

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8707614

**Number of pages:** 5

**Date:** 03/18/87

**Name:** DAWSON RIDGE  
# 11

**MISCELLANEOUS COMMENTS:**

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# DAWSON RIDGE — FILING NO. II

A PART OF SECTIONS 21 & 28,

AND A REPLAT OF A PART OF TRACT "C" OF DAWSON RIDGE FILING A  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 5—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 21 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;  
thence N88°19'57"W along the South line of said Section 21, 266.39 feet to the Point of Beginning;  
thence S46°46'25"W, 335.40 feet;  
thence N80°36'08"W, 397.13 feet;  
thence S40°48'14"W, 588.83 feet;  
thence N87°29'11"W, 145.64 feet;  
thence S35°52'08"W, 385.72 feet;  
thence S77°58'40"W, 1351.69 feet to a point on a curve, said point being a point on the southerly right-of-way line of Gombel Ridge Drive North;  
thence along said southerly right-of-way line the following eleven (11) courses:

1. thence along said curve to the right having a radius of 1360.00 feet, a central angle of 23°34'28" (a chord which bears N27°56'28"E), 559.58 feet to a point of tangent;
2. thence N39°43'42"E along said tangent, 240.27 feet to a point of curve;
3. thence along said curve to the right having a radius of 300.00 feet, a central angle of 07°24'07", 38.76 feet to a point of reverse curve;
4. thence along said curve to the left having a radius of 300.00 feet, a central angle of 07°24'07", 38.76 feet to a point of tangent;
5. thence N39°43'42"E along said tangent, 445.40 feet to a point of curve;
6. thence along said curve to the left having a radius of 300.00 feet, a central angle of 07°24'07", 38.76 feet to a point of reverse curve;
7. thence along said curve to the right having a radius of 300.00 feet, a central angle of 07°24'07", 38.76 feet to a point of tangent;
8. thence N39°43'42"E along said tangent, 17.10 feet to a point of curve;
9. thence along said curve to the right having a radius of 1060.00 feet, a central angle of 19°17'32", 356.92 feet to a point of tangent;
10. thence N59°01'14"E along said tangent, 1221.13 feet to a point of curve;
11. thence along said curve to the right having a radius of 1060.00 feet, a central angle of 48°32'54", 898.17 feet;

thence S01°58'07"W departing said curve, 676.43 feet;  
thence S46°46'25"W, 346.81 feet to the Point of Beginning, containing 63.5169 acres more or less, have by these presents laid out, platted and subdivided the same into lots, blocks and tracts, as shown on this plat, under the name and style of Dawson Ridge Filing No. 11, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat. The undersigned hereby further dedicate to the Town of Castle Rock, Tracts A, K, L, O and N as public land, all easements shown as public utility easements and dedicate to the Town of Castle Rock and for public use 27.97 acre feet annually of nontributary underground water rights, in any and all geologic formations underlying the land hereon.

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, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon as Tracts A through O, inclusive.

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.

Executed this 4th day of MARCH, 1987

### 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: 10/6/90

Lisa 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 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. Palkowitch. Witness my hand and seal. My commission expires: 10-15-90

Mark R. Myers  
Notary Public

Techtrack Limited, a Colorado limited partnership

By: Unique Mobility, Inc., General Partner

John S. Gould  
John S. Gould

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

Lisa S. Jones  
Notary Public

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

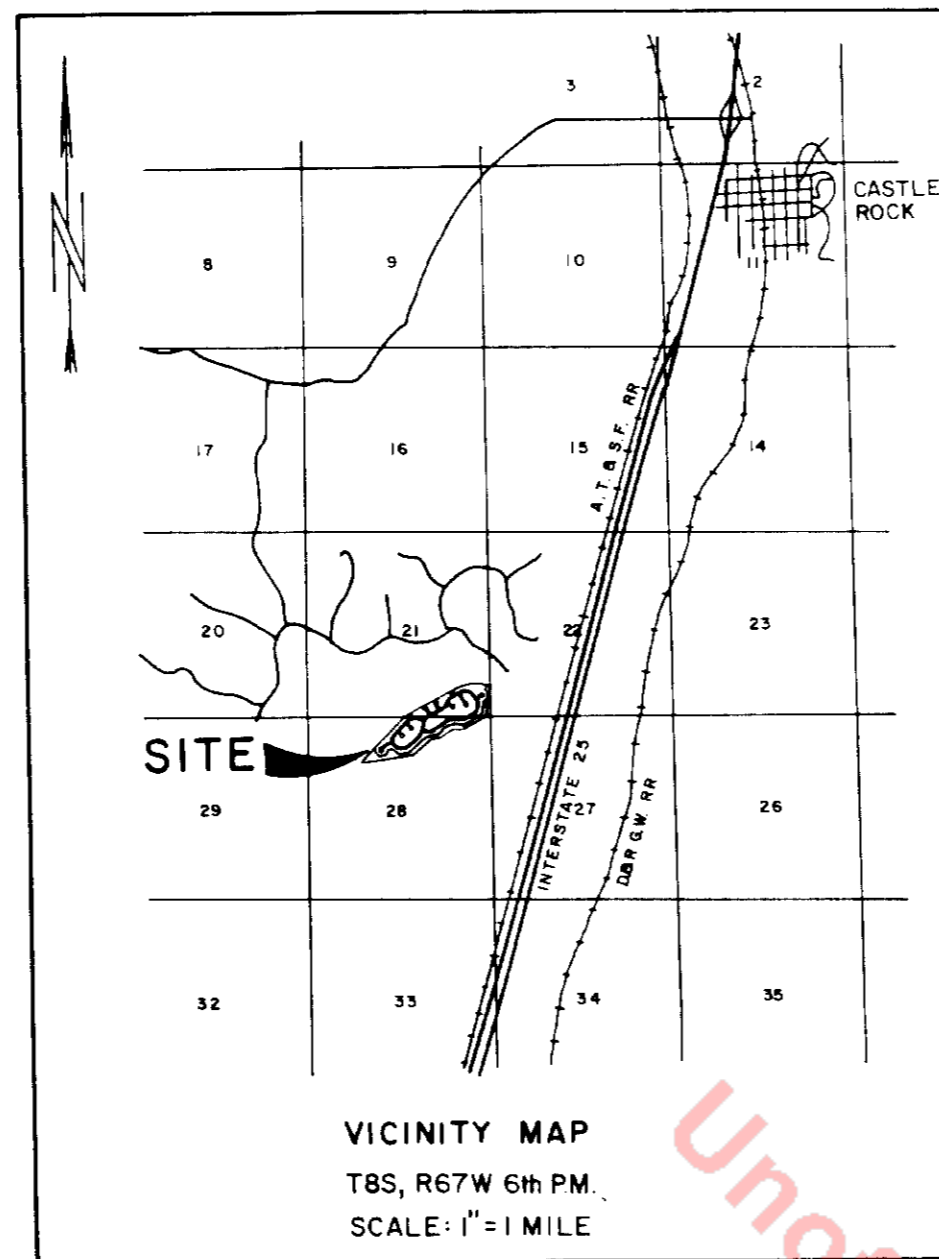
John C. Post  
John C. Post

Executed this 18th day of February, 1987

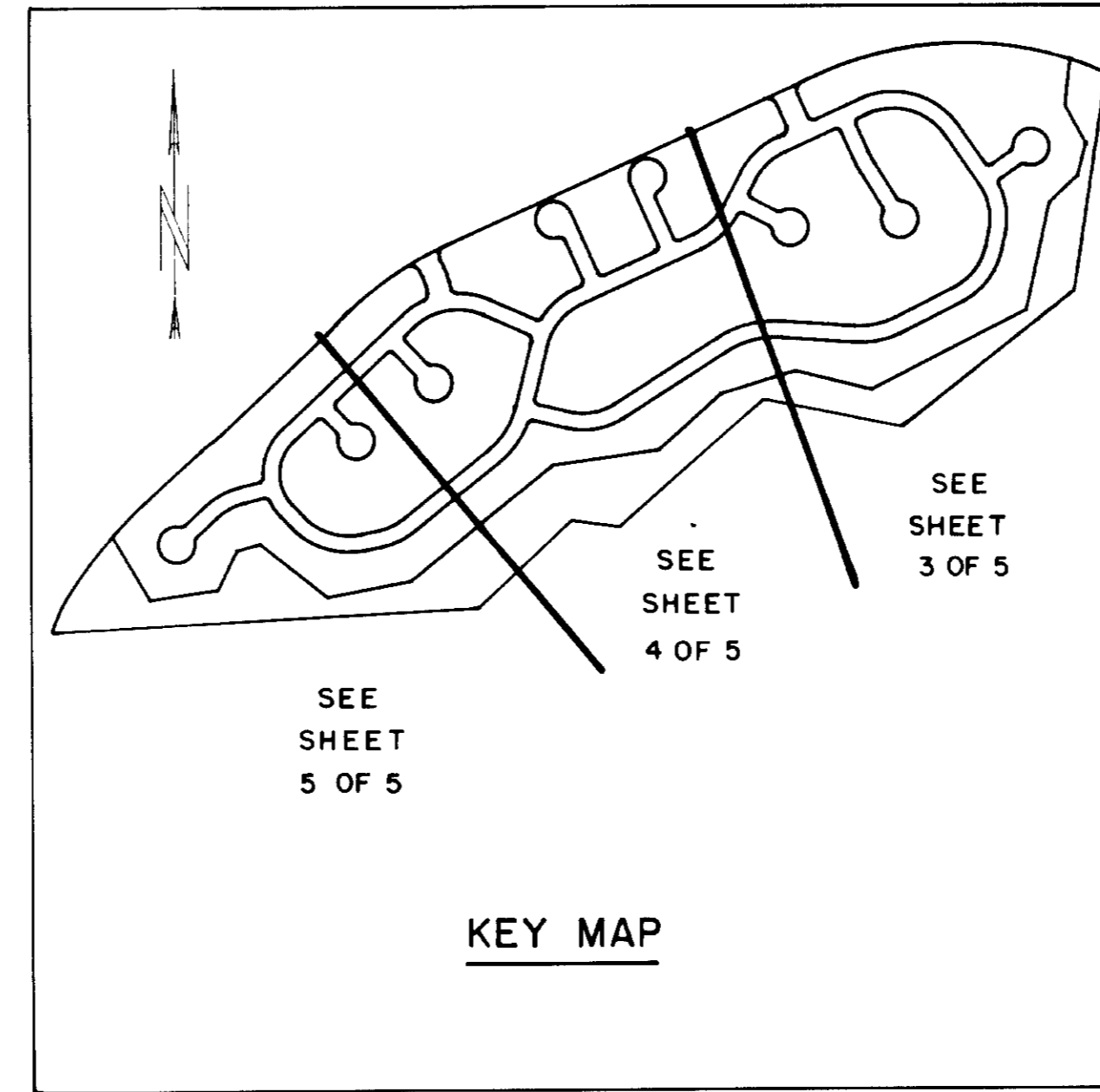
STATE OF COLORADO )  
                          ) SS  
COUNTY OF ARAPAHOE )

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

Sharon E. Jones  
Notary Public



VICINITY MAP  
T8S, R67W 6th PM.  
SCALE: 1"=1 MILE



KEY MAP

### 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. All block corner radii are 15 feet unless otherwise shown.
4. UTILITY EASEMENT ACKNOWLEDGEMENT: Those portions of real property which are labeled as utility easements (U.E.) on this plat are for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and rights are to be utilized in a responsible and prudent manner.
5. Eight-foot wide easements are granted for the exclusive use of electric, telephone, gas, cable television and postal facilities. These easements are located on private property immediately adjacent to both sides of all local public streets. Other utilities shall have the right to cross at substantially right angles, but in no event shall any water meters, other structures, trees or shrubs be allowed in the above described areas. Concrete driveways and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.

Ten-foot wide easements are granted along all rear lot lines. Five-foot wide easements will be granted along side lot lines only where necessary to accommodate utility services. The locations of these easements will be determined at a later date.

6. This symbol "●" indicates a 5/8" steel pin with cap and L.S. No. 12405 unless otherwise shown.
7. There are 234 lots and 15 tracts in Dawson Ridge Filing No. 11.
8. All angles are 90°, or to radial lines, or the complement or supplement of the angles shown.
9. No access to residential lots shall be permitted from collector or arterial streets.
10. Driveway and access from corner lots shall be permitted only on the lower classification street and the driveway and access shall be set back from the corner a minimum of 25 feet from the intersection of the corner street property line.
11. Tracts B, C, D, E, F, G, H, I, J and M shall be private open space and utility easements under the conditions of Note 4 above, and owned and maintained by a homeowner's association.
12. Tracts A, K, L, O and N shall be Public Land Dedication and utility easements under the conditions of Note 4 above. These tracts shall be maintained by a Homeowners Association. P.L.D. improvements are secured by a performance bond and shall be completed not later than 24 months from date of plat recording.

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

5/86

### 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.

### TITLE CERTIFICATE:

I, Michael D. Borg, 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. Borg  
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, 1986.

Steve Reagan  
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 December 18, 1986

Signed this 17th day of March, 1987.

ATTEST: Town of Castle Rock

Phyllis L. Parnum  
John Clark  
By: Fery J. Kennedy

### 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.



### ENGINEER'S CERTIFICATE:

I, Mark J. Eberly, a Registered Engineer in the State of Colorado do hereby certify to the best of my knowledge and belief, the total anticipated water usage for the lands platted hereby are computed in accordance with the standards prescribed in Section 3.20.04C of the Town of Castle Rock Municipal Code. The anticipated water usage is 127.97 acre-feet per year.

Mark J. Eberly  
Mark J. Eberly, P.E. #15859

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, in Book \_\_\_\_\_, Page \_\_\_\_.

Reception No. 8702614

County Clerk and Recorder

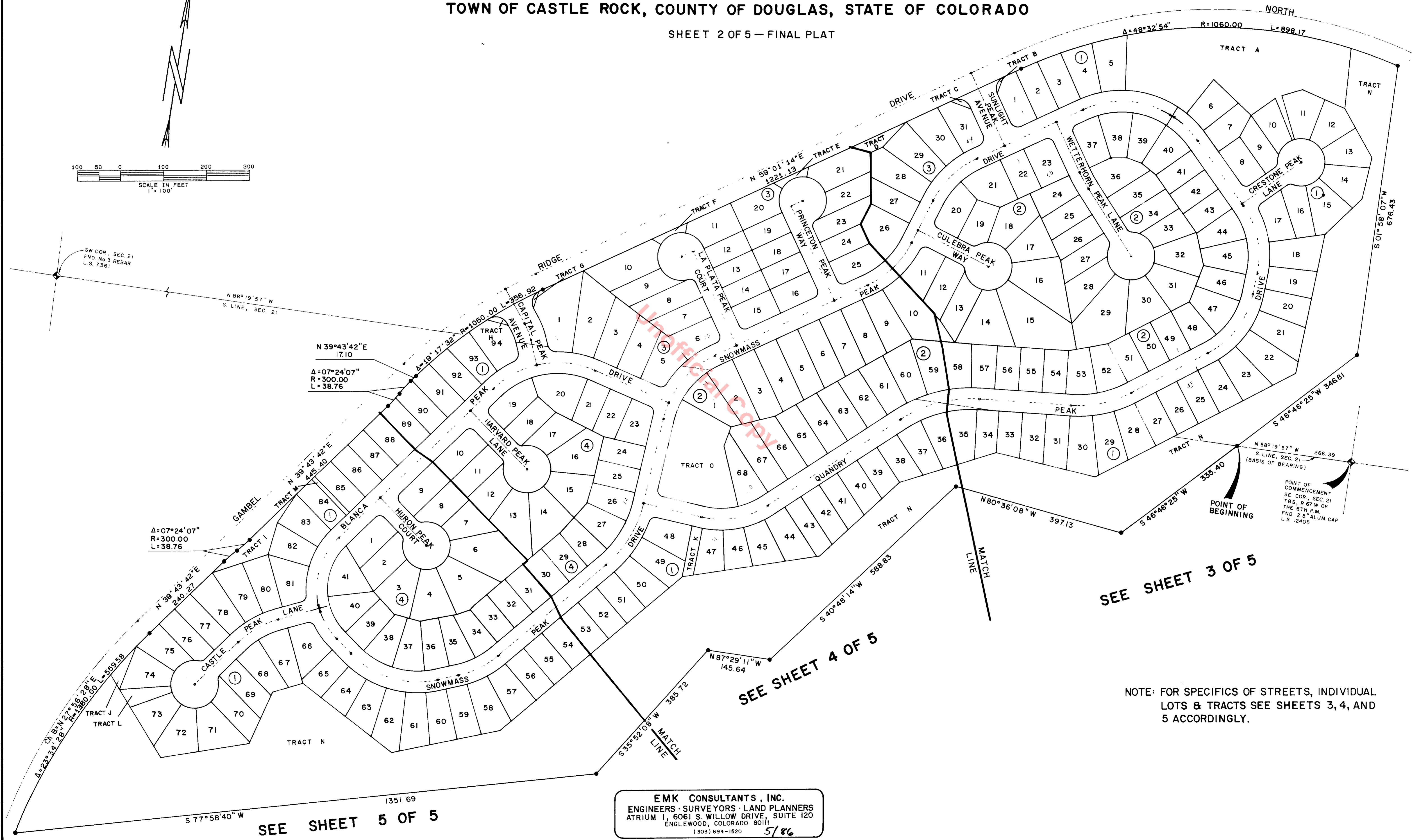
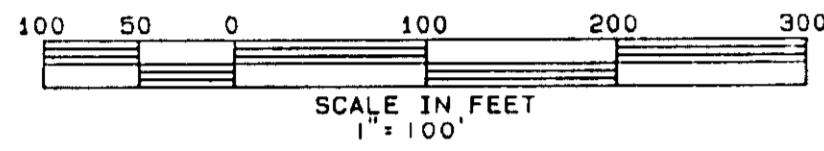
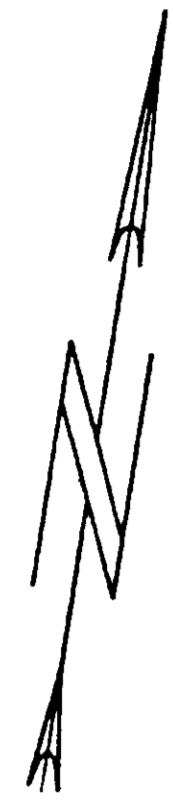
By: Lisa S. Jones  
Deputy

# DAWSON RIDGE — FILING NO. II

A PART OF SECTIONS 21 & 28,

AND A REPLAT OF A PART OF TRACT "C" OF DAWSON RIDGE FILING A  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 5 — FINAL PLAT



EMK CONSULTANTS, INC.  
 ENGINEERS - SURVEYORS - LAND PLANNERS  
 ATRIUM I, 6061 S. WILLOW DRIVE, SUITE 120  
 ENGLEWOOD, COLORADO 80111  
 (303) 694-1520 5/86

NOTE: FOR SPECIFICS OF STREETS, INDIVIDUAL  
 LOTS & TRACTS SEE SHEETS 3, 4, AND  
 5 ACCORDINGLY.

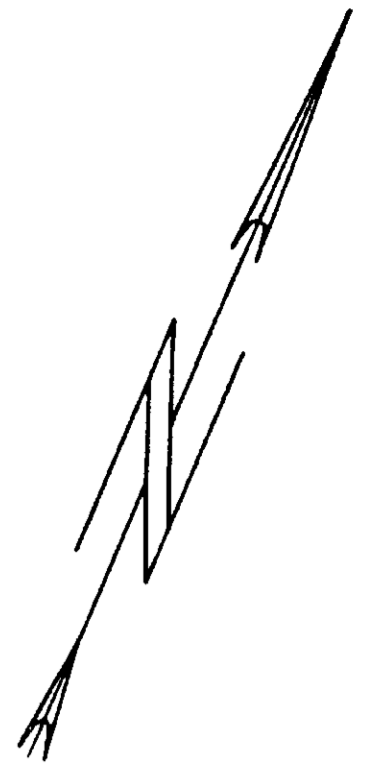
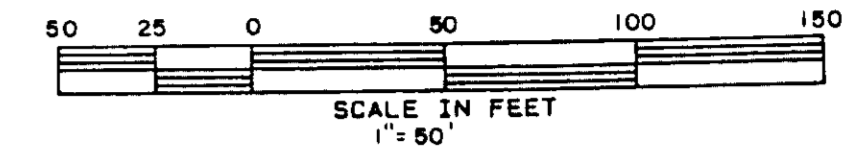
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 5 — FINAL PLAT

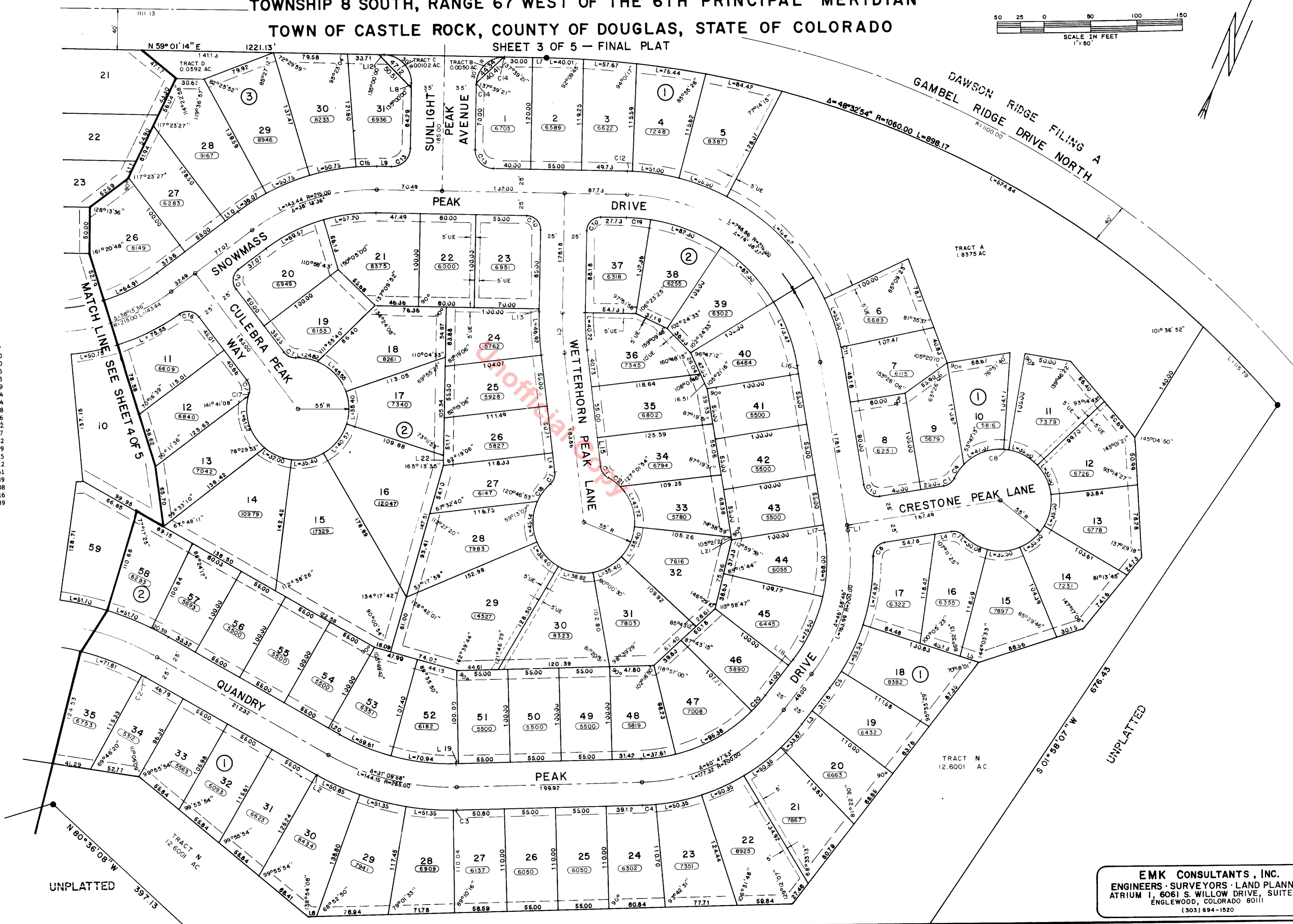


LINE DATA			
LINE	BEARING	DISTANCE	
1	N41°20'09"W	5.45	
2	N87°36'28"E	0.53	
3	N05°38'37"E	17.84	
4	N48°39'51"E	17.77	
5	S75°56'38"W	21.22	
6	S56°26'30"W	9.29	
7	N59°01'14"E	15.00	
8	S30°58'46"E	5.71	
9	S59°01'14"W	15.49	
10	S20°47'38"W	17.00	
11	S06°35'48"E	19.79	
12	N59°01'14"E	5.71	
13	S30°58'46"E	3.18	
14	S38°39'40"E	20.70	
15	N38°39'40"W	30.68	
16	S41°20'09"E	9.00	
17	S41°20'09"E	9.63	
18	S05°38'37"W	8.00	
19	S56°26'30"W	3.50	
20	S87°36'28"W	14.00	
21	S41°20'09"E	2.23	
22	S30°58'46"E	10.34	

CURVE DATA			
CURVE	DELTA	RADIUS	ARC
1	07°40'54"	325.00	43.57
2	00°52'28"	275.00	4.20
3	00°49'44"	290.00	4.20
4	03°42'31"	225.00	14.56
5	05°33'29"	225.00	21.83
6	81°43'21"	15.00	21.39
7	55°09'00"	15.00	14.44
8	05°46'08"	55.00	5.54
9	18°56'13"	55.00	18.18
10	90°00'00"	15.00	23.56
11	02°49'20"	240.00	11.82
12	01°15'29"	240.00	5.27
13	90°00'00"	20.00	31.42
14	02°39'21"	30.00	1.39
15	05°23'04"	240.00	22.55
16	88°18'47"	15.00	23.12
17	03°32'55"	55.00	3.41
18	24°22'07"	55.00	23.39
19	07°51'58"	190.00	26.08
20	07°15'17"	175.00	22.16
21	18°07'07"	55.00	17.39

(432) DENOTES SQUARE FEET



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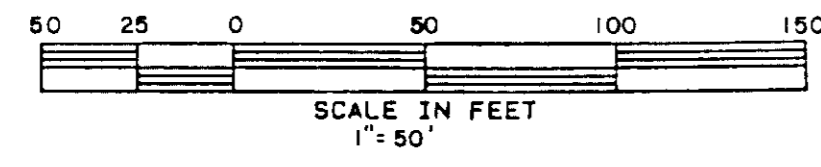
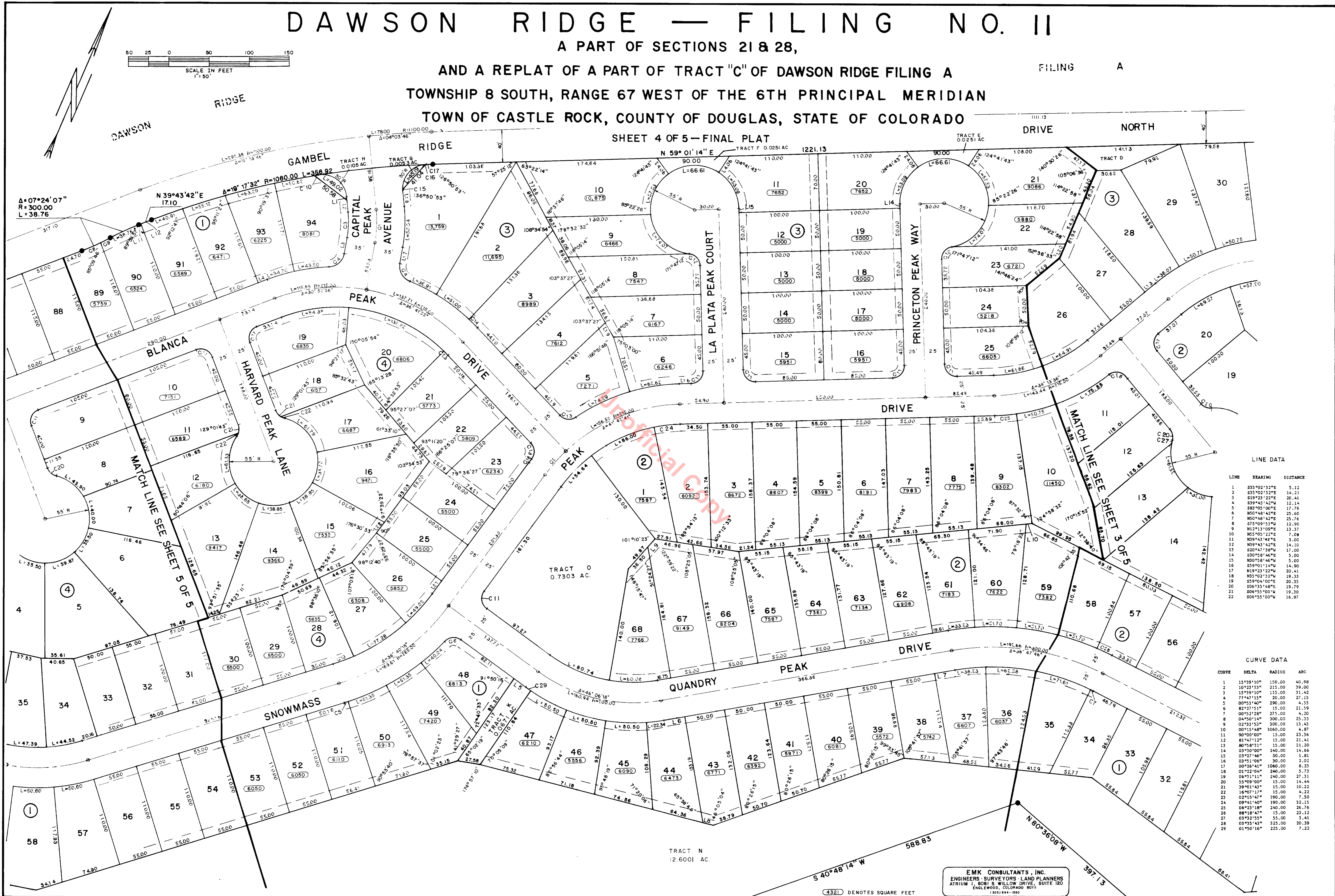
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FILING A

SHEET 4 OF 5 — FINAL PLAT



$\Delta = 07^{\circ}24'07''$   
 $R = 300.00$   
 $L = 38.76$

$N 39^{\circ}43'42'' E$   
 $17.10$

$\Delta = 10^{\circ}17'32''$   
 $R = 1080.00$   
 $L = 366.92$

LINE DATA

LINE	BEARING	DISTANCE
1	S35°02'32"E	5.12
2	S35°02'32"E	4.21
3	S19°23'22"E	20.41
4	S39°43'42"W	12.14
5	S83°05'00"W	17.79
6	N50°48'42"E	25.60
7	N50°48'42"E	25.76
8	S75°09'53"W	12.90
9	N12°13'09"E	15.37
10	N55°05'22"E	7.09
11	N39°43'42"E	3.00
12	N39°43'42"E	14.10
13	S20°47'38"W	17.00
14	S30°28'44"E	5.00
15	N35°08'46"W	5.00
16	S59°01'14"W	14.90
17	N19°23'22"E	20.41
18	S35°05'22"E	19.33
19	S59°04'00"E	20.35
20	S06°35'48"E	19.79
21	S06°35'48"E	19.30
22	S06°35'48"E	16.97

CURVE DATA

CURVE	DELTA	RADIUS	ARC
1	15°39'10"	150.00	40.98
2	10°23'33"	215.00	39.00
3	15°39'10"	115.00	31.42
4	77°47'15"	20.00	37.15
5	00°53'46"	290.00	4.53
6	82°27'51"	15.00	21.59
7	00°52'28"	275.00	4.30
8	04°50'14"	300.00	25.33
9	02°33'53"	300.00	13.43
10	00°13'48"	1060.00	4.87
11	00°00'00"	15.00	23.36
12	81°47'12"	15.00	21.41
13	80°58'33"	15.00	21.30
14	03°10'00"	240.00	14.66
15	03°27'46"	30.00	1.81
16	03°51'06"	30.00	2.02
17	00°28'43"	1040.00	8.23
18	01°22'04"	240.00	5.73
19	06°33'11"	240.00	27.31
20	55°00'00"	15.00	14.44
21	39°01'43"	15.00	10.22
22	16°07'17"	15.00	4.22
23	02°15'42"	150.00	7.50
24	09°41'40"	190.00	32.15
25	06°23'18"	240.00	26.76
26	88°18'47"	15.00	23.12
27	03°32'55"	55.00	3.41
28	03°35'43"	325.00	20.39
29	01°50'16"	225.00	7.22

EMK CONSULTANTS, INC.  
 ENGINEERS - SURVEYORS - LAND PLANNERS  
 ATRIUM I, 8081 S. WILLOW DRIVE, SUITE 120  
 ENGLEWOOD, COLORADO 80110  
 (303) 844-1800

4321 DENOTES SQUARE FEET

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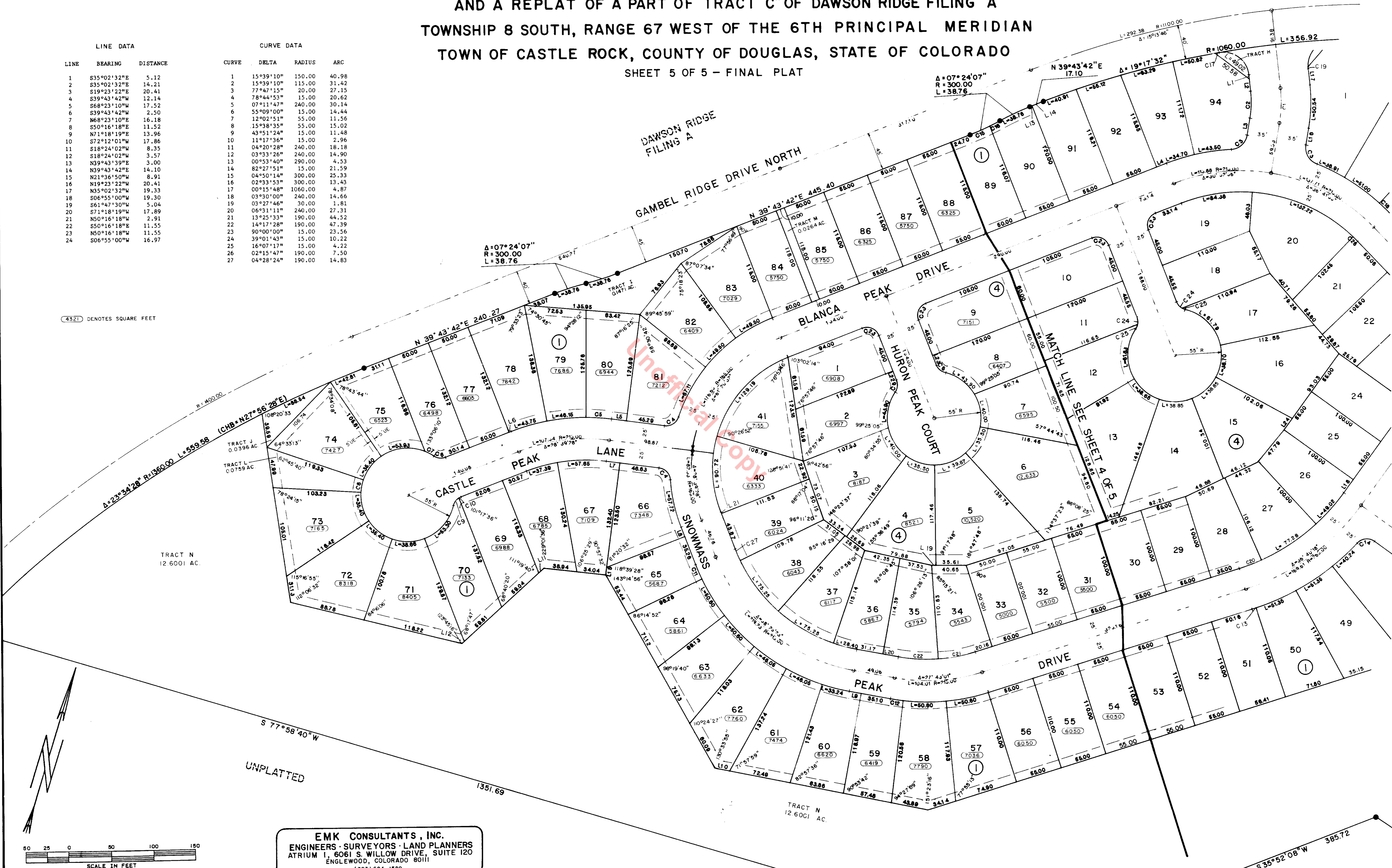
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 5 OF 5 — FINAL PLAT

LINE DATA			CURVE DATA			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC
1	S35°02'32"E	5.12	1	15°39'10"	150.00	40.98
2	S35°02'32"E	14.21	2	15°39'10"	115.00	31.42
3	S19°23'22"E	20.41	3	77°47'15"	20.00	27.15
4	S39°43'42"W	12.14	4	78°44'53"	15.00	20.62
5	S68°23'10"W	17.52	5	07°11'47"	240.00	30.14
6	S39°43'42"W	2.50	6	55°09'00"	15.00	14.44
7	S50°16'18"E	11.52	7	12°02'51"	55.00	11.56
8	S50°16'18"E	11.52	8	15°38'35"	55.00	15.02
9	N71°18'10"E	13.96	9	43°51'24"	15.00	11.48
10	S72°12'01"W	17.86	10	11°17'36"	15.00	2.96
11	S18°24'02"W	8.35	11	04°20'28"	240.00	18.18
12	S18°24'02"W	3.57	12	03°33'26"	240.00	14.90
13	N39°43'39"E	3.00	13	00°53'40"	290.00	4.53
14	N39°43'42"E	14.10	14	82°27'51"	15.00	21.59
15	N21°36'50"W	8.91	15	04°50'14"	300.00	25.33
16	N19°23'22"W	20.41	16	02°33'53"	300.00	13.43
17	N35°02'32"W	19.33	17	00°15'48"	1060.00	4.87
18	S06°55'00"W	19.30	18	03°30'00"	240.00	14.66
19	S61°47'30"W	5.04	19	03°27'46"	30.00	1.81
20	S71°18'19"W	17.89	20	06°31'11"	240.00	27.31
21	N50°16'18"W	2.91	21	13°25'33"	190.00	44.52
22	S50°16'18"E	11.55	22	14°17'28"	190.00	47.39
23	N50°16'18"E	11.55	23	90°00'00"	15.00	23.56
24	S06°55'00"W	16.97	24	39°01'43"	15.00	10.22
25			25	16°07'17"	15.00	4.22
26			26	02°15'47"	190.00	7.50
27			27	04°28'24"	190.00	14.83

(432) DENOTES SQUARE FEET



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