

# CALVARY CHAPEL

## A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION:**

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1. N88°46'20"E A DISTANCE OF 40.00 FEET;
2. N02°18'30"E A DISTANCE OF 75.14 FEET;
3. N88°46'20"E A DISTANCE OF 960.36 FEET;
4. S01°13'40"E A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1. S01°13'40"E A DISTANCE OF 160.26 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS S88°21'48"W, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 99°37'10" AND AN ARC LENGTH OF 78.24 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. N81°41'33"W A DISTANCE OF 331.83 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°15'45"W, HAVING A RADIUS OF 1333.30 FEET, A CENTRAL ANGLE OF 09°57'34" AND AN ARC LENGTH OF 231.76 FEET, TO A POINT OF NON-TANGENT;
3. S81°21'22"W A DISTANCE OF 156.86 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS S08°34'20"E, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'25" AND AN ARC LENGTH OF 249.98 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'54"W A DISTANCE OF 207.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 236,722 SQUARE FEET OR 5.4344 ACRES.

**BASIS OF BEARINGS:**

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 24980" AT THE NORTH AND A 2-1/2" ALUMINUM CAP STAMPED "LS 38376" AT THE SOUTH, BEING ASSUMED TO BEAR N02°18'30"E.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CALVARY CHAPEL.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

R. D. J. O. R.  
 CALVARY CHAPEL, CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION

SIGNED THIS 2<sup>ND</sup> DAY OF JULY, 2019

**NOTARY PUBLIC:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF JULY, 2019  
 BY Robert Love, AS President OF CALVARY CHAPEL, CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 9-27-2021

Delaine Wilson  
 NOTARY PUBLIC

Delaine Madison Wilcox  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 2017464021  
 MY COMMISSION EXPIRES 09/27/2021

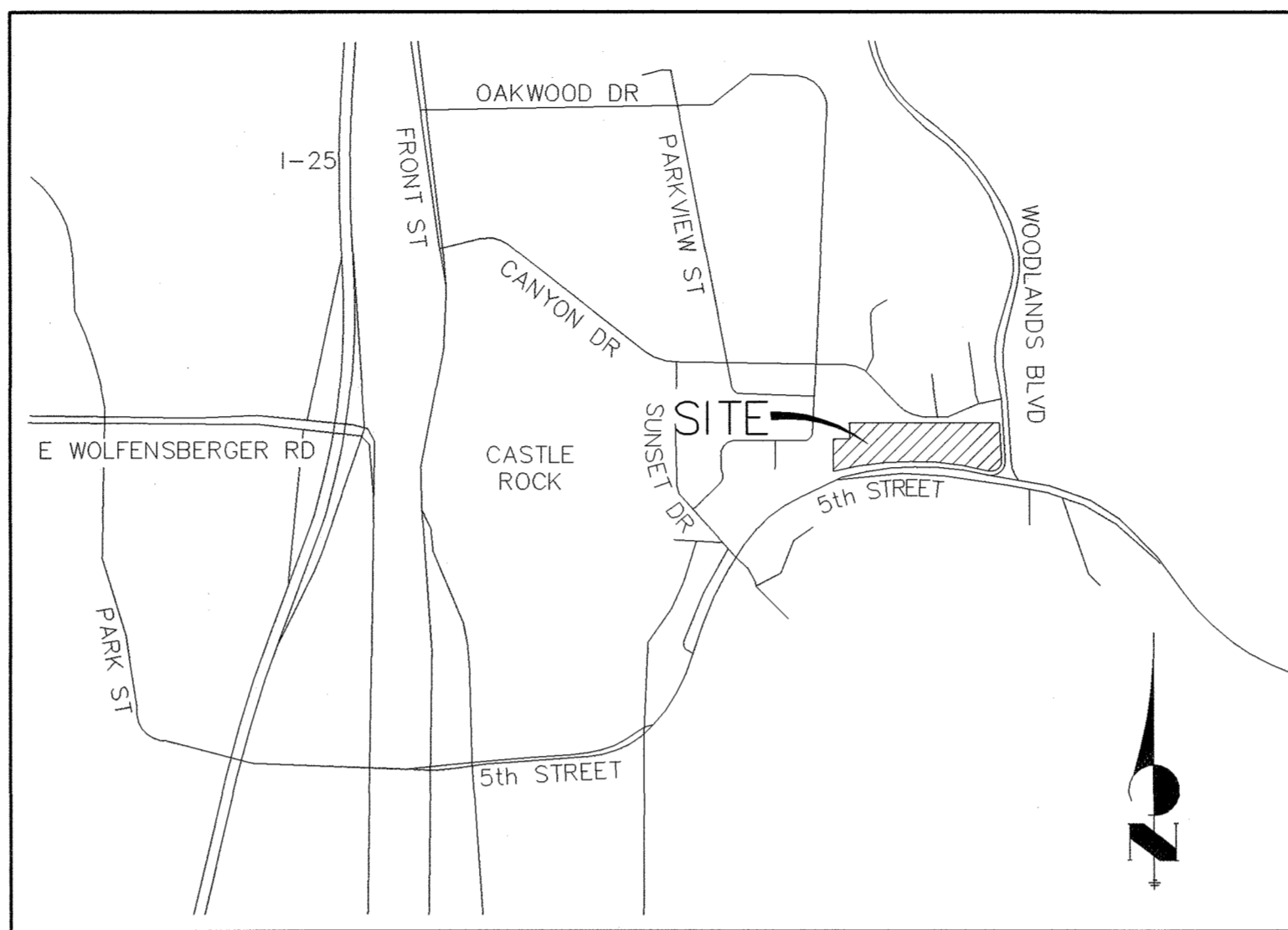
**CONTACTS**

**OWNER/DEVELOPER**  
 CALVARY CHAPEL  
 1100 CAPRICE DR.  
 CASTLE ROCK, CO 80109  
 CONTACT: RON COVINGTON

**ENGINEER/PLAN PREPARER**  
 JR ENGINEERING  
 5475 TECH CENTER DRIVE, SUITE 235  
 COLORADO SPRINGS, CO 80919  
 CONTACT: GLENN ELLIS

**LAND PLANNER**  
 THOMAS AND THOMAS  
 702 N. TEJON ST.  
 COLORADO SPRINGS, CO 80903  
 CONTACT: JASON ALWINE

**LAND SURVEYOR**  
 JR ENGINEERING  
 7200 S. ALTON WAY, SUITE C400  
 CENTENNIAL, CO 80112  
 CONTACT: JARROD ADAMS



VICINITY MAP  
 SCALE: 1" = 1000'

**GENERAL NOTES:**

1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY
5. THE EXCLUSIVE UTILITY EASEMENT, SHOWN HEREON IS HEREBY GRANTED TO COLORADO INTERSTATE GAS COMPANY AS AN EXCLUSIVE UTILITY EASEMENT.
6. UNLESS OTHERWISE NOTED, THE DRY UTILITY EASEMENTS ALONG THE FRONT, REAR, AND SIDE LOT LINE ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF 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 WATER DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
7. 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.

**WATER RIGHTS DEDICATION AGREEMENT:**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT, RECORDED ON THE 20TH DAY OF DECEMBER, 2017 AT RECEPTION NO. 2017085624 AND ACCORDINGLY 7.00 SFE ARE DEBITED FROM THE WATER BANK.

**FLOODPLAIN:**

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0188C, REVISED DATE MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SURVEYOR'S STATEMENT**

I, JARROD ADAMS, A DULY LICENSED 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 17TH, 2016, 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



JARROD ADAMS  
 COLORADO P.L.S. NO. 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

**TITLE CERTIFICATION:**

I, Brenda Becker, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 24<sup>th</sup> DAY OF May, 2019

Brenda Becker  
 AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

SIGNED THIS 24<sup>th</sup> DAY OF May, 2019

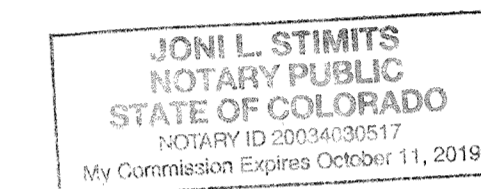
**NOTARY PUBLIC:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2019 BY

Brenda Becker, AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 10-11-2019

Joni L. Stimits  
 NOTARY PUBLIC



**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.

Scott Collins  
 TOWN MANAGER

ATTORNEY  
Susan Anderson  
 TOWN CLERK



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 16 DAY OF October, 2019

B. B. B.  
 DIRECTOR OF DEVELOPMENT SERVICES

**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 4:37 P.M. ON THE 24<sup>th</sup> DAY OF October, 2019 AT RECEPTION NO. 2019071625

DOUGLAS COUNTY CLERK AND RECORDER

BY: Daniel Wood DEPUTY



**SHEET INDEX**

1. COVER PAGE
2. PLAT

SITE SUMMARY TABLE		
BUILDING LOTS	COUNT	AREAS
	1 LOT	5.43 ACRES
TOTAL		5.43 ACRES

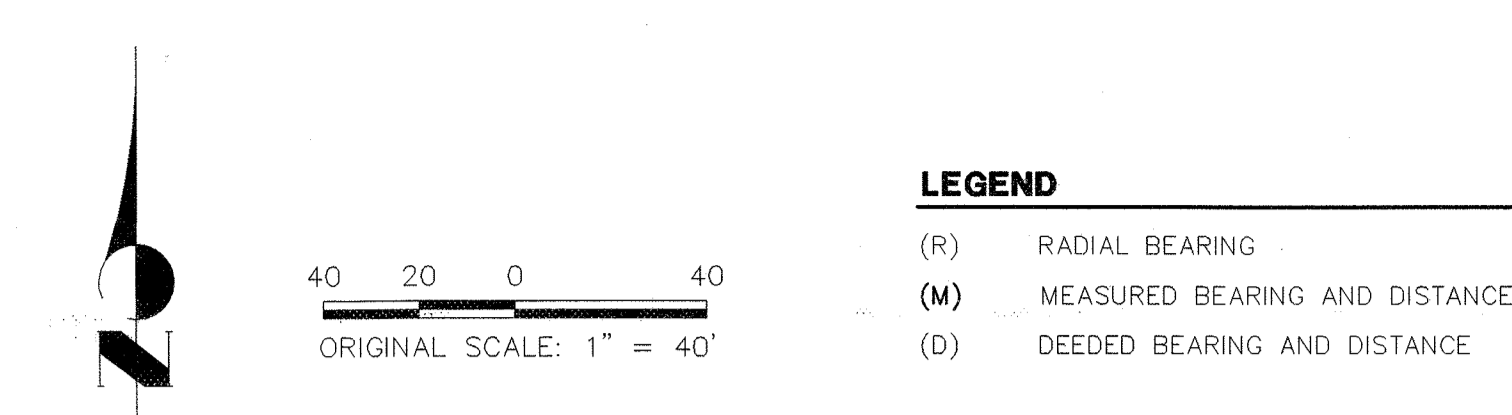
CALVARY CHAPEL  
 FINAL PLAT  
 JOB NO. 25113.00  
 MAY 13, 2019  
 SHEET 1 OF 2



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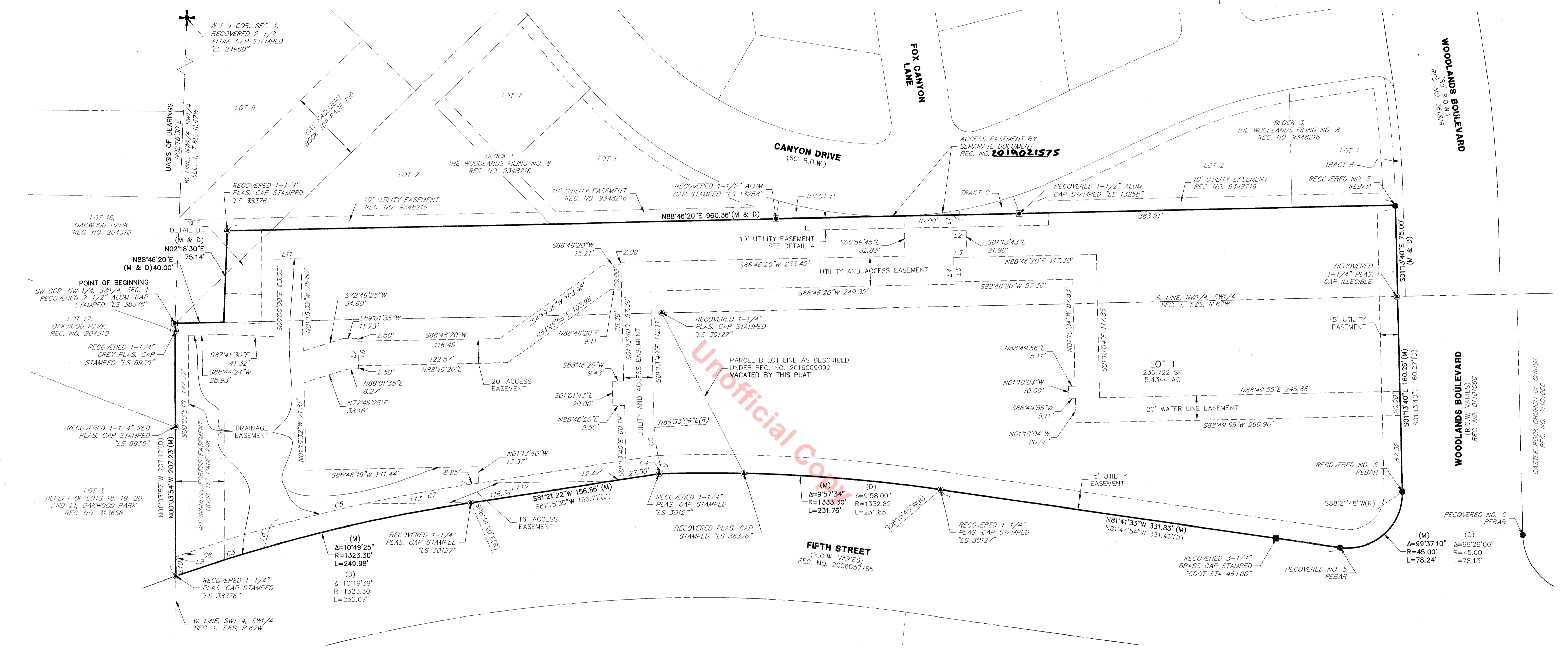
# CALVARY CHAPEL

**A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**



**LEGEND**

- (R) RADIAL BEARING
- (M) MEASURED BEARING AND DISTANCE
- (D) DEEDED BEARING AND DISTANCE

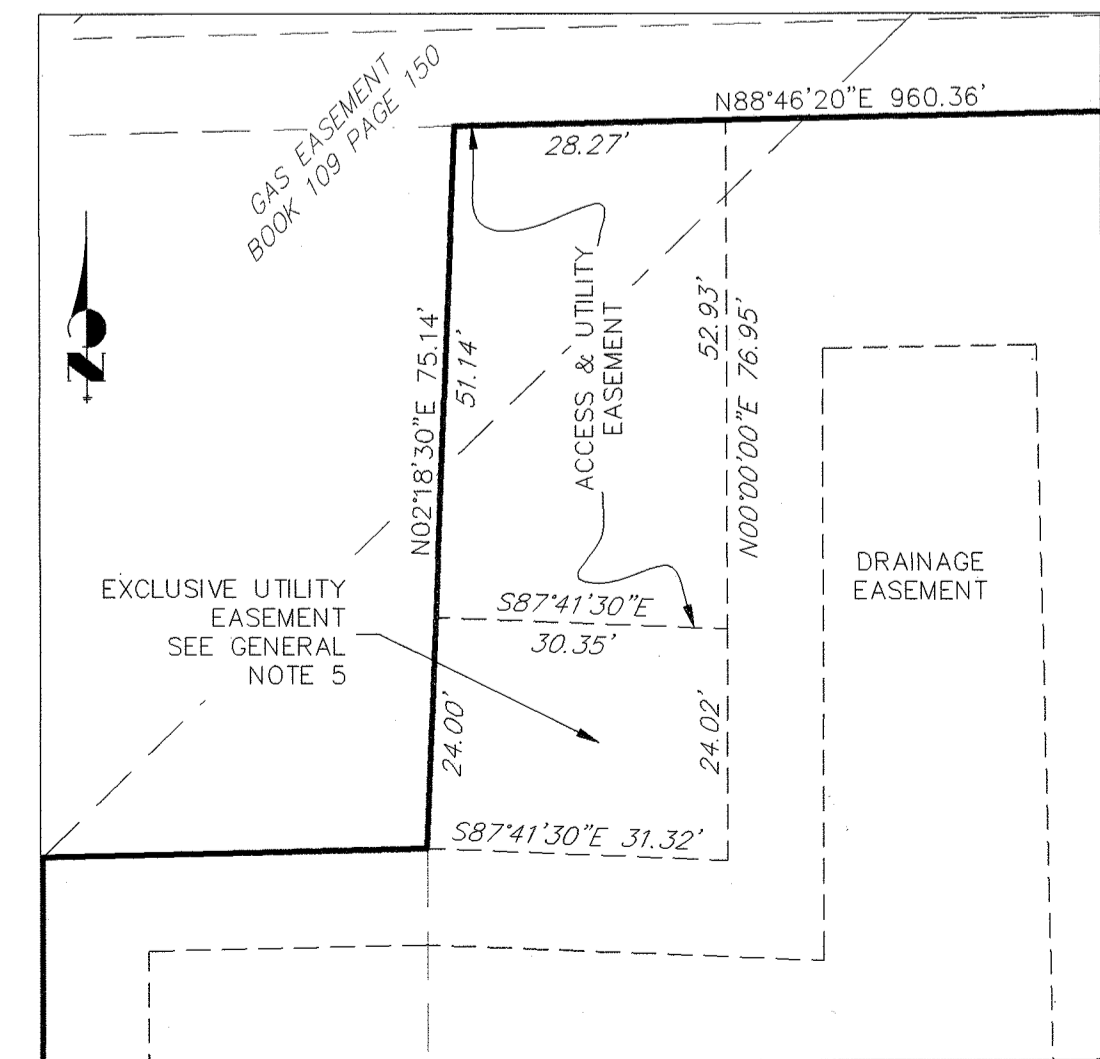
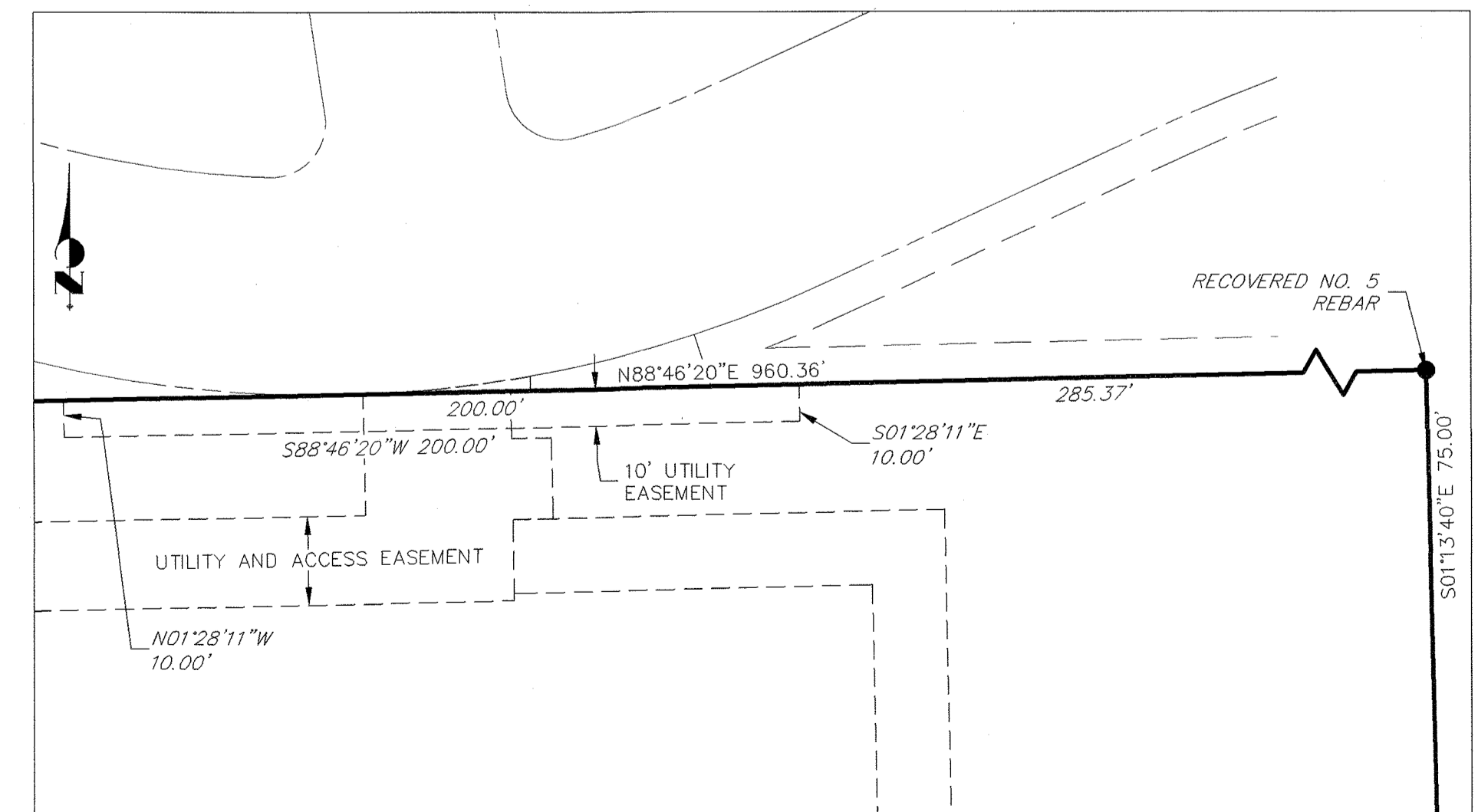


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°59'45"E	12.85'
L2	N88°46'17"E	10.75'
L3	S88°46'20"W	10.84'
L4	S00°59'45"E	22.00'
L5	S00°59'45"E	20.00'
L6	S01°13'40"E	20.00'
L7	N01°13'40"W	25.00'
L8	N13°58'36"E	17.30'
L9	S29°32'14"W	5.50'
L10	S00°03'54"E	12.04'
L11	S88°53'12"W	22.17'
L12	S89°15'39"W	109.07'
L13	N89°16'06"E	88.94'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	9°29'48"	47.00'	7.79'	S19°50'19"E 7.78'
C2	11°35'29"	152.45'	30.84'	S09°14'39"E 30.79'
C3	3°18'31"	1323.30'	76.41'	S72°15'30"W 76.40'
C4	0°09'03"	1323.30'	3.51'	S88°22'43"W 3.51'
C5	7°08'37"	1338.30'	166.86'	S77°51'20"W 166.75'
C6	0°22'39"	1338.30'	8.82'	S71°08'28"W 8.82'
C7	3°45'01"	1338.30'	87.60'	S79°33'08"W 87.58'



CALVARY CHAPEL  
FINAL PLAT  
JOB NO. 25113.00  
MAY 13, 2019  
SHEET 2 OF 2

