

PLAT IDENTIFICATION SHEET



2003163943 3 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
3 PGS

2003163943
11/14/2003 10:39 AM

GRANTOR:

(owner/signer)

U.S. Home Corporation, Inc.

GRANTEE:

(subdivision name or name of plat)

Hazen/Moore Filing No. 2
Final Plat

LEGAL:

(section-township-range)

35-7-67

HAZEN/MOORE FILING NO.2

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT

SHEET 1 OF 3

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HAZEN/MOORE FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY, DRAINAGE, STORMWATER, AND EMERGENCY ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

EXECUTED THIS 19th DAY OF June, 2003.

OWNER:

U.S. HOME CORPORATION, INC.

BY: James E. Roberts AS: S.U.P.

NOTARY CERTIFICATE

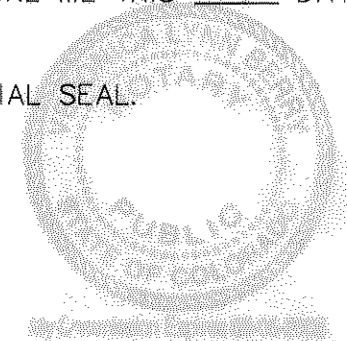
STATE OF COLORADO }
COUNTY OF Douglas } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF June, 2003 BY Vernell E. Roberts

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES March 5, 2005

NOTARY PUBLIC Veronica Lynn Berry



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 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:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 35, ALSO BEING THE TRUE POINT OF BEGINNING: THENCE SOUTH 01°16'13" EAST A DISTANCE OF 744.12 FEET; THENCE NORTH 89°09'22" WEST A DISTANCE OF 1503.39 FEET; THENCE NORTH 26°30'45" WEST A DISTANCE OF 764.35 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT 71.70 FEET, HAVING A CENTRAL ANGLE OF 03°54'45" AND A RADIUS OF 1050.00 FEET WITH A CHORD BEARING NORTH 24°33'23" WEST A DISTANCE OF 71.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE SOUTHERN BOUNDARY OF METZLER RANCH FILING NO. 1, RECEPTION NO. 9836530; THENCE ALONG SAID SECTION LINE AND SAID BOUNDARY SOUTH 89°09'20" EAST A DISTANCE OF 1857.93 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1,250,731 SQUARE FEET, OR 28.713 ACRES, MORE OR LESS.

GENERAL NOTES:

1) THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.

2) PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE 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, AND 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 AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

3) 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.

CONTACT INFORMATION

OWNER/DEVELOPER

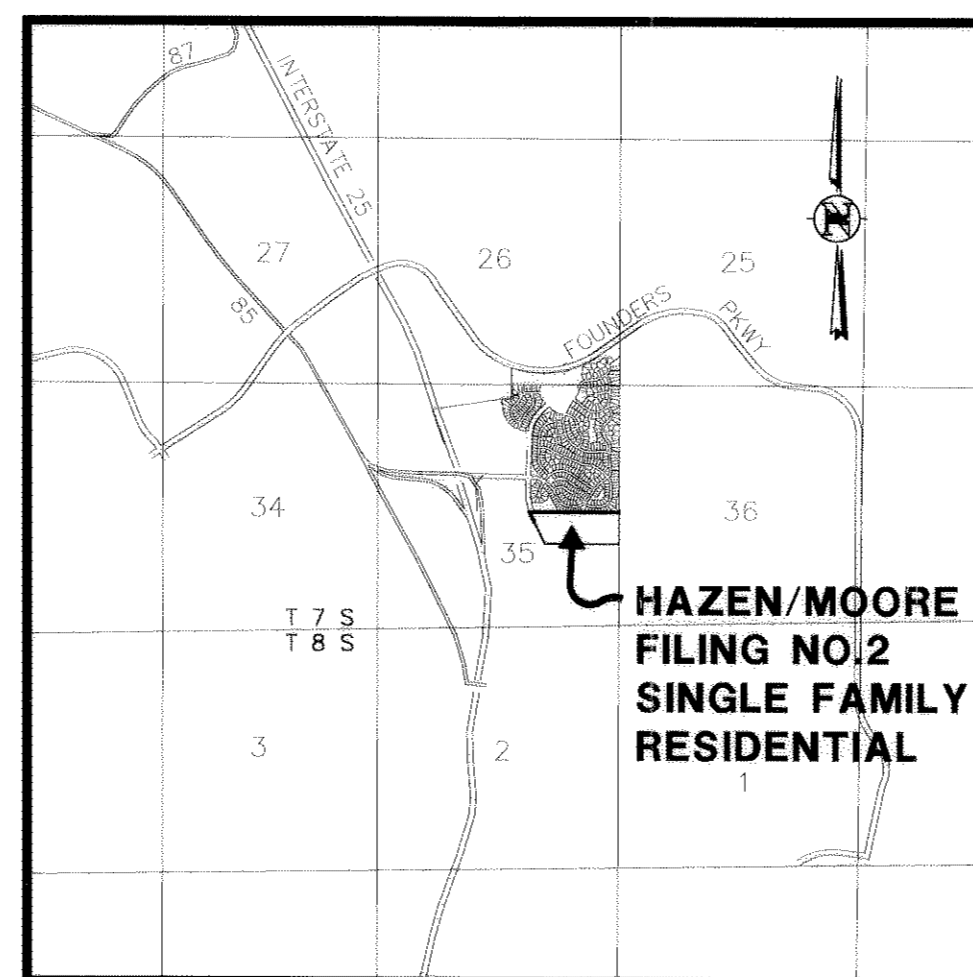
U.S. HOME CORPORATION
6000 S. Greenwood Plaza, Suite 840
Englewood, Colorado 80110
Contact: Vernell Roberts
Phone: (303)779-6100
Fax: (303)779-0715

PLANNER & LANDSCAPE ARCHITECT

PLAN WEST
8000 East Prentice Avenue, Suite C-1
Englewood, Colorado 80111
Contact: Bill Howard
Phone: (303)741-1411
Fax: (303)741-1492

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 East Prentice Ave., Suite 101
Greenwood Village, Colorado 80111
Contact: William Mayer/John West
Phone: (303)741-6000
Fax: (303)741-6106



VICINITY MAP
SCALE 1" = 4000'

HAZEN/MOORE FILING #2 Land Use Summary Table

SINGLE FAMILY DETACHED	
1. NUMBER OF LOTS	76 SFE
2. GROSS DENSITY	2.65 LOTS/ACRE
3. LAND USE	RESIDENTIAL
4. BUILDING TYPE	SINGLE FAMILY DETACHED
5. ROADWAY AREA (LOCAL & ARTERIAL R.O.W.)	7.053 ACRES
6. LOT AREA	15.887 ACRES
7. PRIVATE OPEN SPACE (TRACTS A,B,C,D & E)	5.773 ACRES
8. TOTAL PLAN AREA (LOTS, OPEN SPACE & ROW)	28.713 ACRES

SURVEY AND OTHER NOTES:

1) NOTICE: IN ACCORDANCE WITH CRS 13-80-105.3 "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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

2) NOTICE: IN ACCORDANCE WITH CRS 13-80-105.3 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

3) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 89°09'20" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

4) BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 25645 AND ARE INDICATED BY

5) THERE ARE 76 SINGLE FAMILY LOTS IN THIS SUBDIVISION.

6) DATE OF SURVEY: NOVEMBER 2000

7) ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 10'; SIDE LOT BETWEEN LOTS 5' ONLY WHERE SHOWN ON THIS PLAT; REAR LOT 10'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.

8) TRACTS A, B, C, D AND E WILL BE DEDICATED, BY SEPARATE DOCUMENT, AS PRIVATE OPEN SPACE TO THE HOMEOWNERS' ASSOCIATION FOR HAZEN/MOORE FILING NO.2 FOR OWNERSHIP AND MAINTENANCE AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACES, TRAILS, SIGNAGE, ENTRY FEATURES AND/OR PARK FACILITIES.

9) ALL CUL-DE-SAC SHOULDER RADII ARE 25.00' UNLESS OTHERWISE NOTED.

10) (NR) INDICATES A NON-RADIAL LINE.

11) NO DESIGNATED REGULATORY FLOOD PLAIN EXISTS WITHIN THIS SITE AS PER FEMA FIRM MAP, PANEL NO. 0800490188C.

12) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS OR RIGHTS-OF-WAY OF RECORD, ROCKY MOUNTAIN CONSULTANTS, INC., RELIED UPON COMMITMENT NO. BDC 207995 C2, PREPARED BY NORTH AMERICAN TITLE COMPANY OF COLORADO, DATED MAY 28, 2003.

SURVEYORS CERTIFICATE

I, JOHN R. WEST, JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING NOVEMBER 2000, 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.

I ATTEST THE ABOVE ON THIS 19th DAY OF June, 2003.

JOHN R. WEST, JR. P.L.S. 25645

FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVENUE, SUITE 101
GREENWOOD VILLAGE, COLORADO 80111
303-741-6000

TITLE CERTIFICATE

I, Ann H. Welton BEING AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY OF COLORADO, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 20th DAY OF June, 2003.

Ann H. Welton
AUTHORIZED REPRESENTATIVE
NORTH AMERICAN TITLE COMPANY OF COLORADO

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HAZEN/MOORE DEVELOPMENT AGREEMENT, RECORDED ON THE 17TH DAY OF OCTOBER, 2001, BOOK 2155, PAGE 18, AT RECEPTION NO. 01097410, AND, ACCORDINGLY, 86 SFE ARE DEBITED FROM THE WATER BANK.

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 ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

TOWN CLERK

TOWN MANAGER

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 20th DAY OF June, 2003.

Dorothy A. Sullivan
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 14th DAY OF November, 2003, AT 10:39 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2003163943

Tubyan Ber-Remity
DOUGLAS COUNTY CLERK AND RECORDER

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 779-3646
Date: 06/16/03 Job No. 0965-044-00
DRAWING NAME: S:\0965_044_00\06VPLA\06Rpt.dwg DRAWN BY: ELS

SHEET INDEX

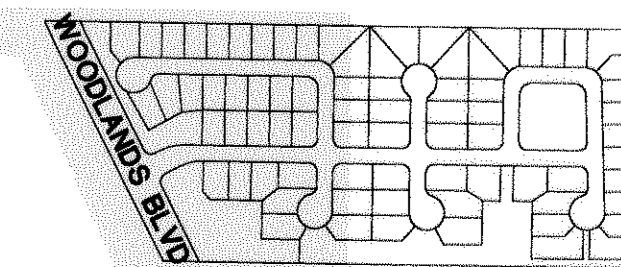
SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	WEST AREA
SHEET 3 OF 3	EAST AREA

HAZEN/MOORE FILING NO.2

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 2 OF 3



KEY MAP
SCALE: 1"=600'

METZLER RANCH FILING NO. 1
RECEPTION NO. 02008720

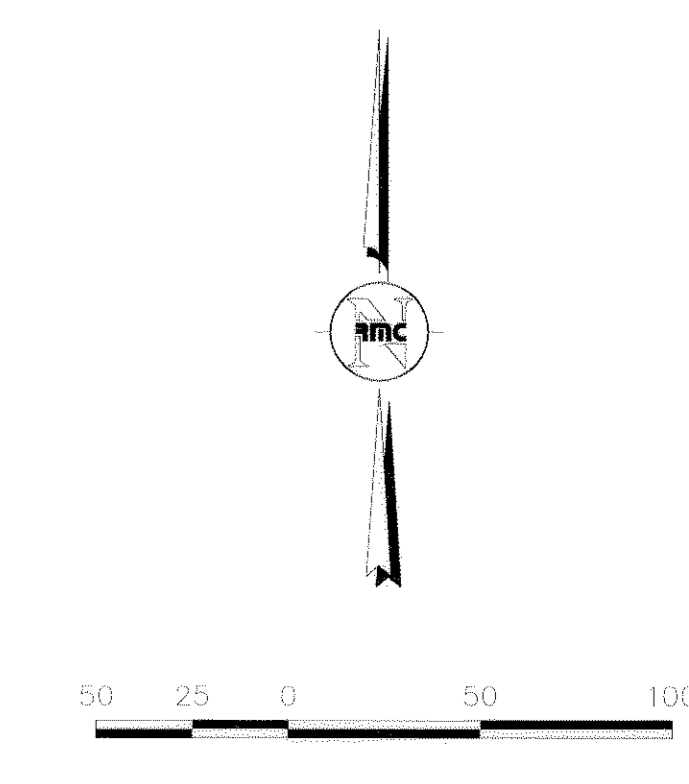
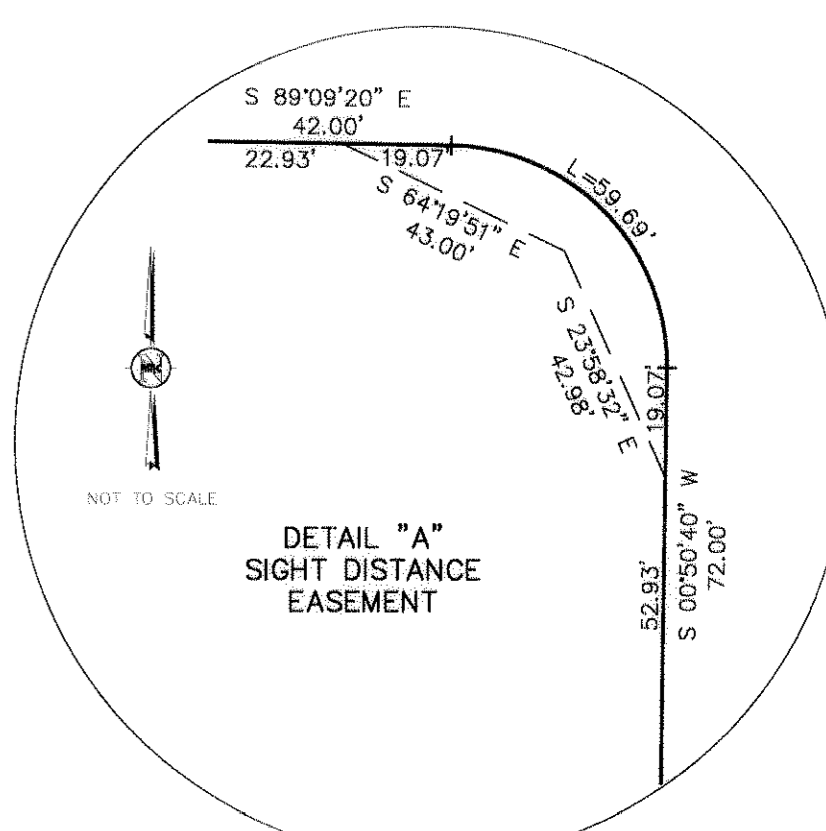
METZLER RANCH FILING NO. 1
RECEPTION NO. 9836330



$\Delta = 3'54.45"$
 $R = 1050.00'$
 $L = 71.70'$
 $ChB = N24'33.23"W$
 $ChD = 71.69'$

SE 1/4
SEC 35

SIR THOMAS LLC
RECEPTION #8603201
PROPOSED HAZEN MOORE FILING NO. 1



LINE	LENGTH	BEARING
L1	38.61'	N63°29'15"E
L2	38.61'	S63°29'15"W
L3	54.74'	N63°29'15"E
L4	43.11'	N63°29'15"E
L5	24.93'	S63°29'15"W
L6	30.00'	N26°30'45"W
L7	53.84'	N63°29'15"E
L8	6.82'	N63°29'15"E

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C1	180°00'00"	14.14'	4.50'	N11°16'34"W	9.00'
C2	151°41'11"	61.03'	229.50'	S71°06'20"W	60.85'
C3	151°41'11"	58.64'	220.50'	S71°06'20"W	58.46'
C4	180°00'00"	14.14'	4.50'	S28°30'45"E	9.00'
C5	162°22'56"	64.33'	225.00'	S71°40'43"W	64.11'
C6	10°58'29"	43.10'	225.00'	S85°21'25"W	43.03'
C7	3°32'57"	3.41'	55.00'	S41°27'17"W	3.41'
C8	42°46'39"	41.06'	55.00'	S16°33'29"W	40.12'
C9	52°53'52"	50.78'	55.00'	S31°16'46"E	48.99'
C10	9°58'33"	9.58'	55.00'	S82°42'59"E	9.56'

SEE SHEET 3

SEE SHEET 3

ROBERT E & EDWARD D. SCOTT
RECEPTION #0308120

JULIA C. SCOTT
REVOCABLE TRUST
RECEPTION #9421044

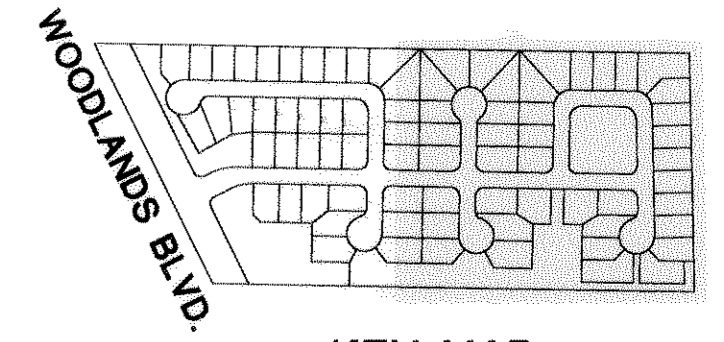
RMC
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5301 E. Prentice Ave.
Suite 101
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(303) 741-6000
FAX (303) 779-5648
Date: 06/16/03 Job No: 0965.044.00
DRAWING NAME: S:\0965_044_00\DWG\PLAT\HMRP14.DWG DRAWN BY: J.S.

HAZEN/MOORE FILING NO.2

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FINAL PLAT

SHEET 3 OF 3



KEY MAP
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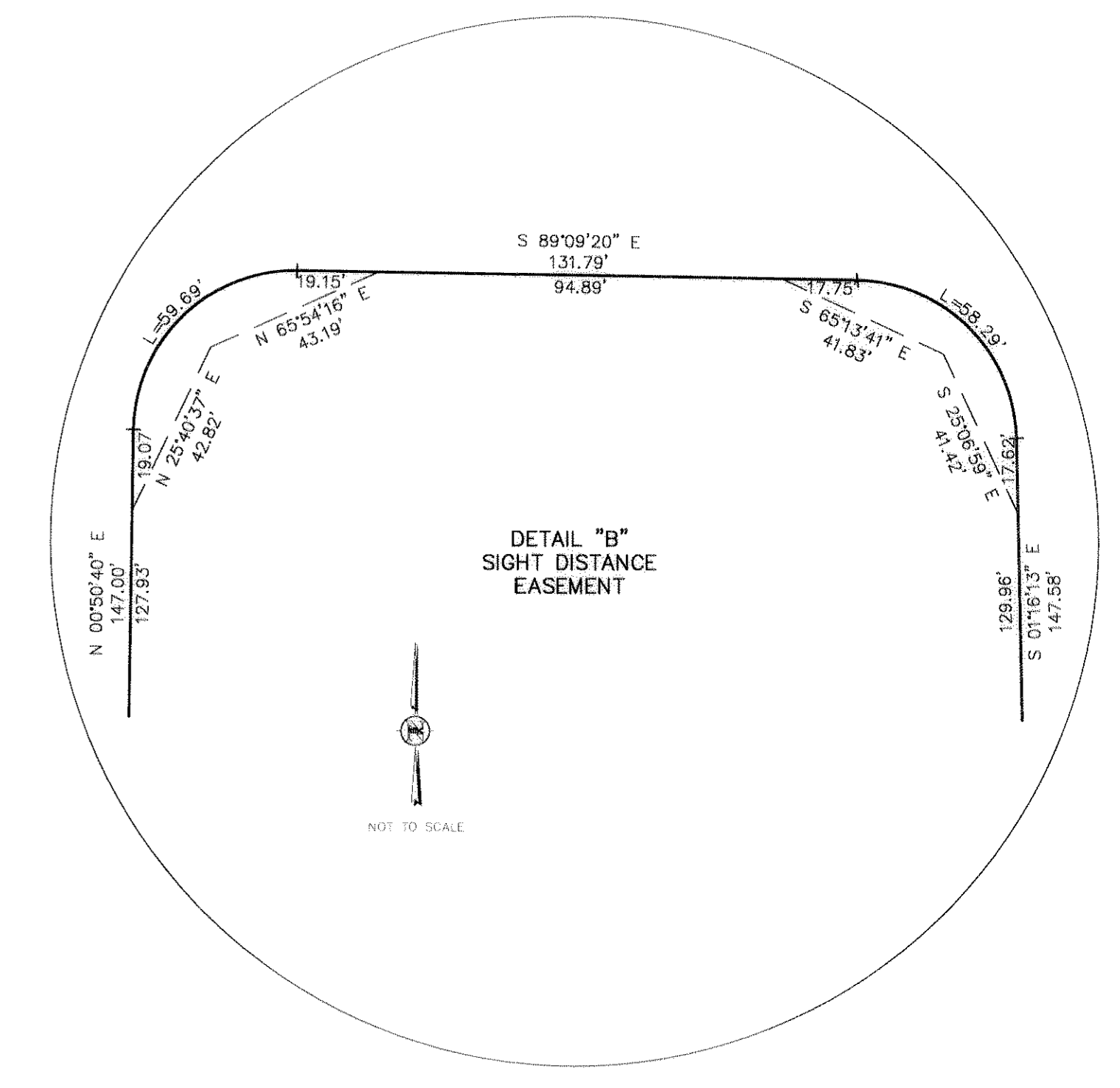
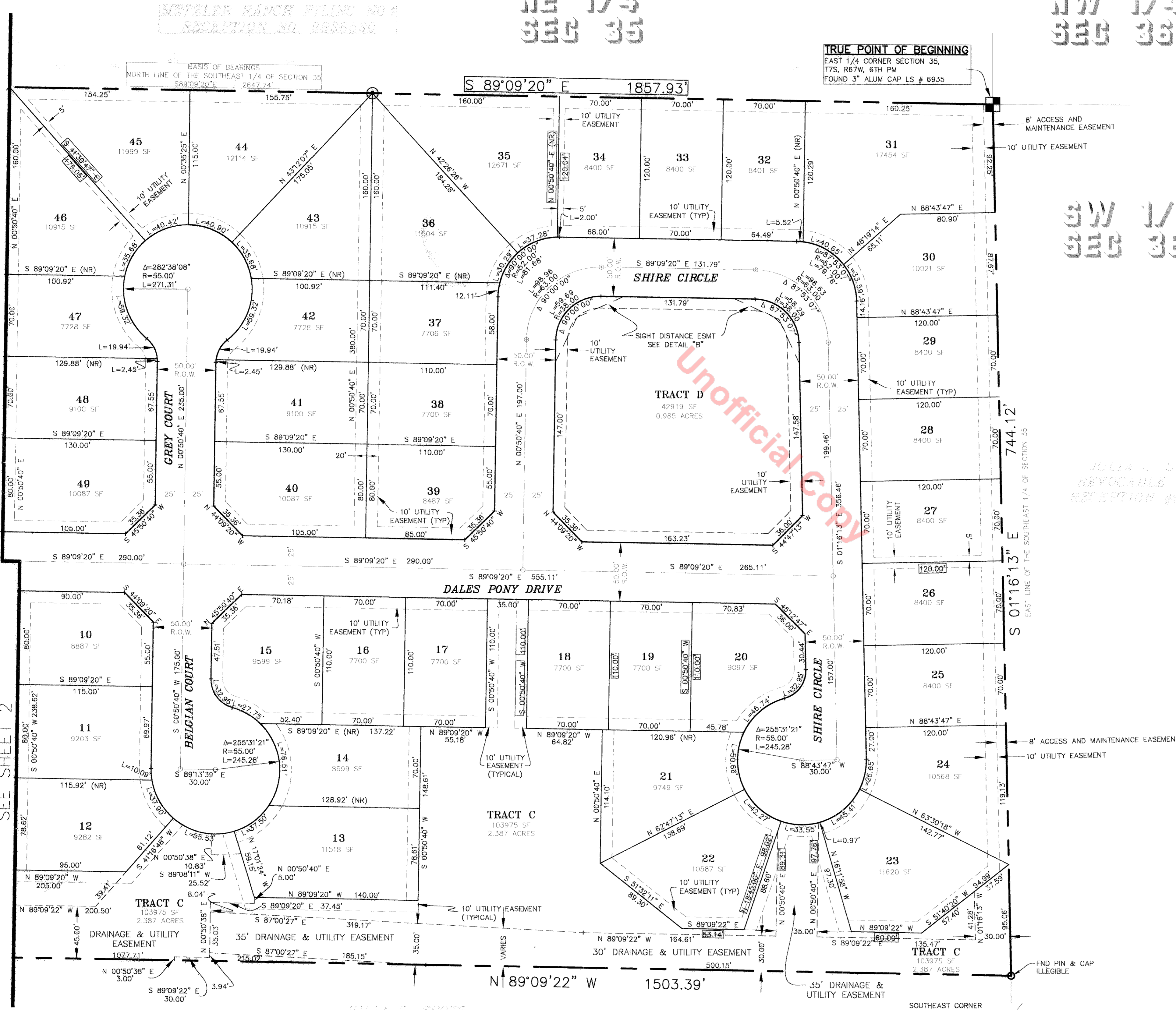
NE 1/4
SEC 35

NW 1/4
SEC 35

SW 1/4
SEC 35

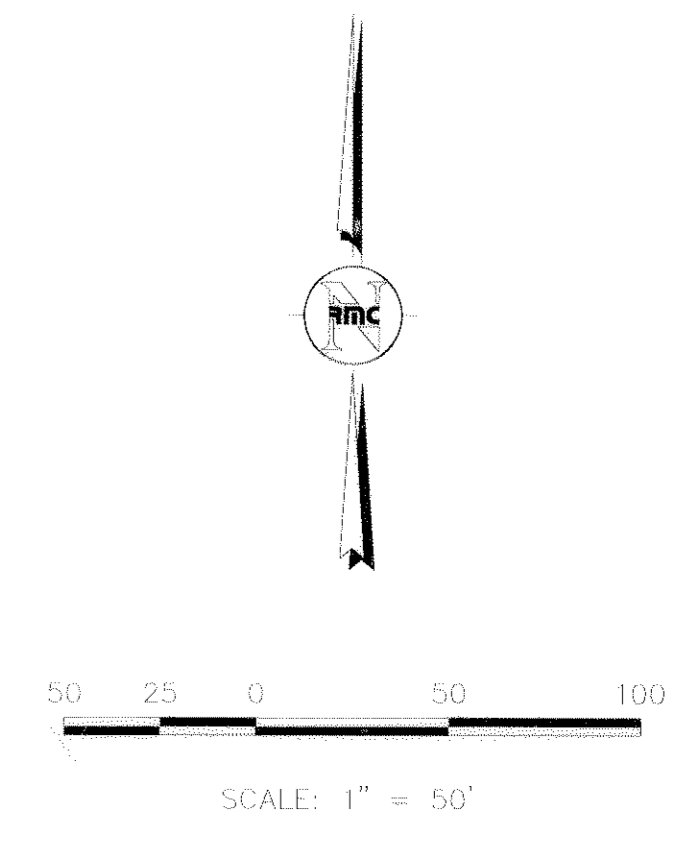
SEE SHEET 2

SEE SHEET 2



JULIA C. SCOTT
REVOCABLE TRUST
RECEPTION #9421044

JULIA C. SCOTT
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8301 E. Prentice Ave.
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Englewood, CO 80111
(303) 741-6000
(303) 779-5648
Date: 03/17/03 Job No. 0985-044-DG
DRAWING NAME: S:\0985-044-DG\DWG\PLAT1\MPR161.DWG DRAWN BY: TUS