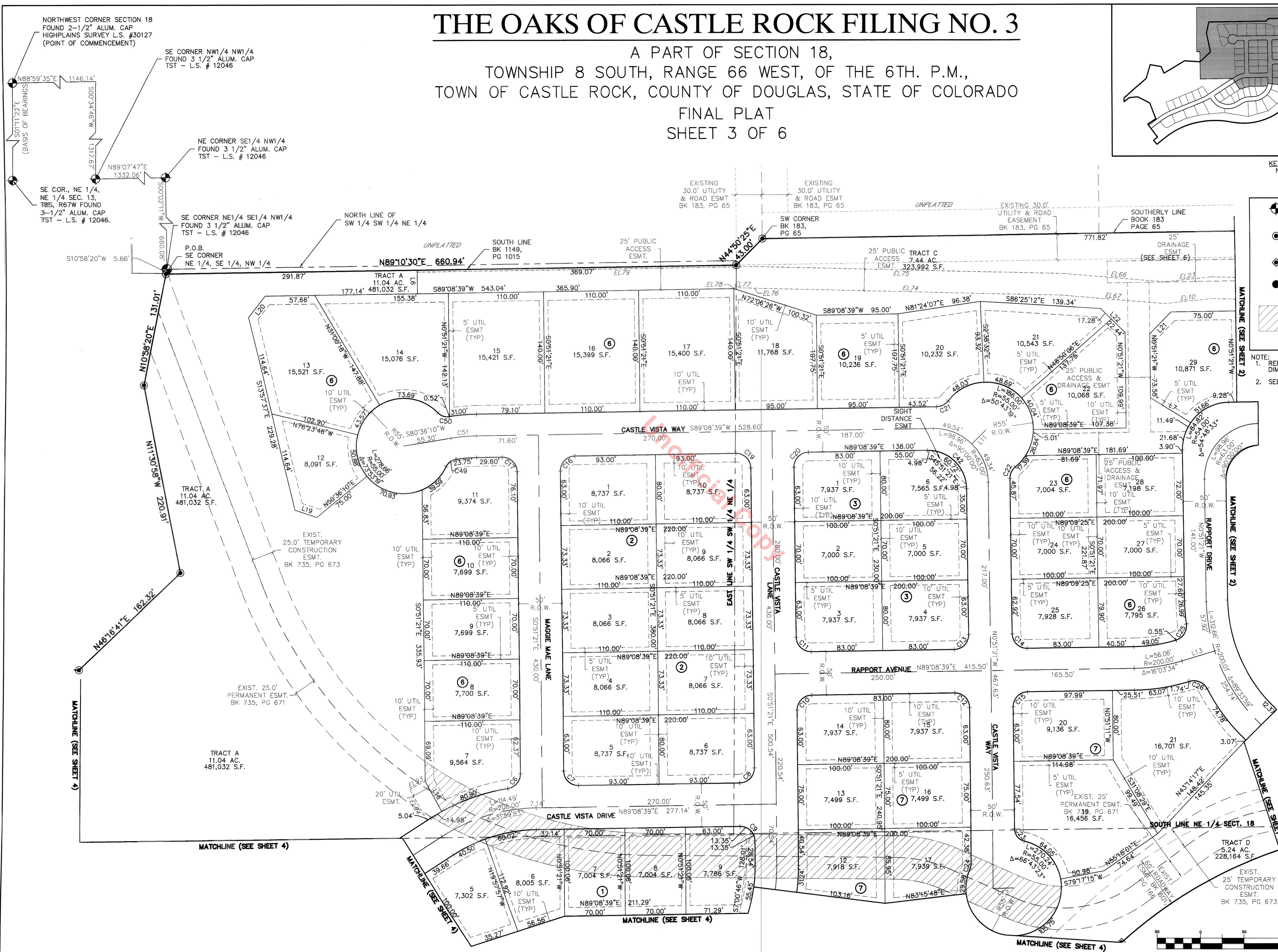


KEYMAP
NTS

LEGEND

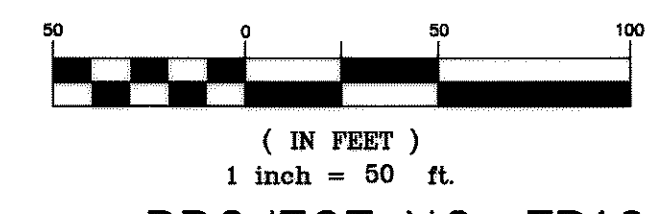
- FOUND ALIQUOT MONUMENT AS NOTED
- SET #5 REBAR W/PURPLE PLASTIC CAP, L.S. #38231
- FOUND #4 REBAR W/1" ALUM. CAP, TST
- FOUND #3 REBAR, NO CAP
- EXISTING EASEMENTS TO BE ABANDONED W/FINAL PLAT:
-25' PERMANENT ESMT (BK 735, PG 671)
-25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)

NOTE:
1. REFER TO SHEET 6 FOR DRAINAGE EASEMENT DIMENSIONING.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES



THE OAKS OF CASTLE ROCK FILING NO. 3
FINAL PLAT
DATE: 02/14/14
SHEET 3 OF 6

Peak
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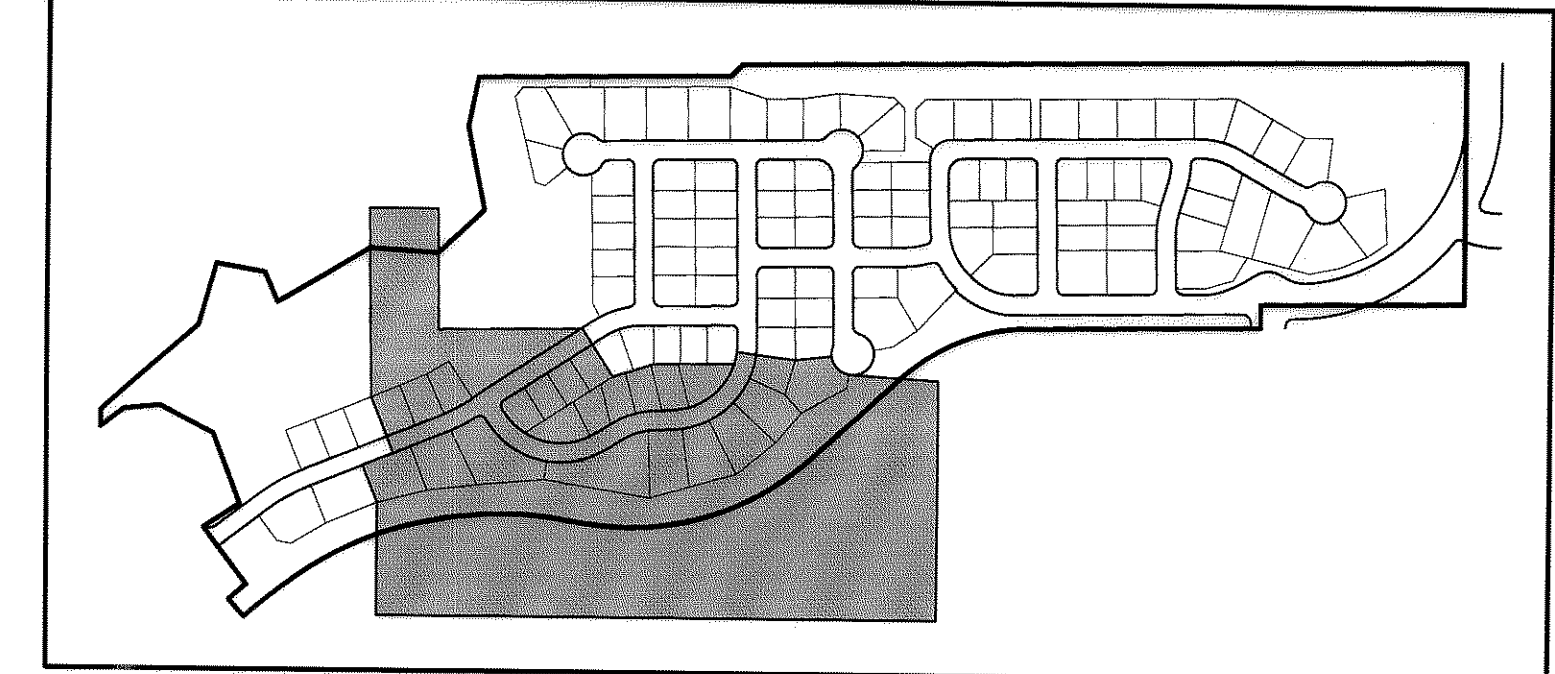


PROJECT NO. FP10-0003

THE OAKS OF CASTLE ROCK FILING NO. 3

A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 4 OF 6



(UNPLATTED—
FUTURE
THE OAKS AT
CASTLE ROCK
FILING NO. 2)

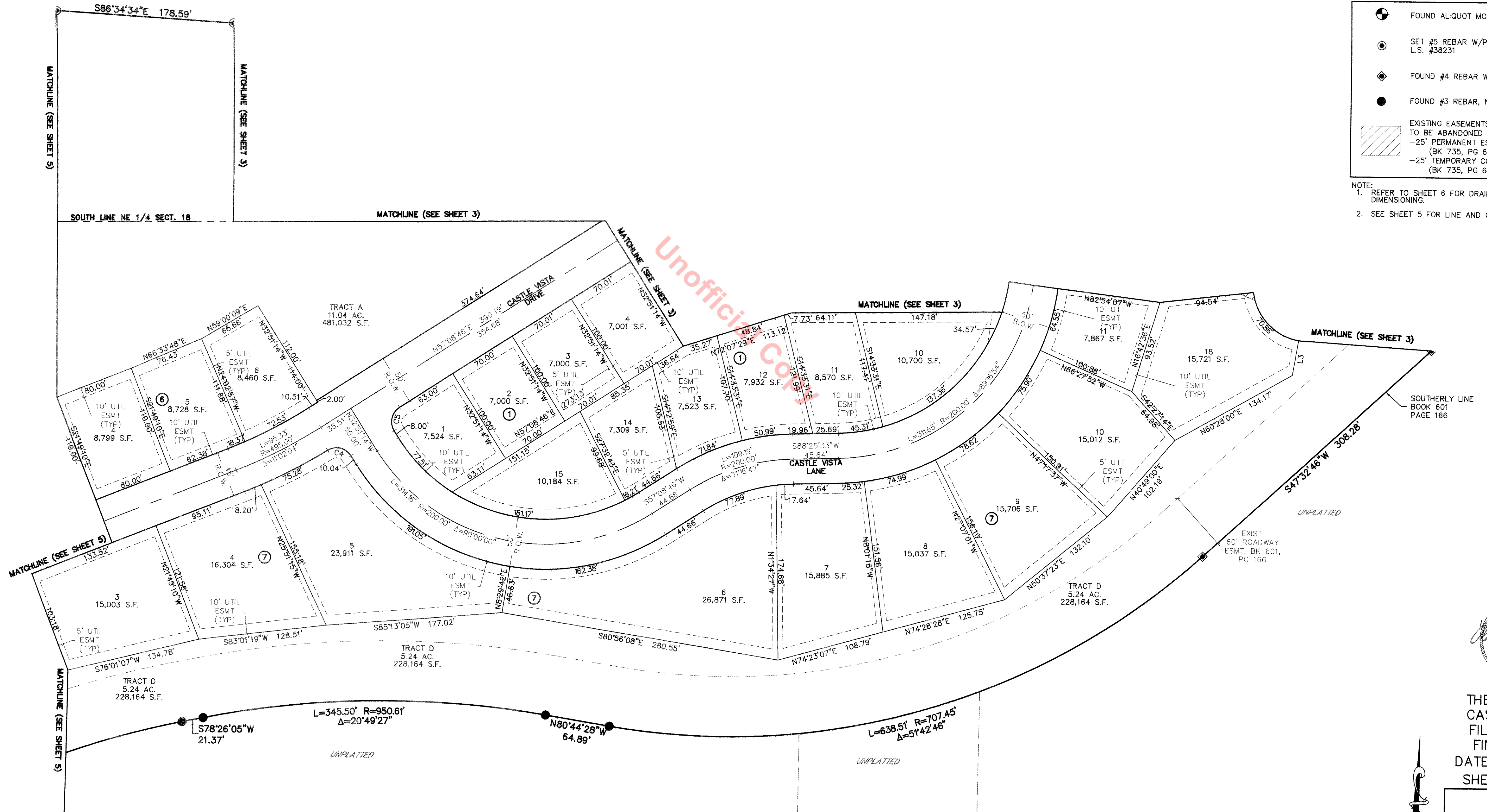
KEYMAP
NTS

LEGEND

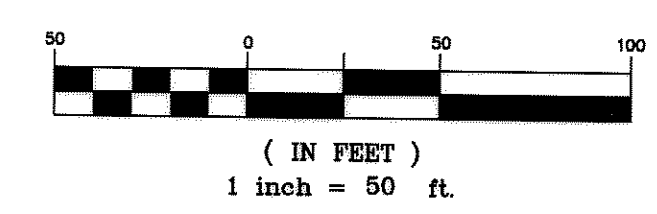
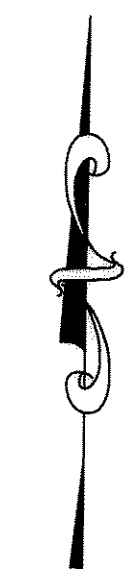
- FOUND ALIQUOT MONUMENT AS NOTED
- SET #5 REBAR W/PURPLE PLASTIC CAP, L.S. #38231
- FOUND #4 REBAR W/1" ALUM. CAP, TST
- FOUND #3 REBAR, NO CAP
- EXISTING EASEMENTS TO BE ABANDONED W/FINAL PLAT:
-25' PERMANENT ESMT (BK 735, PG 671)
-25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)

NOTE:

1. REFER TO SHEET 6 FOR DRAINAGE EASEMENT DIMENSIONING.
2. SEE SHEET 5 FOR LINE AND CURVE TABLES



THE OAKS OF
CASTLE ROCK
FILING NO. 3
FINAL PLAT
DATE: 02/14/14
SHEET 4 OF 6



(IN FEET)
1 inch = 50 ft.

PROJECT NO. FP10-0003

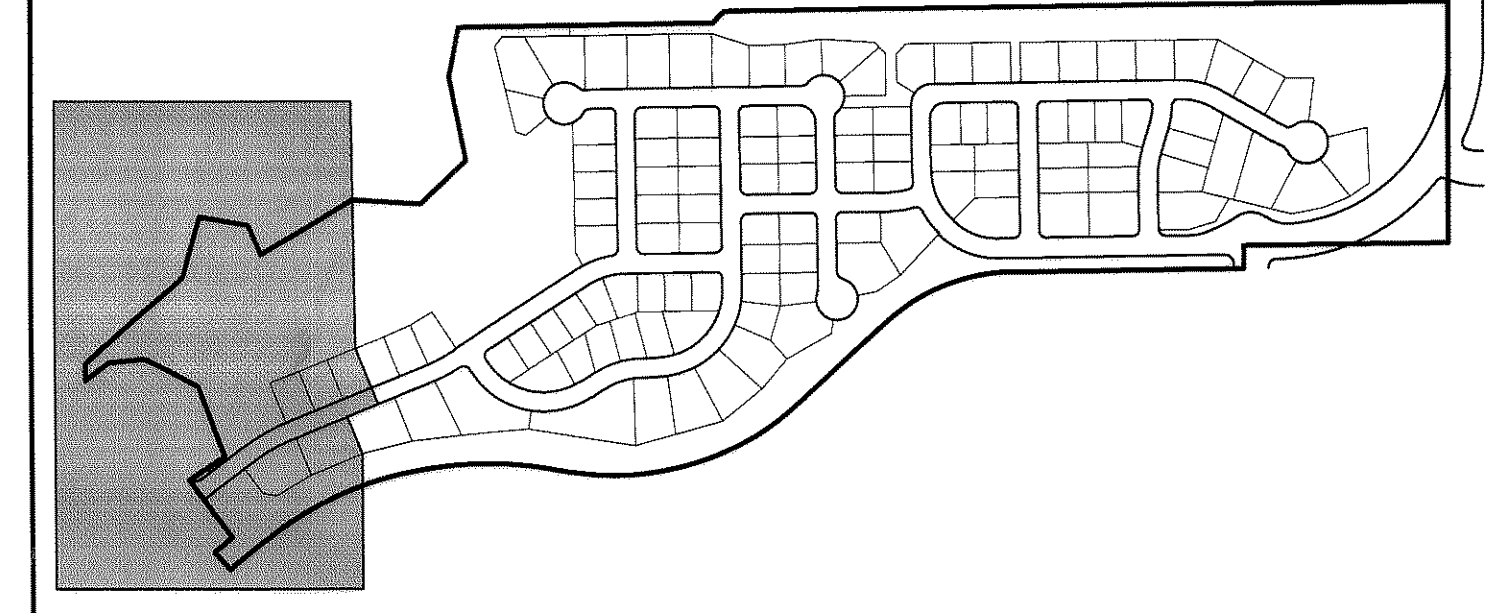
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THE OAKS OF CASTLE ROCK FILING NO. 3

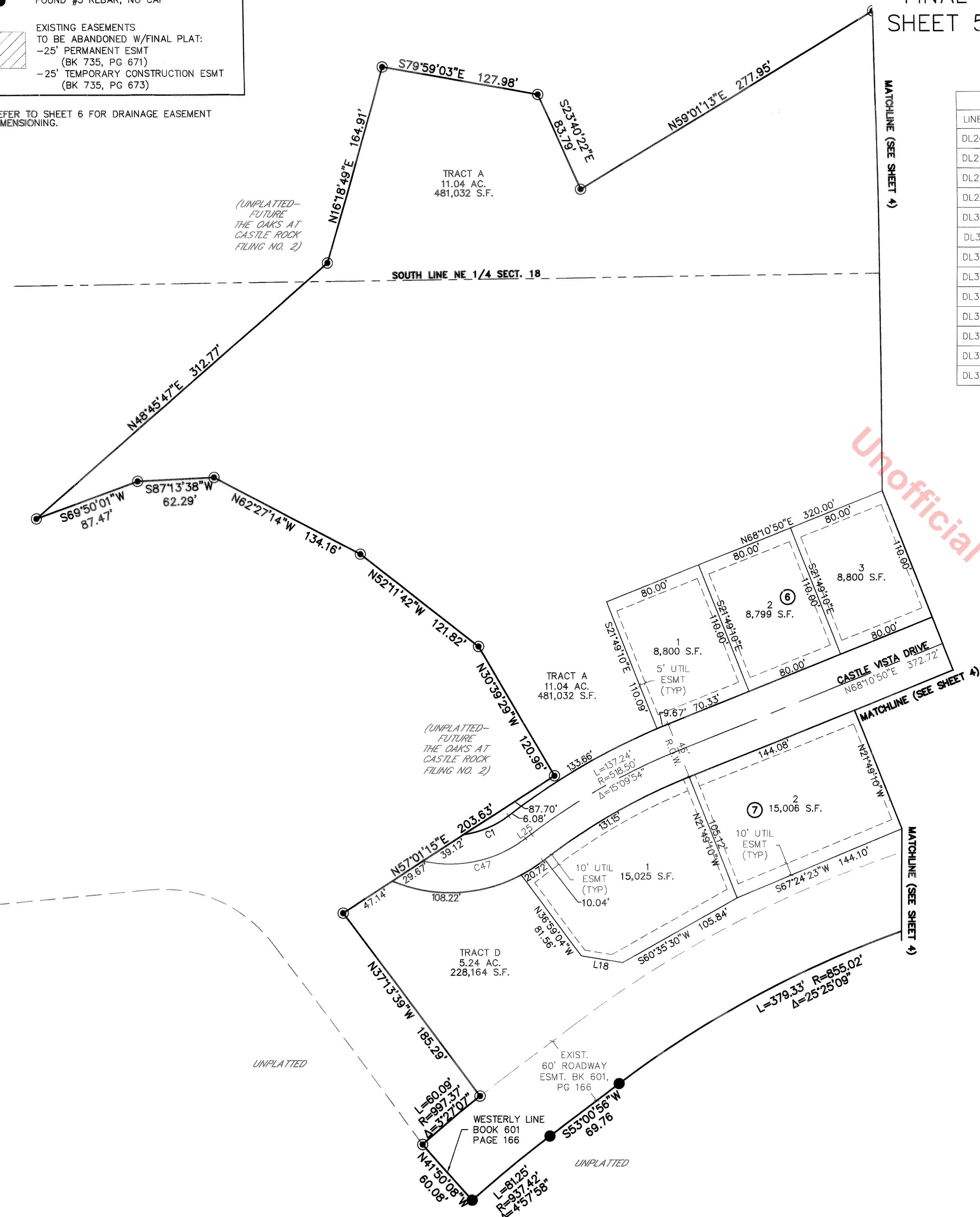
A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 5 OF 6



- LEGEND**
- FOUND ALIQUOT MONUMENT AS NOTED
 - SET #5 REBAR W/PURPLE PLASTIC CAP, L.S. #38231
 - FOUND #4 REBAR W/1" ALUM. CAP, TST
 - FOUND #3 REBAR, NO CAP
 - EXISTING EASEMENTS TO BE ABANDONED W/FINAL PLAT:
-25' PERMANENT ESMT (BK 735, PG 671)
-25' TEMPORARY CONSTRUCTION ESMT (BK 735, PG 673)

NOTE:
1. REFER TO SHEET 6 FOR DRAINAGE EASEMENT DIMENSIONING.



LINE TABLE

LINE	LENGTH	BEARING
DL26	110.95'	N89°08'39"E
DL27	172.56'	N0°51'21"W
DL28	23.13'	S89°08'21"W
DL29	25.00'	N0°51'39"W
DL30	778.19'	N89°08'21"E
DL31	150.75'	S86°45'54"E
DL32	43.26'	N64°04'04"E
DL33	247.72'	N88°52'46"E
DL34	127.37'	S50°57'33"E
DL35	45.05'	N87°58'49"E
DL36	103.71'	N0°00'00"E
DL38	73.58'	S87°00'40"W
DL39	128.81'	N36°36'41"W

LINE TABLE

LINE	LENGTH	BEARING
DL40	108.45'	S74°46'54"W
DL41	90.78'	S22°57'52"W
DL42	99.36'	N22°57'52"E
DL43	63.38'	N49°18'48"W
DL44	81.23'	N71°24'17"W
DL45	155.25'	N58°17'11"W
DL46	140.31'	N86°45'54"W
DL47	404.17'	S89°08'21"W
DL48	34.69'	S0°51'21"E
DL49	34.69'	N0°51'21"W
DL50	300.00'	S89°08'21"W
DL51	172.56'	S0°51'21"E
DL52	41.01'	N89°08'39"E

LINE TABLE

LINE	LENGTH	BEARING
DL91	129.28'	N89°10'30"E
DL92	122.28'	N0°00'32"W
EL1	106.28'	N85°15'00"E
EL2	105.96'	N85°15'00"E
EL5	257.17'	S88°37'27"E
EL9	256.88'	S88°37'27"E
EL67	120.42'	S85°16'02"E
EL23	53.77'	N83°56'34"E
EL54	113.53'	S78°05'32"W
EL55	143.21'	S57°29'16"E
EL56	137.16'	N76°05'09"E
EL57	135.91'	N57°29'16"W
EL60	179.26'	S60°54'55"E

LINE TABLE

LINE	LENGTH	BEARING
EL61	84.82'	S85°30'19"E
EL62	87.53'	S85°30'19"E
EL63	180.32'	S60°54'55"E
EL64	407.26'	N89°53'14"E
EL65	399.73'	N89°53'14"E
EL66	118.80'	S85°16'02"E
EL67	120.42'	S85°16'02"E
EL74	352.95'	S88°37'27"E
EL75	354.17'	S88°37'27"E
EL76	5.94'	S88°42'48"E
EL77	20.53'	S88°35'55"E
EL78	1.03'	N1°22'33"E
EL79	392.86'	N89°08'39"E

LINE TABLE

LINE	LENGTH	BEARING
EL85	88.45'	S49°22'37"E
EL86	83.35'	S49°22'37"E
EL87	77.71'	N74°46'54"E
EL88	70.34'	N74°46'54"E
EL89	29.69'	S78°44'30"E
EL90	23.81'	S78°44'30"E
EL93	20.00'	S60°52'40"W
EL94	40.82'	S29°07'20"E
L3	35.15'	S9°26'50"W
L6	27.26'	N0°49'30"W
L7	55.05'	N58°39'33"W
L8	11.31'	N45°51'21"W
L11	22.72'	S44°09'55"W

LINE TABLE

LINE	LENGTH	BEARING
L12	23.75'	S89°08'39"W
L13	39.48'	N73°05'05"E
L14	33.50'	S0°51'21"E
L15	52.35'	S88°12'39"W
L16	40.00'	S29°07'20"E
L17	11.00'	N0°24'10"W
L18	34.02'	S80°28'00"E
L19	26.70'	S71°40'44"E
L20	31.09'	S37°35'31"W
L21	35.36'	N44°08'39"E
L22	22.44'	S45°50'18"E
L24	9.45'	N49°26'46"W
L25	5.82'	N52°41'38"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.76'	77.00'	29°35'16"	S67°09'58"W	39.32'
C4	26.50'	17.00'	89°18'07"	N77°30'22"W	23.90'
C5	26.70'	17.00'	90°00'00"	S12°08'46"W	24.04'
C6	24.30'	17.00'	81°53'07"	N40°05'13"E	22.28'
C7	26.70'	17.00'	90°00'00"	S45°51'21"E	24.04'
C8	26.70'	17.00'	90°00'00"	N44°08'39"E	24.04'
C9	26.70'	17.00'	90°00'00"	N45°51'21"W	24.04'
C10	26.70'	17.00'	90°00'00"	S44°08'39"W	24.04'
C11	26.70'	17.00'	90°00'00"	S45°51'21"E	24.04'
C12	26.70'	17.00'	90°00'00"	N45°51'21"W	24.04'
C13	26.70'	17.00'	90°00'00"	N44°08'39"E	24.04'
C14	26.70'	17.00'	90°00'00"	S45°51'21"E	24.04'
C15	26.70'	17.00'	90°00'00"	S44°08'39"W	24.04'
C16	26.70'	17.00'	90°00'00"	S44°08'39"W	24.04'
C17	26.70'	17.00'	90°00'00"	N45°51'21"W	24.04'
C19	26.70'	17.00'	90°00'00"	N45°51'21"W	24.04'
C20	26.70'	17.00'	90°00'00"	S44°08'39"W	24.04'
C21	15.38'	17.00'	51°49'09"	N63°14'04"E	14.86'
C22	15.41'	17.00'	51°56'54"	S25°07'06"W	14.89'
C23	20.05'	15.00'	76°34'47"	S39°08'44"E	18.59'
C24	5.22'	12.00'	24°56'15"	N11°36'47"E	5.18'
C25	23.98'	17.00'	80°48'47"	N32°40'41"E	22.04'
C26	23.50'	17.00'	79°11'45"	N67°19'02"W	21.67'
C27	59.69'	38.00'	90°00'00"	S44°08'39"W	53.74'
C28	26.70'	17.00'	90°00'00"	N45°51'21"W	24.04'
C29	26.70'	17.00'	90°00'00"	S44°08'39"W	24.04'
C30	26.70'	17.00'	90°00'00"	N44°08'39"E	24.04'
C31	26.70'	17.00'	90°00'00"	S45°51'21"E	24.04'
C32	26.70'	17.00'	90°00'00"	N44°08'39"E	24.04'
C33	26.70'	17.00'	90°00'00"	S45°51'21"E	24.04'
C34	27.62'	17.00'	93°05'00"	N44°18'51"W	24.68'
C35	26.12'	17.00'	88°01'57"	S45°05'11"W	23.63'
C36	12.56'	15.00'	47°57'38"	N44°57'13"W	12.19'
C37	16.99'	15.00'	64°54'21"	N82°01'34"E	16.10'
C39	91.50'	398.50'	13°09'22"	N63°07'43"E	91.30'
C40	78.51'	65.50'	68°40'42"	N89°06'37"W	73.90'
C41	71.80'	100.00'	41°08'19"	S75°20'26"E	70.27'
C42	70.69'	45.00'	90°00'00"	N45°51'21"W	63.64'

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C45	56.35'	200.00'	16°08'34"	S80°08'22"W	56.16'
C46	46.72'	234.00'	11°26'26"	S61°33'34"E	46.65'
C47	87.90'	100.00'	50°21'56"	N77°33'18"E	85.10'
C49	14.64'	15.00'	55°54'07"	S53°25'05"W	14.06'
C50	14.31'	15.00'	54°38'42"	S71°33'35"E	13.77'
C51	29.81'	200.00'	8°32'29"	S84°52'25"W	29.79'
C52	21.67'	17.00'	73°02'40"	S75°36'25"W	20.23'
C53	12.53'	271.00'	2°38'57"	S69°11'44"E	12.53'
C54	39.47'	25.00'	90°27'11"	N45°37'45"W	35.49'
C56	46.99'	138.50'	19°26'15"	N79°25'31"E	46.76'
C57	44.71'	150.00'	17°04'34"	S80°36'22"W	44.54'
C58	37.63'	425.00'	5°04'22"	N82°25'02"E	37.62'
C59	62.28'	200.00'	17°50'26"	N88°48'04"E	62.02'
C60	48.91'	250.00'	11°12'33"	N79°20'56"E	48.83'
C61	175.74'	227.00'	44°21'26"	S68°40'38"E	171.38'
C62	84.98'	150.00'	32°27'42"	S74°37'30"E	83.85'
C63	25.92'	166.00'	8°56'52"	S53°55'13"E	25.90'
EC73	46.77'	32.50'	82°27'14"	S37°30'53"E	42.84'
EC74	82.75'	57.50'	82°27'14"	S37°30'53"E	75.79'
EC75	85.90'	56.00'	87°53'24"	S40°13'58"E	77.72'
EC76	124.25'	81.00'	87°53'24"	S40°13'58"E	112.42'
EC77	26.23'	62.50'	24°02'51"	S72°09'15"E	26.04'
EC78	15.74'	37.50'	24°02'51"	S72°09'15"E	15.62'

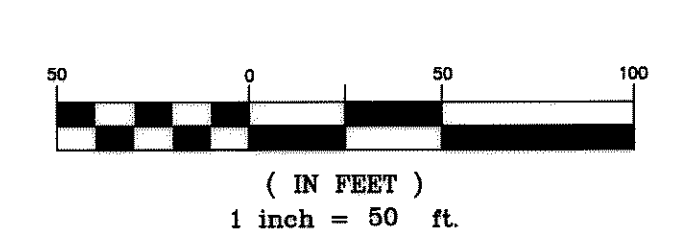
LINE TABLE

LINE	LENGTH	BEARING
L97	13.04'	S28°43'00"W

Unofficial Copy



THE OAKS OF CASTLE ROCK FILING NO. 3
FINAL PLAT
DATE: 02/14/14
SHEET 5 OF 6

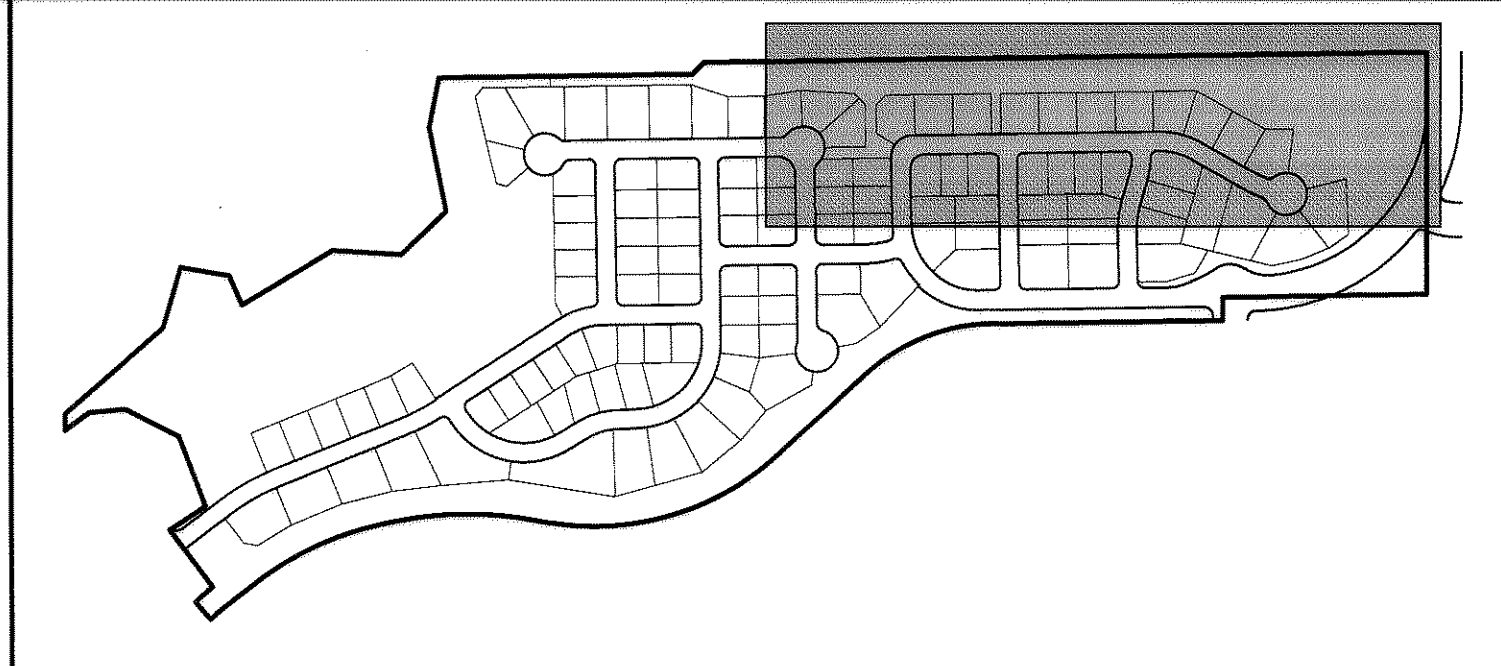


PROJECT NO. FP10-0003

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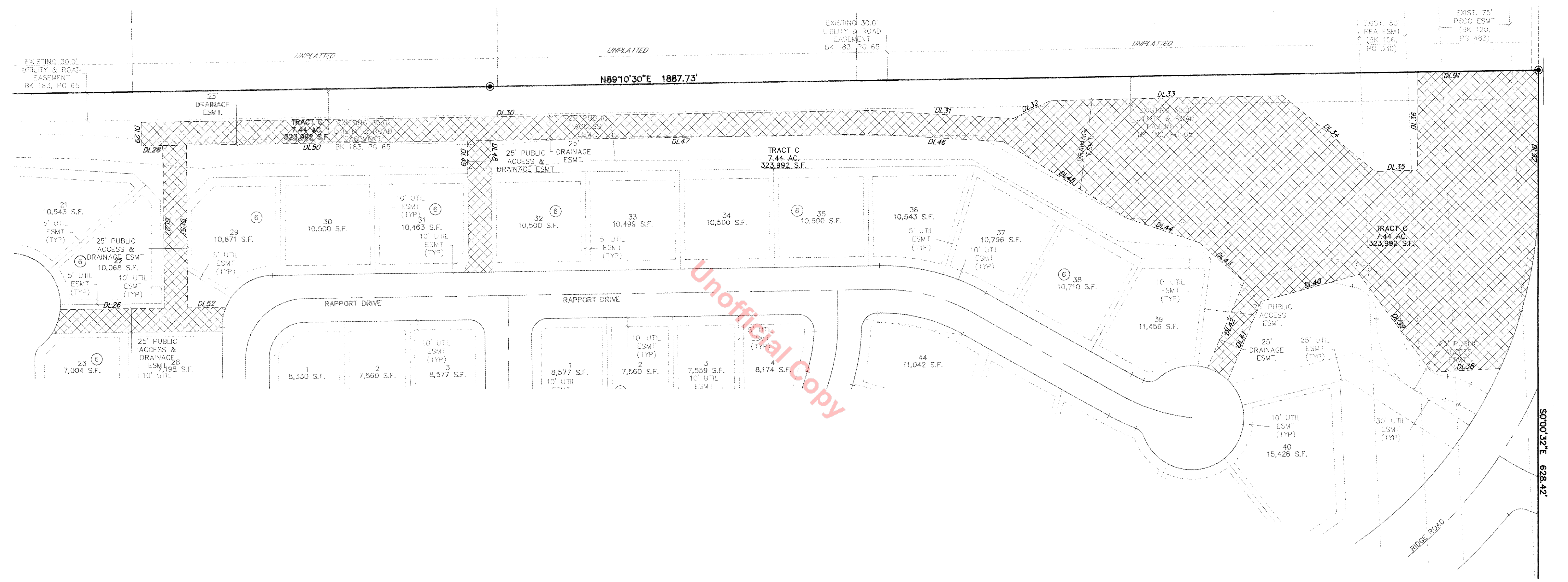
A PART OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH. P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
EASEMENT DETAIL
SHEET 6 OF 6



LEGEND

- FOUND ALIQUOT MONUMENT AS NOTED
- SET #5 REBAR W/PURPLE PLASTIC CAP, L.S. #38231
- FOUND #4 REBAR W/1" ALUM. CAP, TST
- FOUND #3 REBAR, NO CAP
- PROPOSED DRAINAGE EASEMENT

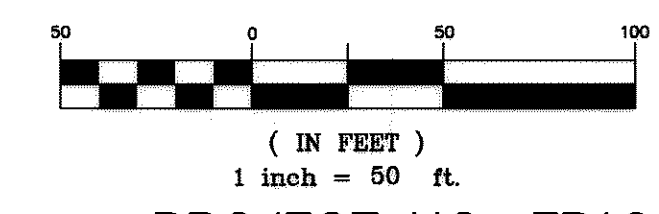
NOTE: SEE SHEET 5 FOR LINE AND CURVE TABLES



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THE OAKS OF
CASTLE ROCK
FILING NO. 3
FINAL PLAT
DATE: 02/14/14
SHEET 6 OF 6



PROJECT NO. FP10-0003

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