

TERRAIN FILING NO. 1 PLAT

A REPLAT OF LOT 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 6, TRACT C AND PORTIONS OF TRACTS A & D AND PORTIONS OF VALLEY VIEW DRIVE & ROCKY VIEW ROAD CASTLE OAKS TOGETHER WITH LOT 2, VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS TOGETHER WITH TRACT E, CASTLE OAKS ESTATES FILING NO. 6, LYING WITHIN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. ALSO BEING LOT 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 6 AND PORTIONS OF VALLEY VIEW DRIVE AND ROCKY VIEW ROAD AND TRACT C AND PORTIONS OF TRACTS A & D, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556 OF THE DOUGLAS COUNTY RECORDS, TOGETHER WITH LOT 2, VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS, RECEPTION NO. 290989, TOGETHER WITH TRACT E AND A PORTION OF TRACT D, CASTLE OAKS ESTATES FILING NO. 6 PLAT, RECORDED AT RECEPTION NO. 2015087155, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF TRACT E, CASTLE OAKS ESTATES FILING NO. 6 PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2015087155 OF THE DOUGLAS COUNTY RECORDS, BEARING N 26°39'41" W, AS SHOWN THEREON, FROM A FOUND 1.5 INCH ALUMINUM CAP STAMPED PLS 13258 AT THE SOUTH END, TO A FOUND YELLOW PLASTIC CAP STAMPED PLS 38151 AT THE NORTH END, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTH CORNER OF TRACT E, SAID CASTLE OAKS ESTATES FILING NO. 6 PLAT, THENCE ALONG THE WEST LINE OF SAID TRACT E THE FOLLOWING TWELVE (12) COURSES:

- 1. N 26°39'41" W, A DISTANCE OF 1089.03 FEET;
2. N 22°29'55" E, A DISTANCE OF 156.39 FEET;
3. N 12°57'20" E, A DISTANCE OF 166.85 FEET;
4. N 22°17'31" E, A DISTANCE OF 39.68 FEET;
5. N 48°19'24" E, A DISTANCE OF 65.19 FEET;
6. N 13°59'19" E, A DISTANCE OF 78.23 FEET;
7. N 13°18'35" W, A DISTANCE OF 67.41 FEET;
8. N 43°11'16" W, A DISTANCE OF 109.75 FEET;
9. N 32°00'14" W, A DISTANCE OF 36.66 FEET TO A POINT OF CURVATURE;
10. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 04°00'59" AND AN ARC LENGTH OF 18.93 FEET, THE CHORD OF WHICH BEARS N 59°23'26" E, A DISTANCE OF 18.92 FEET;
11. N 57°22'56" E, A DISTANCE OF 188.31 FEET TO A POINT OF CURVATURE;
12. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 28°38'50" AND AN ARC LENGTH OF 105.00 FEET;

THENCE N 03°58'14" W, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID VACATION AND REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS, RECEPTION NO. 200290989;

- THENCE ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES:
1. N 13°13'37" W, A DISTANCE OF 223.21 FEET;
2. N 59°42'31" E, A DISTANCE OF 175.00 FEET;
3. N 13°13'37" W, A DISTANCE OF 838.16 FEET;
4. N 59°42'31" E, A DISTANCE OF 417.15 FEET;
5. S 37°46'34" E, A DISTANCE OF 860.22 FEET;

THENCE N 51°38'01" E, A DISTANCE OF 71.92 FEET;
THENCE N 46°52'12" E, A DISTANCE OF 78.11 FEET TO A POINT ON THE WEST LINE OF THE ROCKY VIEW ROAD RIGHT-OF-WAY, SAID CASTLE OAKS PLAT;
THENCE S 43°07'48" E, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID ROCKY VIEW ROAD RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID ROCKY VIEW ROAD THE FOLLOWING SIX (6) COURSES:

- 1. N 46°52'12" E, A DISTANCE OF 162.50 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 33°32'45" AND AN ARC LENGTH OF 158.08 FEET;
3. N 13°19'27" E, A DISTANCE OF 209.23 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 43°59'12" AND AN ARC LENGTH OF 161.22 FEET;
5. N 57°18'39" E, A DISTANCE OF 419.88 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 42°47'56" AND AN ARC LENGTH OF 201.69 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 6, SAID CASTLE OAKS PLAT;

THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID LOT 3, BLOCK 6 THE FOLLOWING THREE (3) COURSES:
1. S 81°52'01" E, A DISTANCE OF 499.32 FEET;
2. N 34°58'50" E, A DISTANCE OF 454.92 FEET;
3. N 65°05'14" W, A DISTANCE OF 1273.45 FEET TO A POINT ON THE EAST LINE OF SAID ROCKY VIEW ROAD RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID ROCKY VIEW ROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1. N 30°20'58" W, A DISTANCE OF 349.98 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 237.92 FEET, A CENTRAL ANGLE OF 56°34'42" AND AN ARC LENGTH OF 234.94 FEET TO THE NORTHWEST CORNER OF TRACT C, SAID CASTLE OAKS PLAT;

THENCE ALONG THE NORTH AND EAST LINES OF TRACT C, SAID CASTLE OAKS PLAT, THE FOLLOWING FOUR (4) COURSES:

- 1. S 57°47'34" E, A DISTANCE OF 1877.32 FEET;
2. S 89°19'12" W, A DISTANCE OF 155.18 FEET;
3. S 08°45'36" W, A DISTANCE OF 1513.51 FEET TO A POINT ON THE WEST LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 10°10'27" AND AN ARC LENGTH OF 499.86 FEET, THE CHORD OF WHICH BEARS S 34°07'38" W, A DISTANCE OF 499.21 FEET;
2. S 39°12'50" W, A DISTANCE OF 849.50 FEET;
3. S 35°20'09" W, A DISTANCE OF 134.15 FEET;
4. S 39°09'36" W, A DISTANCE OF 651.90 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2825.00 FEET, A CENTRAL ANGLE OF 11°14'32" AND AN ARC LENGTH OF 554.30 FEET;
6. S 57°11'30" W, A DISTANCE OF 99.16 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 13°12'24" AND AN ARC LENGTH OF 648.85 FEET TO THE SOUTHWEST CORNER OF TRACT D, SAID CASTLE OAKS PLAT;

THENCE N 25°07'11" W, ALONG THE WEST LINE OF SAID TRACT D, A DISTANCE OF 37.50 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,777.50 FEET, A CENTRAL ANGLE OF 09°58'09" AND AN ARC LENGTH OF 46.98 FEET, THE CHORD OF WHICH BEARS N 65°08'19" E, A DISTANCE OF 46.98 FEET;

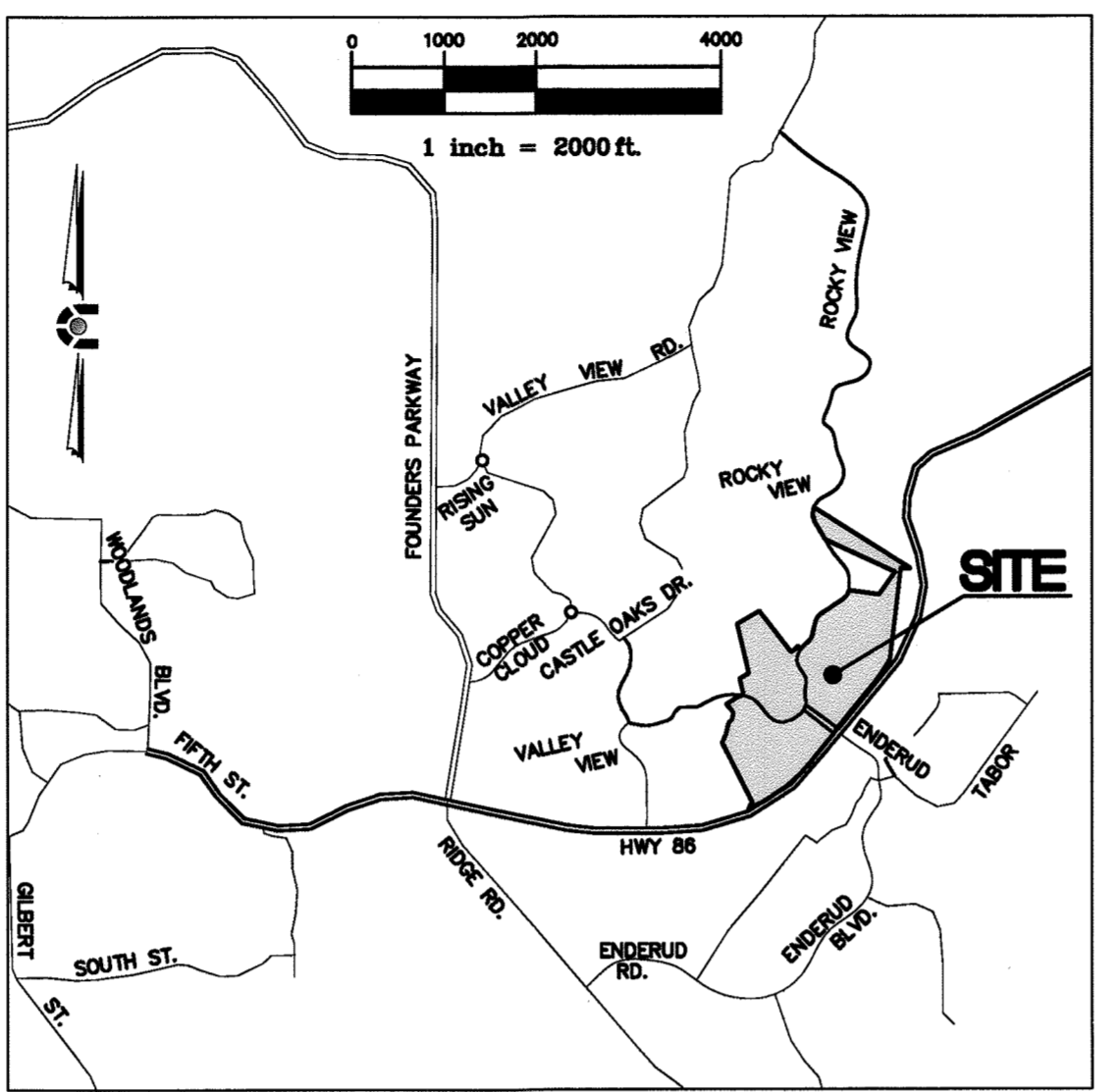
THENCE N 26°26'12" E, A DISTANCE OF 72.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 6,174,524 SQUARE FEET, OR 141,748 ACRES, MORE OR LESS.

PURPOSE
THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE LOT 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 6 AND TRACT C AND PORTIONS OF TRACTS A & D AND A PORTION OF VALLEY VIEW DRIVE AND A PORTION OF ROCKY VIEW ROAD, CASTLE OAKS SUBDIVISION TOGETHER WITH LOT 2, VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS SUBDIVISION AND TRACT E, CASTLE OAKS ESTATES FILING NO. 6 PLAT INTO 12 TRACTS AND TO DEDICATE REALIGNED PORTIONS OF VALLEY VIEW DRIVE, HIGH POINT DRIVE AND ROCKY VIEW ROAD.

NOTE
UNLESS OTHERWISE NOTED, ALL LOTS WILL HAVE A 10-FOOT WIDE UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT WIDE UTILITY EASEMENT ALONG THE SIDE LOT LINES. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO: TOWN UTILITIES, 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 DRAINAGE AND UTILITY EASEMENTS PROVIDED THE CROSSING IS 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. IN ADDITION, THE TOWN OF CASTLE ROCK CAN INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNAGE WITHIN THE FRONT LOT EASEMENT

VICINITY MAP



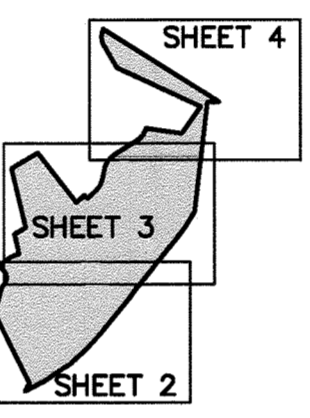
TRACT AREA SUMMARY

Table with columns: TRACT, AREA (SF), AREA (AC), LAND USE*, OWNERSHIP, MAINTENANCE. Lists tracts A through L with their respective areas and land uses.

LAND AREA SUMMARY

Table with columns: TYPE, AREA (SF), AREA (AC). Summarizes area for tracts A-F, L, ROW DEDICATED, and TOTAL.

KEY MAP



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 AUGUST 20, 2015 AT RECEPTION NO. 2015089653, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 6 DAY OF JUNE, 2016
BANK OF THE OZARKS

NOTARY CERTIFICATE

SUBSCRIBED AND SWORN BEFORE ME THIS 6 DAY OF JUNE, 2016 BY Juan Gonzalez AS EUP OF BANK OF THE OZARKS. Notary seal for Armando Chavez, Notary Public, Commission Expires 11-6-19.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

SLV CASTLE OAKS, A DELAWARE LIMITED LIABILITY COMPANY BY: CRIMM/CHELL AS: VICE PRESIDENT WEST REGION

SIGNED THIS 16th DAY OF MAY, 2016
COUNTY OF DOUGLAS STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }
SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF May, 2016

WITNESS MY HAND AND OFFICIAL SEAL
REBECA L RAMOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154030172
MY COMMISSION EXPIRES JULY 31, 2019

OWNER AND DEVELOPER
SLV CASTLE OAKS, LLC
385 INVERNESS PKWY., SUITE 310
ENGLEWOOD, CO. 80112
ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120
MY COMMISSION EXPIRES: 5/24/2016

TITLE CERTIFICATION

I, James Betson, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co., 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 & DEDICATION. SIGNED THIS DAY OF May 11, 2016

AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF May, 2016 BY

James Betson
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/9/2016

CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACTS K AND L ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

CASTLE OAKS ESTATES MASTER ASSOCIATION

BY: PRESIDENT

STATE OF COLORADO
COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2016

BY: CRANK CAMPBELL AS PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL
REBECA L RAMOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154030172
MY COMMISSION EXPIRES JULY 31, 2019

MY COMMISSION EXPIRES: July 31, 2019

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 29 DAY OF JUNE, 2016

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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN CLERK
TOWN OF CASTLE ROCK

DATE: 9-13-16
DATE: September 13, 2016

SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 2015 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS AMENDED 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.

THOMAS M. GIRARD
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:49 P.M. ON THE 15th DAY OF September, 2016

AT RECEPTION NO. 2016064135

DOUGLAS COUNTY CLERK AND RECORDER
BY: C. Ambrose



TERRAIN FILING NO. 1 PLAT
PROJECT NO. PL15-0008

DOUGLAS COUNTY CLERK AND RECORDER



Table with columns: NO., DESCRIPTION, DATE, BY. Revisions section.

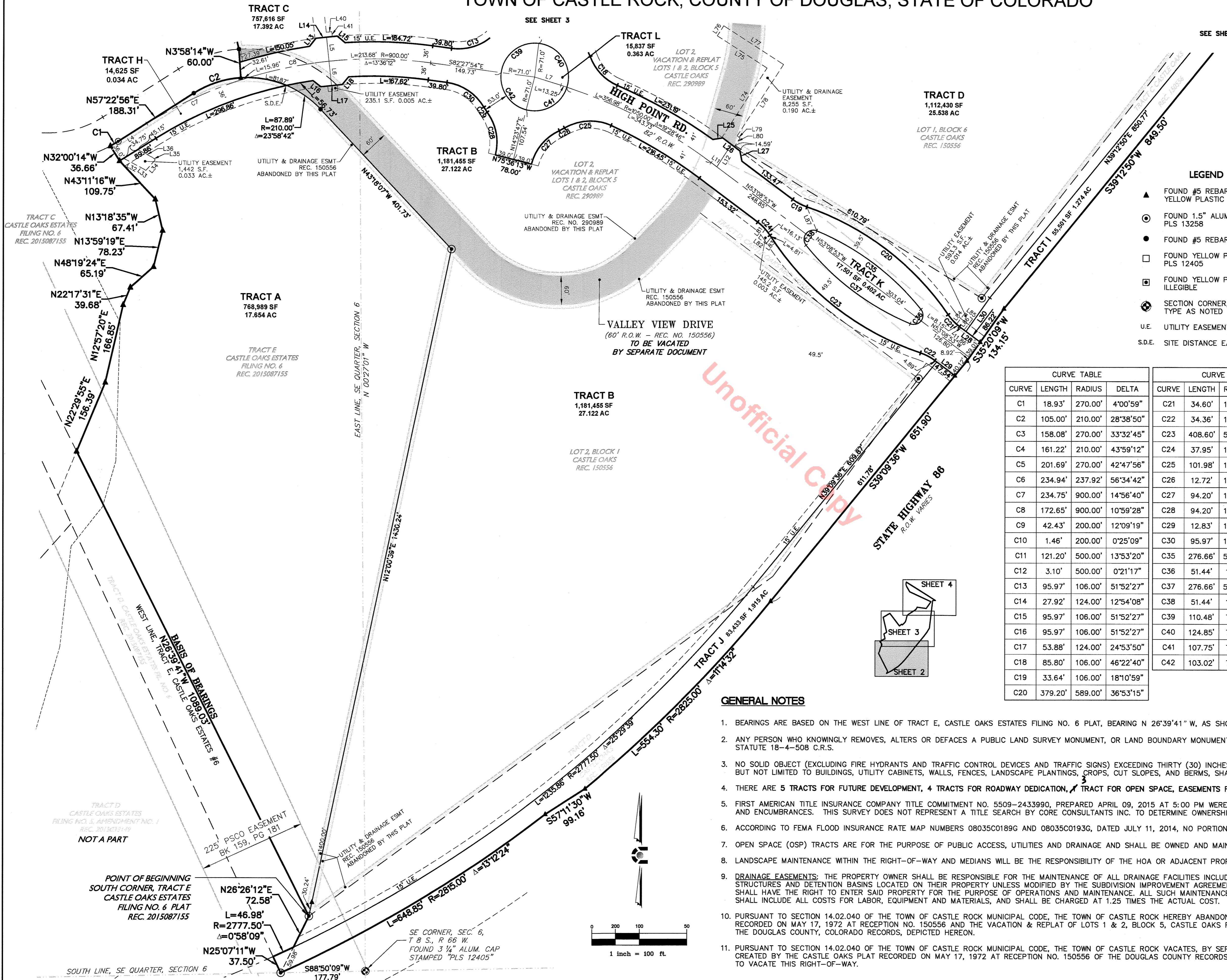
TERRAIN FILING NO. 1 PLAT

INITIAL PLAN
RELEASE: 4/28/16
DESIGNED BY:
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO.
14-001
SHEET
1 OF 4

TERRAIN FILING NO. 1 PLAT

A REPLAT OF LOT 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 6, TRACT C AND PORTIONS OF TRACTS A & D AND PORTIONS OF VALLEY VIEW DRIVE & ROCKY VIEW ROAD CASTLE OAKS TOGETHER WITH LOT 2, VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS TOGETHER WITH TRACT E, CASTLE OAKS ESTATES FILING NO. 6, LYING WITHIN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- ▲ FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 38151
- FOUND 1.5" ALUMINUM CAP PLS 13258
- FOUND #5 REBAR, NO CAP
- FOUND YELLOW PLASTIC CAP PLS 12405
- FOUND YELLOW PLASTIC CAP ILLEGIBLE
- ⊕ SECTION CORNER, TYPE AS NOTED
- U.E. UTILITY EASEMENT
- S.D.E. SITE DISTANCE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	18.93'	270.00'	4'00'59"
C2	105.00'	210.00'	28'38'50"
C3	158.08'	270.00'	33'32'45"
C4	161.22'	210.00'	43'59'12"
C5	201.69'	270.00'	42'47'56"
C6	234.94'	237.92'	56'34'42"
C7	234.75'	900.00'	14'56'40"
C8	172.65'	900.00'	10'59'28"
C9	42.43'	200.00'	12'09'19"
C10	1.46'	200.00'	0'25'09"
C11	121.20'	500.00'	13'53'20"
C12	3.10'	500.00'	0'21'17"
C13	95.97'	106.00'	51'52'27"
C14	27.92'	124.00'	12'54'08"
C15	95.97'	106.00'	51'52'27"
C16	95.97'	106.00'	51'52'27"
C17	53.88'	124.00'	24'53'50"
C18	85.80'	106.00'	46'22'40"
C19	33.64'	106.00'	18'10'59"
C20	379.20'	589.00'	36'53'15"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C21	34.60'	106.00'	18'42'15"
C22	34.36'	106.00'	18'34'12"
C23	408.60'	599.00'	39'05'02"
C24	37.95'	106.00'	20'30'50"
C25	101.98'	106.00'	55'07'20"
C26	12.72'	124.00'	5'52'32"
C27	94.20'	106.00'	50'55'04"
C28	94.20'	106.00'	50'55'04"
C29	12.83'	124.00'	5'55'49"
C30	95.97'	106.00'	51'52'27"
C35	276.66'	549.50'	28'50'51"
C36	51.44'	19.50'	151'09'09"
C37	276.66'	549.50'	28'50'51"
C38	51.44'	19.50'	151'09'09"
C39	110.48'	71.00'	89'09'14"
C40	124.85'	71.00'	100'45'04"
C41	107.75'	71.00'	86'57'23"
C42	103.02'	71.00'	83'08'19"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	71.92	N51'38'01"E
L2	78.11	N46'52'12"E
L3	60.00	S43'07'48"E
L4	89.86	N57'59'46"E
L5	50.73	N06'04'06"W
L6	51.30	N06'04'06"W
L7	57.75	N72'37'39"W
L8	9.55	N57'22'25"W
L9	51.38	S57'22'25"E
L10	55.08	N37'46'34"W
L11	15.00	N53'08'53"W
L12	56.13	S32'55'10"W
L13	21.56	S38'01'11"W
L14	45.00	S83'55'54"W
L15	21.56	N50'09'23"W
L16	20.85	S52'04'16"E
L17	45.00	N83'55'54"E
L18	20.85	N39'56'03"E
L19	22.50	S10'56'01"E
L20	46.69	N29'25'18"E
L21	22.73	N87'18'38"E
L22	22.48	N09'55'12"W
L23	45.00	N32'38'20"E
L24	22.46	S75'10'22"W
L25	21.26	S80'59'49"W
L26	45.12	S52'57'37"E
L27	22.01	S10'55'29"E
L28	54.41	N53'08'53"W
L29	52.43	N53'08'53"W
L30	86.50	N35'20'09"E
L31	44.32	S68'07'52"E
L32	50.05	N62'21'17"W
L33	3.19	N48'36'56"W
L34	30.00	S41'23'04"W
L35	6.81	S48'36'56"E
L36	36.10	S62'21'17"E
L37	192.51	S06'04'06"E
L38	25.00	N83'55'54"E
L39	182.19	S06'04'06"E
L40	11.63	N84'18'29"E
L41	10.19	N05'20'43"W
L42	11.94	N06'03'23"W
L43	20.00	N83'55'54"E
L44	11.94	S06'05'04"E

LINE TABLE

LINE	LENGTH	DIRECTION
L45	23.66	N37'45'45"W
L46	31.00	N52'14'15"E
L47	10.62	S37'45'45"E
L48	20.00	S57'22'25"E
L49	31.00	S32'37'35"W
L50	20.00	N57'22'25"W
L51	57.50	N72'34'55"W
L52	121.09	N27'42'43"W
L53	91.80	N14'53'11"W
L54	36.48	N25'29'46"E
L55	56.61	N75'06'49"E
L56	41.26	S83'32'28"E
L57	92.52	N78'26'58"E
L58	43.17	N52'02'56"E
L59	64.33	N83'43'00"W
L60	107.78	S59'53'20"W
L61	61.22	S59'43'55"W
L62	93.20	S36'14'53"W
L63	31.34	N66'55'23"E
L64	155.10	N29'43'55"E
L65	1.50	N29'41'30"E
L66	54.66	N00'20'55"W
L67	125.47	S83'18'40"E
L68	11.00	S67'39'22"E
L69	20.37	S22'20'38"W
L70	8.63	N67'39'22"W
L71	62.68	N83'18'40"W
L72	20.00	S06'41'20"W
L73	60.04	N83'18'40"W
L74	173.41	N32'55'10"E
L75	124.45	N57'16'13"W
L76	25.00	N32'43'47"E
L77	149.53	N57'16'13"W
L78	178.61	N32'55'10"E
L79	7.47	S53'09'18"E
L80	21.68	S32'55'42"W
L81	23.51	N36'58'19"E
L82	20.00	N53'01'41"W
L83	17.40	S36'58'19"W
L84	29.81	S37'38'25"W
L85	20.00	N50'47'10"W
L86	29.30	S37'37'14"W
L87	54.34	S22'51'36"E

Unofficial Copy

GENERAL NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF TRACT E, CASTLE OAKS ESTATES FILING NO. 6 PLAT, BEARING N 26°39'41" W, AS SHOWN THEREON, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE EASEMENTS.
- THERE ARE 5 TRACTS FOR FUTURE DEVELOPMENT, 4 TRACTS FOR ROADWAY DEDICATION, 1 TRACT FOR OPEN SPACE, EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2433990, PREPARED APRIL 09, 2015 AT 5:00 PM WERE RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 08035C0189G AND 08035C0193G, DATED JULY 11, 2014, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
- OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA, DISTRICT OR ASSIGNEE.
- LANDSCAPE MAINTENANCE WITHIN THE RIGHT-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITY OF THE HOA OR ADJACENT PROPERTY OWNER.
- DRAINAGE EASEMENTS:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSE 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND DRAINAGE EASEMENTS CREATED BY THE CASTLE OAKS PLAT RECORDED ON MAY 17, 1972 AT RECEPTION NO. 150556 AND THE VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS REPLAT RECORDED ON SEPTEMBER 8, 1982 AT RECEPTION NO. 290989 OF THE OF THE DOUGLAS COUNTY, COLORADO RECORDS, DEPICTED HEREON.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK VACATES, BY SEPARATE INSTRUMENT, PORTIONS OF VALLEY VIEW DRIVE AND ROCKY VIEW ROAD AS CREATED BY THE CASTLE OAKS PLAT RECORDED ON MAY 17, 1972 AT RECEPTION NO. 150556 OF THE DOUGLAS COUNTY RECORDS AND DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 3000 W. 144th
 DENVER, CO 80202
CORE CONSULTANTS

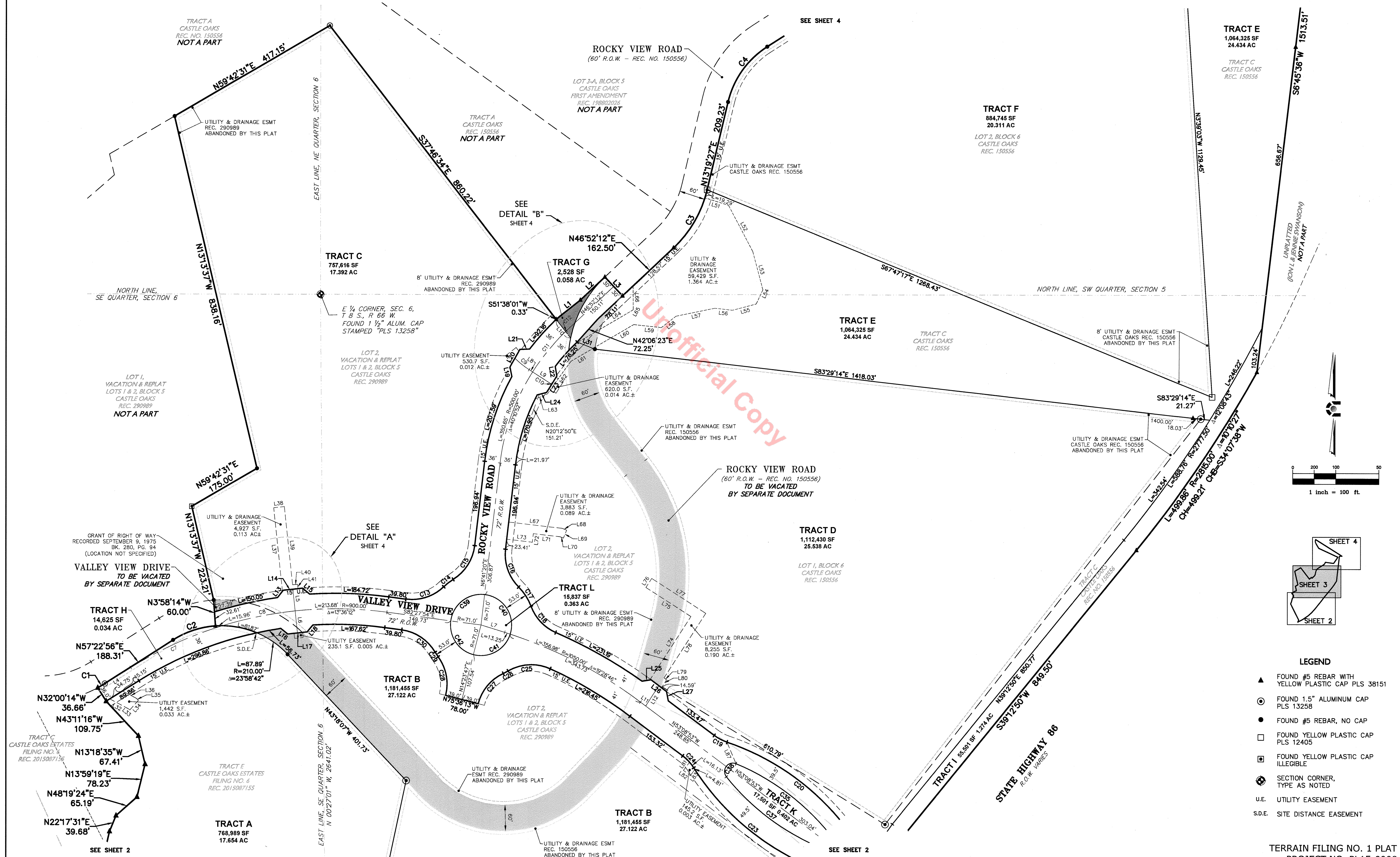
NO.	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 1 PLAT
 PROJECT NO. PL15-0008
 SHEET 2 OF 4

INITIAL PLAN
 RELEASE: 4/28/16
 DESIGNED BY: JCA
 DRAWN BY: JCA
 CHECKED BY: JMG
 JOB NO. 14-001

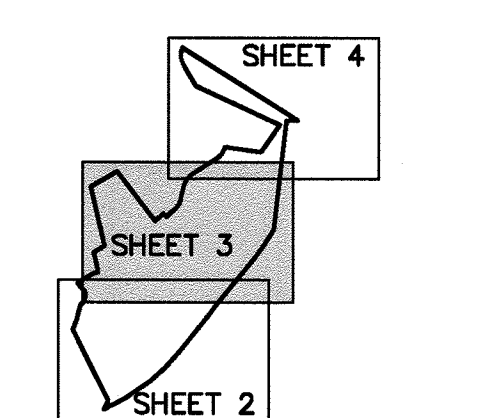
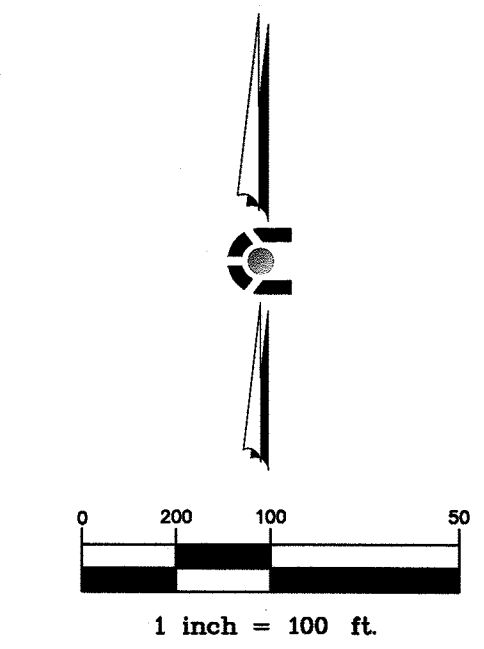
TERRAIN FILING NO. 1 PLAT

A REPLAT OF LOT 2, BLOCK 1 AND LOTS 1 & 2, BLOCK 6, TRACT C AND PORTIONS OF TRACTS A & D AND PORTIONS OF VALLEY VIEW DRIVE & ROCKY VIEW ROAD CASTLE OAKS TOGETHER WITH LOT 2, VACATION & REPLAT OF LOTS 1 & 2, BLOCK 5, CASTLE OAKS TOGETHER WITH TRACT E, CASTLE OAKS ESTATES FILING NO. 6, LYING WITHIN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



NO.	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 1 PLAT



- LEGEND**
- ▲ FOUND #5 REBAR WITH FOUND PLASTIC CAP PLS 38151
 - FOUND 1.5" ALUMINUM CAP PLS 13258
 - FOUND #5 REBAR, NO CAP
 - FOUND YELLOW PLASTIC CAP PLS 12405
 - ▣ FOUND YELLOW PLASTIC CAP ILLEGIBLE
 - ⊙ SECTION CORNER, TYPE AS NOTED
 - U.E. UTILITY EASEMENT
 - S.D.E. SITE DISTANCE EASEMENT

INITIAL PLAN
 RELEASE: 4/28/16
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 DRAWN BY: JCA
 CHECKED BY: TMG

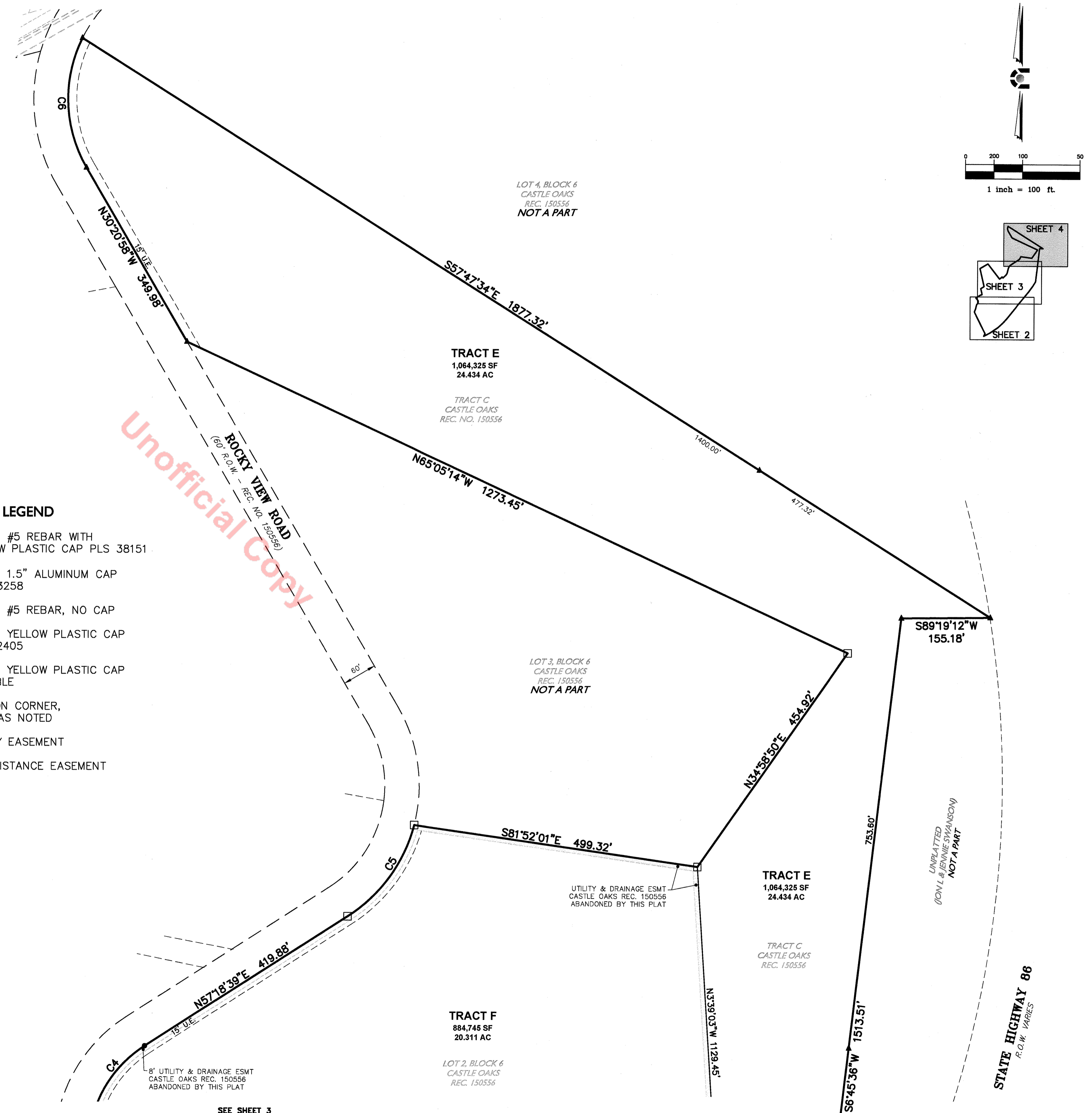
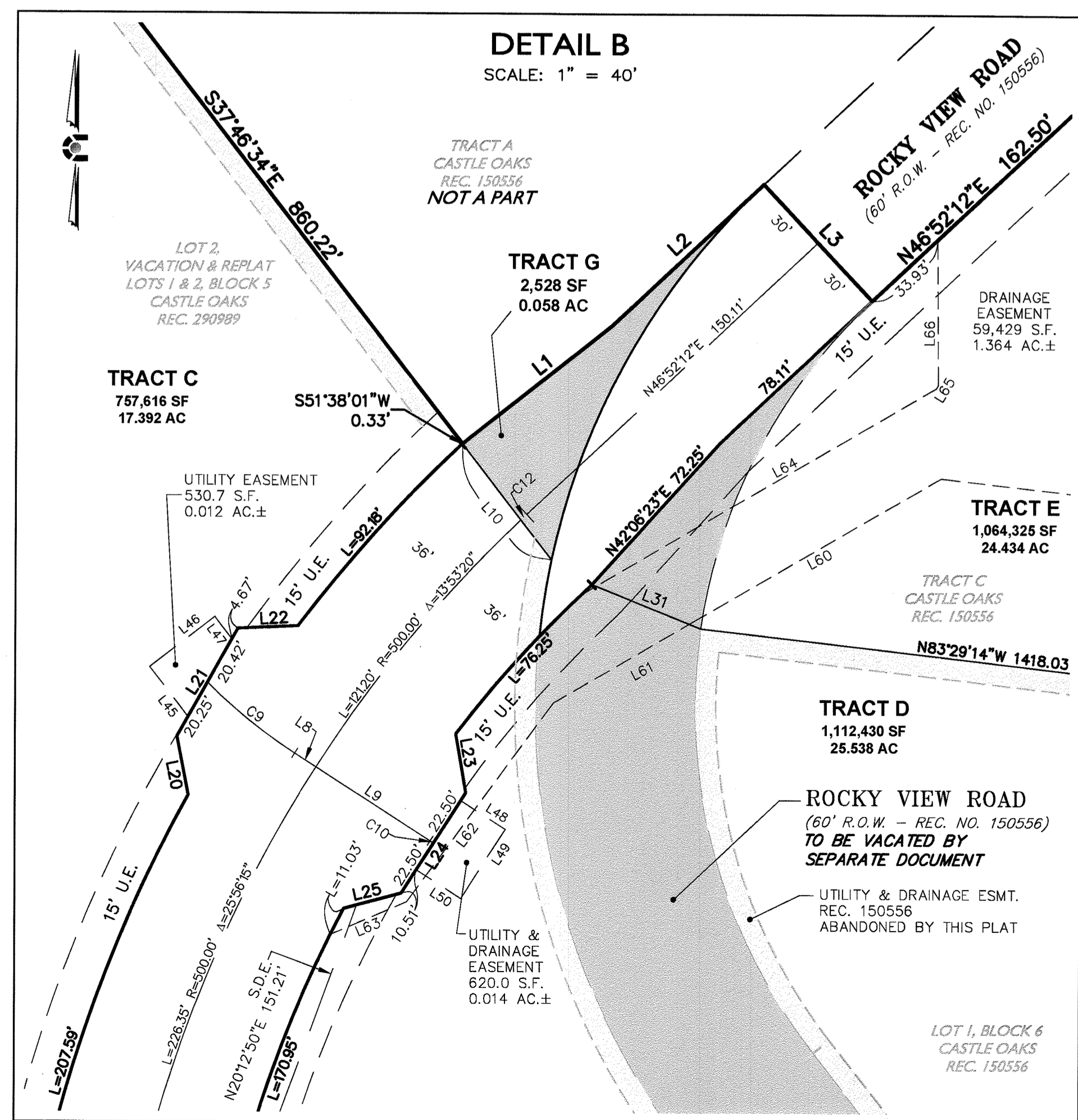
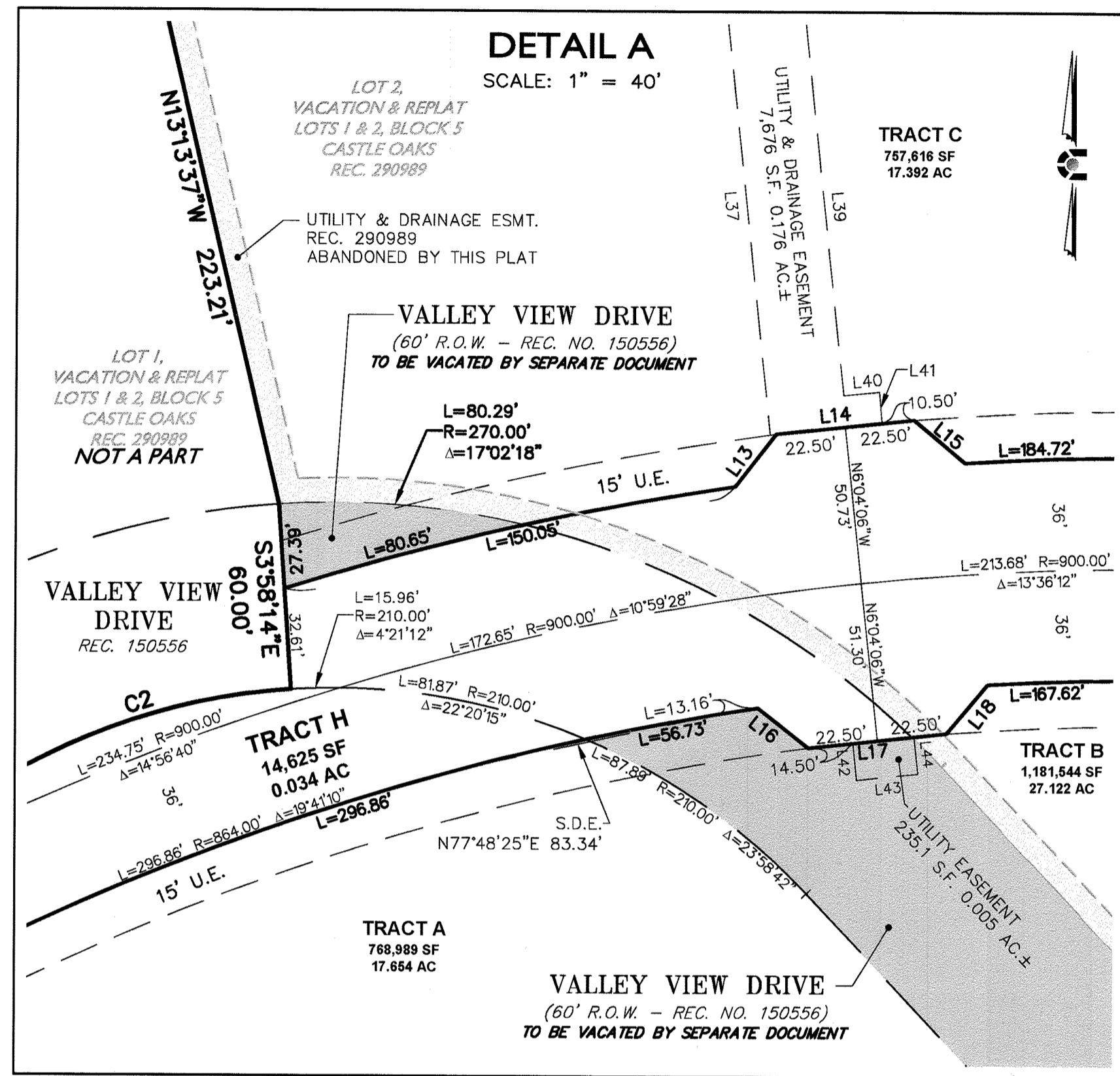
JOB NO.
 14-001

SHEET
 3 OF 4

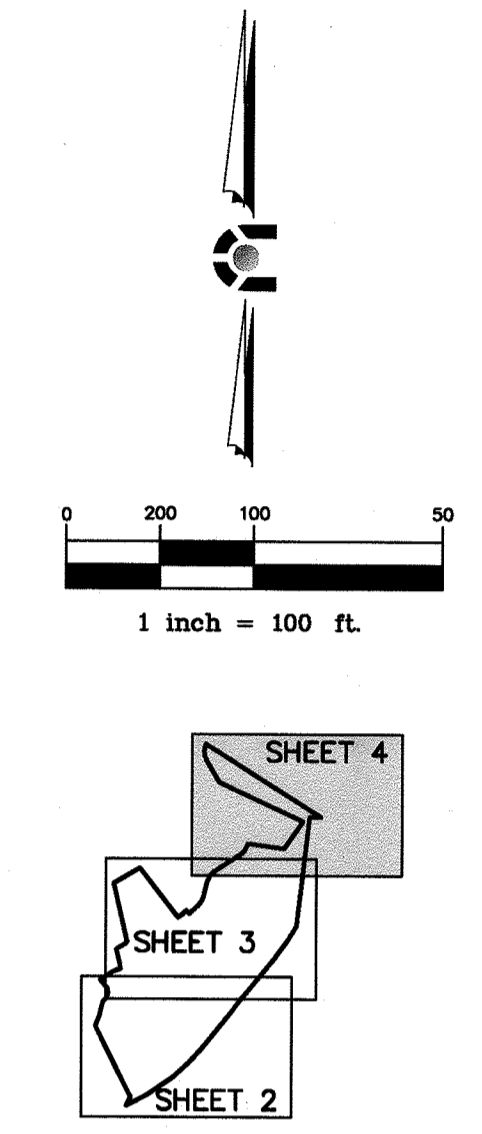
TERRAIN FILING NO. 1 PLAT
 PROJECT NO. PL15-0008

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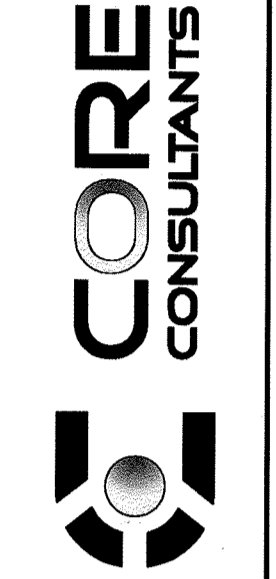
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- LEGEND**
- ▲ FOUND #5 REBAR WITH YELLOW PLASTIC CAP PLS 38151
 - ⊙ FOUND 1.5" ALUMINUM CAP PLS 13258
 - FOUND #5 REBAR, NO CAP
 - FOUND YELLOW PLASTIC CAP PLS 12405
 - ▣ FOUND YELLOW PLASTIC CAP ILLEGIBLE
 - ⊕ SECTION CORNER, TYPE AS NOTED
 - U.E. UTILITY EASEMENT
 - S.D.E. SITE DISTANCE EASEMENT



CIVIL ENGINEERING
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1800 W. Jefferson Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY

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DESIGNED BY: JCA
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO. 14-001
SHEET 4 OF 4

TERRAIN FILING NO. 1 PLAT
PROJECT NO. PL15-0008