

PLAT IDENTIFICATION SHEET

Reception #: 8708767

Number of pages: 4

Date: 03/27/87

Name: CITADEL
STATION #6

MISCELLANEOUS COMMENTS:

CITADEL STATION FILING NO. 6 FINAL PLAT

A PORTION OF SECTIONS 2, 3, 10 AND 11, T.8S., R.67W. OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION CITADEL STATION FILING NO. 6 - PARCEL A

A parcel of land lying in the Northeast Quarter of Section 10, the Southeast Quarter of Section 3, the Southwest Quarter of Section 2, and the Northwest Quarter of Section 11, all in Township 8 South, Range 67 West, of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of said Northeast Quarter of Section 10;

THENCE S89°57'43"E along the northerly line of said Northeast Quarter of Section 10 a distance of 1312.00 feet;
THENCE N00°25'16"W a distance of 776.40 feet;
THENCE N89°09'18"E a distance of 509.17 feet;
THENCE N00°19'22"W a distance of 493.86 feet;
THENCE N89°41'50"E a distance of 300.00 feet to the westerly line of Santa Fe Boulevard as set forth in Citadel Station Filing No. 2, recorded June 13, 1983, Reception No. 305817, Clerk and Recorders Office, Douglas County;

THENCE the following three (3) courses along said westerly line of Santa Fe Boulevard;

1. S00°18'10"E along a line tangent with the following described curve a distance of 113.80 feet;
2. THENCE along the arc of a curve to the left having a central angle of 36°11'30", a radius of 590.00 feet, a chord bearing S18°23'55"E a distance of 366.52 feet and an arc distance of 372.68 feet;
3. THENCE S36°29'40"E along a line tangent with the last described curve a distance of 109.84 feet to the northwesterly line of Atchison Way as set forth in Citadel Station Filing No. 3 recorded May 31, 1986, Reception No. 328710, and Citadel Station Filing No. 4 recorded May 15, 1985, Reception No. 353120, Clerk and Recorders Office, Douglas County;

THENCE the following eight (8) courses along said northwesterly line of Atchison Way;

1. S53°30'20"W along a line tangent with the following described curve a distance of 616.11 feet;
2. THENCE along the arc of a curve to the left having a central angle of 38°57'23", a radius of 533.94 feet, a chord bearing S34°01'38"W a distance of 356.08 feet and an arc distance of 363.04 feet;
3. THENCE S14°32'57"W along a line tangent with the last described curve a distance of 70.34 feet to the northerly line of said Northeast Quarter of Section 10, whence the northeast corner of said Section 10 bears S89°57'43"E a distance of 1042.00 feet;
4. THENCE continuing S14°32'57"W along a line tangent with the following described curve a distance of 154.18 feet;
5. THENCE along the arc of a curve to the right having a central angle of 47°17'45", a radius of 270.00 feet, a chord bearing S38°11'49"W a distance of 216.60 feet and an arc distance of 222.88 feet;
6. THENCE S61°50'42"W along a line tangent with the last and following described curves a distance of 48.63 feet;
7. THENCE along the arc of a curve to the left having a central angle of 90°05'05", a radius of 324.00 feet, a chord bearing S16°48'09"W a distance of 458.54 feet and an arc distance of 509.42 feet;
8. THENCE S28°14'23"E along a line tangent with the last and non-radial to the following described curves a distance of 305.96 feet to the northerly line of Topeka Way as set forth in said Citadel Station Filing No. 3 and said Citadel Station Filing No. 4;

THENCE the following four (4) courses along the northerly, westerly and southerly lines of said Topeka Way as set forth in said Citadel Station Filings No. 3 and 4;

1. along the arc of a curve to the right having a central angle of 17°02'40", a radius of 1970.00 feet, a chord bearing S70°21'42"W a distance of 583.88 feet and an arc distance of 586.04 feet;
2. THENCE S11°06'59"E along a line radial to the last and following described curves a distance of 60.00 feet;
3. THENCE along the arc of a curve to the left having a central angle of 17°02'44", a radius of 2030.00 feet, a chord bearing N70°21'39"E a distance of 601.70 feet and an arc distance of 603.93 feet;
4. THENCE N61°50'17"W along a line tangent with the last described curve a distance of 60.00 feet to the most westerly corner of Citadel Station Filing No. 5, Amended Plat, filed February 26, 1986, Reception No. 8600584, Clerk and Recorders Office, Douglas County;

THENCE the following three (3) courses along the southwesterly, southeasterly and the northeasterly lines of said Citadel Station Filing No. 5;

1. S40°04'54"E a distance of 386.50 feet;
2. THENCE N52°08'47"E a distance of 350.97 feet;
3. THENCE N34°14'46"W along a line radial to the following described curve a distance of 328.89 feet to the southerly line of said Topeka Way;

THENCE the following four (4) courses along said southerly line;

1. along the arc of a curve to the left having a central angle of 24°59'45", a radius of 1411.90 feet, a chord bearing N43°15'22"E a distance of 611.08 feet and an arc distance of 615.95 feet;
2. THENCE N30°45'30"E along a line tangent with the last described curve a distance of 310.06 feet to the northerly line of said Northeast Quarter of said Section 10, whence the northeast corner of said Section 10 bears S89°57'43"E a distance of 143.57 feet;
3. THENCE continuing N30°45'30"E a distance of 276.33 feet to the easterly line of said Section 3 whence the southeast corner of said Section 3 bears S00°32'36"E a distance of 237.56 feet;
4. THENCE continuing S30°45'30"E a distance of 115.45 feet to the westerly line of said Citadel Station Filing No. 2;

THENCE the following fourteen (14) courses along said westerly line of Citadel Station Filing No. 2, the first seven (7) courses being along the westerly line of said Santa Fe Boulevard;

1. S59°14'30"E along a line tangent with the following described curve a distance of 17.68 feet;

2. THENCE along the arc of a curve to the right having a central angle of 41°10'08", a radius of 410.00 feet, a chord bearing S38°39'26"E a distance of 288.30 feet and an arc distance of 294.60 feet;
 3. THENCE S18°04'22"E along a line tangent with the last and following described curves a distance of 69.53 feet;
 4. THENCE along the arc of a curve to the right having a central angle of 12°14'20", a radius of 510.00 feet, a chord bearing S11°57'12"E a distance of 108.73 feet and an arc distance of 108.94 feet;
 5. THENCE along the arc of a curve to the left tangent with the last described curve having a central angle of 12°14'20", a radius of 590.00 feet, a chord bearing S11°57'12"E a distance of 125.79 feet and an arc distance of 126.03 feet;
 6. THENCE S18°04'22"E along a line tangent with the last and following described curves a distance of 130.05 feet;
 7. THENCE along the arc of a curve to the right having a central angle of 9°24'50", a radius of 1754.86 feet, a chord bearing S13°21'59"E a distance of 288.00 feet and an arc distance of 288.33 feet;
 8. THENCE S68°16'31"W along a line non-radial to the last described curve a distance of 261.68 feet;
 9. THENCE S47°19'53"W a distance of 165.32 feet;
 10. THENCE S67°07'37"W a distance of 63.39 feet to the easterly line of the Northeast Quarter of said Section 10, whence the northeast corner of said Section 10 bears N00°25'11"W a distance of 830.35 feet;
 11. THENCE continuing S67°07'37"W a distance of 235.43 feet;
 12. THENCE S01°56'42"E a distance of 728.52 feet;
 13. THENCE N88°03'18"E a distance of 198.26 feet to the easterly line of said Northeast Quarter of said Section 10, whence the southeast corner of said Northeast Quarter of Section 10 bears S00°25'11"E a distance of 1031.97 feet;
 14. THENCE continuing N88°03'18"E a distance of 544.41 feet;
- THENCE S01°56'42"E a distance of 1053.24 feet to the southerly line of said Northeast Quarter of said Section 11, whence the southeast corner of the Northeast Quarter of said Section 11 bears S89°46'43"E a distance of 4566.16 feet;
- THENCE N89°46'43"W along said southerly line a distance of 75.05 feet;
- THENCE N01°56'42"W a distance of 762.47 feet;
- THENCE S21°03'18"W a distance of 31.27 feet;
- THENCE S88°03'18"E a distance of 465.62 feet to the easterly line of said Northeast Quarter of Section 10, whence the southeast corner of said Northeast Quarter of Section 10 bears S00°25'11"E a distance of 715.14 feet;
- THENCE continuing S88°03'18"W a distance of 324.64 feet;
- THENCE S00°00'15"E a distance of 700.98 feet to the southerly line of said Northeast Quarter of Section 10, whence the southeast corner of said Northeast Quarter of Section 10 bears S89°27'26"E a distance of 329.66 feet;
- THENCE N89°27'26"W along said southerly line of the Northeast Quarter of Section 10 a distance of 2287.02 feet to the southwest corner of said Northeast Quarter of Section 10;
- THENCE N00°35'04"W along the westerly line of said Northeast Quarter of Section 10 a distance of 2652.25 feet to the POINT OF BEGINNING.
- Above described parcel contains 155.966 acres more or less.

Bearings are based on the northerly line of the Northeast Quarter of Section 10, T8S., R67W., 6th P.M., assumed to be S89°57'43"W.

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.

STATUTE OF LIMITATIONS

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

SURVEYOR'S CERTIFICATE

I, Nelson L. O'Connor, 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 thereon actually exist and this plat accurately represents said survey.

NOTE

Outlots "A" and "B" are to be deeded by separate document to the Town of Castle Rock on approval by the Town of a final site plan for any portion of Lot 2, Block 7, of this Filing No. 6 Final Plat.

PROPERTY DESCRIPTION CITADEL STATION FILING NO. 6 - PARCEL B

A parcel of land lying in the Northeast Quarter of Section 10, the Southeast Quarter of Section 3 and the Southwest Quarter of Section 2, all in Township 8 South, Range 67 West, of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

COMMENCING at the northeast corner of said Section 10;
THENCE N89°57'43"W along the northerly line of said Northeast Quarter a distance of 213.37 feet to the westerly line of Topeka Way as shown on Citadel Station Filing No. 3, recorded May 31, 1984, Reception No. 328710, Clerk and Recorders Office, Douglas County, being the POINT OF BEGINNING;

THENCE the following two (2) courses along said westerly line;

1. S30°45'30"W along a line tangent with the following described curve a distance of 474.41 feet;
2. THENCE along the arc of a curve to the right having a central angle of 6°20'33", a radius of 1351.90 feet, a chord bearing S33°55'46"W a distance of 149.37 feet and an arc distance of 149.65 feet to the easterly corner of Lot 1, Block 1, as shown on Citadel Station Filing No. 4, recorded May 13, 1985, Reception No. 353120, Clerk and Recorders Office, Douglas County;

THENCE N47°24'35"W along the northeasterly line of said Lot 1, Block 1, Citadel Station Filing No. 4, a distance of 634.63 feet to the southeasterly line of Atchison Way as shown on said Citadel Station Filing No. 3;

THENCE the following four (4) courses along said southeasterly line;

1. N14°32'57"E a distance of 106.21 feet to said northerly line of the Northeast Quarter of Section 10, whence the North Quarter Corner of said Section 10 bears S89°57'43"W a distance of 1643.99 feet;
2. THENCE continuing N14°32'57"E along a line tangent with the following described curve a distance of 54.81 feet;
3. THENCE along the arc of a curve to the right having a central angle of 38°57'23", a radius of 473.94 feet, a chord bearing N34°01'38"E a distance of 316.07 feet and an arc distance of 322.24 feet;
4. THENCE N53°30'20"E along a line tangent with the last described curve a distance of 616.11 feet to the southeasterly line of Santa Fe Boulevard as shown on Citadel Station Filing No. 2, recorded June 13, 1983, Reception No. 305817, Clerk and Recorders Office, Douglas County;

THENCE the following four (4) courses along said southeasterly line;

1. S36°29'40"E along a line tangent with the following described curve a distance of 184.69 feet;
2. THENCE along the arc of a curve to the left having a central angle of 22°44'50", a radius of 590.00 feet, a chord bearing S47°52'05"E a distance of 232.70 feet and an arc distance of 234.24 feet;
3. THENCE S59°14'30"E along a line tangent with the last described curve a distance of 10.20 feet to the easterly line of said Section 3, whence the northeast corner of said Section 3 bears N00°32'36"W a distance of 5015.21 feet;
4. THENCE continuing S59°14'30"E a distance of 9.46 feet to said westerly line of Topeka Way;

THENCE the following two (2) courses along said westerly line of Topeka Way;

1. S30°45'30"W a distance of 16.80 feet to said easterly line of Section 3 whence the southeast corner of said Section 3 bears S00°32'36"E a distance of 353.05 feet;
2. THENCE continuing S30°45'30"W a distance of 410.63 feet to the POINT OF BEGINNING.

Above described parcel contains 14.488 acres more or less.

TITLE CERTIFICATE

I, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title 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 the 27th day of March, 1987.

Attorney at Law

PLANNING COMMISSION REVIEW

This plat recommended for approval by the Town of Castle Rock Planning and Zoning Commission this 6th day of January, 1987.

By:

Planning Commission Chairman

Mortgagee: Lee H. Weinstein, Brown Foundation Inc., Adam Brown, and Peter Brown.

Lee H. Weinstein

Peter Brown by Lee Weinstein Attorney in Fact

Adam Brown by Lee Weinstein Attorney in Fact

Brown Foundation, Inc. Lee Weinstein Attorney in Fact
for David Brown, Trustee

County of (Douglas)

(Denver) SS

State of Colorado)

The foregoing dedication was acknowledged before me this 27th day of March, 1987, by Lee Weinstein and Peter Brown, Witnesses my hand and seal. My Commission expires: 1-30-1990.

Notary Public

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the owners and mortgagees of certain lands in the Town of Castle Rock, Colorado, and by these presents laid out, platted and subdivided the same into lots, blocks, tracts, outlots, and lots as shown on this plat, under the name and style of Citadel Station, Filing No. 6. The undersigned owners and mortgagees hereby dedicate to the Town of Castle Rock all utility easements and 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 owners and mortgagees hereby further dedicate to the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, cable television services and other communications 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 utility easements as shown hereon.

Executed this 27th day of March, 1987.

Owner: Citadel Station Associates
A Colorado Limited Partnership

By: W.D. Development Corp.,
A Colorado Corporation, General Partner

By:

W.D. Development Corp.

County of (Douglas)

(Denver) SS

State of Colorado)

The foregoing dedication was acknowledged before me this 27th day of March, 1987, by W.D. Development Corp., General Partner of Citadel Station Associates, a Colorado Corporation, and Lee Weinstein, Trustee for Brown Foundation, Inc. Witnesses my hand and seal. My Commission expires: 1-30-1990.

Notary Public

Owner: The Denver Brick Company
A Colorado Corporation

By:

The Denver Brick Company

County of (Douglas)

(Denver) SS

State of Colorado)

The foregoing dedication was acknowledged before me this 26th day of March, 1987, by The Denver Brick Company, a Colorado Corporation, and Lee Weinstein, Trustee for Brown Foundation, Inc. Witnesses my hand and seal. My Commission expires: 1-30-1990.

Notary Public

Owner: Evald Weiner

By:

Evald Weiner

County of (El Paso)

(El Paso) SS

State of Colorado)

The foregoing dedication was acknowledged before me this 26th day of March, 1987, by Evald Weiner, Trustee for The Denver Brick Company, a Colorado Corporation, and Lee Weinstein, Trustee for Brown Foundation, Inc. Witnesses my hand and seal. My Commission expires: 1-30-1990.

Notary Public

TOWN APPROVAL

Tracts "A" and "B" as shown on the final plat of Citadel Station, Filing No. 3, Reception No. 328710 of the records of the Douglas County Clerk and Recorder are hereby vacated by this plat.

This plat was approved on 1-27-87 for filing and the Town hereby accepts the vacation of the above referenced Tracts "A" and "B" of Citadel Station, Filing No. 3 and the dedication of the roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements, outlots and Tract "A" shown hereon.

Signed this 27th day of March, 1987.

TOWN OF CASTLE ROCK

By:

Mayor

Attest:

Town Clerk

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:30 P.M. on the 27th day of March, 1987 in Book _____, Page _____, Map _____, Reception No. 8708767

County Clerk and Recorder

By:

County Clerk and Recorder

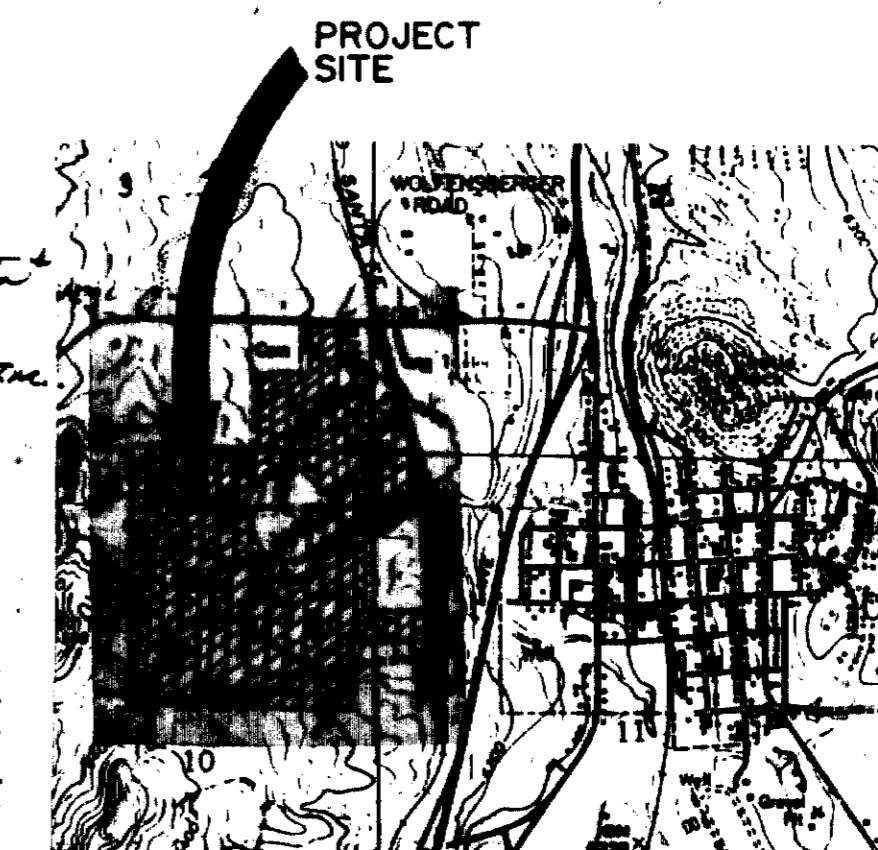
ISSUE	DESCRIPTION	DATE	REFERENCE

FINAL PLAT
CITADEL STATION FILING 6

SCALE
DRAWN K.A.P.
CHECKED H.G.H.
APPROVED A.K.O.

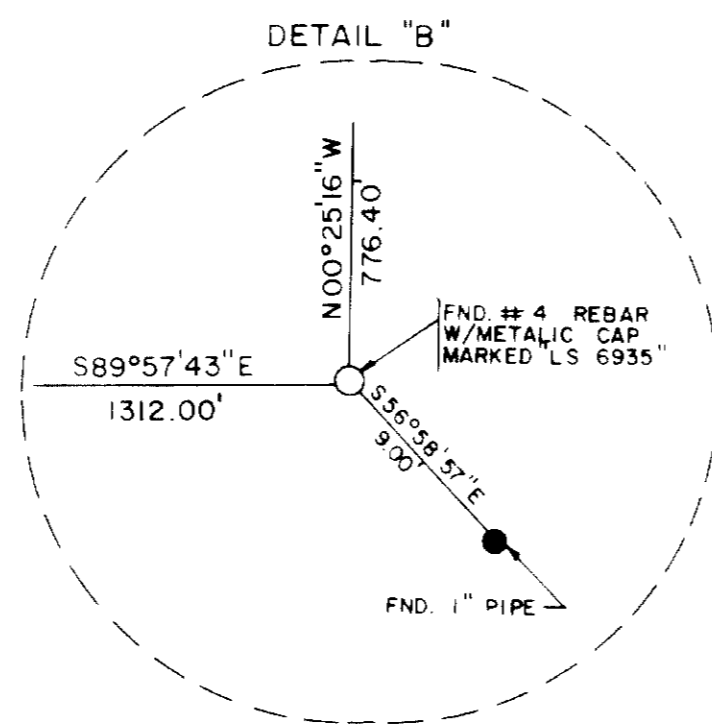
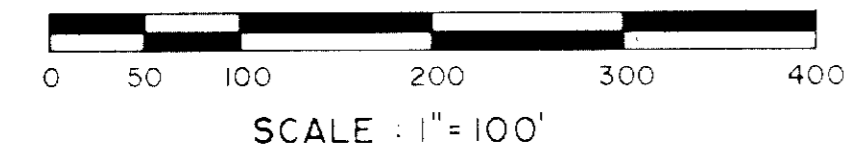
MERRICK
Merrick & Company - Telephone 303-751-0741
10855 E. Bethany Drive - Aurora, Colorado 80014
Post Office Box 22026 - Denver, Colorado 80222
JOB 464-5842 DATE 1/6/87 SH 1 OF 4

VICINITY MAP
(N.T.S.)



CITADEL STATION FILING NO. 6 FINAL PLAT

A PORTION OF SECTIONS 2, 3, 10 AND 11, T.8S., R.67W.
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



SW 1/4
SEC. 3

NW 1/4
SEC. 10

POINT OF BEGINNING PARCEL "A"
NW CORNER NE QUARTER SECTION 10
FND. #6 REBAR, NO CAP

LOT 1
BLOCK FOUR
12.351 ACRES

LOT 1
BLOCK THREE
6.314 ACRES

LOT 1, BLOCK 1
CITADEL STATION
FILING NO. 4
RECP. NO. 353120

LOT 1
BLOCK 1
CITADEL STATION
FILING NO. 3
RECP. NO. 328710

LOT 1
BLOCK ONE
6.392 ACRES

LOT 2
BLOCK 1
CITADEL STATION
FILING NO. 1
RECP. NO. 318723

LOT 1
BLOCK 1
CITADEL STATION
FILING NO. 1
RECP. NO. 318723

LOT 1
BLOCK EIGHT
14.488 ACRES

LOT 1
BLOCK NINE

LEGEND

- ◆ FOUND SECTION OR QUARTER CORNER AS NOTED.
- SET #5 REBAR W/ CAP L. S. 22100 UNLESS OTHERWISE NOTED
- FOUND #5 REBAR W/ NO CAP UNLESS OTHERWISE NOTED
- FOUND #5 REBAR W/ CAP L. S. 22100 UNLESS OTHERWISE NOTED
- FOUND #6 REBAR W/ NO CAP UNLESS OTHERWISE NOTED
- ▽ FOUND #5 REBAR W/ CAP L. S. 16112 UNLESS OTHERWISE NOTED
- ▼ FOUND #5 REBAR W/ CAP L. S. 6935 UNLESS OTHERWISE NOTED

ISSUE	DESCRIPTION	DATE	REFERENCE

FINAL PLAT
CITADEL STATION FILING 6

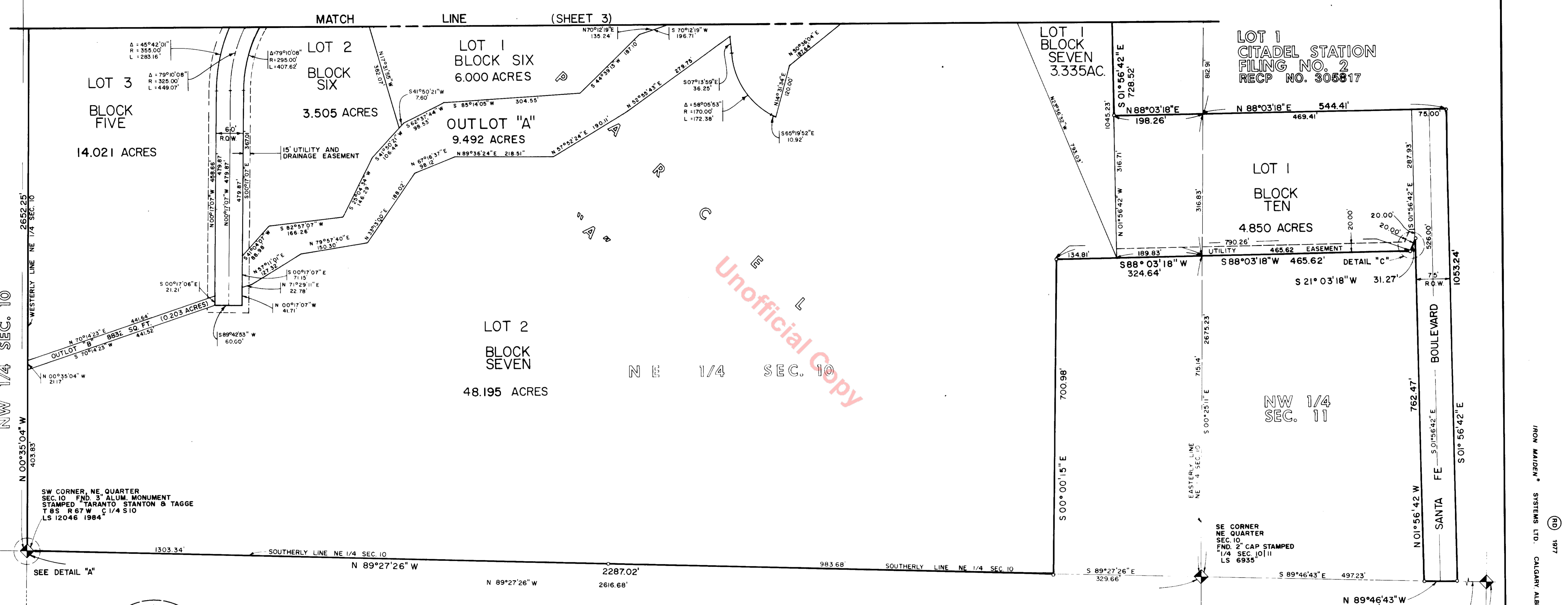
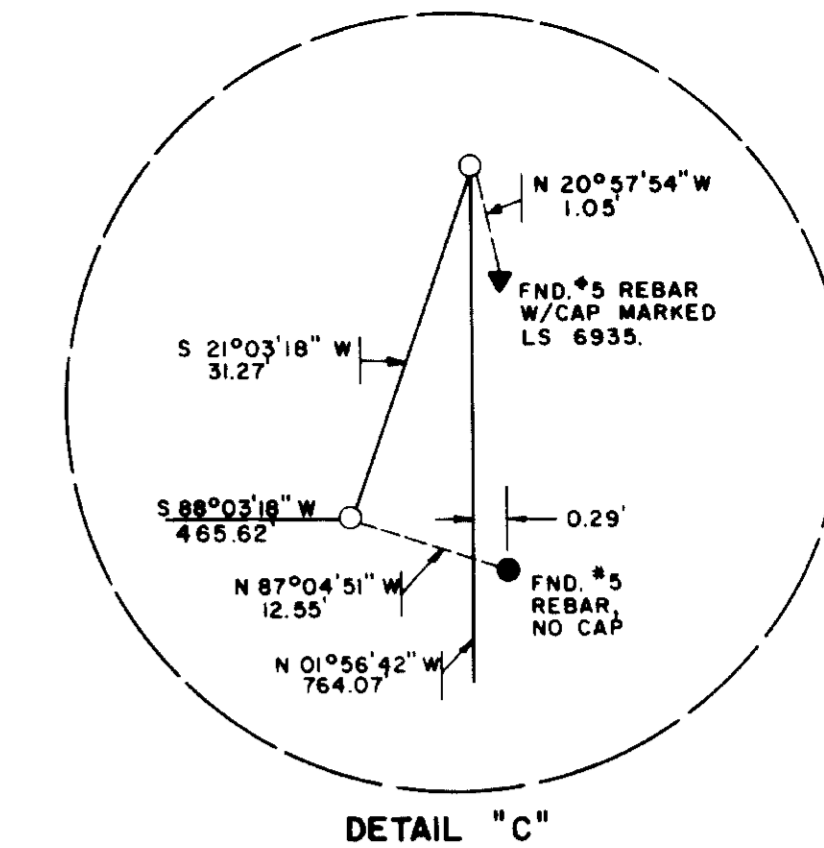
SCALE 1"=100'
DRAWN RJA
CHECKED HGH
APPROVED [Signature]

MERRICK
Merrick & Company - Telephone 303/781-0741
11085 E. Barkway Drive - Aurora, Colorado 80014
Fax: Office Box 22028 - Denver, Colorado 80222

Unofficial Copy

CITADEL STATION FILING NO.6 FINAL PLAT

A PORTION OF SECTIONS 2, 3, 10 AND 11, T.8S., R.67W.
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy

NW 1/4 SEC. 10

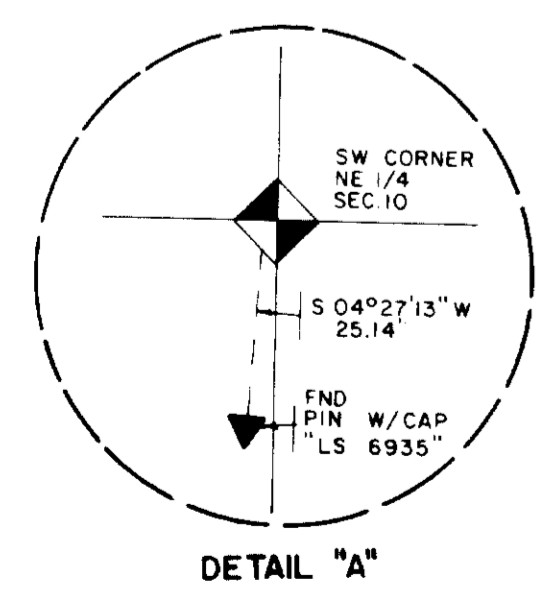
SW 1/4 SEC. 10

IRON MAIDEN SYSTEMS LTD. CALGARY ALBERTA CANADA

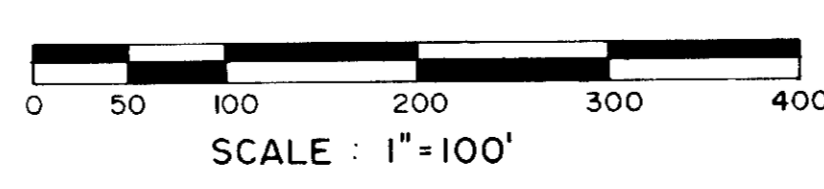
SW CORNER, NE QUARTER
SEC. 10 FND. 3" ALUM. MONUMENT
STAMPED "TARANTO STANTON & TAGGE"
T 8S R 67W C 1/4 S 10
LS 12046 1984

SE CORNER
NE QUARTER
SEC. 10
FND. 2" CAP STAMPED
1/4 SEC. 10
LS 6935

SE CORNER, NE QUARTER
SECTION 11 FND. 1 1/2" IRON
ROD IN RANGE BOX.



- LEGEND**
- ◆ FOUND SECTION OR QUARTER CORNER AS NOTED
 - SET #5 REBAR W/ CAP L. S. 22100 UNLESS OTHERWISE NOTED
 - FOUND #5 REBAR W/ NO CAP UNLESS OTHERWISE NOTED
 - FOUND #5 REBAR W/ CAP L. S. 22100 UNLESS OTHERWISE NOTED
 - FOUND #4 REBAR W/ NO CAP UNLESS OTHERWISE NOTED
 - ▽ FOUND #5 REBAR W/ CAP L. S. 16112 UNLESS OTHERWISE NOTED
 - ▼ FOUND #5 REBAR W/ CAP L. S. 6935 UNLESS OTHERWISE NOTED



ISSUE	DESCRIPTION	DATE	REFERENCE
FINAL PLAT CITADEL STATION FILING 6			
SCALE	1"=100'		
DRAWN	<i>[Signature]</i>		
CHECKED	<i>[Signature]</i>		
APPROVED	<i>[Signature]</i>		
 MERRICK <small>Merrick & Company - Telephone 303/761-0741 110855 E. Bathany Drive - Aurora, Colorado 80014 Post Office Box 72028 - Denver, Colorado 80222</small>		JOB 484-5842 DATE 1/6/87 SH 4 OF 4	