

THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. PL21-0015

PROPERTY DESCRIPTION (PARCEL A)
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER N00°52'28"W, 2057.28 FEET; THENCE S89°42'15"E, 305.33 FEET; THENCE S18°48'59"E, 377.97 FEET; THENCE S43°57'09"E, 1450.95 FEET; THENCE S00°45'02"E, 634.69 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE S89°14'58"W, 1411.32 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF DEDICATION AND OWNERSHIP (PARCEL A)
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 LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION (PARCEL A)
THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:
CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]
AS: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2022.
[Signature]
NOTARY PUBLIC
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 01, 2022

LIENHOLDER SUBORDINATION CERTIFICATE (PARCEL A)(PARCEL B)
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENT RECORDED ON FEBRUARY 02, 2021 UNDER RECEPTION NO. 2021013277, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK
BY: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF December, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1/22/23.
[Signature]
NOTARY PUBLIC
GAGE BRENDAN MARPLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194002735
MY COMMISSION EXPIRES 01/22/2023

NOTES:
"Maintenance responsibility lies with the owner of the land, except as modified by specific agreement. The property owner or designee shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by specific agreement. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST."
"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, 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 90-degree angle. In all cases, prior approval of the Town of Castle Rock Water shall be obtained for dry utility crossings of exclusive wet Utility Easements and exclusive Drainage Easements."

PROPERTY DESCRIPTION (PARCEL B):
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, N89°14'58"E, 1,488.23 FEET TO THE WESTERLY BOUNDARY OF RIDGE ESTATES RURAL SITE PLAN, RECORDED AT RECEPTION NO. 01063901 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: S34°15'57"W, 288.40 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°23'03", 101.56 FEET; S02°04'38"E, 673.40 FEET; N57°54'07"E, 372.84 FEET; S89°49'44"E, 153.99 FEET; S06°20'17"E, 554.82 FEET; S11°09'46"W, 60.00 FEET; S14°44'51"W, 462.71 FEET; S62°47'50"W, 183.08 FEET; S52°17'19"W, 568.15 FEET; S36°17'48"W, 313.93 FEET; N86°18'09"W, 247.70 FEET; N08°31'28"E, 249.70 FEET; N50°35'33"W, 424.70 FEET; N55°30'11"W, 60.00 FEET; N34°29'49"E, 339.94 FEET; N55°30'11"W, 69.01 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 78°25'40", 520.16 FEET; N67°04'24"W, 293.23 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE AND ALONG THE EAST LINE OF BELL MOUNTAIN RANCH SUBDIVISION FILING NO. 1-B, RECORDED AT RECEPTION NO. 9829016 OF THE DOUGLAS COUNTY RECORDS N01°04'20"W, 1,041.84 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF DEDICATION AND OWNERSHIP (PARCEL B)
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 LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

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OWNERSHIP CERTIFICATION (PARCEL B)
THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO:
MAPLE GROVE INVESTMENT LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP

BY: [Signature]
AS: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12/31/22.
[Signature]
NOTARY PUBLIC
Alison Schneider
NOTARY PUBLIC
MINNESOTA
My Commission Expires Dec. 31, 2022

RICHARD PUTNAM
BY: [Signature]
AS: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12-31-22.
[Signature]
NOTARY PUBLIC
Alison Schneider
NOTARY PUBLIC
MINNESOTA
My Commission Expires Dec. 31, 2022

W.E. BROWN, LLC, A MINNESOTA LIMITED LIABILITY COMPANY
BY: [Signature]
AS: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 6-1-2022.
[Signature]
NOTARY PUBLIC
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 01, 2022

ROCK CLIFF II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY
BY: [Signature]
AS: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1-31-25.
[Signature]
NOTARY PUBLIC
DAWN OTTO
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

TITLE CERTIFICATE (PARCEL A & B)
I, [Signature], BEING AN AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.
SIGNED THIS 3rd DAY OF November, 2021.

BY: [Signature]
AUTHORIZED REPRESENTATIVE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF November, 2021. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES FEBRUARY 10, 2024.
[Signature]
NOTARY PUBLIC
ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
My Commission Expires February 10, 2024

WATER RIGHTS DEDICATION AGREEMENT
THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RIDGE ESTATES DEVELOPMENT AGREEMENT, RECORDED ON THE 29th DAY OF JUNE, 2020 AT RECEPTION NO. 102905847 AND ACCORDINGLY 55 SFE ARE DEBITED FROM THE WATER BANK (R66), AND THE CVR DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 87 SFE ARE DEBITED FROM THE WATER BANK (CVR).
STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 13 DAY OF December, 2021.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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

[Signature]
TOWN MANAGER
ATTEST:
[Signature]
TOWN CLERK
CLERK AND RECORDER'S CERTIFICATE
THIS (THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:47 PM ON THE 20th DAY OF December, 2021 AT RECEPTION NO. 2021139299

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY
CIVIL ENGINEER'S STATEMENT

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1 PLAT HAVE BEEN DESIGN AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.
[Signature]
JAMES J. MILL, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 29268
FOR AND ON BEHALF OF WSB & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE
I, ANDREW S. LOBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1 PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS CRYSTAL VALLEY RANCH FILING NO. 1 PLAT ACCURATELY REPRESENTS THAT SURVEY.
I ATTEST THE ABOVE ON THIS 15th DAY OF Nov, 2021.

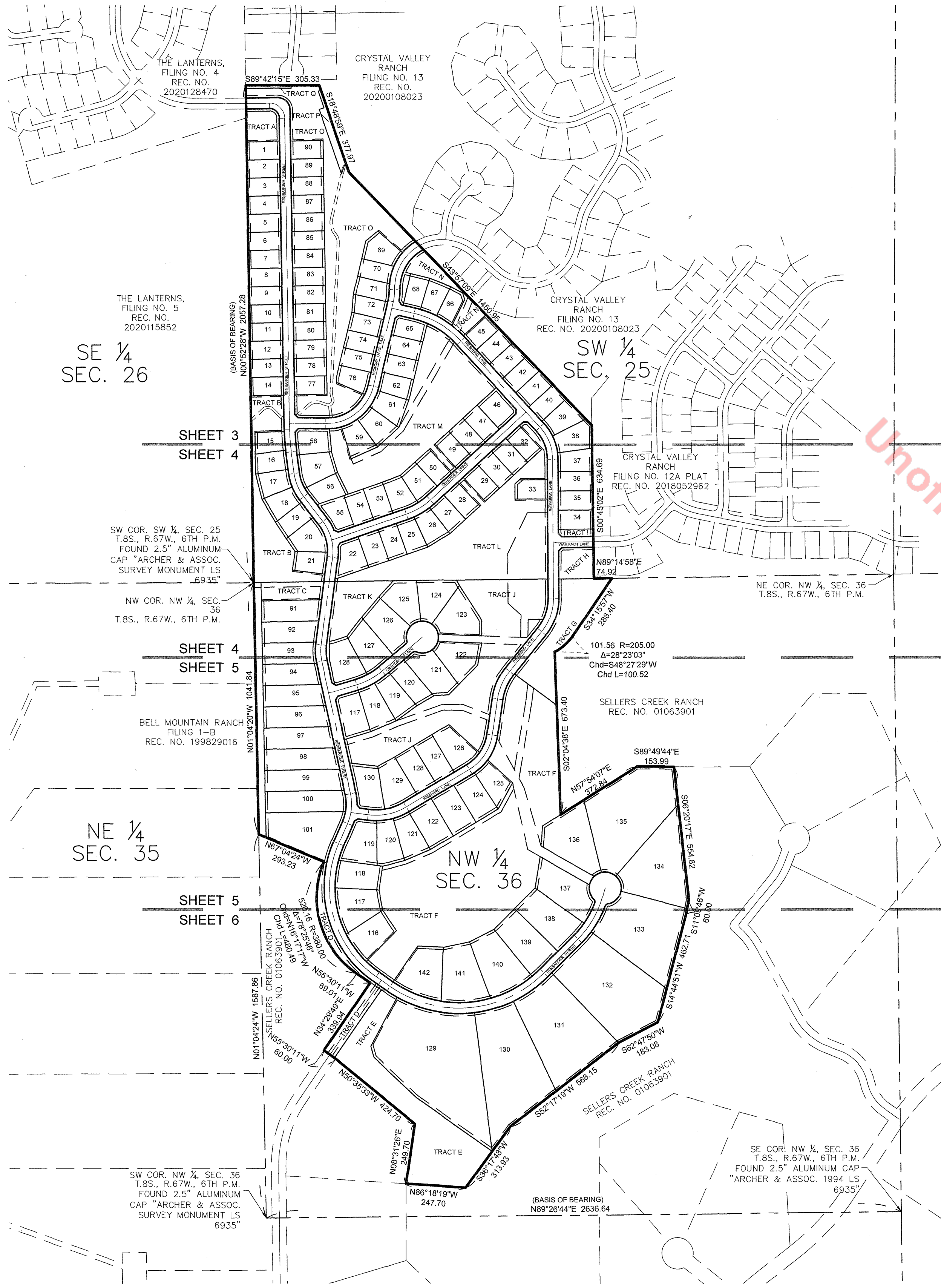
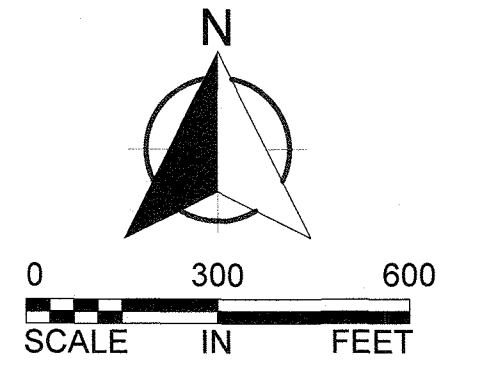
[Signature]
ANDREW S. LOBE, PLS #38760
FOR AND ON BEHALF OF
WSB & ASSOCIATES, INC.

5660 Greenwood Plaza Blvd., Suite 111
Greenwood Village, CO 80111
wsb
www.wsbeng.com

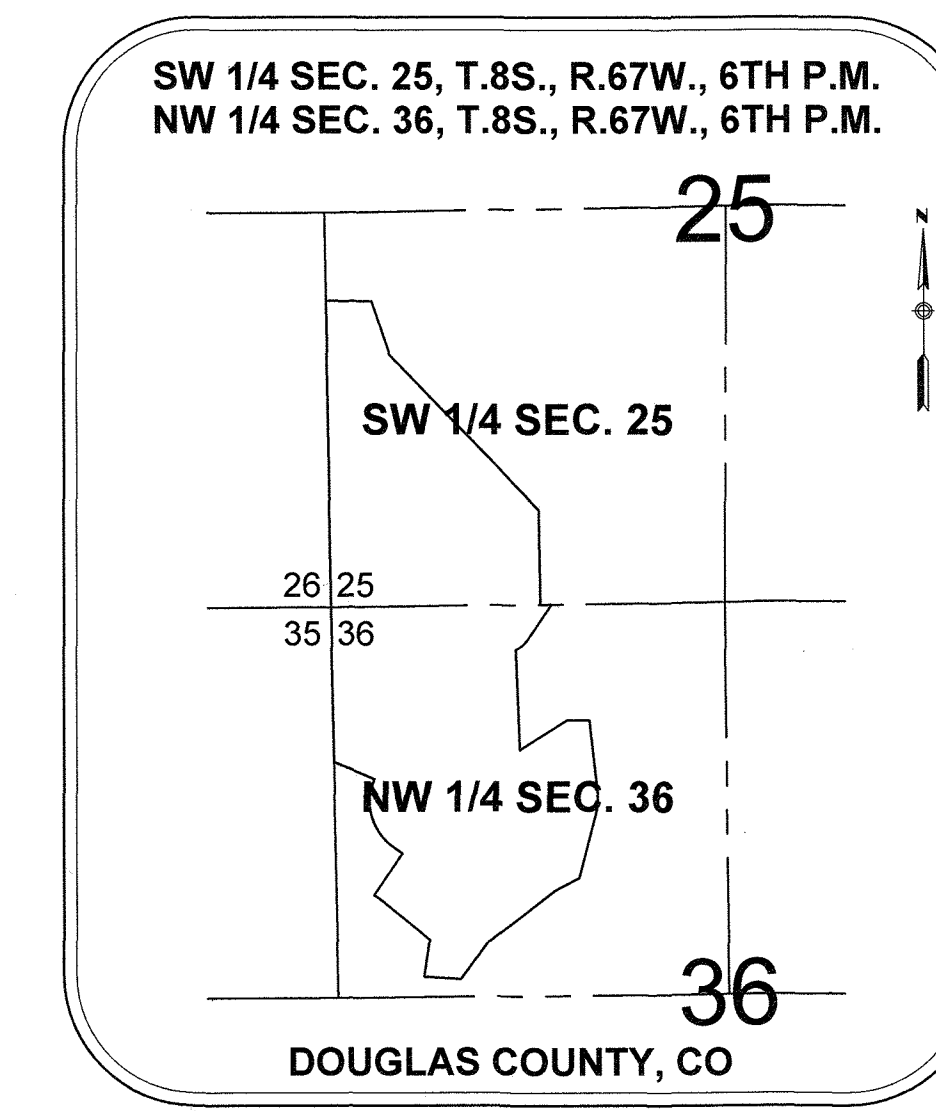
013543 (01/26/21)

THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL21-0015



PROPERTY LOCATION MAP



DEVELOPER
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, CO 80104
CONTACT: GREGORY W. BROWN
PHONE: 303.814.6862

ENGINEER/PLANNER
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: JAY S. PETERS
PHONE: 720.586.0076

LANDSCAPE ARCHITECT
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: JAMIE F. RAMOS
PHONE: 303.241.2225

SURVEYOR
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD
SUITE 111
GREENWOOD VILLAGE, CO 80111
CONTACT: ANDY LOBE
PHONE: 812.210.2451

Use Area	Acres	% of Total
Residential	65.84	56.83%
Open Space Private (OSP)	26.60	22.96%
Open Space Dedication (OSD)	6.42	5.54%
Open Space Total	37.83	32.65%
Utility Dedication (UD)	0.43	0.37%
ROW Dedication	11.76	10.15%
Total	115.86	100.00%

	Area	Ownership	Maintenance	Description	Usage Type
TRACT A	0.41 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space
TRACT B	1.72 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space (OSD)
TRACT C	1.14 ac	Ridge Estates HOA	Ridge Estates HOA	Drainage/Landscape Tract	Open Space
TRACT D	0.81 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space
TRACT E	3.30 ac	Town of Castle Rock	Ridge Estates HOA	Utility Tract	Future Water Utility (PLD)
TRACT F	9.61 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space/Neighborhood Park
TRACT G	1.51 ac	Town of Castle Rock	Town of Castle Rock	Utility Tract	Future Water Utility (PLD)
TRACT H	0.43 ac	Town of Castle Rock	Town of Castle Rock	Utility Tract	Pump Station (UD)
TRACT I	0.10 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Landscape Tract	Open Space
TRACT J	4.70 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Pond/Open Space
TRACT K	0.89 ac	Ridge Estates HOA	Ridge Estates HOA	Landscape Tract	Open Space
TRACT L	4.43 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Pond/Open Space
TRACT M	3.94 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Open Space
TRACT N	0.69 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage Tract	Drainage Outfall
TRACT O	4.70 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract	Open Space (OSD)
TRACT P	0.19 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Retaining Walls/Landscape	Open Space
TRACT Q	0.05 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Retaining Walls/Landscape	Open Space
	38.63 ac				

GENERAL NOTES:

The subject property appears to fall within "Zone X - Shaded, area of minimal flood hazard", according to FEMA Flood Map 08035C0303G with an effective date of March 18th, 2016.

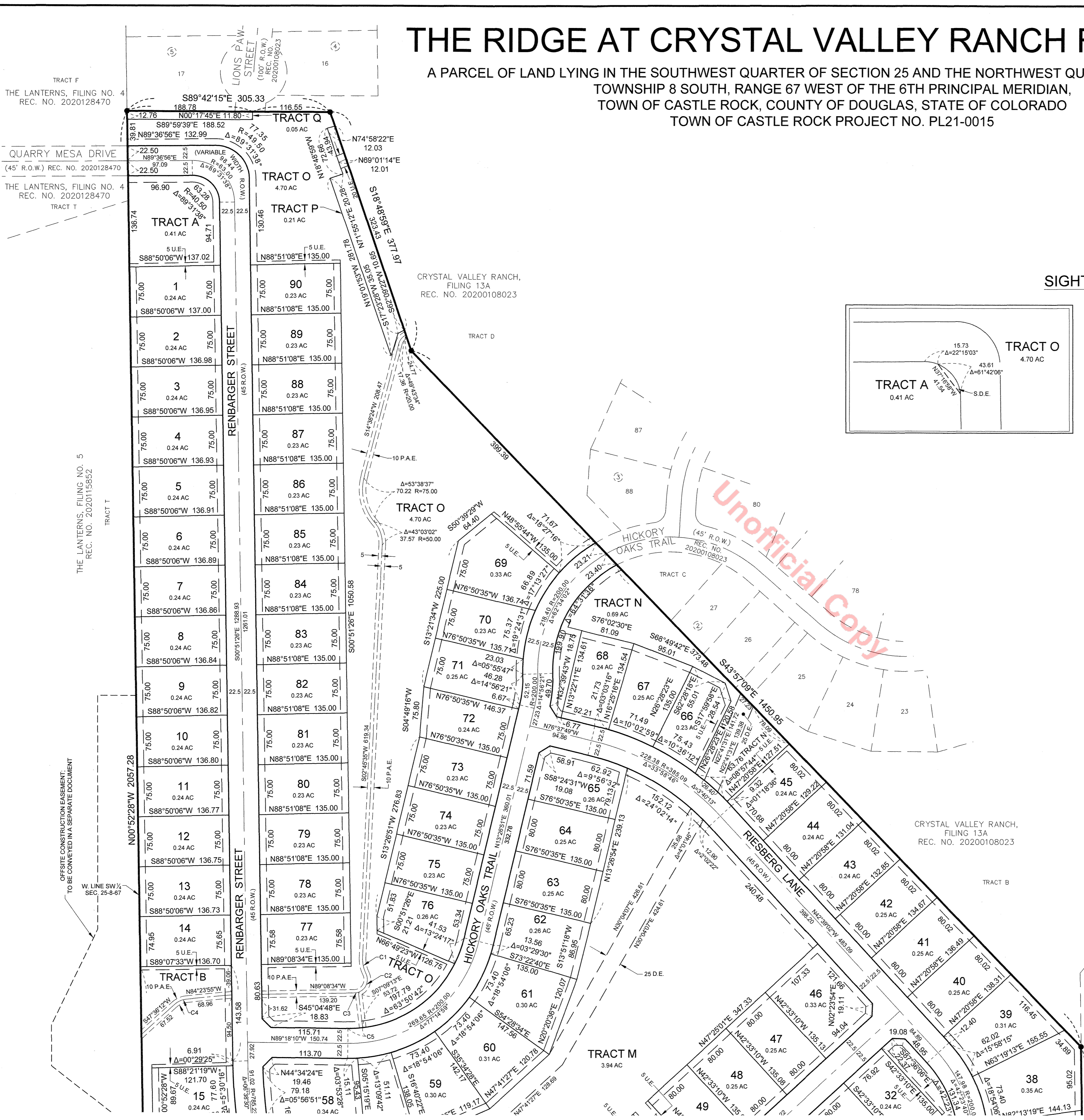
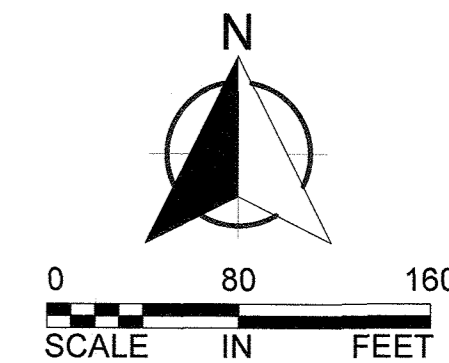
Basis of Bearing: Assuming the south line of the northwest quarter of Section 36, Township 8 South, Range 67 West, of the 6th Principal Meridian, as bearing North 89°26'44" East between the found monuments as shown on this survey, and with all other bearings contained herein relative thereto.

5660 Greenwood Plaza Blvd., Suite 111
Greenwood Village, CO 80111

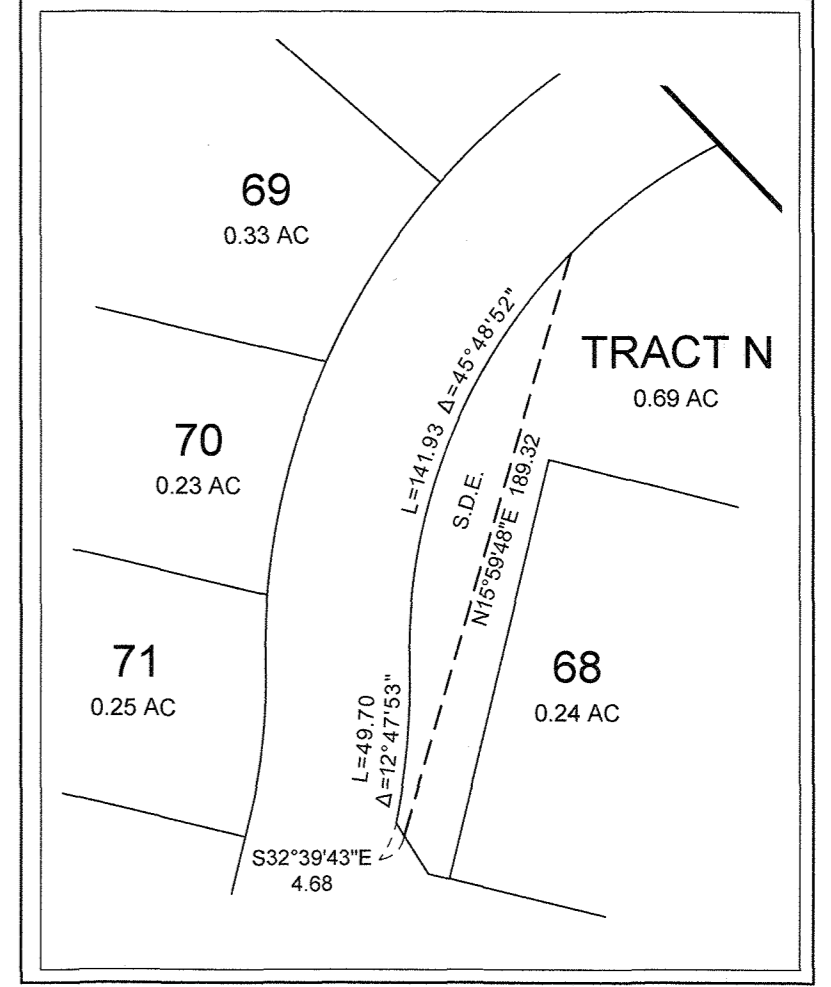
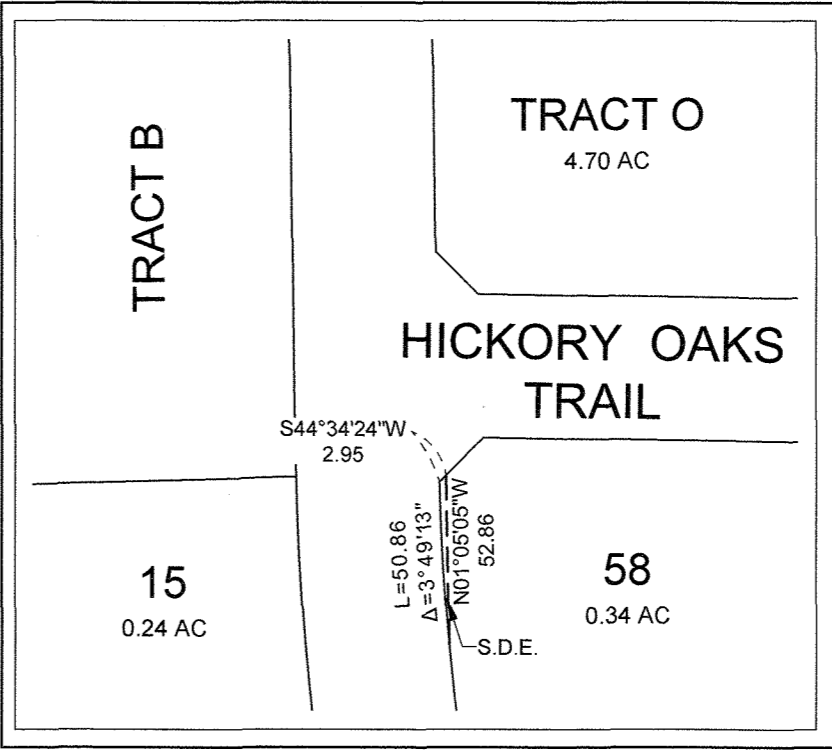
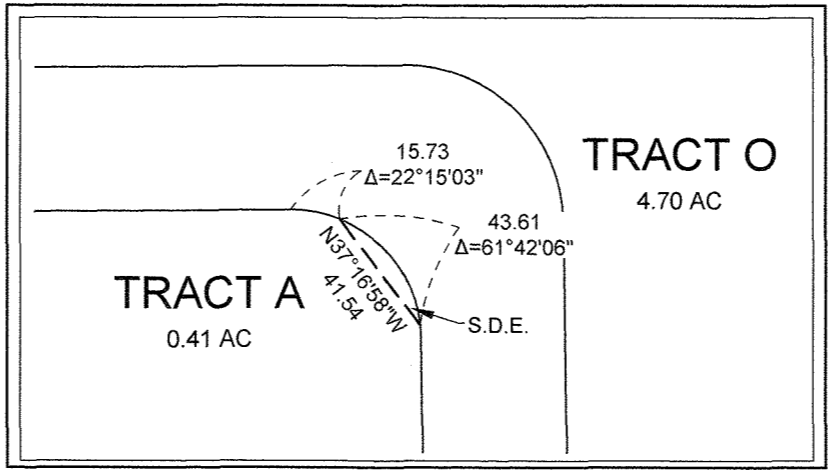


THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. PL21-0015

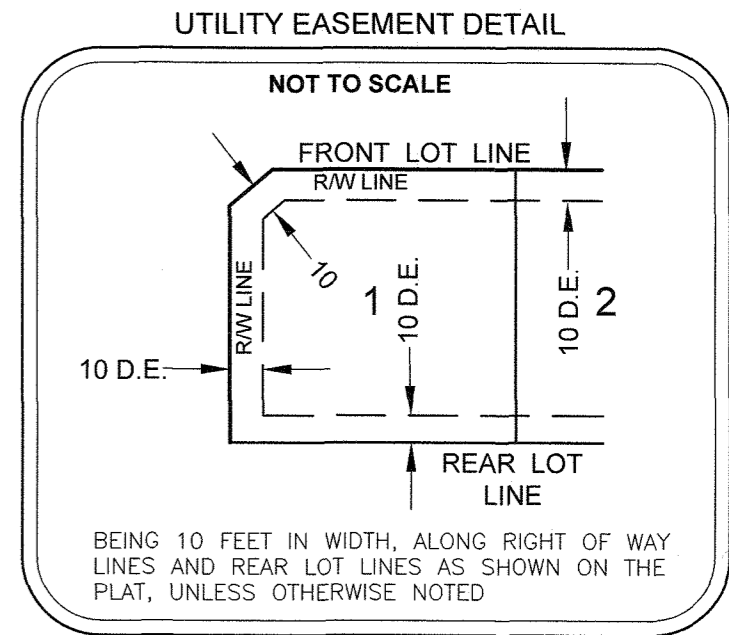


SIGHT DISTANCE EASEMENT (S.D.E.) DETAILS



EASEMENT CURVE TABLE

	LENGTH	RADIUS	DELTA
C1	25.43	50.00	Δ=29°08'08"
C2	34.16	20.00	Δ=97°51'35"
C3	06.16	20.00	Δ=17°39'33"
C4	19.27	30.00	Δ=38°47'43"
C5	22.39	177.50	Δ=07°13'41"



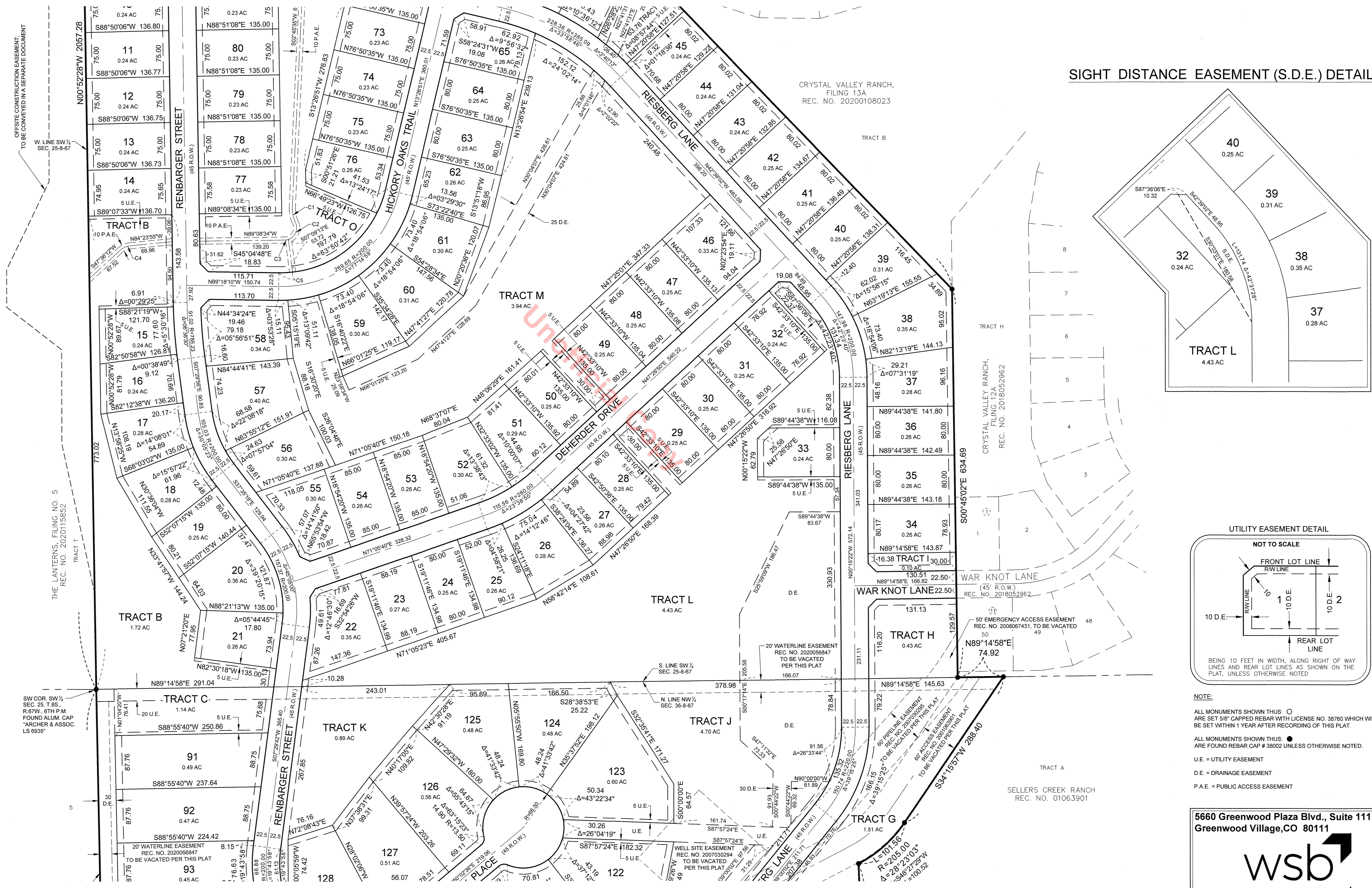
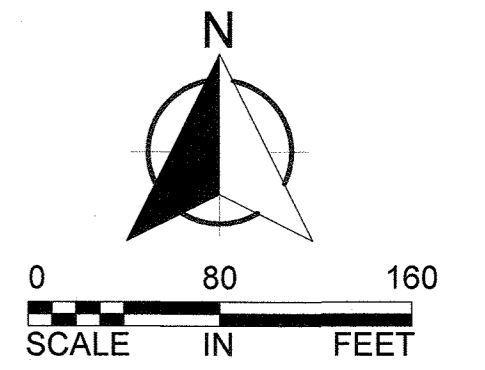
NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE SET 6" CAPPED REBAR WITH LICENSE NO. 38780 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
 ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND REBAR CAP # 38002 UNLESS OTHERWISE NOTED.
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.A.E. = PUBLIC ACCESS EASEMENT

5660 Greenwood Plaza Blvd., Suite 111
 Greenwood Village, CO 80111

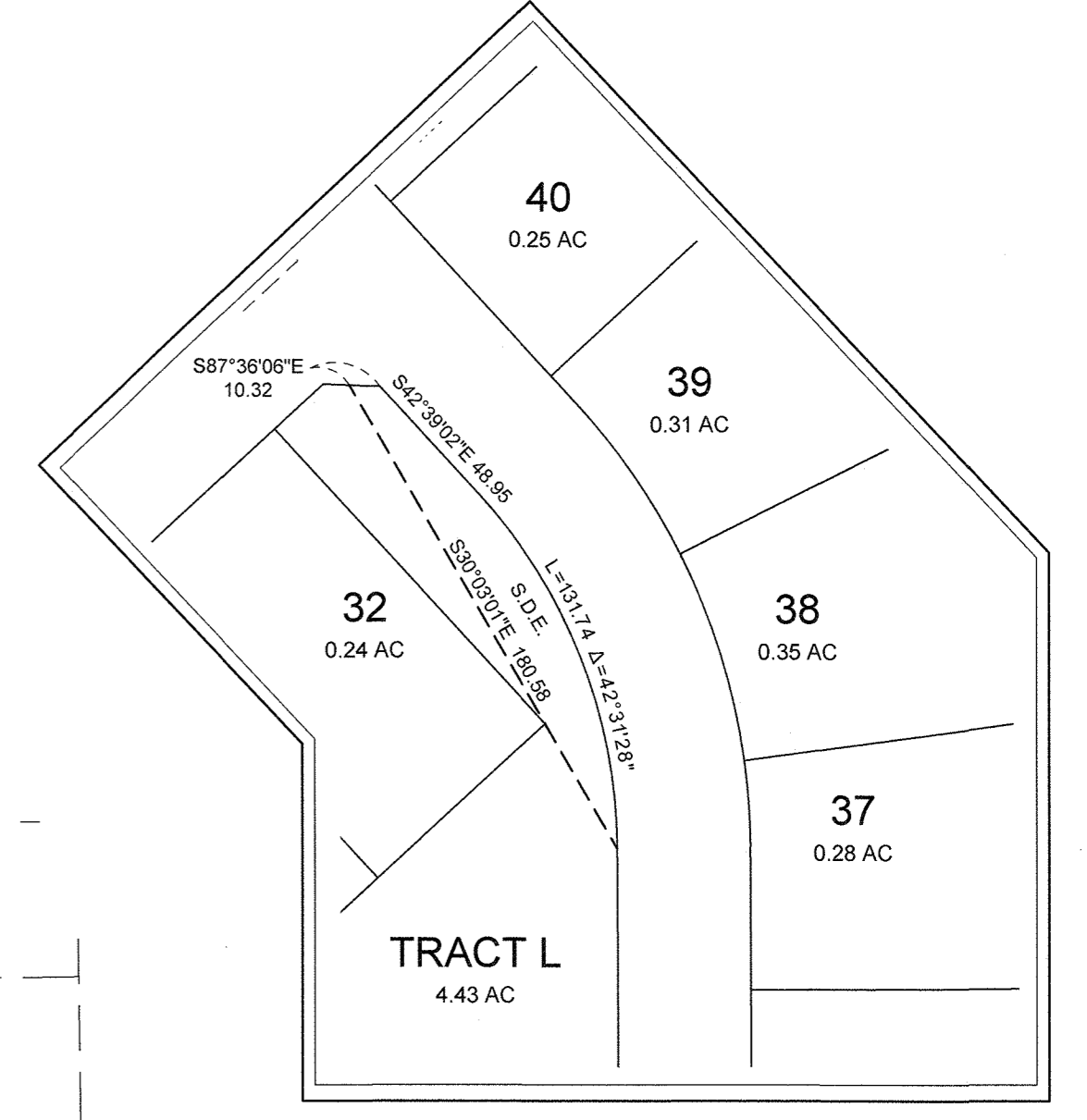
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THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

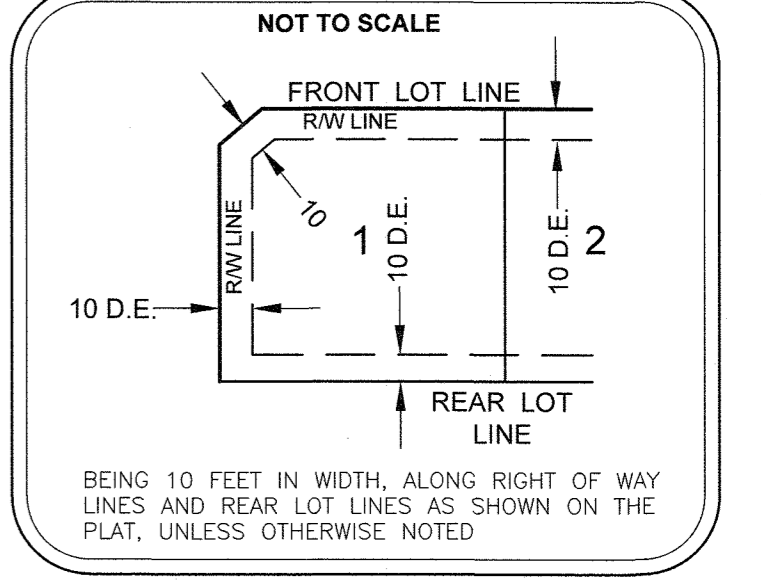
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK PROJECT NO. PL21-0015



SIGHT DISTANCE EASEMENT (S.D.E.) DETAIL



UTILITY EASEMENT DETAIL



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE SET 5/8" CAPPED REBAR WITH LICENSE NO. 38760 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND REBAR CAP # 38002 UNLESS OTHERWISE NOTED.
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT

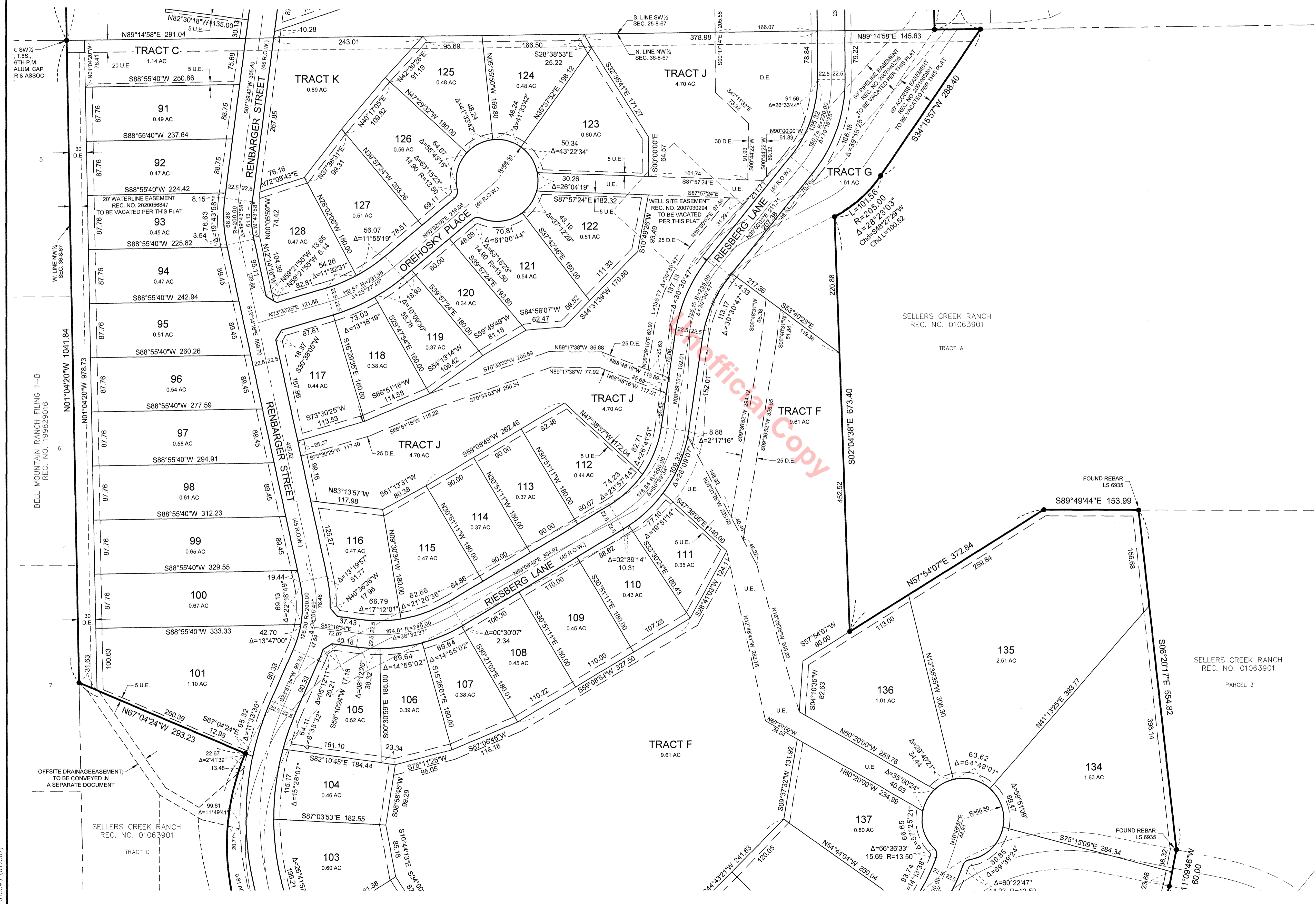
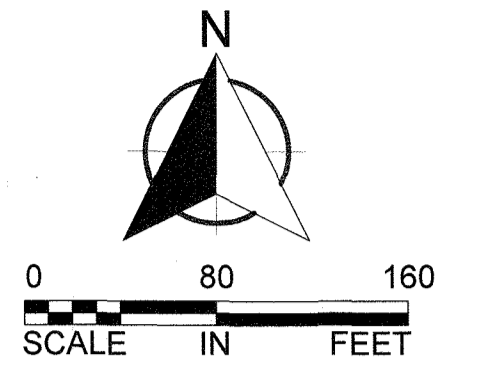
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Greenwood Village, CO 80111



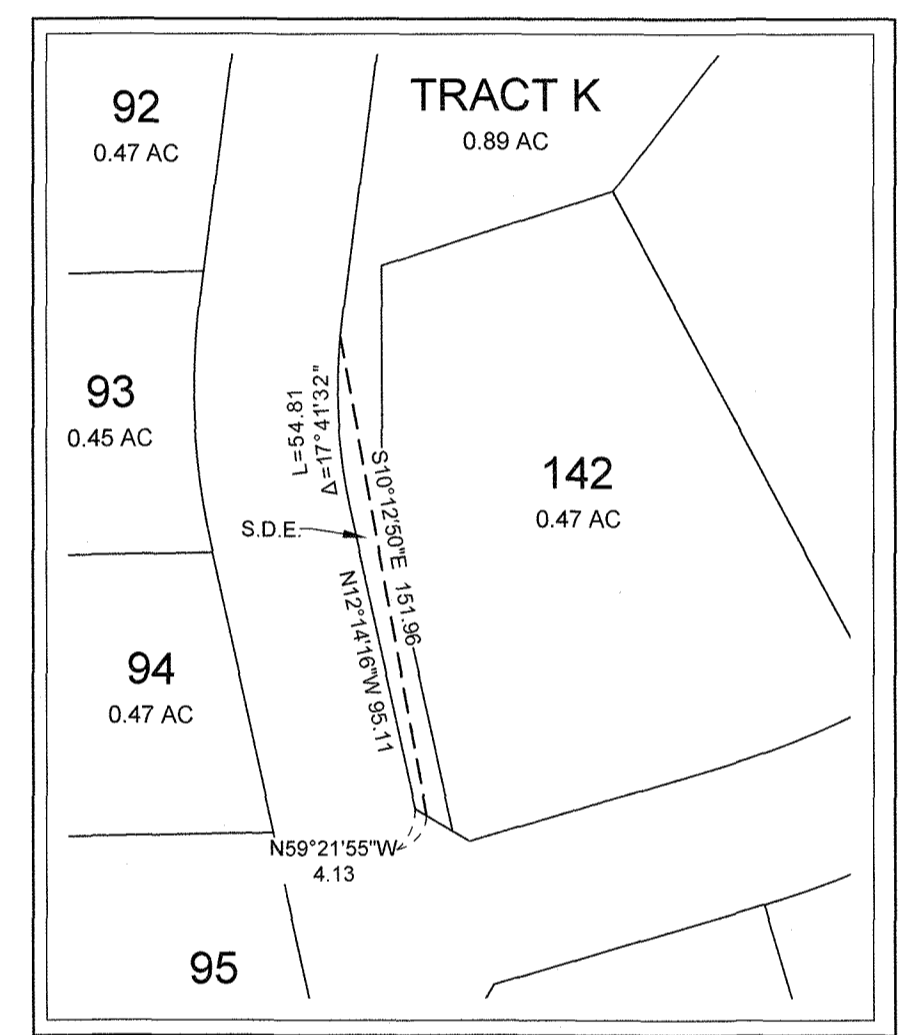
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THE RIDGE AT CRYSTAL VALLEY RANCH FILING NO. 1

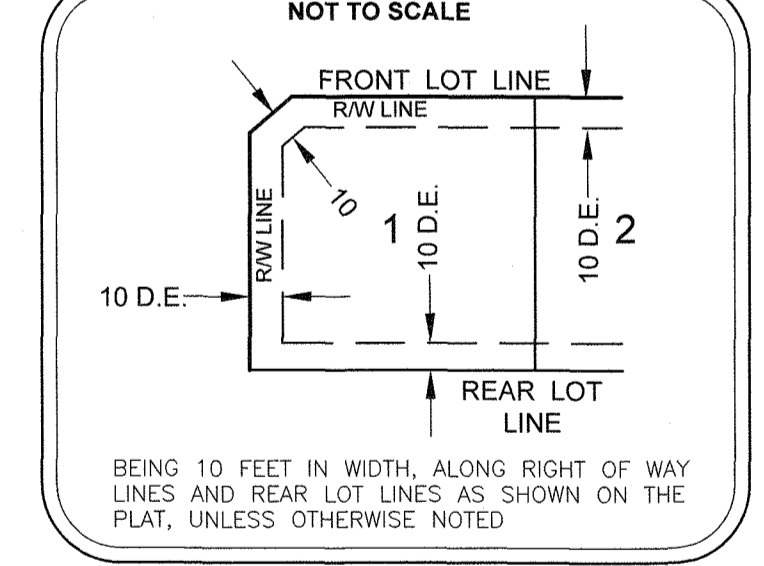
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL21-0015



SIGHT DISTANCE EASEMENT (S.D.E.) DETAIL



UTILITY EASEMENT DETAIL



NOTE:
ALL MONUMENTS SHOWN THIS: ○ ARE SET 5/8" CAPPER REBAR WITH LICENSE NO. 38780 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THIS: ● ARE FOUND REBAR CAP # 38002 UNLESS OTHERWISE NOTED.
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT

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