

PLAT IDENTIFICATION SHEET

Reception #: 8707610

Number of pages: 2

Date: 03/18/87

Name: DAWSON RIDGE
A

MISCELLANEOUS COMMENTS:

DAWSON RIDGE - FILING A

A PART OF SECTIONS 21, 22, 27, & 28, OF
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT SHEET 1 OF 2

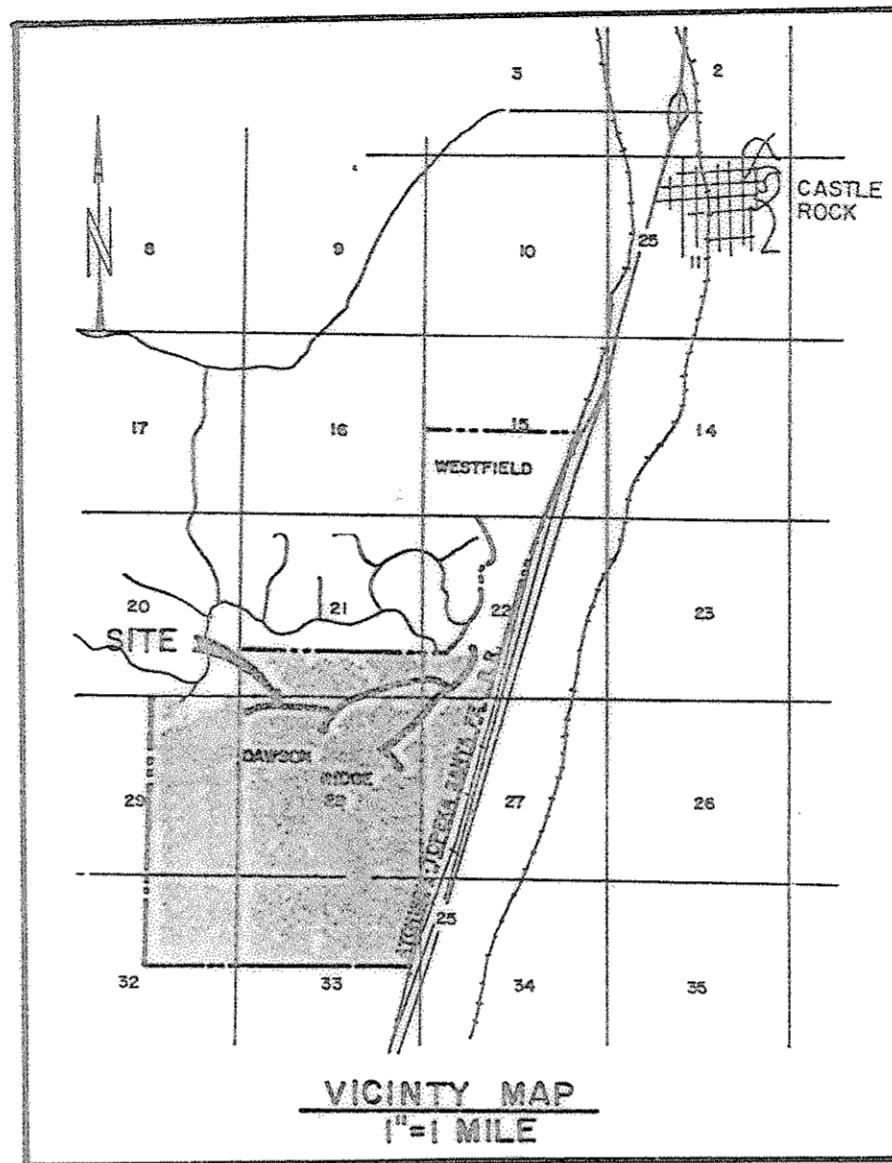
DAWSON RIDGE FILING A

CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the Owners, Mortgagee(s) and Lienholder(s) of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as follows:

A parcel of land located in Sections 21, 22, 27 and 28, Township 8 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 21 and considering the South line of said Section 21 to bear N88°19'57"W;
 thence N67°08'32"E, 957.21 feet to the Point of Beginning;
 thence N57°09'41"W, 362.36 feet to a point of curve;
 thence along said curve to the right having a radius of 319.00 feet, a central angle of 13°15'41", 73.63 feet to a point of reverse curve;
 thence along said curve to the left having a radius of 281.00 feet, a central angle of 13°15'41", 65.04 feet to a point of tangent;
 thence N57°09'41"W along said tangent, 251.78 feet to a point of curve;
 thence along said curve to the left having a radius of 1050.00 feet, a central angle of 63°49'05", 1169.53 feet to a point of tangent;
 thence S59°01'14"W along said tangent, 1221.13 feet to a point of curve;
 thence along said curve to the left having a radius of 1050.00 feet, a central angle of 19°17'32", 333.55 feet to a point of tangent;
 thence S39°43'42"W along said tangent, 17.10 feet to a point of curve;
 thence along said curve to the left having a radius of 290.00 feet, a central angle of 07°24'07", 37.46 feet to a point of reverse curve;
 thence along said curve to the right having a radius of 310.00 feet, a central angle of 07°24'07", 40.05 feet to a point of tangent;
 thence S39°43'42"W along said tangent, 445.40 feet to a point of curve;
 thence along said curve to the right having a radius of 310.00 feet, a central angle of 07°24'07", 40.05 feet to a point of reverse curve;
 thence along said curve to the left having a radius of 290.00 feet, a central angle of 07°24'07", 37.46 feet to a point of tangent;
 thence S39°43'42"W along said tangent, 240.27 feet to a point of curve;
 thence along said curve to the left having a radius of 1350.00 feet, a central angle of 20°00'01", 471.25 feet;
 thence N70°16'19"W, 90.00 feet to a point on a curve;
 thence along said curve to the left having a radius of 1440.00 feet, a central angle of 04°44'11" (a chord which bears S17°21'36"W, 119.00 feet), 119.04 feet;
 thence N75°00'30"W, 49.77 feet;
 thence S72°26'11"W, 155.62 feet;
 thence S83°27'10"W, 215.54 feet;
 thence S83°33'27"W, 316.32 feet;
 thence N58°24'13"W, 228.53 feet;
 thence N39°28'53"E, 108.41 feet;
 thence N67°47'53"E, 160.09 feet;
 thence S88°05'41"E, 91.53 feet;
 thence S42°38'41"E, 159.18 feet;
 thence S88°06'51"E, 292.97 feet;
 thence N42°03'55"E, 151.00 feet;
 thence N85°33'51"E, 93.72 feet;
 thence S67°49'32"E, 40.02 feet to a point on a curve;
 thence along said curve to the right having a radius of 1450.00 feet, a central angle of 17°33'14" (a chord which bears N30°57'05"E, 442.50), 444.24 feet to a point of tangent;
 thence N39°43'42"E along said tangent, 470.27 feet to a point of curve;
 thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", 47.12 feet to a point of tangent;
 thence N30°16'18"W along said tangent, 21.29 feet to a point of curve;
 thence along said curve to the left having a radius of 460.00 feet, a central angle of 13°11'54", 105.96 feet;
 thence S21°32'29"W, 68.26 feet;
 thence N68°27'31"W, 80.00 feet;
 thence N21°32'29"E, 68.26 feet to a point on a curve;
 thence along said curve to the left having a radius of 460.00 feet, a central angle of 13°59'38" (a chord which bears N80°26'38"W, 112.07 feet), 112.35 feet to a point of tangent;
 thence N87°26'27"W along said tangent, 1149.96 feet to a point of curve;
 thence along said curve to the left having a radius of 460.00 feet, a central angle of 16°21'08", 131.28 feet to a point of tangent;
 thence S76°12'25"W along said tangent, 1057.02 feet;
 thence N13°47'35"W, 80.00 feet;
 thence N76°12'25"E, 1057.02 feet to a point of curve;
 thence along said curve to the right having a radius of 540.00 feet, a central angle of 16°21'08", 154.12 feet to a point of tangent;
 thence S87°26'27"W along said tangent, 1161.55 feet to a point of curve;
 thence along said curve to the right having a radius of 540.00 feet, a central angle of 37°10'09", 350.31 feet to a point of tangent;
 thence S50°16'18"E along said tangent 12.06 feet to a point of curve;
 thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", 47.12 feet to a point of tangent;
 thence N39°43'42"E along said tangent, 240.10 feet to a point of curve;
 thence along said curve to the right having a radius of 1150.00 feet, a central angle of 19°17'32", 387.22 feet to a point of tangent;
 thence N59°01'14"E along said tangent, 1221.13 feet to a point of curve;
 thence along said curve to the right having a radius of 1150.00 feet, a central angle of 63°49'05", 1280.91 feet to a point of tangent;
 thence S57°09'41"E along said tangent, 740.78 feet to a point of curve;
 thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", 47.12 feet to a point of tangent;
 thence N32°50'19"E along said tangent, 692.40 feet to a point of curve;
 thence along said curve to the right having a radius of 331.00 feet, a central angle of 09°15'17", 53.46 feet to a point of reverse curve;
 thence along said curve to the left having a radius of 269.00 feet, a central angle of 13°02'30", 61.23 feet to a point of compound curve;
 thence along said curve to the left having a radius of 1730.00 feet, a central angle of 28°56'28", 873.85 feet to a point of tangent;
 thence N00°06'38"E along said tangent, 114.43 feet to a point of curve;
 thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00", 47.12 feet;
 thence N00°06'38"E, 10.00 feet to the South right-of-way line of Douglas Lane;
 thence S89°03'22"E, along said line, 222.00 feet;
 thence S00°06'38"W, 45.00 feet to a point on a curve;
 thence along said curve to the left having a radius of 30.00 feet, a central angle of 90°00'00" (a chord which bears S45°06'38"W, 42.43 feet), 47.12 feet to a point of tangent;
 thence S00°06'38"W along said tangent, 79.43 feet to a point of curve;
 thence along said curve to the right having a radius of 1892.00 feet, a central angle of 14°04'37", 464.84 feet to a point of compound curve;
 thence along said curve to the right having a radius of 410.00 feet, a central angle of 16°41'34", 119.45 feet to a point of reverse curve;
 thence along said curve to the left having a radius of 390.00 feet, a central angle of 10°51'25", 73.90 feet to a point of reverse curve;
 thence along said curve to the right having a radius of 1870.00 feet, a central angle of 12°48'55", 418.26 feet to a point of tangent;
 thence S32°50'19"W along said tangent, 2182.25 feet to a point of curve;
 thence along said curve to the right having a radius of 2170.00 feet, a central angle of 21°00'00", 795.35 feet to a point of tangent;
 thence S53°50'19"W along said tangent, 1060.41 feet;



ACREAGE TABLE	
TRACT	ACREAGE
A	1.964
B	1.199
C	1.839
D	0.833
E	0.275
F	0.127
G	3.269

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.

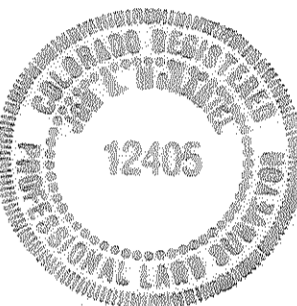
NOTES:

1. Basis of bearing, the South line of Section 21, Township 8 South, Range 67 West of the Sixth Principal Meridian is considered to bear N88°19'57"W, with all bearings contained herein relative thereto.
2. Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a Final P.U.D. Ordinance and a Final Site Plan have not been approved by the Board of Trustees of the Town of Castle Rock.
3. Tracts A through G inclusive are to be retained by the owners and are subject to further platting. Said tracts are to be used for utility easements.
4. The five foot walk proposed for the east side of Dawson Ridge Boulevard shall not be constructed with this filing. This walk shall be included with the required improvements of plats as they are filed along the east side of Dawson Ridge Boulevard.

SURVEYING CERTIFICATE:

I, Jon S. McDaniel, 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.

Jon S. McDaniel
 Jon S. McDaniel
 F.L.S. 12405
 For and on behalf of
 EMK Consultants, Inc.



TITLE CERTIFICATE:

I, Michael D. Berg, 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 this 10 day of March, 1987.

Michael D. Berg
 Michael D. Berg
 Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL:

This plat is approved by the Town of Castle Rock Planning and Zoning Commission this 7th day of July, 1987.

Ray Ragan
 Ray Ragan
 Chairman

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.

TOWN APPROVAL:

This plat is approved for filing and the Town of Castle Rock hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above. Approved by the Board of Trustees on July 10, 1986.

Signed this 17th day of March, 1987.

ATTEST:
Phyllis L. Brown
 Phyllis L. Brown
 Town Clerk

By: *Verg J. Kennedy*
 Verg J. Kennedy
 Mayor

RECORDER'S CERTIFICATE:

This plat was filed for record in the Office of the County Clerk and Recorder of Douglas County at 11:30 A.M. on the 18th day of MARCH, 1987, in Book 187, Page 187, Map 3702610, Reception No. 3702610.

County Clerk and Recorder
 By: *Jarvis H. Thompson*
 Jarvis H. Thompson
 Deputy

HOLDERS OF DEED OF TRUST

MSF Investment Co., a Colorado general partnership

Marcus S. Falkowitch
 Marcus S. Falkowitch

Executed this 16th day of February, 1987.

STATE OF COLORADO)
) SS
 COUNTY OF Arapahoe

The foregoing dedication was acknowledged before me this 16th day of February, 1987, by Marcus S. Falkowitch Witness my hand and seal. My commission expires: 10-15-90.

Mark R. Mung
 Mark R. Mung
 Notary Public

Techtrack Limited, a Colorado limited partnership

By: Unique Mobility, Inc., General Partner

John S. Gould
 John S. Gould, President

Executed this 27th day of February, 1987.

STATE OF COLORADO)
) SS
 COUNTY OF Arapahoe

The foregoing dedication was acknowledged before me this 27th day of February, 1987, by John S. Gould Witness my hand and seal. My commission expires: 10-15-90.

John S. Gould
 John S. Gould
 Notary Public

Capitol Federal Savings and Loan, as assignee of the Langsam Deed of Trust

John C. Root
 John C. Root, V.P. & Asst. Sec.

Executed this 18th day of February, 1987.

STATE OF COLORADO)
) SS
 COUNTY OF ARAPAHOE

The foregoing dedication was acknowledged before me this 18th day of February, 1987, by John C. Root, V.P. & Asst. Sec. Witness my hand and seal. My commission expires: 10-15-90.

John C. Root
 John C. Root
 Notary Public

OWNER:

Bellamah Community Development, A New Mexico General Partnership

Stephen M. Buck
 Stephen M. Buck, Vice President

Executed this 10th day of March, 1987.

STATE OF COLORADO)
) SS
 COUNTY OF ARAPAHOE

The foregoing dedication was acknowledged before me this 10th day of March, 1987, by Stephen M. Buck Witness my hand and seal. My commission expires: 10-15-90.

John S. Gould
 John S. Gould
 Notary Public

Unofficial Copy

EMK CONSULTANTS, INC.
 ENGINEERS · SURVEYORS · LAND PLANNERS
 ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120
 ENGLEWOOD, COLORADO 80111
 (303) 694-1920

DAWSON RIDGE - FILING A

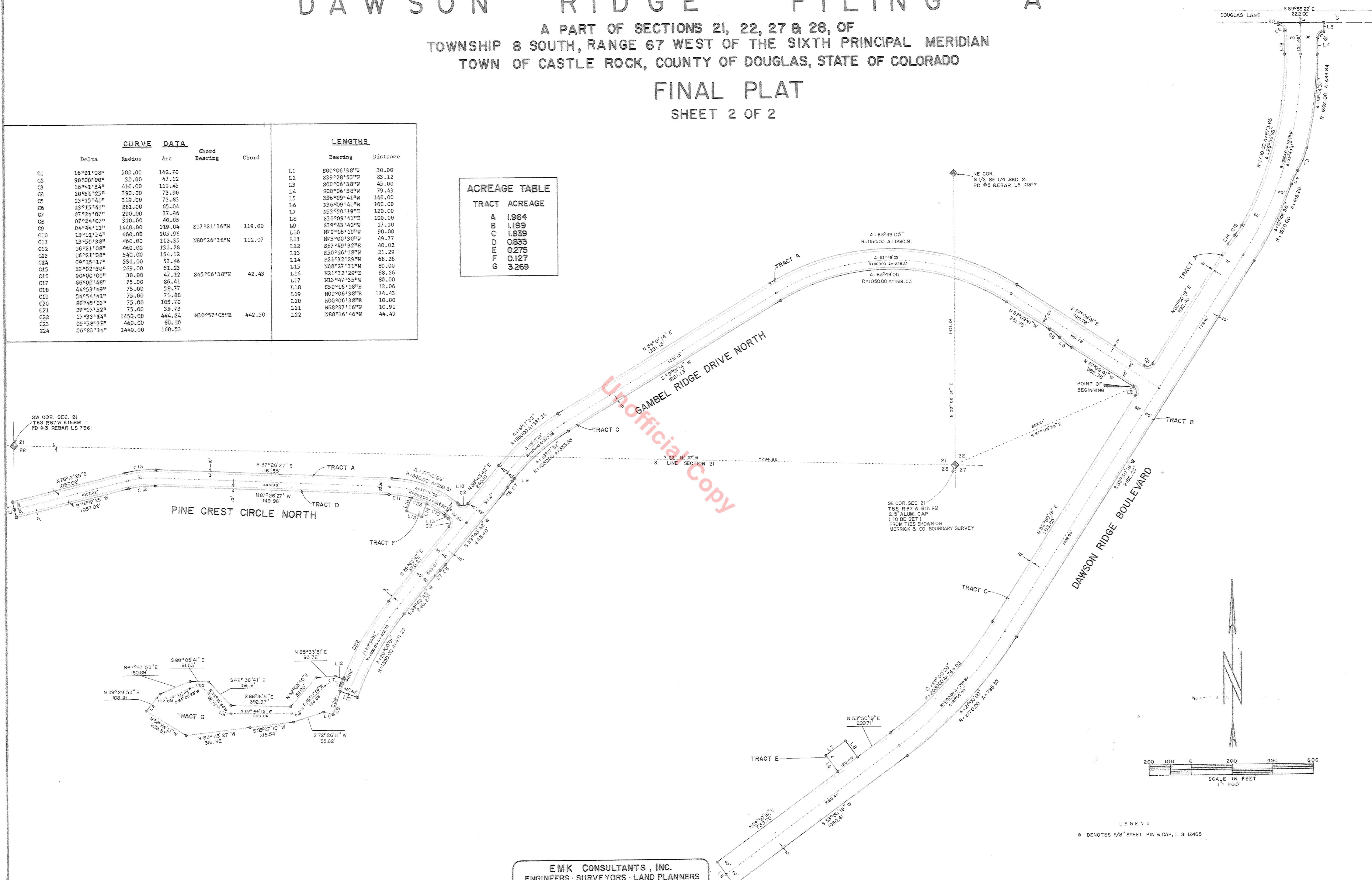
A PART OF SECTIONS 21, 22, 27 & 28, OF
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 2 OF 2

CURVE DATA				LENGTHS	
Delta	Radius	Arc	Chord Bearing	Chord	
C1	16°21'08"	500.00	142.70		L1
C2	90°00'00"	30.00	47.12		L2
C3	16°41'34"	410.00	119.45		L3
C4	10°51'25"	390.00	73.90		L4
C5	13°15'41"	319.00	73.83		L5
C6	13°15'41"	281.00	65.04		L6
C7	07°24'07"	290.00	37.46		L7
C8	07°24'07"	310.00	40.05		L8
C9	04°44'11"	1440.00	119.04	S17°21'36"W	119.00
C10	13°11'54"	460.00	105.96		L10
C11	13°59'38"	460.00	112.35	N80°26'38"W	112.07
C12	16°21'08"	460.00	131.28		L12
C13	16°21'08"	540.00	154.12		L13
C14	09°15'17"	331.00	53.46		L14
C15	13°02'30"	269.00	61.23		L15
C16	00°00'00"	30.00	47.12	S45°06'38"W	42.43
C17	66°00'48"	75.00	86.41		L17
C18	44°53'49"	75.00	58.77		L18
C19	54°54'41"	75.00	71.88		L19
C20	80°45'03"	75.00	105.70		L20
C21	27°17'52"	75.00	35.73		L21
C22	17°33'14"	1450.00	444.24	N30°57'05"E	442.50
C23	09°58'38"	460.00	80.10		L23
C24	06°23'14"	1440.00	160.53		L24

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