

# PLAT IDENTIFICATION SHEET

328710

5-31-84

**GRANTOR:** Citadel Station Associates  
(owner/signer)

**GRANTEE:** Citadel Station 3 Final Plat  
(subdivision name or name of plat)

**LEGAL:**  
(section-township-range)

# CITADEL STATION, FILING NO. 3, FINAL PLAT

A PART OF SECTIONS 2, 3 & 10, T8S, R67W OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION:**

CITADEL STATION, FILING NO. 3

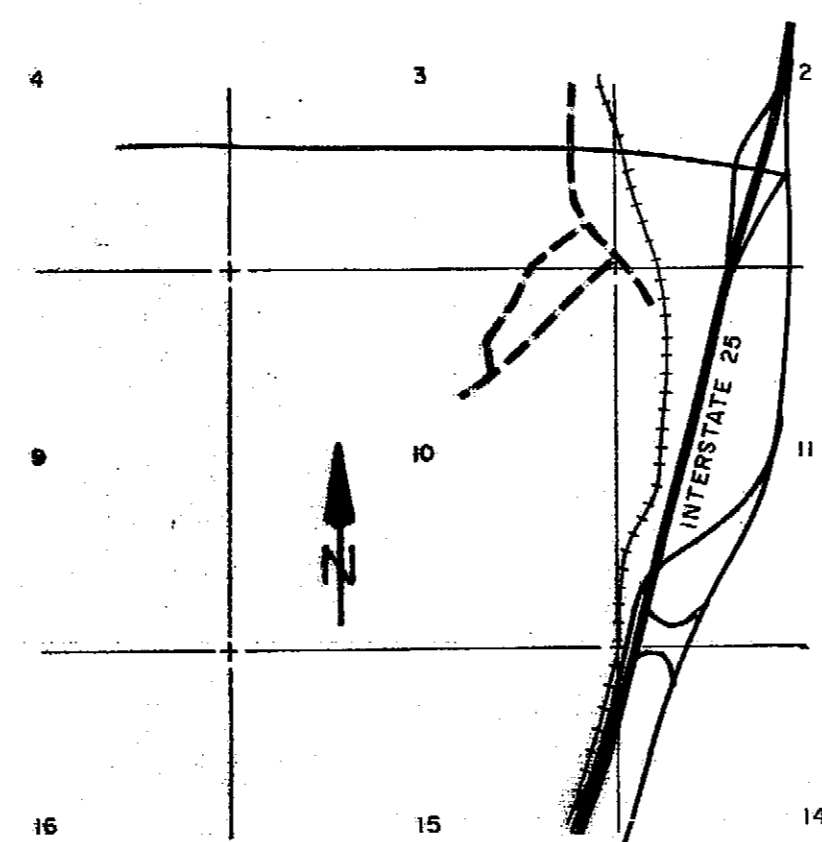
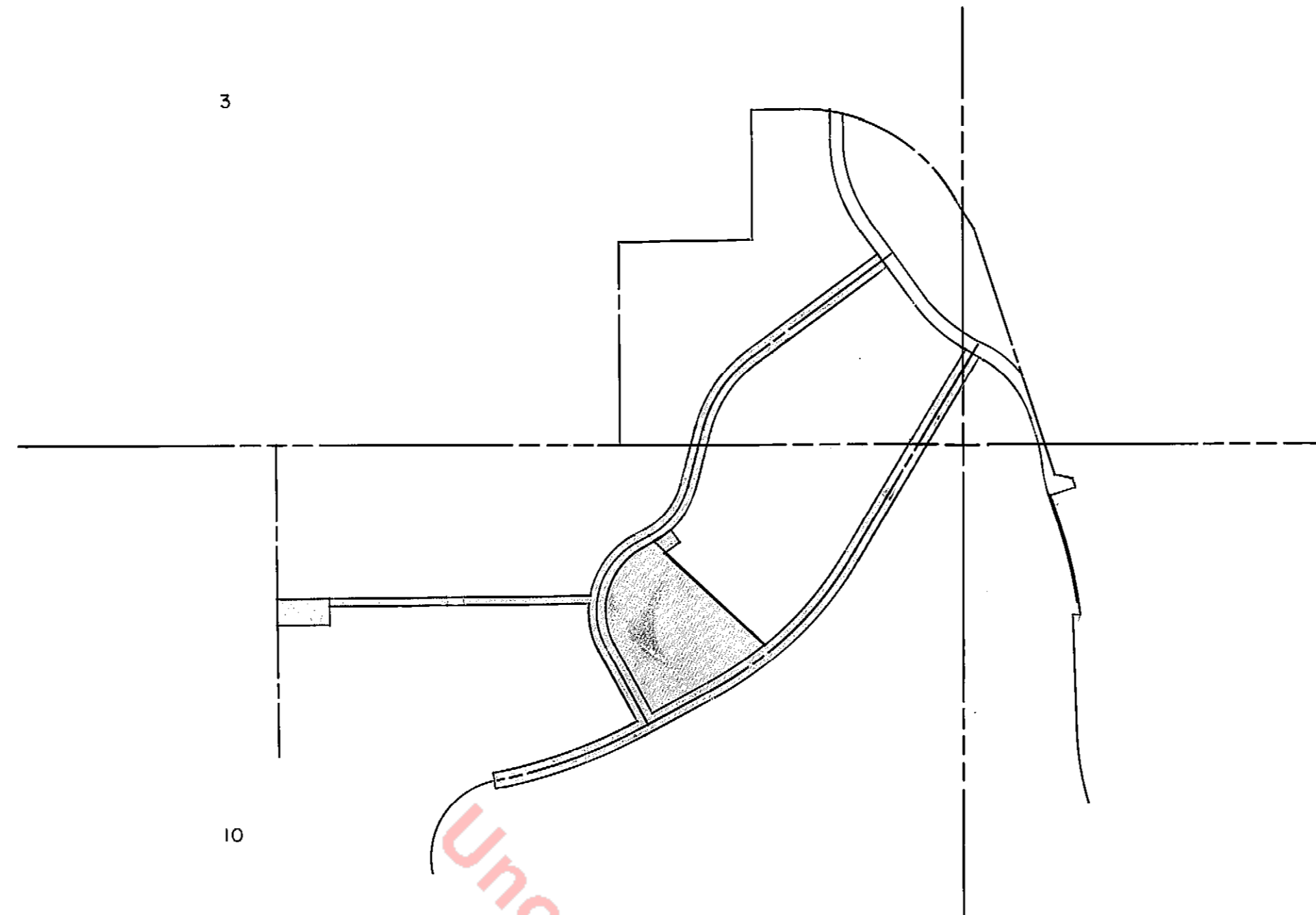
A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 10, THE SOUTHWEST ONE-QUARTER OF SECTION 3 AND THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER OF SAID SECTION 10;  
THENCE S0°28'52"E ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10 A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING;  
THENCE N89°31'08"E A DISTANCE OF 1194.68 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S80°06'29"E;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°00'34" AND A RADIUS OF 324.00 FEET, A DISTANCE OF 294.11 FEET TO A POINT OF TANGENT;  
THENCE N61°54'04"E ALONG SAID TANGENT A DISTANCE OF 48.63 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°17'45" AND A RADIUS OF 270.00 FEET, A DISTANCE OF 222.88 FEET TO A POINT OF TANGENT;  
THENCE N14°36'19"E ALONG SAID TANGENT A DISTANCE OF 224.52 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°57'23" AND A RADIUS OF 533.94 FEET, A DISTANCE OF 363.03 FEET TO A POINT OF TANGENT;  
THENCE N53°33'42"E ALONG SAID TANGENT A DISTANCE OF 616.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SANTA FE BOULEVARD;  
THENCE S36°26'18"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET;  
THENCE S53°33'42"W A DISTANCE OF 616.11 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°57'23" AND A RADIUS OF 473.94 FEET, A DISTANCE OF 322.24 FEET TO A POINT OF TANGENT;  
THENCE S14°36'19"W A DISTANCE OF 224.52 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°38'06" AND A RADIUS OF 330.00 FEET, A DISTANCE OF 187.96 FEET TO A POINT ON A NON-TANGENT LINE;  
THENCE S35°26'51"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 57.68 FEET;  
THENCE S54°33'09"W A DISTANCE OF 72.04 FEET;  
THENCE S47°21'13"E A DISTANCE OF 518.21 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N39°14'43"W;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°56'25" AND A RADIUS OF 1351.90 FEET, A DISTANCE OF 470.49 FEET TO A POINT OF TANGENT;  
THENCE N30°48'52"E ALONG SAID TANGENT A DISTANCE OF 901.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SANTA FE BOULEVARD;  
THENCE ALONG SAID RIGHT-OF-WAY LINE S59°11'08"E A DISTANCE OF 60.00 FEET;  
THENCE S30°48'52"W A DISTANCE OF 901.84 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°04'47" AND A RADIUS OF 1411.88 FEET, A DISTANCE OF 785.88 FEET TO A POINT OF TANGENT;  
THENCE S61°53'39"W ALONG SAID TANGENT A DISTANCE OF 301.29 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°02'44" AND A RADIUS OF 2030.00 FEET, A DISTANCE OF 603.93 FEET TO A POINT ON A RADIAL LINE;  
THENCE N11°03'37"W ALONG SAID RADIAL LINE A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N1°03'37"W;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°02'40" AND A RADIUS OF 1970.00 FEET, A DISTANCE OF 586.04 FEET TO A POINT ON A NON-TANGENT LINE;  
THENCE N28°11'01"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 305.96 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°43'12" AND A RADIUS OF 324.00 FEET, A DISTANCE OF 185.03 FEET TO A POINT ON A NON-TANGENT LINE;  
THENCE S89°31'08"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 990.62 FEET;  
THENCE S0°28'52"E A DISTANCE OF 70.00 FEET;  
THENCE S89°31'08"W A DISTANCE OF 200.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 10;  
THENCE N0°28'52"W ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;  
CONTAINING 559,660 SQUARE FEET OR 12.848 ACRES, MORE OR LESS.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU 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.

**NOTES:**

1. BASIS OF BEARINGS:  
THE NORTH LINE OF THE NE 1/4 OF SECTION 10 BEARS S 89° 54' 21" E.
2. BENCHMARK:  
THE NE CORNER OF SECTION 10, TOP OF STONE ELEVATION = 6218.50'
3. ALL LINES DESIGNATED WITH "(R)" ARE RADIAL LINES.



VICINITY MAP

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CITADEL STATION, FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLE SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS HERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 1<sup>st</sup> DAY OF May, 1984.

OWNER: CITADEL STATION ASSOCIATES  
A COLORADO LIMITED PARTNERSHIP  
*[Signature]*  
W.D. DEVELOPMENT CORP., GENERAL PARTNER

COUNTY OF DOUGLAS) SS  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 1<sup>st</sup> DAY OF May, 1984.  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 12-3-84  
*[Signature]*  
316 Wilson, Castle Rock, CO 80104  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE:**

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

*[Signature]*  
REGISTERED LAND SURVEYOR NO. 00112

**TITLE CERTIFICATE:**

I, James B. Folkes, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED THE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 4th DAY OF May, 1984.  
*[Signature]*  
ATTORNEY AT LAW

**PLANNING AND ZONING COMMISSION REVIEW:**

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 17th DAY OF April, 1984.

*[Signature]*  
CHAIRMAN

**TOWN APPROVAL:**

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.

SIGNED THIS 3rd DAY OF May, 1984.

TOWN OF CASTLE ROCK  
*[Signature]*  
MAYOR

**RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:29 P.M. ON THE 31st DAY OF MAY, 1984.

RECEPTION No. 328910  
COUNTY CLERK AND RECORDER  
KETA A. CRAIG  
BY: *[Signature]*  
DEPUTY

**MORTGAGEES AND LIENHOLDERS:**

<i>[Signature]</i> LEE H. WEINSTEIN	Adam Brown by <i>[Signature]</i> , Atty in Fact ADAM BROWN BY LEE WEINSTEIN, ATTORNEY IN FACT
<i>[Signature]</i> PETER BROWN BY LEE WEINSTEIN, ATTORNEY IN FACT	David Brown by <i>[Signature]</i> , Atty in Fact DAVID BROWN BY LEE WEINSTEIN, ATTORNEY IN FACT

COUNTY OF DOUGLAS) SS  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 3rd DAY OF May, 1984.  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 12-3-84

*[Signature]*  
316 Wilson, Castle Rock, CO 80104

PREPARED BY:

**HOLLAND CORPORATION**  
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE  
SUITE 1600, MERHAM PLACE OFFICES IN: 6535 SO. DAYTON STREET LENEXA, KANSAS ENGLEWOOD, CO 80111 PH (303) 790-1082 HURST, TEXAS

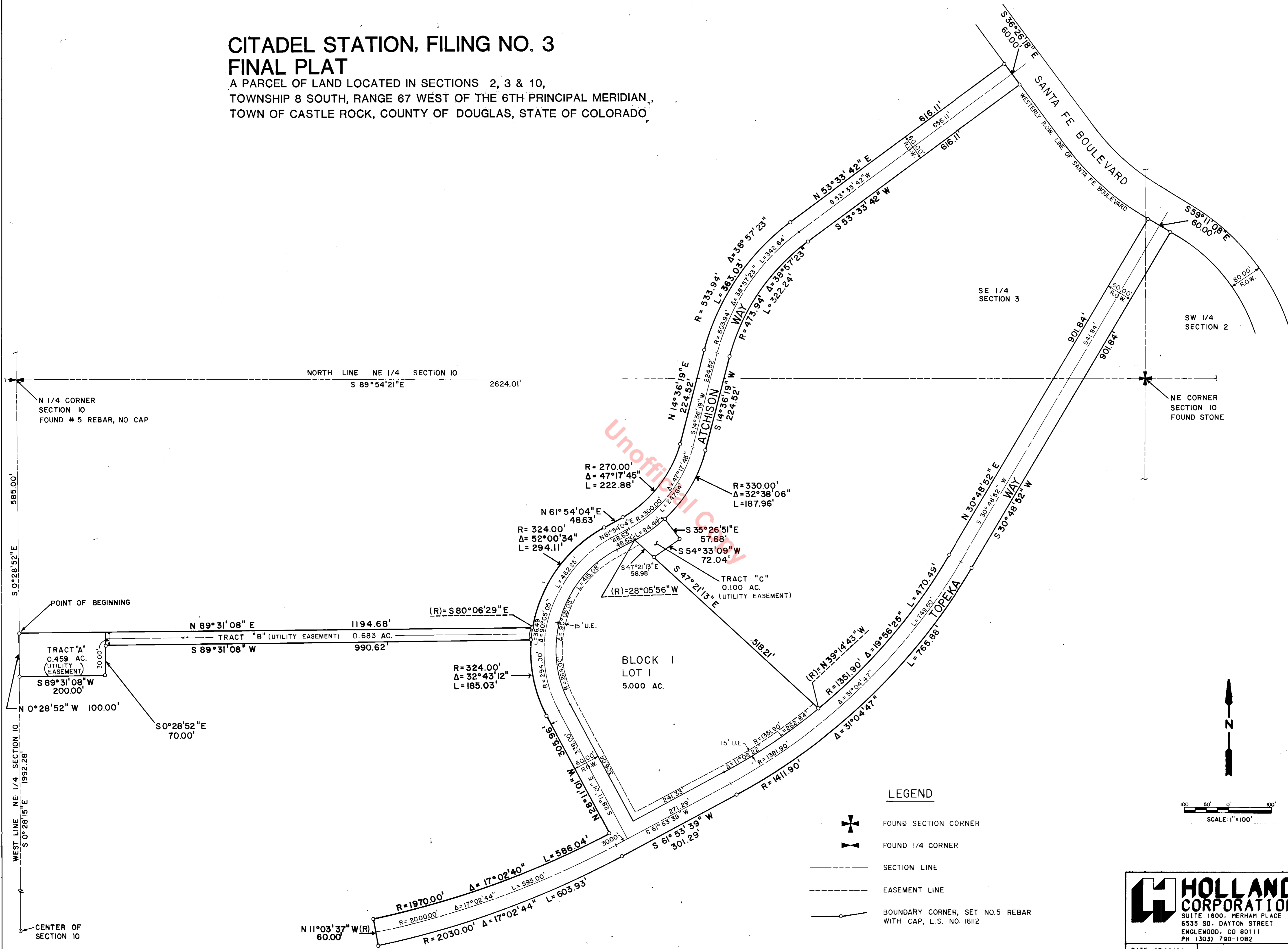
DATE 03/16/84  
DES/DFT BS/9M  
PROJ. NO 0048  
SHEET 1 OF 2

CITADEL STATION FILING NO. 3  
FINAL PLAT

PREPARED FOR PARK FUNDING CORP.

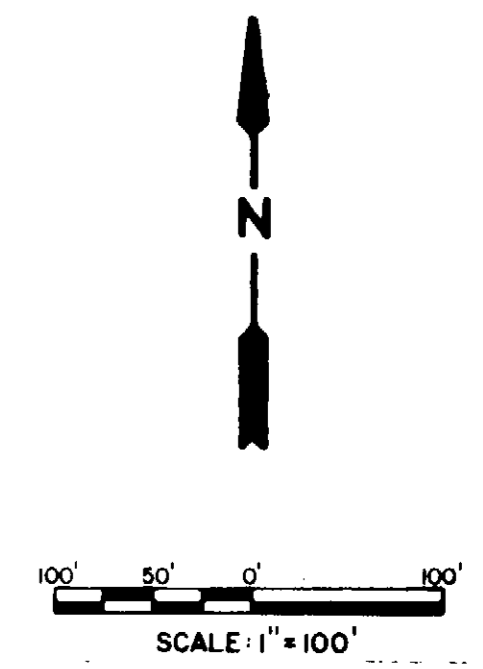
# CITADEL STATION, FILING NO. 3 FINAL PLAT

A PARCEL OF LAND LOCATED IN SECTIONS 2, 3 & 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LEGEND

- FOUND SECTION CORNER
- FOUND 1/4 CORNER
- SECTION LINE
- EASEMENT LINE
- BOUNDARY CORNER, SET NO.5 REBAR WITH CAP, L.S. NO 16112



**HOLLAND CORPORATION**  
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE  
SUITE 1600, MERHAM PLACE OFFICES IN:  
6535 SO. DAYTON STREET LENEXA, KANSAS  
ENGLEWOOD, CO 80111 HURST, TEXAS  
PH. (303) 790-1082

DATE 03/16/84	CITADEL STATION FILING NO. 3
DES/OFT BS/SMB	FINAL PLAT
PRQJ. NO 0048	
SHEET 2 OF 2	

PREPARED FOR PARK FUNDING CORP.