



2006015962
02/27/2006 11:27 AM

PLAT IDENTIFICATION SHEET

Lennar Colorado, LLC
Acacia Credit Fund 10-A L.L.C.

GRANTOR(owner)

Red Hawk 3 Final Plat

GRANTEE(name of plat)

Red Hawk

Subdivision/Condo Name

3

Filing

Phase

Lot

Building

Block

Unit

34

7

67

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book – Page)

RED HAWK FILING NO. 3 FINAL PLAT

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 12

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS 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 RED HAWK FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A AND G WILL BE DEEDED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT. TRACTS B, C, D, E, F, H, I, J, K, L, M, AND N ARE HEREBY DEDICATED TO THE HOMEOWNERS 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 27th DAY OF October, 2005.

OWNER:

Blaine W. Garrett 10-27-05
LENNAR COLORADO, LLC DATE
Blaine GARRETT
Vice-President

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 2005.

BY: Blaine W. Garrett

WITNESS BY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 22, 2009

Monica Lynn Berry
ACACIA CREDIT FUND 10-A.L.L.C.,
c/o Acacia Capital Corporation
400 East Van Buren, Suite 650
Phoenix, AZ 85004-2293

NOTARY BLOCK

Acacia Credit Fund 10-A.L.L.C.,
a Delaware limited liability company

By: Fund 10-A Management Company L.L.C.,
a Delaware limited liability company
its Managing Member

By: Acacia Capital Corporation,
a California corporation,
its Managing Member

By: Steven S. Benson
Steven S. Benson
Executive Vice President

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

ON November 9, 2005, BEFORE ME Teresa G. Hall,
NOTARY PUBLIC, PERSONALLY APPEARED STEVEN S. BENSON, PERSONALLY KNOWN TO
ME TO BE THE PERSON WHO'S NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY,
AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY
UPON BEHALF OF THE WHICH THE PERSON ACTED, EXECUTED THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Teresa G. Hall



MY COMMISSION EXPIRES: 01/03/09

William D. James
RED HAWK FILING 3 HOME OWNERS ASSOCIATION, INC.
9990 PARK MEADOWS DRIVE William D. James, Pres. et al
LONE TREE, CO 80124

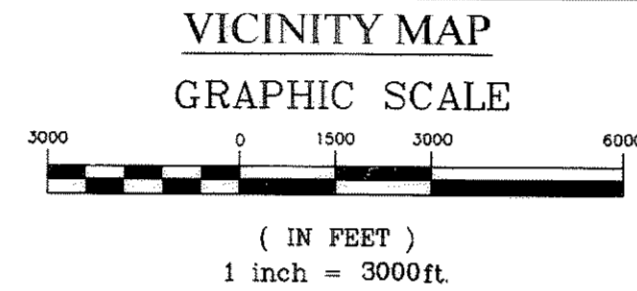
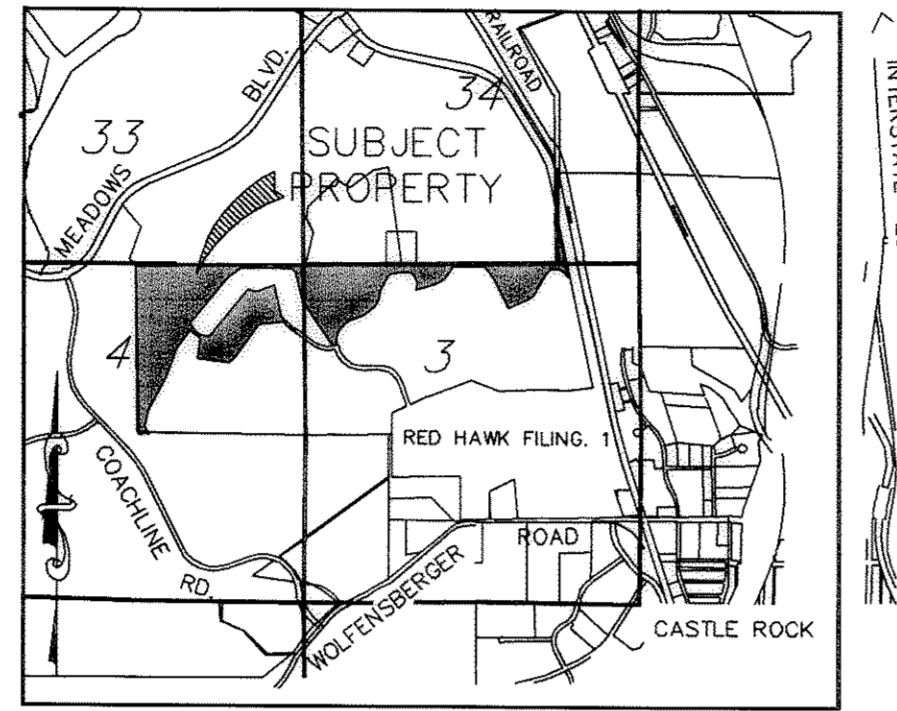
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 2005.

BY: William D. James

WITNESS BY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/22/09 Monica Lynn Berry



SHEET INDEX:

TOTAL AREA:
SHEET 1 TITLE SHEET
SHEET 2 GENERAL NOTES
SHEET 3-12 PLAT SHEETS

PREPARED FOR LAND PLANNER
/PROPERTY OWNER:

LENNAR COLORADO, LLC
9990 PARK MEADOWS DRIVE
LONE TREE, CO 80124
CONTACT: BLAINE GARRETT
PHONE: 303-754-0658
FAX: 303-221-1436

PLAN WEST INC.
6130 GREENWOOD PLAZA BLVD.
SUITE 110
GREENWOOD VILLAGE, CO 80111
CONTACT: CHRIS PULASKI
PHONE: 303-741-1411
FAX: 303-741-1492

CIVIL ENGINEER:

RG CONSULTING ENGINEERS, INC.
1331 17th STREET
SUITE 710
DENVER, CO 80202
CONTACT: JIM LANDRY
PHONE: 303-293-8107
FAX: 303-293-8106

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST, THE NORTH HALF OF SECTION 3, AND THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 3;
THENCE NORTH 89°01'20" EAST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 1,313.16 FEET;
THENCE NORTH 00°38'55" WEST A DISTANCE OF 763.97 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SANTA FE DRIVE;
THENCE SOUTH 11°42'53" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 1,023.41 FEET TO THE NORTHERLY LINES OF THE PARCELS DESCRIBED IN BOOK 1411 AT PAGE 118;
THENCE ALONG SAID NORTHERLY LINES THE FOLLOWING FORTY-NINE (49) COURSES;
1. NORTH 44°37'38" WEST A DISTANCE OF 106.02 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 104°41'17", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 310.62 FEET (CHORD BEARS SOUTH 83°01'44" WEST, 269.18 FEET);
3. SOUTH 30°41'05" WEST A DISTANCE OF 393.54 FEET;
4. SOUTH 50°56'25" WEST A DISTANCE OF 72.93 FEET;
5. SOUTH 65°45'10" WEST A DISTANCE OF 368.89 FEET;
6. NORTH 26°31'58" WEST A DISTANCE OF 501.19 FEET;
7. NORTH 36°24'54" WEST A DISTANCE OF 253.42 FEET;
8. SOUTH 89°01'14" WEST A DISTANCE OF 479.92 FEET;
9. SOUTH 37°29'26" WEST A DISTANCE OF 239.38 FEET;
10. SOUTH 55°55'51" WEST A DISTANCE OF 148.32 FEET;
11. SOUTH 72°22'39" WEST A DISTANCE OF 333.79 FEET;
12. NORTH 03°16'29" EAST A DISTANCE OF 103.23 FEET TO A POINT OF CURVATURE;
13. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 102°11'47", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 312.14 FEET (CHORD BEARS NORTH 47°49'25" WEST, 272.38 FEET);
14. SOUTH 81°04'41" WEST A DISTANCE OF 149.92 FEET TO A POINT OF CURVATURE;
15. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 58°19'05", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 178.12 FEET (CHORD BEARS SOUTH 51°55'08" WEST, 170.53 FEET);
16. SOUTH 22°45'38" WEST A DISTANCE OF 223.92 FEET;
17. SOUTH 09°00'52" WEST A DISTANCE OF 20.44 FEET TO A POINT OF CURVATURE;
18. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°48'56", A RADIUS OF 435.00 FEET, AND AN ARC LENGTH OF 438.95 FEET (CHORD BEARS SOUTH 37°55'20" WEST, 420.56 FEET);
19. SOUTH 66°49'48" WEST A DISTANCE OF 217.40 FEET TO A POINT OF CURVATURE;
20. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 73°02'48", A RADIUS OF 365.00 FEET, AND AN ARC LENGTH OF 465.34 FEET (CHORD BEARS SOUTH 30°18'24" WEST, 434.46 FEET) TO A POINT OF NON-TANGENCY;
21. SOUTH 83°46'48" WEST A DISTANCE OF 70.00 FEET;
22. NORTH 05°35'27" WEST A DISTANCE OF 9.51 FEET;
23. NORTH 34°33'23" WEST A DISTANCE OF 688.20 FEET;
24. NORTH 28°01'18" WEST A DISTANCE OF 192.36 FEET;
25. NORTH 13°17'11" WEST A DISTANCE OF 288.99 FEET;
26. NORTH 13°18'41" WEST A DISTANCE OF 122.10 FEET;
27. NORTH 40°43'42" WEST A DISTANCE OF 73.33 FEET;
28. SOUTH 89°31'46" WEST A DISTANCE OF 814.02 FEET;
29. SOUTH 51°46'17" WEST A DISTANCE OF 251.17 FEET;
30. SOUTH 39°15'19" WEST A DISTANCE OF 916.08 FEET;
31. SOUTH 23°06'31" EAST A DISTANCE OF 30.62 FEET TO A POINT OF CURVATURE;
32. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°59'33", A RADIUS OF 300.00 FEET, AND AN ARC LENGTH OF 350.77 FEET (CHORD BEARS SOUTH 56°36'18" EAST, 331.13 FEET) TO A POINT OF NON-TANGENCY;
33. NORTH 39°16'28" EAST A DISTANCE OF 970.16 FEET TO A POINT OF NON-TANGENT CURVATURE;
34. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°41'36", A RADIUS OF 175.00 FEET, AND AN ARC LENGTH OF 170.11 FEET, (CHORD BEARS SOUTH 81°33'45" EAST, 163.49 FEET);
35. NORTH 70°35'27" EAST A DISTANCE OF 256.16 FEET;
36. SOUTH 13°26'27" EAST A DISTANCE OF 502.64 FEET;
37. SOUTH 39°42'13" EAST A DISTANCE OF 77.02 FEET;
38. SOUTH 50°17'47" WEST A DISTANCE OF 50.00 FEET;
39. SOUTH 83°56'07" WEST A DISTANCE OF 366.49 FEET;
40. SOUTH 35°22'10" WEST A DISTANCE OF 661.42 FEET;
41. SOUTH 53°32'02" WEST A DISTANCE OF 101.15 FEET;
42. NORTH 83°14'41" WEST A DISTANCE OF 500.00 FEET;
43. NORTH 08°01'09" EAST A DISTANCE OF 327.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
44. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°58'02", A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 201.39 FEET, (CHORD BEARS NORTH 51°00'34" WEST, 198.62 FEET) TO A POINT OF NON-TANGENCY;
45. SOUTH 35°11'59" WEST A DISTANCE OF 346.59 FEET;
46. SOUTH 21°41'30" WEST A DISTANCE OF 519.46 FEET;
47. SOUTH 26°36'29" WEST A DISTANCE OF 596.79 FEET;
48. SOUTH 14°12'54" WEST A DISTANCE OF 159.44 FEET TO A POINT OF CURVATURE;
49. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64°52'51", A RADIUS OF 180.00 FEET, AND AN ARC LENGTH OF 203.83 FEET (CHORD BEARS SOUTH 18°13'32" EAST, 193.11 FEET) TO A POINT OF NON-TANGENCY ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;
THENCE NORTH 89°53'59" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 167.68 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER;
THENCE NORTH 01°08'05" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 2657.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 89°31'53" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1313.85 FEET TO THE EAST SIXTEENTH CORNER BETWEEN SECTIONS 4 AND 33;
THENCE NORTH 89°31'53" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1313.85 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE NORTH 89°01'18" EAST ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 2,625.84 FEET TO THE POINT OF BEGINNING.

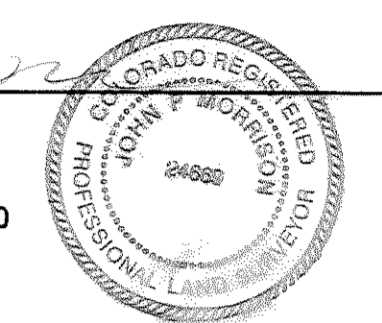
CONTAINING 4,714,443 SQUARE FEET OR 108.23 ACRES, MORE OR LESS.

SURVEYOR:

I, JOHN P. MORRISON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 13, 2004, 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 27 DAY OF OCTOBER, 2005.

John P. Morrison
JOHN P. MORRISON, PLS 24669
FOR AND ON BEHALF OF
HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, SUITE F-120
ENGLEWOOD, CO 80112



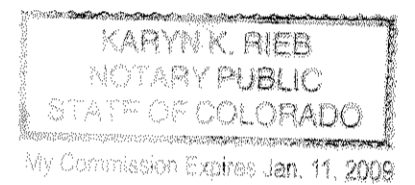
TITLE CERTIFICATE

I, Yvonne E. Martin, BEING AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY OF COLORADO, 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 OWNER, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THE 5th DAY OF September, 2005.

AUTHORIZED REPRESENTATIVE

Yvonne E. Martin
TITLE INSURANCE COMPANY



NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY December, 2005,
BY Yvonne E. Martin VP for and on behalf of North American Title Company
of Colorado

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES 01-11-09

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.

ATTEST: TOWN OF CASTLE ROCK

Bally Music Town Clerk DATE 12/14/05
Mon Sears Town Manager DATE

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 7 DAY OF December 2005.

Christina 12-7-05
DIRECTOR OF DEVELOPMENT SERVICES DATE

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RED HAWK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 26TH DAY OF MARCH, 1996 AT RECEPTION NUMBER 9615291, AND ACCORDINGLY 237 SFE ARE DEBITED FROM THE WATER BANK.

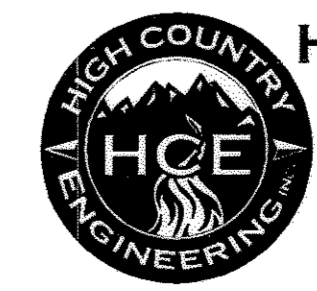
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DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:57 A.M. ON THE 27th DAY OF February, 2006 IN RECEPTION NUMBER 2006025962

DOUGLAS COUNTY CLERK AND RECORDER

BY: Beth Tuntori Deputy 2/27/06
DEPUTY DATE



HIGH COUNTRY ENGINEERING, INC.

14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2555
WWW.HCENG.COM

RED HAWK FILING NO. 3 FINAL PLAT

RED HAWK FILING NO. 3 FINAL PLAT

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 12

EASEMENT/ROW/TRACT	OWNER	MAINTENANCE
MASHIE CIR., RED HAWK RIDGE DR., IRON SHOT CT., SHORT IRON CT., FAIRWAY WOOD CIR., BENT WEDGE PT., KNOBBIE CIR., TEE BOX CT.	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
SIGHT DISTANCE	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
TRACTS A AND G	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACTS B, C, D, E, F, H, I, J, K, L, M, AND N	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
STORM DRAINAGE, POND EASEMENTS & UTILITY EASEMENTS	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK

PARCEL DESCRIPTION				
TRACTS	ACREAGE	ACREAGE	OWNER/MAINTENANCE	USAGE TYPE
A	962,117	22.09	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE
B	70,150	1.61	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
C	7,998	0.18	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
D	62,381	1.43	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
E	107,501	2.47	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
F	9,343	0.21	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
G	436,239	10.01	TOWN OF CASTLE ROCK*	PUBLIC LAND DEDICATION
H	27,604	0.63	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
I	26,285	0.60	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
J	59,396	1.36	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
K	11,163	0.26	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
L	135,670	3.11	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
M	95,789	2.20	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
N	32,199	0.74	HOME OWNERS ASSOCIATION	PRIVATE OPEN SPACE
TOTAL S.F.	2,043,835	46.90	TOTAL ACREAGE	

* IRRIGATED NATIVE SEED AREAS IN TRACT "G" ALONG RED HAWK DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

SUMMARY TABLE:

TOTAL AREA:	108.23 ACRES±
193 BUILDING LOTS	46.17 ACRES±
RIGHT OF WAY	
LOCAL & COLLECTOR ST	15.16 ACRES±
PUBLIC OPEN SPACE	
TRACT A	22.09 ACRES±
PUBLIC LAND DEDICATION	
TRACT G	10.01 ACRES±
PRIVATE OPEN SPACE	
TRACTS B, C, D, E, F, H, I, J, K, L, M & N	14.80 ACRES±
TOTAL SFEs REQUIRED	237 SFEs

NOTES:

1. FOR THE PURPOSE OF THIS DESCRIPTION THE BEARING ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS 12046 AT THE NORTH QUARTER CORNER AND BY A 3-1/4" ALUMINUM CAP STAMPED TST PLS 12046 AT THE EAST 1/16 CORNER BETWEEN SECTIONS 3 AND 34 BEARING NORTH 89°01'20" EAST, 1313.16 FEET.

2. 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 CERTIFICATION SHOWN HEREON.

3. ALL LOTS SHALL HAVE 10' UTILITY EASEMENTS ALONG THE REAR LOT LINES, 5' UTILITY EASEMENTS ALONG THE SIDE LOT LINES AND 8' UTILITY EASEMENTS ALONG THE LOCAL STREET RIGHTS-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR POSTAL FACILITIES, AND ARE LOCATED AS RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.

4. THIS SITE IS SUBJECT TO THE 'MITIGATION OF IMPACTS' SECTION OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS AS DETAILED IN ONLY SECTION 17.14.060 (C) OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.

5. ALL INTERSECTIONS WILL HAVE PEDESTRIAN RAMPS.

6. THERE IS A FLOODPLAIN WITH THIS DEVELOPMENT THAT IS CLEARLY ILLUSTRATED BY FIRM PANEL NUMBER 080049 0170C. IT SHOWS FLOOD HAZARD IN LOTS 10-15 BLOCK 6. FIRM PANEL NUMBER 080049 188C SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT. EACH MAP COVERS A PORTION OF THE SITE.

7. TRACT G IS PUBLIC LAND DEDICATED TO, OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK FOR POSSIBLE FUTURE USE AS A SCHOOL OR PARK. ALL AREAS TO BE MAINTAINED BY THE HOA UNTIL IT IS DEVELOPED.

8. TRACT A IS DEDICATED AS PUBLIC OPEN SPACE TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

9. TRACTS B, C, D, E, F, H, I, J, K, L, M, AND N ARE DEDICATED AS PRIVATE OPEN SPACE TO THE HOME OWNERS ASSOCIATION FOR RED HAWK FILING NO. 3 AND WILL BE USED FOR UTILITIES, DRAINAGE, POND EASEMENTS, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

10. 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 PLAN, EXCEPT THAT TREES WHICH ARE PLANTED IN MEDIAN ISLANDS MUST BE LIMBED UP A MINIMUM OF 8' ABOVE FLOWLINE AT MATURITY AND OTHER PLANT MATERIAL SHALL NOT EXCEED 24" IN HEIGHT ABOVE TRAVELED WAY IN AND AROUND MEDIAN INTERSECTIONS TO FACILITATE ADEQUATE SIGHT DISTANCE.

11. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS 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 PURPOSE OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.

12. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND 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 MNC, AS 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 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 AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

13. NO BUILDING PERMITS FOR A SINGLE FAMILY HOME SHALL BE ISSUED FOR LOT 15, BLOCK 6 UNTIL SUCH TIME AS THE TEMPORARY SANITARY LIFT STATION HAS BEEN DECOMMISSIONED AND REMOVED.

14. THE FOLLOWING LOTS ARE WITHIN THE MINOR SKYLINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION ORDINANCE AND MUST ADHERE TO THE PROVISIONS WITHIN ONLY SECTION 17.14.060(C) OF THE SKYLINE/RIDGELINE PROTECTION REGULATION: LOTS 6,7,16-18,37 IN BLOCK 1; LOTS 2 and 21 IN BLOCK 2; LOTS 24 and 25 IN BLOCK 5; LOTS 1-4,16-19 IN BLOCK 6; LOTS 5,20-22 IN BLOCK 7; LOTS 3,8,10-12,19,20 IN BLOCK 9; AND LOTS 1, 4-8 IN BLOCK 10.

15. THE FOLLOWING LOTS ARE WITHIN THE MODERATE SKYLINE AREAS OF THE SKYLINE/RIDGELINE MITIGATION ORDINANCE AND MUST ADHERE TO THE PROVISIONS WITHIN ONLY SECTION 17.14.060(C) OF THE SKYLINE/RIDGELINE PROTECTION REGULATION: LOTS 8-15,22-36 IN BLOCK 1; LOTS 3-20 IN BLOCK 2; LOTS 1-4,23 IN BLOCK 7; LOTS 1-12 IN BLOCK 8; LOTS 4-7,13-18 IN BLOCK 9; AND LOTS 2 AND 3 IN BLOCK 10.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°00'47"E	3.58
L2	S23°10'12"E	24.07
L3	N87°34'44"E	20.00
L4	S45°28'07"E	35.36
L5	N44°31'53"E	35.36
L6	N79°56'33"E	37.91
L7	S11°08'22"E	31.87
L8	N79°56'33"E	20.09
L9	N79°56'33"E	17.82
L10	S89°09'32"W	2.86
L11	S77°41'12"E	38.01
L12	N03°20'55"E	38.01
L13	N84°16'28"E	35.36
L14	N05°43'32"W	35.36
L15	S05°46'06"E	35.36
L16	S05°46'06"E	9.15
L17	S84°13'54"W	3.84
L18	N84°13'54"E	35.36
L19	S42°11'06"E	4.17
L20	N15°56'13"W	33.92
L21	N78°25'11"E	36.88
L22	N16°14'17"E	35.26
L23	S70°31'06"E	36.77
L24	S22°13'51"E	41.66
L25	N72°22'39"E	2.76
L26	N65°45'10"E	18.27
L27	N30°41'05"E	15.98
L28	S89°01'07"W	11.57
L29	S59°06'33"E	5.60
L31	N62°13'43"E	37.04
L32	S31°49'39"E	36.12
L33	N10°08'08"E	7.87
L34	S06°00'47"E	1.37
L35	N89°31'54"E	9.24
L36	S41°30'15"E	9.57
L37	S39°15'19"W	5.91
L38	S45°48'46"E	4.49
L39	S14°09'19"E	4.35
L40	N05°21'42"E	4.00
L41	N05°21'29"E	6.23
L42	S45°13'57"E	21.39
L43	N44°01'07"E	21.23
L44	S06°00'47"E	5.78
L46	N85°39'28"E	15.48
L47	S28°19'37"W	14.61
L48	S15°03'05"E	25.98
L49	S15°25'07"E	23.41
L50	S59°28'51"E	37.89
L51	S74°36'58"E	22.34
L52	N89°14'15"E	29.91
L53	N54°46'24"E	27.70
L54	N28°50'09"E	22.36
L55	S74°27'29"E	17.12
L56	S41°30'15"E	19.69
L57	S70°31'06"E	3.88
L58	N38°42'13"W	5.73
L59	N23°06'32"W	22.44
L60	N66°53'28"E	20.00
L61	S23°06'32"E	25.05
L62	S17°04'47"W	35.64
L63	N17°04'47"E	10.90
L64	N39°41'58"E	9.28
L65	S14°14'34"E	22.84
L66	S05°21'42"W	9.78
L67	N05°21'42"E	10.68
L68	S45°48'46"E	25.01
L69	S70°03'38"E	23.45
L70	S25°03'38"E	24.73
L71	N83°03'43"W	25.10
L72	N06°56'17"E	20.00
L73	S83°03'43"E	25.12
L74	N14°58'36"E	36.40
L75	S14°32'20"E	26.04
L76	N76°01'32"E	79.53
L77	N89°31'53"E	13.66
L78	N76°25'20"E	16.27
L79	N76°25'20"E	21.57
L80	S22°01'43"E	33.76
L81	S56°19'02"E	19.90
L82	S51°46'17"W	3.04
L83	N14°37'28"W	41.25
L84	N01°31'41"E	24.10
L85	N25°54'57"W	13.36
L86	S13°26'27"E	19.66
L87	S13°26'27"E	15.75
L88	S13°26'27"E	31.00
L89	S13°26'27"E	1.78
L90	S13°26'27"E	15.95
L91	S71°37'09"W	42.90
L92	N75°57'40"W	23.53
L93	N27°10'47"W	15.30
L94	N08°48'02"E	42.64
L95	N12°02'51"W	20.73
L96	N17°59'27"E	19.22
L97	N77°59'27"E	45.20

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	DISTANCE
C1	7°58'42"	200.00	27.85	S85°03'14"W	27.83
C2	90°00'00"	54.00	84.82	S21°57'43"E	76.37
C3	90°00'00"	54.00	84.82	N68°02'17"E	76.37
C4	77°38'59"	52.00	70.47	S31°07'38"W	65.20
C5	19°05'27"	225.00	74.97	S79°29'51"W	74.62
C6	90°57'22"	52.00	82.55	N45°28'44"W	74.15
C7	24°21'22"	200.00	85.02	N76°50'47"E	84.38
C8	90°17'02"	52.00	81.94	N70°11'22"W	73.72
C9	82°34'30"	52.00	74.94	S66°20'06"E	68.62
C10	87°42'53"	52.00	79.61	S70°23'24"E	72.06
C11	89°57'39"	52.00	81.68	N45°58'31"W	73.55
C12	52°01'12"	15.00	13.62	N11°09'33"W	13.16
C13	52°01'12"	15.00	13.62	S63°10'45"E	13.16
C14	52°01'12"	15.00	13.62	N24°42'56"W	13.16
C15	52°01'12"	15.00	13.62	S76°44'08"E	13.16
C16	52°01'12"	15.00	13.62	N65°14'30"E	13.16
C17	52°01'12"	15.00	13.62	S13°31'18"W	13.16
C18	59°35'11"	15.00	15.60	N06°25'29"E	14.91
C19	46°14'40"	15.00	12.11	S56°57'29"W	11.78
C20	3°21'55"	325.00	19.09	S87°50'56"W	19.09
C21	25°27'33"	54.00	23.99	S10°18'30"W	23.80
C22	37°35'13"	54.00	35.42	S21°12'53"E	34.79
C23	15°58'02"	54.00	15.05	S47°59'30"E	15.00
C24	10°59'13"	54.00	10.35	S61°28'07"E	10.34
C25	12°31'21"	54.00	11.80	S73°13'24"E	11.78
C26	15°47'59"	54.00	14.89	S87°23'04"E	14.84
C27	14°51'26"	54.00	14.00	N30°27'59"E	13.96
C28	6°08'41"	200.00	21.45	N02°36'14"E	21.44
C29	0°59'13"	200.00	3.45	N89°02'17"E	3.45
C30	0°47'00"	250.00	3.42	S22°43'01"E	3.42
C31	2°13'03"	250.00	9.68	N00°38'25"E	9.67
C32	2°33'34"	300.00	13.40	N08°37'09"E	13.40
C33	38°28'45"	15.00	10.07	N17°55'46"W	9.89
C34	13°32'27"	15.00	3.54	N08°04'50"E	3.54
C35	35°21'31"	15.00	9.26	S71°30'36"E	9.11
C36	16°39'42"	15.00	4.36	S45°30'00"E	4.35
C37	1°36'23"	240.00	6.73	N40°04'39"E	6.73
C38	2°25'27"	200.00	8.46	N40°54'57"W	8.46
C39	9°12'17"	175.00	28.11	N72°59'00"W	28.08
C40	1°36'28"	350.00	9.82	S34°07'44"E	9.82
C41	2°34'23"	175.00	7.86	N53°45'41"W	7.86
C42	0°20'21"	175.00	1.04	S82°03'10"W	1.04
C43	7°09'36"	175.00	21.87	S85°27'47"W	21.85
C44	12°19'40"	52.00	11.19	S63°47'17"W	11.17
C45	8°11'50"	225.00	32.19	S74°03'03"W	32.16
C46	1°40'37"	250.00	7.32	N71°32'20"E	7.32
C47	5°02'02"	250.00	21.96	N36°21'09"E	21.96
C48	4°01'34"	200.00	14.05	N70°21'52"E	14.05
C49	20°01'23"	52.00	18.17	S36°32'39"E	18.08
C50	34°13'30"	52.00	31.06	S63°40'06"E	30.60
C51	33°27'59"	52.00	30.37	N82°29'09"E	29.94
C52	3°59'03"	225.00	15.65	N01°00'39"E	15.64
C53	6°53'27"	52.00	6.25	N87°32'09"W	6.25
C54	5°07'52"	225.00	20.15	N53°20'02"W	20.14
C55	7°06'41"	200.00	24.82	N68°13'27"E	24.81
C56	1°37'18"	250.00	7.08	N88°12'49"E	7.08
C57	2°38'28"	206.05	9.50	S87°09'45"E	9.50
C58	2°06'33"	175.00	6.44	N00°04'24"E	6.44
C63	0°24'06"	350.00	2.45	N87°32'26"E	2.45
C64	5°48'20"	240.00	24.32	N84°26'13"E	24.31
C65	19°27'07"	52.00	17.65	S02°01'42"W	17.57
C66	0°24'1				

RED HAWK FILING NO. 3 FINAL PLAT

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 12

E 1/16 COR SEC. 4 & 33
SET 2" ALUM CAP
PLS 24669

THE MEADOWS FILING 18

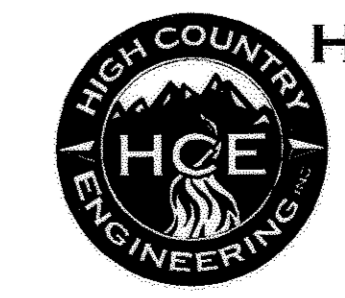
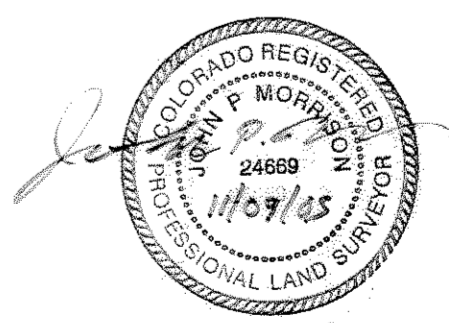
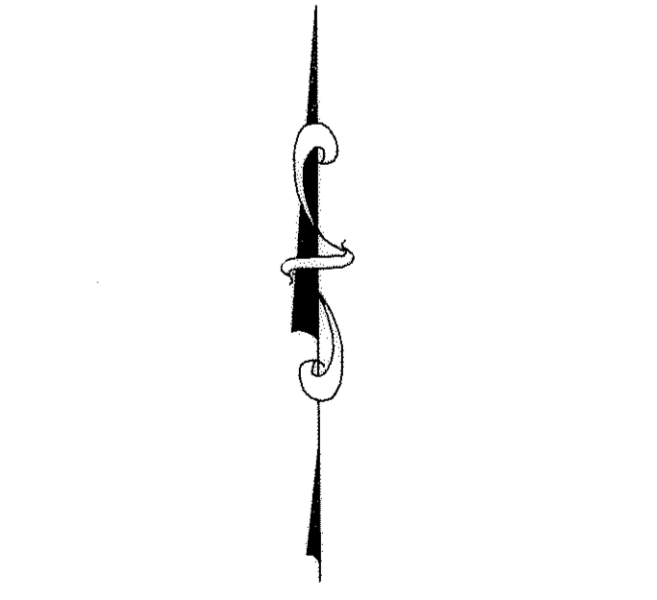
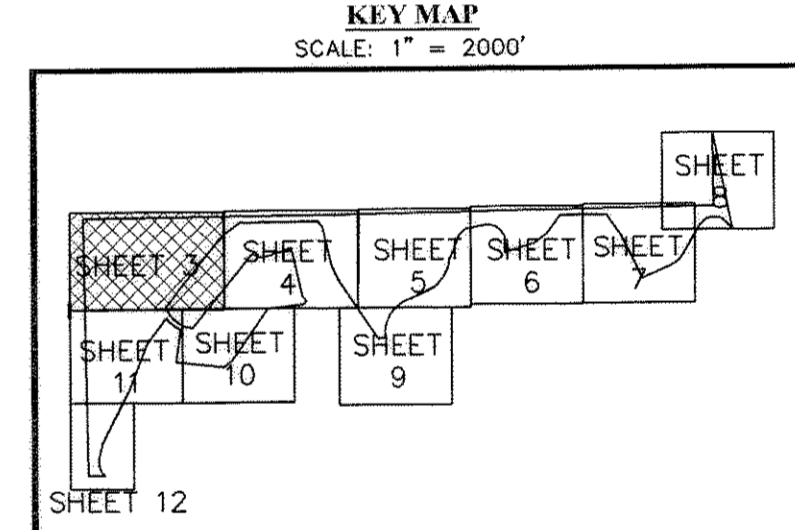
N 1/4 COR SEC. 4
FND 3-1/4" ALUM CAP
PLS 23042

TRACT A
22.09 AC ±

TRACT N
0.74 AC ±

TRACT E
2.47 AC ±

RED HAWK RIDGE
GOLF COURSE
BOOK 1411 PAGE 118



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NOTE:
SEE SHEET 2 FOR ALL
LINE AND CURVE TABLES.

RED HAWK FILING NO. 3 FINAL PLAT

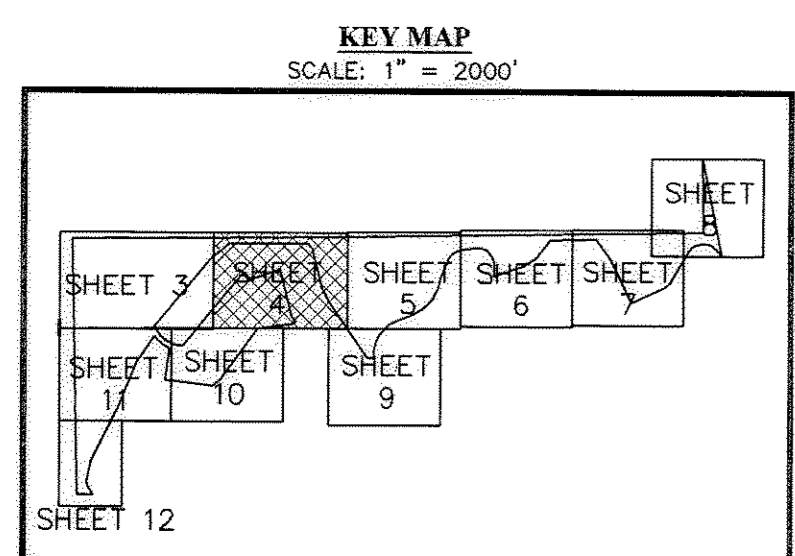


MATCHLINE SHEET 11

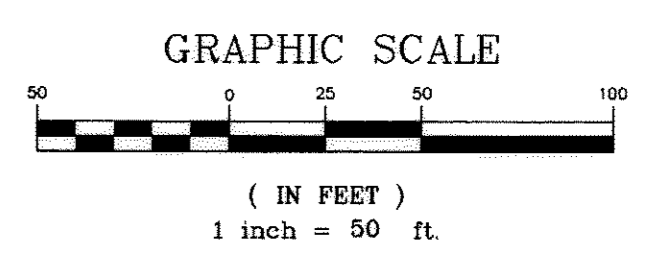
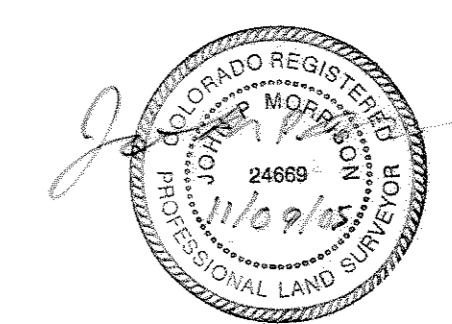
MATCHLINE SHEET 4

RED HAWK FILING NO. 3 FINAL PLAT

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 12



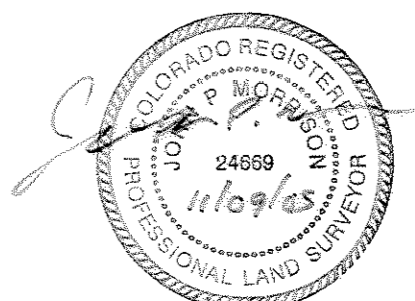
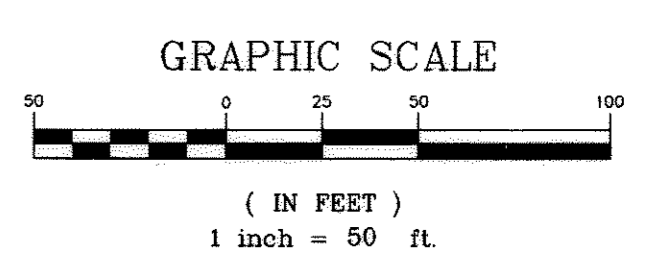
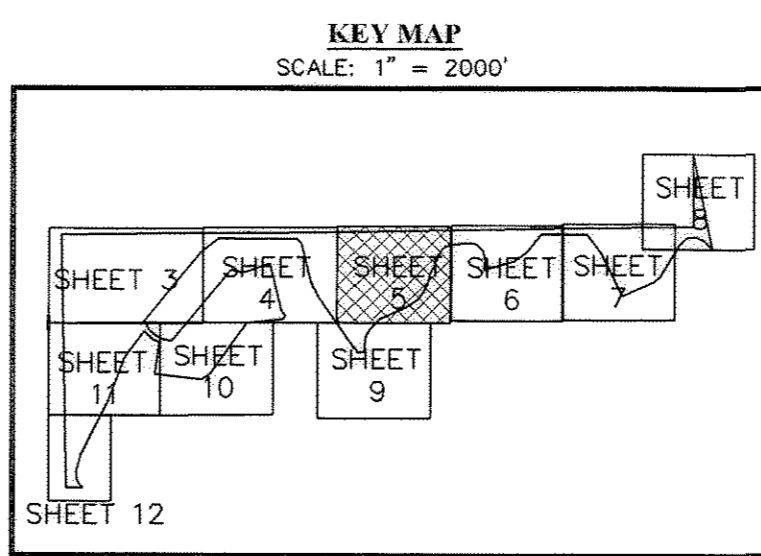
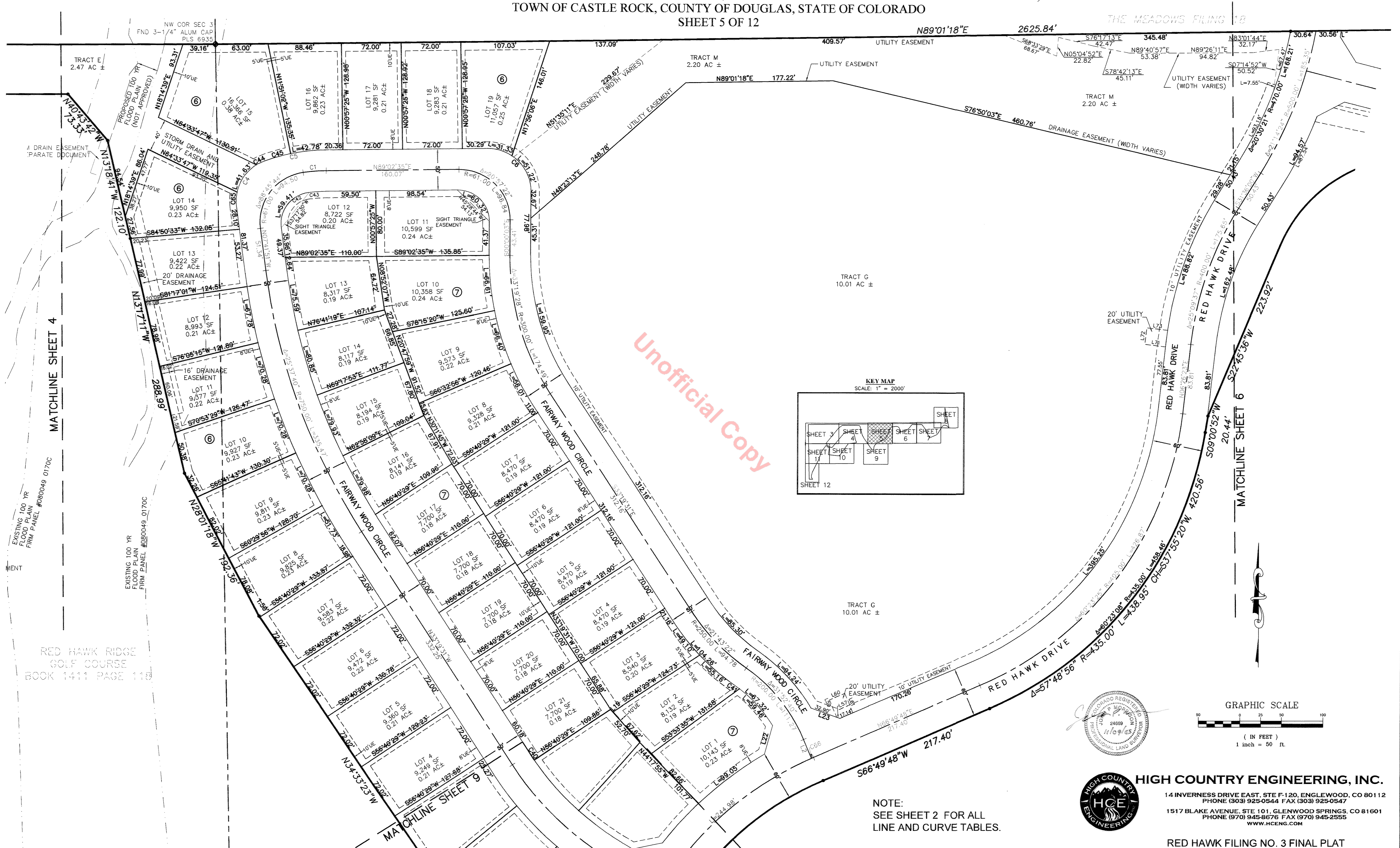
NOTE:
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 12



NOTE:
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RED HAWK FILING NO. 3 FINAL PLAT

RED HAWK RIDGE
GOLF COURSE
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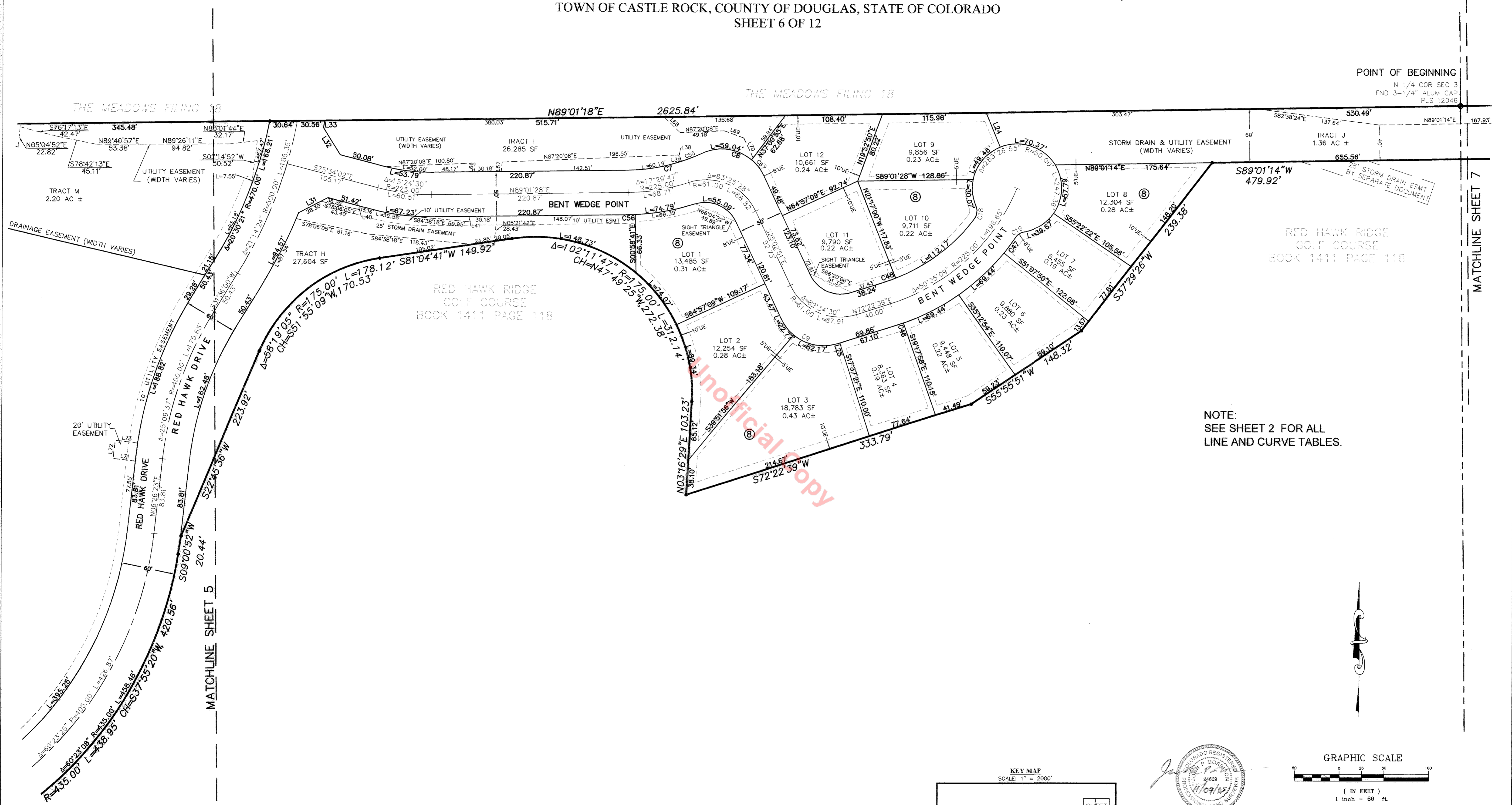
MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 9

RED HAWK FILING NO. 3 FINAL PLAT

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AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 6 OF 12

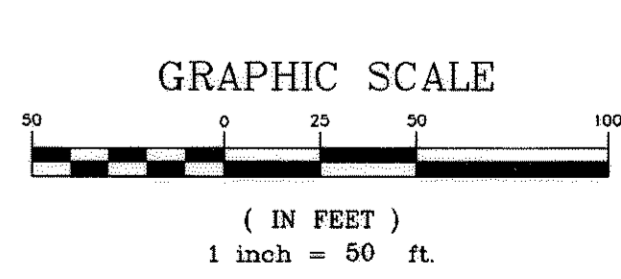
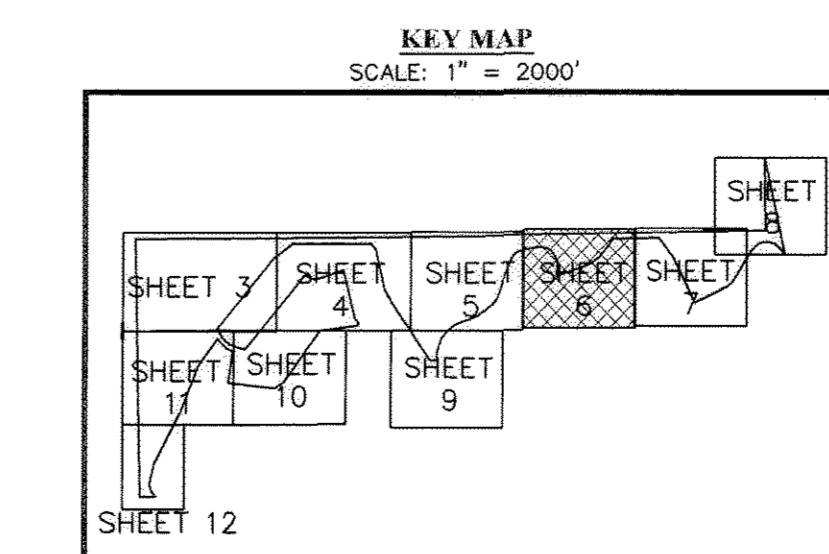


POINT OF BEGINNING

N 1/4 COR SEC 3
FND 3-1/4" ALUM CAP
PLS 12046

RED HAWK RIDGE
GOLF COURSE
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NOTE:
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LINE AND CURVE TABLES.



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RED HAWK FILING NO. 3 FINAL PLAT

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AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 12

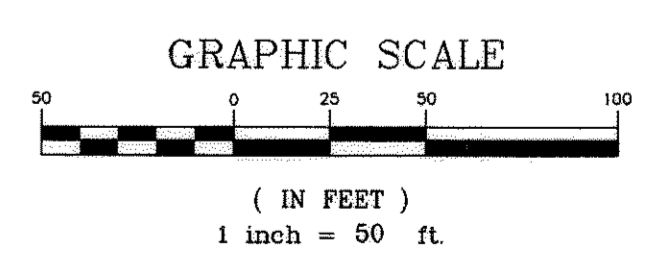
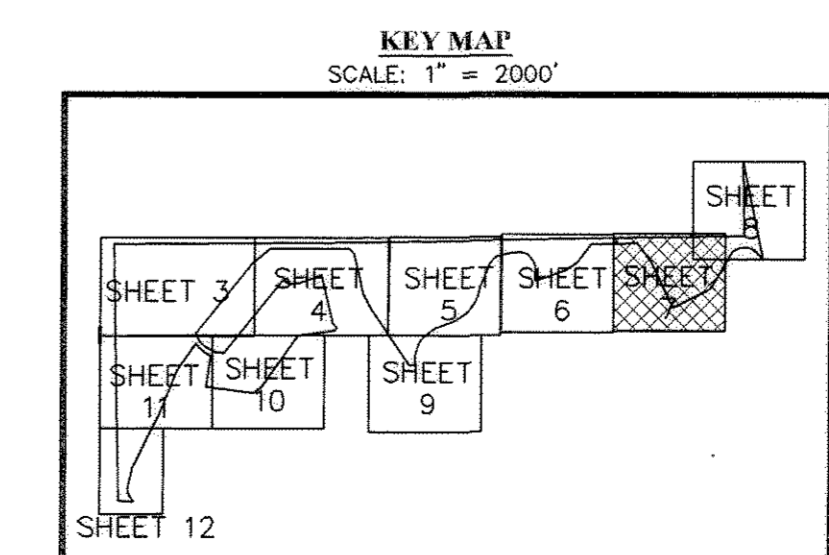


RED HAWK RIDGE
GOLF COURSE
BOOK 1411 PAGE 118

RED HAWK RIDGE
GOLF COURSE
BOOK 1411 PAGE 118

NE 1/4
SEC 3

NOTE:
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LINE AND CURVE TABLES.



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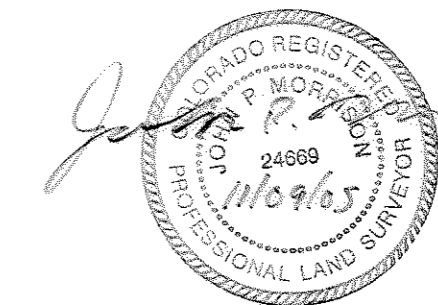
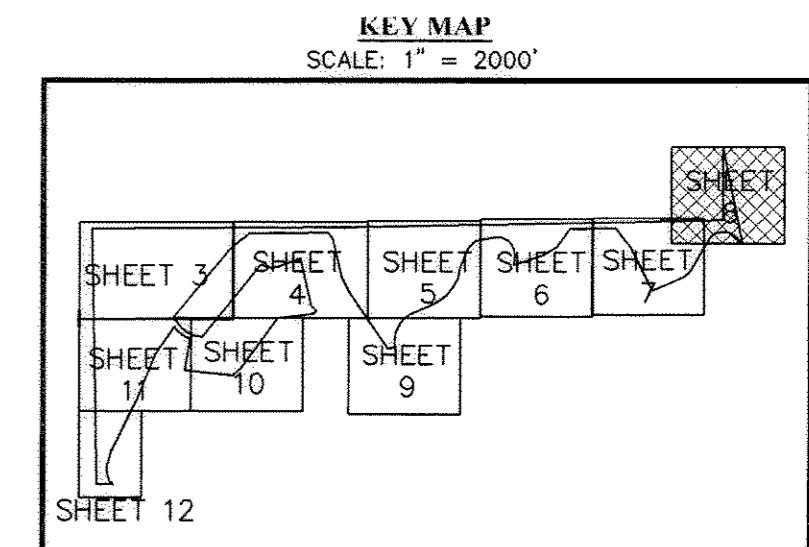
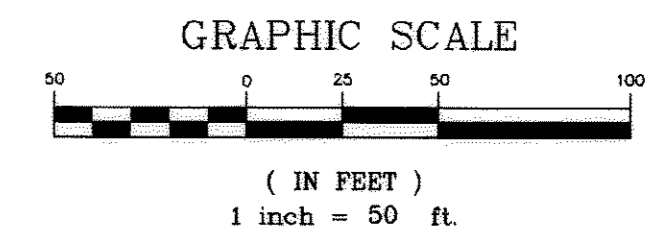
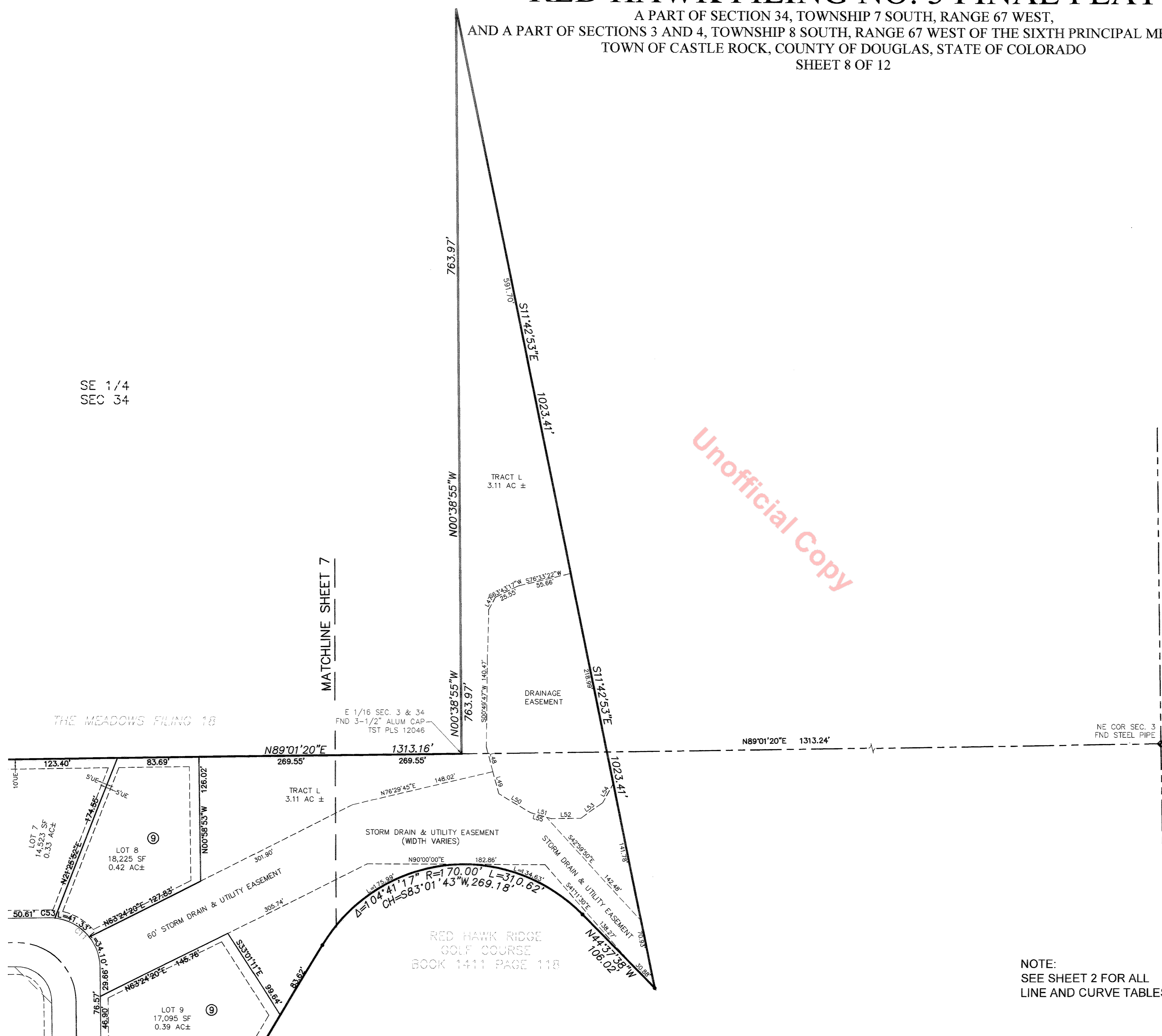
RED HAWK FILING NO. 3 FINAL PLAT

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A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
AND A PART OF SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 12

SE 1/4
SEC 34

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NOTE:
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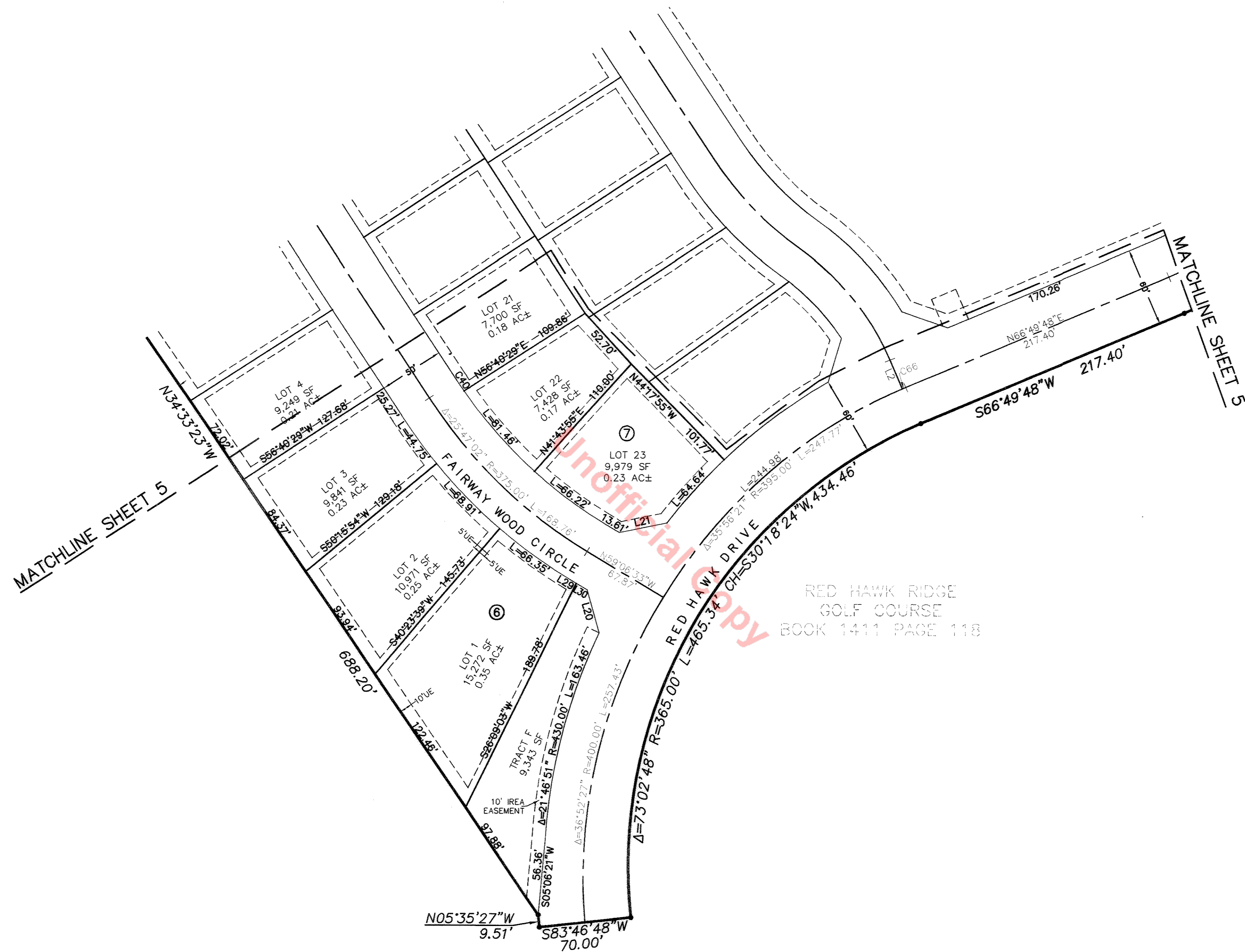
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 12

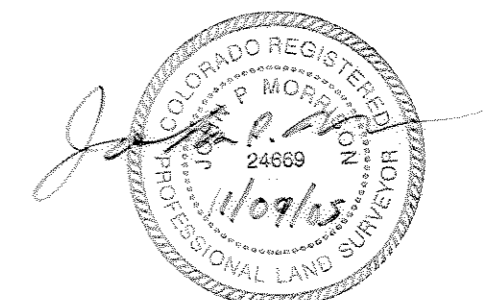
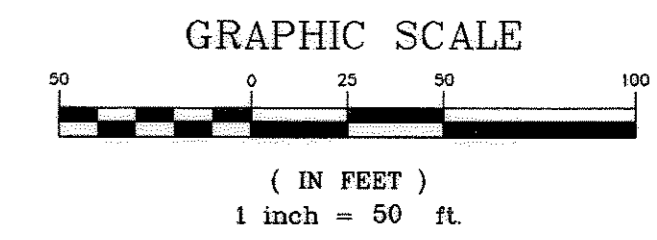
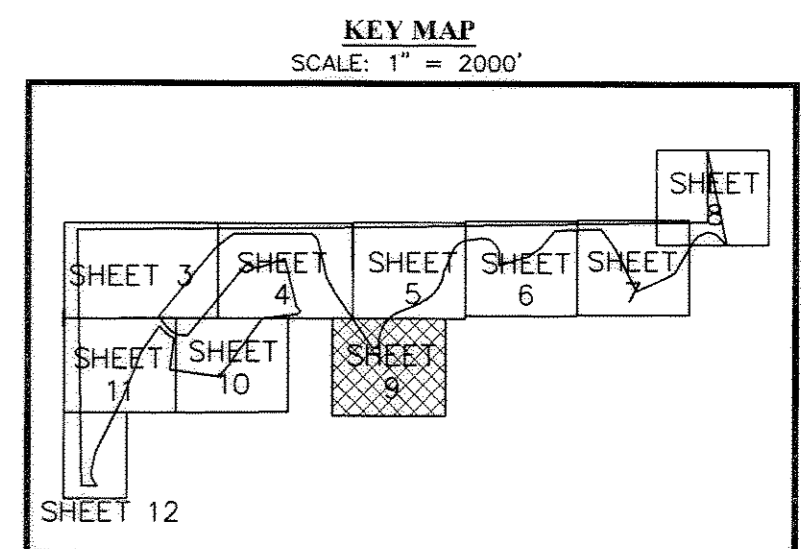


RED HAWK RIDGE
GOLF COURSE
BOOK 1411 PAGE 118

RED HAWK RIDGE
GOLF COURSE
BOOK 1411 PAGE 118

EXISTING 100 YR
FLOOD PLAIN
FIRM PANEL #080049 0170C

EXISTING 100 YR
FLOOD PLAIN
FIRM PANEL #080049 0170C



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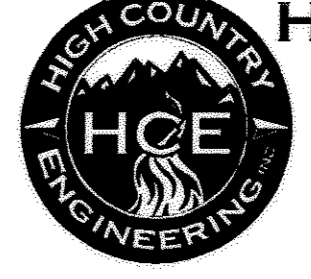
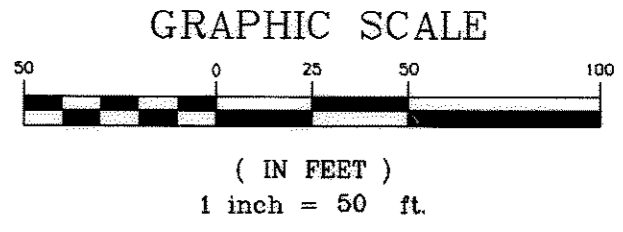
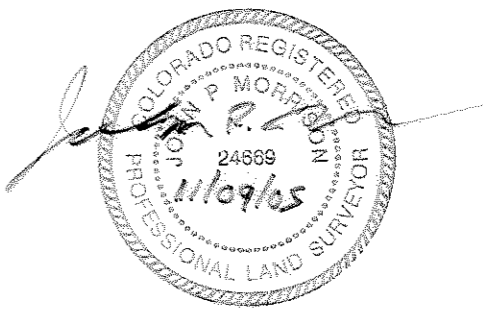
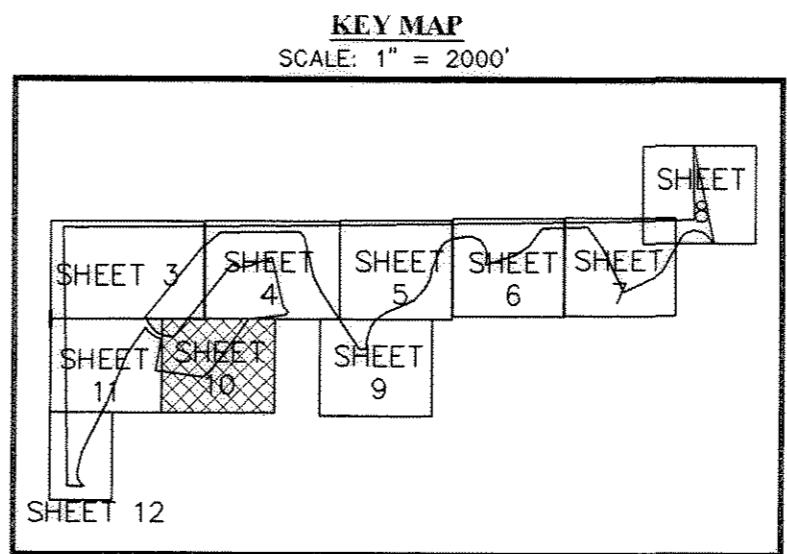
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 10 OF 12



PROPOSED 100 YR FLOOD PLAIN
(NOT APPROVED)

PROPOSED 100 YR FLOOD PLAIN
(NOT APPROVED)

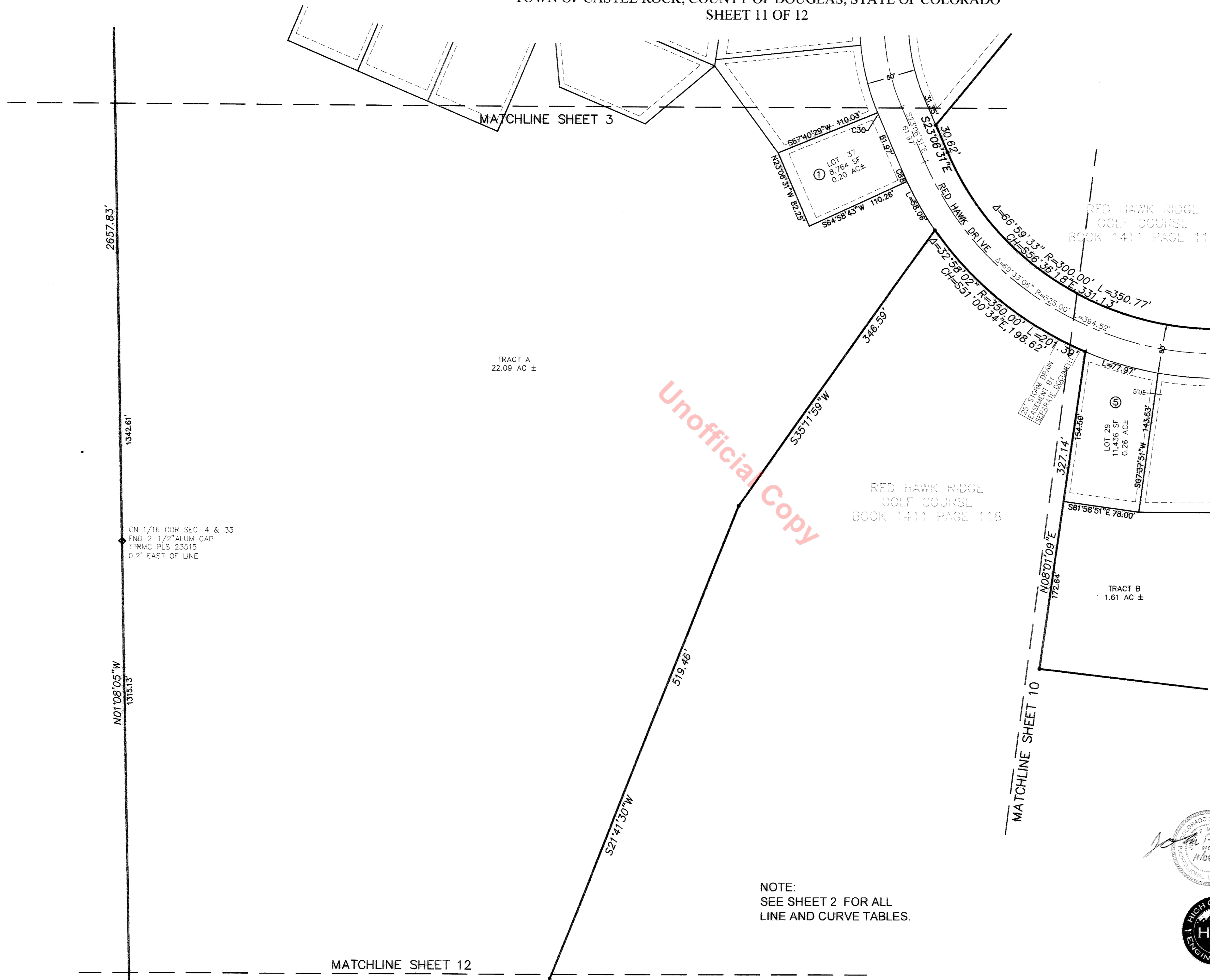
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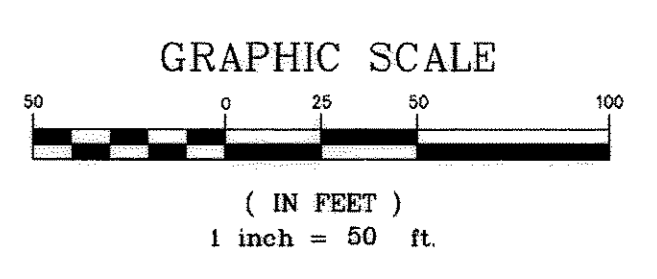
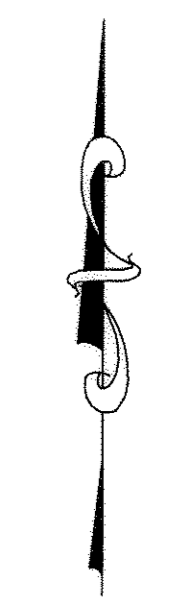
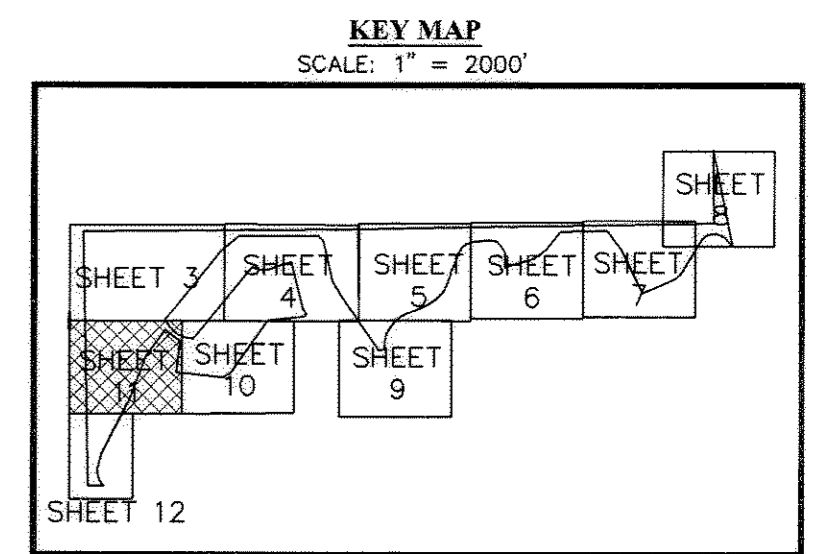
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SHEET 11 OF 12



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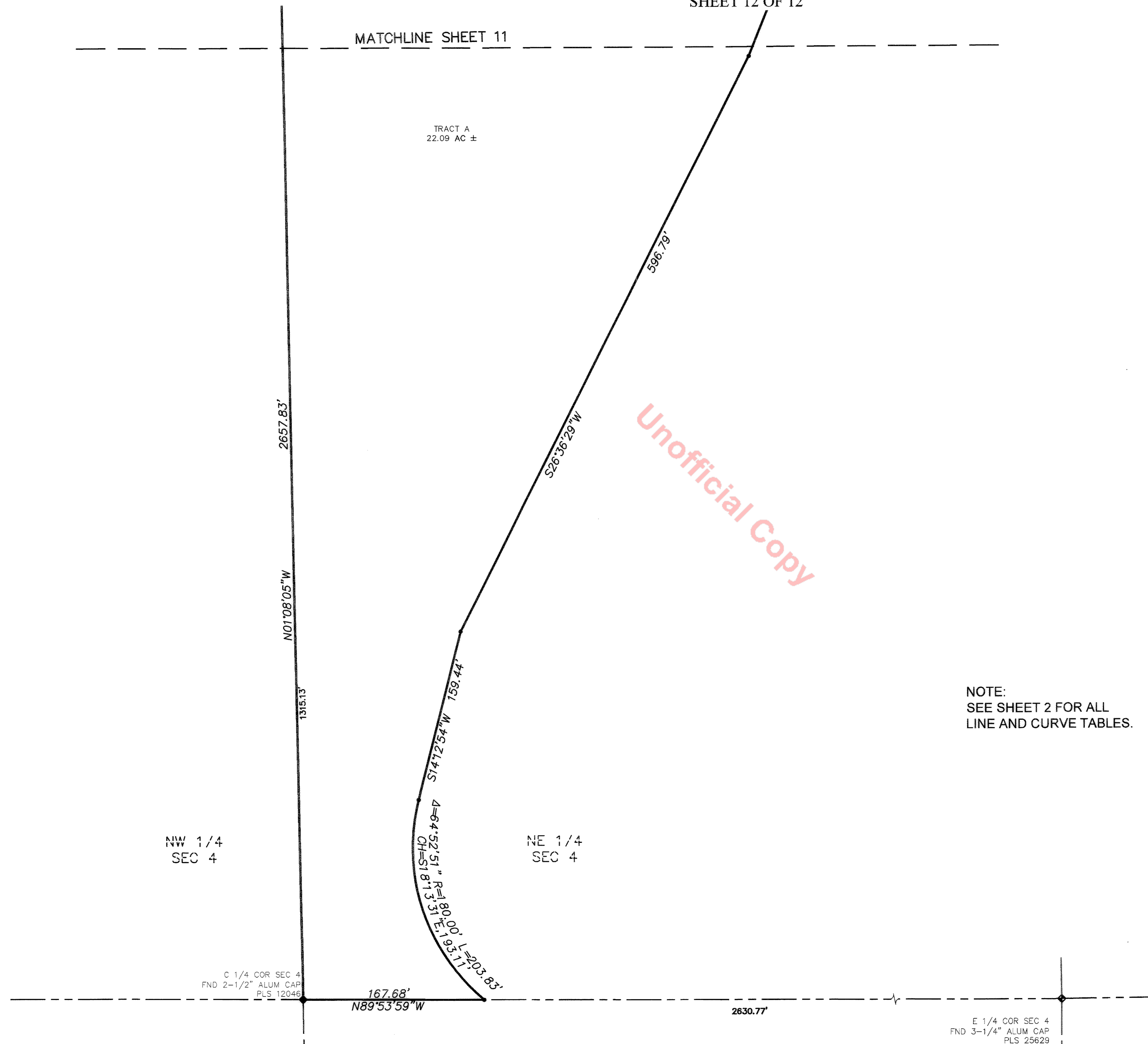
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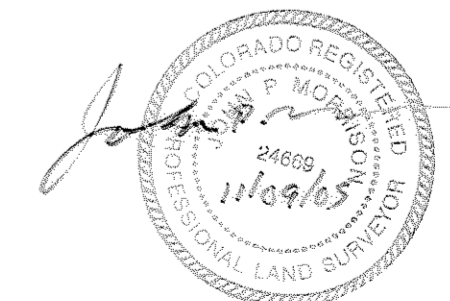
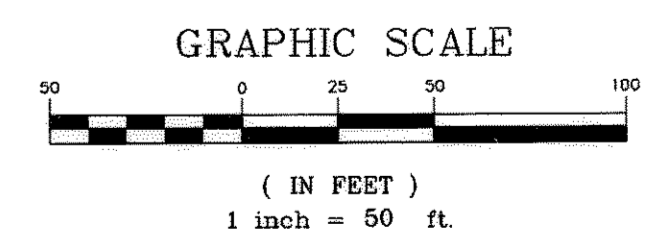
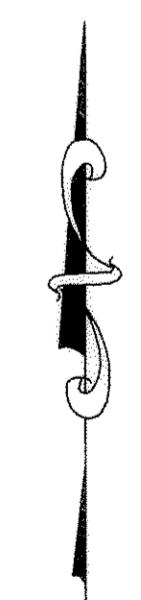
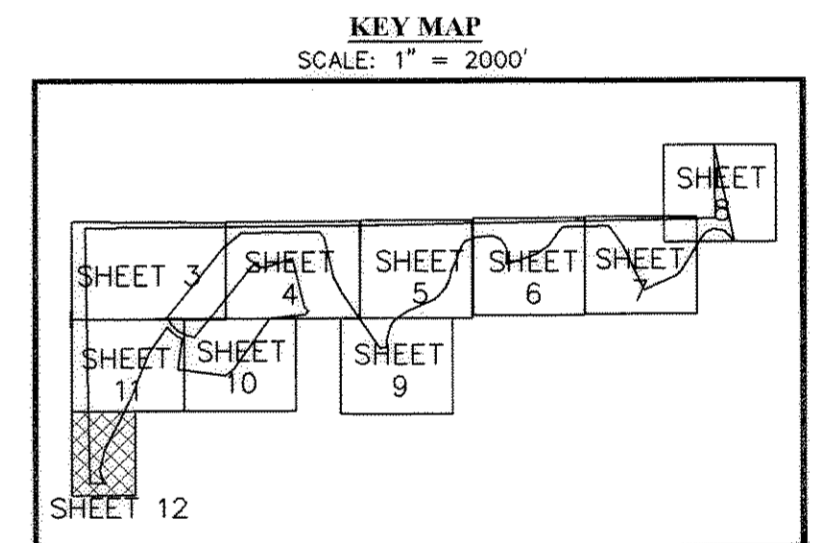
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NW 1/4
SEC 4

NE 1/4
SEC 4

C 1/4 COR SEC 4
FND 2-1/2" ALUM CAP
PLS 12046

E 1/4 COR SEC 4
FND 3-1/4" ALUM CAP
PLS 25629