

PLAT IDENTIFICATION SHEET

RECEPTION #: 01072259

DATE: 8-9-01

TIME 10:45 Am

FEE: \$ 30 - (3 P)

GRANTOR:
(OWNER/SIGNER)

Cooper-Hook &
Main Plain Land Co

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Cooper-Hook/Main Place
Filing #1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26-7-67

NEW SUBDIVISION ABBREV: _____

FINAL PLAT

COOPER-HOOK/MAIN PLACE FILING NO. 1

SITUATED IN THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 3

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND DEEDHOLDERS OF CERTAIN LANDS IN THE CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID S 1/2 OF THE N 1/2 OF SAID SECTION 26, SAID CORNER BEING MONUMENTED BY A REBAR AND ALUMINUM CAP LS 27011; THENCE S89°32'48"E, ALONG THE NORTH LINE OF SAID S 1/2 OF THE N 1/2 OF SAID SECTION 26, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF BLOCK 5, SILVER HEIGHTS SUBDIVISION, A DISTANCE OF 1281.58 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 26; THENCE S22°11'42"E A DISTANCE OF 343.38 FEET; THENCE S89°48'56"E A DISTANCE OF 2721.92 FEET TO A FOUND PINE AND CAP LS 13155; THENCE S22°11'42"E A DISTANCE OF 343.38 FEET; THENCE S89°48'56"E A DISTANCE OF 1015.27 FEET; THENCE N00°09'05"E A DISTANCE OF 120.02 FEET TO A FOUND PINE AND CAP LS 8935; THENCE N89°58'01"W A DISTANCE OF 1362.73 FEET TO A FOUND PINE AND CAP LS 434; THENCE S00°09'05"W A DISTANCE OF 120.02 FEET TO A FOUND PINE AND CAP LS 434; THENCE N89°57'26"W A DISTANCE OF 105.82 FEET; THENCE S00°12'24"E A DISTANCE OF 343.38 FEET TO A FOUND PINE AND CAP LS 9329 ON THE SOUTH LINE OF THE N 1/2 OF SAID SECTION 26; THENCE N89°38'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1255.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALLEN WAY AS DESCRIBED IN DEED BOOK 893 AT PAGE 1088; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N22°36'26"E A DISTANCE OF 14.46 FEET (AS MEASURED, 11.51 FEET DEED) TO A POINT OF CURVATURE; (2) ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N11°33'47"E A DISTANCE OF 158.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°01'18", A RADIUS OF 415.00 FEET AND AN ARC LENGTH OF 159.51 FEET, TO A POINT OF TANGENT; AND (3) N00°35'08"E, ALONG SAID TANGENT, A DISTANCE OF 187.98 FEET TO A POINT ON THE CENTERLINE OF ALLEN STREET AS SHOWN ON THE PLAT OF CONOCO AT FOUNDERS FILING NO. 1 AS RECORDED AUGUST 30, 1999 AS RECEPTION NO. 89078001, DOUGLAS COUNTY, COLORADO RECORDS; THENCE N89°43'06"W, ALONG SAID CENTERLINE A DISTANCE OF 2.36 FEET; THENCE N00°17'17"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ALLEN STREET, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALLEN STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALLEN STREET THE FOLLOWING FIVE (5) COURSES: (1) N89°43'06"W A DISTANCE OF 685.12 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N89°55'54"W A DISTANCE OF 30.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°34'23", A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 31.82 FEET TO A POINT OF REVERSE CURVE; (3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N85°59'02"W A DISTANCE OF 80.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 83°40'37", A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 87.63 FEET, TO A POINT OF REVERSE CURVE; (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N00°10'02"W A DISTANCE OF 37.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°58'45", A RADIUS OF 40.00 FEET, AND AN ARC LENGTH OF 39.08 FEET, TO A POINT OF COMPOUND CURVE; AND (5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N83°21'28"W A DISTANCE OF 84.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°50'16", A RADIUS OF 220.00 FEET AND AN ARC LENGTH OF 85.18 FEET, TO A NON-TANGENT INTERSECTION WITH THE WEST LINE OF SAID S 1/2 OF THE N 1/2 OF SAID SECTION 26; THENCE N00°23'25"E, ALONG SAID WEST LINE, A DISTANCE OF 962.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,781,451 SQUARE FEET (63.8533 ACRES).

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF COOPER-HOOK/MAIN PLACE FILING NO. 1, AND HAVE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS LABELED AS ALLEN WAY, ALLEN STREET, ALEXANDER PLACE AND BREWER COURT AS SHOWN ON SAID PLAT.

THE UNDERSIGNED DOES HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL UTILITY EASEMENTS SHOWN HEREON.

EXECUTED THIS 27 DAY OF August, 2001.

OWNERS: COOPER-HOOK FILING NO. 1

Richard M. Cooper RICHARD M. COOPER
Gary Cooper GARY COOPER
Irving S. Hook IRVING S. HOOK

Michael K. Cooper MICHAEL K. COOPER
Gary Cooper GARY COOPER
Irving S. Hook IRVING S. HOOK

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF August, 2001 A.D. BY MICHAEL K. COOPER, RICHARD M. COOPER, GARY COOPER AND IRVING S. HOOK AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

Colin Lofstedt COLIN LOFSTEDT
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-4-03

OWNERS: MAIN PLACE FILING NO. 1

Delvin W. Renz DELVIN W. RENZ
Delvin M. Renz DELVIN M. RENZ
Evelyn M. Renz EVELYN M. RENZ

STATE OF Colorado
COUNTY OF Jefferson

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF August, 2001 A.D. BY STEVEN D. PRATO AS MANAGER OF MAIN PLACE LAND COMPANY, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL:

Joyce L. White JOYCE L. WHITE
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/6/2004

MORTGAGE: MAIN PLACE FILING NO. 1

FIRST BANK OF COLORADO
E. F. Douglas, Jr. E. F. DOUGLAS, JR.
EXECUTIVE VICE PRESIDENT

STATE OF Colorado
COUNTY OF Jefferson

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF August, 2001 A.D. BY E. F. Douglas, Jr. AS E. F. P. OF FIRST BANK OF COLORADO.

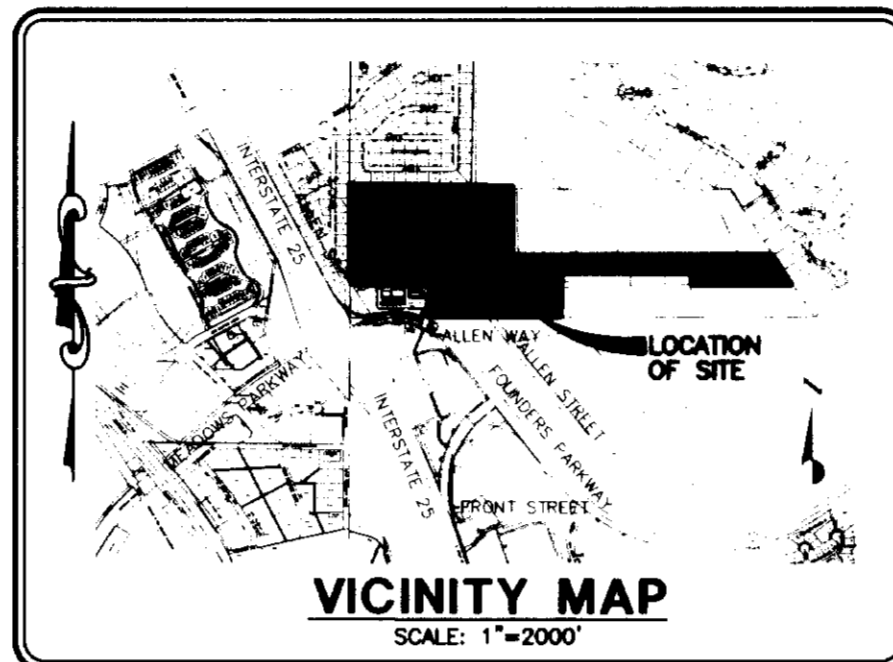
WITNESS MY HAND AND OFFICIAL SEAL:

Joyce L. White JOYCE L. WHITE
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/6/2004

SHEET INDEX

- SHEET 1 --- TITLE & LOTS 5, 6 & 7 ---
- SHEET 2 --- LOTS 1, 2 & 3 AND TRACTS "B" & "C" ---
- SHEET 3 --- LOT 4 & TRACT "A" ---



VICINITY MAP
SCALE: 1"=2000'

MORTGAGE: MAIN PLACE FILING NO. 1

Delvin W. Renz DELVIN W. RENZ
Delvin M. Renz DELVIN M. RENZ
Evelyn M. Renz EVELYN M. RENZ

STATE OF ARIZONA
COUNTY OF YAVAPAI

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May, 2001 A.D. BY DELVIN W. RENZ AND EVELYN M. RENZ.

WITNESS MY HAND AND OFFICIAL SEAL:

Beth A. Alpin BETH A. ALPIN
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-14-2003

OWNERS:

TOWN OF CASTLE ROCK
Helen Teets HELEN TEETS
Jally Nason JALLY NASON
TOWN CLERK

STATE OF Colorado
COUNTY OF Douglas

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, 2001 A.D. BY Helen Teets AS Mayor OF THE TOWN OF CASTLE ROCK.

WITNESS MY HAND AND OFFICIAL SEAL:

J. L. King J. L. KING
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-03

OWNERS & SURVEYOR:

Michael K. Cooper MICHAEL K. COOPER
Gary Cooper GARY COOPER
Irving S. Hook IRVING S. HOOK

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF August, 2001 A.D. BY MICHAEL K. COOPER, RICHARD M. COOPER, GARY COOPER AND IRVING S. HOOK AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

David A. Gueto DAVID A. GUETO
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-4-03

LAND SURVEYOR:

Brett L. Miller BRETT L. MILLER
PROFESSIONAL L.S. NO. 27809

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2001 A.D. BY Michael K. Cooper AS Owner.

WITNESS MY HAND AND OFFICIAL SEAL:

Bryan Keli BRYAN KELI
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-15-04

CROSS ACCESS EASEMENTS BETWEEN THE OWNERS OF LOTS 1, 2 AND 3 OVER THE COMMON AREA DRIVEWAYS ON LOTS 5 AND 6 WILL BE GRANTED BY THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED BY SEPARATE DOCUMENT.

CROSS ACCESS EASEMENTS BETWEEN THE OWNERS OF LOTS 5 AND 6 OVER THE COMMON AREA DRIVEWAYS ON LOTS 5 AND 6 WILL BE GRANTED BY THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED BY SEPARATE DOCUMENT.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, OF THE COLORADO REVISED STATUTE.

LOT/TRACT	SQUARE FEET	ACRES
R.O.W.	160,650	3.6880
1	514,988	11.8220
2	40,845	0.9377
3	404,341	9.2824
4	311,330	7.1472
5	74,212	1.7037
6	52,973	1.2181
7	240,486	5.5203
A	312,680	7.1781
B	562,578	12.8160
C	106,407	2.4428
TOTAL	2,781,451	63.8533

SURVEYOR'S STATEMENT:

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BRETT L. MILLER
PROFESSIONAL L.S. NO. 27809

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2001 A.D. BY Michael K. Cooper AS Owner.

WITNESS MY HAND AND OFFICIAL SEAL:

Bryan Keli BRYAN KELI
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-15-04

TITLE INSURANCE COMPANY:

First Title Guaranty FIRST TITLE GUARANTY
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 AND DEDICATION.

SIGNED THIS 4 DAY OF August, 2001.

STATE OF Colorado
COUNTY OF Denver

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF August, 2001 A.D. BY Michael K. Cooper AS Owner.

WITNESS MY HAND AND OFFICIAL SEAL:

Bryan Keli BRYAN KELI
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-15-04

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

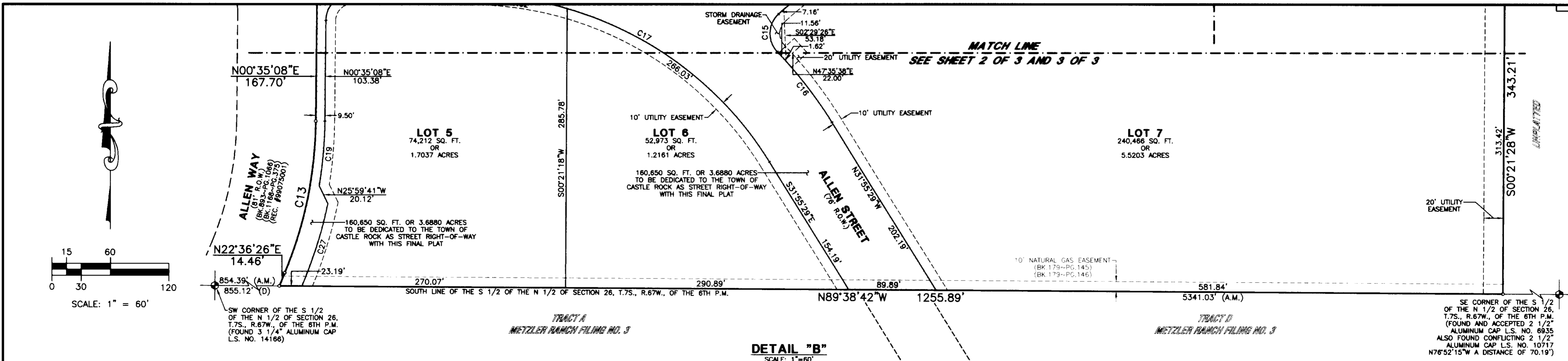
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Jally Nason JALLY NASON
TOWN CLERK
Mad Stone MAD STONE
TOWN MANAGER
Paul Jensen PAUL JENSEN
PLANNING DIRECTOR

STATE OF Colorado
COUNTY OF Douglas

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 27 DAY OF August, 2001 AT Castle Rock AND WAS RECORDED UNDER RECEPTION NUMBER 001823.

Tulayna Fox TULAYNA FOX
DOUGLAS COUNTY CLERK AND RECORDER

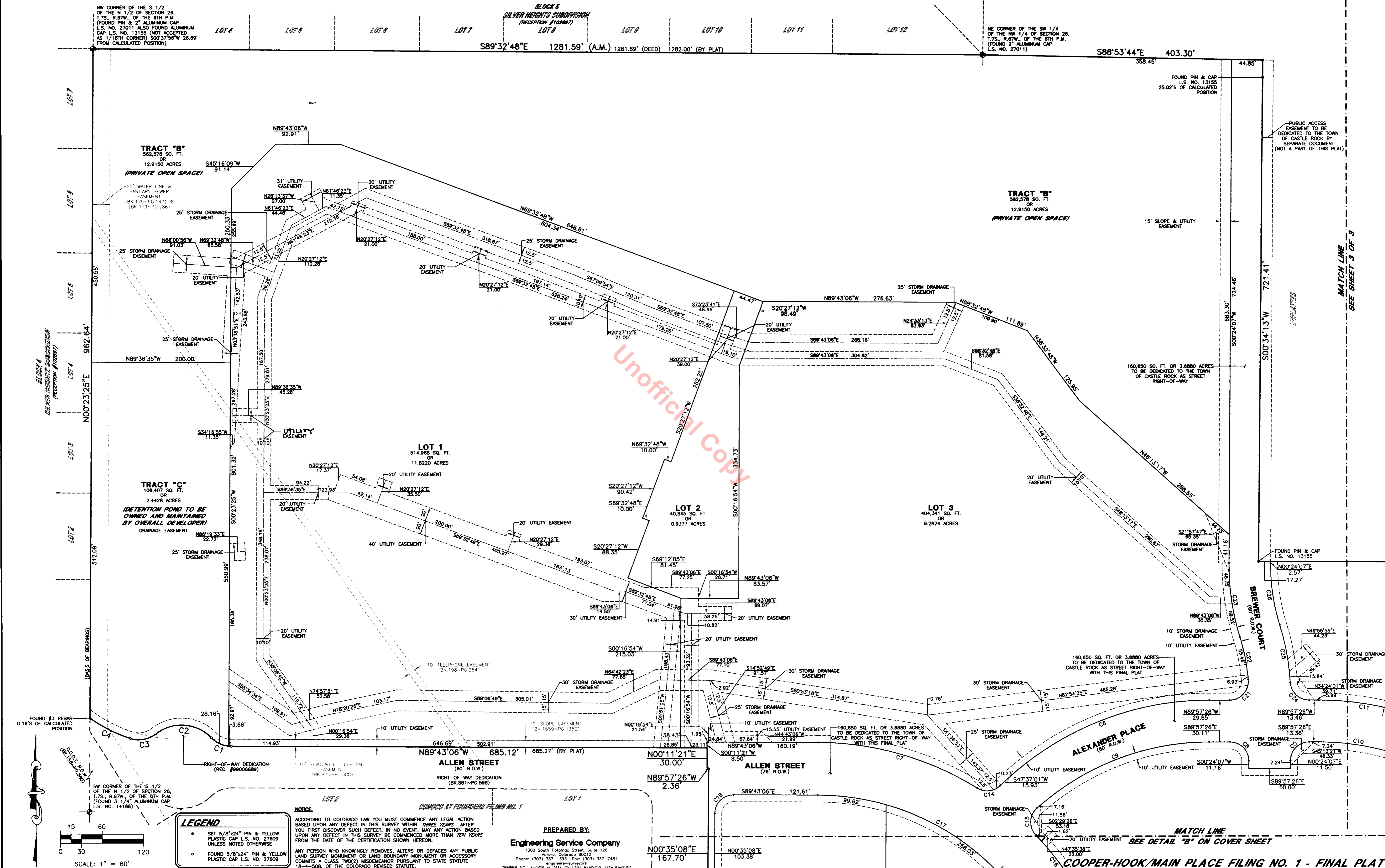


DETAIL "B"
SCALE: 1"=60'

PREPARED BY:
Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337-1393 Fax: (303) 337-7481
DRAWER NO.: E-508 DATE OF LAST REVISION: 07-30-2001

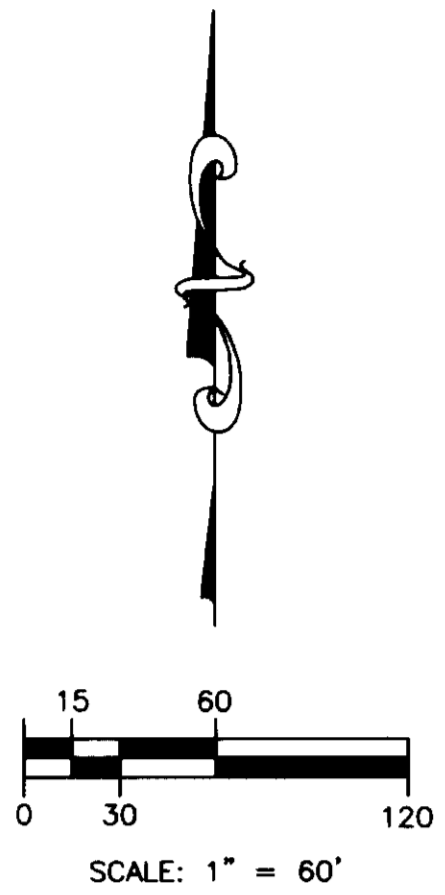
FINAL PLAT COOPER-HOOK/MAIN PLACE FILING NO. 1

SITUATED IN THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 3



FINAL PLAT
COOPER-HOOK/MAIN PLACE FILING NO. 1
 SITUATED IN THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 3 OF 3

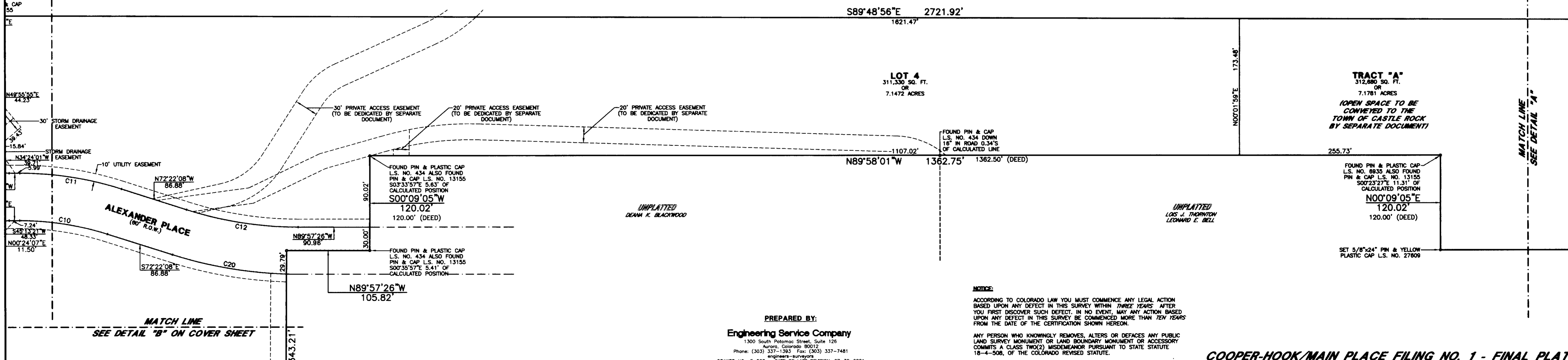
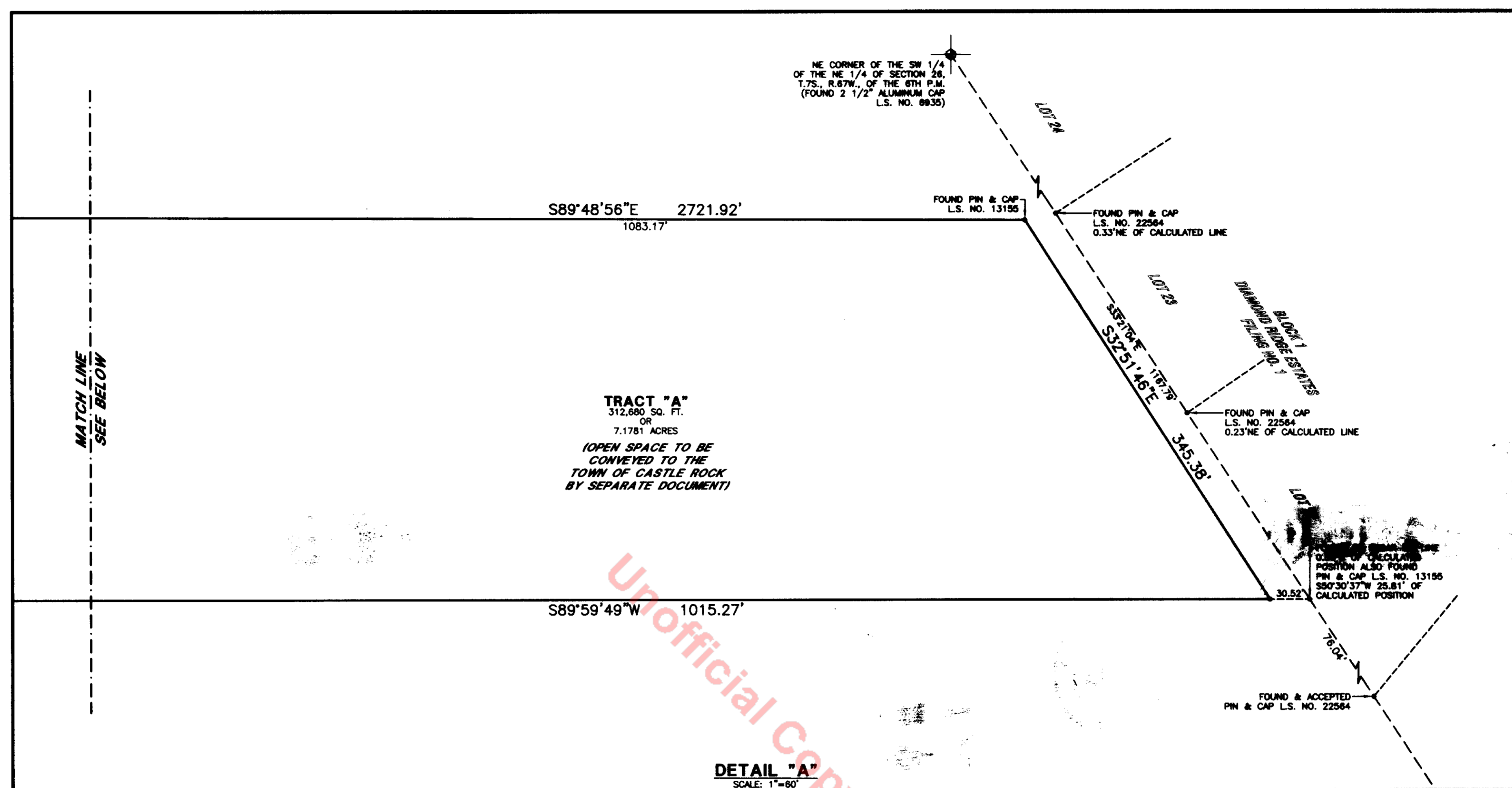
ACCESS TO BE TO THE TOWN OF CASTLE ROCK BY DOCUMENT OF THIS PLAT



LEGEND

- SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27809 UNLESS NOTED OTHERWISE
- FOUND 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27808

CURVE DATA TABLE				
COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING
C1	43°34'23"	40.00'	31.82'	N68°55'55"W 30.98'
C2	83°40'37"	80.00'	87.83'	N85°59'02"W 80.04'
C3	55°58'45"	40.00'	39.08'	S80°10'02"W 37.54'
C4	16°58'18"	220.00'	65.16'	N63°21'28"W 64.93'
C5	89°38'27"	27.00'	42.24'	S45°13'21"W 38.06'
C6	42°23'33"	430.00'	318.40'	S88°49'48"W 311.18'
C7	31°34'20"	438.50'	241.63'	N73°55'56"W 238.58'
C8	90°21'33"	27.00'	42.58'	S44°46'39"E 38.30'
C9	42°11'25"	370.00'	272.45'	N88°56'52"E 268.34'
C10	17°35'18"	370.00'	113.58'	S81°09'47"E 113.13'
C11	17°35'18"	430.00'	132.00'	N81°09'47"W 131.48'
C12	17°35'18"	470.00'	144.28'	N81°09'47"W 143.71'
C13	22°01'18"	415.00'	158.51'	N11°35'47"E 158.53'
C14	74°14'12"	27.00'	34.98'	S84°44'07"W 32.58'
C15	91°48'08"	27.00'	43.25'	N01°58'05"E 38.77'
C16	11°59'30"	438.50'	91.77'	N37°55'14"W 91.61'
C17	57°47'37"	382.50'	365.85'	S60°49'18"E 350.34'
C18	89°41'48"	27.00'	42.27'	N45°28'01"E 38.08'
C19	08°56'45"	424.50'	86.28'	N05°03'31"E 86.21'
C20	15°57'29"	530.00'	147.82'	S80°20'53"E 147.14'
C21	94°59'53"	27.00'	44.77'	S42°32'38"W 39.81'
C22	12°07'05"	295.00'	82.39'	S11°00'51"E 82.28'
C23	17°28'31"	355.00'	108.28'	S08°20'08"E 107.86'
C24	88°38'18"	27.00'	40.81'	N48°43'50"W 37.04'
C25	13°36'43"	355.00'	84.34'	N10°18'03"W 84.14'
C26	17°28'31"	295.00'	89.98'	N08°20'08"W 89.83'
C27	11°40'18"	438.50'	88.92'	N17°31'02"E 88.76'



PREPARED BY:
Engineering Service Company
 1300 South Potomac Street, Suite 126
 Aurora, Colorado 80012
 Phone: (303) 337-1393 Fax: (303) 337-7481
 engineers-surveyors
 DRAWER NO.: E-508 DATE OF LAST REVISION: 07-30-2001

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.
 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.