

# TERRAIN FILING NO. 3 PLAT

## LYING WITHIN THE NORTH HALF OF SECTION 7, 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 BEING A PORTION OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2010034832 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 83°54'29" E, A DISTANCE OF 1954.44 FEET TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

- THENCE ALONG THE SOUTH LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:
  - ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A CENTRAL ANGLE OF 06°46'51" AND AN ARC LENGTH OF 682.86 FEET, THE CHORD OF WHICH BEARS S 84°40'05" E, A DISTANCE OF 682.46 FEET;
  - S 88°03'30" E, A DISTANCE OF 177.69 FEET;
  - S 71°21'30" E, A DISTANCE OF 104.40 FEET;
  - S 88°03'30" E, A DISTANCE OF 499.51 FEET;
  - N 74°36'30" E, A DISTANCE OF 106.69 FEET TO A POINT OF NON-TANGENT CURVATURE;
  - ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, A CENTRAL ANGLE OF 18°35'20" AND AN ARC LENGTH OF 942.50 FEET, THE CHORD OF WHICH BEARS N 80°38'17" E, A DISTANCE OF 938.37 FEET
  - N 87°10'30" E, A DISTANCE OF 73.30 FEET;
  - N 71°21'45" E, A DISTANCE OF 100.46 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 20, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 200016069, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 20 THE FOLLOWING THREE (3) COURSES:

- S 15°12'10" W, A DISTANCE OF 236.60 FEET;
- S 45°27'26" W, A DISTANCE OF 416.00 FEET;
- S 14°19'37" E, A DISTANCE OF 59.84 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 22, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2005002117, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 22 THE FOLLOWING SIX (6) COURSES:

- S 14°19'37" E, A DISTANCE OF 107.88 FEET;
- S 34°44'00" W, A DISTANCE OF 178.14 FEET;
- S 53°28'04" W, A DISTANCE OF 410.07 FEET;
- S 01°46'48" W, A DISTANCE OF 96.55 FEET;
- S 81°39'56" W, A DISTANCE OF 151.10 FEET;
- S 39°23'16" W, A DISTANCE OF 67.83 FEET TO THE NORTHWEST CORNER OF FOUNDERS VILLAGE FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 199607282, SAID DOUGLAS COUNTY RECORDS;

THENCE S 39°23'16" W, ALONG THE WEST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19, A DISTANCE OF 811.50 FEET;  
THENCE N 10°23'13" W, A DISTANCE OF 706.83 FEET;  
THENCE N 48°35'36" W, A DISTANCE OF 1193.28 FEET;  
THENCE N 30°36'38" W, A DISTANCE OF 336.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) PARCELS OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEARINGS FOR THE TWO (2) EXCEPTION PARCELS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 01°14'41" W, FROM THE NORTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP WITH ILLEGIBLE STAMPING TO THE WEST QUARTER CORNER OF SAID SECTION 7, MONUMENTED BY A REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "PLS 22100", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**EXCEPTION PARCEL A (ENDERUD NO. 1 WELL FIELD)**  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 80°06'22" E, A DISTANCE OF 3175.54 FEET TO THE NORTHWEST CORNER OF THE ENDERUD NO. 1 WELL FIELD AND THE POINT OF BEGINNING;  
THENCE ALONG THE BOUNDARY OF SAID ENDERUD NO. 1 WELL FIELD THE FOLLOWING FIVE (5) COURSES:

- N 88°50'00" E, A DISTANCE OF 315.00 FEET;
- S 01°10'00" E, A DISTANCE OF 212.13 FEET;
- S 43°50'00" W, A DISTANCE OF 103.05 FEET;
- S 88°50'00" W, A DISTANCE OF 242.13 FEET;
- N 01°10'00" W, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING;

**EXCEPTION PARCEL B (ENDERUD PUMP STATION)**  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE S 68°25'21" E, A DISTANCE OF 3446.45 FEET TO THE POINT OF BEGINNING;  
THENCE ALONG THE BOUNDARY OF SAID ENDERUD PUMP STATION THE FOLLOWING FOUR (4) COURSES:

- N 89°53'53" E, A DISTANCE OF 100.00 FEET;
- S 00°06'07" E, A DISTANCE OF 150.00 FEET;
- S 89°53'53" W, A DISTANCE OF 100.00 FEET;
- N 00°06'07" W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

### PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS, TRACTS, AND STREETS.

**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

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TERRAIN FILING NO. 3.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE 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. TRACTS A, D, E AND K WILL BE CONVEYED TO THE TOWN BY SEPARATE INSTRUMENT.

THE UNDERSIGNED ALSO DEDICATES TRACTS B, C, F, G, H, J, L AND M TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.  
NON-EXCLUSIVE 10' UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES AND 10' UTILITY EASEMENT ALONG FRONT LOT LINES HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, 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.

### 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, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: *Craig Campbell*  
CRAIG CAMPBELL, AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

SIGNED THIS 14<sup>th</sup> DAY OF August, 2018  
COUNTY OF DOUGLAS  
STATE OF COLORADO

### NOTARY CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DOUGLAS )  
SUBSCRIBED AND SWORN BEFORE ME THIS 14<sup>th</sup> DAY OF August, 2018  
BY CRAIG CAMPBELL AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL  
*John J. Frick*  
NOTARY PUBLIC

ALEXIS L. FRICK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20044034468  
MY COMMISSION EXPIRES SEPT. 27, 2020

### TITLE CERTIFICATION

I, Carl Laffin, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN 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 & DEDICATION.

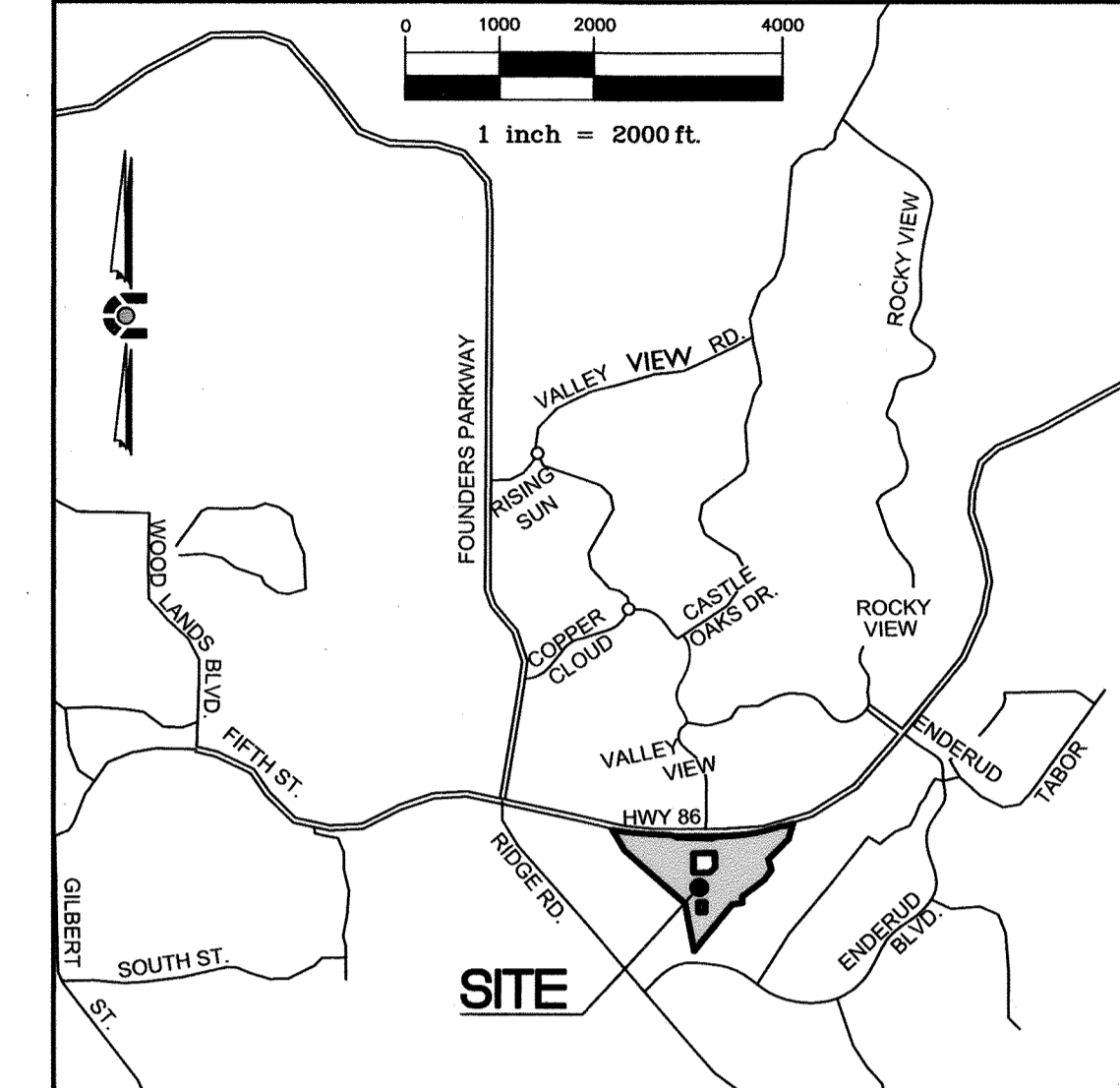
SIGNED THIS 13<sup>th</sup> DAY OF August, 2018  
BY: *Carl Laffin*  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTARY CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DOUGLAS )  
SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF August, 2018  
BY: *Carl Laffin*  
AS AUTHORIZED REPRESENTATIVE OF  
FIRST AMERICAN TITLE INSURANCE COMPANY

*C.A. Albi*  
NOTARY PUBLIC  
CYNTHIA ANN ALBI  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19934007866  
My Commission Expires May 25, 2021

### VICINITY MAP



### TRACT AREA SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	171,436	3.936	FP, UT	TOWN	TOWN
TRACT B	1,001	0.023	OSP	HOA	HOA
TRACT C	341,508	7.840	OSP, DR, UT	HOA	HOA
TRACT D	54,554	1.252	ROW, UT	TOWN	TOWN
TRACT E	48,169	1.106	ROW, DR, UT	TOWN	TOWN
TRACT F	12,761	0.293	PA, UT	HOA	HOA
TRACT G	17,287	0.397	PA, UT, DR	HOA	HOA
TRACT H	12,834	0.295	PA, UT	HOA	HOA
TRACT J	14,865	0.341	OSP, UT	HOA	HOA
TRACT K	158,973	3.650	FP, UT	TOWN	TOWN
TRACT L	370,009	8.494	OSP, DR, UT	HOA	HOA
TRACT M	2,725	0.063	OSP, DR, UT	HOA	HOA

NOTE: TRACT I WAS INTENTIONALLY OMITTED FROM THIS PLAT

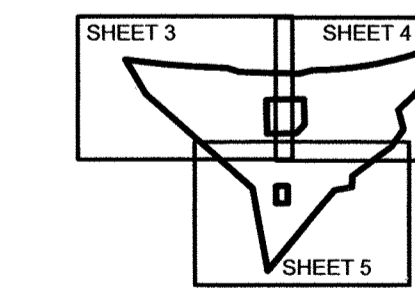
### \* LAND USE DEFINITIONS:

- OSP OPEN SPACE PRIVATE
- PA PRIVATE ACCESS
- ROW DEDICATED RIGHT-OF-WAY
- DR DRAINAGE
- UT UTILITY
- TOWN TOWN OF CASTLE ROCK
- HOA CASTLE OAKS ESTATES MASTER ASSOCIATION
- FP FLOODPLAIN

### LAND AREA SUMMARY

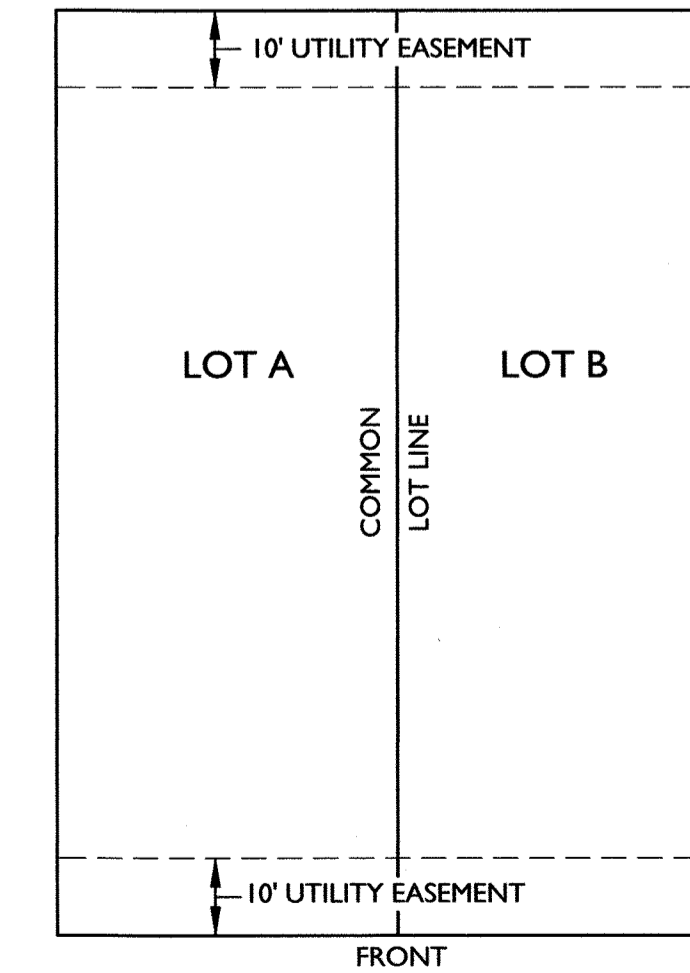
TYPE	AREA (SF)	AREA (AC)
TRACTS (A-H & J-M)	1,206,122	27.689
PUBLIC ROW DEDICATED	179,045	4.110
LOTS (120)	569,505	13.074
TOTAL	1,954,672	44.873

### KEY MAP



### SHEET INDEX

- SHEET 1 COVER
- SHEET 2 PLAT
- SHEET 3 PLAT
- SHEET 4 PLAT
- SHEET 5 PLAT
- SHEET 6 EASEMENTS
- SHEET 7 EASEMENTS
- SHEET 8 STORM EASEMENTS
- SHEET 9 TABLES



### STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE OAKS DEVELOPMENT AGREEMENT RECORDED ON THE 27TH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465, AND ACCORDINGLY 120.00 SFE ARE DEBITED FROM THE WATER BANK.

### CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACTS B, C, F, G, H, J, L AND M IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

CASTLE OAKS ESTATES MASTER ASSOCIATION  
BY: *Craig Campbell*  
CRAIG CAMPBELL, PRESIDENT

STATE OF COLORADO  
COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF August, 2018

BY CRAIG CAMPBELL AS PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

### WITNESS MY HAND AND OFFICIAL SEAL

*John J. Frick*  
NOTARY PUBLIC

ALEXIS L. FRICK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20044034468  
MY COMMISSION EXPIRES SEPT. 27, 2020

MY COMMISSION EXPIRES: 9/27/20

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 14<sup>th</sup> DAY OF August, 2018  
*Lisa Anderson*  
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.

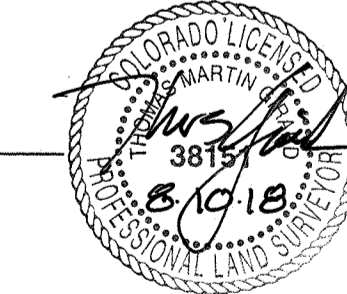
ATTEST: *Lisa Anderson* TOWN CLERK  
*David Colton* TOWN MANAGER  
DATE: 8-21-2018 DATE: August 21, 2018



### SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, 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 IN FEBRUARY, 2018 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 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*  
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

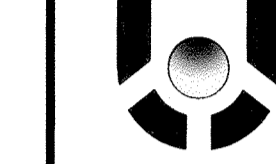
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:36 P.M. ON THE 22<sup>nd</sup> DAY OF August, 2018

AT RECEPTION NO. 2018051033  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: *Sandra L. Searcy*  
DEPUTY



CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
LAND SURVEYING  
LAND VALUATION  
302.703.4444  
1950 W. LITTLETON BLVD., SUITE 109  
LITTLETON, CO 80120

CORE CONSULTANTS



NO.	DESCRIPTION	DATE	BY
1.	TOWN COMMENTS	05/24/18	KDS
2.	TOWN COMMENTS	06/29/18	KDS
3.	TOWN COMMENTS	07/25/18	KDS

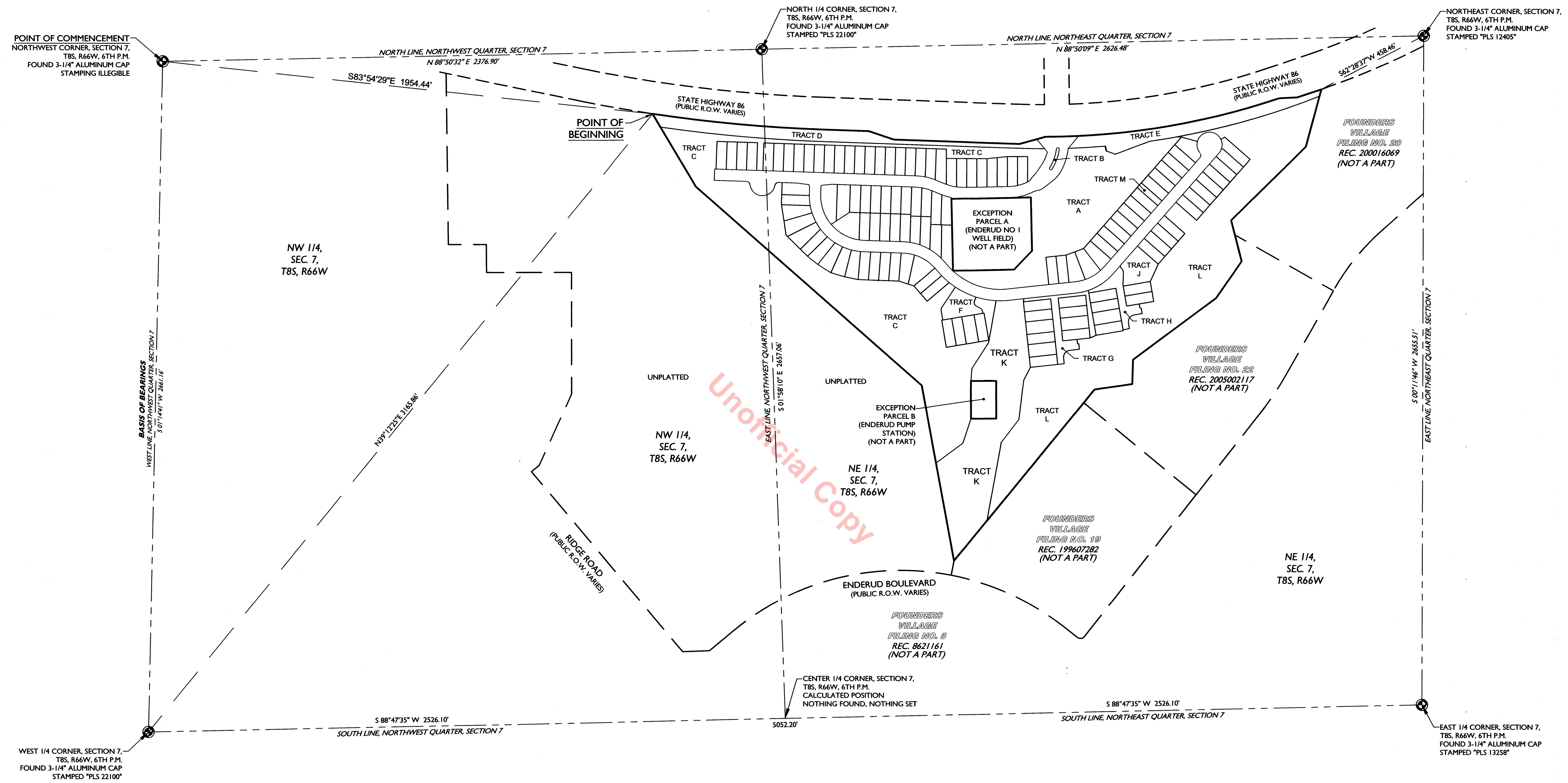
TERRAIN FILING NO. 3  
N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
COLORADO

INITIAL PLAN  
RELEASE: 12/21/17  
DESIGNED BY: KDS  
DRAWN BY: KDS  
CHECKED BY: TMG

JOB NO.  
14-001  
SHEET  
1 OF 9

# TERRAIN FILING NO. 3 PLAT

## LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

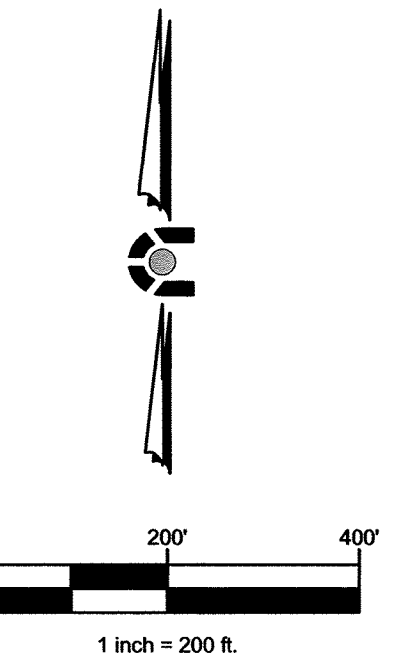


**GENERAL NOTES**

- 1) 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.
- 2) 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.
- 3) THERE ARE 120 LOTS, 12 TRACTS, PUBLIC ROADWAYS, AND EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.
- 4) OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 5) LANDSCAPE MAINTENANCE WITHIN THE RIGHT-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITY OF THE HOA.
- 6) THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHADED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD AREAS), ZONE A (AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PER FEMA FIRM PANEL 302 OF 495, MAP NO. 08035CO302G WITH AN EFFECTIVE DATE OF MARCH 16, 2016, AND FEMA FIRM PANEL 189 OF 495, MAP NO. 08035CO189G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2018.
- 7) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE UTILITY EASEMENT CREATED BY THE INSTRUMENT RECORDED AT RECEPTION NO. 2016010156 AND DEPICTED HEREON.

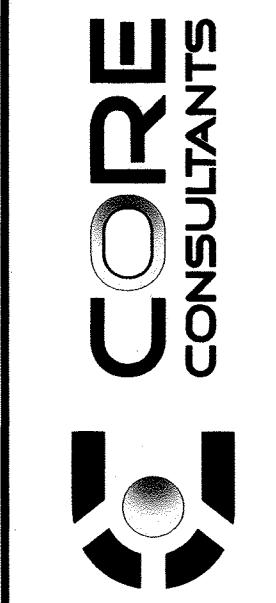
**GENERAL NOTES CONTINUED**

- 8) 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.
- 9) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE REPORT NO. NCS-859683-CO PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 23, 2018 AT 5:00 P.M.
- 10) TRACT I WAS INTENTIONALLY OMITTED FROM THIS PLAT.
- 11) 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 A 5-FOOT WIDE UTILITY EASEMENT 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 THAT ANY NECESSARY 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.
- 12) NO BUILDING PERMITS WILL BE ISSUED FROM THE TOWN OF CASTLE ROCK FOR LOTS 53 - 55, 81 - 88 AND 94 - 96, LOCATED PARTIALLY OR WHOLLY WITHIN THE CURRENT EFFECTIVE FEMA ZONE A AND/OR SHADED ZONE X 100-YEAR FLOODPLAIN, UNTIL CHANNEL IMPROVEMENTS ARE COMPLETE AND LETTER OR MAP REVISION IS APPROVED BY FEMA.



**LEGEND**  
 SECTION CORNER, TYPE AS NOTED

CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 302.702.4444  
 302.702.4444  
 Littleton, CO 80120



REVISIONS	
NO.	DESCRIPTION
1.	TOWN COMMENTS
2.	TOWN COMMENTS
3.	TOWN COMMENTS

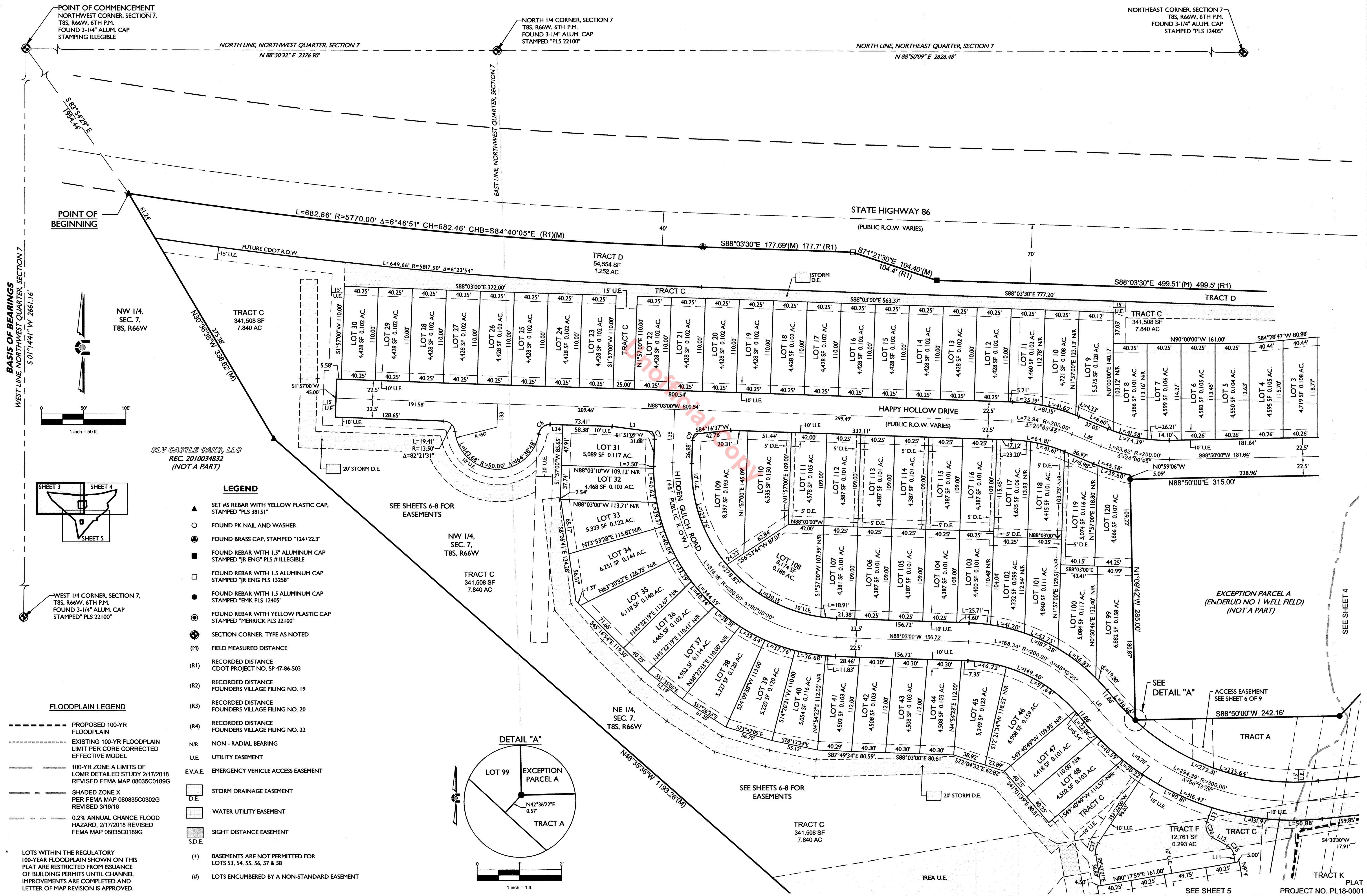
**TERRAIN FILING NO. 3**  
**N 1/2, SEC. 7, T8S, R66W, 6TH P.M.**  
**TOWN OF CASTLE ROCK, DOUGLAS COUNTY,**  
**COLORADO**

INITIAL PLAN  
 RELEASE: 12/21/17  
 DESIGNED BY:  
 DRAWN BY: KDS  
 CHECKED BY: TMG

JOB NO.  
 14-001  
 SHEET  
 2 OF 9

# TERRAIN FILING NO. 3 PLAT

LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



POINT OF COMMENCEMENT  
NORTHWEST CORNER, SECTION 7,  
T8S, R66W, 6TH P.M.  
FOUND 3-1/4" ALUM. CAP  
STAMPING ILLEGIBLE

NORTH 1/4 CORNER, SECTION 7  
T8S, R66W, 6TH P.M.  
FOUND 3-1/4" ALUM. CAP  
STAMPED "PLS 22100"

NORTHEAST CORNER, SECTION 7  
T8S, R66W, 6TH P.M.  
FOUND 3-1/4" ALUM. CAP  
STAMPED "PLS 12405"

NORTH LINE, NORTHWEST QUARTER, SECTION 7  
N 88°50'32" E 2376.90'

NORTH LINE, NORTHEAST QUARTER, SECTION 7  
N 88°50'09" E 2626.48'

WEST LINE, NORTHWEST QUARTER, SECTION 7  
S 01°14'41" W 2667.16'

FUTURE CDOT R.O.W.  
15' U.E.

STATE HIGHWAY 86  
(PUBLIC R.O.W. VARIES)

TRACT C  
341,508 SF  
7.840 AC

TRACT D  
54,554 SF  
1.252 AC

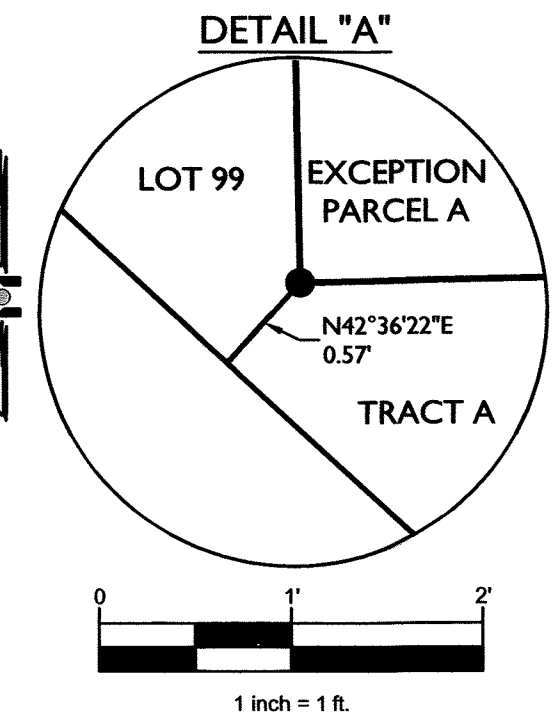
TRACT C  
341,508 SF  
7.840 AC

SLV CASTLE OAKS, LLC  
REC. 2010034832  
(NOT A PART)

### LEGEND

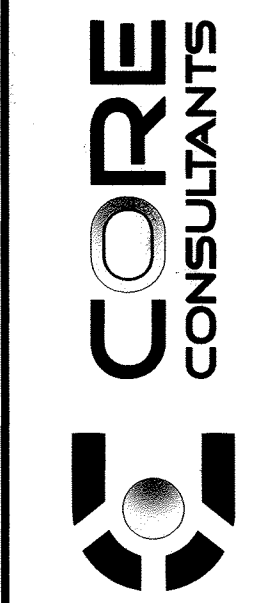
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- FOUND PK NAIL AND WASHER
- FOUND BRASS CAP, STAMPED "124+22.3"
- FOUND REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG" PLS # ILLEGIBLE
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- SECTION CORNER, TYPE AS NOTED
- (M) FIELD MEASURED DISTANCE
- (R1) RECORDED DISTANCE CDOT PROJECT NO. SP 47-86-503
- (R2) RECORDED DISTANCE FOUNDERS VILLAGE FILING NO. 19
- (R3) RECORDED DISTANCE FOUNDERS VILLAGE FILING NO. 20
- (R4) RECORDED DISTANCE FOUNDERS VILLAGE FILING NO. 22
- N/R NON - RADIAL BEARING
- U.E. UTILITY EASEMENT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- STORM DRAINAGE EASEMENT
- WATER UTILITY EASEMENT
- SIGHT DISTANCE EASEMENT
- (+) BASEMENTS ARE NOT PERMITTED FOR LOTS 53, 54, 55, 56, 57 & 58
- (#) LOTS ENCUMBERED BY A NON-STANDARD EASEMENT

- ### FLOODPLAIN LEGEND
- - - - - PROPOSED 100-YR FLOODPLAIN
  - - - - - EXISTING 100-YR FLOODPLAIN LIMIT PER CORE CORRECTED EFFECTIVE MODEL
  - - - - - 100-YR ZONE A LIMITS OF LOMR ZONED AREA STUDY 2/17/2018 REVISED FEMA MAP 08035C0189G
  - - - - - SHADED ZONE X PER FEMA MAP 080835C0302G REVISED 3/16/16
  - - - - - 0.2% ANNUAL CHANCE FLOOD HAZARD, 2/17/2018 REVISED FEMA MAP 08035C0189G



\* LOTS WITHIN THE REGULATORY 100-YEAR FLOODPLAIN SHOWN ON THIS PLAT ARE RESTRICTED FROM ISSUANCE OF BUILDING PERMITS UNTIL CHANNEL IMPROVEMENTS ARE COMPLETED AND LETTER OF MAP REVISION IS APPROVED.

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
LAND SURVEYING  
302.702.4444  
1000 14th St., Ste. 109  
LITTLETON, CO 80120



NO.	DESCRIPTION	DATE	BY
1.	TOWN COMMENTS	05/24/18	KDS
2.	TOWN COMMENTS	06/29/18	KDS
3.	TOWN COMMENTS	07/25/18	KDS

TERRAIN FILING NO. 3  
N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
COLORADO

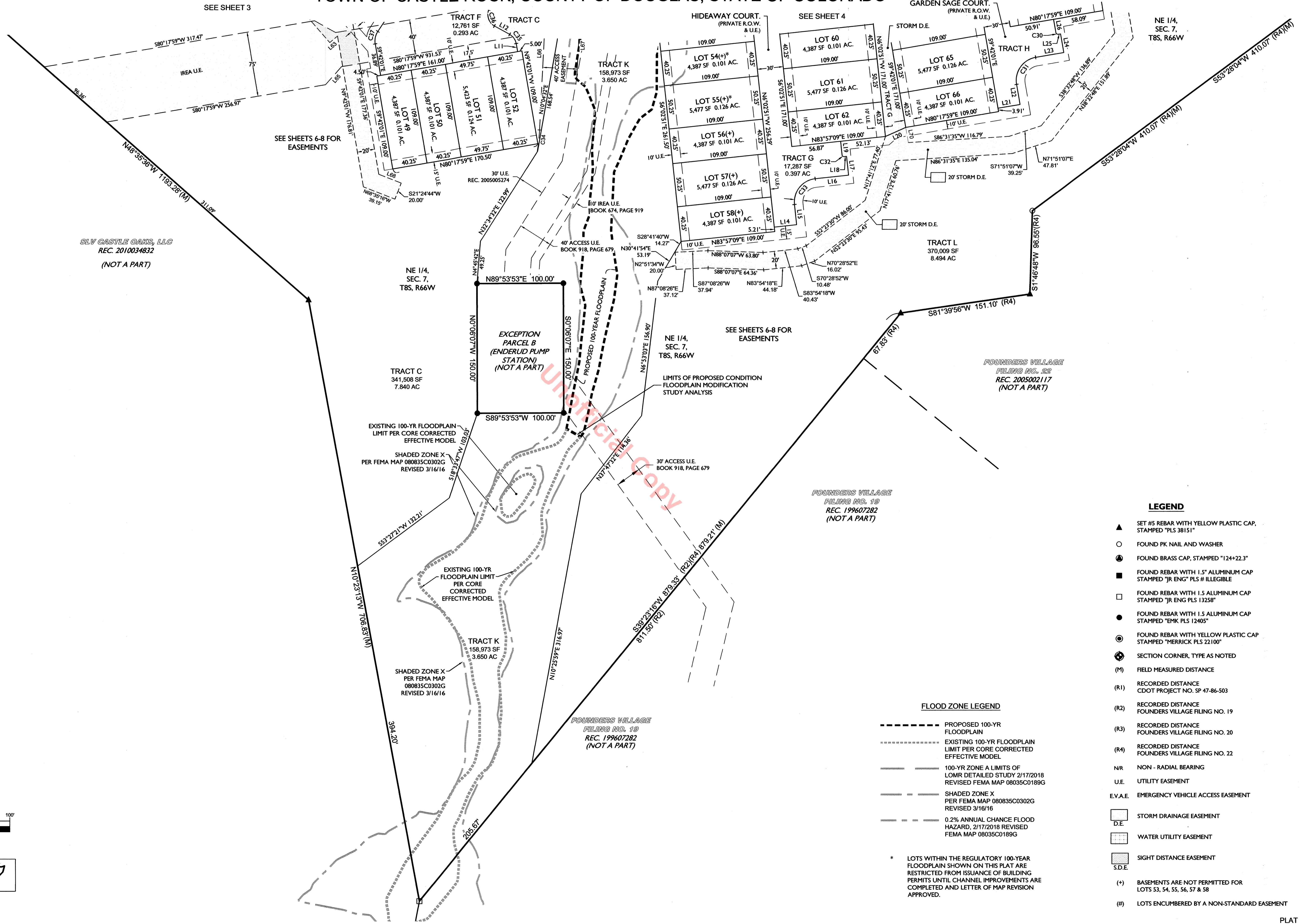
INITIAL PLAN RELEASED:	12/21/17
DESIGNED BY:	
DRAWN BY:	KDS
CHECKED BY:	IMG
JOB NO.	14-001
SHEET	3 OF 9

PROJECT NO. PL18-0001



# TERRAIN FILING NO. 3 PLAT

LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SLV CASTLE OAKS, LLC  
REC. 2010034832  
(NOT A PART)

FOUNDERS VILLAGE  
FILING NO. 22  
REC. 2005002117  
(NOT A PART)

FOUNDERS VILLAGE  
FILING NO. 19  
REC. 199607282  
(NOT A PART)

FOUNDERS VILLAGE  
FILING NO. 19  
REC. 199607282  
(NOT A PART)

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- Water Utility Easement
- S.D.E. SIGHT DISTANCE EASEMENT
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CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
LAND SURVEYING  
302.702.4444  
1000 W. 10th St., Ste. 109  
ULTRAMAR, CO 80130



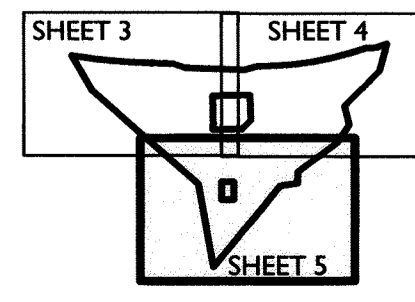
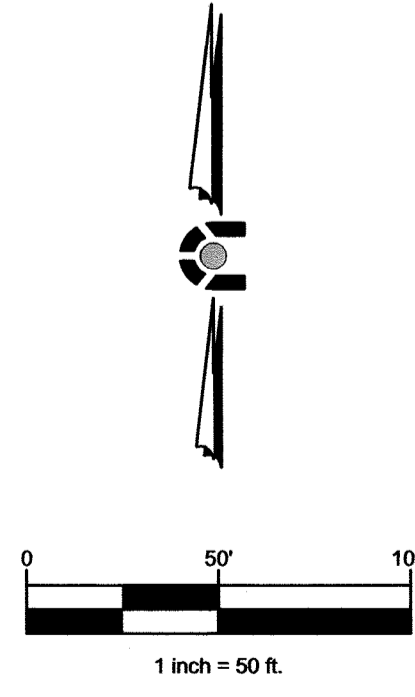
NO.	DESCRIPTION	DATE	BY
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TERRAIN FILING NO. 3  
N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
COLORADO

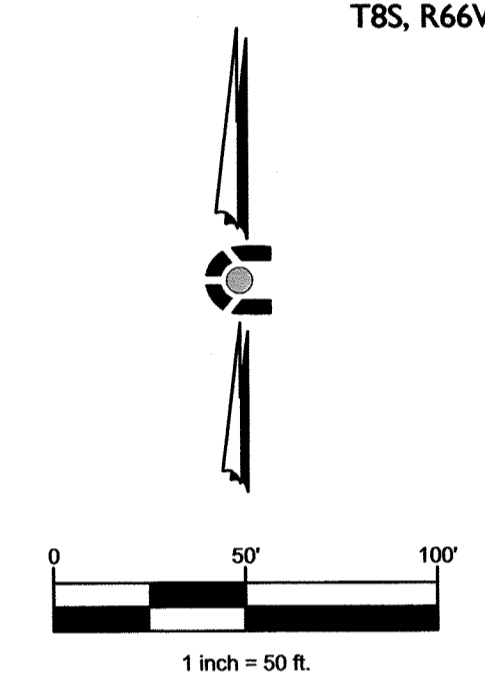
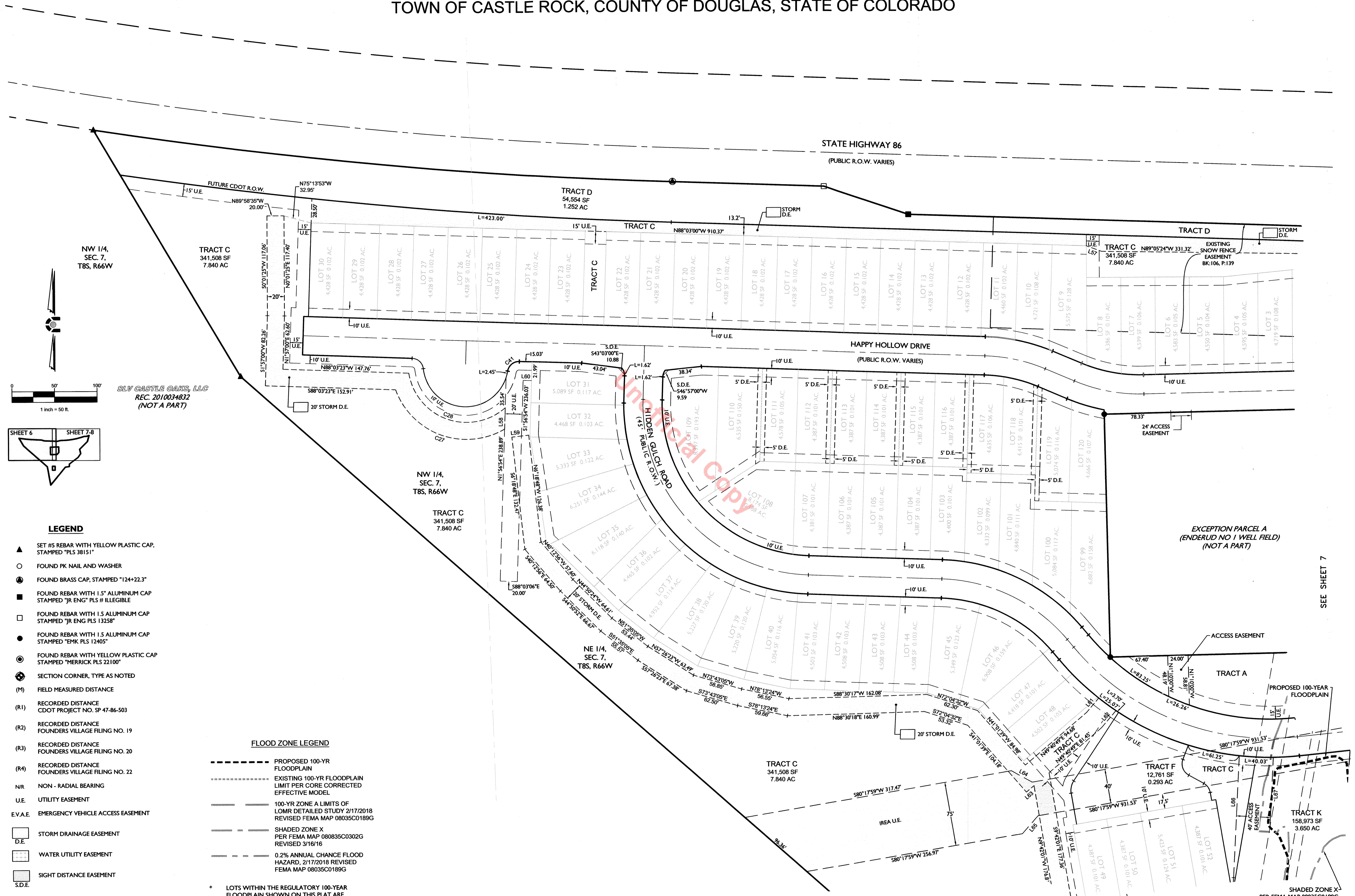
INITIAL PLAN  
RELEASE: 12/21/17  
DESIGNED BY:  
DRAWN BY: KDS  
CHECKED BY: TMG

JOB NO.  
14-001  
SHEET  
5 OF 9

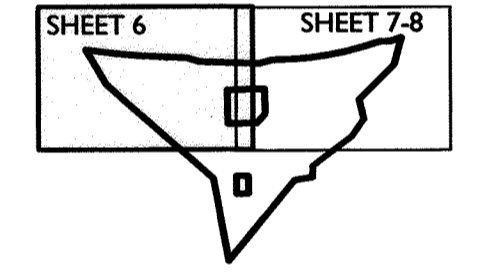
PLAT  
PROJECT NO. PL18-0001



**TERRAIN FILING NO. 3 PLAT**  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SLV CASTLE OAKS, LLC  
 REC. 2010034832  
 (NOT A PART)



**LEGEND**

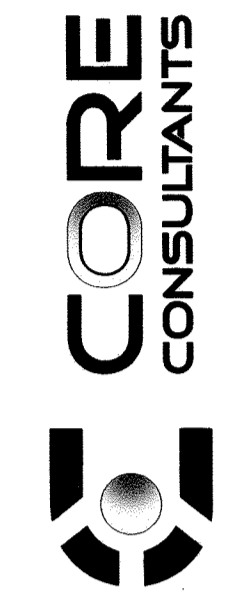
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CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 302.703.4444  
 1800 W. COLLEGE BLVD.  
 DENVER, CO 80202



NO	DESCRIPTION	DATE	BY
1.	TOWN COMMENTS	05/24/18	KDS
2.	TOWN COMMENTS	06/29/18	KDS
3.	TOWN COMMENTS	07/25/18	KDS

TERRAIN FILING NO. 3  
 N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
 COLORADO

INITIAL PLAN RELEASE: 12/21/17  
 DESIGNED BY: KDS  
 DRAWN BY: KDS  
 CHECKED BY: TMG

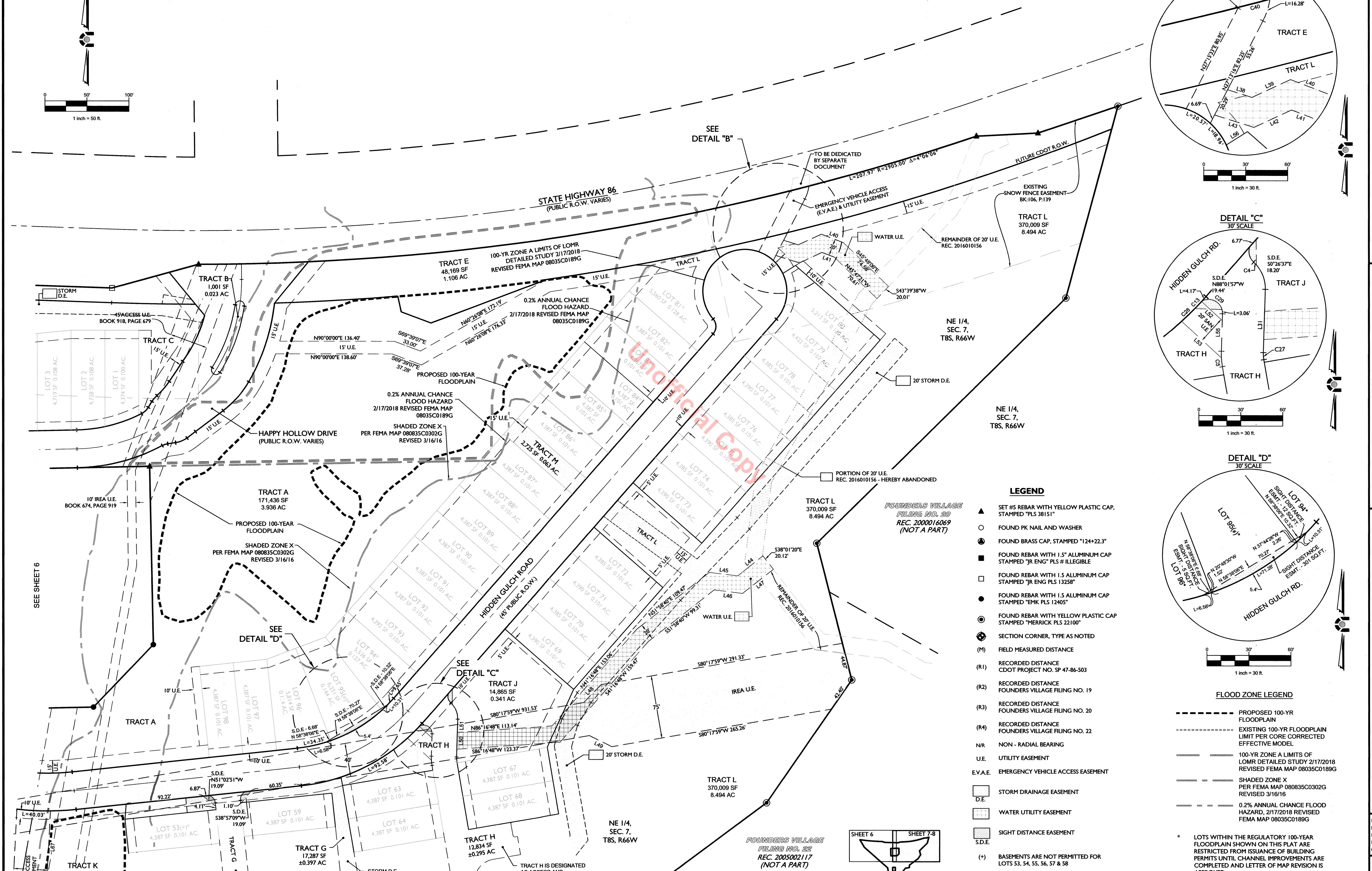
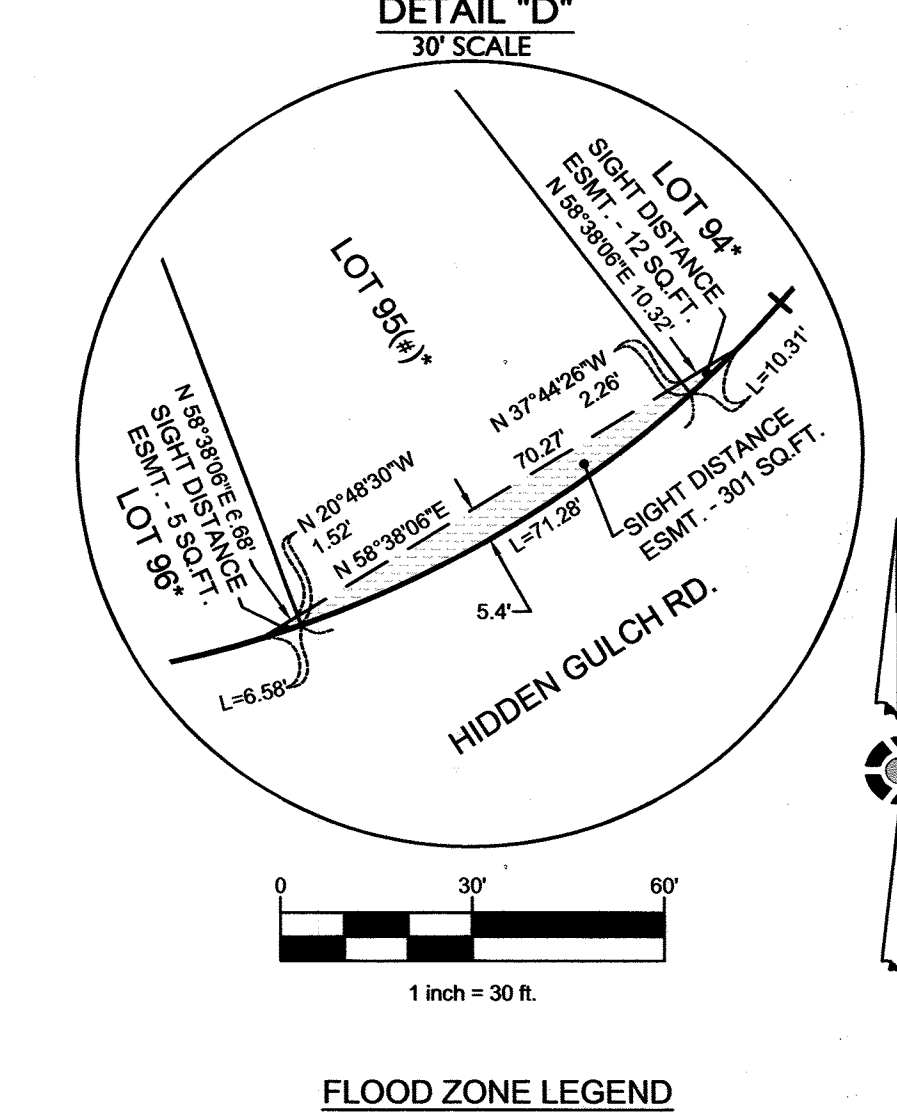
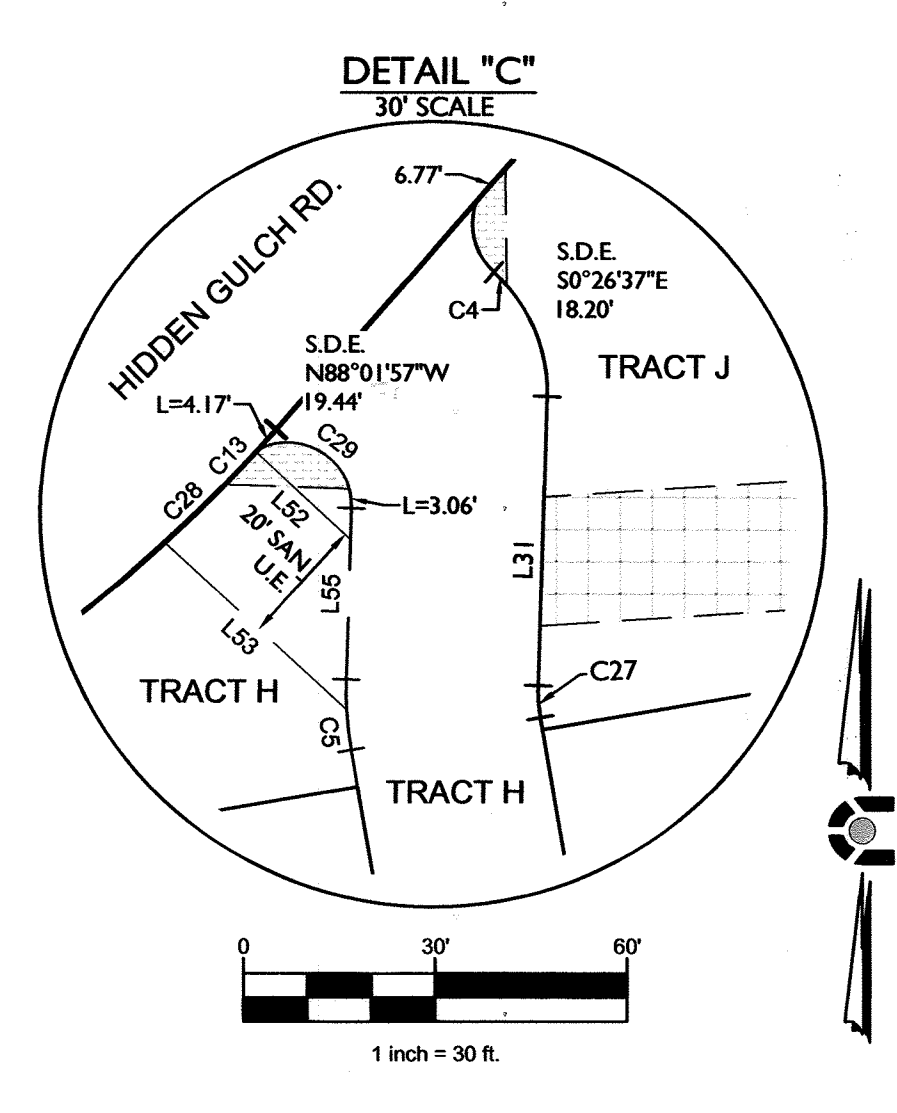
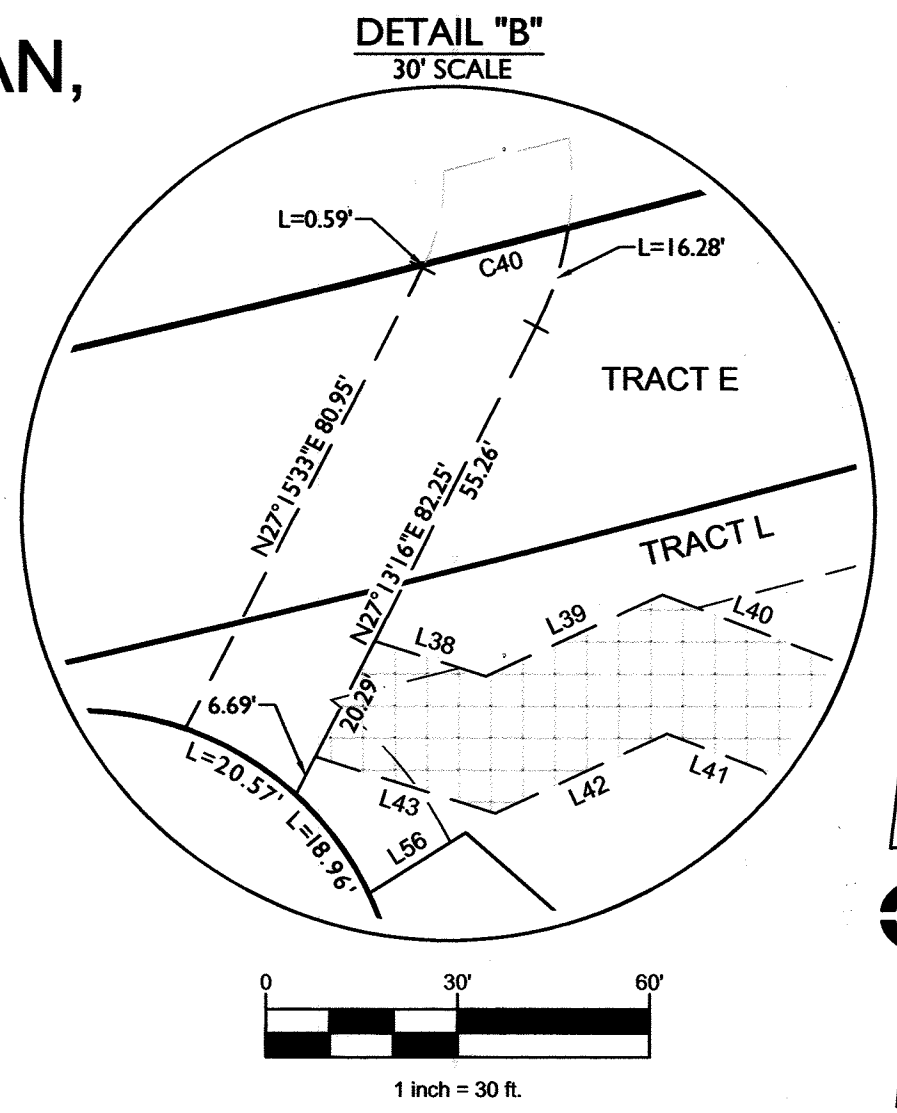
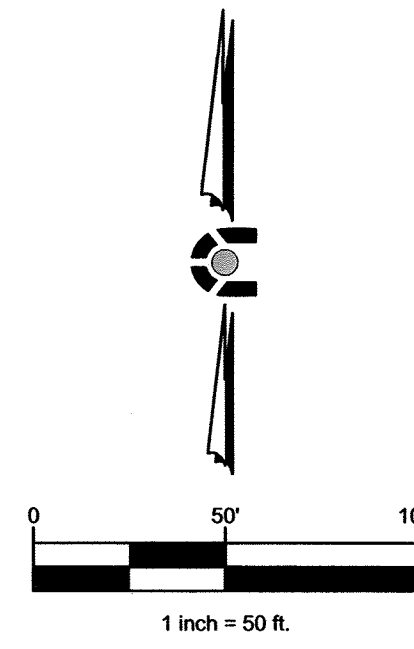
JOB NO. 14-001  
 SHEET 6 OF 9

SEE SHEET 7

SEE SHEET 5

EASEMENTS PROJECT NO. PL18-0001

# TERRAIN FILING NO. 3 PLAT LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy

### LEGEND

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CIVIL ENGINEERING CONSULTING NATURAL RESOURCES INC. 3525 W. LUTHERAN BLVD., STE. 109 LITTLETON, CO 80120

**CORE CONSULTANTS**

NO.	DESCRIPTION	DATE	BY
1.	TOWN COMMENTS	05/24/18	KDS
2.	TOWN COMMENTS	06/29/18	KDS
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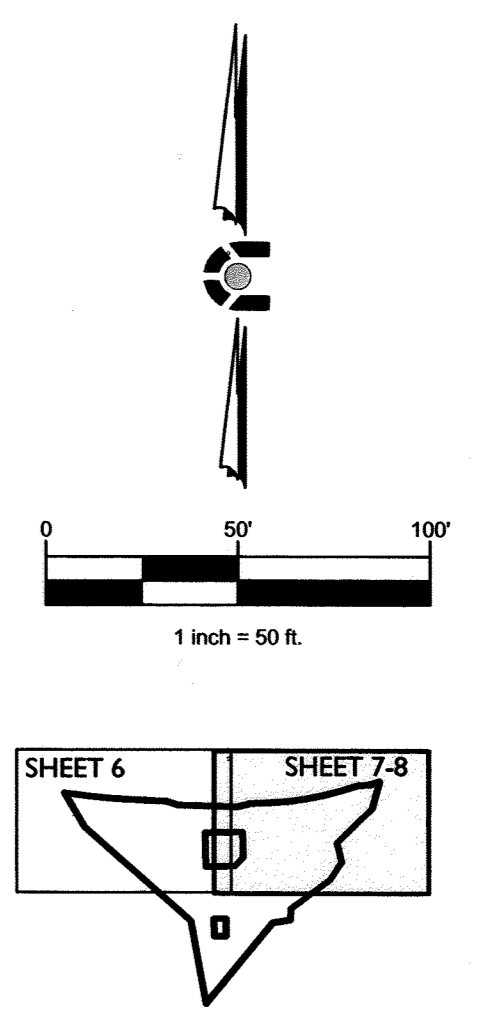
TERRAIN FILING NO. 3  
N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
COLORADO

INITIAL PLAN RELEASE: 12/21/17  
DESIGNED BY: [blank]  
DRAWN BY: KDS  
CHECKED BY: TMS

JOB NO. 14-001  
SHEET 7 OF 9

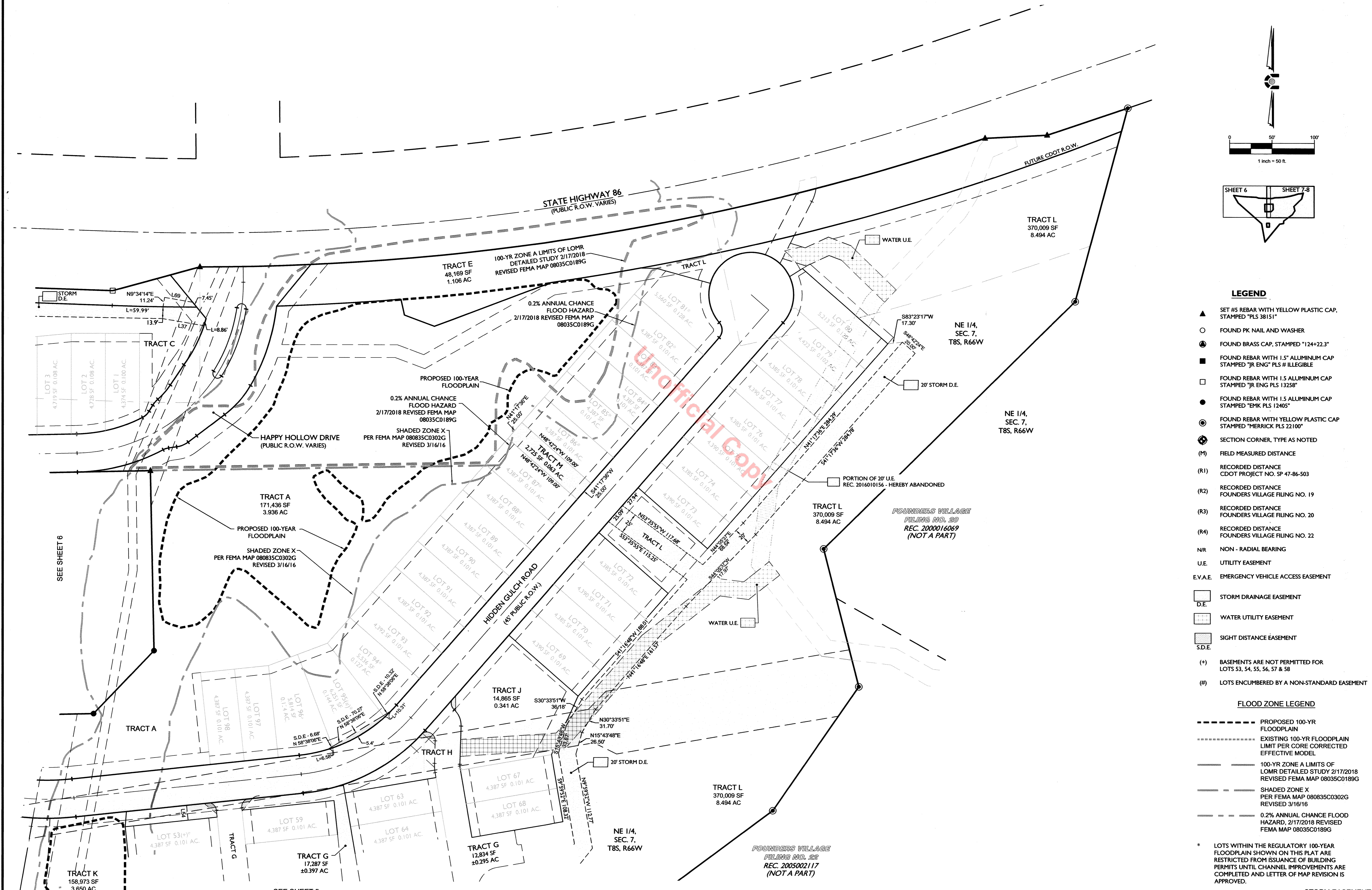
EASEMENTS PROJECT NO. PL18-0001

**TERRAIN FILING NO. 3 PLAT**  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CIVIL ENGINEERING  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 303.702.4444  
 303.702.4444  
 LITTLETON, CO 80120

**CORE**  
CONSULTANTS



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REVISIONS	
NO.	DESCRIPTION
1.	TOWN COMMENTS
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3.	TOWN COMMENTS

TERRAIN FILING NO. 3  
 N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
 COLORADO

INITIAL PLAN	12/21/17
DESIGNED BY:	
DRAWN BY:	KDS
CHECKED BY:	IMG
JOB NO.	14-001
SHEET	9

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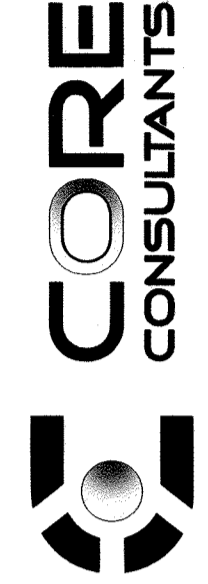
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	9.22'	30.58'	17°16'42"	S40°03'55"W	9.19'
C2	10.63'	19.42'	31°21'25"	S47°06'17"W	10.49'
C3	3.99'	177.50'	1°17'18"	N63°25'38"E	3.99'
C4	2.79'	25.00'	6°23'55"	N45°01'45"W	2.79'
C5	6.30'	54.79'	6°35'07"	S6°26'28"E	6.29'
C6	19.37'	13.52'	82°03'42"	S50°49'48"W	17.76'
C7	9.67'	13.52'	40°58'26"	N18°32'13"W	9.46'
C8	19.40'	13.50'	82°19'51"	N10°07'53"E	17.77'
C9	8.32'	13.52'	35°16'03"	S19°35'02"W	8.19'
C10	6.85'	19.42'	20°12'18"	N71°45'39"E	6.81'
C11	14.80'	30.58'	27°43'49"	N67°59'54"E	14.66'
C12	12.58'	230.58'	3°07'29"	N52°34'15"E	12.57'
C13	7.01'	222.50'	1°48'14"	N43°24'30"E	7.00'
C14	22.40'	85.42'	15°01'40"	N41°11'26"E	22.34'
C15	93.43'	200.00'	26°45'52"	N20°11'48"E	92.58'
C16	25.50'	200.00'	7°18'23"	N3°09'41"E	25.49'
C17	8.56'	5.50'	89°12'44"	S52°59'46"W	7.72'
C18	8.72'	5.50'	90°47'16"	N37°00'14"W	7.83'
C19	8.72'	5.50'	90°47'16"	N77°23'50"E	7.83'
C20	8.56'	5.50'	89°12'44"	S12°36'10"E	7.72'
C21	60.82'	161.42'	21°35'19"	N25°33'27"E	60.46'
C22	99.15'	240.58'	23°36'43"	N18°05'10"E	98.45'
C23	46.30'	114.58'	22°08'58"	N41°28'00"E	45.98'
C24	19.98'	50.01'	23°53'40"	N29°50'44"E	19.85'
C25	12.19'	10.00'	69°51'20"	S13°18'02"E	11.45'
C26	21.84'	25.00'	50°03'12"	N23°12'07"W	21.15'
C27	154.89'	88.71'	100°02'29"	S69°58'39"E	135.95'
C27	5.03'	25.00'	11°31'42"	S3°56'22"E	5.02'
C28	146.42'	68.71'	122°06'19"	S70°05'23"E	120.24'
C28	13.02'	222.50'	3°21'11"	N45°59'13"E	13.02'
C29	20.83'	10.00'	119°21'48"	N57°51'24"W	17.26'
C30	3.26'	2.08'	89°44'50"	S54°49'43"E	2.94'
C31	42.54'	27.09'	89°57'45"	S35°17'56"W	38.30'
C32	3.27'	2.08'	90°00'00"	N51°02'51"W	2.95'
C33	42.54'	27.09'	90°00'00"	N38°57'09"E	38.30'
C34	25.52'	230.00'	6°21'29"	N6°08'28"E	25.51'
C35	13.45'	15.00'	51°21'51"	N35°22'57"W	13.00'
C36	21.47'	15.00'	82°01'09"	S20°03'18"E	19.69'
C37	15.09'	20.00'	43°14'01"	S11°54'59"W	14.74'
C38	12.28'	10.00'	70°20'02"	N41°12'52"W	11.52'
C39	12.28'	10.00'	70°20'02"	S29°07'10"W	11.52'
C40	23.22'	2905.00'	0°27'29"	N75°40'27"E	23.22'
C41	19.37'	13.52'	82°03'41"	S50°49'48"W	17.76'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.84'	S 33°53'34" W
L2	8.49'	S 31°25'34" W
L3	47.54'	S 82°25'03" E
L4	9.51'	N 81°51'48" E
L5	41.35'	N 53°02'29" E
L6	11.86'	S 39°49'25" E
L7	27.51'	S 48°42'24" E
L8	18.49'	S 0°29'31" E
L9	66.33'	N 39°25'37" W
L10	63.58'	S 39°25'37" W
L11	9.42'	N 9°42'01" W
L12	20.13'	N 61°03'52" W
L13	17.85'	N 20°57'17" E
L14	25.92'	N 83°57'09" E
L15	23.57'	N 6°02'51" W
L16	38.87'	N 83°57'09" E
L17	21.83'	N 6°02'51" W
L18	2.92'	S 83°57'09" W
L19	15.93'	N 6°02'51" W
L20	25.78'	S 66°03'12" W
L21	25.92'	N 80°17'58" E
L22	23.58'	N 9°42'01" W
L23	33.00'	N 80°17'52" E
L24	21.83'	N 9°42'45" W
L25	2.93'	S 80°17'52" W
L26	15.93'	N 9°57'18" W
L27	5.20'	S 89°17'05" E
L28	17.90'	S 58°00'35" W
L29	37.69'	N 69°39'07" W
L30	19.03'	N 12°13'12" W
L31	45.14'	N 1°49'29" E
L32	5.84'	N 9°42'01" W
L33	27.50'	S 1°57'00" W
L34	15.03'	S 88°03'00" E
L35	37.05'	N 67°09'15" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	63.00'	S 1°57'00" W
L37	49.37'	S 80°25'46" E
L38	18.22'	N 72°33'35" W
L39	30.35'	S 65°11'51" W
L40	28.26'	N 69°09'04" W
L41	15.84'	S 69°09'04" E
L42	29.66'	N 65°11'51" E
L43	29.40'	S 72°33'35" E
L44	38.16'	N 51°38'06" E
L45	34.16'	S 83°10'26" E
L46	34.07'	N 83°01'20" W
L47	46.57'	S 51°50'39" W
L48	29.76'	S 44°17'02" W
L49	29.76'	N 63°41'05" W
L50	20.09'	S 1°49'29" W
L51	15.74'	N 1°49'29" E
L52	20.14'	S 47°24'59" E
L53	38.53'	S 47°24'59" E
L54	17.61'	S 6°02'51" E
L55	26.67'	N 1°49'29" E
L56	17.90'	S 58°00'35" W
L57	19.19'	N 69°52'33" W
L58	25.10'	S 1°56'54" W
L59	20.00'	N 83°41'12" E
L60	10.00'	S 88°03'06" E
L61	22.20'	N 40°25'47" E
L62	25.98'	N 40°25'47" E
L63	11.70'	S 49°40'49" W
L64	27.88'	N 60°49'13" W
L65	27.88'	S 41°25'10" W
L66	143.04'	N 2°57'43" E
L67	81.19'	N 2°57'43" E
L68	27.86'	S 68°35'16" E
L69	33.67'	N 80°25'46" W
L70	17.68'	N 9°42'01" W

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REVISIONS		DATE	BY
NO.	DESCRIPTION		
1.	TOWN COMMENTS	05/24/18	KDS
2.	TOWN COMMENTS	06/29/18	KDS
3.	TOWN COMMENTS	07/25/18	KDS

TERRAIN FILING NO. 3  
 N1/2, SEC. 7, T8S, R66W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
 COLORADO

INITIAL PLAN  
 RELEASE: 12/21/17  
 DESIGNED BY:  
 DRAWN BY: KDS  
 CHECKED BY: TMG

JOB NO.  
14-001

SHEET  
9 OF 9