

TERRAIN FILING NO. 4 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. 201.0034832 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 WEST QUARTER CORNER OF SAID SECTION 7, THENCE N 78°57'10" E, A DISTANCE OF 3244.04 FEET TO THE WEST CORNER OF FOUNDERS VILLAGE FILING NO. 19, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 199607282, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE ENDERUD BOULEVARD RIGHT-OF-WAY, AS DEDICATED BY FOUNDERS VILLAGE FILING NO. 5, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 198621161, SAID DOUGLAS COUNTY RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID ENDERUD BOULEVARD RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1042.50 FEET, A CENTRAL ANGLE OF 50°37'56" AND AN ARC LENGTH OF 921.26 FEET, THE CHORD OF WHICH BEARS S 75°40'50" W, A DISTANCE OF 891.57 FEET;
2. S 50°21'52" W, A DISTANCE OF 123.58 FEET TO A POINT ON THE EAST LINE OF THE RIDGE ROAD RIGHT-OF-WAY, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008011874, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID RIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:
1. S 88°06'17" W, A DISTANCE OF 106.32 FEET;
2. N 39°57'52" W, A DISTANCE OF 933.26 FEET;
3. N 50°02'08" E, A DISTANCE OF 40.42 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2003168482, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST AND NORTH LINES OF SAID SPECIAL WARRANTY DEED, THE FOLLOWING THREE (3) COURSES:
1. N 24°27'57" E, A DISTANCE OF 310.02 FEET;
2. N 00°00'03" W, A DISTANCE OF 482.59 FEET;
3. S 89°59'57" W, A DISTANCE OF 337.30 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT BOOK 138, PAGE 514, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST AND NORTH LINES OF SAID DEED, THE FOLLOWING THREE (3) COURSES:
1. N 00°26'12" W, A DISTANCE OF 110.54 FEET;
2. S 89°46'00" W, A DISTANCE OF 150.62 FEET;
3. N 00°41'44" W, A DISTANCE OF 679.53 FEET TO A POINT ON THE SOUTH LINE OF THE STATE HIGHWAY 86 RIGHT-OF-WAY;

THENCE ALONG THE SOUTH LINE OF SAID STATE HIGHWAY 86 RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. S 78°22'34" E, A DISTANCE OF 543.25 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5770.00 FEET, A CENTRAL ANGLE OF 02°54'06" AND AN ARC LENGTH OF 292.20 FEET;

THENCE S 30°36'38" E, A DISTANCE OF 336.62 FEET;
THENCE S 48°35'36" E, A DISTANCE OF 1193.28 FEET;
THENCE S 10°23'13" E, A DISTANCE OF 706.83 FEET TO A POINT ON THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT;
THENCE S 10°59'48" W, ALONG THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 19 PLAT, A DISTANCE OF 58.39 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,460,274 SQUARE FEET OR 56,480 ACRES, MORE OR LESS.

PURPOSE

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

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. 4.

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. TRACT G WILL BE CONVEYED TO THE TOWN BY SEPARATE INSTRUMENT.

THE UNDERSIGNED ALSO DEDICATES TRACTS A, B, C, D, E, F AND H TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED ALSO DEDICATES TRACT J TO THE TOWN OF CASTLE ROCK.

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 AN ILLINOIS LIMITED LIABILITY COMPANY

By: *[Signature]*
CRAIG CAMPBELL AS AUTHORIZED SIGNATORY
OF SLV CASTLE OAKS, LLC.

SIGNED THIS 9th DAY OF April, 2019
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF April, 2019

BY CRAIG CAMPBELL AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC

STEPHANIE ANN KAHN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 2004037659
MY COMMISSION EXPIRES APRIL 24, 2019

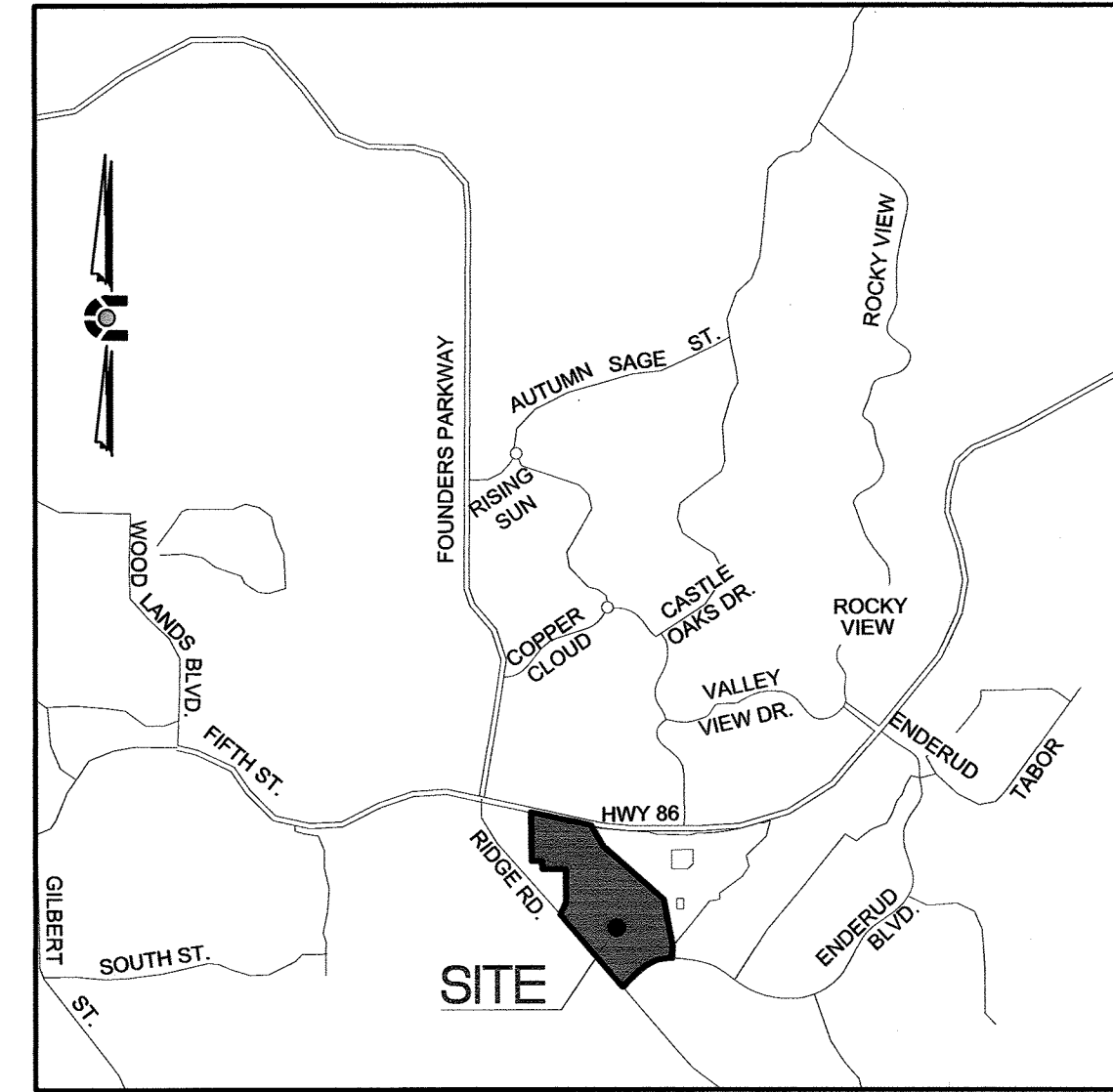
MY COMMISSION EXPIRES: 4-24-2019

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 261.00 SFE ARE DEBITED FROM THE WATER BANK.

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VICINITY MAP

TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT A	125,175	2.874	OSP, UTIL, DRAIN, PA	HOA
TRACT B	86,595	1.988	OSP, UTIL, DRAIN, PA	HOA
TRACT C	55,789	1.281	OSP, UTIL, DRAIN, PARK, PA	HOA
TRACT D	183,623	4.215	OSP, UTIL, DRAIN, PA	HOA
TRACT E	12,459	0.286	OSP, UTIL, DRAIN	HOA
TRACT F	101,308	2.326	OSP, UTIL, DRAIN, PA	HOA
TRACT G	40,415	0.928	OSP, ROW, PA	TOWN
TRACT H	3,300	0.076	OSP, UTIL	HOA
TRACT J	16,368	0.376	UTIL, FP	TOWN
TOTAL	625,032	±14.350		

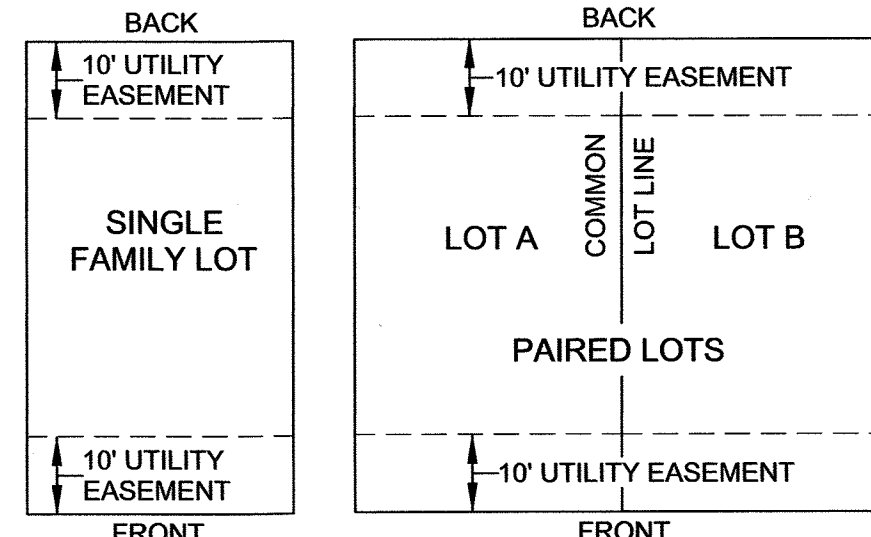
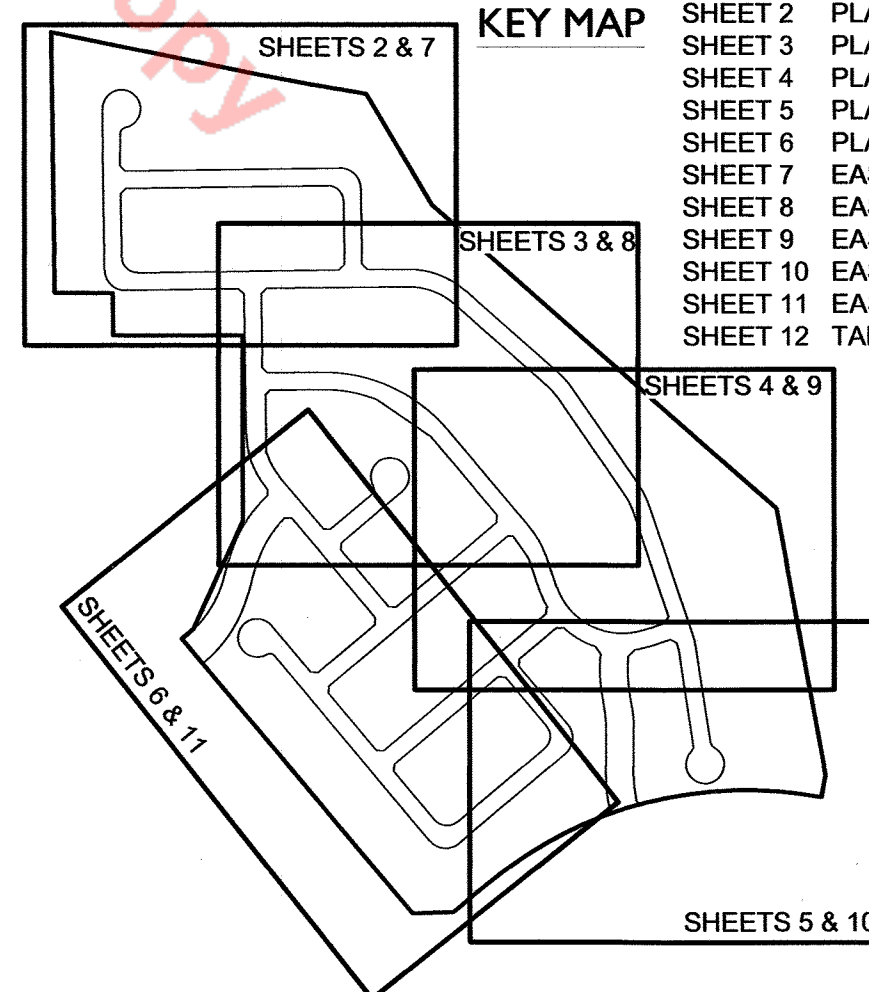
LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (261)	1,314,070	30.167
TRACTS (9)	625,032	14.350
ROW	521,172	11.963
TOTAL	2,460,274	56.480

LAND USE DEFINITIONS:

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

SHEET INDEX



TYPICAL LOT DETAIL
N.T.S.

GENERAL NOTES:

- PLAT REVISION MAY BE REQUIRED UPON ASSOCIATED FINAL DEVELOPMENT AGREEMENT & SDP APPROVAL, ADDITIONAL DRAINAGE AND UTILITY EASEMENTS MAY BE RECORDED BY SEPARATE DOCUMENT, AS WELL.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PORTIONS OF THE PROPERTY LIE WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0302G. ALL PLATTED LOTS ARE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN
- THERE ARE NO PROPOSED LOTS WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP 080835C0302G REVISED 3/16/16.

OWNER AND DEVELOPER
SLV CASTLE OAKS, LLC
385 INVERNESS PKWY., SUITE 310
ENGLEWOOD, CO. 80112
(303) 720-4436

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120
(303) 703-4444

TITLE CERTIFICATION

I, *[Signature]*, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION, PURSUANT TO THE COMMITMENT NO. *NCS-900166* WITH AN EFFECTIVE DATE OF APRIL 1, 2019

SIGNED THIS 9th DAY OF April, 2019

BY: *[Signature]*
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF April, 2019

BY: *[Signature]* AS AUTHORIZED REPRESENTATIVE OF
FIRST AMERICAN TITLE INSURANCE COMPANY

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-21

TAMMI S THOMAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 2004037659
MY COMMISSION EXPIRES NOVEMBER 19, 2021

CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACTS A, B, C, D, E, F AND H IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

BY: *[Signature]*
CRAIG CAMPBELL, PRESIDENT

STATE OF COLORADO
COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 9 DAY OF April, 2019

BY CRAIG CAMPBELL AS PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-2019

STEPHANIE ANN KAHN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 2004037659
MY COMMISSION EXPIRES APRIL 24, 2019

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 11 DAY OF April, 2019

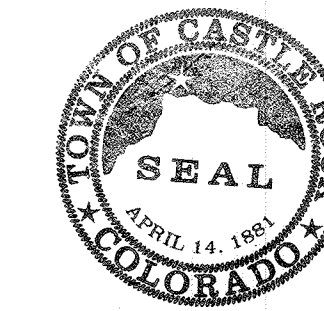
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST:
[Signature]
TOWN CLERK
4-16-2019
DATE

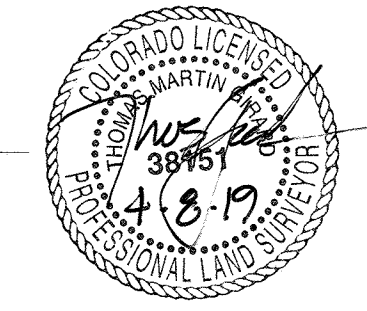
[Signature]
TOWN MANAGER
4-16-2019
DATE



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
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

12:40 P.M. ON THE 14th DAY OF May, 2019

AT RECEPTION NO. 20190226242

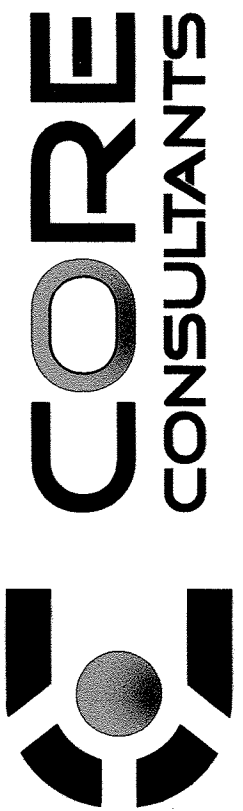
DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]*
DEPUTY



PROJECT NO. PL18-0022

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. LITTLETON BLVD., Ste. 109
LITTLETON, CO 80120



NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/08/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	07/18/19	TMG
3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

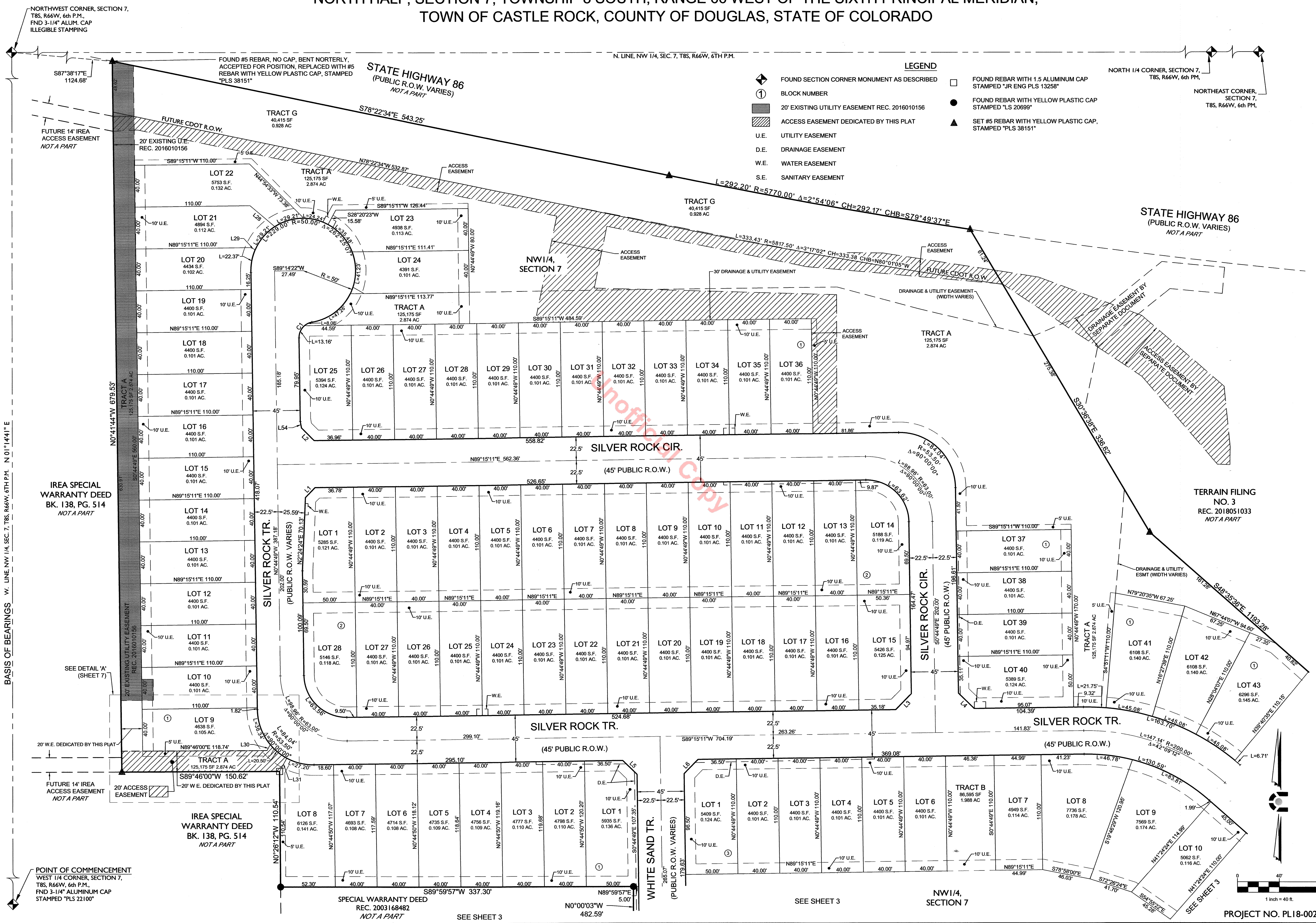
RELEASE:
DESIGNED: RCY
CAD: DCB
QA/QC: TMG

JOB NO. 14-001

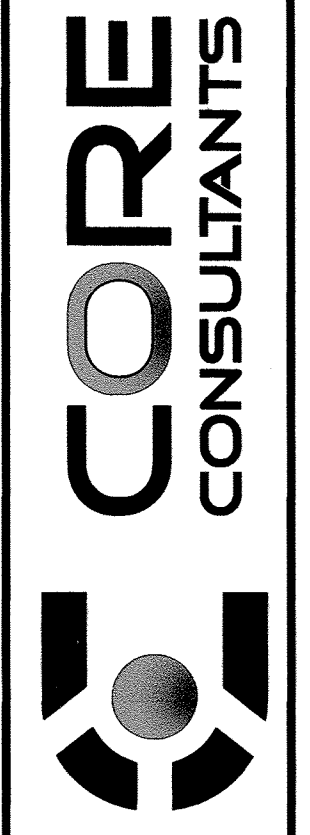
SHEET 1 of 12

TERRAIN FILING NO. 4

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



CIVIL ENGINEERING
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NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/09/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	01/19/19	TMG
3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/09/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	01/19/19	TMG
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TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE: RCY
DESIGNED: DCB
QA/QC: TMG
JOB NO. 14-001
SHEET 2 of 12

TERRAIN FILING NO. 4

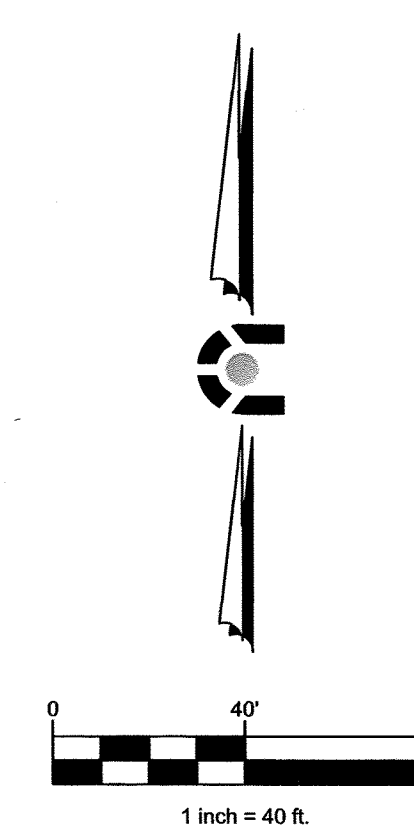
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



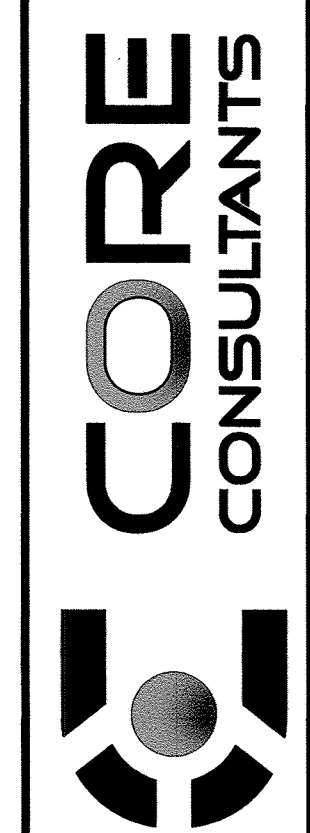
- ### LEGEND
- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - ① BLOCK NUMBER
 - ▨ 20' EXISTING UTILITY EASEMENT REC. 2016010156
 - ▨ ACCESS EASEMENT DEDICATED BY THIS PLAT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.E. WATER EASEMENT
 - S.E. SANITARY EASEMENT
 - FOUND REBAR WITH 1.5 ALUMINUM CAP STAMPED "JR ENG PLS 13258"
 - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 20699"
 - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"

TERRAIN FILING NO. 3
REC. 2018051033
NOT A PART

SPECIAL WARRANTY DEED
REC. 2003168482
NOT A PART



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES



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TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASED:
DESIGNED: RCY
CAD: DCB
QA/QC: TMG

JOB NO. 14-001

SHEET 3 OF 12

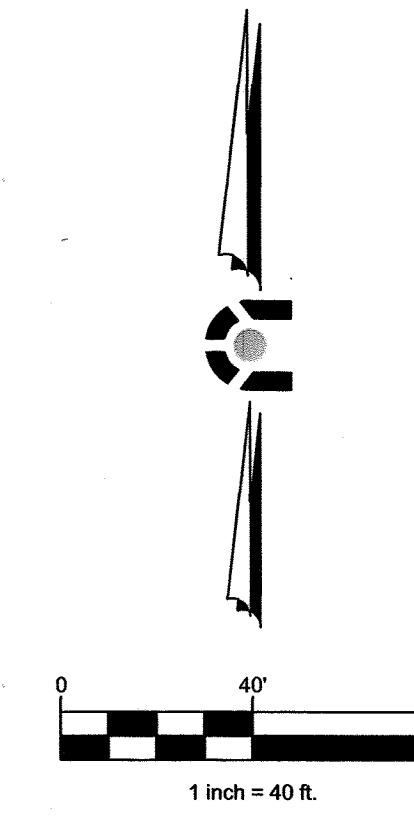
PROJECT NO. PL18-0022

TERRAIN FILING NO. 4
 NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



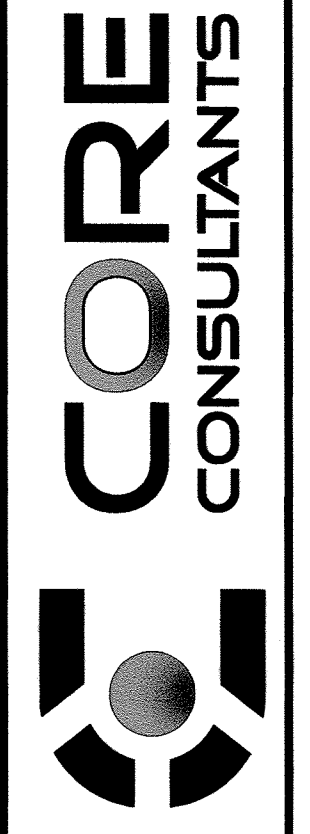
- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - ① BLOCK NUMBER
 - ▨ 20' EXISTING UTILITY EASEMENT REC. 2016010156
 - ▨ ACCESS EASEMENT DEDICATED BY THIS PLAT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.E. WATER EASEMENT
 - S.E. SANITARY EASEMENT
 - FOUND REBAR WITH I.S. ALUMINUM CAP STAMPED "JR ENG PLS 13258"
 - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 20699"
 - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"

POINT OF COMMENCEMENT
 WEST 1/4 CORNER, SECTION 7,
 T8S, R66W, 6th P.M.,
 FND 3-1/4" ALUMINUM CAP
 STAMPED "PLS 22100"



* RIGHT-OF-WAY NOTE: R.O.W.
 ADJUSTED FOR SIGHT DISTANCE

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 NATURAL RESOURCES
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



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REVISIONS

NO.	DESCRIPTION	DATE	BY
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2.	TOWN OF CASTLE ROCK SUBMITTAL	01/18/19	TMG
3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

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 SEC. 7, T8S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

RELEASE:
 DESIGNED: RCY
 CAD: DCB
 QA/QC: TMG

JOB NO. 14-001

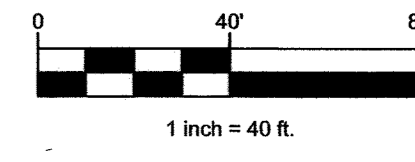
SHEET 4 of 12

PROJECT NO. PL18-0022

TERRAIN FILING NO. 4
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

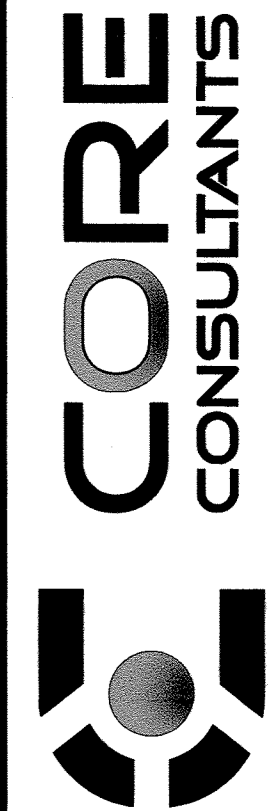


- LEGEND**
- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - ① BLOCK NUMBER
 - ▨ 20' EXISTING UTILITY EASEMENT REC. 2016010156
 - ▨ ACCESS EASEMENT DEDICATED BY THIS PLAT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.E. WATER EASEMENT
 - S.E. SANITARY EASEMENT
 - FOUND REBAR WITH I.S. ALUMINUM CAP STAMPED "JR ENG PLS 13258"
 - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 20699"
 - ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"



PROJECT NO. PL18-0022

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 NATURAL RESOURCES
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/08/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	07/18/19	TMG
3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

TERRAIN FILING NO. 4
 SEC. 7, T8S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

RELEASE:
 DESIGNED: RCY
 CAD: DCB
 QA/QC: TMG

JOB NO. 14-001

SHEET 5 of 12

TERRAIN FILING
 NO. 3
 REC. 2018051033
 NOT A PART

SHADED ZONE X PER FEMA MAP
 080350302G REVISED 3/16/16

EXISTING 100-YR
 FLOODPLAIN LIMIT THE
 CORE CORRECTED
 EFFECTIVE MODEL

ENDERUD BLVD.
 (85' PUBLIC R.O.W.)
 NOT A PART

NORTHWEST CORNER, SECTION 7,
 T8S, R66W, 6th P.M.,
 FND 3-1/4" ALUM. CAP
 ILLEGIBLE STAMPING

NORTHEAST CORNER,
 SECTION 7,
 T8S, R66W, 6th P.M.

BASIS OF BEARINGS W. LINE, NW 1/4, SEC. 7, T8S, R66W, 6TH P.M. N 01°14'41" E

POINT OF COMMENCEMENT
 WEST 1/4 CORNER, SECTION 7,
 T8S, R66W, 6th P.M.,
 FND 3-1/4" ALUMINUM CAP
 STAMPED "PLS 22100"

NW 1/4,
 SECTION 7

NE 1/4,
 SECTION 7

NE 1/4,
 SECTION 7

NW 1/4,
 SECTION 7

N. LINE, NW 1/4, SEC. 7, T8S, R66W, 6TH P.M.

N. LINE, NE 1/4, SEC. 7, T8S, R66W, 6TH P.M.

NORTH 1/4 CORNER, SECTION 7,
 T8S, R66W, 6th P.M.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

S50°21'52"W
 123.58'

POINT OF BEGINNING

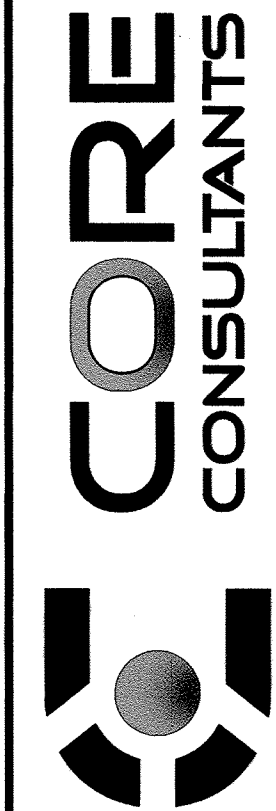
TERRAIN FILING NO. 4

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



- LEGEND**
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - BLOCK NUMBER
 - 20' EXISTING UTILITY EASEMENT REC. 2016010156
 - ACCESS EASEMENT DEDICATED BY THIS PLAT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - WATER EASEMENT
 - SANITARY EASEMENT
 - FOUND REBAR WITH 1.5 ALUMINUM CAP STAMPED "JR ENG PLS 13258"
 - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 20699"
 - SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"

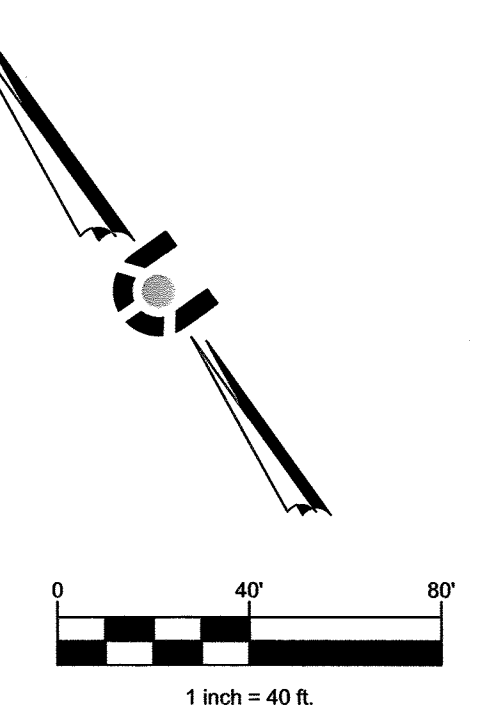
CIVIL ENGINEERING
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LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
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2.	TOWN OF CASTLE ROCK SUBMITTAL	01/18/19	TMG
3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

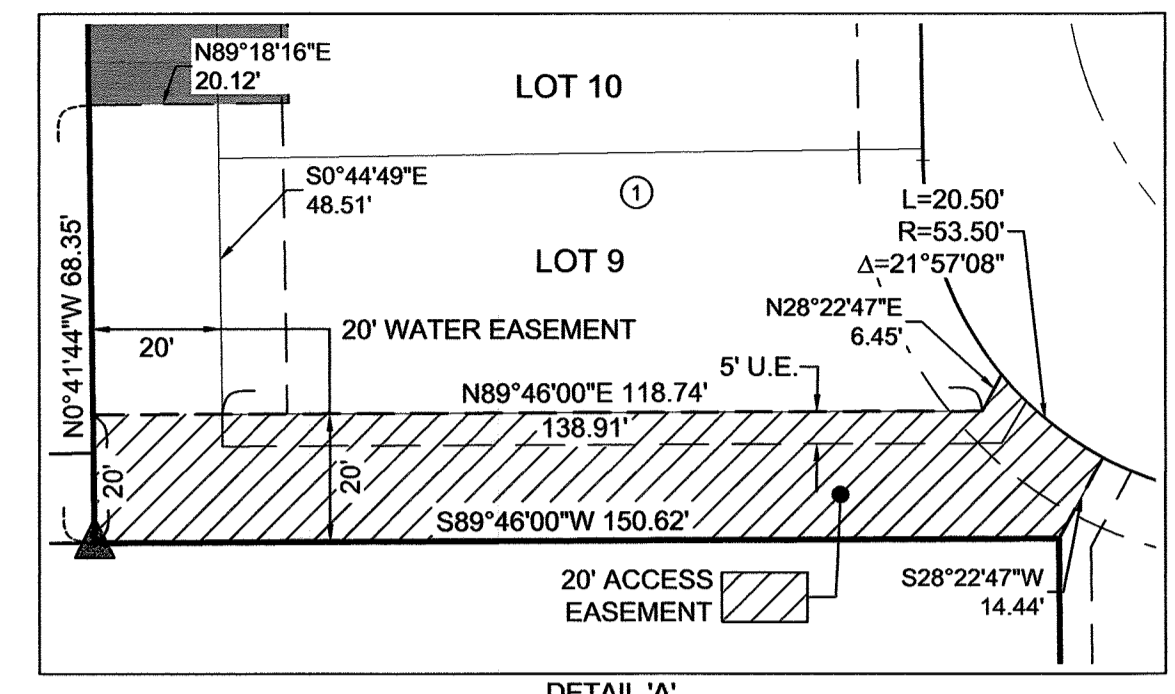
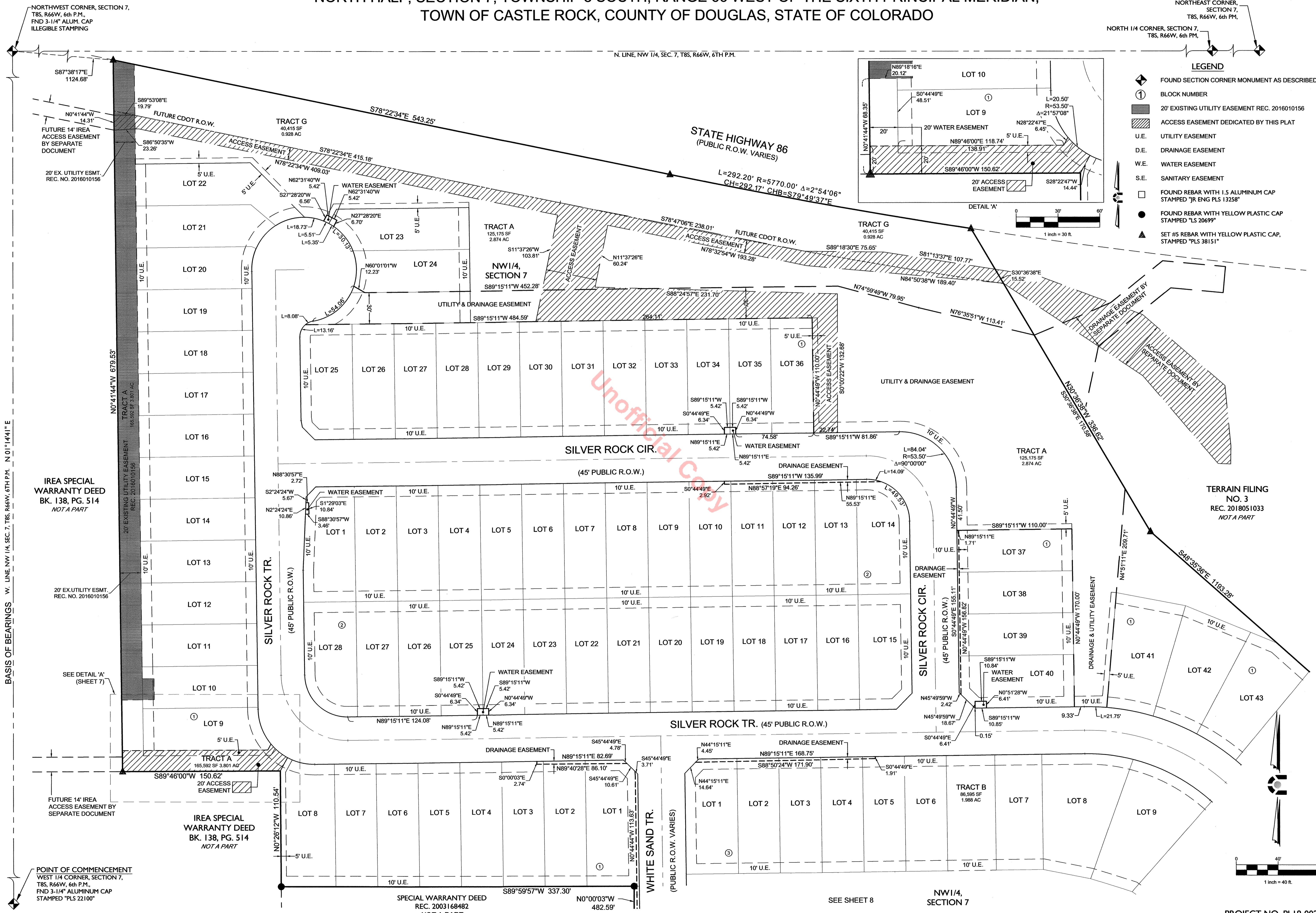
TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE:
DESIGNED: RCY
CAD: DCB
QA/QC: TMG
JOB NO. 14-001



TERRAIN FILING NO. 4

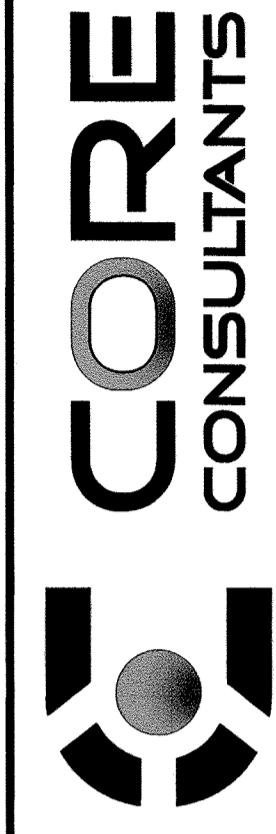
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

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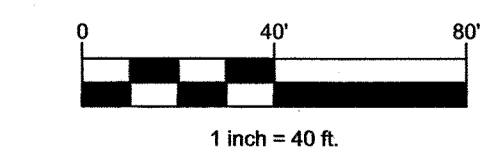
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1950 W. Littleton Blvd., Ste. 109
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NO.	DESCRIPTION	DATE	BY
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TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

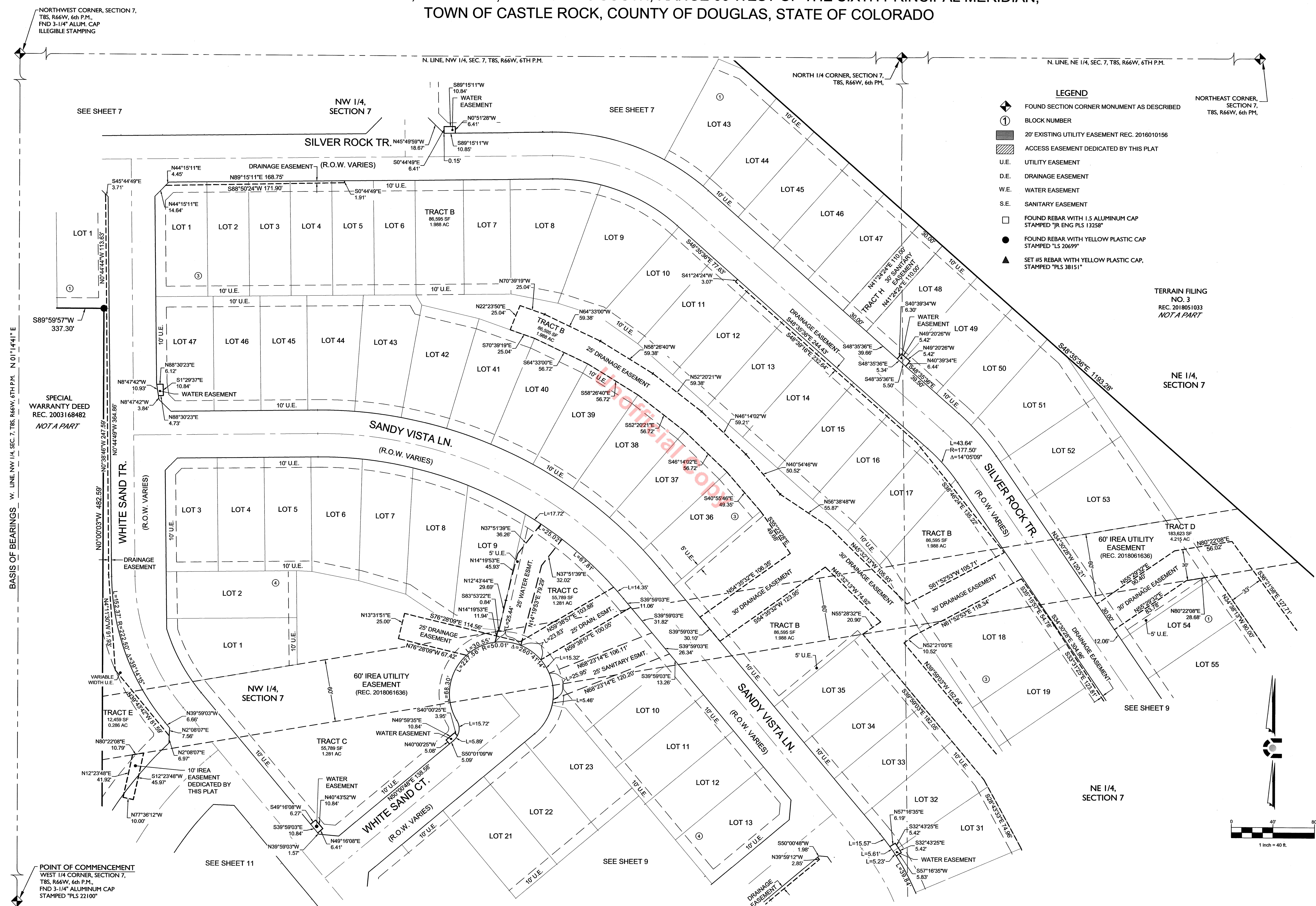
RELEASE:	RCY
DESIGNED:	DCB
CAD:	DCB
QA/QC:	TMG
JOB NO.	14-001
SHEET	7 of 12



PROJECT NO. PL18-0022

TERRAIN FILING NO. 4

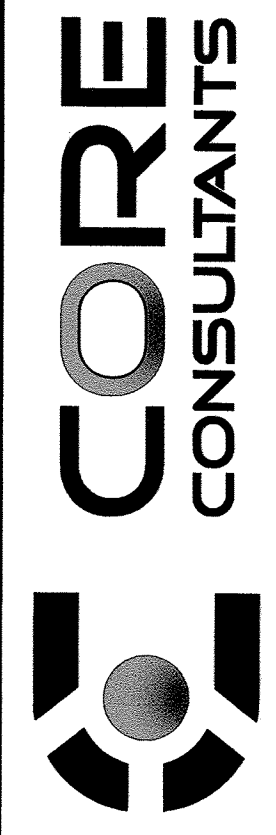
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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TERRAIN FILING NO. 3
REC. 2018051033
NOT A PART

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303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

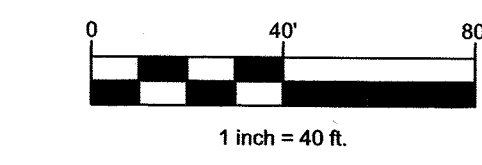


REVISIONS	
NO.	DESCRIPTION
1.	TOWN OF CASTLE ROCK SUBMITTAL
2.	TOWN OF CASTLE ROCK SUBMITTAL
3.	TOWN OF CASTLE ROCK SUBMITTAL

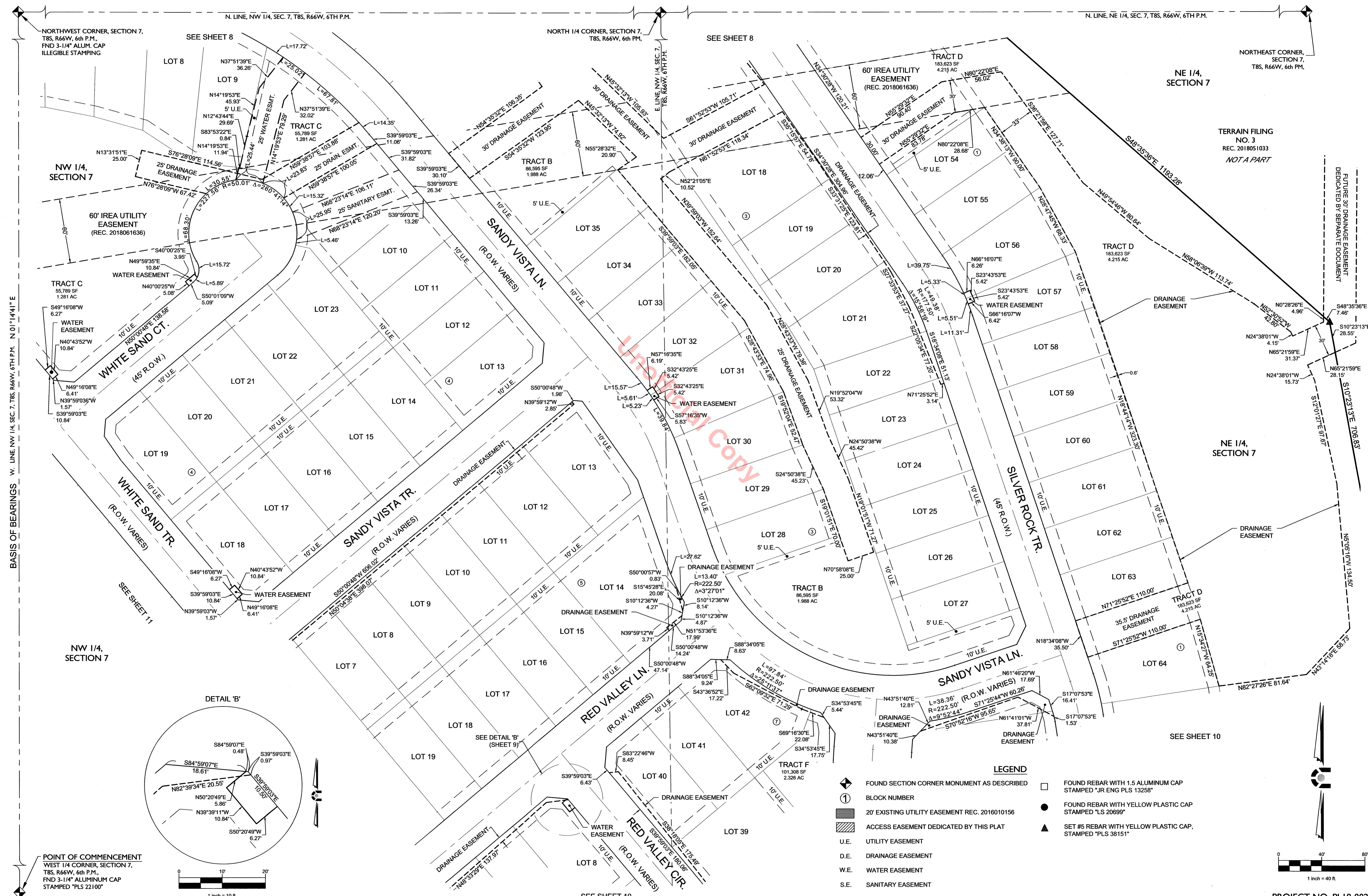
TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE:
DESIGNED: RCY
CAD: DCB
QA/QC: TMG

JOB NO. 14-001

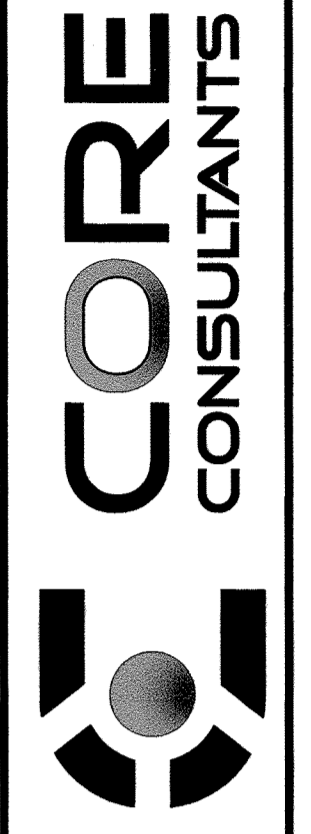


TERRAIN FILING NO. 4
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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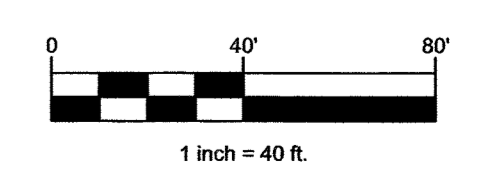
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NO.	DESCRIPTION	DATE	BY
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3.	TOWN OF CASTLE ROCK SUBMITTAL	03/19/19	TMG

TERRAIN FILING NO. 4
 SEC. 7, T8S, R66W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO

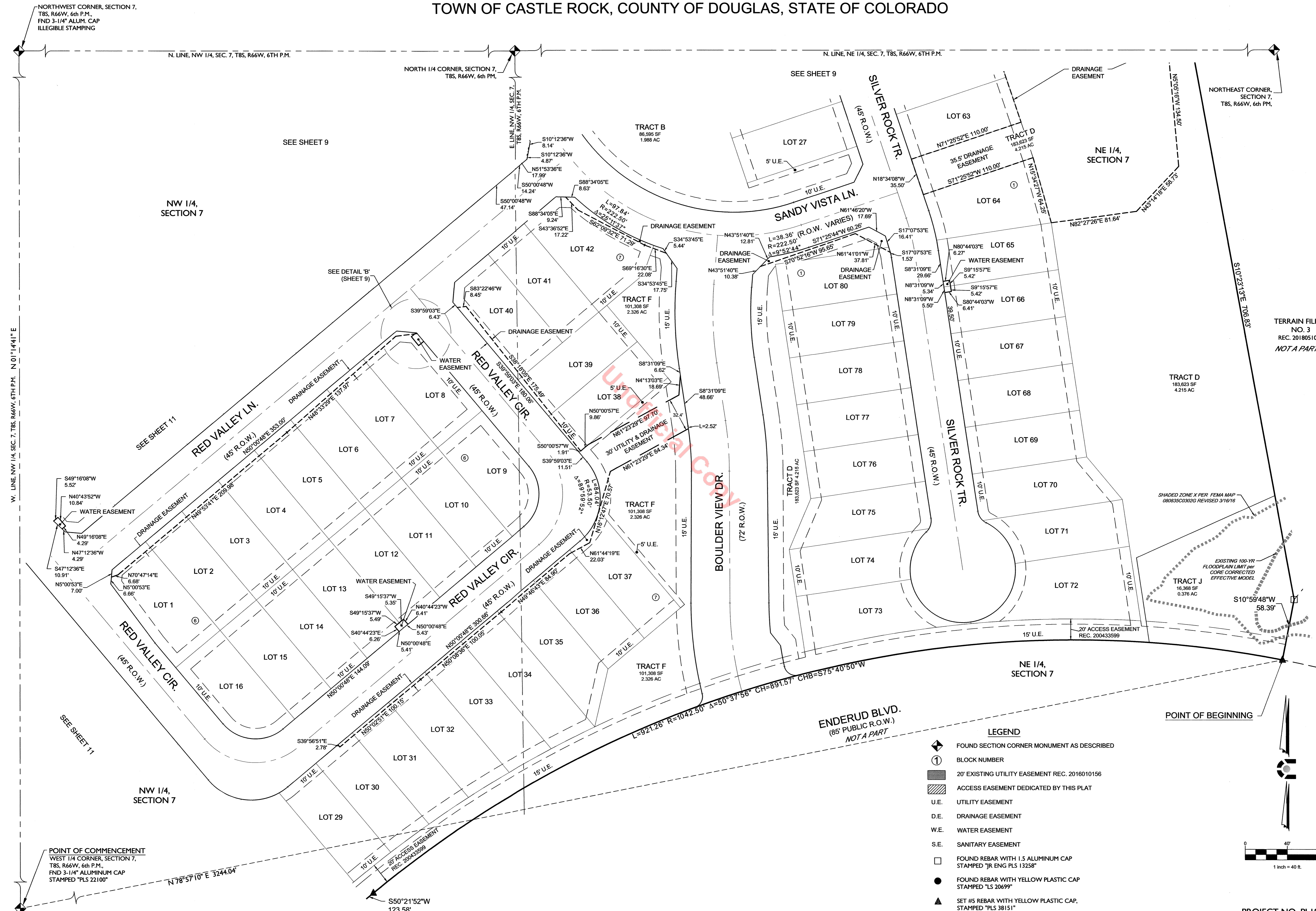
RELEASE: RCY
 DESIGNED: DCB
 CAD: TMG
 QA/QC: TMG
 JOB NO. 14-001
 SHEET 9 of 12



PROJECT NO. PL18-0022

TERRAIN FILING NO. 4

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



NORTHWEST CORNER, SECTION 7,
T8S, R66W, 6th P.M.,
FND 3-1/4" ALUM. CAP
ILLEGIBLE STAMPING

N. LINE, NW 1/4, SEC. 7, T8S, R66W, 6TH P.M.

NORTH 1/4 CORNER, SECTION 7,
T8S, R66W, 6th P.M.

N. LINE, NE 1/4, SEC. 7, T8S, R66W, 6TH P.M.

NORTHEAST CORNER,
SECTION 7,
T8S, R66W, 6th P.M.

W. LINE, NW 1/4, SEC. 7, T8S, R66W, 6TH P.M., N 01°14'41"E

POINT OF COMMENCEMENT
WEST 1/4 CORNER, SECTION 7,
T8S, R66W, 6th P.M.,
FND 3-1/4" ALUMINUM CAP
STAMPED "PLS 22100"

NW 1/4,
SECTION 7

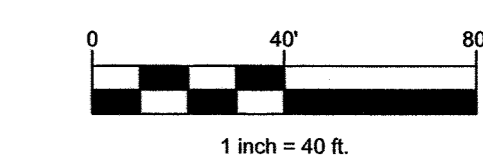
NE 1/4,
SECTION 7

NE 1/4,
SECTION 7

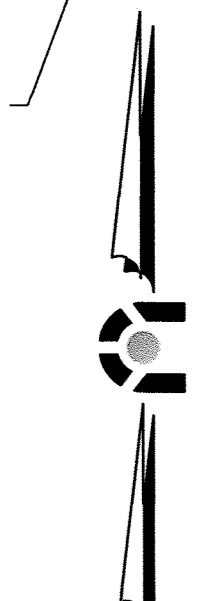
NW 1/4,
SECTION 7

ENDERUD BLVD.
(85' PUBLIC R.O.W.)
NOT A PART

- LEGEND**
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - BLOCK NUMBER
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 - ACCESS EASEMENT DEDICATED BY THIS PLAT
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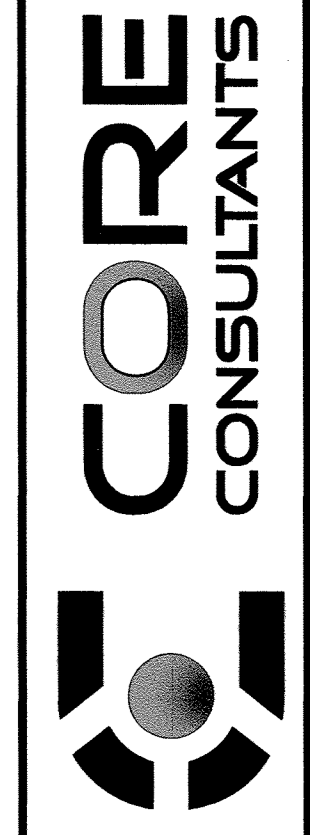
POINT OF BEGINNING



PROJECT NO. PL 18-0022

TERRAIN FILING
NO. 3
REC. 2018051033
NOT A PART

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/06/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	01/18/19	TMG
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TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE:
DESIGNED: RCY
CAD: DCB
QA/QC: TMG

JOB NO. 14-001

SHEET 10 of 12

TERRAIN FILING NO. 4

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

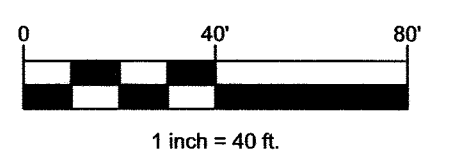


- LEGEND**
- FOUND SECTION CORNER MONUMENT AS DESCRIBED
 - BLOCK NUMBER
 - 20' EXISTING UTILITY EASEMENT REC. 2016010156
 - ACCESS EASEMENT DEDICATED BY THIS PLAT
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 - FOUND REBAR WITH 1.5 ALUMINUM CAP STAMPED "JR ENG PLS 13258"
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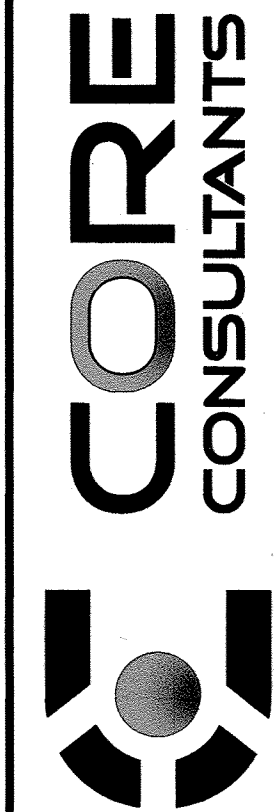
SEE SHEET 10

SEE SHEET 9

SEE SHEET 8



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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.	TOWN OF CASTLE ROCK SUBMITTAL	11/08/18	TMG
2.	TOWN OF CASTLE ROCK SUBMITTAL	01/18/19	TMG
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TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

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TERRAIN FILING NO. 4
NORTH HALF, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO








LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.25'	N 44°10'00" E
L2	17.13'	S 44°57'27" E
L3	21.36'	S 44°32'25" W
L4	21.09'	S 45°49'59" E
L5	19.09'	N 45°44'49" W
L6	19.09'	N 44°15'11" E
L7	15.96'	N 45°44'49" W
L8	16.51'	N 44°15'11" E
L9	15.75'	S 5°00'53" W
L10	19.96'	N 87°38'37" W
L11	14.52'	N 2°08'07" E
L12	19.09'	S 84°59'07" E
L13	16.52'	N 5°00'53" E
L14	19.09'	N 5°00'53" E
L15	8.02'	S 84°59'07" E
L16	23.19'	N 34°53'45" W
L17	23.19'	S 43°51'40" W
L18	19.09'	S 26°25'48" W
L19	17.69'	N 61°46'20" W
L20	17.28'	S 10°12'36" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	17.86'	N 88°34'05" W
L22	19.09'	S 84°59'07" E
L23	19.09'	S 5°00'53" W
L24	13.66'	N 5°00'53" E
L25	15.33'	N 84°59'07" W
L26	19.09'	S 84°59'07" E
L27	15.75'	N 5°00'53" E
L28	30.96'	N 49°45'17" W
L29	4.87'	S 66°23'28" E
L30	6.45'	N 28°22'47" E
L31	14.44'	N 28°22'47" E
L32	1.64'	N 80°22'08" E
L33	0.22'	N 80°22'08" E
L34	19.09'	N 84°59'07" W
L35	14.39'	S 80°22'08" W
L37	3.41'	N 9°04'08" W
L38	17.94'	N 17°07'53" W
L39	15.45'	N 38°12'05" W
L54	6.33'	N 10°45'03" W
L56	26.44'	N 34°51'55" W

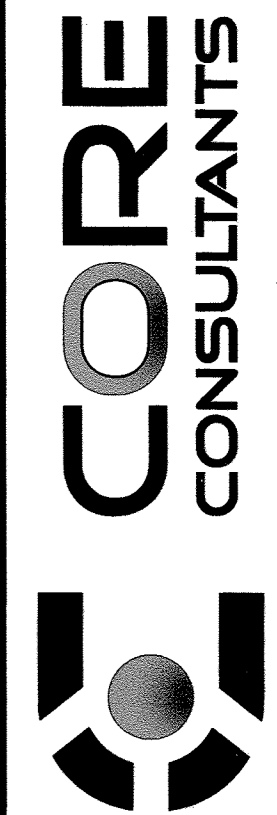
LINE TABLE		
LINE #	LENGTH	DIRECTION
L57	21.15'	N 47°12'36" W
L58	26.44'	N 34°51'54" W
L59	15.80'	N 8°47'42" W
L60	11.96'	N 41°16'03" E

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	15.00'	81°08'20"	S39°49'22"W	19.51'	21.24'
C2	14.88'	83°12'23"	N8°36'38"E	19.76'	21.61'
C3	15.00'	81°08'50"	N80°33'28"W	19.51'	21.24'
C4	15.00'	54°45'56"	N18°51'49"E	13.80'	14.34'
C5	15.00'	54°45'56"	S35°54'07"E	13.80'	14.34'
C6	11.00'	92°07'49"	S58°25'24"E	15.84'	17.69'
C7	11.00'	83°54'45"	N28°13'44"E	14.71'	16.11'
C8	285.00'	4°01'46"	S10°20'39"E	20.04'	20.04'

LEGEND

-  FOUND SECTION CORNER MONUMENT AS DESCRIBED
-  BLOCK NUMBER
-  20' EXISTING UTILITY EASEMENT REC. 2016010156
-  ACCESS EASEMENT DEDICATED BY THIS PLAT
- U.E. UTILITY EASEMENT
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REVISIONS	
NO.	DESCRIPTION
1.	TOWN OF CASTLE ROCK SUBMITTAL
2.	TOWN OF CASTLE ROCK SUBMITTAL
3.	TOWN OF CASTLE ROCK SUBMITTAL

TERRAIN FILING NO. 4
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE:	RCY
DESIGNED:	DCB
CAD:	DCB
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JOB NO. 14-001