

# HANGMAN'S GULCH FILING NO. 1 PLAT

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

SHEET 1 OF 3

**LEGAL DESCRIPTION:**

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SAID CORNER BEING MARKED BY A 2.5" ALUMINUM CAP, STAMPED "SURVEY MONUMENT 1998 T7S R67W S34 S35 S3 S2 T8S R67W LS 6935 ARCHER & ASSOC"; THENCE SOUTH 87°32'14" EAST, A DISTANCE OF 1696.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LIGGETT ROAD SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 88°33'10" EAST A DISTANCE OF 232.56 FEET;  
 THENCE SOUTH 63°37'05" EAST A DISTANCE OF 120.71 FEET;  
 THENCE SOUTH 89°49'55" EAST A DISTANCE OF 118.28 FEET TO THE WEST RIGHT OF WAY LINE OF I-25;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 47°54'38" EAST A DISTANCE OF 45.25 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 924 ROW MONUMENT ROW PROJECT 13705"; THENCE SOUTH 00°29'15" WEST A DISTANCE OF 161.09 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897A ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 04°18'28" WEST A DISTANCE OF 147.12 FEET TO A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS NO 17488 2006 POINT NO 897 ROW MONUMENT ROW PROJECT 13705";

THENCE SOUTH 08°26'39" WEST A DISTANCE OF 302.85 FEET;  
 THENCE SOUTH 31°30'13" WEST A DISTANCE OF 212.33 FEET;  
 THENCE NORTH 25°24'29" WEST A DISTANCE OF 208.09 FEET;  
 THENCE TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1940.00 FEET AND A CENTRAL ANGLE OF 07°38'17" FROM WHICH THE RADIUS POINT BEARS SOUTH 82° 04' 53" WEST,  
 THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 258.62 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 11°44'15" WEST A DISTANCE OF 258.43 FEET;  
 THENCE NORTH 18°33'13" WEST A DISTANCE OF 345.94 FEET;  
 THENCE NORTH 41°33'52" WEST A DISTANCE OF 75.76 FEET TO A #5 REBAR WITH RED PLASTIC CAP STAMPED "ARCHER LS6935";  
 THENCE NORTH 28°24'05" WEST A DISTANCE OF 48.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 234,192 SQUARE FEET OR 5.376 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HANGMAN'S GULCH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AND TRACTS AS DESCRIBED AND SHOWN HEREON. THE SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24<sup>th</sup> DAY OF April, 2014

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

E.D. Siders  
 TANGIER, LLC  
 SIGNED THIS 24<sup>th</sup> DAY OF April, 2014

**NOTARY BLOCK:**

SUBSCRIBED AND SWORN TO ME BEFORE THIS 24<sup>th</sup> DAY OF April 2014 BY TANGIER, LLC.

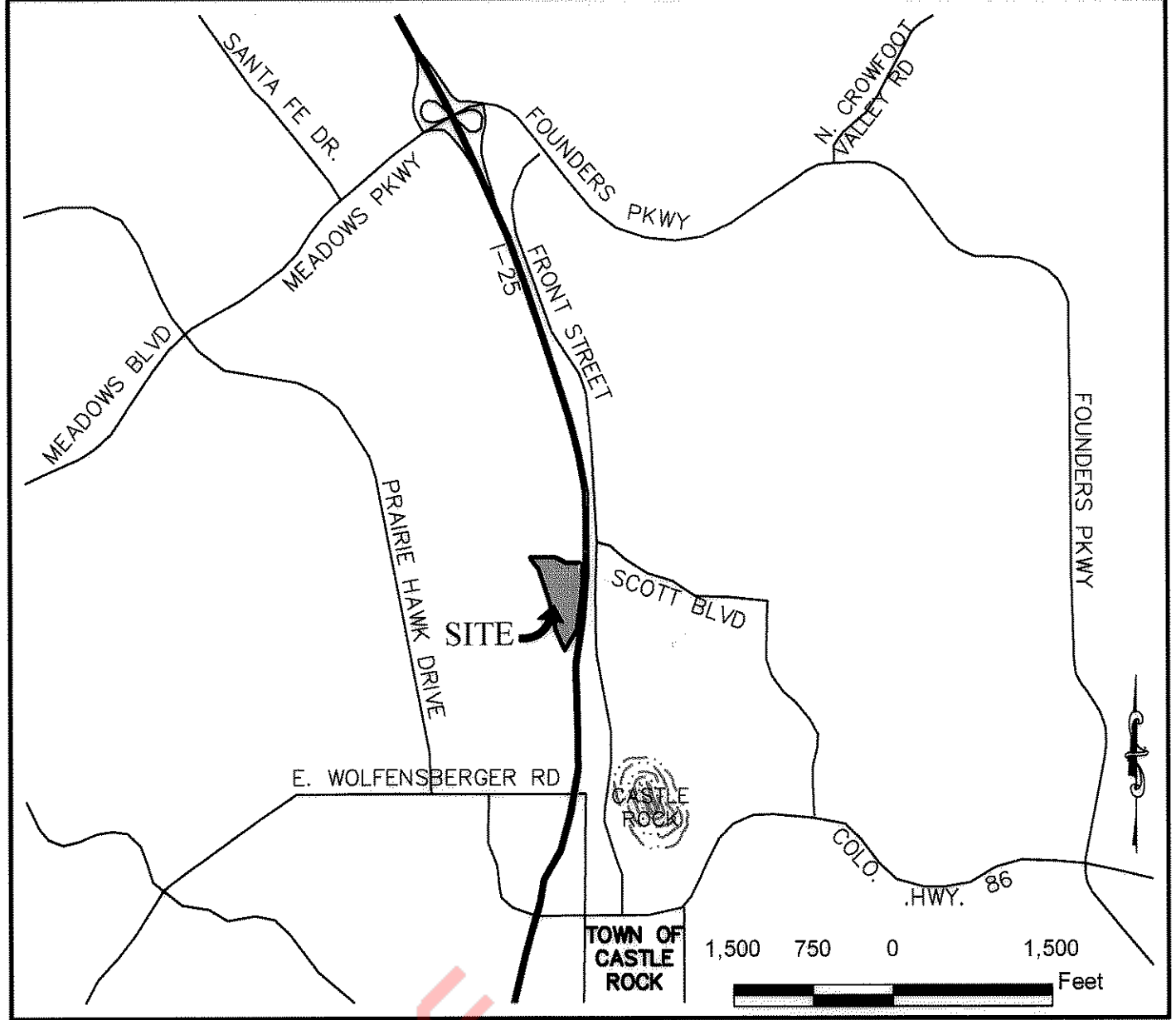
WITNESS MY HAND AND OFFICIAL SEAL

B. Busick  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11/01/2015



**WATER RIGHTS DEDICATION AGREEMENT:**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISIONS SUBJECT TO THE TERMS AND CONDITION OF THE HANGMAN'S GULCH ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 25TH DAY OF MARCH, 2014 AT RECEPTION NO. 2014014187 AND ACCORDINGLY 2.67 SFE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP  
 1" = 150'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PLAT
3	PLAT

**GENERAL NOTES:**

- THE 10-FOOT UTILITY EASEMENT AS SHOWN ON PLAN ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE IN ALL CASES. PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO FEMA REGULATED FLOOD PLAIN EXISTS ON THIS SITE.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT. AS-BUILT IRRIGATION DRAWINGS WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION INSTALLATION OF LANDSCAPE. ALL IRRIGATION WILL ADHERE TO WATER SCHEDULE AND OTHER REQUIREMENTS.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS & ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, & REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION & PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- PURSUANT TO SECTION 1.3.7 OF CHAPTER 10 OF THE PUBLIC WORKS REGULATIONS, THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 2 BEARING S89°09'30"E A DISTANCE OF 2696.39' AS SHOWN HERE ON.

**CONTACT INFORMATION:**

**OWNER:**  
 EDWARD D. SCOTT  
 2034 LIGGETT ROAD  
 CASTLE ROCK, CO 80109  
 303.588.6005

**DEVELOPER:**  
 STORAGE DEVELOPMENT CONSULTANTS  
 7964 KELTY TRAIL  
 FRANKTOWN, CO 80116  
 CONTACT: ALAN WESTFALL  
 303.725.1466

**ARCHITECT:**  
 HADC, INC.  
 POB 389  
 FRANKTOWN, CO 80116  
 303.931.2320  
 CONTACT: ROBERT HOOPER, AIA

**CIVIL ENGINEER:**  
 PEAK CIVIL CONSULTANTS  
 200 W. HAMPDEN AVENUE, SUITE 200  
 ENGLEWOOD, CO 80110  
 720.855.3859  
 CONTACT: JEFF FRENCH

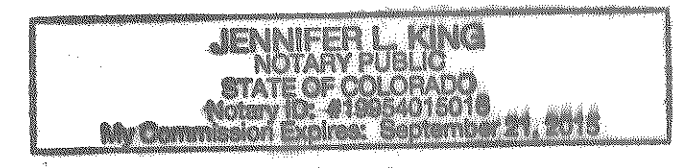
**LAND SURVEYOR:**  
 PEAK CIVIL CONSULTANTS  
 200 W. HAMPDEN AVENUE, SUITE 200  
 ENGLEWOOD, CO 80110  
 720.855.3859  
 CONTACT: STEVE STEVENSON

**LANDSCAPE ARCHITECT:**  
 POS GROUP, INC.  
 301 KALAMATH STREET, #102  
 DENVER, CO 80223  
 720.259.8248  
 CONTACT: PAUL SHOUKAS

**TITLE CERTIFICATE:**

I, Eric Strams, BEING AN AUTHORIZED REPRESENTATIVE OF Heritage Title 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE  
 SIGNED THIS 29<sup>th</sup> DAY OF April, 2014



SUBSCRIBED AND SWORN TO BEFORE ME THIS 29<sup>th</sup> DAY OF April, 2014, BY Eric Strams

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-21-2015

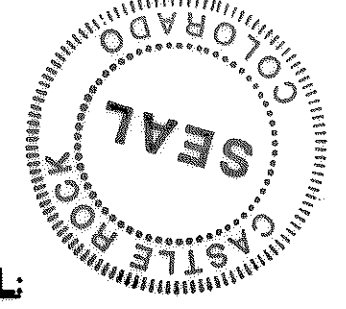
Jennifer King  
 NOTARY PUBLIC

**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 OF THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN MANAGER Mark Shaw DATE 4-30-14

ATTEST: Sally Murr DATE 4-30-14  
 TOWN CLERK



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24<sup>th</sup> DAY OF April, 2014.

Bill Detweiler  
 DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:48 AM ON THE 2nd DAY OF May, 2014, IN RECEPTION NO. 2014022022.

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Tulaym Pava  
 DEPUTY



**SURVEYOR STATEMENT:**

I, L. KELLEY STEVENSON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON SEPTEMBER 18TH, 2013, 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.



COLORADO REGISTERED LAND SURVEYOR No. 38231  
 FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC

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

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK CIVIL CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, PEAK CIVIL CONSULTANTS, INC. RELIED UPON HERITAGE TITLE COMPANY COMMITMENT NO. 451-H0373012-266-NCS, AMENDMENT NO. 2, AMEND. NO. 10, PREPARED BY HERITAGE TITLE COMPANY, DATED AUGUST 19, 2013.

HANGMAN'S GULCH FILING NO. 1  
 COVER SHEET  
 SHEET 1 OF 3  
 TOWN'S PROJECT NO. PL 13-0022  
 JOB NO: 11.69  
 DATE: 04/04/14

**Peak**  
 Civil Consultants  
 200 W. HAMPDEN AVE., SUITE 200  
 ENGLEWOOD, COLORADO 80110  
 PH: 720.855.3859  
 FAX: 720.528.8167  
 CONTACT: JEFF FRENCH, P.E.

SITE SUMMARY DATA	
LAND AREA WITHIN PROPERTY LINES (SQ. FT.)	234,192
LAND AREA WITHIN PROPERTY LINES (AC.)	5.376
HARD SURFACE AREA (SQ. FT.)	71,655
HARD SURFACE AREA (%)	30.60%
LANDSCAPE AREA (SQ. FT.)	86,454
LANDSCAPE AREA (%)	36.92%

TRACT SUMMARY			
TRACT NAME	AREA (ACRES)	USE	OWNERSHIP \ MAINTENANCE
A	0.03	R.O.W. DEDICATION	TOWN OF CASTLE ROCK
B	0.01	R.O.W. DEDICATION	TOWN OF CASTLE ROCK

# HANGMAN'S GULCH FILING NO. 1 PLAT

PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO  
SHEET 2 OF 3

POINT OF COMMENCEMENT  
NORTHWEST COR. SEC.  
2-8S-67W FOUND 2 1/2"  
ALUM. CAP STAMPED  
SURVEY MONUMENT 1998  
T7S R67W S34 S35 S3 S2  
T8S R67W LS 6935  
ARCHER & ASSOC.

**LEGEND**

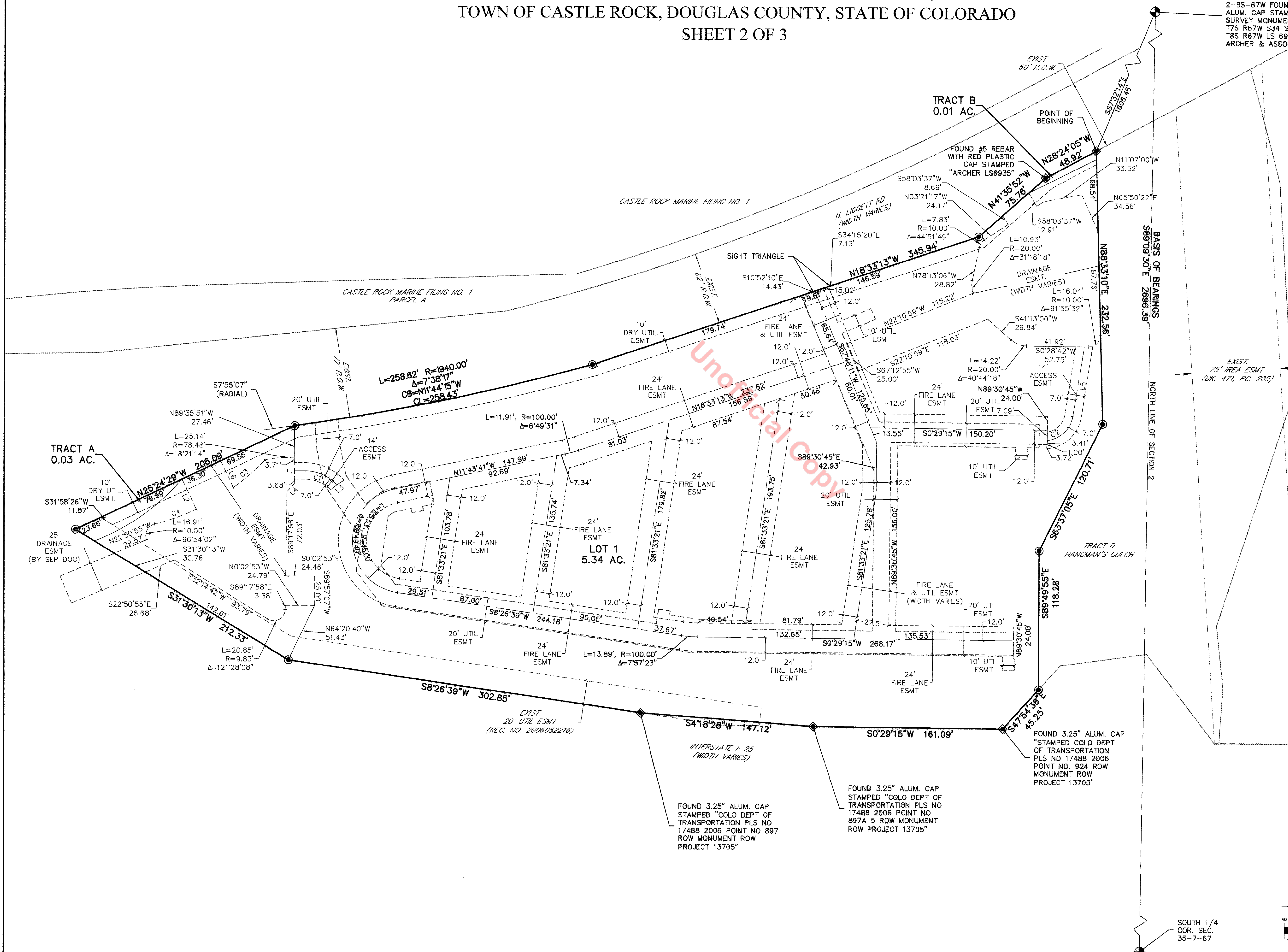
- ALIQUOT CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- 
- 

**LINE TABLE**

LINE	LENGTH	BEARING
L1	21.39'	N89°05'15"E
L2	28.59'	S64°35'31"W
L3	14.18'	N36°09'07"W
L4	9.75'	N47°20'29"W
L5	60.23'	S80°55'31"E
L6	25.23'	S64°35'31"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.41'	37.27'	39°03'23"	S20°45'59"W	24.92'
C2	31.81'	25.20'	72°20'15"	N43°23'25"W	29.74'
C3	35.76'	194.89'	10°30'48"	N41°19'01"W	35.71'
C4	37.77'	194.89'	11°06'09"	N19°46'38"W	37.71'

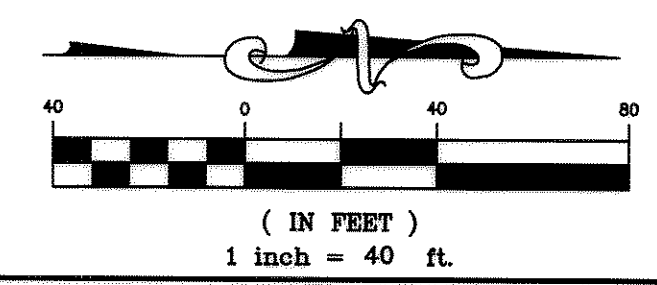


HANGMAN'S GULCH FILING NO. 1  
PLAT  
SHEET 2 OF 3  
TOWN'S PROJECT NO. PL 13-0022  
JOB NO: 11.69  
DATE: 04/04/14

**Peak**  
Civil Consultants

200 W. HAMPDEN AVE., SUITE 200  
ENGLEWOOD, COLORADO 80110  
PH: 720.855.3859  
FAX: 720.528.8167  
CONTACT: JEFF FRENCH, P.E.

SOUTH 1/4  
COR. SEC.  
35-7-67

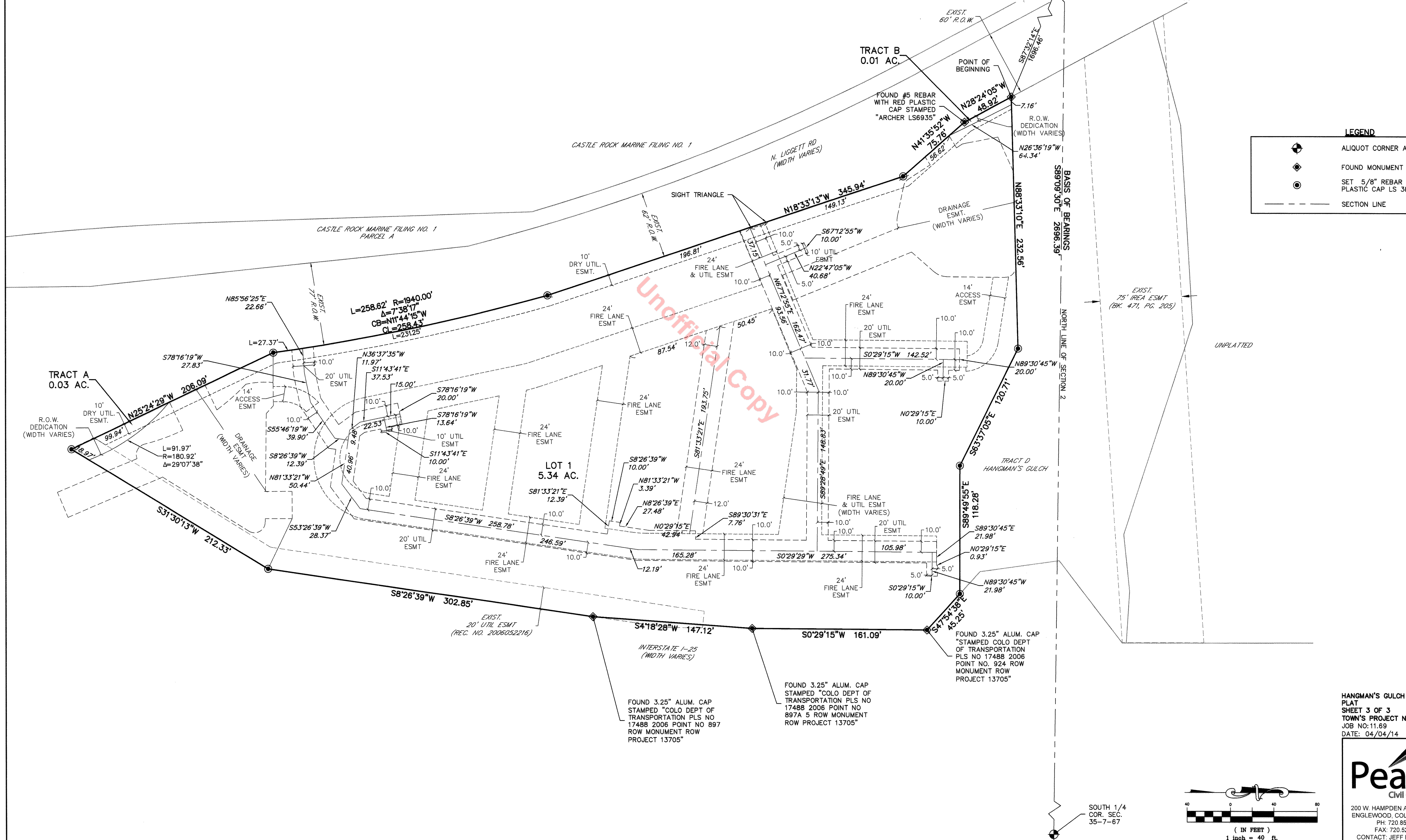


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PART OF SECTION 2, T8S, R67W OF THE 6TH. P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO  
SHEET 3 OF 3

POINT OF COMMENCEMENT  
NORTHWEST COR. SEC.  
2-8S-67W FOUND 2 1/2"  
ALUM. CAP STAMPED  
SURVEY MONUMENT 1998  
T7S R67W S34 S35 S3  
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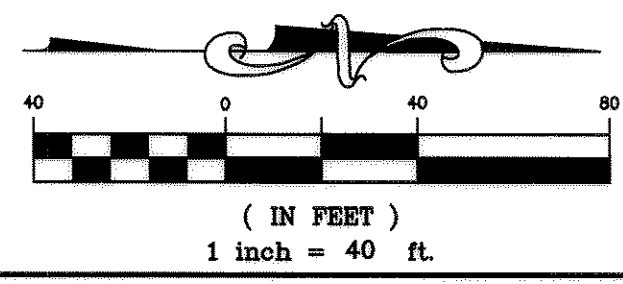
LEGEND	
	ALIQUOT CORNER AS NOTED
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR W/PURPLE PLASTIC CAP LS 38231
	SECTION LINE



HANGMAN'S GULCH FILING NO. 1  
PLAT  
SHEET 3 OF 3  
TOWN'S PROJECT NO. PL 13-0022  
JOB NO. 11.89  
DATE: 04/04/14

**Peak**  
Civil Consultants

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SOUTH 1/4  
COR. SEC.  
35-7-67