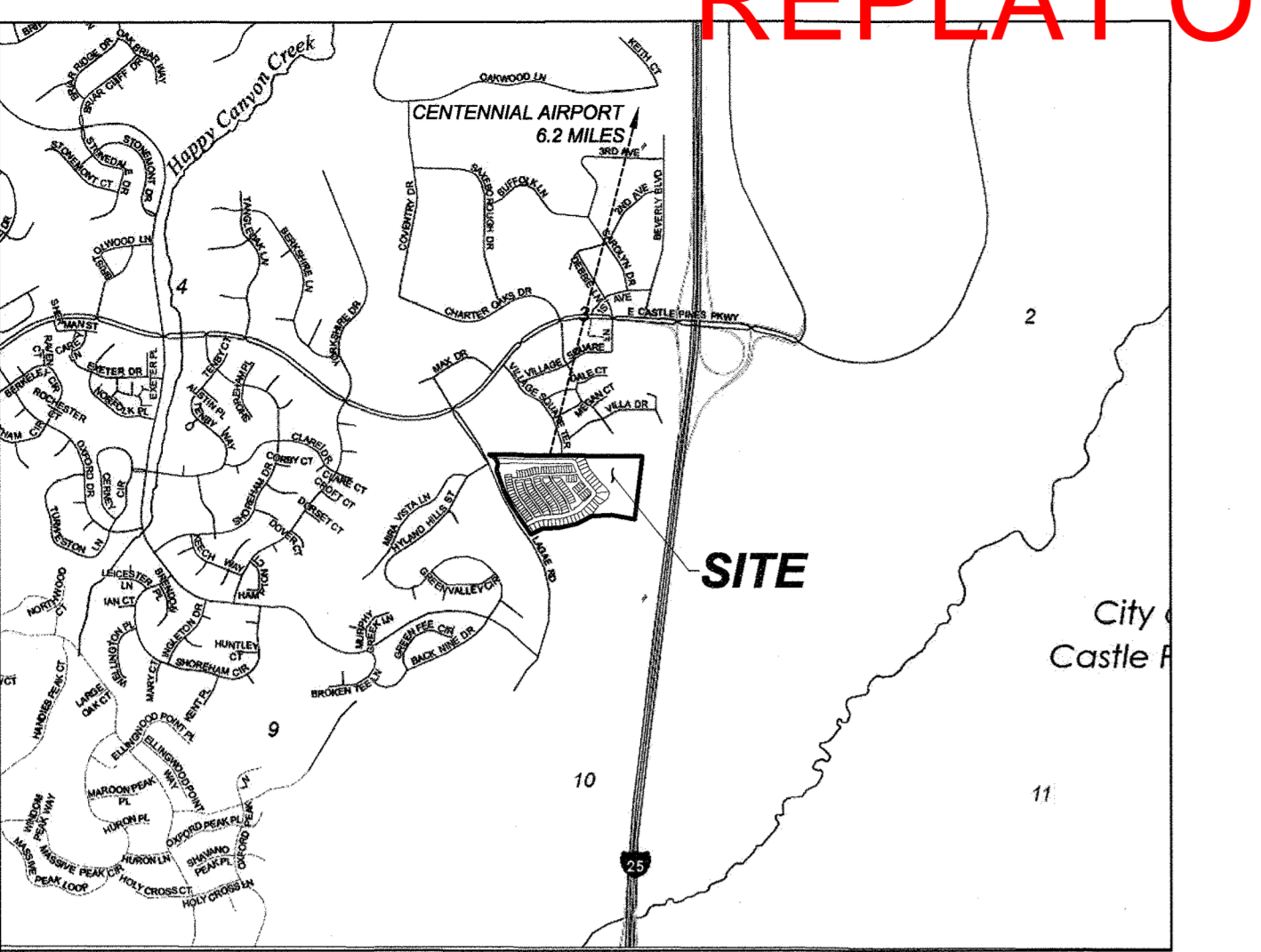
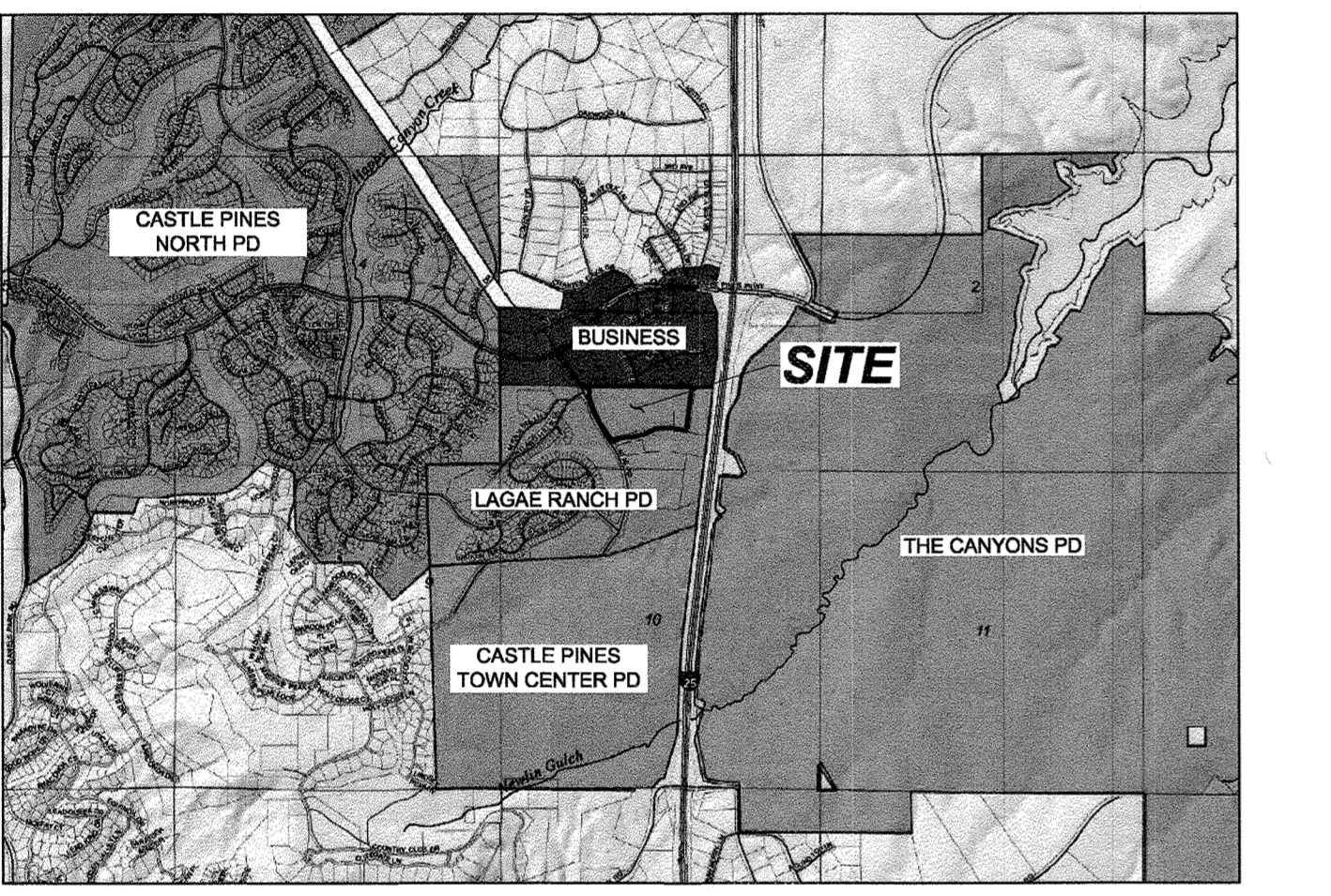


# REPLAT OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT  
A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
28.078 ACRES, 145 RESIDENTIAL LOTS, CASE NO. SB17-002



VICINITY MAP  
1"=2,000'



ZONING VICINITY MAP  
1"=3,000'

### PURPOSE STATEMENT

LAGAE RANCH FILING NO. 1, 2ND AMENDMENT  
A REPLAT OF LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT  
TOTAL LAND AREA TO BE RESUBDIVIDED: 28.078 ACRES / 1,223,069.80 SQUARE FEET

### SUMMARY TABLE

LOTS	ACREAGE	PURPOSE	OWNER/MAINTENANCE
1-29	3.773 +/-	SINGLE FAMILY DETACHED	R.I. MANAGEMENT OF TULSA, INC., ITS SUCCESSORS AND ASSIGNS
30-145	7.032 +/-	SINGLE FAMILY ATTACHED	R.I. MANAGEMENT OF TULSA, INC., ITS SUCCESSORS AND ASSIGNS
TRACTS	ACREAGE	PURPOSE	OWNER/MAINTENANCE
A	1.051 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
B	2.053 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
C	0.399 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
D	0.341 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
E	0.808 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
F	7.932 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
G	0.086 +/-	OPEN SPACE	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
H / OTHELLO ST.	0.479 +/-	PRIVATE ROADWAY	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
J / FINSBERRY WAY	0.345 +/-	PRIVATE ROADWAY	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
K / BEDLAM DRIVE	0.329 +/-	PRIVATE ROADWAY	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
L / BRAILSFORD CT.	0.093 +/-	PRIVATE ROADWAY	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
M / COURTFIELD WAY	0.645 +/-	PRIVATE ROADWAY	CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC.
RIGHT-OF-WAY	ACREAGE	PURPOSE	OWNER/MAINTENANCE
HYDE PARK CIR.	2.712 +/-	PUBLIC STREET	DEDICATED TO THE CITY OF CASTLE PINES

### PROPERTY DESCRIPTION

LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT, LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 3, BEING A RECOVERED ROD WITH 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 10734", WHENCE THE SOUTH-WEST CORNER OF SAID SECTION 3, BEING A RECOVERED ROD WITH 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 14166", BEARS S 00° 36' 25" E, 2521.76 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE, ALONG THE WEST LINE OF SAID SOUTH HALF OF SECTION 3, S 00° 36' 25" E, 1230.44 FEET, TO THE NORTHWEST CORNER OF LAGAE RANCH FILING 1, AS RECORDED AT RECEPTION NUMBER 2008082081 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, BEING A RECOVERED ROD WITH 1-1/2 INCH ALUMINUM CAP STAMPED "LS 23515"; THENCE DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LAGAE RANCH FILING 1, S 89° 29' 13" E, 1388.85 FEET, TO THE NORTHWEST CORNER OF LOT 235-A, LAGAE RANCH FILING 1, FIRST AMENDMENT, AS RECORDED AT RECEPTION NUMBER 2017072361, IN SAID DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTH BOUNDS OF SAID LOT 235-A, S 89° 29' 13" E, 1795.55 FEET;  
THENCE, ALONG THE EAST BOUNDS OF SAID LOT 235-A, S 07° 06' 13" W, 742.50 FEET;  
THENCE, ALONG THE SOUTH BOUNDS OF SAID LOT 235-A THE FOLLOWING SIX COURSES:

- 1) N 79° 30' 38" W, 272.78 FEET;
- 2) S 86° 50' 36" W, 237.47 FEET;
- 3) S 62° 05' 38" W, 194.86 FEET;
- 4) S 76° 55' 17" W, 209.09 FEET;
- 5) S 87° 08' 02" W, 202.49 FEET;
- 6) S 63° 56' 21" W, 149.27 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAGAE ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT COURSES:

- 1) N 33° 37' 35" W, 393.84 FEET TO A POINT OF CURVATURE;
- 2) ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 44' 06", A RADIUS OF 950.00 FEET AND AN ARC LENGTH OF 227.74 FEET TO A POINT OF TANGENCY;
- 3) N 19° 53' 29" W, 182.84 FEET TO A POINT OF CURVATURE;
- 4) ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02° 33' 49", A RADIUS OF 1050.00 FEET AND AN ARC LENGTH OF 46.98 FEET TO A POINT OF REVERSE CURVATURE;
- 5) ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 51° 34' 26", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 22.50 FEET TO A POINT OF REVERSE CURVATURE;
- 6) ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 108° 17' 51", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 189.01 FEET TO A POINT OF REVERSE CURVATURE;
- 7) ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45° 24' 48", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 19.82 FEET TO A POINT OF TANGENCY;
- 8) N 33° 45' 55" W, 5.67 FEET TO THE POINT OF BEGINNING.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY THE CITY OF CASTLE PINES, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT R.I. MANAGEMENT OF TULSA, INC., A NORTH DAKOTA CORPORATION BEING THE OWNER(S), MORTGAGEE, OR LIEN HOLDERS OF CERTAIN LANDS IN THE CITY OF CASTLE PINES, COLORADO, DESCRIBED AS FOLLOWS: LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT

CONTAINING 28.080 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF CASTLE PINES, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF CASTLE PINES, COLORADO, ON BEHALF OF APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED. TRACTS A, B, C, D, E, F, G, H, J, K, L AND M AND PEDESTRIAN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES STATED HEREIN AND MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT RECEPTION NUMBER 2017086877 ON 12/27/2017 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE.

EXECUTED THIS 28<sup>th</sup> DAY OF December, A.D., 2017

OWNERS:  
R.I. MANAGEMENT OF TULSA, INC., A NEVADA CORPORATION  
BY: [Signature]  
TITLE: Power of Attorney

### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF DECEMBER 2017 BY: DARWIN HORMAN

AS POWER OF ATTORNEY

MY COMMISSION EXPIRES: JULY 24, 2019

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
[SEAL] DARWIN HORMAN  
Notary Public - State of Colorado  
My Identification # 20154028994  
Expires July 24, 2019

### GENERAL PLAT NOTES

1. ALL PRINCIPLE AND ACCESSORY STRUCTURES, AS DEFINED IN THE CITY OF CASTLE PINES ZONING ORDINANCE AS AMENDED, SHALL BE CONSTRUCTED TOTALLY WITHIN THE BUILDING ENVELOPE AS SHOWN HEREON FOR LOTS 1-145. THE AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE CONSIDERED A "NO-BUILD ZONE".

THE DENSITY OF 145 UNITS HAS BEEN ALLOCATED TO THE 145 LOTS. FURTHER SUBDIVISION IS NOT PERMITTED. TRACT F SHALL REMAIN OPEN SPACE AND IS NOT PERMITTED FOR DEVELOPMENT.

2. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY OF CASTLE PINES, ITS OFFICERS, EMPLOYEES, AND AGENTS, RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT.

3. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS WITHIN LAGAE RANCH FILING NO. 1, 2ND AMENDMENT - SPECIFIC SOILS, GEOLOGY, AND CONSTRUCTION MUST BE OBTAINED AND REVIEWED BY A QUALIFIED GEOTECHNICAL ENGINEER SUCH DATA SHALL BE PRESENTED TO THE CITY OF CASTLE PINES BUILDING DIVISION FOR REVIEW. AS A RESULT OF THIS DATA, FOUNDATION MODIFICATIONS, SUBSURFACE DRAINAGE SYSTEM, AND/OR OTHER BUILDING DESIGN/CONSTRUCTION MODIFICATIONS MAY BE REQUIRED.

4. DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF CASTLE PINES ACROSS TRACTS A THROUGH F, INCLUSIVE, FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO THE CITY OF CASTLE PINES, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY THE CITY OF CASTLE PINES OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF THE CITY OF CASTLE PINES, THEN THE CITY OF CASTLE PINES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE THE CITY OF CASTLE PINES SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK. THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE THE CITY OF CASTLE PINES WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, THE CITY OF CASTLE PINES SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATIONS BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY THE CITY OF CASTLE PINES.

5. THE ROADWAY TRACTS H THROUGH M LOCATED IN (LAGAE RANCH FILING NO. 1, 2ND AMENDMENT) ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION, INC. THE MAINTENANCE OF ALL PRIVATE ROADWAY IMPROVEMENTS LOCATED IN THE SUBDIVISION IS THE RESPONSIBILITY OF THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION, INC. THEIR HEIRS, SUCCESSORS AND ASSIGNS IN PERPETUITY. THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION, INC. SHALL MAINTAIN AND REPAIR ALL ROADS, PAVEMENT, CURBS AND GUTTER, SIDEWALKS, INLETS, PIPES, CULVERTS, CHANNELS, HYDRAULIC STRUCTURES, RIPRAP AND DETENTION BASINS LOCATED IN OR ASSOCIATED WITH THE ROADWAY TRACTS H THROUGH M AS PLATTED HEREIN.

6. THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EMERGENCY VEHICLE ACCESS ROAD. MAINTENANCE SHALL INCLUDE MAINTAINING A 20' WIDE ASPHALT SURFACE THAT SHALL BE PER THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS SECTIONS 4 & 5, AS ADOPTED BY THE CITY OF CASTLE PINES. MAINTENANCE SHALL ALSO INCLUDE SNOW PLOWING OF THE EMERGENCY VEHICLE ACCESS ROUTES ALONG OTHELLO STREET, FINSBERRY WAY, BEDLAM DRIVE, BRAILSFORD COURT AND COURTFIELD WAY. SNOW PLOWING SHALL BE REQUIRED WHEN SNOW ACCUMULATION ON THE PUBLIC STREET, IN LAGAE RANCH FILING NO. 1, 2ND AMENDMENT IS EQUAL TO OR EXCEEDS 6 INCHES IN DEPTH.

7. THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC. SHALL BE RESPONSIBLE FOR SNOW AND ICE REMOVAL ON HYDE PARK CIRCLE IN ACCORDANCE WITH THE RESIDENCE STREET MAINTENANCE STANDARDS SET FORTH IN THE CITY OF CASTLE PINES SNOW AND ICE MANAGEMENT PLAN, AS MAY BE AMENDED OR RENAMED FROM TIME TO TIME. THE CITY OF CASTLE PINES SHALL NOT BE RESPONSIBLE FOR SNOW OR ICE REMOVAL ON HYDE PARK CIRCLE; HOWEVER, THE CITY SHALL BE RESPONSIBLE FOR OTHER MAINTENANCE AND REPAIRS OF HYDE PARK CIRCLE AS A PUBLIC STREET CONSISTENT WITH CITY'S MAINTENANCE OF OTHER SIMILARLY SITUATED PUBLIC STREETS.

8. A NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS TRACTS H, J, K, L AND M FOR EMERGENCY ACCESS PURPOSES AND FOR PRIVATE ACCESS TO LOTS.

9. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS MAY REMOVE ANY INTERFERING OBJECTS AT NO COST, INCLUDING, WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS TO AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

10. A 10' WIDE PEDESTRIAN ACCESS EASEMENT ON TRACT A IS HEREBY DEDICATED FOR OWNERSHIP AND MAINTENANCE TO THE CASTLE PINES VALLEY HOMEOWNERS ASSOCIATION INC. FOR RECIPROCAL ACCESS PURPOSES TO LOT 1, CHARTER OAKS, AMENDMENT 7.

11. NON-EXCLUSIVE 10-FOOT UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 29 HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC 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.

12. NON-EXCLUSIVE 6-FOOT UTILITY EASEMENTS LOCATED AS SHOWN AND THE ADDITIONAL POCKET UTILITY EASEMENTS AS SHOWN HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STREET LIGHTS, ELECTRIC 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.

13. NON-EXCLUSIVE 5-FOOT UTILITY EASEMENTS ALONG SIDE LOT LINES AND THE ADDITIONAL POCKET UTILITY EASEMENTS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, STREET LIGHTS, ELECTRIC 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.

14. NON-EXCLUSIVE 15-FOOT UTILITY EASEMENTS LOCATED WITHIN TRACT A ALONG THE LAGAE ROAD AND TRACT C ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, 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.

15. NON-EXCLUSIVE 15-FOOT UTILITY EASEMENTS LOCATED IN TRACT B ALONG THE HYDE PARK CIRCLE. AS SHOWN, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, 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.

16. NON-EXCLUSIVE 10' FOOT UTILITY EASEMENT LOCATED IN TRACTS H, J, K, AND M FOR PURPOSE OF CROSSING ACROSS PRIVATE ROADWAYS, AS SHOWN, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, 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.

17. NON-EXCLUSIVE 4-FOOT UTILITY EASEMENTS, AS SHOWN, ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, INCLUDING, BUT NOT LIMITED TO GAS LINES, AS WELL AS, PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

18. NON-EXCLUSIVE 8-FOOT UTILITY EASEMENTS LOCATED ALONG THE FRONT LOT LINES OF LOTS 1 THROUGH 29 ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, GAS LINES, AS WELL AS, PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

19. THIS PLAT SHALL NOT BE RECORDED UNTIL EVIDENCE HAS BEEN PROVIDED TO THE CITY OF CASTLE PINES THAT A PUBLIC ACCESS EASEMENT MEASURING THIRTY FEET (30') IN WIDTH HAS BEEN DEDICATED ACROSS LAGAE RANCH, FILING NO. 1, TRACT T, TO PERMIT FUTURE ACCESS TO LAGAE RANCH, FILING NO. 1, TRACT S.

### TITLE VERIFICATION

WE, Heritage Title Company, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Those items shown in Commitment No. 10490914 - 3

BY: Cindy Moehn  
TITLE: Y.P./TO, Builders Division  
ACKNOWLEDGED BEFORE ME THIS 19 DAY OF December 2017  
MY COMMISSION EXPIRES: 5/12/2021  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY CERTIFICATE  
STATE OF Colorado )  
COUNTY OF Denver )

[Signature]  
[SEAL] ASHLEY WEIGS  
Notary Public  
State of Colorado  
Notary ID # 2017402365  
My Commission Expires 05-12-2021

### SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - LOT 235-A BOUNDARY
- SHEET 3 - RIGHTS-OF-WAY AND LOTS
- SHEET 4 - EASEMENTS AND SETBACKS

### SURVEY NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PER STATE STATUTE 13-80-105(3)(a) C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
3. ALL DISTANCES ARE GROUND AND MEASURED IN U.S. SURVEY FEET.
4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ARROW POINT SURVEYING, LTD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ARROW POINT SURVEYING, LTD. RELIED UPON TITLE COMMITMENT FILE NO. 451-H0490914-286-CN9, AMENDMENT NO. 1, EFFECTIVE DATE MARCH 10, 2017 AT 7:00 A.M., PREPARED BY HERITAGE TITLE COMPANY.

### SCHEDULE B-1 & B-2 SURVEY NOTES:

SCHEDULE B-1 OF THE ABOVE TITLE COMMITMENT CONTAINS REQUIREMENTS REGARDING LIENS, TAXES, RELEASES, MORTGAGES AND LEASES THAT WERE NOT EXAMINED OR ADDRESSED BY ARROW POINT SURVEYING, LTD.

### SCHEDULE B-2

EXEMPTION NO. 15: TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JUNE 20, 2001 IN BOOK 2086 AT PAGE 633 - SHOWN HEREON.

ALL OTHER TITLE EXCEPTION DOCUMENTS ARE NOT PLOTTABLE OR APPEAR TO BE BLANKET IN NATURE PERTAINING TO: MINING CLAIMS, WATER RIGHTS, FIRE DISTRICTS, JOINT IMPROVEMENT AGREEMENTS, METROPOLITAN DISTRICT AGREEMENTS, PLANNED DEVELOPMENTS, SUBDIVISION IMPROVEMENT AGREEMENTS, WEED MANAGEMENT PLANS, HOMEOWNERS ASSOCIATIONS, RESOLUTIONS, AND LIENS, AND WERE NOT EXAMINED OR ADDRESSED BY ARROW POINT SURVEYING, LTD. WHILE PREPARING THIS SURVEY.

### SURVEYOR'S CERTIFICATE

I, JEREMY W. DOTY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 6, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 19<sup>th</sup> DAY OF December 2017

[Signature]  
[SEAL] JEREMY W. DOTY  
37993  
12-19-2017

(JOHN W. DOTY)  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #37993  
(FOR AND ON BEHALF OF ARROW POINT SURVEYING, LTD.)

### CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY OF CASTLE PINES, ON THE 12<sup>th</sup> DAY OF December 2017, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON, THE DEDICATIONS OF STREETS, TRACTS AND EASEMENTS ARE ACCEPTED.

LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NUMBER 2017072361.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY OF CASTLE PINES.

THIS CERTIFICATE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, PERMIT, WELL CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING, GROUND, WATER PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

[Signature]  
MAYOR

### CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY 28<sup>th</sup> of December 2017, A.D., AT 3:01 A.M. P.M., AND WAS RECORDED AT

RECEPTION NUMBER 2017087180

(SIGNATURE) [Signature]  
DOUGLAS COUNTY CLERK AND RECORDER /clerk

[SEAL] DOUGLAS COUNTY, COLORADO  
CLERK & RECORDER  
EST. 1874

ARROW POINT SURVEYING, LTD.  
8079 Blue Terrace Pl.  
Castle Pines, CO 80108  
720.384.8330  
arrowpointsurveying@gmail.com

DESIGNED BY: N/A  
DRAWN BY: DRAW  
CHECKED BY: JWD  
FIELD SURVEY: JWD  
SCALE: N/A

PROJ. NO.: 201702100  
FILE NUMBER: LAGAE RANCH FILING 1, 2ND AMENDMENT  
DATE: DEC., 2017  
SCALE: N/A

REVISIONS

NO.	DATE	DESCRIPTION
1	08/02/2017	REVISED PER CLIENT AND CITY COMMENTS
2	11/02/2017	REVISED PER CLIENT AND CITY COMMENTS
3	11/12/2017	REVISED PER AREA COMMENTS
4	12/02/2017	REVISED PER CITY COMMENTS
5	12/12/2017	REVISED PER FINAL CITY COMMENTS
6	12/19/2017	FINAL IUTLAR UPDATE

REPLAT OF LAGAE RANCH FILING NO. 1,  
2ND AMENDMENT  
TITLE SHEET  
1 OF 4  
CASTLE PINES

# REPLAT OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT  
 A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
 28.078 ACRES, 145 RESIDENTIAL LOTS SB 2017-002

**POINT OF COMMENCEMENT**  
 WEST ONE-QUARTER CORNER, SECTION 3, TOWNSHIP 7 SOUTH,  
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, RECOVERED  
 ROD WITH 3-1/4 INCH ALUM. CAP (STAMPED: PLS 10734 PER LAND SURVEY  
 MONUMENT RECORD ACCEPTED APRIL 29, 2010, PREPARED BY PLS 23521)

### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE LINE BETWEEN A RECOVERED ROD WITH  
 3-1/4 INCH ALUMINUM CAP (STAMPED PER LAND SURVEY MONUMENT RECORD  
 ACCEPTED APRIL 29, 2010, PREPARED BY PLS 23521) LOCATED AT THE WEST  
 ONE-QUARTER CORNER OF SECTION 3 AND A RECOVERED ROD WITH 3-1/4 INCH  
 ALUMINUM CAP (STAMPED PER LAND SURVEY MONUMENT RECORD ACCEPTED  
 JUNE 6, 1990, PREPARED BY PLS 13213) LOCATED AT THE SOUTHWEST CORNER  
 OF SECTION 3. SAID LINE IS ASSUMED TO BEAR S 00° 36' 25" E.

Scale: 1" = 120'  
 0 120 240  
 FEET

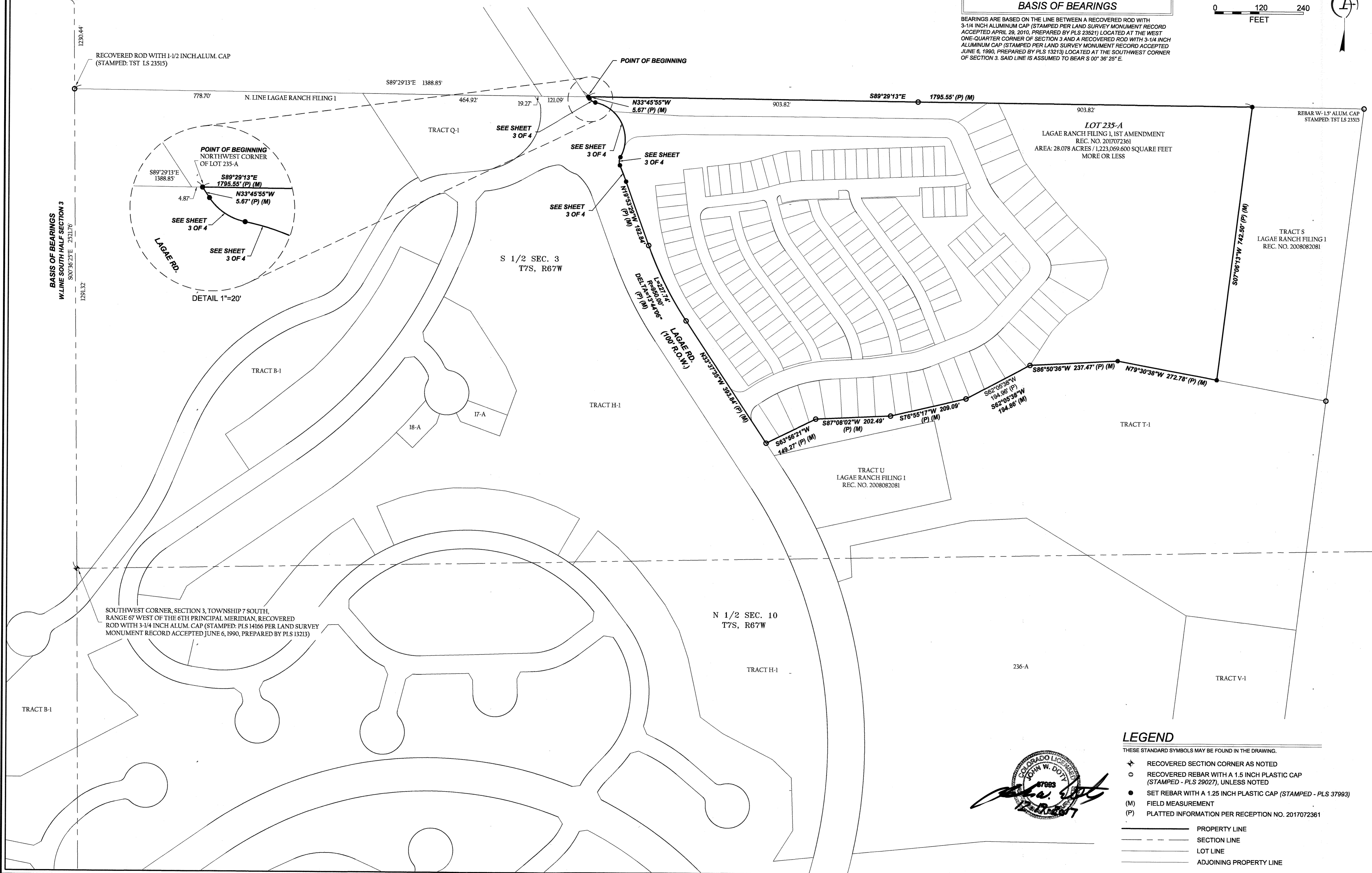


6078 Blue Terrace Pl.  
 Castle Pines, CO 80108  
 720.884.6330  
 arrowpointsurveying@gmail.com  
**Arrow Point**  
 Surveying, Ltd.

NO.	DATE	DESCRIPTION
1	06/05/07	REVISED PER CLIENT AND CITY COMMENTS
2	11/02/07	REVISED PER CLIENT AND CITY COMMENTS
3	11/13/07	REVISED PER AREA COMMENTS
4	12/02/07	REVISED PER CITY COMMENTS
5	12/15/07	REVISED PER FINAL CITY COMMENTS
6	12/18/07	FINAL MYLAR UPDATE

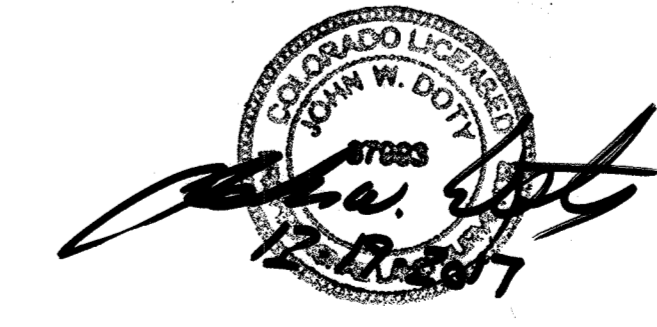
PROJ. NO.	DESIGNED BY:
201702100	N/A
FILE NAME:	DRAWN BY:
LAGAE RANCH FILING 2 REV 6.DWG	DRW
DATE:	CHECKED BY:
DEC., 2017	JWD
SCALE:	FIELD SURVEY:
1" = 120'	JWD

**REPLAT OF LAGAE RANCH FILING NO. 1,  
 2ND AMENDMENT**  
 LOT 235-A BOUNDARY  
 COLORADO  
 CASTLE PINES



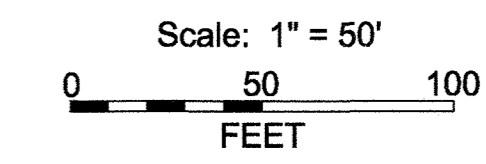
### LEGEND

- THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
- ★ RECOVERED SECTION CORNER AS NOTED
  - RECOVERED REBAR WITH A 1.5 INCH PLASTIC CAP (STAMPED - PLS 29027), UNLESS NOTED
  - SET REBAR WITH A 1.25 INCH PLASTIC CAP (STAMPED - PLS 37993)
  - (M) FIELD MEASUREMENT
  - (P) PLATTED INFORMATION PER RECEPTION NO. 2017072361
- PROPERTY LINE
  - - - SECTION LINE
  - LOT LINE
  - ADJOINING PROPERTY LINE



# REPLAT OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT  
A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
28.078 ACRES, 145 RESIDENTIAL LOTS SB 2017-002

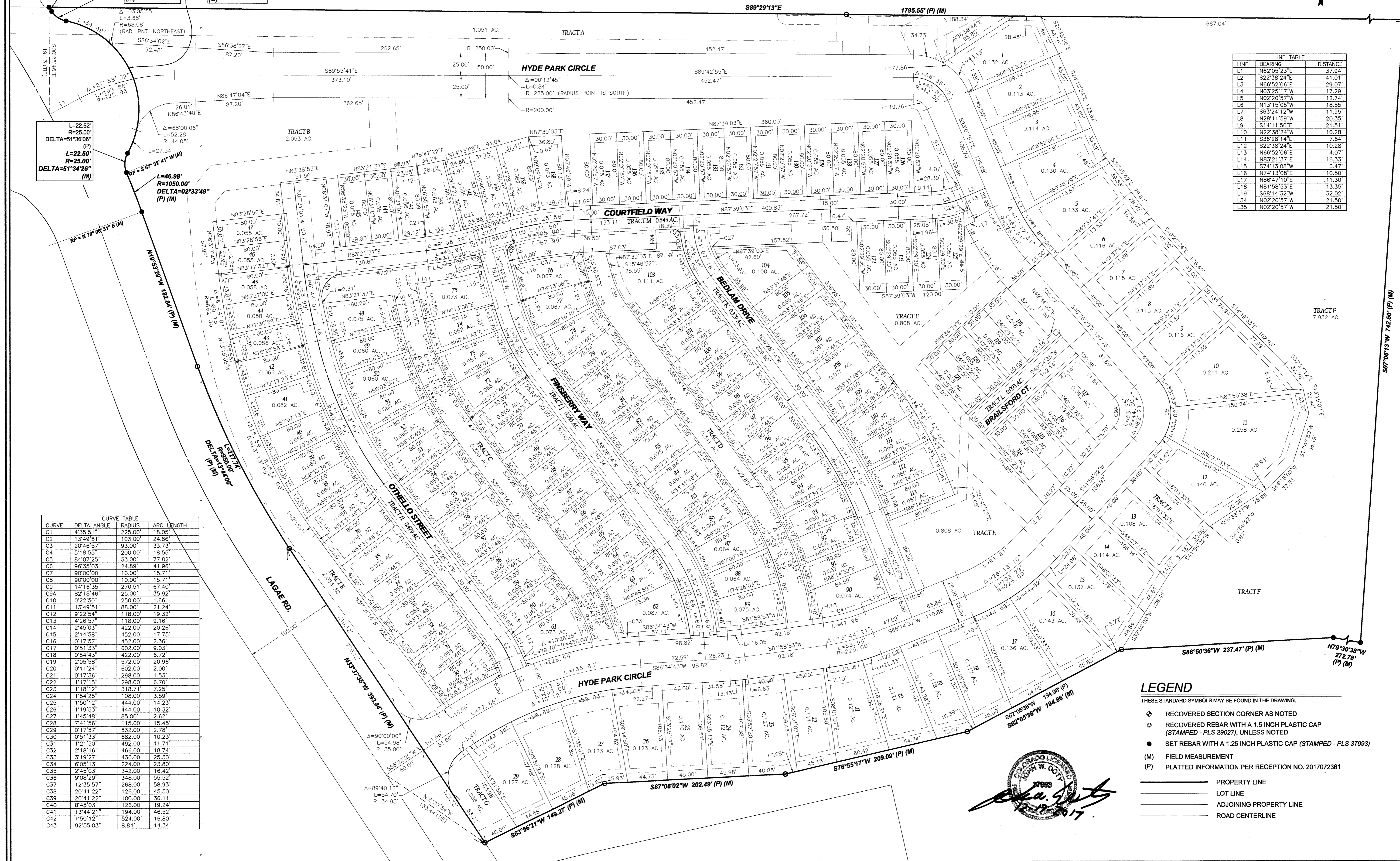


L=19.80' R=25.00' DELTA=45°22'58" (P)	L=189.01' R=100.00' DELTA=108°17'38" (P)
L=19.82' R=25.00' DELTA=45°24'48" (M)	L=189.01' R=100.00' DELTA=108°17'51" (M)

L=22.52' R=25.00' DELTA=51°36'09" (P)	L=46.98' R=1050.00' DELTA=02°33'49" (P) (M)
L=22.50' R=25.00' DELTA=51°34'26" (M)	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	4°35'51"	225.00	18.05
C2	13°49'51"	103.00	24.86
C3	20°46'57"	93.00	33.73
C4	5°18'55"	200.00	18.55
C5	84°07'25"	53.00	77.82
C6	96°35'03"	24.89	41.96
C7	90°00'00"	10.00	15.71
C8	90°00'00"	10.00	15.71
C9	14°18'35"	270.51	67.40
C9A	82°18'46"	25.00	35.92
C10	0°22'50"	250.00	1.66
C11	13°49'51"	88.00	21.24
C12	9°22'54"	118.00	19.32
C13	4°26'57"	118.00	9.16
C14	2°45'03"	422.00	20.26
C15	2°14'58"	452.00	17.75
C16	0°17'57"	452.00	2.36
C17	0°51'33"	602.00	9.03
C18	0°54'43"	422.00	6.72
C19	2°05'58"	572.00	20.96
C20	0°11'24"	602.00	2.00
C21	0°17'36"	298.00	1.53
C22	1°17'15"	298.00	6.70
C23	1°18'12"	318.71	7.25
C24	1°54'25"	108.00	3.59
C25	1°50'12"	444.00	14.23
C26	1°19'53"	444.00	10.32
C27	1°45'48"	85.00	2.82
C28	7°41'56"	115.00	15.45
C29	0°17'57"	532.00	2.78
C30	0°51'33"	682.00	10.23
C31	1°21'50"	492.00	11.71
C32	2°18'16"	466.00	18.74
C33	3°19'27"	436.00	25.30
C34	6°05'13"	224.00	23.80
C35	2°45'03"	342.00	16.42
C36	9°08'29"	348.00	55.52
C37	12°35'57"	268.00	58.93
C38	20°41'22"	126.00	45.50
C39	20°41'22"	100.00	36.11
C40	8°45'03"	126.00	19.24
C41	13°44'21"	194.00	46.52
C42	1°50'12"	524.00	16.80
C43	92°55'03"	8.84	14.34

LINE	BEARING	DISTANCE
L1	N62°05'23"E	37.94
L2	S22°38'24"E	41.01
L3	N66°52'06"E	29.07
L4	N03°25'17"W	17.29
L5	N02°20'57"W	12.74
L6	N13°15'05"W	18.55
L7	S63°24'12"W	11.95
L8	N28°11'59"W	20.35
L9	S14°11'50"W	21.51
L10	N22°38'24"W	10.28
L11	S36°28'14"E	7.64
L12	S22°38'24"E	10.28
L13	N66°52'06"E	4.07
L14	N83°21'37"E	16.33
L15	S74°13'08"E	6.47
L16	N74°13'08"E	10.50
L17	N86°47'10"E	11.30
L18	N81°58'53"E	13.35
L19	S68°14'32"E	32.02
L34	N02°20'57"W	21.50
L35	N02°20'57"W	21.50



- LEGEND**
- THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
- ★ RECOVERED SECTION CORNER AS NOTED
  - RECOVERED REBAR WITH A 1.5 INCH PLASTIC CAP (STAMPED - PLS 29027), UNLESS NOTED
  - SET REBAR WITH A 1.25 INCH PLASTIC CAP (STAMPED - PLS 37993)
  - (M) FIELD MEASUREMENT
  - (P) PLATTED INFORMATION PER RECEPTION NO. 2017072381
- PROPERTY LINE
  - LOT LINE
  - - - ADJOINING PROPERTY LINE
  - ROAD CENTERLINE

Arrow Point Surveying, Ltd.  
6076 Blue Terrace Pl.  
Castle Pines, CO 80108  
720.984.5330  
arrowpointsurveying@gmail.com

**REPLAT OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT**  
**RIGHTS-OF-WAY & LOTS**

DESIGNED BY: N/A  
DRAWN BY: DRW  
CHECKED BY: JWD  
FIELD SURVEY: JWD

PROJ. NO.: 201702100  
FILE NAME: LAGAE RANCH FILING 2 REV 5.DWG  
DATE: DEC. 2017  
SCALE: 1" = 50'

**REVISIONS**

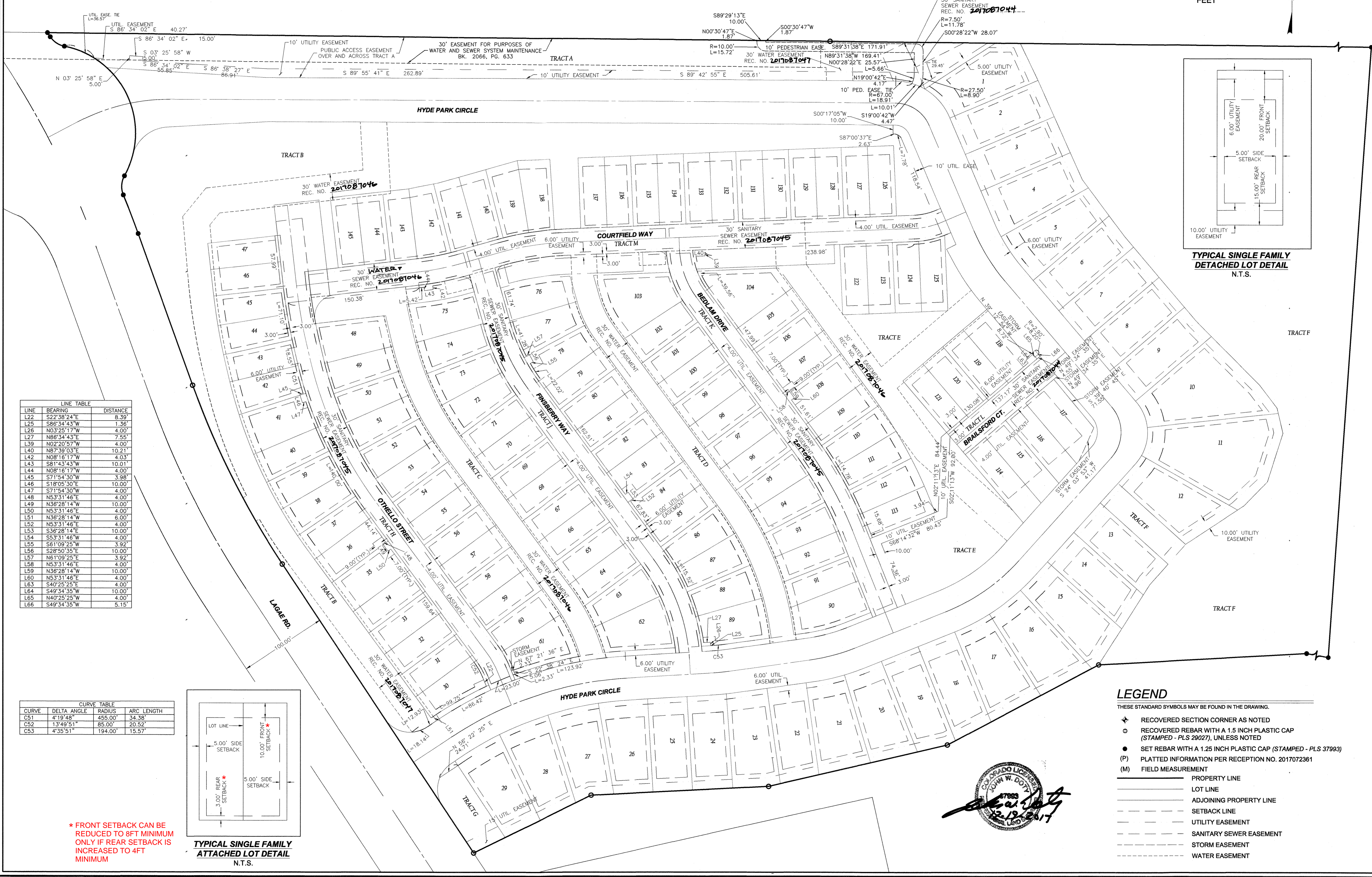
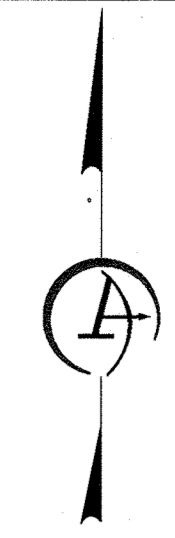
NO.	DATE	DESCRIPTION
1	08/05/2017	REVISED PER CLIENT AND CITY COMMENTS
2	11/09/2017	REVISED PER CLIENT AND CITY COMMENTS
3	11/19/2017	REVISED PER AREA COMMENTS
4	12/08/2017	REVISED PER CITY COMMENTS
5	12/15/2017	REVISED PER FINAL CITY COMMENTS
6	12/19/2017	FINAL MYLAR UPDATE

SHEET NO. 3 OF 4  
COLORADO  
CASTLE PINES

# REPLAT OF LAGAE RANCH FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 235-A, LAGAE RANCH FILING 1, 1ST AMENDMENT  
 A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO  
 28.078 ACRES, 145 RESIDENTIAL LOTS SB 2017-002

Scale: 1" = 50'  
 0 50 100  
 FEET

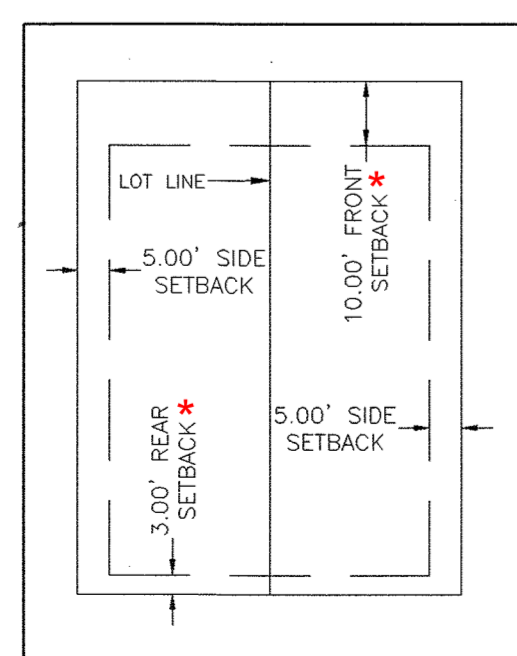


LINE TABLE

LINE	BEARING	DISTANCE
L22	S22°38'24"E	8.39'
L25	S86°34'43"W	1.36'
L26	N03°25'17"W	4.00'
L27	N86°34'43"E	7.55'
L39	N02°20'57"W	4.00'
L40	N87°39'03"E	10.21'
L42	N08°16'17"W	4.03'
L43	S81°43'43"W	10.01'
L44	N08°16'17"W	4.00'
L45	S71°54'30"W	3.98'
L46	S18°05'30"E	10.00'
L47	S71°54'30"W	4.00'
L48	N53°31'46"E	4.00'
L49	N36°28'14"W	10.00'
L50	N53°31'46"E	4.00'
L51	N36°28'14"W	6.00'
L52	N53°31'46"E	4.00'
L53	S36°28'14"E	10.00'
L54	S53°31'46"W	4.00'
L55	S61°09'25"W	3.92'
L56	S28°50'35"E	10.00'
L57	N61°09'25"E	3.92'
L58	N53°31'46"E	4.00'
L59	N36°28'14"W	10.00'
L60	N53°31'46"E	4.00'
L63	S40°25'25"E	4.00'
L64	S49°34'35"W	10.00'
L65	N40°25'25"W	4.00'
L66	S49°34'35"W	5.15'

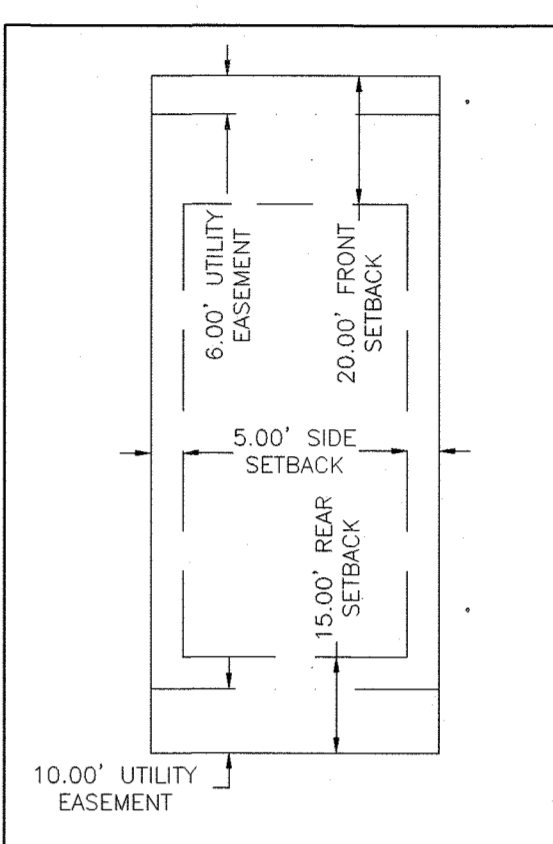
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C51	4°19'48"	455.00'	34.38'
C52	13°49'51"	85.00'	20.52'
C53	4°35'51"	194.00'	15.57'



TYPICAL SINGLE FAMILY ATTACHED LOT DETAIL  
 N.T.S.

\* FRONT SETBACK CAN BE REDUCED TO 8FT MINIMUM ONLY IF REAR SETBACK IS INCREASED TO 4FT MINIMUM



TYPICAL SINGLE FAMILY DETACHED LOT DETAIL  
 N.T.S.

### LEGEND

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- ◆ RECOVERED SECTION CORNER AS NOTED
  - RECOVERED REBAR WITH A 1.5 INCH PLASTIC CAP (STAMPED - PLS 29027), UNLESS NOTED
  - SET REBAR WITH A 1.25 INCH PLASTIC CAP (STAMPED - PLS 37993)
  - (P) PLATTED INFORMATION PER RECEPTION NO. 2017072381
  - (M) FIELD MEASUREMENT
  - PROPERTY LINE
  - LOT LINE
  - ADJOINING PROPERTY LINE
  - - - SETBACK LINE
  - - - UTILITY EASEMENT
  - - - SANITARY SEWER EASEMENT
  - - - STORM EASEMENT
  - - - WATER EASEMENT



Arrow Point Surveying, Ltd.  
 6078 Blue Terrace Pl.  
 Castle Pines, CO 80108  
 720.394.5330  
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DESIGNED BY: N/A  
 DRAWN BY: DRW  
 CHECKED BY: JWD  
 FIELD SURVEY: JWD

PROJ. NO.: 201702100  
 FILE NAME: LAGAE RANCH FILING 2 REV 1.DWG  
 DATE: DEC., 2017  
 SCALE: 1" = 50'

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/17	REVISED PER CLIENT AND CITY COMMENTS
2	11/08/17	REVISED PER CLIENT AND CITY COMMENTS
3	11/13/17	REVISED PER CLIENT COMMENTS
4	12/05/17	REVISED PER CITY COMMENTS
5	12/15/17	REVISED PER FINAL CITY COMMENTS
6	12/18/17	FINAL UPDATE

REPLAT OF LAGAE RANCH FILING NO. 1,  
 2ND AMENDMENT  
 EASEMENTS & SETBACKS

COLORADO  
 CASTLE PINES

SHEET NO. 4 OF 4