

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99075001

DATE:

8-30-99

TIME:

12:00

FEE: \$

20⁰⁰

(2 Pages)

GRANTOR:

(OWNER/SIGNER)

Conoco Inc.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Conoco at Founders #1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26, 7, 67

FINAL PLAT
CONOCO AT FOUNDERS FILING NO. 1
 SITUATED IN THE W 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE W 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 26; THENCE S89°48'39"E ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 246.30 FEET TO THE SOUTHEASTERLY CORNER OF THAT PARCEL DESCRIBED IN BOOK 156 AT PAGE 360 OF THE DOUGLAS COUNTY, COLORADO RECORDS; THENCE N32°13'52"W ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 11.66 FEET TO A POINT LYING AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF FOUNDERS PARKWAY AND THE EASTERLY R.O.W. LINE OF INTERSTATE 25, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N32°13'52"W ALONG THE LAST DESCRIBED COURSE AND ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 445.37 FEET TO THE NORTHERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 156 AT PAGE 360, SAID POINT LYING ON THE WEST LINE OF SAID NW 1/4; THENCE N00°22'43"E ALONG SAID WEST LINE A DISTANCE OF 18.87 FEET TO A POINT LYING NON-TANGENT ON A CURVE ON THE NORTHERLY R.O.W. LINE OF ALLEN STREET BEING THE NORTH-WESTERLY CORNER OF SAID PARCEL DESCRIBED IN BOOK 881 AT PAGE 598; THENCE ALONG THE NORTHERLY R.O.W. LINE OF ALLEN STREET AS DESCRIBED IN BOOK 881 AT PAGE 598 AND RECEPTION NO. DC9884440 THE FOLLOWING FIVE (5) COURSES:

1. THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S83°20'40"E A DISTANCE OF 65.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°59'51", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 65.27 FEET TO A POINT OF COMPOUND CURVE;
2. THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N80°10'02"E A DISTANCE OF 37.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°58'45", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 39.08 FEET TO A POINT OF REVERSE CURVE;
3. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S85°59'02"E A DISTANCE OF 80.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 83°40'37", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 87.63 FEET TO A POINT OF REVERSE CURVE;
4. THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S66°55'55"E A DISTANCE OF 30.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 45°34'23", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 31.82 FEET TO A POINT OF TANGENT;
5. THENCE S89°43'06"E ALONG SAID TANGENT BEING PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26 A DISTANCE OF 685.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 881 AT PAGE 598;

THENCE S00°11'21"W ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 881 AT PAGE 598 A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 881 AT PAGE 598 LYING ON SAID NORTH LINE; THENCE S89°43'06"E ALONG SAID NORTH LINE A DISTANCE OF 2.36 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL DESCRIBED IN BOOK 893 AT PAGE 1066 OF THE DOUGLAS COUNTY, COLORADO RECORDS BEING THE EASTERLY R.O.W. LINE OF ALLEN WAY; THENCE ALONG THE EASTERLY R.O.W. LINE OF ALLEN WAY AS DESCRIBED IN BOOK 893 AT PAGE 1066 AND BOOK 893 AT PAGE 1064 OF THE DOUGLAS COUNTY, COLORADO RECORDS THE FOLLOWING FOUR (4) COURSES:

1. THENCE S00°35'08"W A DISTANCE OF 167.69 FEET TO A POINT OF CURVE;
2. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S11°35'47"W A DISTANCE OF 158.53 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°01'18", A RADIUS OF 415.00 FEET; AN ARC LENGTH OF 159.51 FEET TO A POINT OF TANGENT;
3. THENCE S22°36'26"W ALONG SAID TANGENT A DISTANCE OF 12.66 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S20°10'01"E A DISTANCE OF 33.96 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 85°32'54", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.33 FEET TO A POINT LYING ON A CURVE ON SAID NORTHERLY R.O.W. LINE OF FOUNDERS PARKWAY;

THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS N85°54'38"W A DISTANCE OF 628.29 FEET AND ALONG SAID NORTHERLY R.O.W. LINE OF FOUNDERS PARKWAY, SAID CURVE HAVING A CENTRAL ANGLE OF 45°56'20", A RADIUS OF 805.00 FEET, AN ARC LENGTH OF 645.44 FEET TO THE POINT OF BEGINNING, CONTAINING (258,968 SQUARE FEET) 5.9451 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND A TRACT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CONOCO AT FOUNDERS FILING NO. 1, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS LABELED AS TRACT "A" AS SHOWN ON SAID PLAT.

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

RECIPROCAL EASEMENTS ARE HEREBY GRANTED TO THE OWNERS OF LOTS 1 AND 2 FOR CROSS ACCESS, DRAINAGE, AND PRIVATE UTILITY PURPOSES, AND EXCEPTING THE TOWN OF CASTLE ROCK FROM ANY MAINTENANCE OR LIABILITY OF SUCH EASEMENTS AND THEIR APPURTENANCES.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 14 DAY OF August, 1999.

OWNERS:
 CONOCO, INC., A DELAWARE CORPORATION

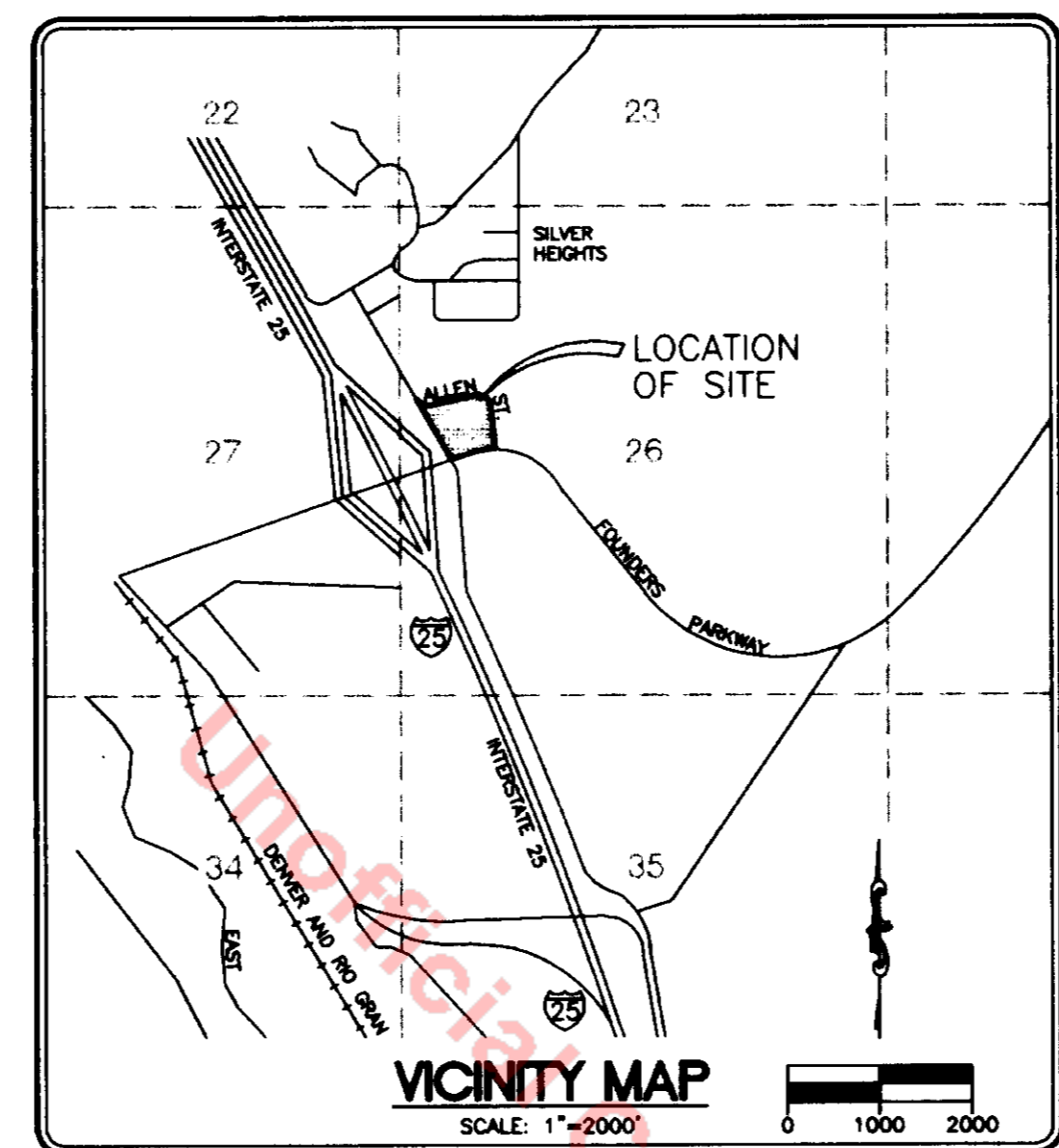
Signature: W.R. Gove AP
 print name: W.R. Gove ATTORNEY-IN-FACT
 print title: ATTORNEY-IN-FACT

AND
 TOWN OF CASTLE ROCK
 Signature: [Signature] 8/24/99
 print name: [Name] DATE

GENERAL NOTES:

BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. BEARS S89°48'39"E BOUNDED AND REFERENCED BY THE MONUMENTS SHOWN HEREON.

THIS SITE DOES NOT APPEAR TO BE SITUATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080049 0186 C, DATED SEPTEMBER 30, 1987. HOWEVER, THIS FLOOD MAP INDICATES THAT THE LIMIT OF STUDY IS ON THE WEST SIDE OF INTERSTATE 25 AND TERMINATES AT THE WESTERLY R.O.W. LINE OF INTERSTATE 25.



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 7EN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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

The provision of municipal water to this subdivision is subject to the terms and conditions of the Conoco Annexation and Development Agreement, recorded 1-27-99 in Book 1505 at page 897 under Reception No. 9804857 of the Douglas County, Colorado records, and accordingly 19 SFE ARE debited from the water bank.

OWNER & SUBDIVIDER:

CONOCO INC.
 600 NORTH DAIRY ASHFORD
 HOUSTON, TEXAS 77079

LAND SURVEYOR:

BRETT L. MILLER, PLS NO. 27609
 FOR AND ON BEHALF OF
 ENGINEERING SERVICE COMPANY
 14426 EAST EVANS AVENUE, SUITE 150
 AURORA, COLORADO 80014

CIVIL ENGINEER & PLANNER:

DAVID A. GUETIG, P.E. NO. 30020
 FOR AND ON BEHALF OF
 GALLOWAY, ROMERO & ASSOCIATES
 5350 DTC PARKWAY
 ENGLEWOOD, COLORADO 80111

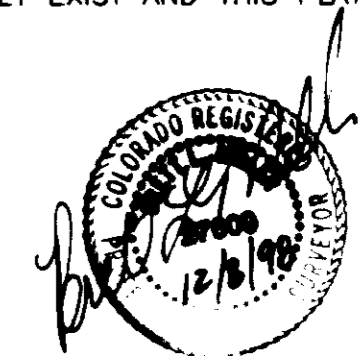
SITE AREA DATA:

TOTAL AREA = 5.9451 ACRES
 LOT 1 AREA = 1.3545 ACRES
 LOT 2 AREA = 2.5000 ACRES
 TOTAL TRACT "A" AREA (STREET R.O.W.)=2.0907 ACRES
 TRACT "A" PREVIOUSLY DEDICATED R.O.W.=1.3493 ACRES
 TRACT "A" R.O.W. DEDICATED BY THIS PLAT=0.7468 ACRES

SURVEYORS 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. 27609



TITLE CERTIFICATE:

S.G. Andersen BEING AN AUTHORIZED REPRESENTATIVE OF
 print name
Title Services, A TITLE INSURANCE COMPANY LICENSED TO
 print name of title company
 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 14 DAY OF December, 1999
S.G. Andersen
 AUTHORIZED REPRESENTATIVE
Title Services
 TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE, COLORADO, THE 23 DAY OF Nov., A.D., 1998.

Signature: [Signature] 8/20/99
 CHAIRMAN DATE

Signature: [Signature] 7/15/99
 PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL:

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE, COLORADO, THE 23 DAY OF Dec, A.D., 1999.

Signature: [Signature] 8/24/99
 TOWN CLERK DATE

Signature: [Signature] 8/24/99
 TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 30 DAY OF Aug., 1999 AT 12:00 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 98075001

Signature: [Signature]
 DOUGLAS COUNTY CLERK AND RECORDER



Engineering Service Company

14426 East Evans Avenue, Suite 150
 Aurora, Colorado 80014
 Phone: (303) 337-1393 Fax: (303) 337-7481
 engineers-surveyors

DRAWER NO: E-434, GR-79 - DATE OF LAST REVISION: 10-26-98

FINAL PLAT
CONOCO AT FOUNDERS FILING NO. 1
 SITUATED IN THE W 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 2

COURSE	BEARING	DISTANCE
L1(A.M.)	N00°22'43"E	18.87'
L1(D)	N00°22'43"E	18.90'
L2	S00°11'21"W	30.00'
L3	S89°43'06"E	2.36'
L4	S22°36'28"W	12.66'

COURSE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	18°58'51"	220.00'	65.27'	S63°20'40"E	65.03'
C2	58°58'48"	40.00'	38.08'	N80°10'02"E	37.54'
C3	83°40'37"	60.00'	87.63'	S85°59'02"E	80.04'
C4	45°34'23"	40.00'	31.82'	S88°55'56"E	30.98'
C5(A.M. & D)	22°01'18"	415.00'	156.51'	S11°35'47"W	158.53'
C6(A.M.)	88°32'54"	25.00'	37.33'	S20°10'01"E	33.96'
C6(D)	88°30'30"	25.00'	37.31'	S20°10'01"E	33.96'
C7	45°58'20"	805.00'	645.44'	N85°54'38"W	628.29'

LEGEND

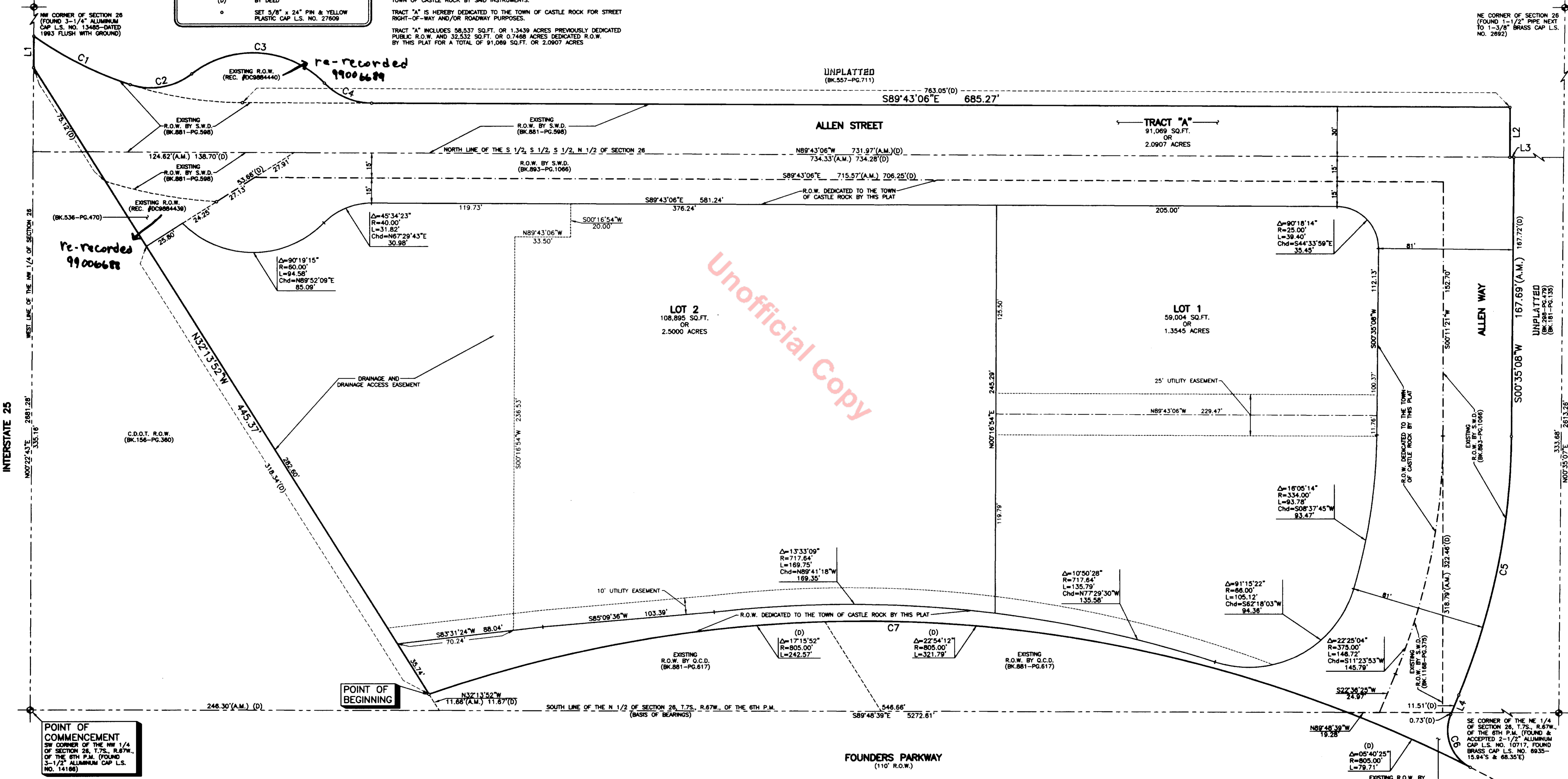
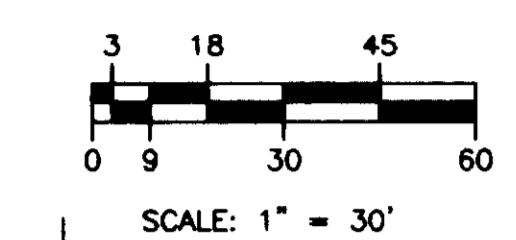
- (A.M.) AS MEASURED OR CALCULATED
- (D) BY DEED
- SET 5/8" x 24" PIN & YELLOW PLASTIC CAP L.S. NO. 27509

NOTE:

PORTIONS OF THE RIGHT-OF-WAY INCLUDED IN THE BOUNDARY OF THIS PLAT FOR ALLEN STREET & ALLEN WAY AS NOTED HEREON BY BOOK 881 - PAGE 586, BOOK 893 - PAGE 1068, BOOK 893 - PAGE 1064, RECEPTION NO. DC9884439 AND RECEPTION NO. DC9884440 WERE PREVIOUSLY DEDICATED TO THE TOWN OF CASTLE ROCK BY SAID INSTRUMENTS.

TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR STREET RIGHT-OF-WAY AND/OR ROADWAY PURPOSES.

TRACT "A" INCLUDES 58,537 SQ.FT. OR 1.3439 ACRES PREVIOUSLY DEDICATED PUBLIC R.O.W. AND 32,532 SQ.FT. OR 0.7488 ACRES DEDICATED R.O.W. BY THIS PLAT FOR A TOTAL OF 91,069 SQ.FT. OR 2.0927 ACRES.



POINT OF COMMENCEMENT
 SW CORNER OF THE NW 1/4 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. (FOUND 3-1/2" ALUMINUM CAP L.S. NO. 14106)

POINT OF BEGINNING

Engineering Service Company
 14428 East Evans Avenue, Suite 150
 Aurora, Colorado 80014
 Phone: (303) 337-1393 Fax: (303) 337-7481
 engineers@escc.com

DRAWER NO. E-434, OR-78 - DATE OF LAST REVISION: 10-26-88

CONOCO AT FOUNDERS FILING NO. 1-FINAL PLAT