

FINAL PLAT OF:  
**9 NORTH WILD HORSE**

CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9

A PORTION OF THE 'OPTION PROPERTY' BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 5

SHEET 1 - SUBJECT PROPERTY DESCRIPTION, CERTIFICATES AND NOTES, AND MONUMENT CONTROL

SHEET 2 - THE PUD SUBDIVISION BOUNDARY, LOTS, RIGHTS-OF-WAY AND PARCELS

SHEET 3 - DRAINAGE EASEMENTS

SHEET 4 - TRAIL AND EMERGENCY ACCESS EASEMENTS

SHEET 5 - UTILITY EASEMENTS

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE 'OPTION PROPERTY', AS DESCRIBED IN THAT QUIET CLAIM DEED, RECORDED SEPTEMBER 21, 2009 AS RECEPTION NO. 775392, AND BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31, AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE 1/4 CORNER, BETWEEN SAID SECTIONS 29 AND 30, A 3.25" BRASS CAP ON 2" IRON PIPE STAMPED "1/4 S30/29 BLM 1988", THENCE N 89° 36' 48" E THE ASSUMED BASIS OF BEARINGS ALONG THE SOUTHERLY LINE OF THE 2ND AMENDED EXEMPTION PLAT OF LAKOTA CANYON RANCH, RECORDED FEBRUARY 4, 2008 AS RECEPTION NO. 742257, A DISTANCE OF 1308.59 FEET TO THE NORTHEAST CORNER OF SAID 'OPTION PROPERTY', BEING A #5 REBAR & 1.25" YELLOW PLASTIC CAP STAMPED "CLAYCOMB ENG L.S. 3174", SAID CORNER BEING COINCIDENTAL WITH WESTERLY AND SOUTHERLY LINES OF RECEPTION NO. 742257;

THENCE S 00°55'44" E, ALONG EASTERLY LINE OF SAID 'OPTION PROPERTY', AND THE SAID COINCIDENTAL WESTERLY LINE OF RECEPTION NO. 742257, A DISTANCE OF 1002.40 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED, RECORDED APRIL 15, 2010 AS RECEPTION NO. 784749;

THENCE THE FOLLOWING TWENTY-ONE (21) COURSES ALONG THE NORTHERLY, WESTERLY, EASTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. 784749;

1. N 89°54'27" W A DISTANCE OF 116.87 FEET;
2. S 54°50'38" W A DISTANCE OF 173.10 FEET;
3. S 00°02'34" E A DISTANCE OF 167.50 FEET;
4. S 32°41'48" E A DISTANCE OF 88.46 FEET;
5. S 00°55'44" E A DISTANCE OF 289.40 FEET;
6. S 14°00'12" W A DISTANCE OF 22.45 FEET;
7. S 28°56'08" W A DISTANCE OF 541.68 FEET;
8. 122.69 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 32°05'54", THE CHORD OF WHICH BEARS S 44°59'05" W, A DISTANCE OF 121.09 FEET;
9. 102.92 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 481.00 FEET, A CENTRAL ANGLE OF 12°15'33", THE CHORD OF WHICH BEARS S 54°54'14" W A DISTANCE OF 102.72 FEET;
10. N 51°02'22" W A DISTANCE OF 247.25 FEET;
11. 30.23 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 6°17'51", THE CHORD OF WHICH BEARS S 42°06'34" W A DISTANCE OF 30.21 FEET;
12. N 44°48'48" W A DISTANCE OF 174.82 FEET;
13. N 56°40'07" W A DISTANCE OF 55.13 FEET;
14. N 63°30'38" W A DISTANCE OF 55.33 FEET;
15. N 71°43'03" W A DISTANCE OF 57.57 FEET;
16. 104.09 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 6°08'54", THE CHORD OF WHICH BEARS N 11°34'51" E A DISTANCE OF 104.04 FEET;
17. N 16°07'55" E A DISTANCE OF 50.00 FEET;
18. N 18°54'59" E A DISTANCE OF 221.52 FEET;
19. N 30°00'58" E A DISTANCE OF 50.41 FEET;
20. N 67°17'36" W A DISTANCE OF 131.42 FEET;
21. 104.00 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 23°50'05", THE CHORD OF WHICH BEARS N 79°12'39" W, A DISTANCE OF 103.25 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF NORTH WILD HORSE ROAD, AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED SEPTEMBER 25, 2007 AT RECEPTION NO. 733780;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHEASTERLY LINE OF NORTH WILD HORSE ROAD, BEING SITUATED PARALLEL TO AND 67.50 FEET NORTHEASTERLY OF THE WESTERLY LINE OF SAID 'OPTION PROPERTY', ALSO A COINCIDENTAL LINE WITH THE NORTH PARK PARCEL RECORDED APRIL 17, 2007 AT RECEPTION NO. 721291;

1. 38.30 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 491.25 FEET, A CENTRAL ANGLE OF 4°28'00", THE CHORD OF WHICH BEARS N 04°02'01" W A DISTANCE OF 38.29 FEET;
2. N 06°16'01" W A DISTANCE OF 314.42 FEET;
3. 263.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 281.25 FEET, A CENTRAL ANGLE OF 53°43'01", THE CHORD OF WHICH BEARS N 33°07'31" W, A DISTANCE OF 254.13 FEET;
4. N 59°59'02" W A DISTANCE OF 338.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID 'OPTION PROPERTY';

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY LINES OF SAID 'OPTION PROPERTY';

1. N 21°44'01" E A DISTANCE OF 132.03 FEET;
2. N 02°06'39" E A DISTANCE OF 226.38 FEET;
3. N 00°23'12" W A DISTANCE OF 381.09 FEET, TO A POINT ON THE NORTH LINE OF THE TO A SW1/4 OF SECTION 30;

THENCE S 89°47'18" E ALONG SAID NORTH LINE SW1/4 OF SECTION 30, A DISTANCE OF 308.87 FEET, TO THE POINT OF BEGINNING, COUNTY OF GARFIELD, STATE OF COLORADO.

AND CONTAINING 59.066 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS 9 N WILD HORSE PUD SUBDIVISION IN THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO; AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF NEW CASTLE, COLORADO, FOR PUBLIC USE THE TOWN R.O.W. DEPICTED HEREON FOR PUBLIC STREET PURPOSES, THE 15' & 20' TRAIL EASEMENTS SHOWN HEREON FOR PUBLIC RECREATIONAL TRAIL PURPOSES AS FURTHER DEFINED IN THE REFERENCED EASEMENT, THE 16' AND 12' EMERGENCY ACCESS EASEMENT DEPICTED HEREON FOR EMERGENCY ACCESS PURPOSES, ALL UTILITY EASEMENTS FOR UTILITY PURPOSES ONLY, AND THOSE CERTAIN DRAINAGE EASEMENTS DEPICTED AS (TOWN AND HOA) FOR DRAINAGE PURPOSES ONLY AND FOR ACCESS THERETO; AND TO THE 9 NORTH WILD HORSE PROPERTY OWNER'S ASSOCIATION ALL OTHER DRAINAGE EASEMENTS SHOWN HEREON FOR DRAINAGE AND MAINTENANCE PURPOSES; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS DOCUMENT NO. \_\_\_\_\_.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2025.

OWNER CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LLC BY: \_\_\_\_\_

AS: \_\_\_\_\_ STATE OF COLORADO)

COUNTY OF GARFIELD) SS.

TOWN OF NEW CASTLE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2025 BY \_\_\_\_\_, AS \_\_\_\_\_ OF CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LLC.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

**TITLE INSURANCE COMPANY CERTIFICATE**

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT \_\_\_\_\_ HAS EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:

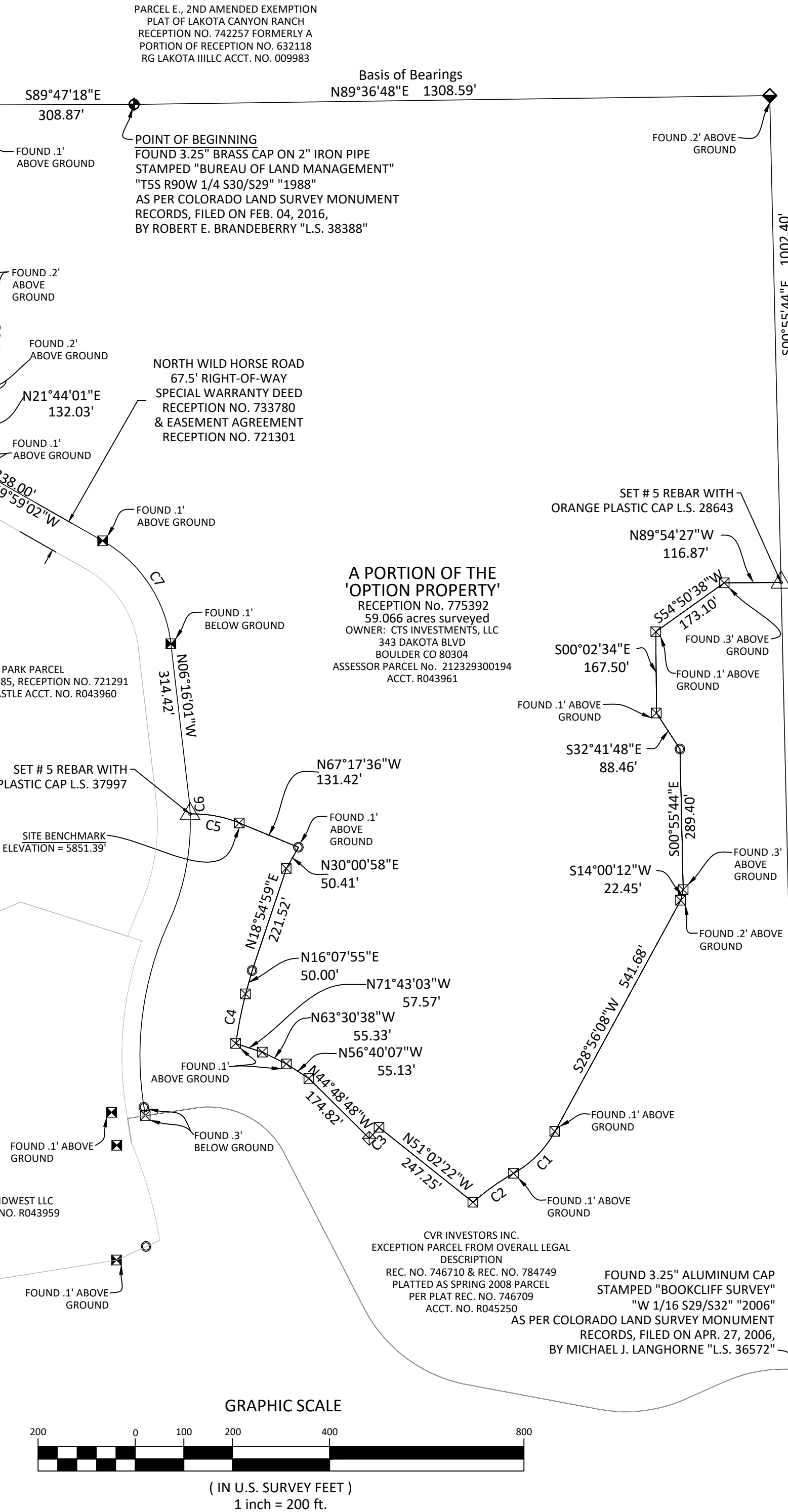
BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF LAND TITLE GUARANTEE COMPANY

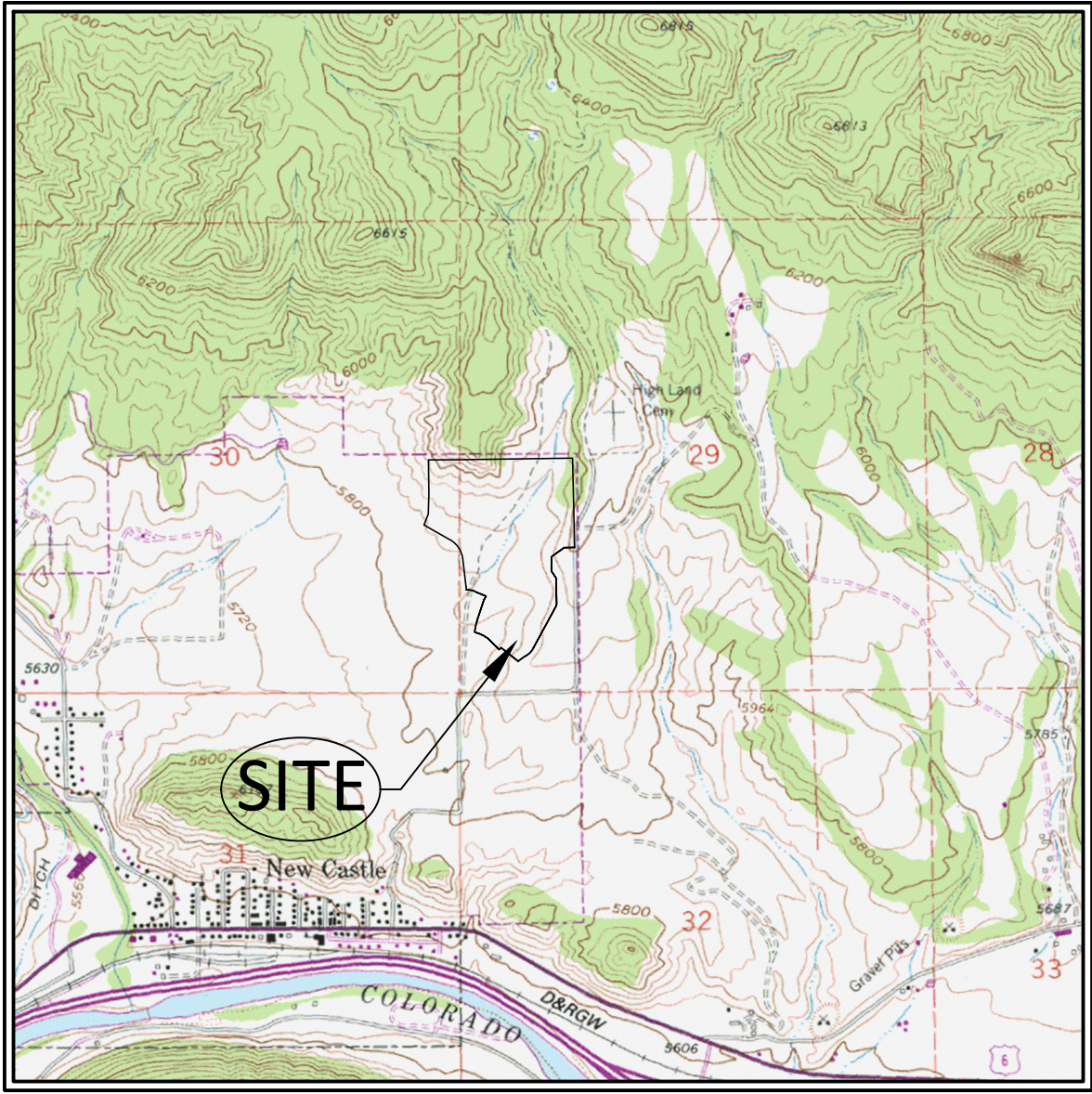
**MONUMENT LEGEND**

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND #5 REBAR
- FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "L.S. 13501"
- FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "L.S. 3174"
- FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 36572"
- FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 38182"
- FOUND #5 REBAR & RED PLASTIC CAP STAMPED "L.S. 20133"
- FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 28643"
- SET MONUMENT-L.S. 28643

\*\*MONUMENTS WERE FOUND FLUSH WITH THE GROUND UNLESS OTHERWISE STATED\*\*



Property Boundary Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	122.69'	219.00'	63.00'	32°05'54"	S44°59'05"W	121.09'
C2	102.92'	481.00'	51.66'	12°15'33"	S54°54'14"W	102.72'
C3	30.23'	275.00'	15.13'	6°17'51"	S42°06'34"W	30.21'
C4	104.09'	970.00'	52.09'	6°08'54"	N11°34'51"E	104.04'
C5	104.00'	250.00'	52.76'	23°50'05"	N79°12'39"W	103.25'
C6	38.30'	491.25'	19.16'	4°28'00"	N04°02'01"W	38.29'
C7	263.68'	281.25'	142.43'	53°43'01"	N33°07'31"W	254.13'



VICINITY MAP  
SCALE: 1" = 2000'

**SURVEY/PLAT NOTES**

1. DATE OF FIELD WORK: DECEMBER 5 - 6 AND 18 - 21, 2023.
2. DATE OF PREPARATION: MARCH - DECEMBER, 2024 AND JANUARY - FEBRUARY, 2025.
3. LINEAR UNITS: THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°36'48"E, BETWEEN FOUND MONUMENTS FOR THE 1/4 CORNER COMMON TO SAID SECTION 30 AND SECTION 29 BEING A 3.25" BRASS CAP ON 2" IRON PIPE, STAMPED "1/4 S30/29 BLM 1988" AND THE NORTHEAST CORNER OF THE OPTION PARCEL BEING A #5 REBAR & 1.25" YELLOW PLASTIC CAP, STAMPED "CLAYCOMB ENG L.S. 3174".
5. BASIS OF SURVEY: FINAL PLAT OF CASTLE VALLEY RANCH SUBDIVISION EXEMPTION MAP AND ALTA/ACSM LAND SURVEY PLAT RECORDED AS RECEPTION NUMBER 721291, ALTA NSPS LAND TITLE SURVEY OF THE SUBJECT PROPERTY PREPARED BY SGM DATED NOVEMBER 5, 2021, 2ND AMENDED EXEMPTION PLAT OF LAKOTA CANYON RANCH RECEPTION NUMBER 742257, CASTLE VALLEY RANCH, PA7 RECEPTION NUMBER 571729 AND VARIOUS DOCUMENTS OF RECORD.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND/OR TITLE OF RECORD SE RELIED UPON THE ITEMS LISTED IN NOTE 5 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER AB563019458 WITH AN EFFECTIVE DATE OF 03-31-2023.
7. ALL RECEPTION NUMBERS REFERENCED HEREON REFER TO THE RECORDS OF GARFIELD COUNTY CLERK AND RECORDER'S OFFICE.
8. THE PROPERTY IS LOCATED WITHIN PA 8 AND PA 9 OF THE CASTLE VALLEY RANCH PUD AND IS ZONED RESIDENTIAL / MF-2.
9. THE 15' TRAIL EASEMENTS EXTEND 7.5 FEET ON EITHER SIDE OF THE LINE DEPICTED HEREON. ALONG THE BOUNDARY LINE, THE TRAIL EASEMENTS ARE 20' WIDE, 10' ON EITHER SIDE OF THE LINE AS SHOWN HEREON. TRAIL EASEMENTS ARE FURTHER DESCRIBED IN THAT CERTAIN TRAIL EASEMENT AGREEMENT RECORDED AS RECEPTION NO. \_\_\_\_\_.
10. MUNICIPAL CODE SECTION 13.20.130: MAINTENANCE OF SERVICE PIPES AND FIXTURES SHALL APPLY TO THE RAW WATER TAPS AND SERVICE LINES.
11. THE FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT FOR THIS PROJECT DOES NOT CONFER ANY DEVELOPMENT RIGHTS ON LOT 4.

**TOWN COUNCIL CERTIFICATE**

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2025, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF NEW CASTLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN COUNCIL. CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9 IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NEW CASTLE ORDINANCE NO. 2024 - \_\_\_\_ (THE "APPROVAL ORDINANCE")

MAYOR

WITNESS MY HAND AND THE SEAL OF THE TOWN OF NEW CASTLE.

ATTEST:

TOWN CLERK

**SURVEYOR'S CERTIFICATE**

I, GEOFFREY R. KELLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE 9 NORTH WILDHORSE PUD SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH \_\_\_\_ REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2025.

Z:\PLS\stamp.png

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

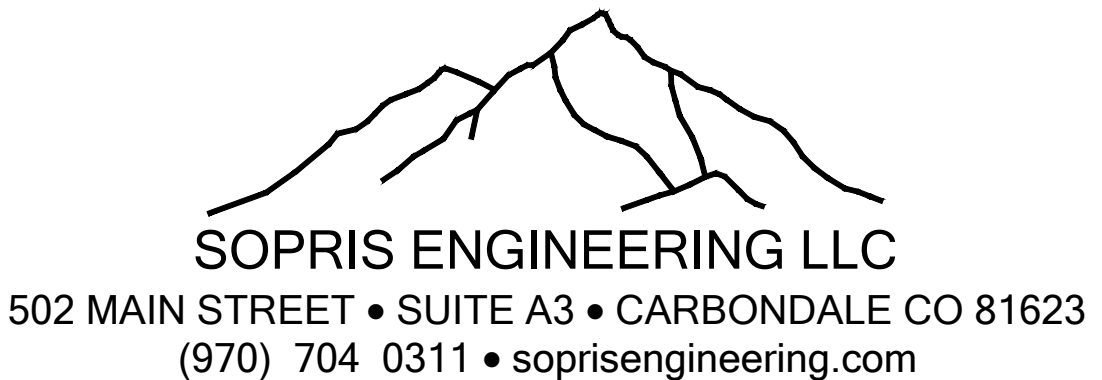
**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_, 2024, AND IS DULY RECORDED IN BOOK \_\_\_\_ PAGE NO. \_\_\_\_ AS RECEPTION NUMBER \_\_\_\_.

CLERK AND RECORDER

BY: \_\_\_\_\_

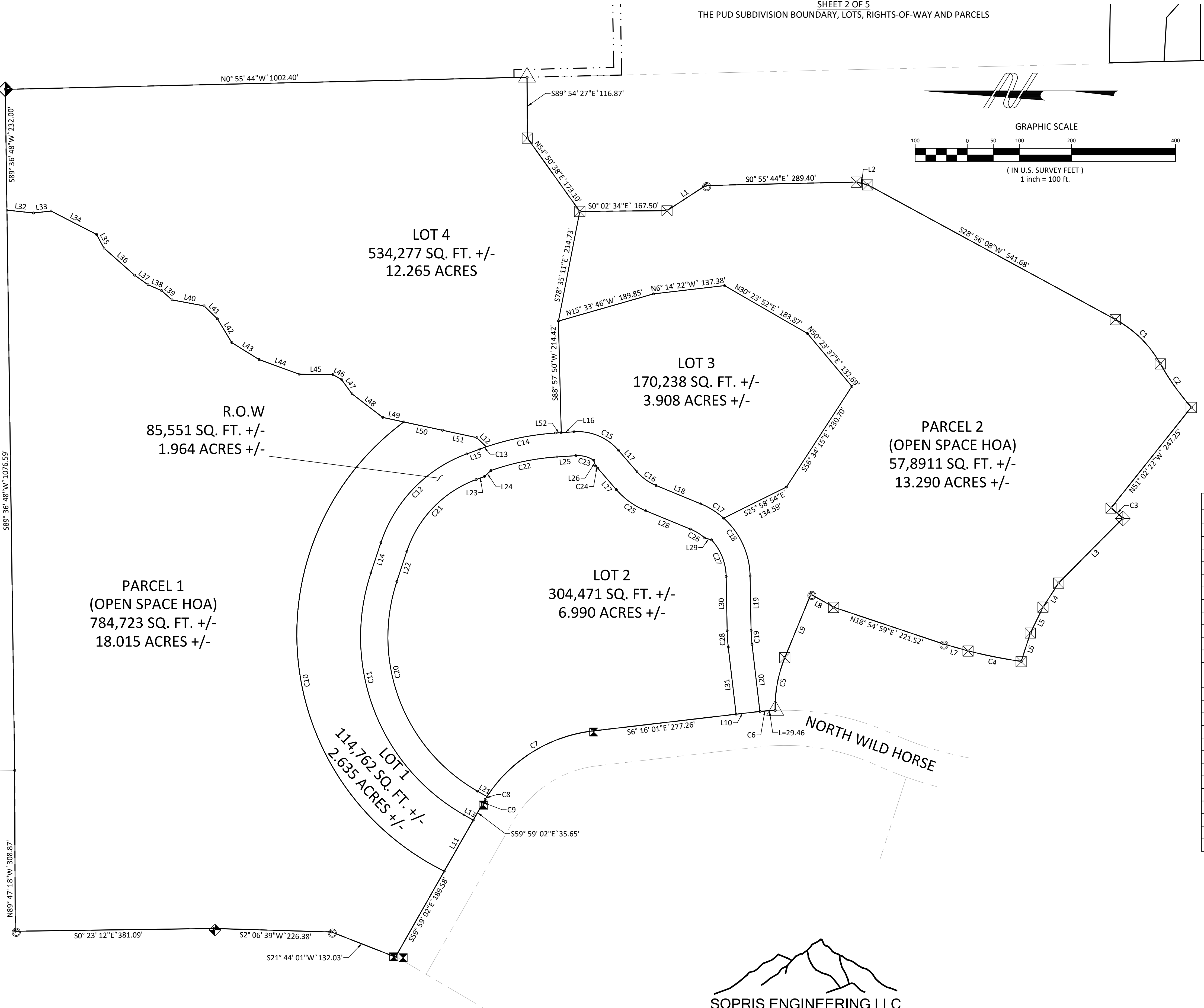
DEPUTY





FINAL PLAT OF:  
**9 NORTH WILD HORSE**

CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9  
A PORTION OF THE 'OPTION PROPERTY' BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 2 OF 5  
THE PUD SUBDIVISION BOUNDARY, LOTS, RIGHTS-OF-WAY AND PARCELS



**MONUMENT LEGEND**

- FOUND BRASS CAP
  - FOUND ALUMINUM CAP
  - FOUND #5 REBAR
  - FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "L.S. 13501"
  - FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "L.S. 3174"
  - FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 36572"
  - FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 38182"
  - FOUND #5 REBAR & RED PLASTIC CAP STAMPED "L.S. 20133"
  - FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "L.S. 28643"
  - SET MONUMENT-L.S. 28643
- \*\*MONUMENTS WERE FOUND FLUSH WITH THE GROUND UNLESS OTHERWISE STATED\*\*

**LAND AREA SUMMARY**

FATHERING PARCEL	SQ. FT±	ACRES ±
9 NORTH WILDHORSE.	2,572,932	59.066
9 NORTH WILDHORSE PUD SUB DIVISION		
LOT #	SQ. FT±	ACRES ±
1	114,762	2.635
2	304,471	6.990
3	170,238	3.908
4	534,277	12.265
ROW	85,551	1.964
PARCEL 1	784,723	18.015
PARCEL 2	578,911	13.290
	2,572,933	59.066

**PARCEL & LOT TABLES**

Line Table			Line Table			Curve Table						
Line #	Direction	Length	Line #	Direction	Length	Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
L10	S6° 16' 01"E	37.17'	L36	S41° 54' 22"W	78.50'	C7	246.82'	281.25'	131.99'	50°16'56"	S31° 24' 30"E	238.98'
L11	S59° 59' 02"E	112.77'	L37	S35° 50' 28"W	31.46'	C8	6.51'	277.83'	3.25'	1°20'30"	S57° 32' 44"E	6.51'
L12	N44° 00' 51"E	25.61'	L38	S23° 53' 07"W	28.51'	C9	10.35'	281.25'	5.18'	2°06'32"	S58° 55' 46"E	10.35'
L13	S30° 00' 58"W	20.34'	L39	S42° 11' 13"W	26.79'	C10	1038.68'	507.31'	832.89'	117°18'33"	S85° 16' 20"W	866.53'
L14	N71° 18' 18"W	61.12'	L40	S10° 58' 05"W	62.67'	C11	539.67'	393.00'	322.12'	78°40'44"	S69° 21' 20"W	498.26'
L15	N19° 46' 22"W	26.48'	L41	S44° 37' 07"W	35.86'	C12	245.54'	273.00'	131.77'	51°31'56"	N45° 32' 20"W	237.35'
L16	S3° 26' 55"E	24.86'	L42	S59° 15' 49"W	53.20'	C13	149.01'	523.00'	75.01'	16°19'27"	N11° 36' 39"W	148.50'
L17	S49° 31' 43"W	54.84'	L43	S32° 16' 29"W	61.43'	C14	149.01'	523.00'	75.01'	16°19'27"	N11° 36' 39"W	148.50'
L18	S22° 45' 24"W	92.96'	L44	S20° 30' 45"W	82.28'	C15	95.24'	103.00'	51.33'	52°58'38"	S23° 02' 24"W	91.88'
L19	N89° 20' 38"E	104.39'	L45	S1° 02' 59"W	64.48'	C16	45.32'	97.00'	23.08'	26°46'19"	S36° 08' 34"W	44.91'
L20	N83° 43' 59"E	129.67'	L46	S29° 05' 56"W	18.84'	C17	52.12'	153.00'	26.32'	19°31'06"	S32° 30' 57"W	51.87'
L21	S30° 00' 58"W	20.85'	L47	S54° 12' 15"W	34.55'	C18	150.52'	153.00'	81.98'	56°21'55"	N61° 09' 40"E	144.52'
L22	N71° 18' 18"W	61.12'	L48	S37° 54' 23"W	74.47'	C19	27.13'	277.00'	13.57'	5°36'39"	N86° 32' 18"E	27.12'
L23	N19° 46' 22"W	16.82'	L49	S12° 34' 16"W	117.40'	C20	467.58'	340.50'	279.09'	78°40'44"	S69° 21' 20"W	431.70'
L24	N42° 16' 22"W	16.89'	L50	N12° 34' 16"E	75.79'	C21	198.32'	220.50'	106.43'	51°31'56"	N45° 32' 20"W	191.70'
L25	N3° 26' 55"W	36.20'	L51	N12° 30' 14"E	67.24'	C22	129.96'	477.00'	65.38'	15°36'36"	N11° 15' 13"W	129.55'
L26	N72° 01' 43"E	11.56'	L52	N3° 26' 55"W	36.20'	C23	36.13'	57.00'	18.70'	36°19'12"	N14° 42' 41"E	35.53'
L27	N49° 31' 43"E	54.84'				C24	5.67'	50.50'	2.84'	6°25'44"	N46° 18' 51"E	5.66'
L28	N22° 45' 24"E	92.96'				C25	69.85'	149.50'	35.58'	26°46'19"	N36° 08' 34"E	69.22'
L29	N16° 06' 51"E	13.58'				C26	32.62'	100.50'	16.45'	18°35'48"	N32° 03' 18"E	32.48'
L30	N89° 20' 38"E	104.39'				C27	77.31'	107.00'	40.43'	41°23'47"	N68° 38' 44"E	75.64'
L31	N83° 43' 59"E	129.59'				C28	31.63'	323.00'	15.83'	5°36'39"	N86° 32' 18"E	31.62'

**SOPRIS ENGINEERING LLC**  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
(970) 704 0311 • soprisengineering.com

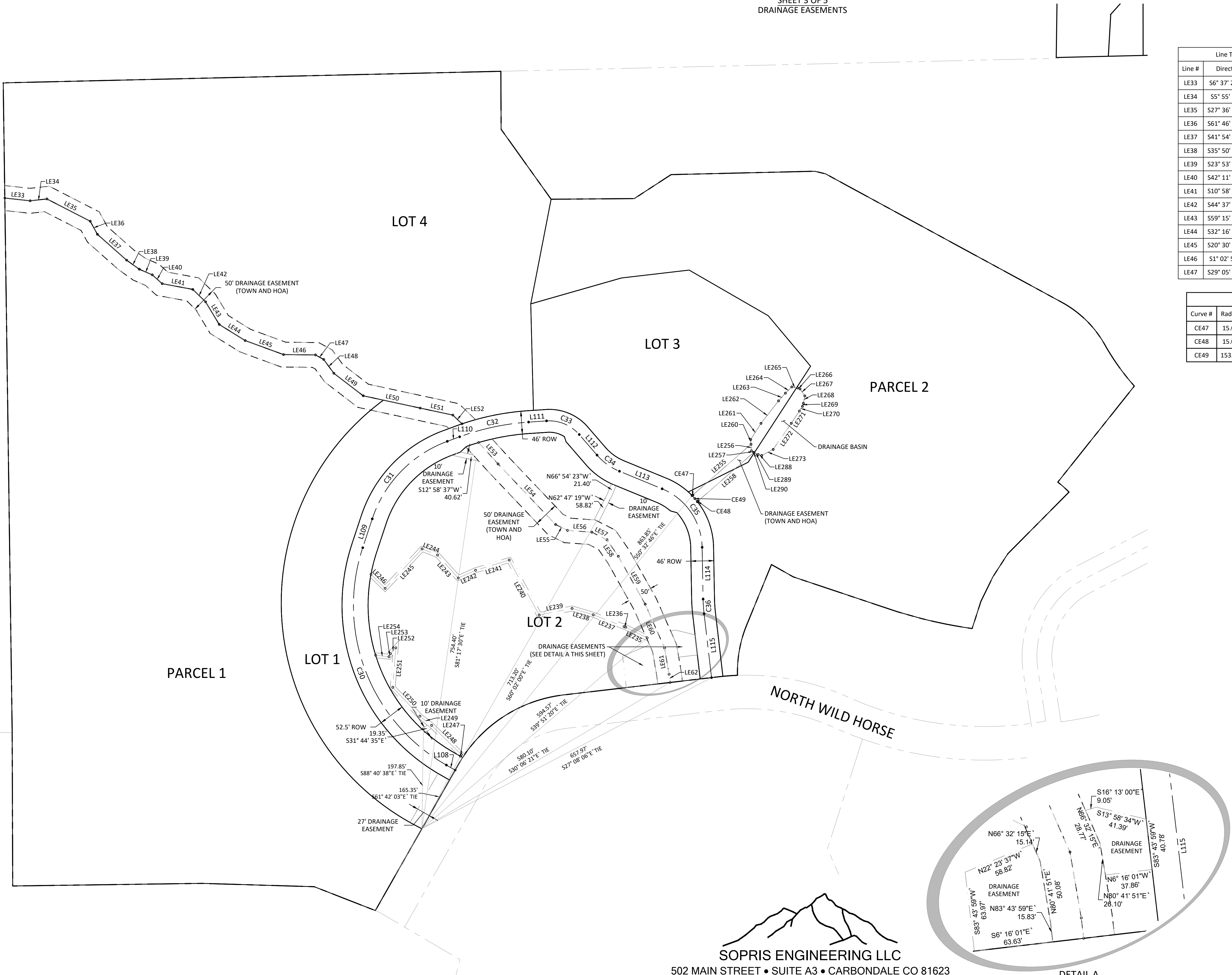
Z:\PLS\stamp.png  
5/7/25

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

FINAL PLAT OF:  
**9 NORTH WILD HORSE**

CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9  
A PORTION OF THE 'OPTION PROPERTY' BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

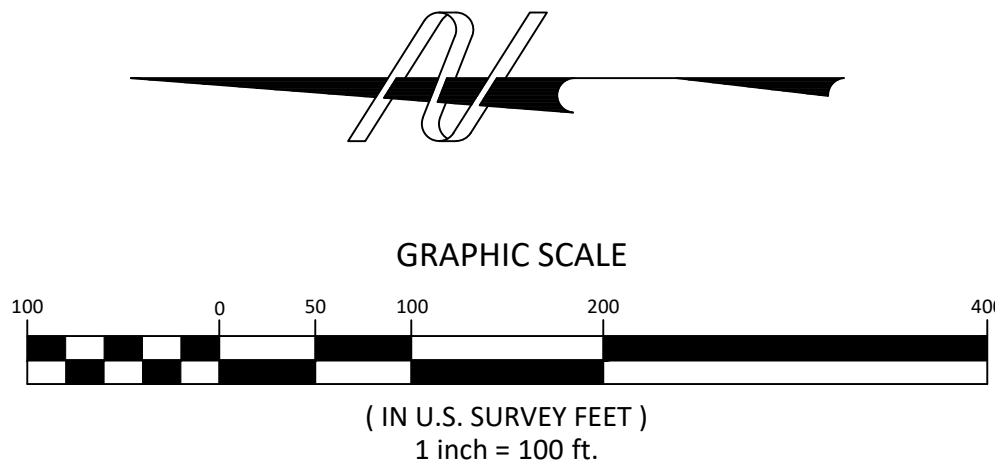
SHEET 3 OF 5  
DRAINAGE EASEMENTS



DRAINAGE EASEMENT TABLES

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
LE33	S6° 37' 21" W	51.28'	LE48	S54° 12' 15" W	34.55'	LE235	N26° 49' 59" E	48.32'	LE255	S40° 42' 34" E	155.28'
LE34	S5° 55' 59" E	34.00'	LE49	S37° 54' 23" W	74.47'	LE236	N20° 35' 53" E	3.50'	LE256	S86° 36' 12" W	13.26'
LE35	S27° 36' 01" W	98.08'	LE50	S12° 34' 16" W	117.40'	LE237	N21° 28' 49" E	66.56'	LE257	S35° 09' 23" W	5.63'
LE36	S61° 46' 46" W	30.05'	LE51	S12° 30' 14" W	67.24'	LE238	N16° 58' 43" E	44.42'	LE258	N40° 42' 34" W	148.62'
LE37	S41° 54' 22" W	78.50'	LE52	S44° 00' 51" W	25.61'	LE239	N10° 53' 25" W	67.51'	Line Table		
LE38	S35° 50' 28" W	31.46'	LE53	S48° 20' 16" W	58.21'	LE240	N61° 46' 50" E	126.04'			
LE39	S23° 53' 07" W	28.51'	LE54	S46° 51' 39" W	168.15'	LE241	N16° 29' 29" W	70.83'	Line #	Direction	Length
LE40	S42° 11' 13" W	26.79'	LE55	S26° 32' 16" W	26.81'	LE242	N23° 32' 51" W	38.25'	LE260	N86° 36' 12" E	9.54'
LE41	S10° 58' 05" W	62.67'	LE56	S4° 36' 48" W	49.02'	LE243	N48° 23' 10" E	62.29'	LE261	S57° 02' 28" E	38.56'
LE42	S44° 37' 07" W	35.86'	LE57	S27° 12' 41" W	34.17'	LE244	N22° 03' 47" E	33.36'	LE262	S51° 35' 30" E	57.49'
LE43	S59° 15' 49" W	53.20'	LE58	S55° 43' 55" W	40.37'	LE245	N46° 22' 21" W	108.94'	LE263	S48° 03' 56" E	20.85'
LE44	S32° 16' 29" W	61.43'	LE59	S61° 08' 15" W	110.58'	LE246	N45° 00' 00" E	39.91'	LE264	S43° 59' 42" E	17.91'
LE45	S20° 30' 45" W	82.28'	LE60	S66° 32' 15" W	96.39'	LE247	S54° 51' 12" E	3.67'	LE265	S9° 53' 39" W	11.83'
LE46	S1° 02' 59" W	64.48'	LE61	S80° 41' 51" W	53.85'	LE248	N44° 57' 58" E	84.05'	LE266	S22° 58' 52" W	5.34'
LE47	S29° 05' 56" W	18.84'	LE62	S83° 43' 59" W	16.50'	LE249	N38° 30' 31" E	29.97'	LE267	S55° 49' 54" W	17.04'
						LE250	N47° 10' 57" E	79.65'	LE268	N78° 55' 58" W	15.17'
						LE251	S85° 19' 09" E	79.86'	LE269	N71° 43' 19" W	6.47'
						LE252	N47° 29' 38" W	16.01'	LE270	N56° 02' 55" W	11.40'
						LE253	N63° 42' 25" W	6.77'	LE271	N56° 02' 55" W	29.55'
						LE254	N6° 47' 17" E	26.99'	LE272	N54° 49' 52" W	64.00'
									LE288	N15° 34' 18" E	7.52'
									LE289	N25° 09' 19" E	9.15'
									LE290	N35° 09' 23" E	0.70'

Curve Table				
Curve #	Radius	Length	Chord Direction	Tangent
CE47	15.00	2.02	S36° 50' 43" E	1.01'
CE48	15.00	2.02	N44° 34' 26" W	1.01'
CE49	153.00	16.28	N49° 17' 26" E	8.15'



RIGHT-OF-WAY CENTERLINE EASEMENT TABLES

Curve Table					Line Table		
Curve #	Radius	Length	Chord Direction	Tangent	Line #	Direction	Length
C30	370.00	508.09	N69° 21' 20" E	303.27'	L108	N30° 00' 58" E	20.34'
C31	250.00	224.85	S45° 32' 20" E	120.67'	L109	S71° 18' 18" E	61.12'
C32	500.00	142.46	S11° 36' 39" E	71.71'	L110	S19° 46' 22" E	26.48'
C33	80.00	73.97	S23° 02' 24" W	39.87'	L111	S3° 26' 55" E	36.20'
C34	120.00	56.07	S36° 08' 34" W	28.56'	L112	S49° 31' 43" W	54.84'
C35	130.00	151.08	S56° 03' 01" W	85.37'	L113	S22° 45' 24" W	92.96'
C36	300.00	29.38	S86° 32' 18" W	14.70'	L114	S89° 20' 38" W	104.39'
					L115	S83° 43' 59" W	129.67'

**SOPRIS ENGINEERING LLC**  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
(970) 704 0311 • soprisengineering.com

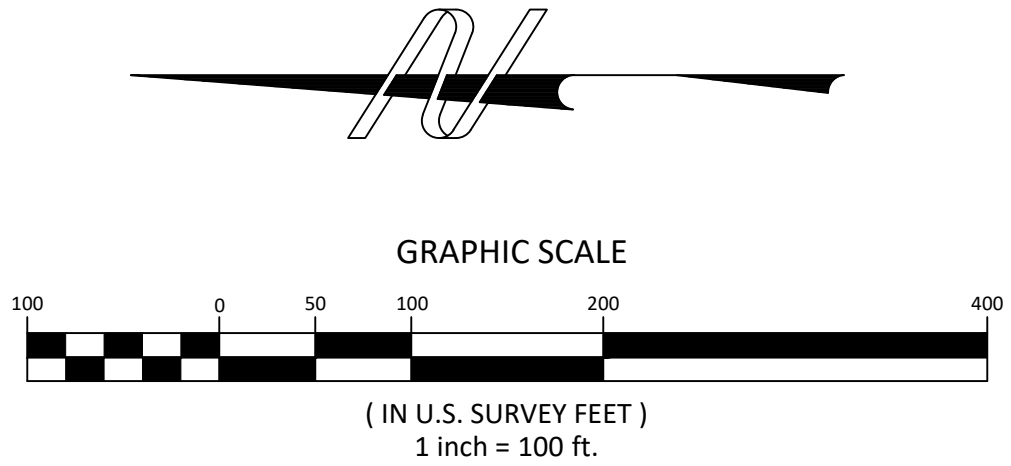
DETAIL A  
SCALE 1" = 40'

Z:\PLS\stamp.png  
5/7/25

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997



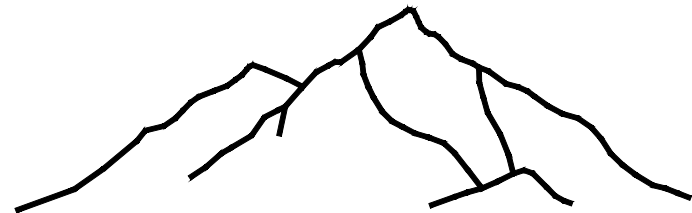
FINAL PLAT OF:  
**9 NORTH WILD HORSE**  
CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9  
A PORTION OF THE 'OPTION PROPERTY' BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 4 OF 5  
TRAIL AND EMERGENCY ACCESS EASEMENTS



TRAIL CENTERLINE EASEMENT TABLES

Curve Table					
Curve #	Radius	Length	Chord Direction	Tangent	Chord
CE41	915.33	114.23	S49° 52' 11"W	57.19'	114.16'
CE42	1692.11	122.64	S54° 52' 41"W	61.35'	122.61'
CE43	504.41	54.96	S37° 45' 57"W	27.51'	54.93'
CE45	50.00	11.11	N43° 01' 11"E	5.58'	11.09'
CE46	50.00	13.14	N41° 51' 35"E	6.61'	13.10'

Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
LE63	S52° 59' 59"W	41.63'	LE143	S15° 00' 50"W	22.30'	LE170	S25° 23' 15"W	37.49'	LE197	S57° 21' 30"W	37.02'	LE301	S15° 08' 52"E	53.62'
LE64	S60° 21' 13"W	48.43'	LE144	S77° 55' 24"W	21.80'	LE171	S3° 02' 53"W	12.48'	LE198	S62° 48' 48"W	34.33'	LE302	S72° 09' 40"E	11.97'
LE65	S41° 00' 09"W	49.64'	LE145	N64° 25' 05"W	28.22'	LE172	S11° 16' 11"E	29.86'	LE199	S43° 53' 35"W	45.19'	LE303	N46° 40' 19"E	61.69'
LE66	S7° 36' 10"W	22.14'	LE146	S84° 39' 57"W	28.88'	LE173	S33° 01' 56"W	30.78'	LE200	S75° 40' 43"W	40.16'	LE304	S70° 37' 25"E	12.43'
LE67	S39° 52' 58"W	66.63'	LE147	N59° 36' 31"W	21.59'	LE174	S3° 25' 32"W	41.87'	LE222	N36° 39' 06"E	37.92'	LE305	S2° 26' 19"W	44.96'
LE121	S21° 30' 24"W	49.18'	LE148	S89° 40' 47"W	12.01'	LE175	S62° 24' 56"W	8.58'	LE223	N49° 23' 17"E	157.64'	LE306	S67° 48' 02"E	15.75'
LE122	S41° 15' 05"W	56.80'	LE149	S54° 42' 25"W	23.96'	LE176	S72° 59' 12"W	18.90'	LE224	N34° 19' 54"E	39.21'	LE307	N41° 09' 26"E	42.04'
LE123	S42° 06' 22"W	51.47'	LE150	S88° 02' 15"W	40.48'	LE177	S39° 08' 12"W	13.64'	LE225	N36° 17' 01"E	79.74'	LE308	S67° 32' 21"E	15.15'
LE124	S60° 56' 13"W	28.11'	LE151	S44° 08' 39"W	89.29'	LE178	S2° 05' 09"W	29.61'	LE226	N28° 08' 01"E	76.97'	LE309	S0° 39' 25"E	67.17'
LE125	S84° 33' 34"W	25.37'	LE152	S13° 22' 19"W	41.33'	LE179	S25° 42' 45"W	61.67'	LE227	N28° 45' 08"E	56.48'	LE310	N27° 25' 36"E	36.09'
LE126	N73° 29' 00"W	48.74'	LE153	S29° 33' 39"W	36.20'	LE180	S1° 20' 12"W	56.73'	LE228	N18° 24' 24"E	100.80'	LE311	N46° 40' 01"E	175.59'
LE127	S80° 04' 18"W	49.14'	LE154	S67° 47' 30"W	25.69'	LE181	S18° 02' 18"W	17.26'	LE229	N5° 56' 16"E	94.28'	LE312	N8° 19' 45"E	95.87'
LE128	N87° 00' 01"W	60.16'	LE155	S24° 46' 28"W	26.53'	LE182	S43° 21' 02"W	24.15'	LE230	N11° 18' 14"E	68.93'	LE313	S85° 12' 16"E	57.35'
LE129	N70° 13' 38"W	29.33'	LE156	S38° 05' 25"W	34.57'	LE183	S12° 51' 32"W	24.24'	LE232	N5° 51' 44"W	47.74'	LE314	N28° 56' 08"E	432.09'
LE130	N80° 22' 39"W	23.72'	LE157	S84° 37' 27"W	36.22'	LE184	S58° 27' 57"W	32.26'	LE233	N13° 57' 52"E	57.01'	LE315	N7° 58' 16"W	33.32'
LE131	S53° 25' 38"W	44.72'	LE158	S38° 36' 08"W	31.33'	LE185	S34° 23' 32"W	22.87'	LE234	N12° 41' 37"E	26.70'	LE316	N2° 22' 54"W	177.25'
LE132	S85° 41' 30"W	14.80'	LE159	S43° 56' 20"E	33.99'	LE186	S3° 50' 00"E	29.13'	LE259	N42° 59' 02"W	20.93'	LE317	N6° 45' 36"E	41.14'
LE133	N59° 15' 38"W	21.67'	LE160	S31° 40' 40"E	42.34'	LE187	S23° 42' 31"W	47.03'	LE291	N25° 46' 35"W	27.68'	LE318	N22° 18' 25"E	20.75'
LE134	S68° 24' 01"W	15.41'	LE161	S67° 05' 41"E	18.75'	LE188	S71° 09' 27"W	35.03'	LE292	N57° 07' 59"W	26.01'	LE319	N0° 55' 44"W	34.31'
LE135	N73° 03' 27"W	32.04'	LE162	S70° 58' 24"E	35.95'	LE189	S37° 46' 58"W	22.13'	LE293	N78° 31' 47"W	35.68'	LE320	N32° 41' 48"W	88.54'
LE136	S60° 35' 35"W	14.37'	LE163	S35° 16' 50"E	17.86'	LE190	S31° 59' 29"W	23.12'	LE294	N25° 13' 48"W	43.60'	LE321	N0° 02' 34"W	83.83'
LE137	S15° 24' 51"W	15.26'	LE164	S1° 46' 53"W	31.94'	LE191	S66° 43' 32"W	45.34'	LE295	S31° 57' 32"W	58.10'	LE322	N29° 24' 46"W	63.98'
LE138	N77° 23' 56"W	14.99'	LE165	S16° 53' 33"E	14.23'	LE192	S88° 38' 42"W	50.99'	LE296	S6° 44' 59"E	75.67'	LE323	N12° 15' 07"W	41.97'
LE139	S48° 25' 37"W	14.32'	LE166	S25° 24' 42"E	25.99'	LE193	S74° 57' 46"W	67.21'	LE297	S42° 32' 10"E	115.30'			
LE140	N75° 59' 12"W	54.90'	LE167	S8° 18' 20"E	21.54'	LE194	S44° 56' 27"W	15.46'	LE298	S21° 38' 39"E	146.44'			
LE141	S52° 00' 17"W	27.16'	LE168	S25° 32' 42"W	17.16'	LE195	S67° 20' 56"W	32.82'	LE299	S8° 27' 44"E	174.44'			
LE142	S0° 24' 17"W	19.00'	LE169	S40° 06' 24"W	24.93'	LE196	S9° 46' 43"W	24.78'	LE300	S27° 13' 59"E	79.01'			



**SOPRIS ENGINEERING LLC**  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
(970) 704 0311 • soprisengineering.com

5/7/25 Z:\PLS\stamp.png

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

FINAL PLAT OF:  
**9 NORTH WILD HORSE**

CASTLE VALLEY RANCH FILING 13, PA 8 & PA 9  
A PORTION OF THE 'OPTION PROPERTY' BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 5 OF 5  
UTILITY EASEMENTS

PARCEL 1

LOT 1

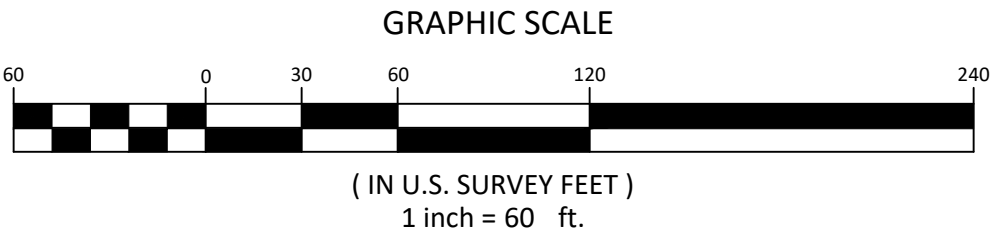
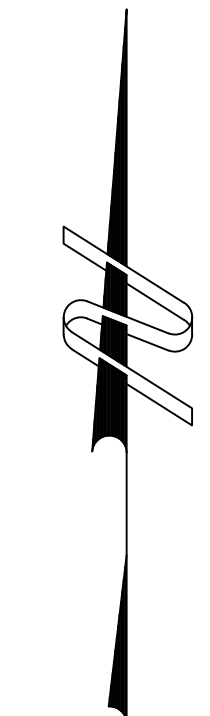
LOT 2

LOT 4

LOT 3

NORTH WILD HORSE

PARCEL 2



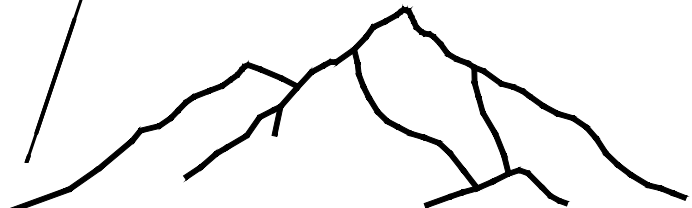
UTILITY EASEMENT TABLES

Line Table		
Line #	Direction	Length
LE68	N77° 50' 30"E	140.31'
LE69	N50° 47' 09"E	122.56'
LE70	S24° 04' 10"E	59.84'
LE71	S46° 54' 06"E	134.42'
LE72	S34° 09' 06"E	69.12'
LE73	S34° 09' 06"E	21.73'
LE74	S11° 23' 39"E	271.52'
LE75	S22° 08' 45"E	194.94'
LE76	S55° 16' 07"E	228.21'

Curve Table					
Curve #	Radius	Length	Chord Direction	Tangent	Chord
CE50	523.00	19.96	N15° 39' 40"W	9.98'	19.96'

Line Table		
Line #	Direction	Length
LE274	S84° 06' 40"E	27.30'
LE275	S39° 06' 40"E	30.95'
LE276	S33° 03' 49"W	46.45'
LE277	N33° 03' 49"E	22.35'
LE278	N39° 06' 40"W	13.80'
LE279	N84° 06' 40"W	13.88'
LE280	N19° 46' 22"W	16.64'

Line Table		
Line #	Direction	Length
LE281	S62° 37' 01"E	77.96'
LE282	S50° 37' 01"E	142.87'
LE283	S37° 09' 13"E	21.14'
LE284	S13° 09' 13"E	39.99'
LE285	S8° 39' 13"E	91.62'
LE286	N89° 54' 27"W	120.62'
LE287	S54° 50' 38"W	456.34'



**SOPRIS ENGINEERING LLC**  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
(970) 704 0311 • [soprisengineering.com](http://soprisengineering.com)

5/7/25 Z:\PLS\stamp.png

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997