

# PLAT IDENTIFICATION SHEET



2003055686 2 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
2 PGS

# 2003055686  
04/21/2003 03:11 PM

## GRANTOR:

(owner/signer)

Castlewood Ranch Metropolitan District

## GRANTEE:

(subdivision name or name of plat)

Castlewood Ranch Subdivision - Filing No. 1

Parcel 11

## LEGAL:

(section-township-range)

8-8-66

# FINAL PLAT CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 11

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**SUMMARY**

TRACTS A, B, C & D	0.867 ACRES
RIGHT-OF-WAY	3.013 ACRES
TOTAL	3.880 ACRES

**BASIS OF BEARING**

THE BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656" AS SHOWN HEREON. THE BEARING OF SAID LINE IS NORTH 00°43'50" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**MONUMENT NOTES:**

- DENOTES SET NO. 5 REBAR WITH CAP, L.S. 29430
- DENOTES FOUND. NO. 4 REBAR WITH YELLOW PLASTIC CAP, L.S. 28656.

FOUND MONUMENT AS NOTED.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AND STREETS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 11. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND SHOWN HEREON. TRACTS A, B, C, AND D ARE HEREBY DEDICATED TO CASTLEWOOD RANCH HOMEOWNERS ASSOCIATION FOR DRAINAGE, LANDSCAPE AND UTILITY PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES, 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.

EXECUTED THIS 26 DAY OF March, 2003.

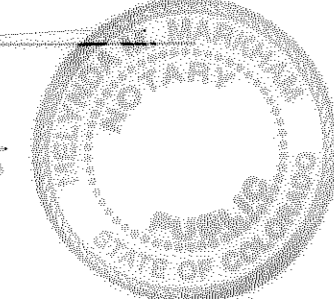
OWNER:

CASTLEWOOD RANCH METROPOLITAN DISTRICT

BY: Gene Myers  
GENE MYERS, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF MARCH, 2003.

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/16/05



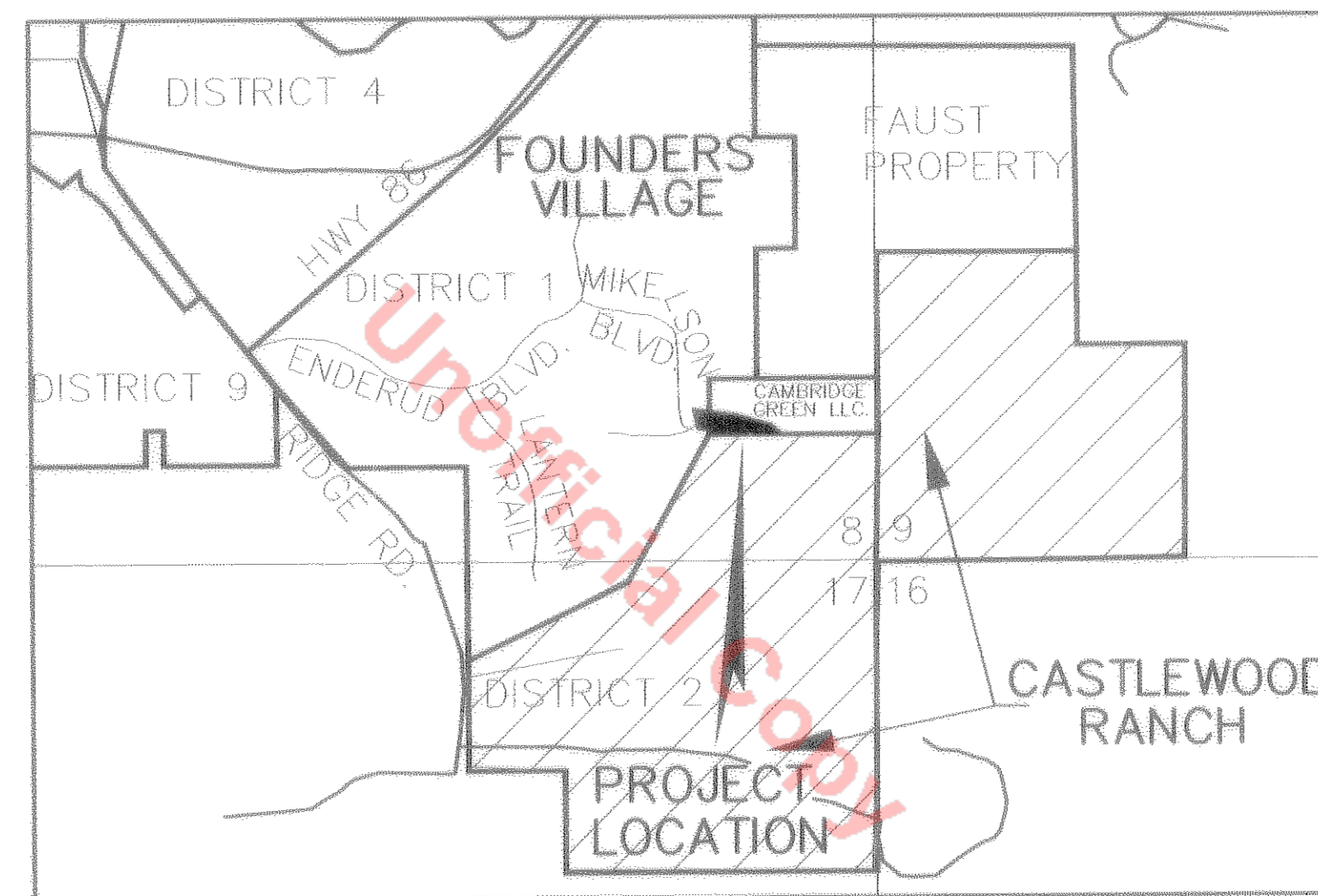
**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8 FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 00°43'50" WEST A DISTANCE OF 1340.86 FEET; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8 SOUTH 89°10'47" WEST A DISTANCE OF 608.16 FEET TO A POINT ON THE NORTH LINE OF CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 1, RECORDED AT RECEPTION NO. 00018539, DOUGLAS COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 1, SOUTH 89°10'47" WEST A DISTANCE OF 210.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 642.50 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 24°41'03" WEST; THENCE LEAVING SAID SOUTH LINE AND THE NORTH LINE OF SAID CASTLEWOOD RANCH SUBDIVISION - FILING NO. 1 - PARCEL 1, NORTHWESTERLY AND WESTERLY A DISTANCE OF 286.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°30'16"; THENCE TANGENT TO SAID CURVE SOUTH 89°10'47" WEST A DISTANCE OF 184.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1057.50 FEET; THENCE WESTERLY AND NORTHWESTERLY A DISTANCE OF 578.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°21'48"; THENCE TANGENT TO SAID CURVE NORTH 59°27'25" WEST A DISTANCE OF 198.35 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 9561919; THENCE NORTH 27°26'11" EAST ALONG SAID LINE A DISTANCE OF 15.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 59°27'25" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL A DISTANCE OF 168.43 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD, AS SHOWN ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 11, RECORDED AT RECEPTION NO. 8702940, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD NORTH 30°32'35" EAST A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF FOUNDERS VILLAGE FILING NO. 12 RECORDED AT RECEPTION NO. 8702938, DOUGLAS COUNTY RECORDS; THENCE SOUTH 59°27'25" EAST ALONG SAID LINE A DISTANCE OF 163.82 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 27°26'11" EAST ALONG SAID LINE A DISTANCE OF 15.02 FEET; THENCE LEAVING SAID LINE SOUTH 59°27'25" EAST A DISTANCE OF 204.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 942.50 FEET; THENCE SOUTHEASTERLY AND EASTERLY A DISTANCE OF 515.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°21'48"; THENCE TANGENT TO SAID CURVE NORTH 89°10'47" EAST A DISTANCE OF 184.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 757.50 FEET; THENCE EASTERLY AND SOUTHEASTERLY A DISTANCE OF 529.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°02'45" TO THE POINT OF BEGINNING.

CONTAINING 3.879 ACRES (168,960 SQUARE FEET), MORE OR LESS.



VICINITY MAP  
SCALE 1" = 2000'

**SURVEYOR'S STATEMENT**

I, PAUL W. SMITH, 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 SEPTEMBER, 2002, 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, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

PAUL W. SMITH  
PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 29430



DATE: 3-04-03

**NOTE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**TITLE CERTIFICATE**

I, Eric Stomais, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

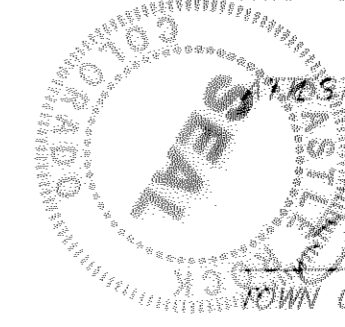
SIGNED THIS 27 DAY OF March, 2003.

[Signature]  
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company  
TITLE INSURANCE COMPANY

**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.



TOWN OF CASTLE ROCK

Dolly Munn  
TOWN CLERK

Mark Stuss  
TOWN MANAGER

**STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL**

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 15 DAY OF April, 2003, IN BOOK 1, PAGE 1.

Kathleen A. Sullivan  
COMMUNITY DEVELOPMENT DIRECTOR  
SERVICES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO) )SS  
COUNTY OF DOUGLAS)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT P.M. ON THE 21 DAY OF April, 2003, IN BOOK 1, PAGE 1.  
RECEPTION NO. 2003050186

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis  
DEPUTY



CASTLEWOOD RANCH LLC  
ORCHARD POINTE SUITE 5550  
8480 EAST ORCHARD ROAD ENGLEWOOD, CO. 80111

DATE:	01/14/03
SCALE:	1"=100'
SHEET	1 OF 2

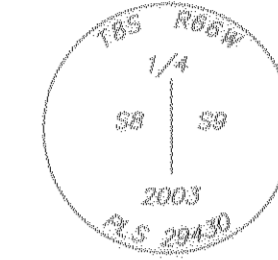
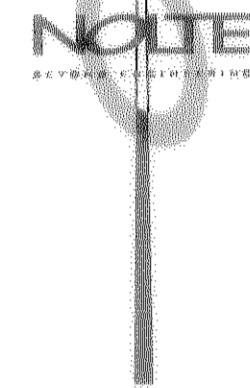
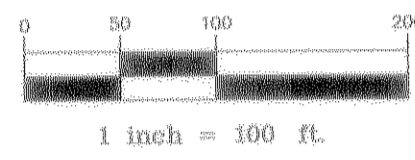
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

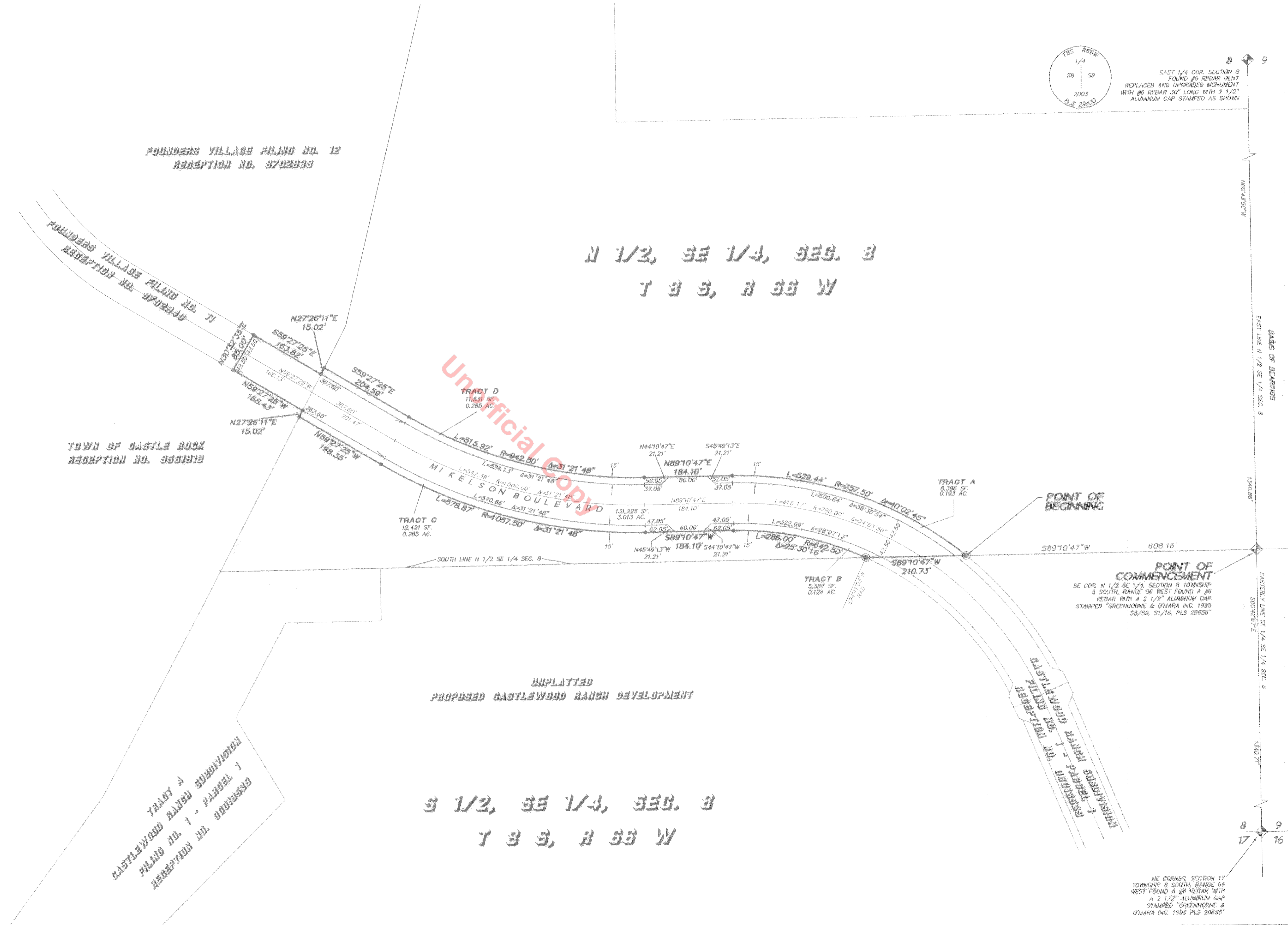
DATE: 8/22/03 TIME: 8:35 AM DRAWING NAME: castlewood11.dwg PLOTTER: HP-GL/PS PLT SERV: HP-GL/PS PLT SERV: HP-GL/PS PLT SERV: HP-GL/PS

### LEGEND

- RAD RADIAL LINE (BEARING).
- SET NO. 5 REBAR WITH CAP, LS 29430
- FOUND NO. 5 REBAR WITH CAP, LS 28686
- FOUND MONUMENT AS NOTED.



EAST 1/4 COR. SECTION 8  
FOUND #6 REBAR BENT  
REPLACED AND UPGRADED MONUMENT  
WITH #6 REBAR 30" LONG WITH 2 1/2"  
ALUMINUM CAP STAMPED AS SHOWN



**POINT OF COMMENCEMENT**  
SE COR. N 1/2 SE 1/4, SECTION 8 TOWNSHIP 8 SOUTH, RANGE 66 WEST FOUND A #6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "GREENHORNE & O'MARA INC. 1995 SB/SA, 51/16, PLS 28656"

NE CORNER, SECTION 17 TOWNSHIP 8 SOUTH, RANGE 66 WEST FOUND A #6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "GREENHORNE & O'MARA INC. 1995 PLS 28656"

TRACT A  
CASTLEWOOD RANCH SUBDIVISION  
FILING NO. 1 - PARCEL 1  
RECEPTION NO. 00019539