

PLAT IDENTIFICATION SHEET

353/20

5-15-85

GRANTOR:
(owner/signer)

Citadel Station Assoc

GRANTEE:
(subdivision name or name of plat)

Citadel Station

LEGAL:
(section-township-range)

NOTES:

1. BASIS OF BEARINGS:
THE NORTH LINE OF THE NE1/4 OF SECTION 10 BEARS S89°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.
4. 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.
5. O INDICATES PIN AND CAP, L.S. NO. 16112, SET AT THE CORNERS SHOWN HEREON.

LEGAL DESCRIPTION
CITADEL STATION, FILING NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 10, 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:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, CITADEL STATION FILING NO. 3, SAID CORNER BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TOPEKA WAY AS DEDICATED BY SAID PLAT;
THENCE N47°21'13"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 518.21 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "C" OF SAID FILING NO. 3;
THENCE N54°33'09"E ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C" A DISTANCE OF 72.04 FEET;
THENCE N52°26'51"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT "C" A DISTANCE OF 57.68 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N42°45'34"W, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ATCHISON WAY AS DEDICATED BY SAID PLAT;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°38'06" AND A RADIUS OF 330.00 FEET, A DISTANCE OF 187.96 FEET TO THE POINT OF TANGENT;
THENCE CONTINUING ALONG SAID TANGENT RIGHT-OF-WAY LINE N14°36'19"E A DISTANCE OF 63.50 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE S47°21'13"E A DISTANCE OF 634.63 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N52°50'35"W, SAID POINT BEING ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TOPEKA WAY;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 137°38'51" AND A RADIUS OF 1351.90 FEET, A DISTANCE OF 320.84 FEET TO THE POINT OF BEGINNING;
CONTAINING 183,260 SQUARE FEET OR 4.207 ACRES, MORE OR LESS

TOGETHER WITH:

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"W;
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52°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"E A DISTANCE OF 72.04 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°58'25" 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 S55°11'09"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 1411.90 FEET, A DISTANCE OF 765.88 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 N11°03'37"W;
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°02'44" 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"E 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.

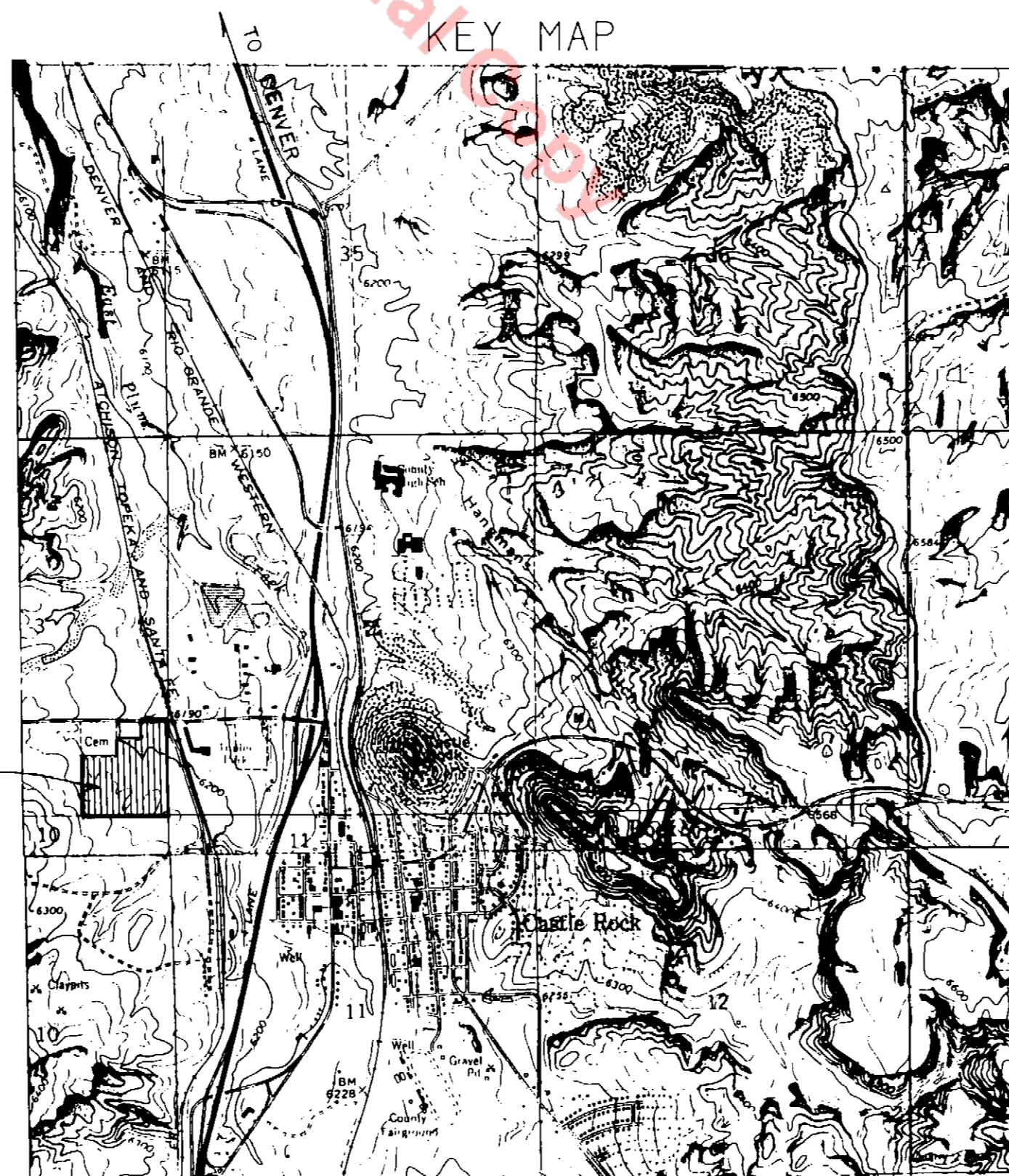
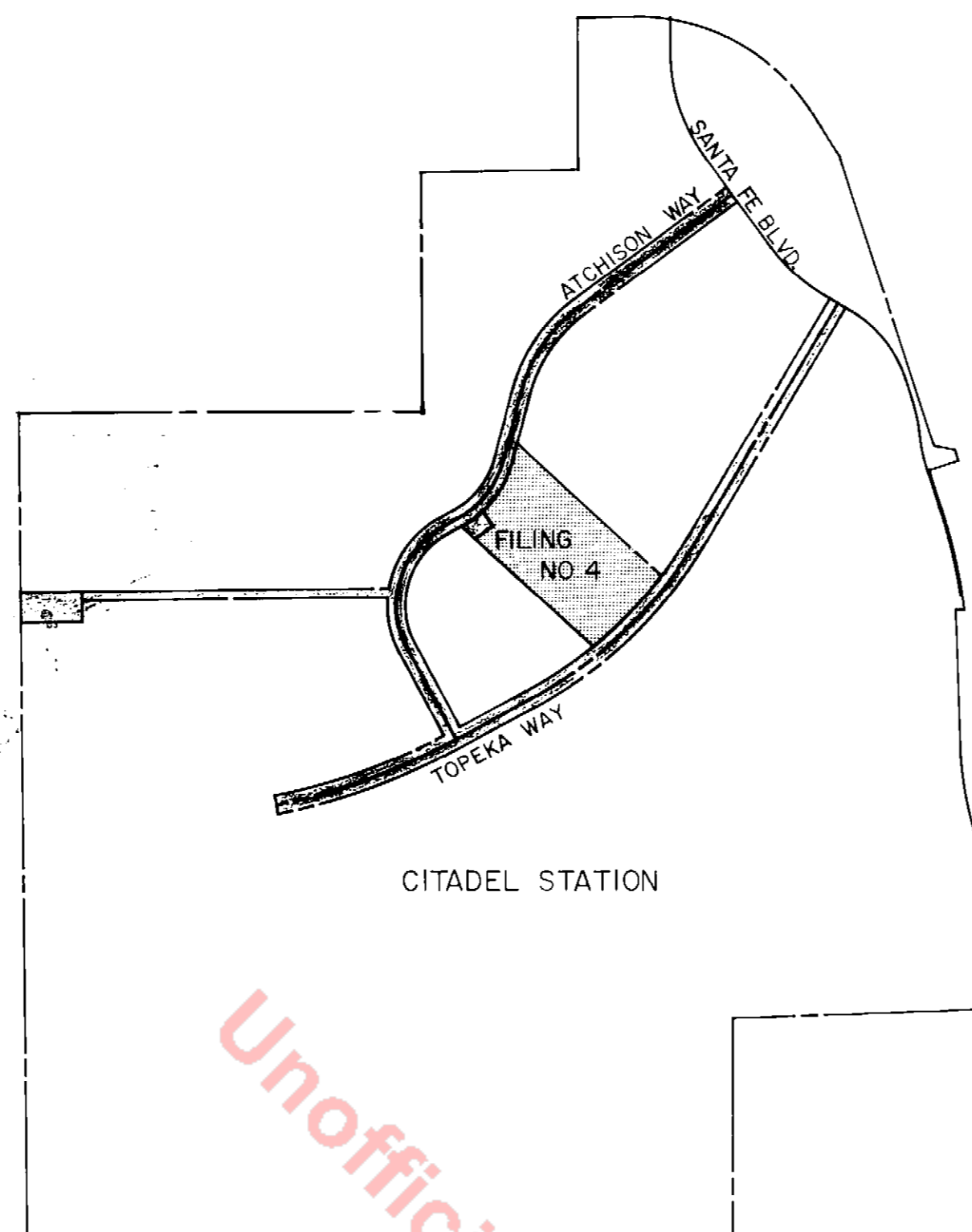
EXCEPT LOT 1, BLOCK 1, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 3, WHICH CONTAINS 217,800 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

THE ABOVE TWO PARCELS CONTAIN A NET AREA OF 525,120 SQUARE FEET OR 12.055 ACRES, MORE OR LESS.

CITADEL STATION, FILING NO. 4, 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



correction
7/5/90
Rec. 9014204
Book 920
Page 338

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS ISSUED TO THAT EFFECT.

CERTIFICATE OF DEDICATION AND OWNERSHIP
Know all men by these presents, that the undersigned, being all of the Owner(s), Mortgage(s) and Lienholder(s) of certain lands in the Town of Castle Rock, Colorado, described hereon have laid out, platted and subdivided the same into tracts, lots, blocks and roads, as shown on this plat, under the name and style of Citadel Station, Filing No. 4, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Atchison Way and Topeka Way. The undersigned hereby further dedicate to the Town of Castle Rock Tracts "A" and "C", for the purposes shown on said plat, 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 Town of Castle Rock the right to install, maintain and operate mains, public utilities & cablevision transmission lines, service lines and appurtenances to provide such utility services within this subdivision of property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

EXECUTED THIS 26th DAY OF April, 1985.
OWNER: CITADEL STATION ASSOCIATES
A COLORADO LIMITED PARTNERSHIP

Joseph B. Eisenbaum, ASST. P.
D. DEVELOPMENT CORP., GENERAL PARTNER
Notary Public

STATE OF COLORADO)
) SS:
COUNTY OF DOUGLAS)
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 26th DAY OF April, 1985.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985
Notary Public

MORTGAGEES AND LIENHOLDERS:
Lee H. Weinstein
Peter Brown
by Joseph B. Eisenbaum, ASST. P.
PETER BROWN BY LEE WEINSTEIN, ATTORNEY IN FACT
Adam Brown
Lee Weinstein, Attorney in Fact
David Brown
Lee Weinstein, Attorney in Fact

COUNTY OF DOUGLAS)
) SS
STATE OF COLORADO)
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 26th DAY OF April, 1985.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985
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 UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND ACCURATELY REPRESENTS SAID SURVEY.
LARRY HAGAN
REGISTERED LAND SURVEYOR NO. 01612

TITLE CERTIFICATE:
I, James B. Falles, an attorney at law duly licensed to practice before the COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED 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 7th DAY OF May, 1985.
James B. Falles #471
ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION REVIEW:
THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 15th DAY OF April, 1985.
P. Melody
CHAIRMAN

TOWN APPROVAL:
THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.
SIGNED THIS 15th DAY OF May, 1985.
TOWN OF CASTLE ROCK
BY: Mayor
ATTESTED: Richard R. Wilson
TOWN CLERK

RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:00 P.M. ON THE 26th DAY OF April, 1985.
RECEPTION # 353,000.
COUNTY CLERK AND RECORDER
BY: Jane K. Brown
DEPUTY

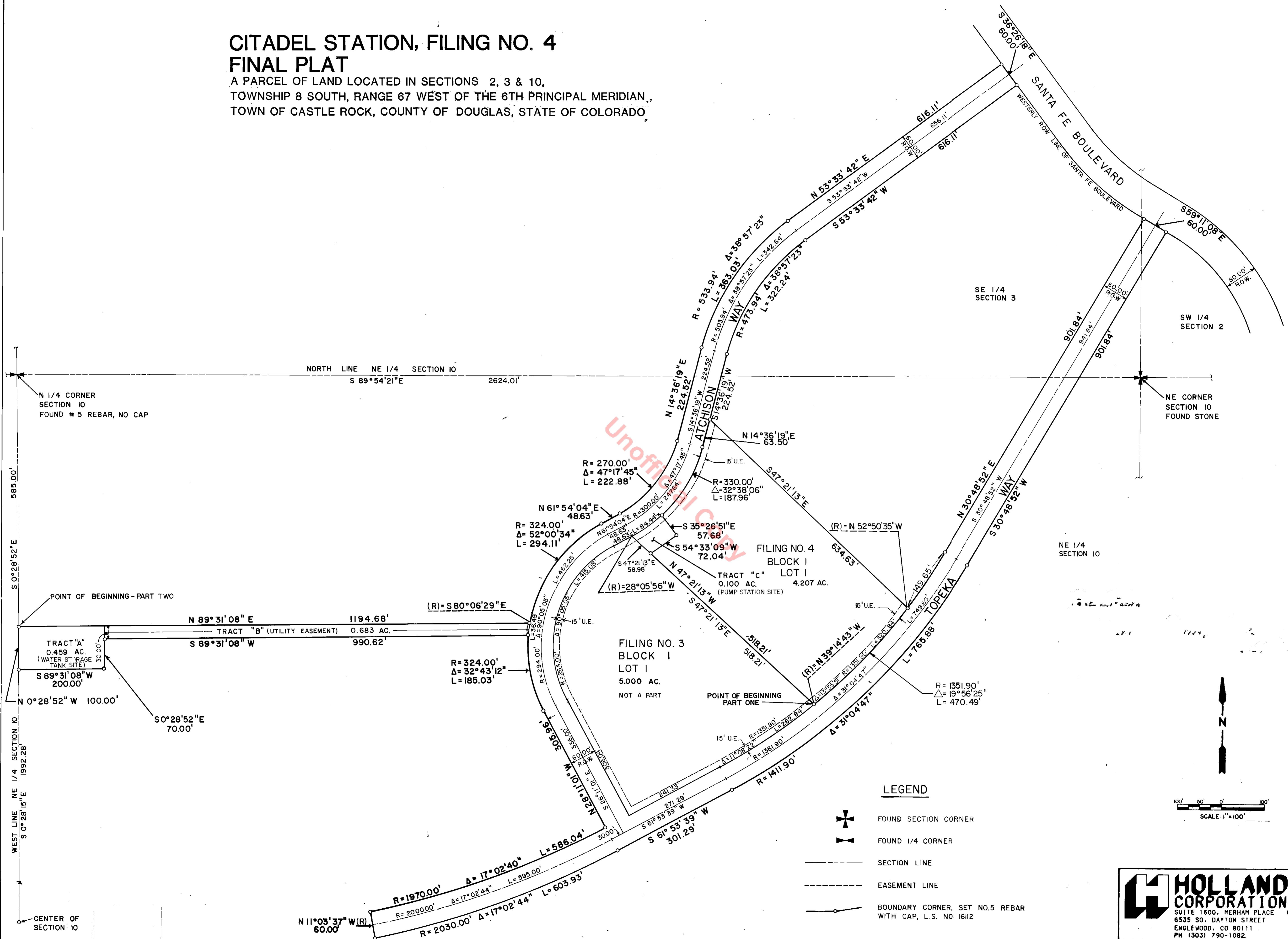
HOLLAND CORPORATION
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
SUITE 1600, MERHAM PLACE OFFICES IN:
6535 SO. DAYTON STREET LENEXA, KANSAS
ENGLEWOOD, CO 80111 HURST, TEXAS
PH (303) 790-1082

DATE 3-4-85
DES/DFT TOL/SBA
PROJ. NO 0182
SHEET 1 OF 2

CITADEL STATION FILING NO. 4
FINAL PLAT

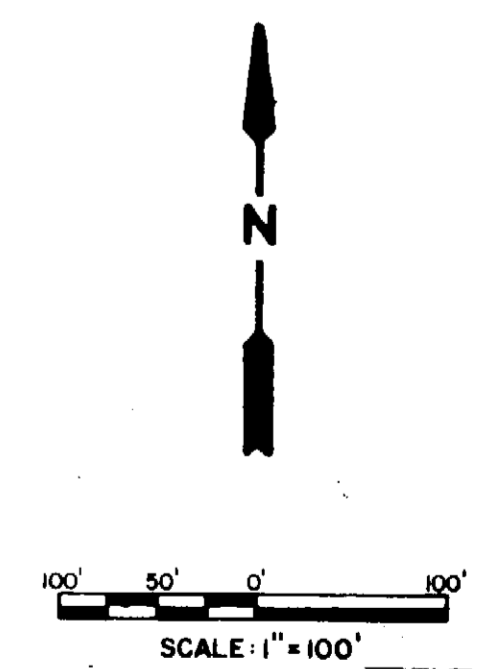
CITADEL STATION, FILING NO. 4 FINAL PLAT

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 1800, HERMAN PLACE OFFICES IN: 6535 SO. DAYTON STREET LEXENA, KANSAS ENGLEWOOD, CO 80111 HURST, TEXAS PH (303) 790-1082	
	DATE 03-04-85 DES/DFT BJS/MC PRQJ. NO 0182 SHEET 2 OF 2	CITADEL STATION FILING NO. 4 FINAL PLAT
	PREPARED FOR PARK FUNDING CORP.	