

HANGMAN'S GULCH FILING NO. 2 PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER & GENERAL NOTES
2	FINAL PLAT MAP
3	EASEMENT DETAILS
4	LINE AND CURVE TABLES

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE S89°09'30"E 946.04 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 ALSO BEING THE NORTH LINE OF SAID SECTION 2 TO THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING;
THENCE N25°47'42"W 1471.37 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35 AND A FOUND NUMBER 5 REBAR WITH A RED PLASTIC CAP, ILLEGIBLE;
THENCE S89°18'41"E 578.06 FEET ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35 TO THE WEST RIGHT OF WAY LINE OF LIGGETT ROAD AND A FOUND REBAR WITH A RED PLASTIC CAP MARKED "PLS 6935";
THENCE S28°20'19"E 1410.34 FEET ALONG SAID WEST RIGHT OF WAY LINE OF LIGGETT ROAD TO A FOUND NUMBER 5 REBAR WITH NO CAP BEING THE NORTHEASTERLY CORNER OF TRACT C OF CASTLE ROCK MARINE FILING NO. 1 AS RECORDED AT RECEPTION NUMBER 2009074562, PUBLIC RECORDS, COUNTY OF DOUGLAS, STATE OF COLORADO;
THENCE S73°38'10"W 587.93 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT C TO SAID EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE N25°47'42"W 99.02 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINING 811,829 SQUARE FEET, OR 18.64 ACRES, MORE OR LESS.

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N0°54'29"W BETWEEN A FOUND 2.5" ALUMINUM CAP STAMPED "ARCHER & ASSOCIATES 1986 PLS 6935" AT THE SOUTHWEST CORNER OF SAID SECTION 35 AND A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 37064" AT THE SOUTH 1/16 CORNER OF SAID SECTION 35 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 3 LOTS, 2 TRACTS, AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HANGMAN'S GULCH FILING NO. 2 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT B WILL BE DEDICATED TO THE TOWN BY SEPARATE INSTRUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USE HEREON.

OWNERS:

Adam B. Scott
ADAM B. SCOTT

Kyle A. Scott
KYLE A. SCOTT

SIGNED THIS 2nd DAY OF October, 2017

SIGNED THIS 2nd DAY OF October, 2017

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF October, 2017

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF October, 2017

BY ADAM B. SCOTT

BY KYLE A. SCOTT

WITNESS MY HAND AND OFFICIAL SEAL:

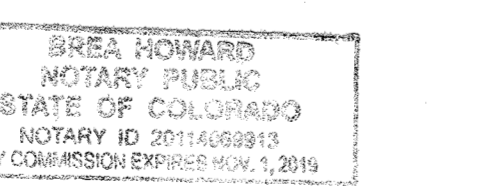
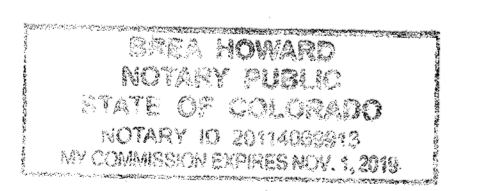
Brea Howard
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL:

Brea Howard
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOV 1, 2019

MY COMMISSION EXPIRES: NOV 1, 2019

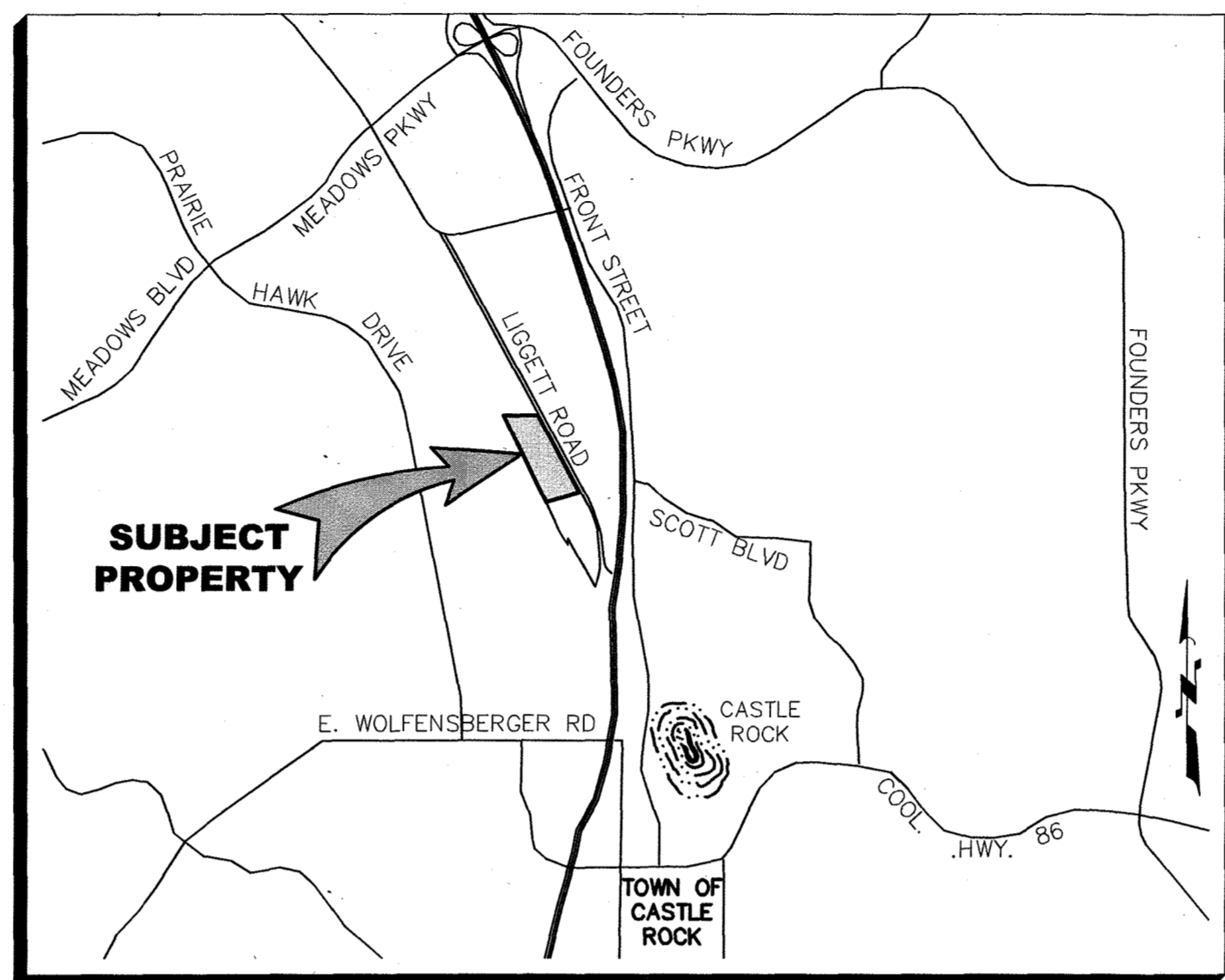


STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21 DAY OF October, 2017

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

10/27/17
DATE



VICINITY MAP
SCALE: 1" = 1,500'

LAND USE TABLE				
LAND	ACREAGE	OWNERSHIP	MAINTENANCE	USEAGE
LOT 1	3.29	DEVELOPER	DEVELOPER	STORAGE UNITS
LOT 2	2.28	DEVELOPER	DEVELOPER	STORAGE UNITS
LOT 3	9.45	DEVELOPER	DEVELOPER	FUTURE DEVELOPMENT
TRACT A	3.15	DEVELOPER	DEVELOPER	STORM WATER DETENTION/ DRAINAGE EASEMENT
TRACT B	0.47	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	RIGHT-OF-WAY

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 OF CASTLE ROCK.

[Signature]
TOWN MANAGER

ATTEST:

[Signature]
TOWN CLERK

TITLE VERIFICATION:

Earl Stearns, 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, LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]
AUTHORIZED REPRESENTATIVE

HERITAGE TITLE COMPANY

SIGNED THIS 3rd DAY OF October, 2017

NOTARY BLOCK:

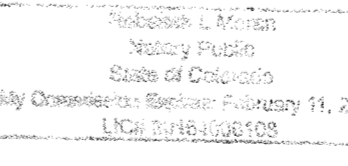
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF October, 2017

BY: Earl Stearns AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

Rebekah A. Mason
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-11-19



WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HANGMAN'S GULCH ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED ON THE 25TH DAY OF MARCH, 2014, AT RECEPTION NUMBER 2014014187.

OWNER:
ADAM B. SCOTT
KYLE A. SCOTT
2034 LIGGETT ROAD
CASTLE ROCK, COLORADO 80109
CONTACT: ED SCOTT

SURVEYOR:
ATWELL, LLC
143 UNION BLVD. #700
LAKEWOOD, COLORADO 80228
CONTACT: SHAWN D. CLARKE

ENGINEER / LAND PLANNER:
ATWELL, LLC
143 UNION BLVD. #700
LAKEWOOD, COLORADO 80228
CONTACT: RICK WEED

GENERAL NOTES:

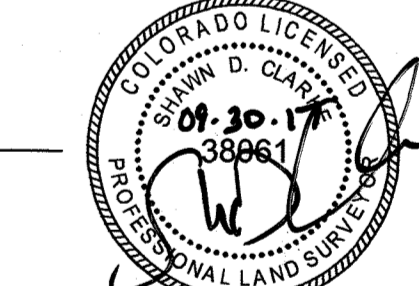
- EASEMENTS DESIGNATED AS "UTIL. ESMT." AS SHOWN ON PLAN ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS 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.
- EASEMENTS DESIGNATED AS "ACCESS/SIDEWALK ESMT." AS SHOWN ON PLAN ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC SIDEWALKS.
- EASEMENTS DESIGNATED AS "PUBLIC ACCESS ESMT." AS SHOWN ON PLAN ARE FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF THE DETENTION POND FACILITIES.
- EASEMENTS DESIGNATED AS "WATER ESMT." AS SHOWN ON PLAN ARE FOR THE EXCLUSIVE USE OF INSTALLING AND MAINTAINING WATER LINES AND ASSOCIATED APPURTENANCES.
- EASEMENTS DESIGNATED AS "FIRE LANE, UTILITY AND ACCESS ESMT." AS SHOWN ON PLAN ARE FOR THE USE OF EMERGENCY VEHICLES AND 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.
- NO FEMA REGULATED 100 YEAR FLOODPLAIN EXISTS ON THIS SITE, PER FIRM MAP NO. 08035C01886, DATED MARCH 16, 2016. THE SITE IS WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- 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.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT; THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100-YEAR FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBEL'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE THE LINK BELOW FOR INFORMATION RELATED TO THE PREBEL'S MEADOW JUMPING MOUSE.
<http://www.fws.gov/mountain-prairie/species/mammals/prebel/>
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35 BEARING N0°54'29"W A DISTANCE OF 1314.78' AS SHOWN HEREON.

SURVEY CERTIFICATION:

I, SHAWN D. CLARKE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I REVIEWED THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WHICH WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
SHAWN D. CLARKE, PLS
COLORADO REG. NO. 38061
FOR AND ON BEHALF OF
ATWELL, LLC

DATE: 09-30-17

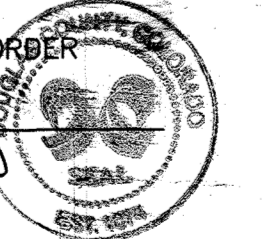


NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:18pm ON THE 27th DAY OF October, 2017 AT RECEPTION NUMBER 2017073272

DOUGLAS COUNTY CLERK AND RECORDER:
BY: [Signature]
DEPUTY

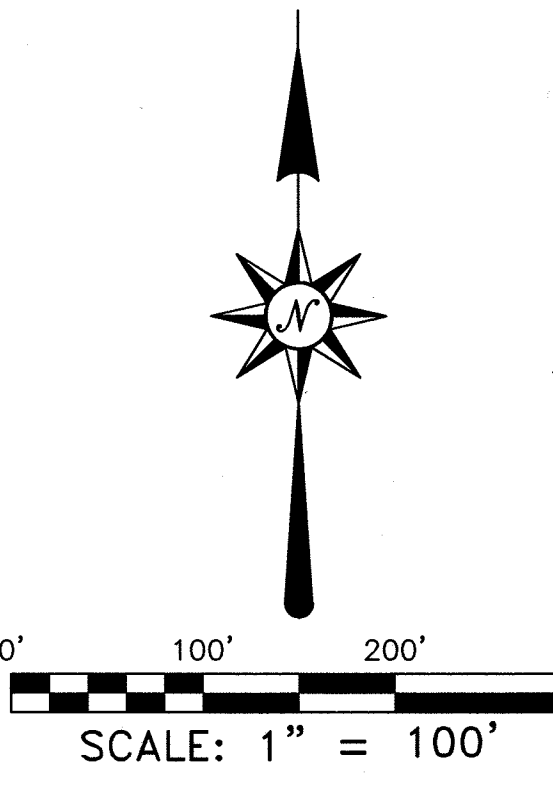
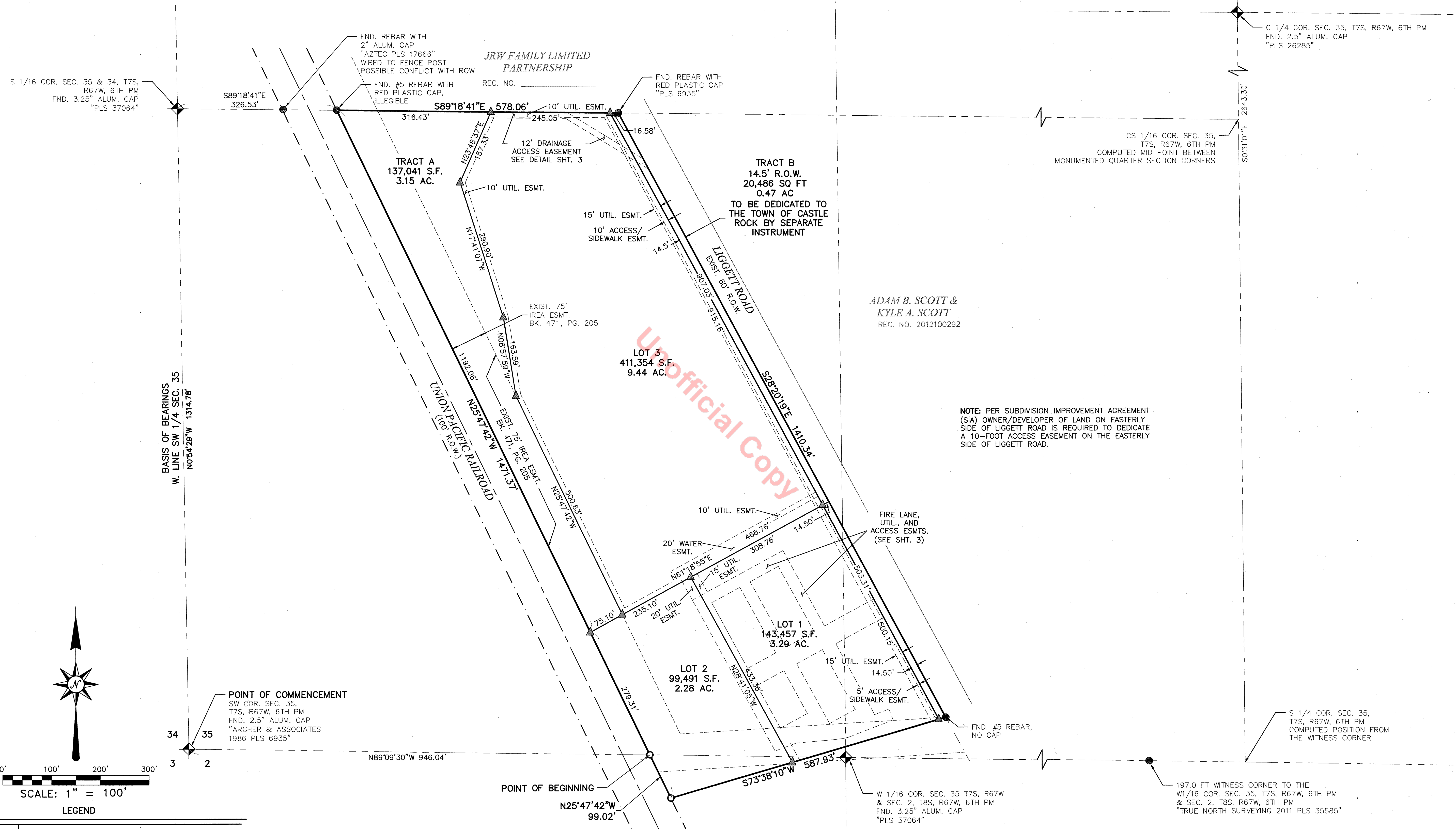


COVER AND GENERAL NOTES
HANGMAN'S GULCH FILING NO. 2 PLAT
PROJECT NO. PL17-0017

<p>ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100</p>	REVISIONS REVIEW COMMENTS 08/01/2017 REVISIONS 08/16/2017 REVISIONS 09/18/2017 REVISIONS 09/30/2017	SHEET 1 OF 4
	File No. CASTLELOCK Date Drawn 4/04/17 Drawn By: FWK Checked By: SDC Job No. 15001241	

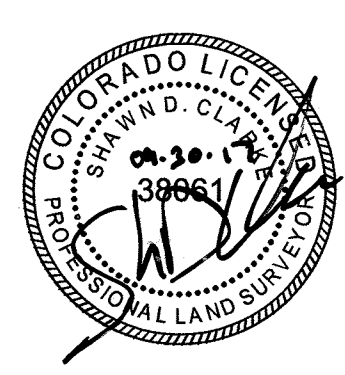
HANGMAN'S GULCH FILING NO. 2 PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	SECTION CORNER, AS NOTED
	FOUND MONUMENT, AS NOTED
	FOUND NAIL AND BRASS TAG, PLS 29430
	SET #5 REBAR WITH ORANGE PLASTIC CAP PLS 38061
	SUBJECT PARCEL BOUNDARY LINE
	SUBDIVISION LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	SECTION LINE



Unofficial Copy

NOTE: PER SUBDIVISION IMPROVEMENT AGREEMENT (SIA) OWNER/DEVELOPER OF LAND ON EASTERLY SIDE OF LIGGETT ROAD IS REQUIRED TO DEDICATE A 10-FOOT ACCESS EASEMENT ON THE EASTERLY SIDE OF LIGGETT ROAD.

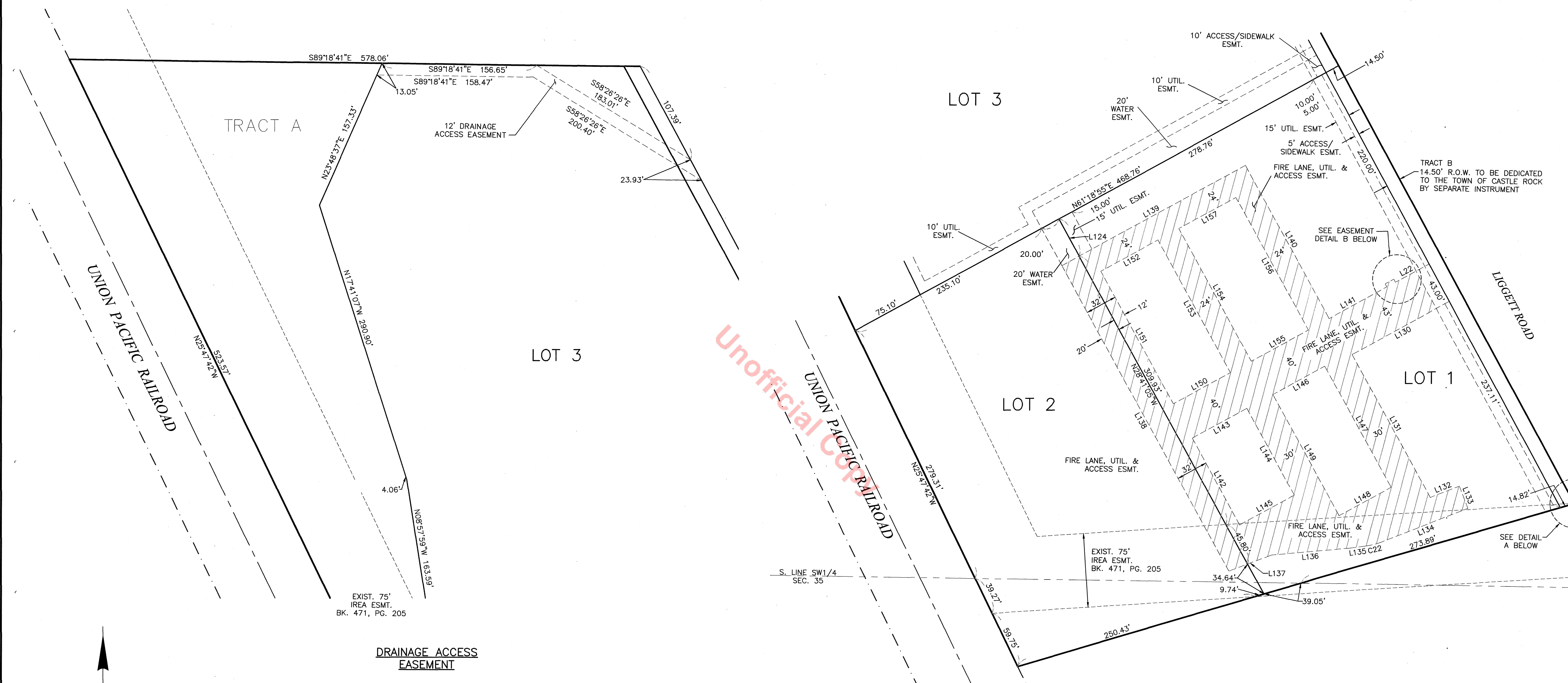
FINAL PLAT MAP
HANGMAN'S GULCH FILING NO. 2 PLAT
PROJECT NO. PL17-0017

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

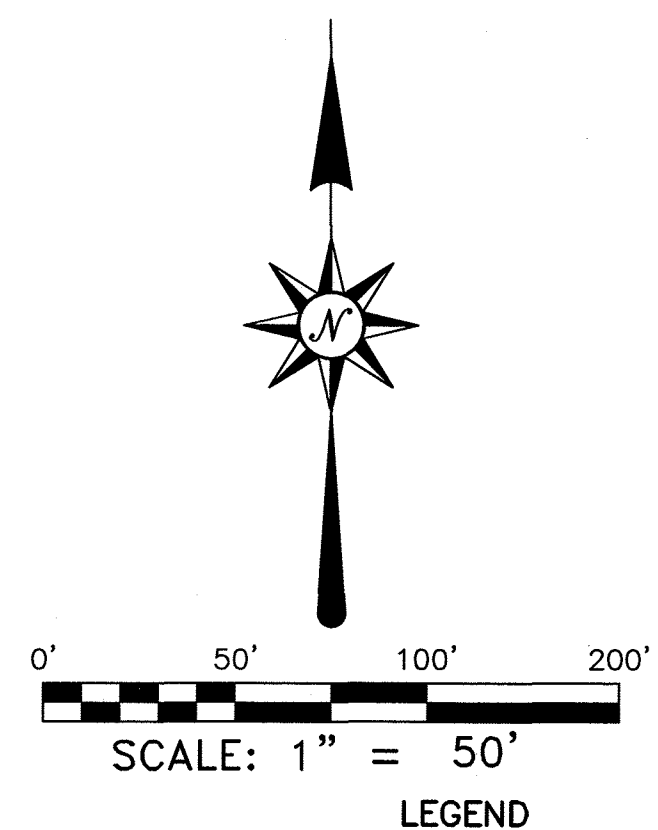
REVISIONS		SHEET 2 OF 4
REVIEW COMMENTS	08/01/2017	
REVISIONS	08/16/2017	
REVISIONS	09/18/2017	
File No.	CASTLELOCK	Date Drawn: 4/04/17 Drawn By: TWK Checked By: SDC Job No.: 15001241
Date Drawn	4/04/17	
Drawn By	TWK	
Checked By	SDC	

HANGMAN'S GULCH FILING NO. 2 PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

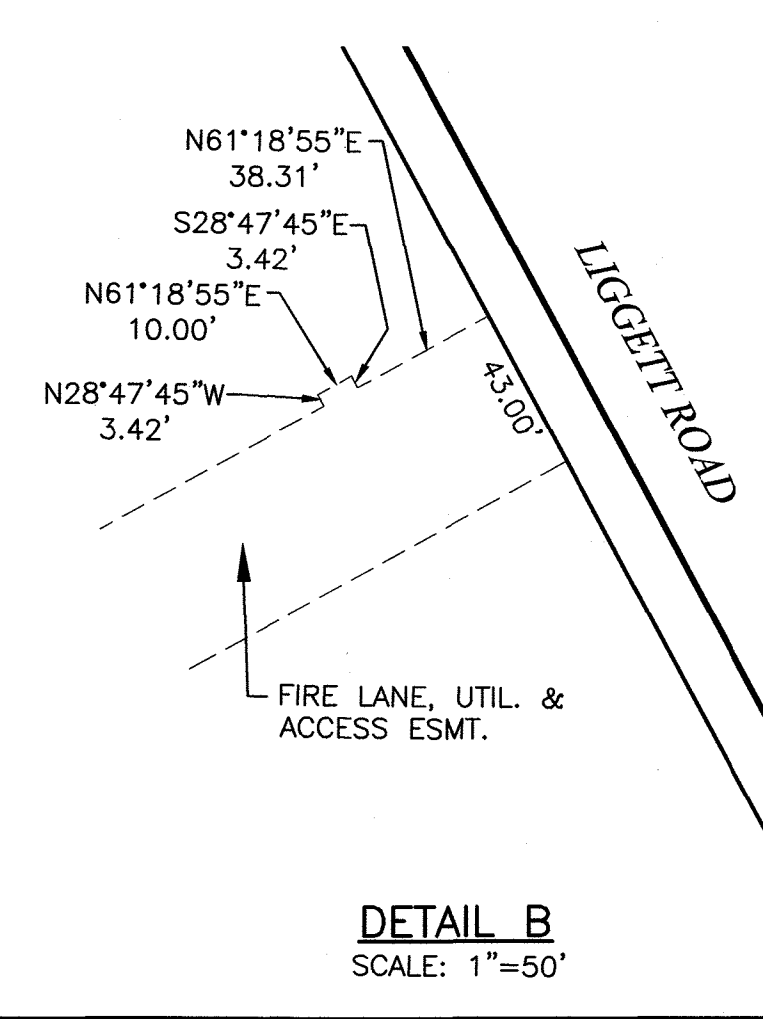
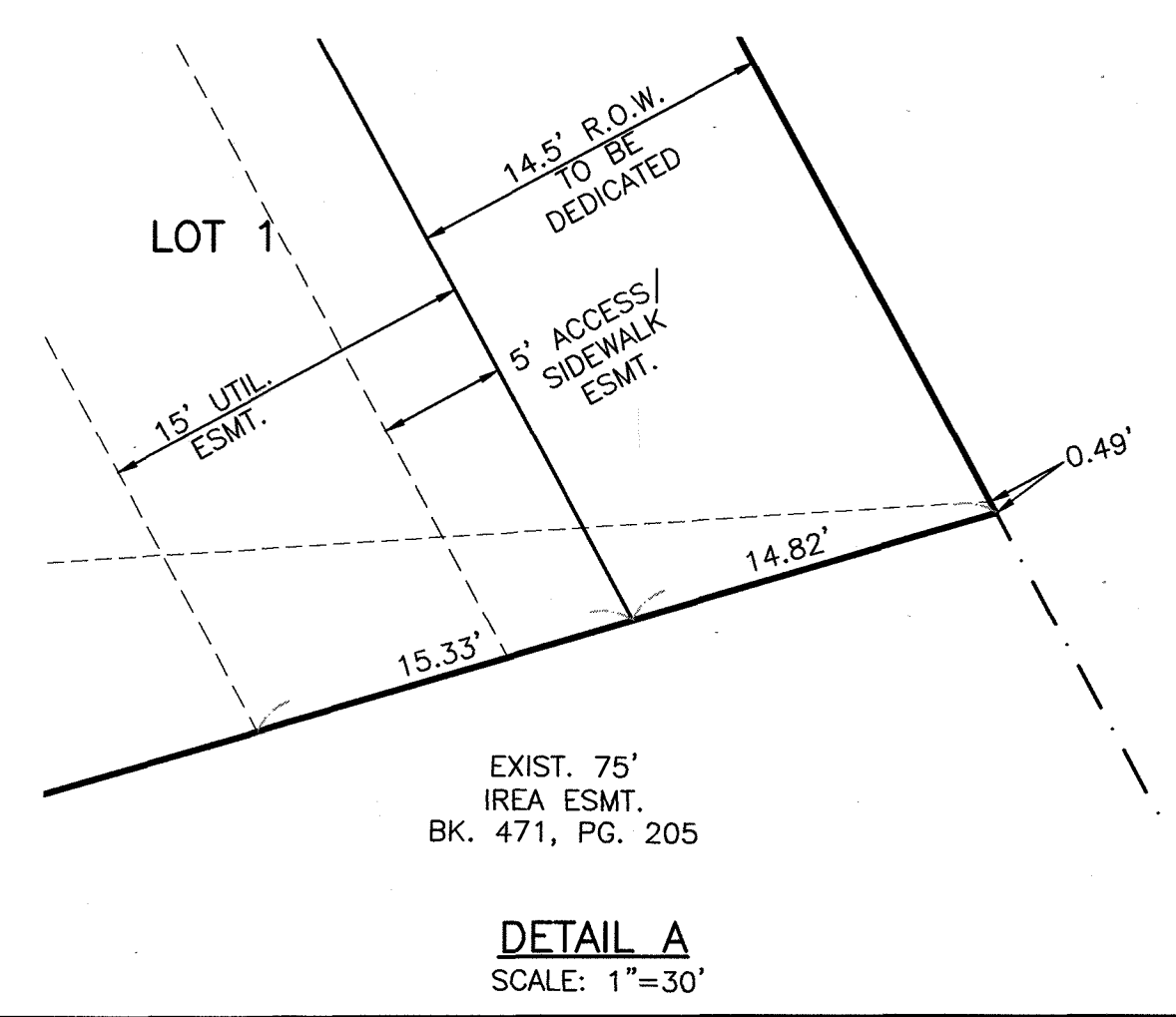


Unofficial Copy

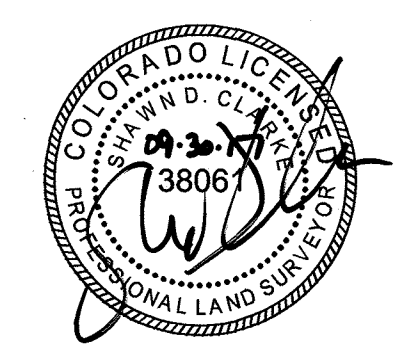


	SECTION CORNER, AS NOTED
	FOUND MONUMENT, AS NOTED
	FOUND NAIL AND BRASS TAG, PLS 29430
	SUBJECT PARCEL BOUNDARY LINE
	SUBDIVISION LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	SECTION LINE

DRAINAGE ACCESS EASEMENT



LOTS 1 & 2 EASEMENTS



EASEMENT DETAILS
HANGMAN'S GULCH FILING NO. 2 PLAT
PROJECT NO. PL17-0017

REVISIONS	
REVIEW COMMENTS	08/01/2017
	08/16/2017
	09/18/2017

SHEET	3
OF 4	
File No.	CASTLELOCK
Date Drawn	4/04/17
Drawn By	TWK
Checked By	SDC
Job No.	15001241

HANGMAN'S GULCH FILING NO. 2 PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Parcel Line Table		
Line #	Length	Direction
L22	38.81	N61° 18' 55.10"E
L130	112.18	S61° 17' 06.63"W
L131	165.14	S28° 41' 05.05"E
L132	31.50	N68° 34' 15.78"E
L133	24.00	S21° 25' 44.22"E
L134	94.57	S68° 34' 15.78"W
L135	17.99	S82° 28' 33.53"W
L136	78.20	S85° 00' 07.82"W
L137	46.19	S69° 12' 34.57"W
L138	352.95	N28° 41' 05.07"W
L139	212.00	N61° 18' 55.10"E
L140	177.00	S28° 41' 05.05"E
L141	66.62	N61° 18' 55.10"E
L142	100.00	N28° 41' 05.05"W
L143	63.00	N61° 18' 46.94"E
L144	100.00	S28° 41' 05.05"E
L145	63.00	S61° 18' 54.95"W
L146	60.00	N61° 18' 46.94"E
L147	140.00	S28° 41' 05.05"E
L148	60.00	S61° 18' 54.95"W
L149	140.00	N28° 41' 05.05"W
L150	66.00	S61° 18' 46.94"W
L151	153.00	N28° 41' 05.05"W
L152	66.00	N61° 18' 55.10"E
L153	153.00	S28° 41' 05.05"E

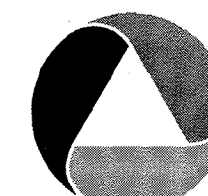
Parcel Line Table		
Line #	Length	Direction
L154	153.00	S28° 41' 05.05"E
L155	66.00	N61° 18' 46.94"E
L156	153.00	N28° 41' 05.05"W
L157	66.00	S61° 18' 55.10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	15.77	65.00	13.91	S75° 31' 24"W	15.74

Unofficial Copy



LINE AND CURVE TABLES
HANGMAN'S GULCH FILING NO. 2 PLAT
PROJECT NO. PL17-0017

 ATWELL 866.850.4200 www.atwell-group.com 143 UNION BOULEVARD, SUITE 700 LAKEWOOD, CO 80228 303.462.1100	REVISIONS REVIEW COMMENTS 08/01/2017 REVISIONS 08/16/2017 REVISIONS 09/18/2017	SHEET 4 OF 4
	File No. CASTLELOCK Date Drawn 4/04/17 Drawn By TWK Checked By SDC Job No. 15001241	