



# 2005073491  
08/05/2005 03:30 PM

2005073491 3 PGS

### PLAT IDENTIFICATION SHEET

✓ Open Bible Church of the Rock, Inc.

GRANTOR(owner)

✓ Church of the Rock 1 Final Plat

GRANTEE(name of plat)

Church of the Rock

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

✓

32

7

67

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book – Page)

# CHURCH OF THE ROCK FILING NO. 1

## FINAL PLAT

### A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION:**

A part of the North Half of the Northwest Quarter of Section 32, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter of Section 32, thence S87°01'36"W, 1719.73 feet more or less along the northerly line of said Northwest Quarter to a point from which the northwest corner of said Section 32 bears S87°01'36"W, 882.21 feet; thence S00°00'00"E, 1342.50 feet more or less to a point on the south line of said North Half of the Northwest Quarter; thence N87°35'05"E, 1728.85 feet more or less along said south line to the easterly line of said North Half of the Northwest Quarter; thence N00°25'03"W, 1358.89 feet more or less along said easterly line to the Point of Beginning; containing 2,326,758 square feet or 53.42 acres more or less.

For the purpose of this description, the south line of the Northwest Quarter of said Section is assumed to bear N87°35'05"E and all bearings are referenced thereto.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

The undersigned, being all of the owners of certain lands in the Town of Castle Rock, Douglas County, Colorado, described herein, have laid out, platted and subdivided the same into a lot, tracts and easements as shown on this plat, under the name and style of Church of the Rock, Filing No. 1. The undersigned hereby dedicate to the Town of Castle Rock for purposes of ownership and maintenance all easements as described and shown hereon and Tract A.

The undersigned hereby further dedicate to the public utilities and cablevision the right to install, maintain and operate mains, transmission lines, service lines, 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 public roads as shown on this plat and also under, along and across these utility easements as described and identified for specific uses hereon.

Executed this 2<sup>nd</sup> day of June, 2005

OWNER:

J.R. Polhemus  
OPEN BIBLE CHURCH OF THE ROCK, INC., A COLORADO NONPROFIT CORPORATION

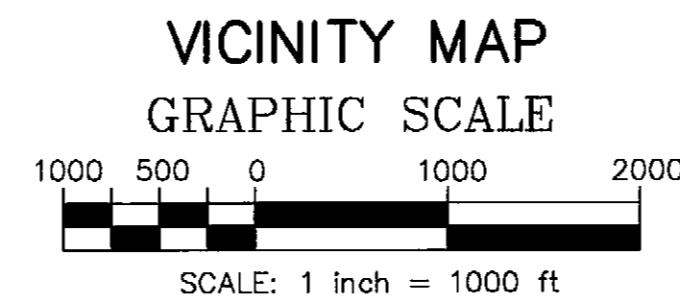
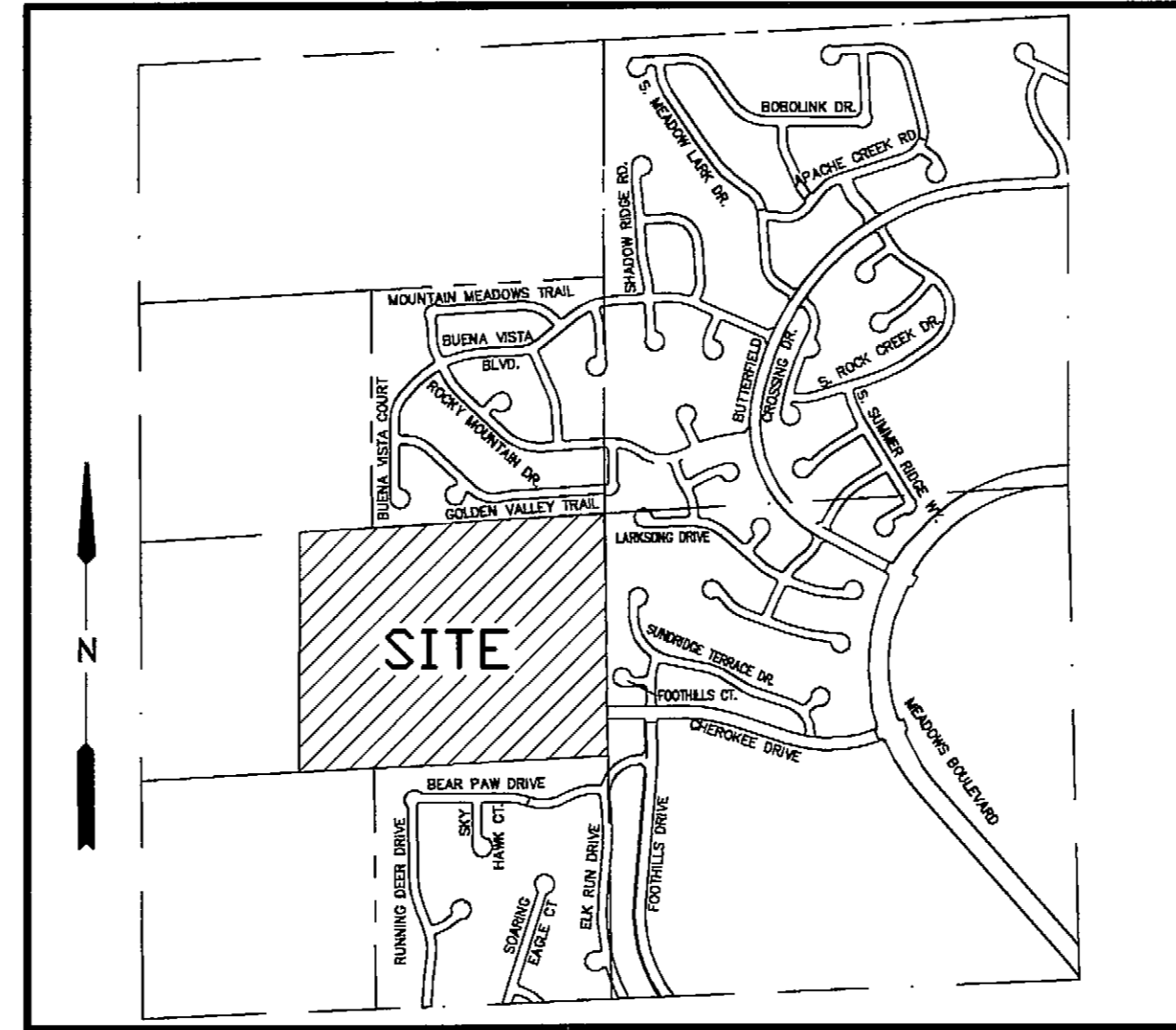
Subscribed and sworn to before me this 2<sup>nd</sup> day of JUNE, 2005, by  
J.R. POLHEMUS as SENIOR PASTOR

OF OPEN BIBLE CHURCH OF THE ROCK, INC., A COLORADO NONPROFIT CORPORATION

Susan I. Rasmussen  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/25/2009



**SHEET INDEX**

1. COVER SHEET
2. FINAL PLAT

**NOTES:**

1. THE 100-YEAR FLOOD PLAIN AREAS ARE SHOWN ON THE PLAN.
2. THERE ARE EXISTING MAJOR UTILITIES ON THE SITE.
3. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CHURCH OF THE ROCK DEVELOPMENT AGREEMENT RECORDED ON THE 6TH DAY OF MAY, 2004 AT RECEPTION NO. 2004046667. A 2-INCH DOMESTIC TAP WILL SERVICE THE CHURCH BUILDING AND A 1-1/2-INCH TAP WILL SERVICE THE SITE'S IRRIGATION DEMANDS FOR A TOTAL OF 12 FEET.

LAND USE SUMMARY:		
TOTAL ACRES		53.415 AC.
PRIVATE OPEN SPACE		18.504 AC.
TRACT B	3.177 AC.	
TRACT C	11.696 AC.	
TRACT D	3.631 AC.	
TRACT A		2.817 AC.
CHURCH (LOT 1)		32.094 AC.
SINGLE FAMILY EQUIVALENT = 42.25		

TRACT TABLE			
TRACT	PURPOSE	EVENTUAL OWNER	EVENTUAL MAINTENANCE
A	PUBLIC DEDICATION	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
B	PRIVATE OPEN SPACE	CHURCH OF THE ROCK	CHURCH OF THE ROCK
C	PRIVATE OPEN SPACE	CHURCH OF THE ROCK	CHURCH OF THE ROCK
D	PRIVATE OPEN SPACE	CHURCH OF THE ROCK	CHURCH OF THE ROCK

**OWNERS:**

OPEN BIBLE CHURCH OF THE ROCK, INC.  
1638 NORTH PARK STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-0777  
CONTACT: J.R. POLHEMUS

**ENGINEER:**

JOHNSTON ENGINEERING ASSOCIATES, INC.  
7550 W. YALE AVE. SUITE B-200  
DENVER, COLORADO 80227  
(303) 969-9001  
CONTACT: ALEXANDER I. BROWN, P.E.

**PREPARED BY:**

JOHNSTON ENGINEERING ASSOCIATES, INC.

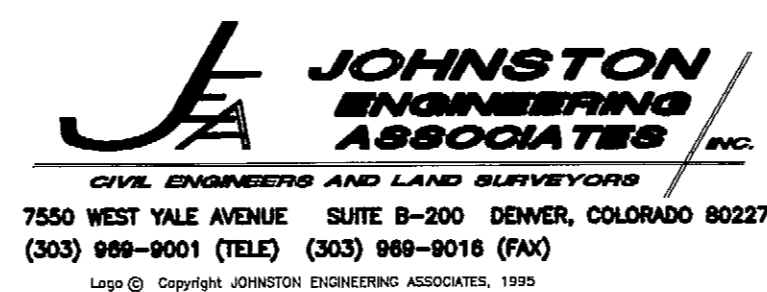
**DEVELOPER:**

CHURCH OF THE ROCK  
1638 NORTH PARK STREET  
CASTLE ROCK, COLORADO 80104  
(303) 688-0777  
CONTACT: J.R. POLHEMUS

**SURVEYOR:**

JOHNSTON ENGINEERING ASSOCIATES, INC.  
7550 W. YALE AVE. SUITE B-200  
DENVER, COLORADO 80227  
(303) 969-9001  
CONTACT: GARY HARVEY, P.L.S.

DATE: JUNE 1, 2005



**SURVEYOR'S STATEMENT:**

I, Gary L. Harvey, 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 29, 2004, 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, and the Castle Rock Subdivision Regulations.

Gary L. Harvey  
GARY L. HARVEY, PLS. NO. 34175  
DATE: 6/1/2005

**TITLE CERTIFICATION:**

I, Brenda Becker being an authorized representative of Land Title Guarantees Co. 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 2<sup>nd</sup> day of June, 2005

Brenda Becker  
Authorized Representative  
Land Title Guarantees Company  
Title Insurance Company

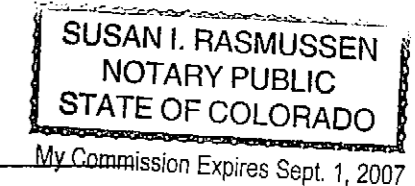
Subscribed and sworn to before me this 2<sup>nd</sup> day of June, 2005 by  
Brenda Becker as Title Officer

OF Land Title Guarantees Company TITLE INSURANCE COMPANY

Susan I. Rasmussen  
WITNESS MY HAND AND OFFICIAL SEAL

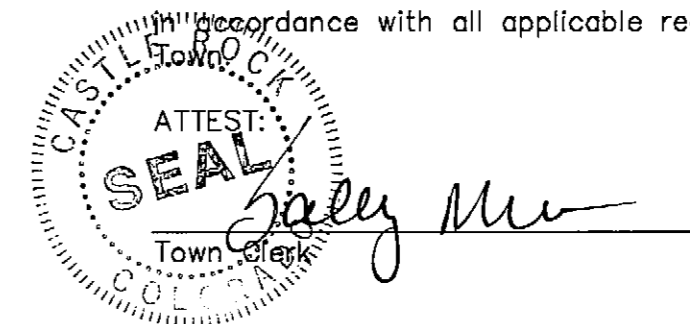
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07



**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 OF CASTLE ROCK  
Mac Stume  
Town Manager

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

This plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado the 17 day of June, 2005

[Signature]  
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 3:30 on the 5<sup>th</sup> day of Aug, 2005 at Reception No. 2005 073491

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature]  
DEPUTY



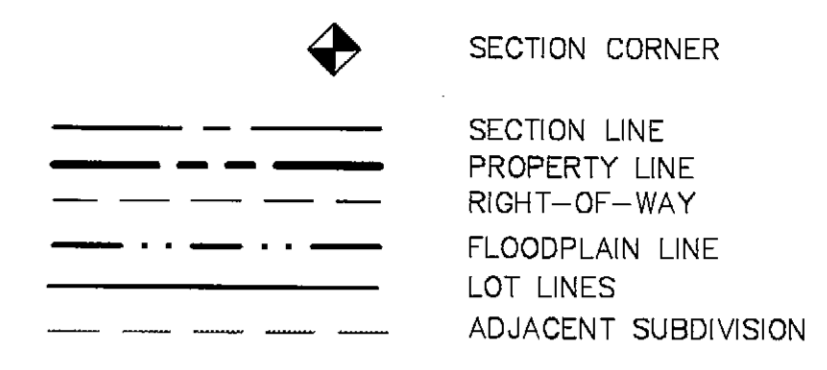
CHURCH OF THE ROCK FILING NO. 1  
FINAL PLAT  
SHEET 1 OF 2

# CHURCH OF THE ROCK FILING NO. 1

## FINAL PLAT

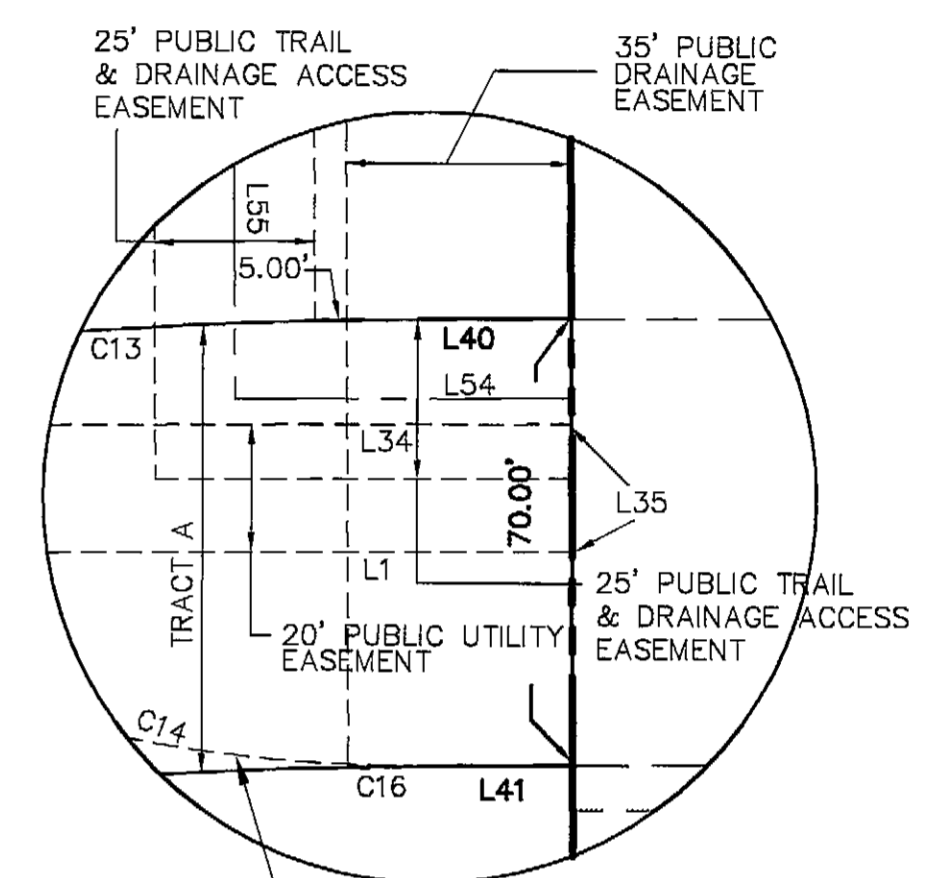
### A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND

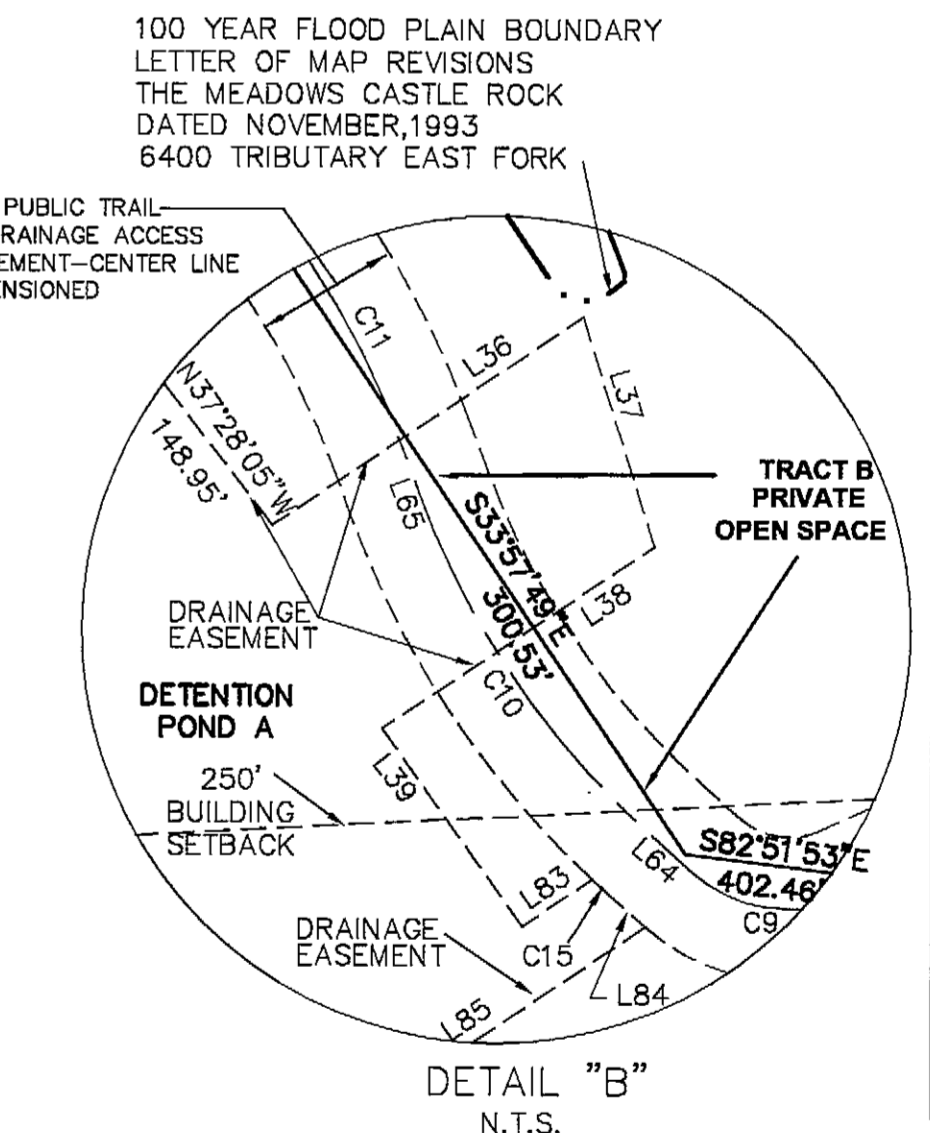


LINE	LENGTH	BEARING
L1	92.63	N89°41'04"E
L2	66.00	N78°26'04"E
L3	32.93	S12°20'19"E
L4	20.00	N77°39'41"E
L5	33.20	S12°20'19"E
L6	5.13	N78°26'04"E
L7	29.79	S11°33'56"E
L8	11.40	N33°38'20"E
L9	20.00	N56°21'40"W
L10	11.40	N33°38'20"E
L11	106.95	N90°00'00"W
L12	NOT USED	
L13	69.78	N30°00'00"E
L14	23.00	S60°00'00"E
L15	20.00	N30°00'00"E
L16	3.00	S60°00'00"E
L17	60.75	N30°00'00"E
L18	3.99	N00°00'00"W
L19	16.40	N90°00'00"W
L20	90.71	N30°00'00"W
L21	3.35	S60°00'00"W
L22	20.00	S30°00'00"E
L23	3.35	S60°00'00"W
L24	6.55	N30°00'00"W
L25	102.62	N30°00'00"W
L26	20.02	S87°35'05"W
L27	13.00	S90°00'00"E
L28	20.00	N00°00'00"E
L29	13.00	S90°00'00"E
L30	NOT USED	
L31	95.98	N90°00'00"W
L32	10.21	S11°33'56"E
L33	73.11	N78°26'04"E
L34	94.56	N89°41'04"E
L35	20.00	S00°25'03"E
L36	64.83	N56°02'11"E
L37	41.72	S17°28'25"E
L38	56.83	S56°02'11"E
L39	42.99	S35°33'40"E
L40	23.89	N89°41'04"E
L41	24.01	N89°41'04"E
L42	13.94	S00°07'44"E
L43	46.67	S53°20'01"E
L44	75.24	S31°33'28"W
L45	32.73	N67°19'09"W
L46	20.00	N22°40'51"E
L47	28.74	N67°19'09"W
L48	68.84	S14°53'28"W
L49	112.17	S01°46'32"E
L50	83.09	S18°26'32"E
L51	45.95	S85°08'32"E
L52	11.97	N36°39'58"E
L53	NOT USED	
L54	52.48	S89°41'04"W
L55	45.13	N00°25'03"W
L56	55.77	N13°35'11"W
L57	87.80	N12°58'20"E
L58	98.19	N07°40'10"W
L59	91.62	N06°52'07"E
L60	103.56	N03°10'52"W
L61	52.38	N83°26'33"W
L62	39.13	N47°00'24"W
L63	85.16	S66°10'43"W
L64	8.28	N48°40'19"W
L65	7.25	N19°55'14"W
L66	86.35	N41°49'28"W
L67	17.00	N00°40'17"W
L68	NOT USED	
L69	NOT USED	
L70	NOT USED	
L71	20.01	N90°00'00"E
L72	62.67	S02°08'56"E
L73	NOT USED	
L77	67.42	S02°08'56"E
L80	NOT USED	
L81	NOT USED	
L82	NOT USED	
L83	14.56	N55°54'54"E
L84	8.28	N48°40'19"W
L85	67.77	N55°54'54"E
L86	17.28	S79°05'06"E

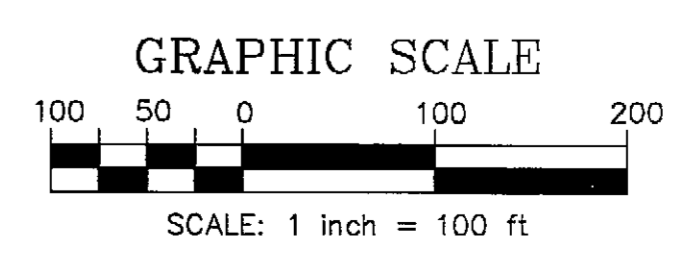
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	45.97	200.00	131°0'08"	N07°00'07"W	45.87
C2	92.71	200.00	26°33'31"	S00°18'25"E	91.88
C3	54.04	150.00	20°38'30"	N02°39'05"E	53.75
C4	38.06	150.00	14°32'17"	S00°24'02"E	37.96
C5	35.08	200.00	10°02'59"	N01°50'37"E	35.04
C6	35.02	25.00	80°15'40"	N43°18'42"E	32.23
C7	95.39	150.00	36°26'08"	S65°13'28"E	93.79
C8	58.31	50.00	68°48'53"	N80°24'51"W	55.06
C9	28.43	25.00	65°08'58"	S81°14'48"E	26.92
C10	75.27	150.00	28°45'05"	S34°17'47"E	74.48
C11	57.34	150.00	21°54'13"	N30°52'21"W	56.99
C12	53.87	75.00	41°09'10"	S21°14'52"E	52.72
C13	151.49	735.00	11°48'32"	S83°46'48"W	151.22
C14	163.23	235.00	39°47'48"	S70°25'02"E	159.97
C15	4.11	162.50	01°26'56"	S47°56'52"E	4.11
C16	10.99	665.00	00°56'48"	S89°12'40"W	10.99



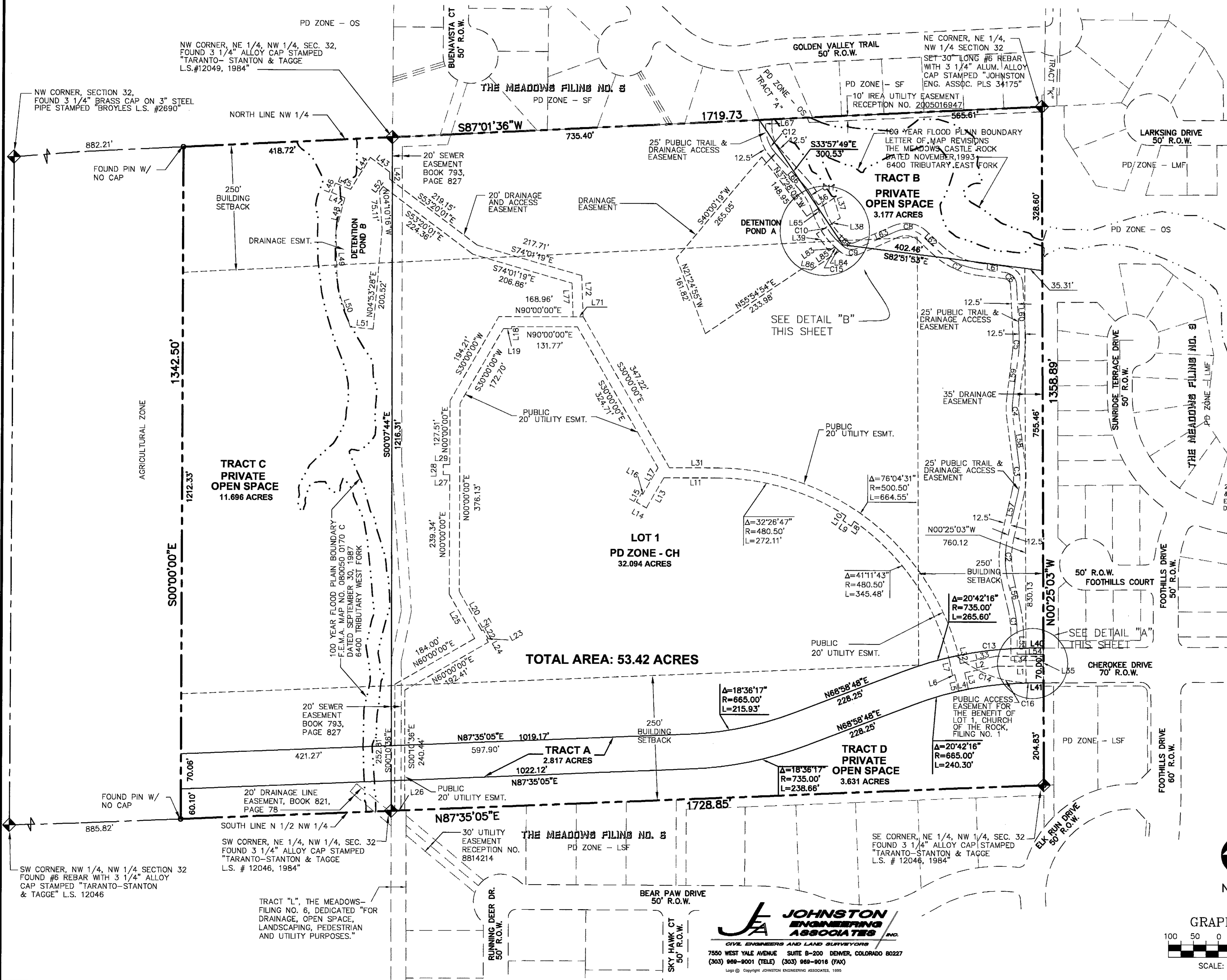
DETAIL "A"  
N.T.S.



DETAIL "B"  
N.T.S.



**JOHNSTON ENGINEERING ASSOCIATES INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
7550 WEST YALE AVENUE SUITE B-200 DENVER, COLORADO 80227  
(303) 968-9001 (TELE) (303) 968-9016 (FAX)  
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**TOTAL AREA: 53.42 ACRES**