

DAWSON RIDGE — FILING B

A PART OF SECTIONS 28 & 29
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
**SHEET 1 OF 2
FINAL PLAT**

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 28 and 29, 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 Northeast corner of said Section 28 and considering the North line of said Section 28, to bear N88°19'57"W;

thence S31°13'40"W, 2275.08 feet to the Point of Beginning, said Point of Beginning also being a point on the southerly line of Dawson Ridge Filing A;

thence along said curve to the left having a radius of 1860.00 feet, a central angle of 09°32'27" (whose chord bears S49°04'06"W, a chord distance of 309.37 feet), 309.72 feet to a point of reverse curve;

thence along said curve to the right having a radius of 40.00 feet, a central angle of 87°30'42", 61.09 feet to a point of tangent;

thence N48°11'26"W along said tangent, 101.79 feet to a point of curve;

thence along said curve to the left having a radius of 990.57 feet, a central angle of 01°47'42", 31.03 feet;

thence N54°33'42"W, 115.08 feet to a point on a curve;

thence along said curve to the left having a radius of 988.07 feet, a central angle of 51°49'07" (whose chord bears N82°33'43"W, a chord distance of 863.47 feet), 893.62 feet to a point of tangent;

thence S71°31'44"W along said tangent, 160.53 feet;

thence S72°49'37"W, 110.35 feet;

thence S71°31'44"W, 146.14 feet to a point of curve;

thence along said curve to the left having a radius of 41.00 feet, a central angle of 90°32'40", 64.79 feet to a point of compound curve;

thence along said curve to the right having a radius of 1357.50 feet, a central angle of 05°57'03", 141.00 feet;

thence N11°03'19"W, 107.07 feet to a point on a curve;

thence along said curve to the right having a radius of 1360.00 feet, a central angle of 27°11'20" (whose chord bears N06°08'01"E, a chord distance of 639.33 feet), 645.37 feet to a point on the southerly line of Dawson Ridge Filing A;

thence N70°16'19"W along said southerly line of Dawson Ridge Filing A, 80.00 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 27°11'20" (whose chord bears S06°08'01"W, a chord distance of 676.94 feet), 683.33 feet;

thence S08°27'29"E, 113.57 feet to a point on a curve;

thence along said curve to the left having a radius of 1442.50 feet, a central angle of 06°23'54" (whose chord bears S15°10'30"E, a chord distance of 161.01 feet), 161.09 feet to a point of reverse curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 89°54'11", 64.33 feet to a point of tangent;

thence S71°31'44"W along said tangent, 146.20 feet;

thence S70°13'51"W, 110.35 feet;

thence S71°31'44"W, 871.03 feet to a point of curve;

thence along said curve to the left having a radius of 980.00 feet, a central angle of 28°29'31", 487.33 feet to a point of tangent;

thence S43°02'13"W along said tangent, 578.91 feet to a point of curve;

thence along said curve to the right having a radius of 420.00 feet, a central angle of 42°25'57", 311.05 feet to a point of tangent;

thence S85°28'10"W, 270.38 feet to a point of curve;

thence along said curve to the right having a radius of 720.00 feet, a central angle of 101°40'16", 1277.64 feet to a point of tangent;

thence N07°08'26"E along said tangent, 834.43 feet to a point of curve;

thence along said curve to the right having a radius of 720.00 feet, a central angle of 32°20'37", 406.44 feet to a point of tangent;

thence N39°29'03"E along said tangent, 1021.70 feet to a point of curve;

thence along said curve to the right having a radius of 470.00 feet, a central angle of 36°43'21", 301.24 feet to a point on the southerly line of Dawson Ridge Filing A;

thence N13°47'35"W along said southerly line of Dawson Ridge Filing A, 60.00 feet to a point on a curve;

thence along said curve to the left having a radius of 530.00 feet, a central angle of 36°43'21" (whose chord bears S57°50'45"W, a chord distance of 333.91 feet), 339.69 feet to a point of tangent;

thence S39°29'03"W along said tangent, 418.20 feet to a point of curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 90°00'00", 64.40 feet;

thence S39°29'03"W, 60.00 feet to a point on a curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 90°00'00" (whose chord bears S05°30'57"E, a chord distance of 57.98 feet), 64.40 feet to a point of tangent;

thence S39°29'03"W, 461.50 feet to a point of curve;

thence along said curve to the left having a radius of 780.00 feet, a central angle of 32°20'37", 440.31 feet to a point of tangent;

thence S07°08'26"W along said tangent, 834.43 feet to a point of curve;

thence along said curve to the left having a radius of 780.00 feet, a central angle of 101°40'16", 1384.11 feet to a point of tangent;

thence N85°28'10"E along said tangent, 53.24 feet to a point of curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 90°00'00", 64.40 feet;

thence N85°28'10"E, 60.00 feet to a point on a curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 90°00'00" (whose chord bears N40°28'10"E, a chord distance of 57.98 feet), 64.40 feet to a point of tangent;

thence N85°28'10"E along said tangent, 75.14 feet to a point of curve;

thence along said curve to the left having a radius of 480.00 feet, a central angle of 42°25'57", 355.48 feet to a point of tangent;

thence N43°02'13"E along said tangent, 578.91 feet to a point of curve;

thence along said curve to the right having a radius of 820.00 feet, a central angle of 28°29'31", 457.50 feet to a point of tangent;

thence N71°31'44"E along said tangent, 871.03 feet;

thence N72°49'37"E, 110.35 feet;

thence N71°31'44"E, 146.20 feet to a point of curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 90°08'30", 64.50 feet;

thence N77°53'15"E, 85.47 feet to a point on a curve;

thence along said curve to the right having a radius of 41.00 feet, a central angle of 89°23'39" (whose chord bears N26°49'54"E, a chord distance of 57.68 feet), 63.97 feet to a point of tangent;

thence N71°31'44"E along said tangent, 146.27 feet;

thence N70°13'51"E, 110.35 feet;

thence N71°31'44"E, 160.53 feet to a point of curve;

thence along said curve to the right having a radius of 908.07 feet, a central angle of 51°49'07", 821.26 feet;

thence S51°37'48"E, 103.49 feet to a point on a curve;

thence along said curve to the right having a radius of 905.57 feet, a central angle of 01°47'42" (whose chord bears S49°05'17"E, a chord distance of 28.37 feet), 28.37 feet to a point of tangent;

thence S48°11'26"E along said tangent, 101.79 feet to a point of curve;

thence along said curve to the right having a radius of 40.00 feet, a central angle of 87°30'40", 61.09 feet;

thence S47°39'40"E, 120.18 feet to a point on a curve;

thence along said curve to the right having a radius of 40.00 feet, a central angle of 92°41'50" (whose chord bears N85°27'39"E, a chord distance of 57.88 feet), 64.71 feet;

thence N41°48'34"E, 80.00 feet to a point on a curve;

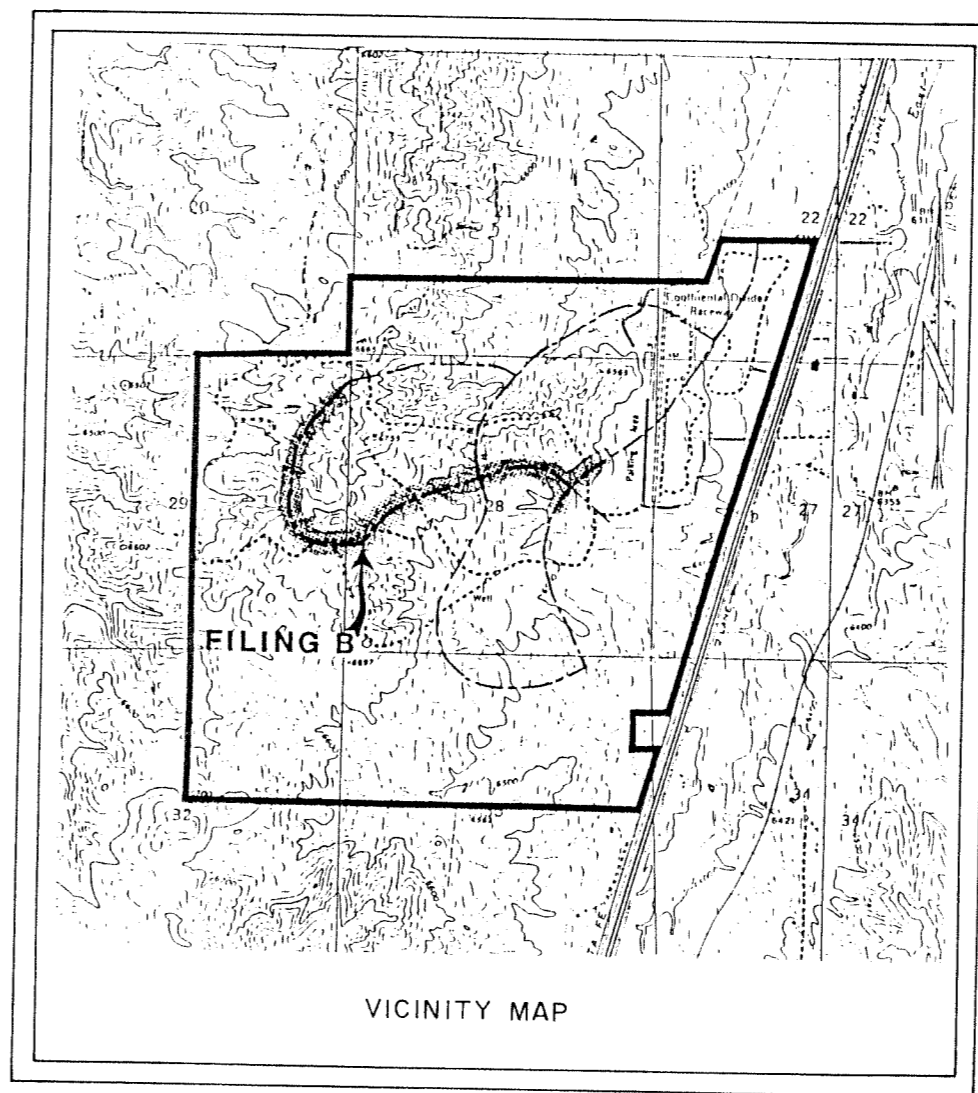
thence along said curve to the right having a radius of 40.00 feet, a central angle of 92°41'50" (whose chord bears N01°50'31"W, a chord distance of 57.88 feet), 64.71 feet to a point of compound curve;

thence along said curve to the right having a radius of 1740.00 feet, a central angle of 09°19'55", 283.40 feet to a point on the southerly line of Dawson Ridge Filing A;

thence N36°09'41"W along said southerly line of Dawson Ridge Filing A, 120.00 feet to the Point of Beginning, containing 15.8879 acres, more or less, have by these presents laid out, platted and subdivided, as shown on this plat, under the name and style of Dawson Ridge Filing B, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Dawson Ridge Boulevard, Gambel Ridge Drive North, Pine Crest Circle North and Pine Crest Circle South.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under and across public roads as shown on this plat.

The lands comprising this subdivision are subject to certain covenants which are recorded in Book 659 at Page 785 of the records of Douglas County, Colorado.



NOTES:

1. Basis of bearing, the North line of Section 28, 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. 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.
4. 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.

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
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL:

This plat is approved by the Town of Castle Rock Planning and Zoning Commission this 4th day of November, 1986.

Ray Bagan
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 herein subject to the provisions in "Street Maintenance" set forth above. Approved by The Board of Trustees on November 13, 1986

Signed this 17th day of March, 1987.

ATTEST:

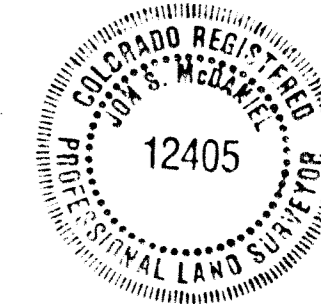
Phyllis L. Brown
Town Clerk

By: George W. Kennedy
Mayor

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, P.L.S. 12405
for and on behalf of
EMK Consultants, Inc.

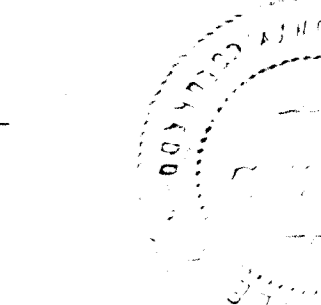


RECORDER'S CERTIFICATE:

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. Book 8707612, Page 1, Map 8707612. Reception No. 8707612.

County Clerk and Recorder

By: Louise J. Thompson
Deputy



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: 10-6-90

Louis S. Jones
Notary Public

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

John C. Hood

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 John C. Hood. Witness my hand and seal. My commission expires: 10-18-90

Shaun Ryan
Notary Public

OWNER:

Bellamah Community Development, A New Mexico General Partnership

Stephen M. Buck
Stephen M. Buck, Vice President

Executed this 4th day of March, 1987

STATE OF COLORADO)
) SS
COUNTY OF Arapahoe)

The foregoing dedication was acknowledged before me this 4th day of March, 1987 by Stephen M. Buck. Witness my hand and seal. My commission expires: 10/16/90

Louis S. Jones
Notary Public

HOLDERS OF DEED OF TRUST

MSP Investment Co., a Colorado general partnership

Marcus S. Palkowitch
Marcus S. Palkowitch

Executed this 16th 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. Palkowitch. Witness my hand and seal. My commission expires: 10-18-90

Mark R. Murray
Notary Public

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
ATRIUM 1, 6061 S. WILLOW DRIVE, SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 694-1520

8/86

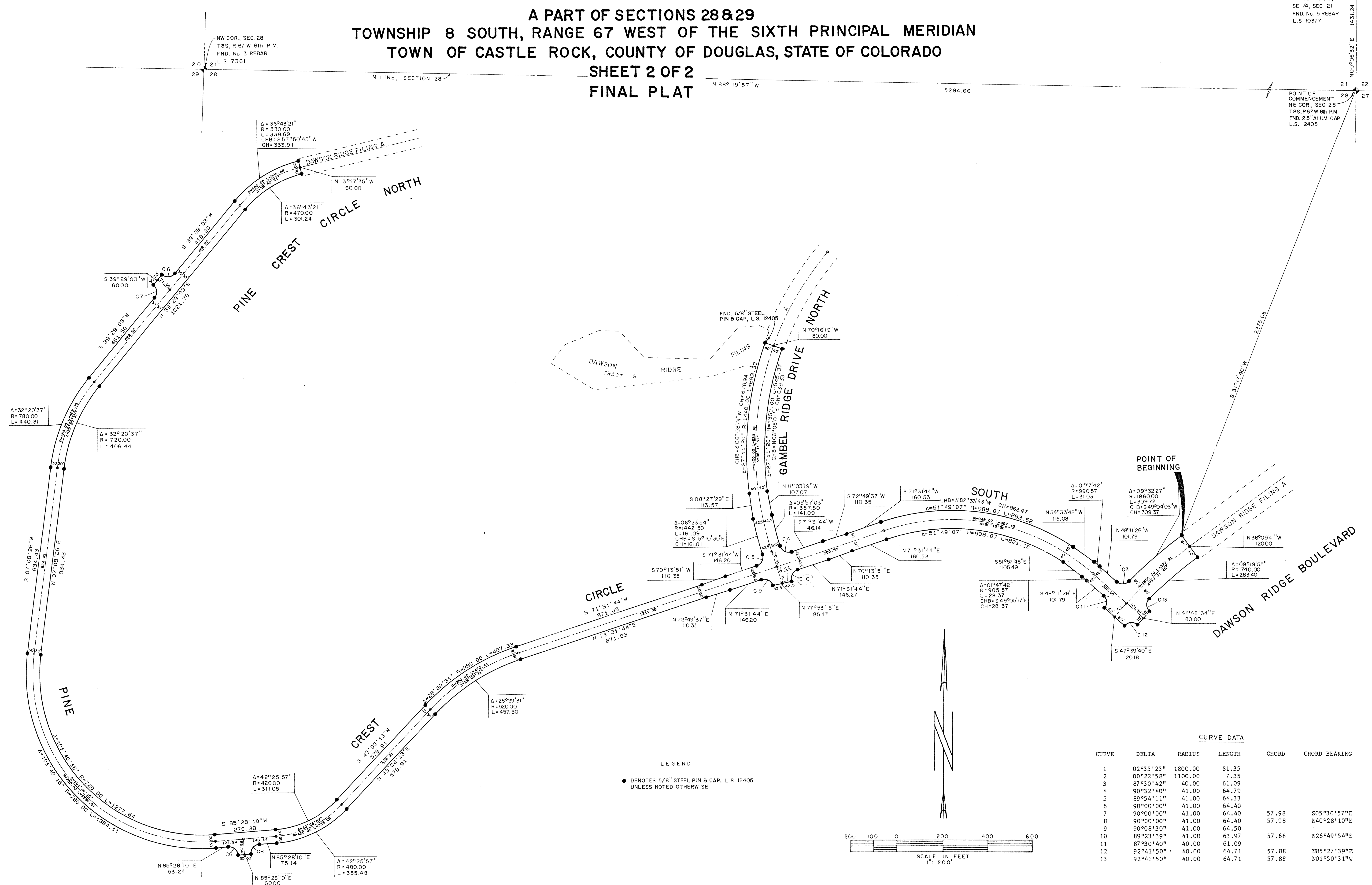
Dawson Ridge, Filing B
 Final Plat
 8707612
 DRAWING NUMBER
 NUMBER

DAWSON RIDGE — FILING B

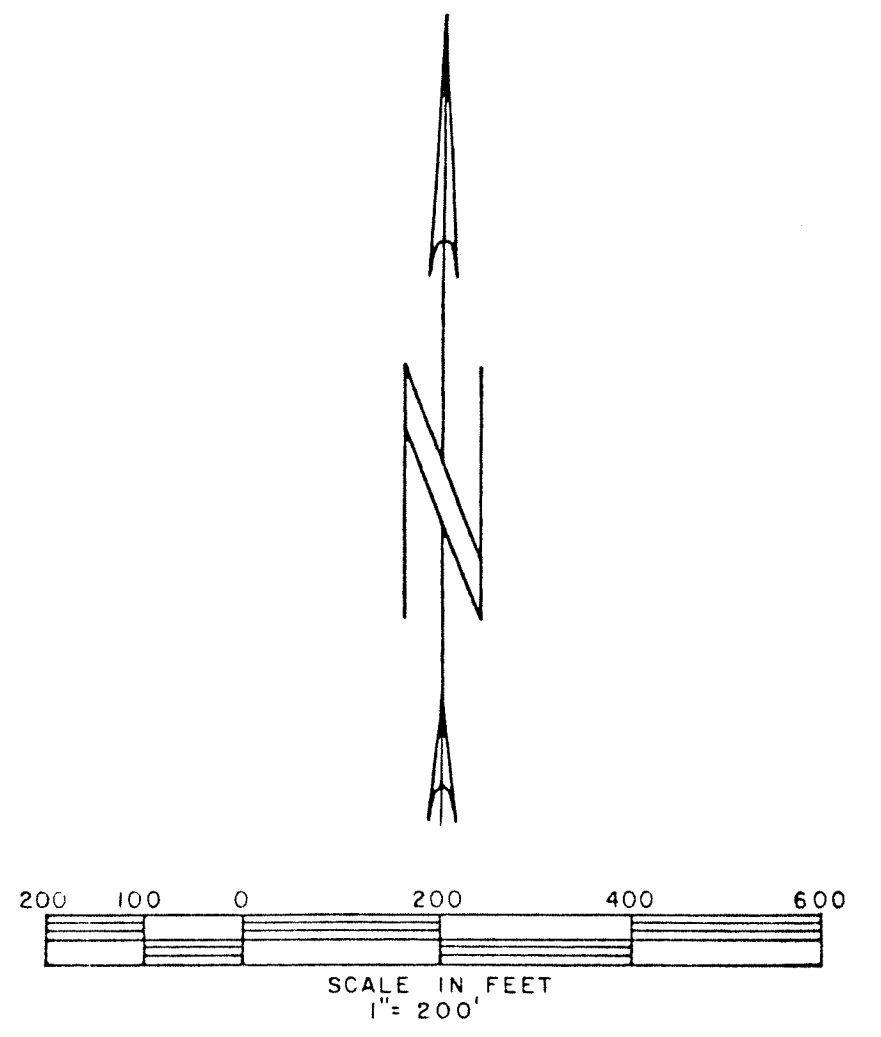
A PART OF SECTIONS 28 & 29
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2
 FINAL PLAT

NE COR. S1/2,
 SE 1/4, SEC. 21
 FND. No. S-REBAR
 L.S. 10377

POINT OF COMMENCEMENT
 NE COR. SEC 28
 T8S, R67W 6th P.M.
 FND. 25' ALUM. CAP.
 L.S. 12405



CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	02°55'23"	1800.00	31.35		
2	00°22'58"	1100.00	7.35		
3	87°30'42"	40.00	61.09		
4	90°32'40"	41.00	64.79		
5	89°54'11"	41.00	64.33		
6	90°00'00"	41.00	64.40		
7	90°00'00"	41.00	64.40	57.98	S05°30'57"E
8	90°00'00"	41.00	64.40	57.98	N40°28'10"E
9	90°08'30"	41.00	64.50		
10	89°23'39"	41.00	63.97	57.68	N26°49'54"E
11	87°30'40"	40.00	61.09		
12	92°41'50"	40.00	64.71	57.88	N85°27'39"E
13	92°41'50"	40.00	64.71	57.88	N01°50'31"W



LEGEND
 • DENOTES 5/8" STEEL PIN & CAP, L.S. 12405
 UNLESS NOTED OTHERWISE

EMK CONSULTANTS, INC.
 ENGINEERS · SURVEYORS · LAND PLANNERS
 ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120
 ENGLEWOOD, COLORADO 80111
 (303) 694-1520

Dawson Ridge Filing B
 Sheet 2 of 2

Dawson Ridge Filing B
 Final Plat
 8/7/2012

DRAWING NUMBER
 2/2

NUMBER