

# TERRAIN NORTH BASIN FILING NO. 1 PLAT

LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS,  
LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
AND WITHIN 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

### PURPOSE

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS INTO LOTS, BLOCKS, TRACTS AND ROADWAYS AS SHOWN HEREON.

### LEGAL DESCRIPTION

PLEASE SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTION

### CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER 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, ROADS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TERRAIN NORTH BASIN FILING NO. 1 PLAT.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED ALSO DEDICATES TRACTS A, B, C, E, F & G TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA), TRACTS D & H ARE DEDICATED 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, FENCES 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.

STRATUS TERRAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: [Signature]  
AUTHORIZED SIGNATORY OF STRATUS TERRAIN, LLC.

SIGNED THIS 6<sup>TH</sup> DAY OF April, 2021  
COUNTY OF DOUGLAS, STATE OF COLORADO

NOTARY CERTIFICATE  
STATE OF COLORADO  
COUNTY OF DOUGLAS

SUBSCRIBED AND SWORN BEFORE ME THIS 6<sup>TH</sup> DAY OF April, 2021  
BY Richard Dean AS AUTHORIZED SIGNATORY OF STRATUS TERRAIN, LLC.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7.14.2022

### 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 MAY 1, 2020 AT RECEPTION NO. 2020035659, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTIER BANK  
SIGNED THIS 6<sup>TH</sup> DAY OF April, 2021

NOTARY CERTIFICATE  
STATE OF COLORADO  
COUNTY OF DOUGLAS  
SIGNED THIS 6<sup>TH</sup> DAY OF April, 2021  
BY Tracey Linn AS AUTHORIZED SIGNATORY OF Firstier Bank

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES July 14, 2022

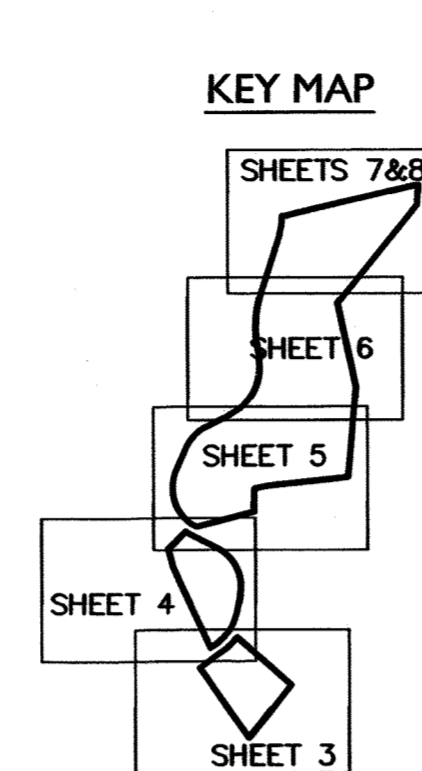
### STATEMENT OF WATER RIGHTS DEDICATION

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 100.01 SFE ARE DEBITED FROM THE WATER BANK.

OWNER AND DEVELOPER  
STRATUS TERRAIN, LLC  
8480 E. ORCHARD ROAD, SUITE 1100  
GREENWOOD VILLAGE, CO. 80111

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

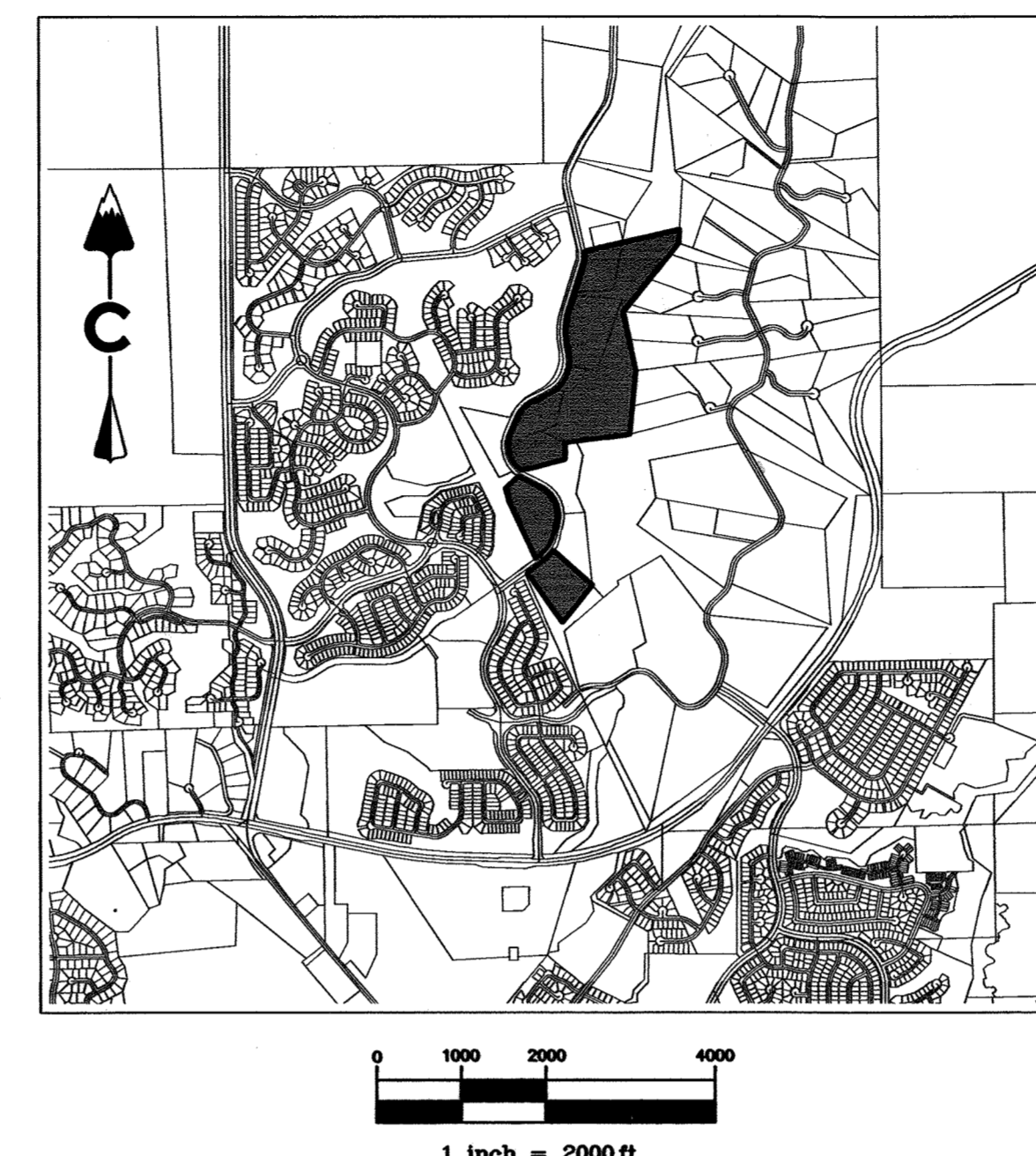
### KEY MAP



### SHEET INDEX

- SHEET 1 COVER
- SHEET 2 OVERALL
- SHEET 3 PLAT
- SHEET 4 PLAT
- SHEET 5 PLAT
- SHEET 6 PLAT
- SHEET 7 PLAT
- SHEET 8 PLAT

### VICINITY MAP



### TRACT AREA SUMMARY

TRACT	SQ.FT.	ACRES	USE	OWNERSHIP	MAINTENANCE
TRACT A	137,621	±3.159	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT B	101,015	±2.319	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT C	54,385	±1.249	UTIL, DRAIN, PA	HOA	HOA
TRACT D	1,678,806	±38.540	OSD, UTIL, DRAIN, PA	TOCR	TOCR
TRACT E	12,091	±0.278	OSP, UTIL, PA	HOA	HOA
TRACT F	6,764	±0.155	OSP, UTIL, PA	HOA	HOA
TRACT G	233,101	±5.351	OSP, UTIL, DRAIN, PA	HOA	HOA
TRACT H	25,341	±0.582	OSP, DRAIN, PA	TOCR	TOCR
TOTAL	2,249,124	±51.633			

### LAND USE DEFINITIONS:

- DRAIN DRAINAGE
- HOA CASTLE OAKS ESTATES MASTER ASSOCIATION
- OSD OPEN SPACE DEDICATION
- OSP OPEN SPACE PRIVATE
- PA PUBLIC ACCESS
- ROW RIGHT-OF-WAY
- TOCR TOWN OF CASTLE ROCK
- UTIL UTILITY

### LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (95)	634,836	±14.574
TRACTS (8)	2,249,124	±51.633
ROW	209,107	±4.800
TOTAL	3,093,067	±71.007

### GENERAL NOTES:

- 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.
- THE SUBJECT PROPERTY LIES WITHIN MULTIPLE FLOOD ZONES AS DELINEATED BY FEMA MAP 08035C0189G REVISED 3/16/16. FLOOD ZONES FROM SAID MAP ARE SHOWN HEREON.
- 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 TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 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 LINES.
- THERE ARE NINETY FIVE (95) LOTS AND EIGHT (8) TRACTS IN THIS PLAT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1013276-CO WITH AN EFFECTIVE DATE OF MAY 11, 2020 AT 5:00 P.M. WAS 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 DETERMINING OWNERSHIP, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROUGH INTO UTILITY EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT RECORDED AT RECEPTION NO. 2011015547 AND THE PLAT FOR THE PORTION OF DRAINAGE EASEMENT, AS DEPICTED HEREON.

### TITLE CERTIFICATION

I, Karen Biggs, 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 9<sup>TH</sup> DAY OF April, 2021

BY: Karen Biggs  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 8<sup>TH</sup> DAY OF April, 2021

BY: Karen Biggs AS AUTHORIZED REPRESENTATIVE OF  
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY PUBLIC  
[Signature]

MY COMMISSION EXPIRES 12/5/23



### CERTIFICATE OF ACCEPTANCE

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

CASTLE OAKS ESTATES MASTER ASSOCIATION

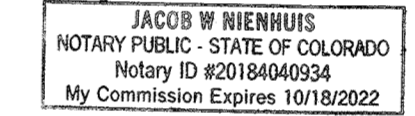
BY: [Signature]  
RESIDENT DECLARANT

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

ACKNOWLEDGED BEFORE ME THIS 14 DAY OF April, 2021

BY THE DECLARANT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC  
[Signature]

MY COMMISSION EXPIRES: 10/18/2022

### 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 5 DAY OF October, 2021

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST:

[Signature]  
TOWN CLERK  
DATE Oct 5 2021

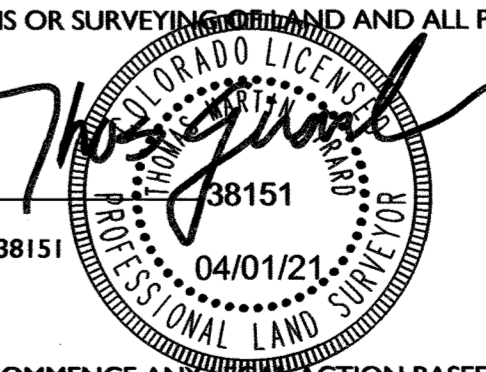
TOWN OF CASTLE ROCK  
[Signature]  
TOWN MANAGER  
DATE 10.5.2021



### 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, 2020 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 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 7:56 A.M.

ON THE 26<sup>TH</sup> DAY OF October, 2021  
AT RECEPTION NO. 2021121285

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature]  
DEPUTY



PROJECT NO. PL20-0015

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
1000 W. WASHINGTON  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

# CORE

TERRAIN NORTH BASIN FILING NO. 1 PLAT  
SE1/4 SEC. 31, SW1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 08/27/20  
DESIGNED: JF  
CAD: JAG  
QA/QC: TMG

JOB NO. 14-001

SHEET 1 OF 8

# TERRAIN NORTH BASIN FILING NO. 1 PLAT

LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN 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

3 PARCELS OF LAND BEING LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1:

A PARCEL OF LAND BEING LOTS 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, AND A PORTION OF TRACT A, CASTLE OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 150556, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN THE NORTHEAST QUARTER OF SECTION 6, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF CASTLE OAKS 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9361582, SAID DOUGLAS COUNTY RECORDS, BEING ASSUMED TO BEAR S 05°13'14" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID CASTLE OAKS 9TH AMENDMENT, THENCE S 83°48'16" W, A DISTANCE OF 654.81 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 4, SAID CASTLE OAKS PLAT;

- THENCE ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 4, THE FOLLOWING THREE (3) COURSES:
1. S 80°47'45" W, A DISTANCE OF 131.53 FEET;
  2. S 01°00'03" W, A DISTANCE OF 197.06 FEET;
  3. S 75°40'51" W, A DISTANCE OF 493.72 FEET TO A POINT ON THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 88°01'49" AND AN ARC LENGTH OF 533.10 FEET, THE CHORD OF WHICH BEARS N 19°38'08" W, A DISTANCE OF 500.28 FEET;
2. N 24°22'49" E, A DISTANCE OF 207.15 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39°50'02" AND AN ARC LENGTH OF 250.28 FEET;
4. N 64°12'51" E, A DISTANCE OF 217.19 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 74°06'56" AND AN ARC LENGTH OF 569.17 FEET;
6. N 09°54'05" W, A DISTANCE OF 91.41 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 27°38'29" AND AN ARC LENGTH OF 463.14 FEET;
8. N 17°44'24" E, A DISTANCE OF 512.52 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 20°01'00" AND AN ARC LENGTH OF 153.72 FEET;

THENCE N 77°13'19" E, A DISTANCE OF 1162.93 FEET TO A POINT ON THE WEST LINE OF CASTLE OAKS AMENDED, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 323495, SAID DOUGLAS COUNTY RECORDS;

THENCE S 03°18'28" W, ALONG THE WEST LINE OF SAID CASTLE OAKS AMENDED PLAT, A DISTANCE OF 166.39 FEET TO THE NORTH CORNER OF CASTLE OAKS ESTATES FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2004113719;

THENCE S 38°59'29" W, ALONG THE WEST LINE OF SAID CASTLE OAKS ESTATES FILING NO. 2 PLAT, A DISTANCE OF 1053.16 FEET TO THE NORTHWEST CORNER OF CASTLE OAKS 6TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9105576, SAID DOUGLAS COUNTY RECORDS;

THENCE S 12°10'29" E, ALONG THE WEST LINE OF SAID CASTLE OAKS 6TH AMENDMENT PLAT, A DISTANCE OF 715.01 FEET TO THE NORTHWEST CORNER OF CASTLE OAKS 9TH AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9361582, SAID DOUGLAS COUNTY RECORDS;

THENCE S 05°13'14" W, ALONG THE WEST LINE OF SAID CASTLE OAKS 9TH AMENDMENT PLAT, A DISTANCE OF 754.97 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING.

### PARCEL 2:

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF LOT 11, BLOCK 3, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, 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:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 11, BLOCK 3, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH CORNER OF LOT 11, BLOCK 3, ALSO BEING A POINT ON THE WEST LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, SAID CASTLE OAKS PLAT, AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST AND NORTH LINES OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 07°48'47" AND AN ARC LENGTH OF 60.00 FEET, THE CHORD OF WHICH BEARS S 59°44'36" E, A DISTANCE OF 59.95 FEET;
2. S 63°39'00" E, A DISTANCE OF 232.74 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 75°36'41" AND AN ARC LENGTH OF 475.08 FEET;
4. S 11°57'41" W, A DISTANCE OF 162.77 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 384.37, A CENTRAL ANGLE OF 42°27'15" AND AN ARC LENGTH OF 284.80 FEET;
6. S 54°28'09" W, A DISTANCE OF 79.54 FEET TO A POINT ON THE EAST LINE OF TRACT Q-1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 3, A SUBDIVISION PLAT RECORDED AT REC. 2006087814, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TRACT Q-1 THE FOLLOWING FOUR (4) COURSES:

1. N 24°45'14" W, A DISTANCE OF 473.39 FEET;
2. N 24°44'27" W, A DISTANCE OF 272.26 FEET;
3. N 14°11'05" W, A DISTANCE OF 154.84 FEET;

N 46°19'35" E, A DISTANCE OF 205.18 FEET TO THE POINT OF BEGINNING.

### PARCEL 3:

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, 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:

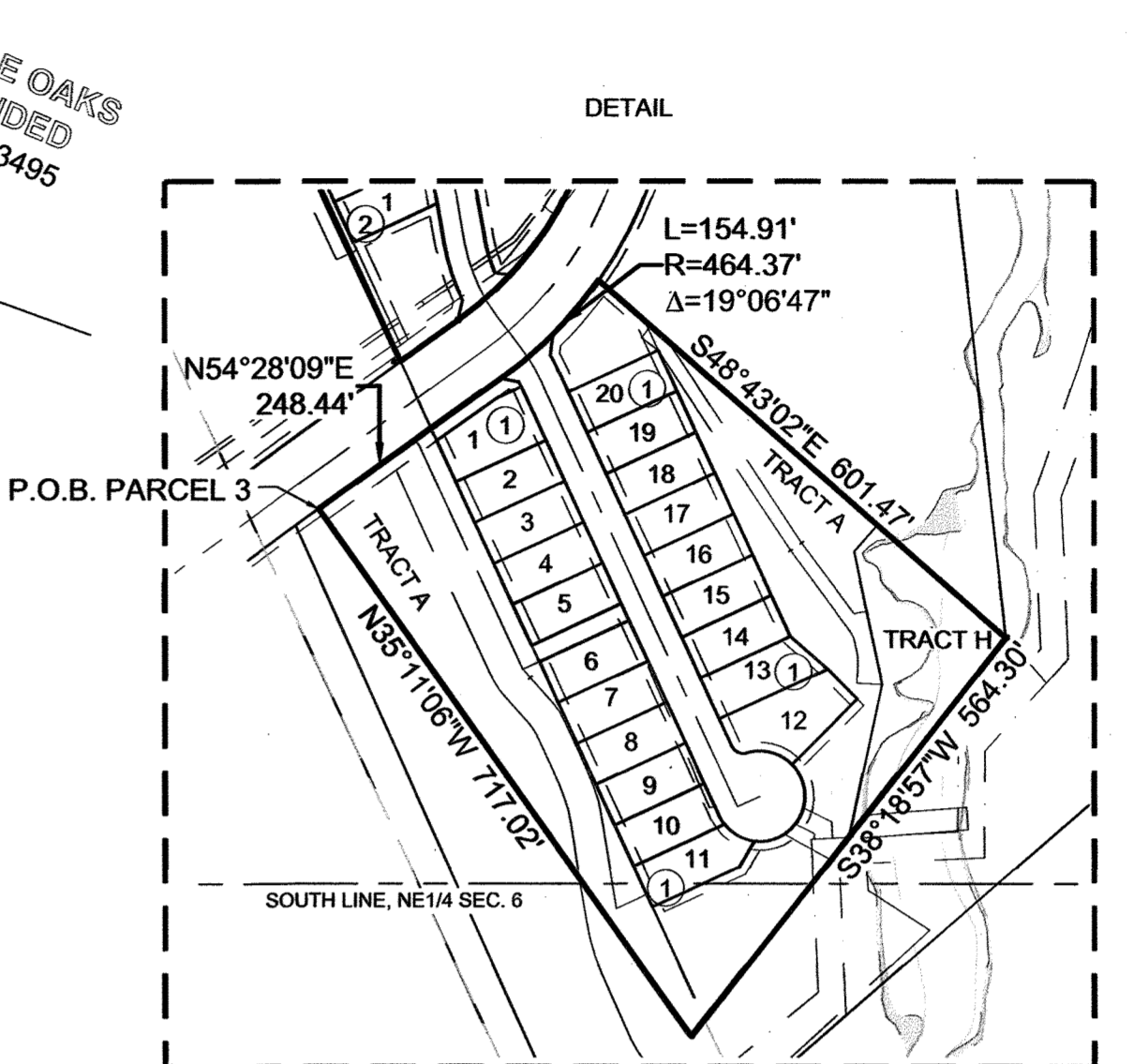
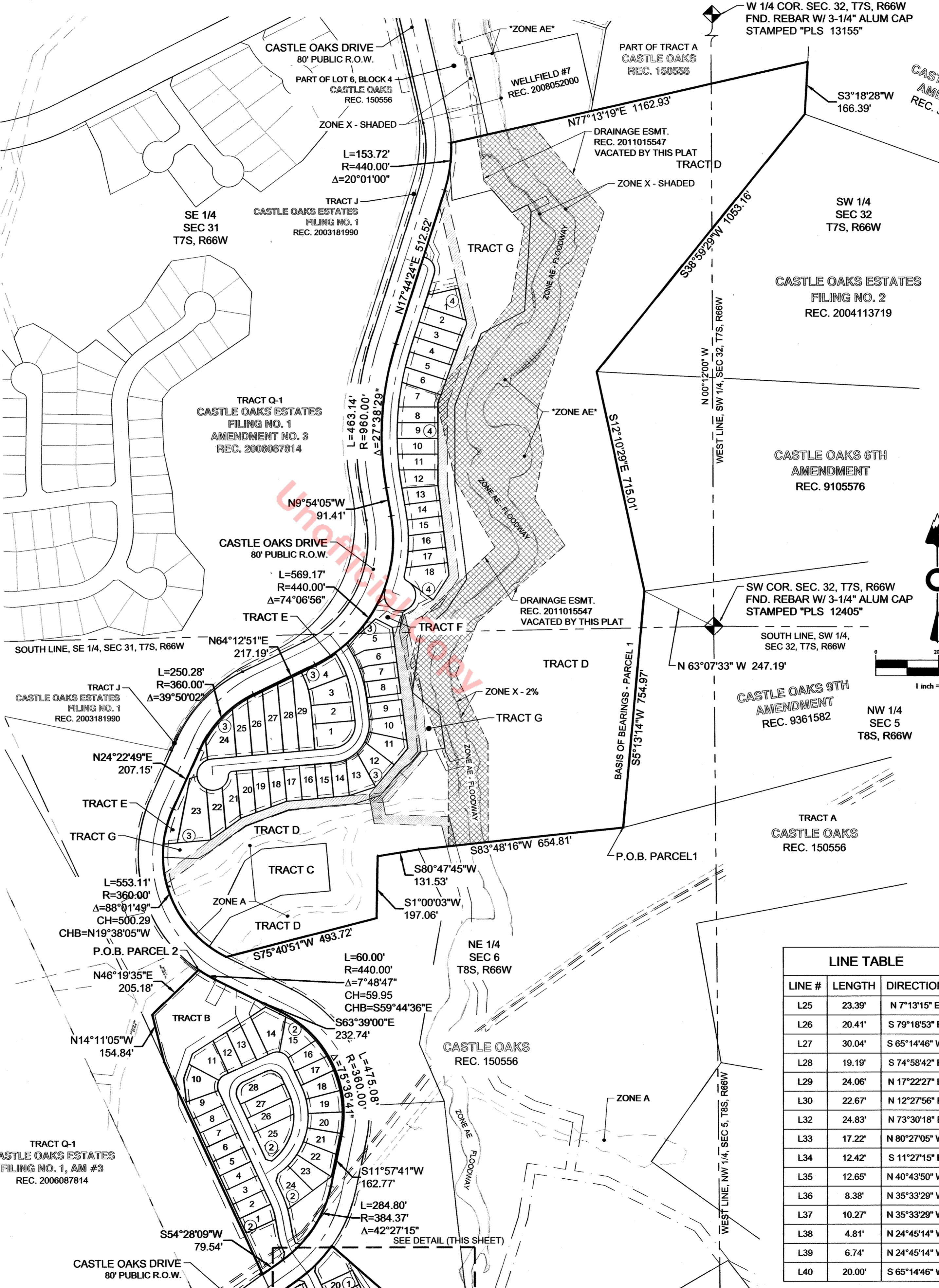
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, ADJACENT TO LOT 1, BLOCK 4, SAID CASTLE OAKS SUBDIVISION PLAT, BEING ASSUMED TO BEAR N 54°28'09" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST CORNER OF LOT 1, BLOCK 4, SAID CASTLE OAKS PLAT, THENCE ALONG THE NORTH LINE OF SAID LOT 1, AND ALONG THE SOUTH LINE OF THE CASTLE OAKS DRIVE RIGHT-OF-WAY, AS DEDICATED BY SAID CASTLE OAKS PLAT, THE FOLLOWING TWO (2) COURSES:

1. N 54°28'09" E, A DISTANCE OF 248.44 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 464.37 FEET, A CENTRAL ANGLE OF 19°06'47" AND AN ARC LENGTH OF 154.91 FEET TO THE NORTH CORNER OF SAID LOT 1;

THENCE S 48°43'02" E, ALONG THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 601.47 FEET TO THE EAST CORNER OF LOT 1; THENCE S 38°18'57" W, A DISTANCE OF 564.30 FEET TO THE SOUTH CORNER OF SAID LOT 1; THENCE S 35°11'06" W, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING.

THE PARCELS DESCRIBED ABOVE CONTAIN A TOTAL AREA OF 3,093,067 SQUARE FEET OR 71.007 ACRES, MORE OR LESS.



## LEGEND

- ▲ SET 18" LONG, #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 38151"
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- FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "MSM ENG CO"
- △ FOUND REBAR W/ RED PLASTIC CAP STAMPED "PLS 38376"
- FOUND #5 REBAR, NO CAP
- ▨ 30" SANITARY SEWER EASEMENT REC. 2004099199
- ▨ SANITARY SEWER EASEMENT REC. 2014043979
- ▨ PORTION OF DRAINAGE EASEMENT REC 2011015547 VACATED BY THIS PLAT

## FLOOD ZONE LEGEND

- FLOOD ZONE A - NO BSE DETERMINED
- FLOOD ZONE AE - 100 YR. VERIFIED
- FLOOD ZONE AE - FLOODWAY
- FLOOD ZONE X - 02 PCT CHANCE FLOOD HAZARD
- FLOOD ZONE X - SHADED

## LINE TABLE

LINE #	LENGTH	DIRECTION
L25	23.39'	N 7°13'15" E
L26	20.41'	S 79°18'53" E
L27	30.04'	S 65°14'46" E
L28	19.19'	S 74°58'42" E
L29	24.06'	N 17°22'27" E
L30	22.67'	N 12°27'56" E
L32	24.83'	N 73°30'18" E
L33	17.22'	N 80°27'05" W
L34	12.42'	S 11°27'15" E
L35	12.65'	N 40°43'50" W
L36	8.38'	N 35°33'29" W
L37	10.27'	N 35°33'29" W
L38	4.81'	N 24°45'14" W
L39	6.74'	N 24°45'14" W
L40	20.00'	S 65°14'46" W

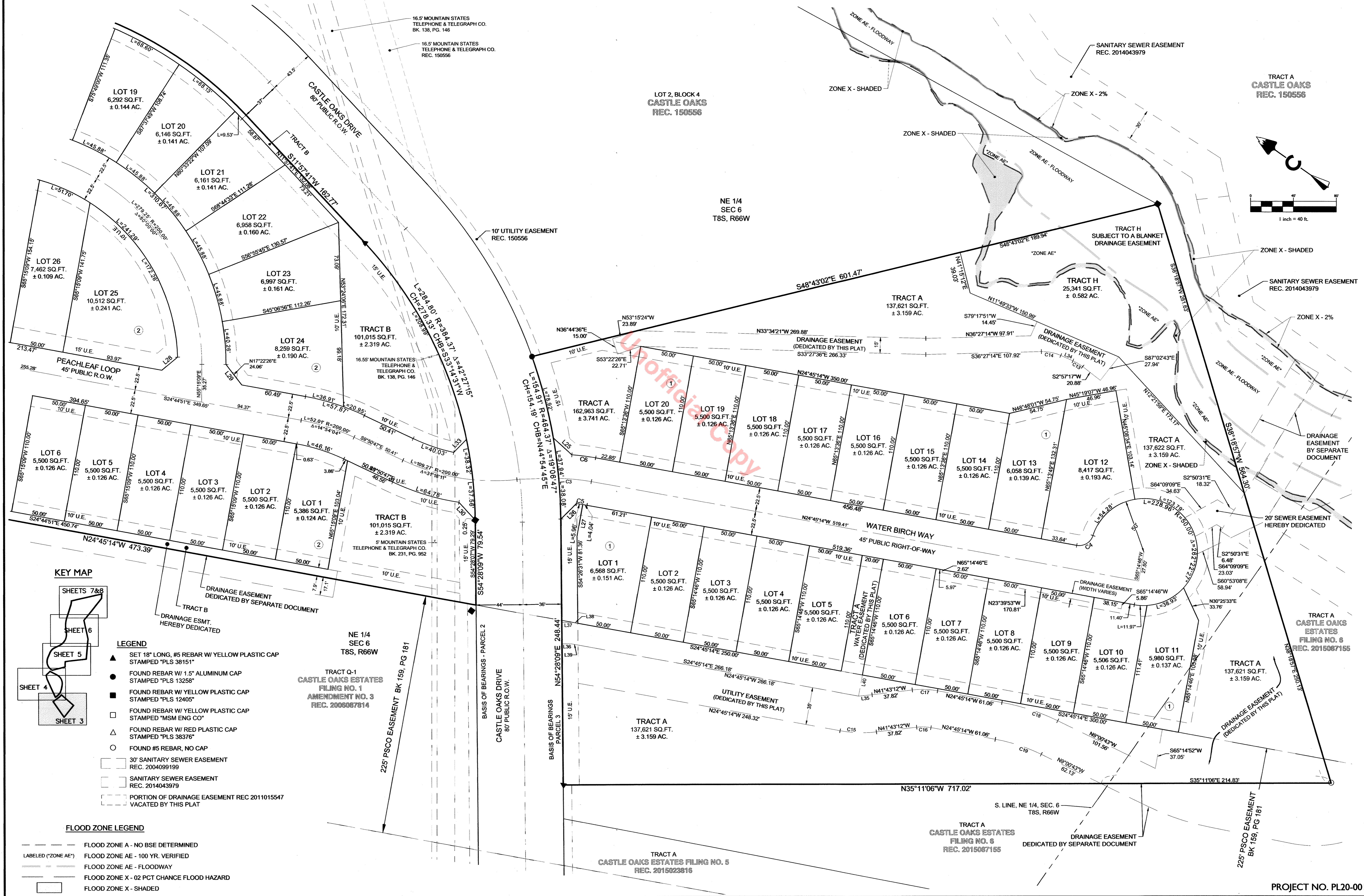
## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	41.80'	200.00'	11°58'34"	N30°44'31"W	41.73'
C4	19.39'	13.50'	82°18'27"	S65°54'27"E	17.77'
C5	10.00'	177.50'	3°13'39"	N26°22'03"W	10.00'
C6	22.31'	222.50'	5°44'39"	N27°37'33"W	22.30'
C7	63.62'	40.50'	90°00'00"	N69°44'51"W	57.28'
C8	63.62'	40.50'	90°00'00"	S20°15'09"W	57.28'
C9	19.39'	13.50'	82°18'27"	S43°52'27"W	17.77'
C10	18.54'	13.50'	78°42'08"	S25°43'11"E	17.12'
C11	28.27'	18.00'	90°00'00"	N27°15'36"W	25.46'
C12	1.11'	444.00'	0°08'37"	S20°48'03"W	1.11'
C13	10.69'	42.50'	14°24'32"	N4°14'59"W	10.66'
C14	18.54'	42.50'	24°59'59"	N23°57'14"W	18.40'
C15	34.05'	115.00'	16°57'58"	S33°14'13"E	33.93'
C16	13.33'	45.00'	16°57'58"	N33°14'13"W	13.28'
C17	23.69'	80.00'	16°57'58"	N33°14'13"W	23.60'
C18	54.95'	200.00'	15°44'31"	N16°52'59"W	54.78'
C19	45.33'	165.00'	15°44'31"	N16°52'59"W	45.19'

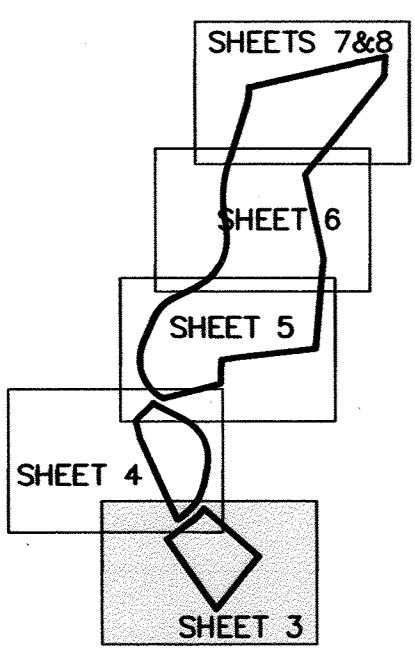
LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE  
 CORE CONSULTANTS INC. 3475 SOUTH BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIFE@COREINC.COM  
**CORE**  
 TERRAIN NORTH BASIN FILING NO. 1 PLAT SE 1/4 SEC. 31, SW 1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 RELEASE: 08/27/20  
 DESIGNED: JAF  
 CAD: JAF  
 QA/QC: TMG  
 PROJECT NO. PL20-0015 SHEET 2 OF 8

# TERRAIN NORTH BASIN FILING NO. 1 PLAT

LOTS 1, 4 & 5 AND A PORTION OF LOT 6, ALL OF BLOCK 4, A PORTION OF LOT 11, BLOCK 3, AND A PORTION OF TRACT A, CASTLE OAKS, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN 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



### KEY MAP



- LEGEND**
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  - FOUND REBAR W/ 1.5" ALUMINUM CAP STAMPED "PLS 13258"
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  - ▭ PORTION OF DRAINAGE EASEMENT REC 2011015547 VACATED BY THIS PLAT

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- FLOOD ZONE X - SHADED

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
1000 W. WASHINGTON ST.  
ENGLEWOOD, CO 80113  
303.703.4444  
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# CORE

TERRAIN NORTH BASIN FILING NO. 1 PLAT  
SE1/4 SEC. 31, SW1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 08/27/20  
DESIGNED: JF  
CAD: JAG  
QA/QC: TMG

JOB NO. 14-001

SHEET 3 OF 8

PROJECT NO. PL20-0015



# TERRAIN NORTH BASIN FILING NO. 1 PLAT

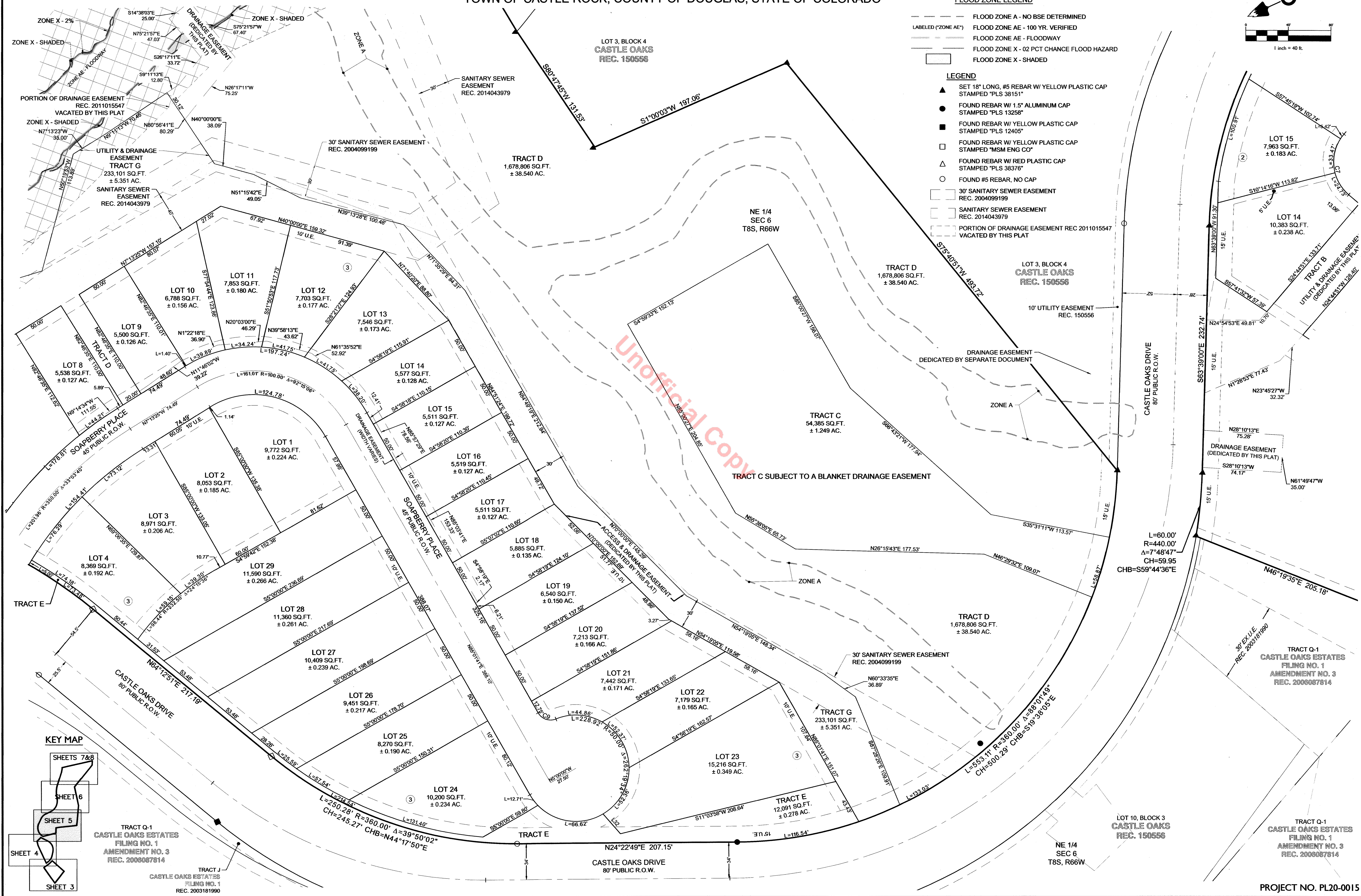
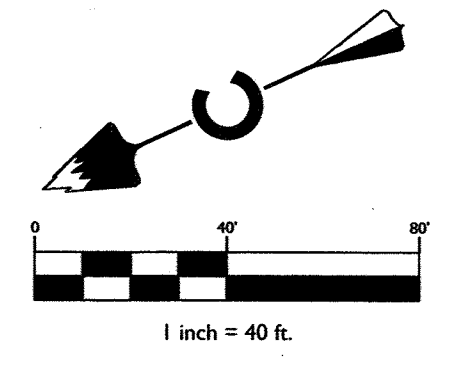
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- (Labeled "ZONE AE") FLOOD ZONE AE - 100 YR. VERIFIED
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- PORTION OF DRAINAGE EASEMENT REC 2011015547 VACATED BY THIS PLAT



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LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

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TERRAIN NORTH BASIN FILING NO. 1 PLAT  
SE 1/4 SEC. 31, SW 1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 08/27/20  
DESIGNED: JF  
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JOB NO. 14-001  
SHEET 5 OF 8

PROJECT NO. PL20-0015

TRACT Q-1  
CASTLE OAKS ESTATES  
FILING NO. 1  
AMENDMENT NO. 3  
REC. 2006067814

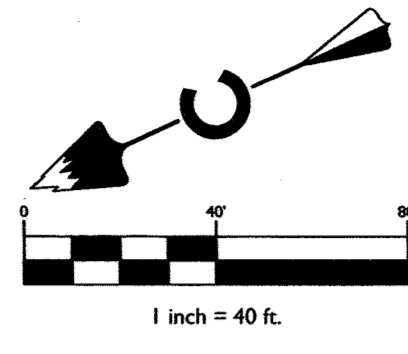
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CASTLE OAKS ESTATES  
FILING NO. 1  
REC. 2003181990

TRACT Q-1  
CASTLE OAKS ESTATES  
FILING NO. 1  
AMENDMENT NO. 3  
REC. 2006067814

TRACT Q-1  
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# TERRAIN NORTH BASIN FILING NO. 1 PLAT

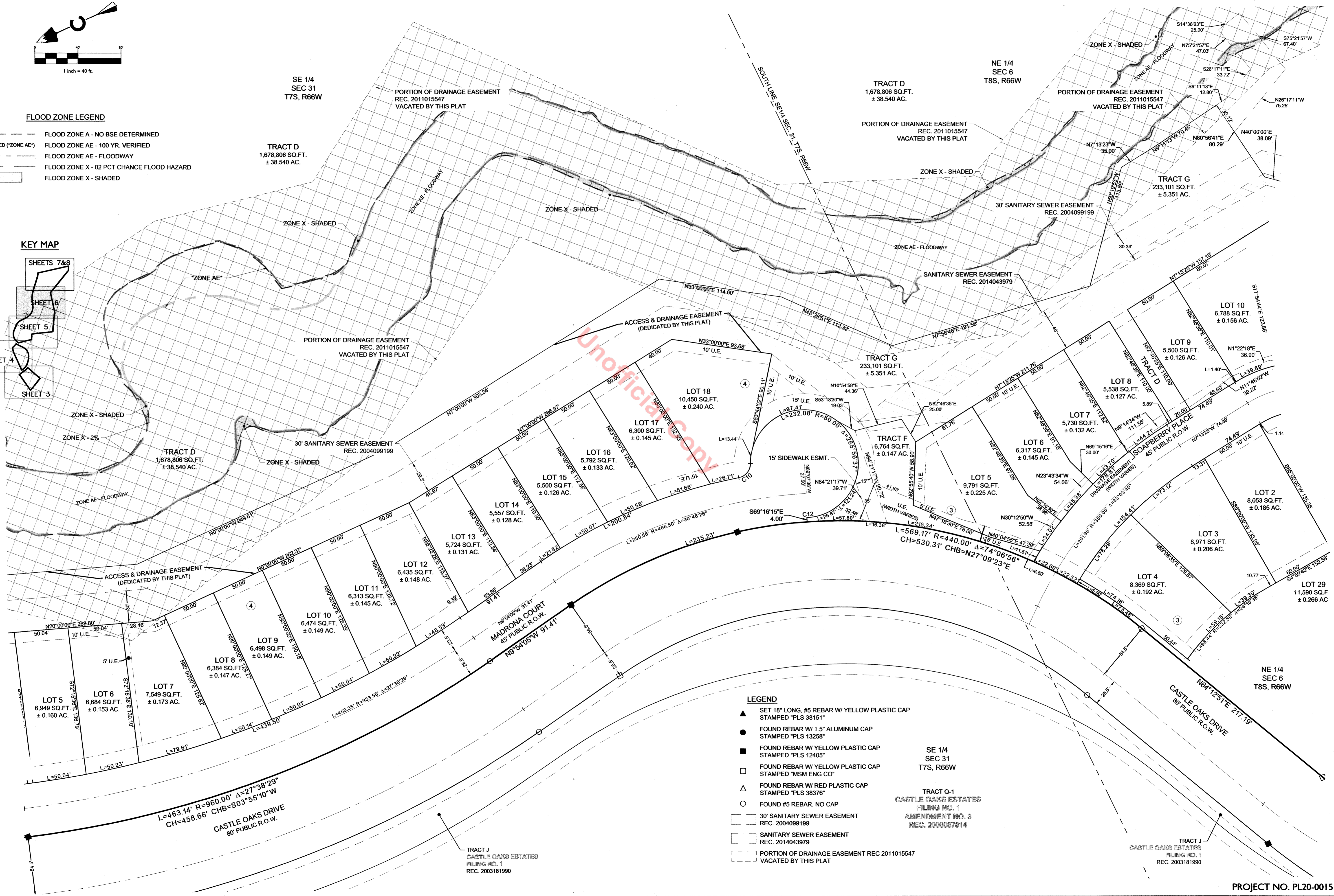
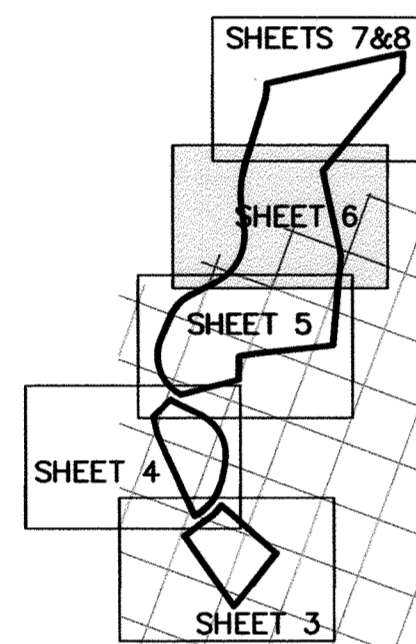
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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### KEY MAP



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LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE  
CORE CONSULTANTS, INC.  
ENGINEERS, ARCHITECTS  
ENGINEERS, ARCHITECTS  
3002703.4444  
LIVESTOCK@CORE.COM

TERRAIN NORTH BASIN FILING NO. 1 PLAT  
SE1/4 SEC. 31, SW1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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DESIGNED: JF  
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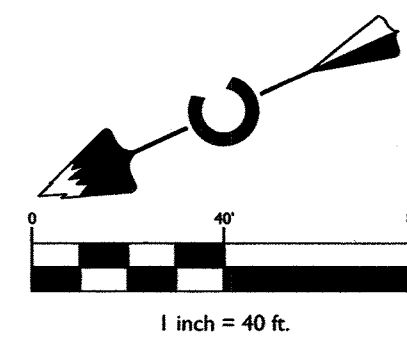
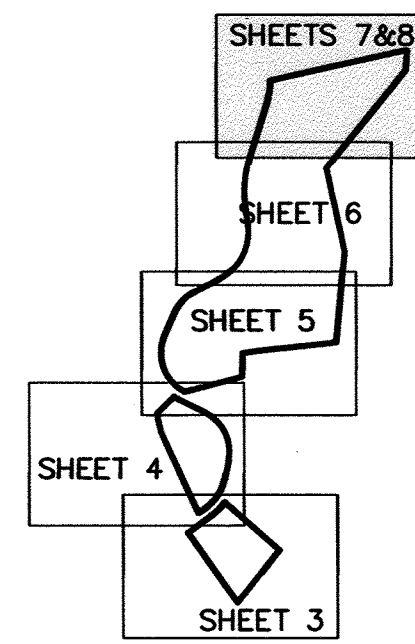
SHEET 6 OF 8

PROJECT NO. PL20-0015

# TERRAIN NORTH BASIN FILING NO. 1 PLAT

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### KEY MAP

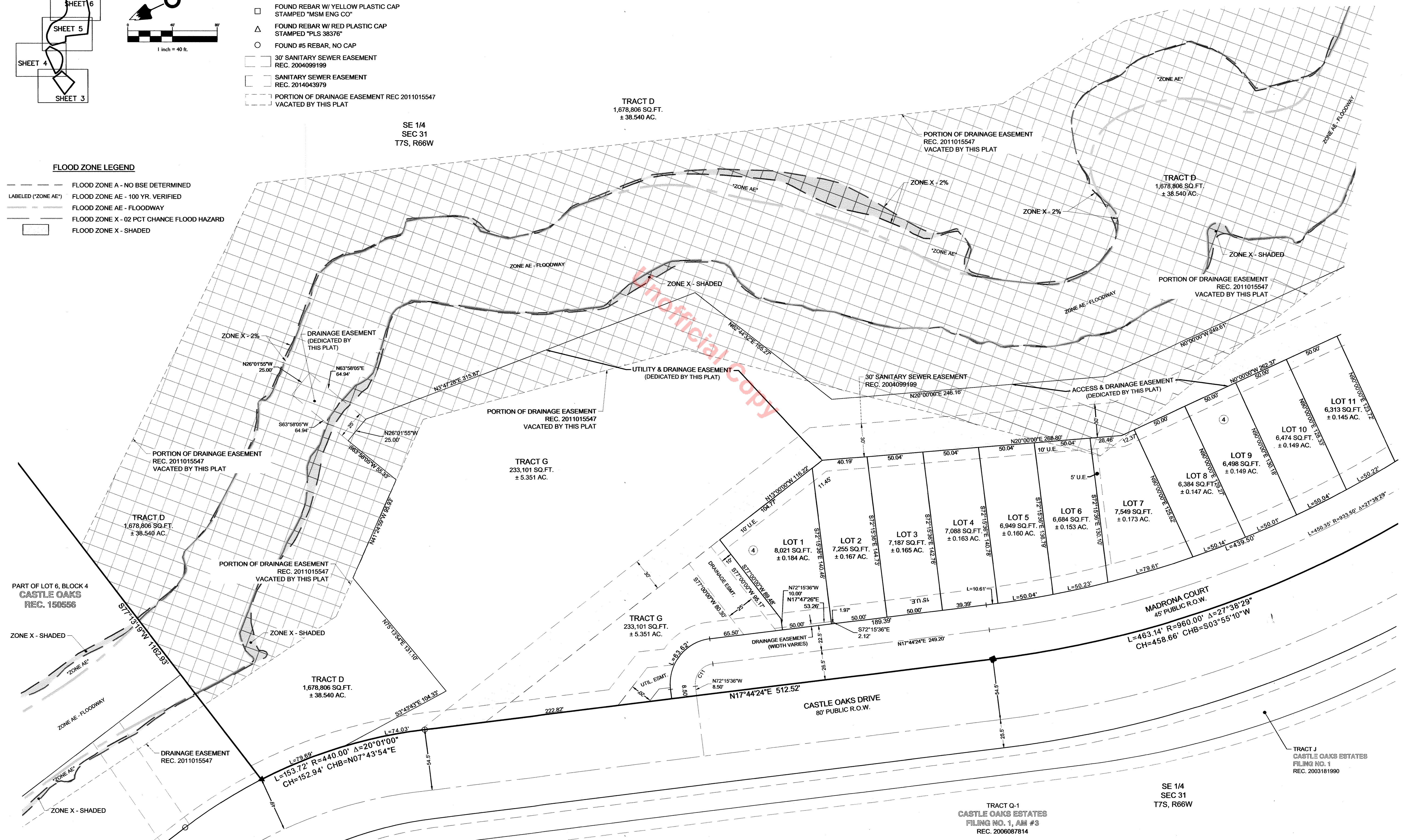


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LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

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1000 W. 10TH AVENUE  
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**CORE**

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SE1/4 SEC. 31, SW1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 08/27/20  
DESIGNED: JF  
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QA/QC: TMG

JOB NO. 14-001

SHEET 7 OF 8

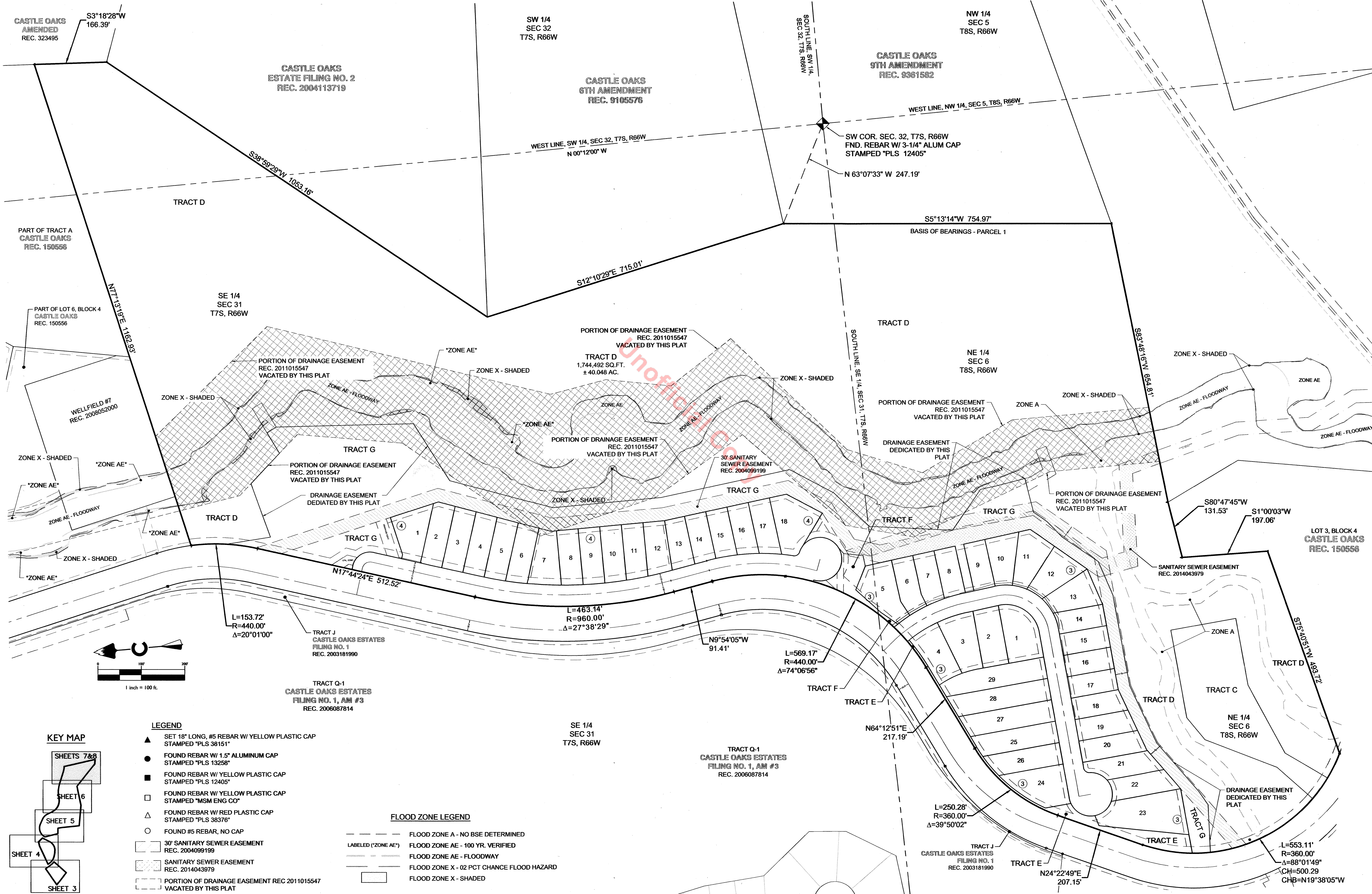
TRACT Q-1  
CASTLE OAKS ESTATES  
FILING NO. 1, AM #3  
REC. 2006087814

SE 1/4  
SEC 31  
T7S, R66W

PROJECT NO. PL20-0015

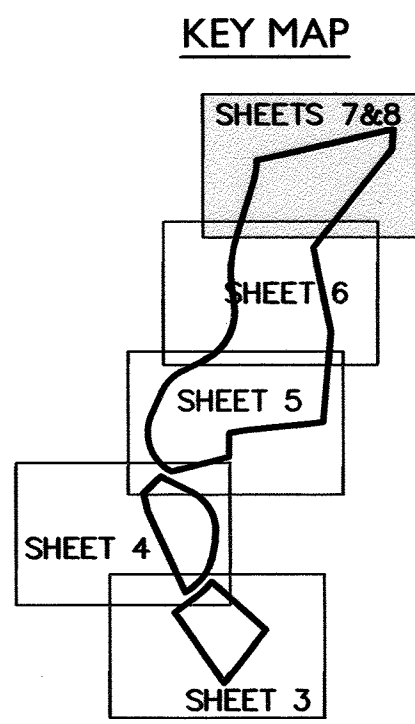
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  - Labeled ("ZONE AE") FLOOD ZONE AE - 100 YR. VERIFIED
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LAND DEVELOPMENT  
ENERGY  
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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SHEET 8 OF 8

PROJECT NO. PL20-0015