

# HILLSIDE/ARBORS PLAT

SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, WHENCE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 BEARS N89°26'32"W, A DISTANCE OF 1,286.69 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;  
THENCE N87°15'21"E, A DISTANCE OF 513.50 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WOLFENBERGER ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N48°02'25"W, A DISTANCE OF 72.75 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°21'57" AND A RADIUS OF 1,500.00 FEET, AN ARC DISTANCE OF 637.90 FEET (CHORD BEARS N81°13'25"W, A DISTANCE OF 633.10 FEET) TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN BOOK 581 AT PAGE 379 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°07'18" AND A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 477.91 FEET (CHORD BEARS N39°12'48"W, A DISTANCE OF 466.71 FEET) TO A POINT;

THENCE N53°24'19"E, A DISTANCE OF 1,064.54 TO A POINT SET ON-LINE;  
THENCE CONTINUING N53°24'19"E, A DISTANCE OF 1,064.54 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;

THENCE S00°11'15"W, A DISTANCE OF 668.18 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3;

THENCE N89°33'04"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 257.97 FEET TO A POINT;

THENCE S00°09'26"W, A DISTANCE OF 13.38 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED AT RECEPTION NO. 2004076013 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES:

1. S89°31'34"E, A DISTANCE OF 188.67 FEET;  
2. S89°48'17"E, A DISTANCE OF 42.26 FEET;  
3. S40°20'15"E, A DISTANCE OF 19.33 FEET;  
4. N89°03'34"E, A DISTANCE OF 130.53 FEET;  
5. N89°05'46"E, A DISTANCE OF 209.06 FEET;

6. N87°46'26"E, A DISTANCE OF 134.06 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WOLFENBERGER ROAD AS DESCRIBED IN RECEPTION NO. S 2002094311 AND 2015036728 OF THE DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1. S44°24'02"W, A DISTANCE OF 126.36 FEET TO A POINT OF NON-TANGENT CURVE;  
2. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A LENGTH OF 125.76 FEET, A CENTRAL ANGLE OF 6°47'51", A RADIUS OF 1,060.00 FEET AND A CHORD BEARING AND DISTANCE OF S53°26'58"W, 125.69 FEET;  
3. S50°03'02"W, A DISTANCE OF 405.64 FEET;  
4. N89°33'04"E, A DISTANCE OF 3.72 FEET;

5. S51°32'57"W, A DISTANCE OF 622.74 FEET;  
6. S51°41'36"W, A DISTANCE OF 95.42 FEET TO A POINT OF CURVE;

7. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A LENGTH OF 376.64 FEET, A CENTRAL ANGLE OF 9°13'20", A RADIUS OF 2,339.99 FEET AND A CHORD BEARING AND DISTANCE OF S56°18'16"W, 376.23 FEET;

8. S60°54'56"W, A DISTANCE OF 363.24 FEET TO A POINT OF CURVE;  
9. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A LENGTH OF 78.94 FEET, A CENTRAL ANGLE OF 4°16'00", A RADIUS OF 1,080.00 FEET AND A CHORD BEARING AND DISTANCE OF S58°46'56"W, 78.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,201,840 SQUARE FEET OR 50.547 ACRES OF LAND, MORE OR LESS.

### CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF 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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HILLSIDE/ARBORS PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL SIGHT DISTANCE EASEMENTS, UTILITY, DRAINAGE, AND PUBLIC ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT A WILL BE CONVEYED BY SEPARATE INSTRUMENT. THE UNDERSIGNED HEREBY FURTHER DEDICATE TRACTS C, G, H, I, J, AND M TO THE HILLSIDE METROPOLITAN DISTRICT. 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER: HILLSIDE AT CASTLE ROCK OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

SIGNED THIS 9<sup>th</sup> DAY OF April, 2019

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9<sup>th</sup> DAY OF April, 2019

BY Miles Grant OF HILLSIDE AT CASTLE ROCK OWNER, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Jean M. Dwiggins  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/26/2021

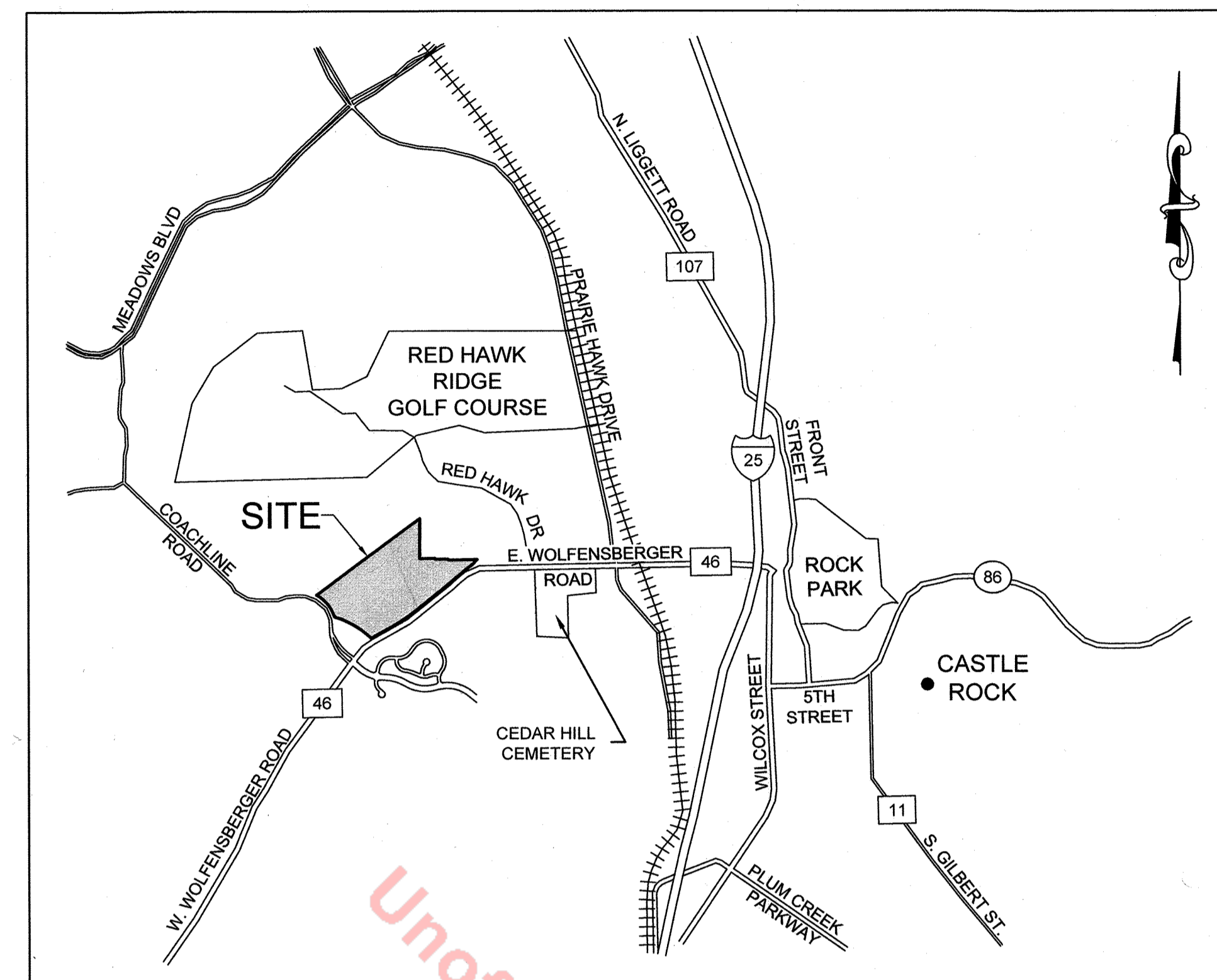
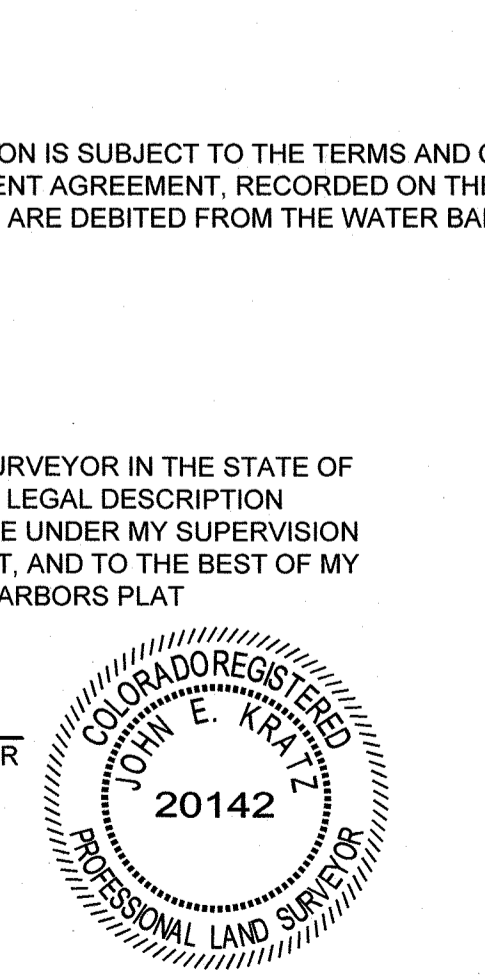
### WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HILLSIDE AT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 4 DAY OF JUNE, 2015 AT RECEPTION NO. 2015036726 AND ACCORDINGLY 60.69 SFE ARE DEBITED FROM THE WATER BANK.

### SURVEYOR'S CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS HILLSIDE/ARBORS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXISTS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS HILLSIDE/ARBORS PLAT ACCURATELY REPRESENTS THAT SURVEY.

John E. Kratz  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR  
JOHN E. KRATZ, PLS 20142  
FOR AND ON BEHALF OF RED ROCK LAND SURVEYS



VICINITY MAP  
SCALE: 1" = 2,000'

TRACT SUMMARY TABLE			
TRACT	AREA (Acres)	PURPOSE	OWNERSHIP AND MAINTENANCE
A	19.000	OPEN SPACE	TOWN OF CASTLE ROCK
B	0.947	COMMUNITY CENTER (FUTURE DEVELOPMENT)	DEVELOPER
C	2.330	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
G	0.079	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
H	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
I	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
J	0.080	PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT
K	16.143	PD MR (FUTURE DEVELOPMENT)	DEVELOPER
L	3.849	(FUTURE DEVELOPMENT)	DEVELOPER
M	1.027	COMMON AREA, LANDSCAPING, DRAINAGE, UTILITIES	HILLSIDE METROPOLITAN DISTRICT

SUMMARY TABLE		
ITEM	TRACT	AREA (ACRES)
54 LOTS	N/A	5.29
RIGHT-OF-WAY	N/A	1.64
OPEN SPACE DEDICATION	A	19.00
FUTURE DEVELOPMENT	B, K, L	20.94
PRIVATE OPEN SPACE	C, M	3.36
PUBLIC ACCESS, FIRE LANE, DRAINAGE, UTILITIES	G, H, I, J	0.32
TOTAL		50.55

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2 - 4	PLAT SHEETS

### TITLE CERTIFICATION:

I, Cindy Norden, 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 MORTGAGE SUBORDINATION CERTIFICATE.

[Signature]  
AUTHORIZED REPRESENTATIVE  
Heritage Title Company  
TITLE COMPANY

SIGNED THIS 10 DAY OF April, 2019

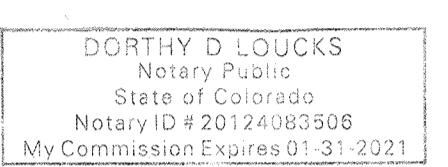
### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF April, 2019 BY Cindy Norden AS AUTHORIZED REPRESENTATIVE OF Heritage Title Company

WITNESS MY HAND AND OFFICIAL SEAL.

Janice Loucks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/2021



### ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACTS C, G, H, I, J, AND M ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HILLSIDE METROPOLITAN DISTRICT.

HILLSIDE METROPOLITAN DISTRICT

BY: [Signature]  
PRESIDENT

SIGNED THIS 30 DAY OF April, 2019

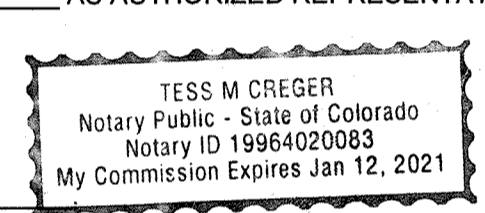
### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30<sup>th</sup> DAY OF April, 2019 BY Miles Grant AS AUTHORIZED REPRESENTATIVE OF THE HILLSIDE METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

Jess M. Cregar  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/12/2021



### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS HILLSIDE/ARBORS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

[Signature]  
TOWN MANAGER

### ATTEST:

[Signature]  
TOWN CLERK



### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS HILLSIDE/ARBORS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 8 DAY OF May, 2019

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS HILLSIDE/ARBORS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:14 PM ON THE 20<sup>th</sup> DAY OF March, 2020 AT RECEPTION NO. 2020020787

### DOUGLAS COUNTY CLERK AND RECORDER:

BY: [Signature]  
DEPUTY



PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS 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.

4. 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.

5. THE 100 YEAR FLOODPLAIN IS NOT WITHIN THE PLAT AREA.

6. BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, ASSUMED TO BEAR N89°26'32"W BETWEEN THE MONUMENTS INDICATED HEREIN.

7. 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, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT. THE HILLSIDE METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENTS AND THE RIGHT-OF-WAY.

**OWNER/DEVELOPER:**  
HILLSIDE AT CASTLE ROCK OWNER, LLC.  
9116 W. BOWLES AVE., UNIT 15  
LITTLETON, CO. 80123  
CONTACT: MILES GRANT

**ENGINEER:**  
PARAGON ENGINEERING CONSULTANTS, INC.  
7852 S. ELATI STREET, SUITE 101  
LITTLETON, COLORADO 80120  
PHONE: (303) 794-8604 FAX: (303) 795-3072  
CONTACT: TROY DENNING

**LAND SURVEYOR:**  
RED ROCK LAND SURVEYS  
254 PELAGE CT.  
CAÑON CITY, COLORADO 81122  
PHONE: (303) 994-6300  
CONTACT: JOHN E. KRATZ

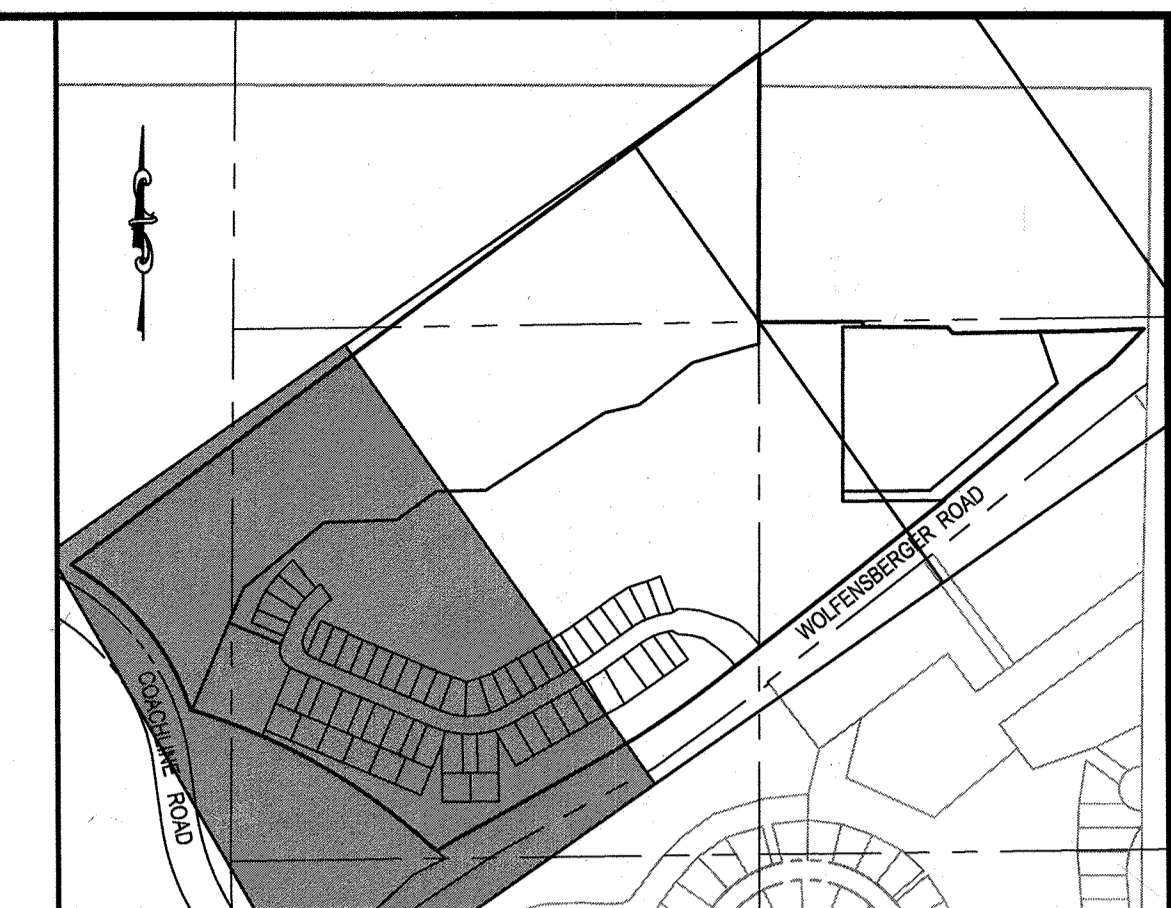
**PARAGON ENGINEERING CONSULTANTS, INC.**  
7852 SOUTH ELATI STREET, SUITE 101  
LITTLETON, CO 80120 303-794-8604

SHEET 1 OF 4

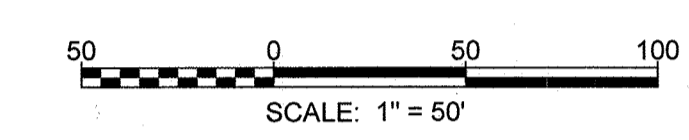
REVISIONS	
NO.	DESCRIPTION

# HILLSIDE/ARBORS PLAT

SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



KEY MAP  
NOT TO SCALE



CURVE TABLE					
CURVE NO.	DELTA	ADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°00'36"	49.50'	8.65'	S56°55'57"E	8.64
C2	10°44'54"	49.50'	9.29'	S46°33'12"E	9.27
C3	15°50'09"	49.50'	13.68'	S33°15'40"E	13.64
C4	18°31'24"	49.50'	16.00'	S16°04'53"E	15.93
C5	24°27'02"	49.50'	21.12'	S5°24'20"W	20.96
C6	5°12'57"	49.50'	4.51'	S20°14'19"W	4.50
C7	1°48'17"	635.00'	20.00'	N35°26'59"W	20.00
C8	1°48'19"	635.00'	20.01'	N37°15'17"W	20.01
C14	0°08'14"	1500.00'	2.72'	N73°21'16"W	2.72
C15	0°02'23"	222.50'	0.15'	S22°51'59"W	0.15
C16	4°06'55"	222.50'	15.98'	N53°13'10"E	15.98

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	16.35'	N22°50'48"E
L2	39.24'	S22°50'48"W
L3	20.00'	N67°09'12"W
L4	50.10'	N22°50'48"E
L7	8.01'	S1°39'10"E

**OWNER/DEVELOPER:**  
HILLSIDE AT CASTLE ROCK OWNER, LLC.  
9116 W. BOWLES AVE., UNIT 15  
LITTLETON, CO. 80123  
CONTACT: MILES GRANT

**ENGINEER:**  
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7852 S. ELATI STREET, SUITE 101  
LITTLETON, CO. 80120  
PHONE: (303) 794-8804 FAX: (303) 795-3072  
CONTACT: TROY DENNING

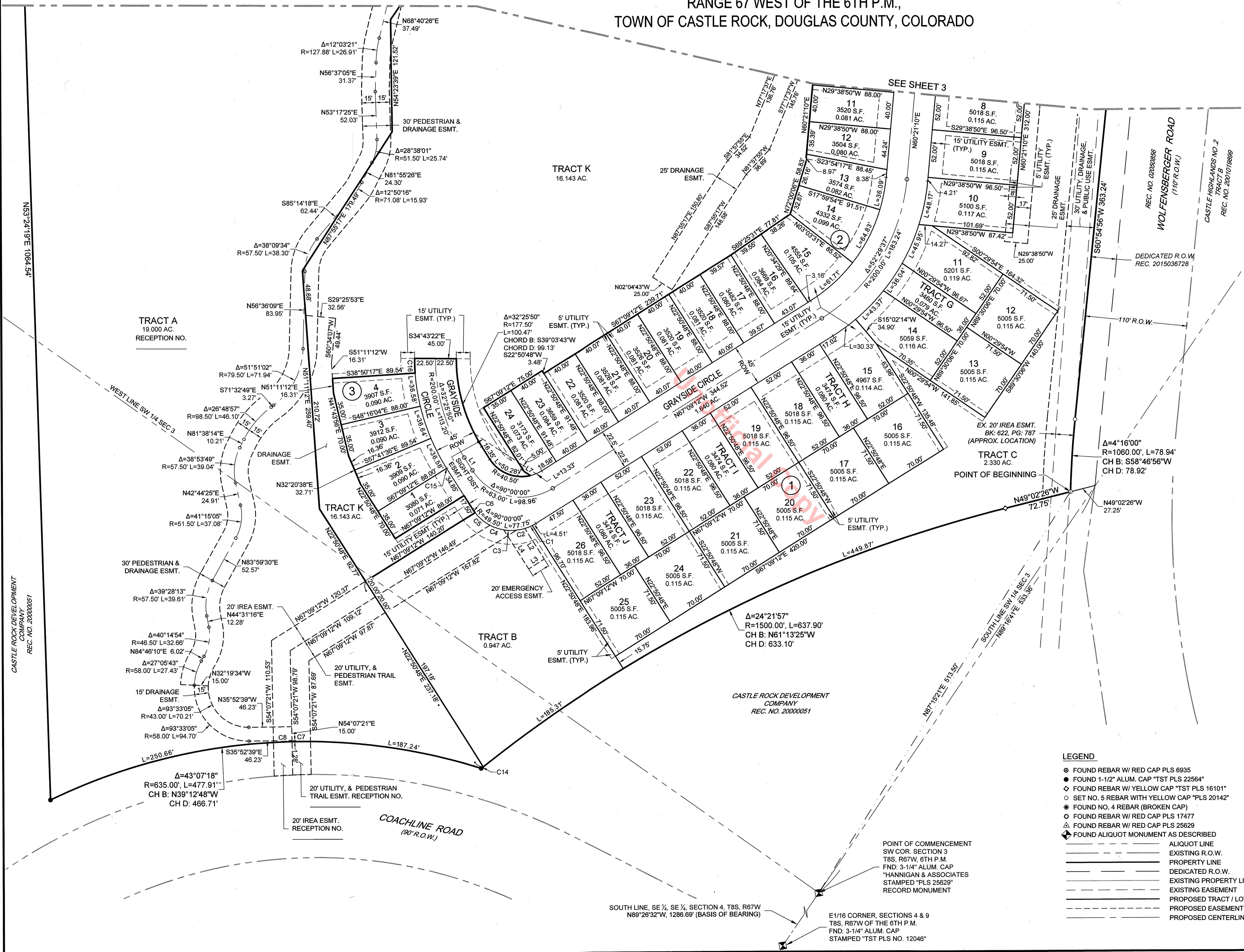
**LAND SURVEYOR:**  
RED ROCK LAND SURVEYS  
254 PELAGE CT.  
CANON CITY, COLORADO 81212  
PHONE: (303) 994-6300  
CONTACT: JOHN E. KRATZ

**PARAGON ENGINEERING CONSULTANTS, INC.**  
7852 SOUTH ELATI STREET, SUITE 101  
LITTLETON, CO 80120 303-794-8604

SHEET 2 OF 4

REVISIONS	

- LEGEND**
- FOUND REBAR W/ RED CAP PLS 6935
  - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
  - ◇ FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
  - ◇ SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
  - FOUND NO. 4 REBAR (BROKEN CAP)
  - FOUND REBAR W/ RED CAP PLS 17477
  - ▲ FOUND REBAR W/ RED CAP PLS 25629
  - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
  - ALIQUOT LINE
  - EXISTING R.O.W.
  - PROPERTY LINE
  - DEDICATED R.O.W.
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED TRACT / LOT LINE
  - PROPOSED EASEMENT
  - PROPOSED CENTERLINE OF R.O.W.



CASTLE ROCK DEVELOPMENT COMPANY  
REC. NO. 20000051

CASTLE ROCK DEVELOPMENT COMPANY  
REC. NO. 20000051

POINT OF COMMENCEMENT  
SW COR. SECTION 3  
T8S, R67W, 6TH P.M.  
FND: 3-1/4" ALUM. CAP  
"HANNIGAN & ASSOCIATES  
STAMPED "PLS 25629"  
RECORD MONUMENT

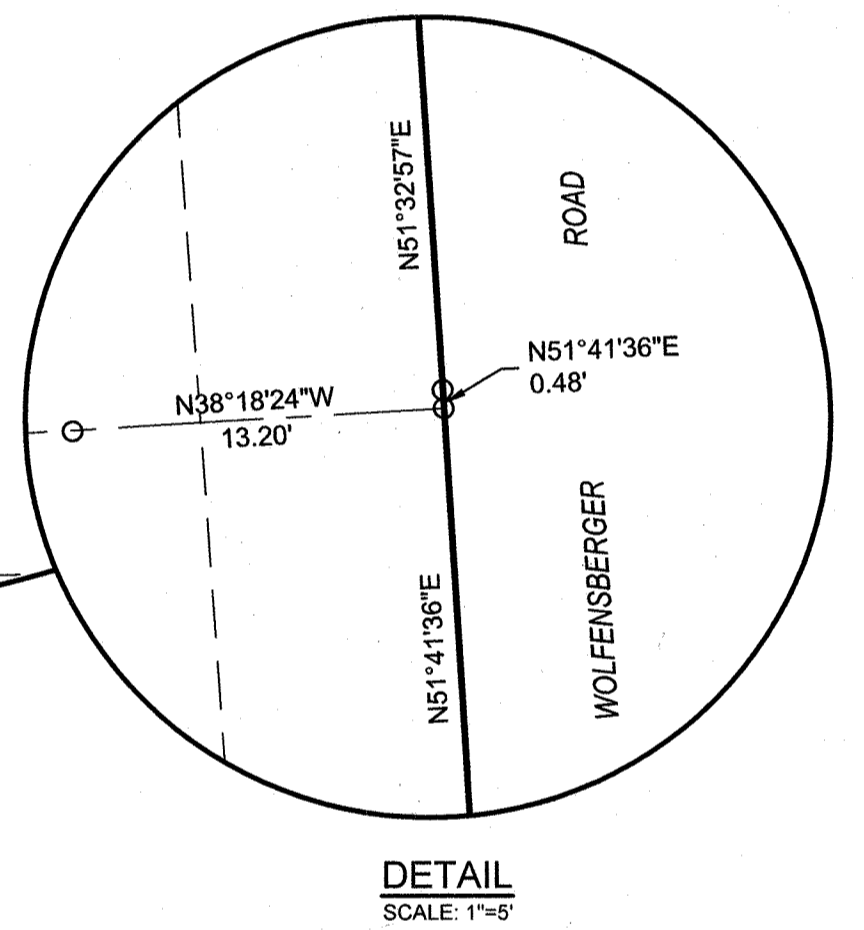
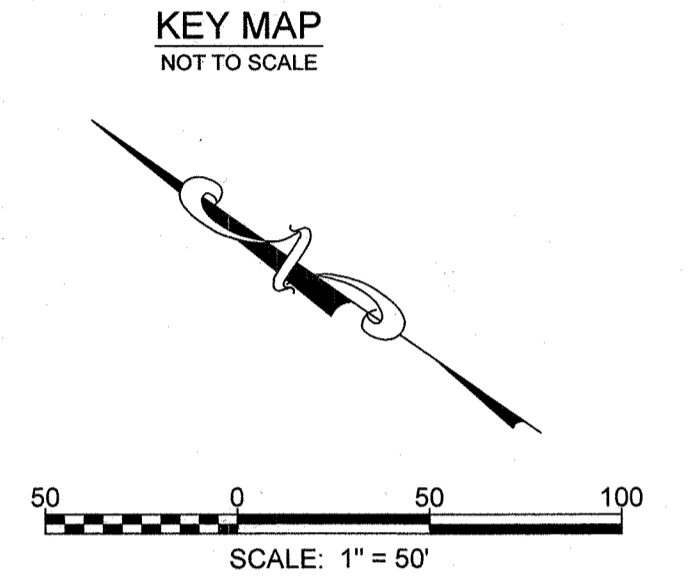
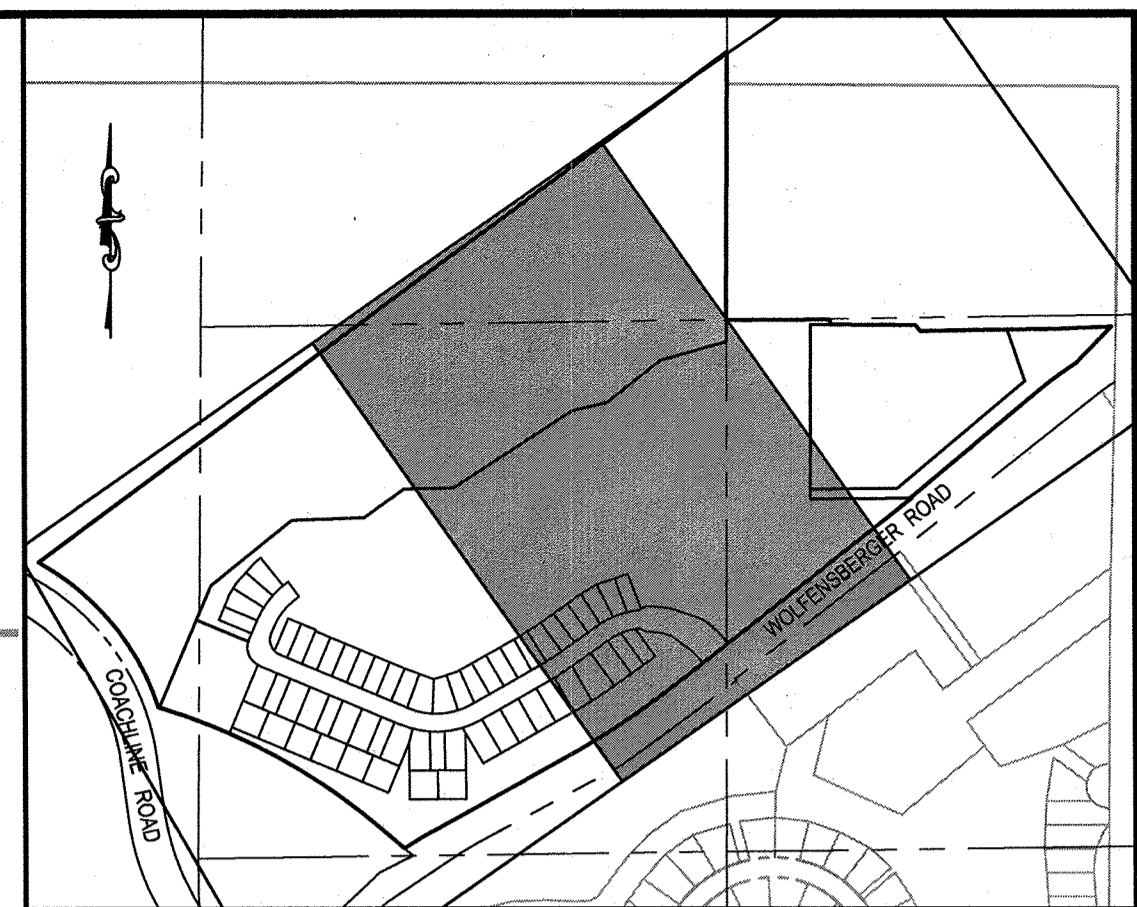
SOUTH LINE, SE 1/4, SE 1/4, SECTION 4, T8S, R67W  
N89°26'32"W, 1286.69' (BASIS OF BEARING)

E1/16 CORNER, SECTIONS 4 & 9  
T8S, R67W OF THE 6TH P.M.  
FND: 3-1/4" ALUM. CAP  
STAMPED "TST PLS NO. 12046"

# HILLSIDE/ARBORS PLAT

SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SEE SHEET 4

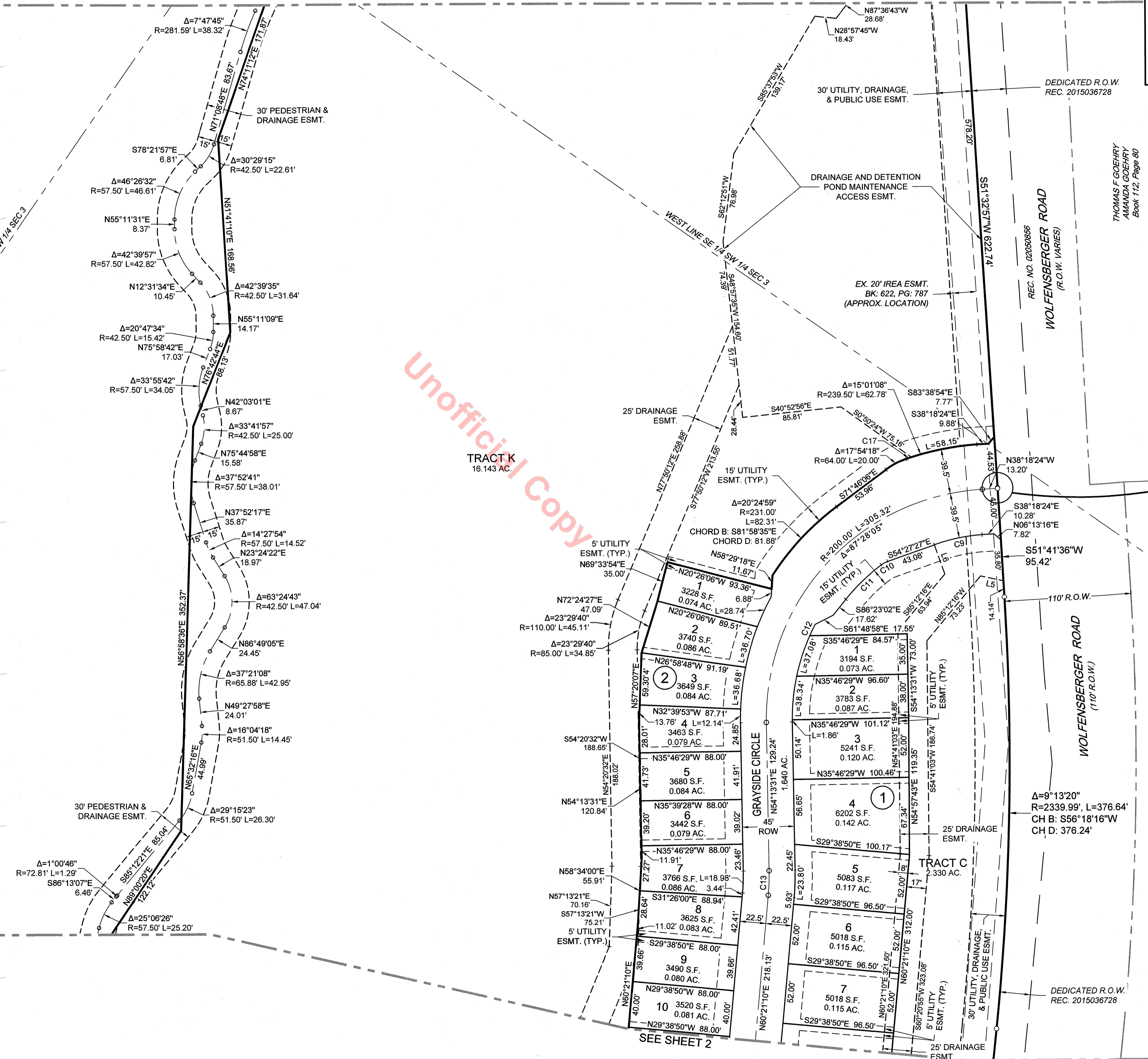


- LEGEND**
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  - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE  
EXISTING R.O.W.  
PROPERTY LINE  
DEDICATED R.O.W.  
EXISTING PROPERTY LINE  
EXISTING EASEMENT  
PROPOSED TRACT / LOT LINE  
PROPOSED EASEMENT  
PROPOSED CENTERLINE OF R.O.W.

TRACT A  
19.000 AC.  
RECEPTION NO.

LINE NO.	LENGTH	DIRECTION
L5	20.22'	N22°57'13"W
L6	27.05'	N35°33'11"E

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	15°12'11"	160.50'	42.59'	S46°51'21"E	42.46'
C10	17°09'40"	21.00'	6.29'	S63°02'16"E	6.27'
C11	14°45'56"	167.00'	43.04'	S79°00'04"E	42.92'
C12	3°32'30"	177.50'	10.97'	N80°56'30"E	10.97'
C13	6°07'40"	200.00'	21.39'	N57°17'21"E	21.38'
C17	1°06'24"	239.50'	4.63'	N53°18'36"W	4.63'



**OWNER/DEVELOPER:**  
HILLSIDE AT CASTLE ROCK OWNER, LLC.  
9116 W. BOWLES AVE. UNIT 15  
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CONTACT: MILES GRANT

**ENGINEER:**  
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**LAND SURVEYOR:**  
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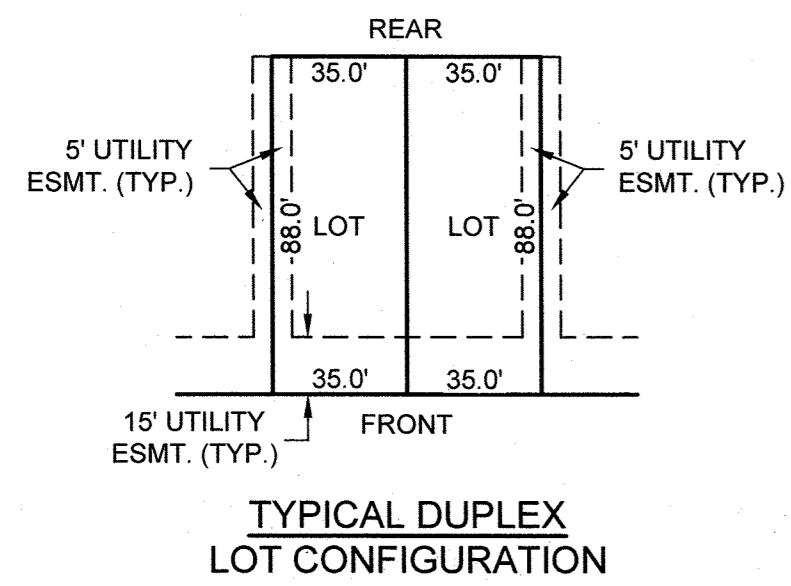
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SHEET 3 OF 4

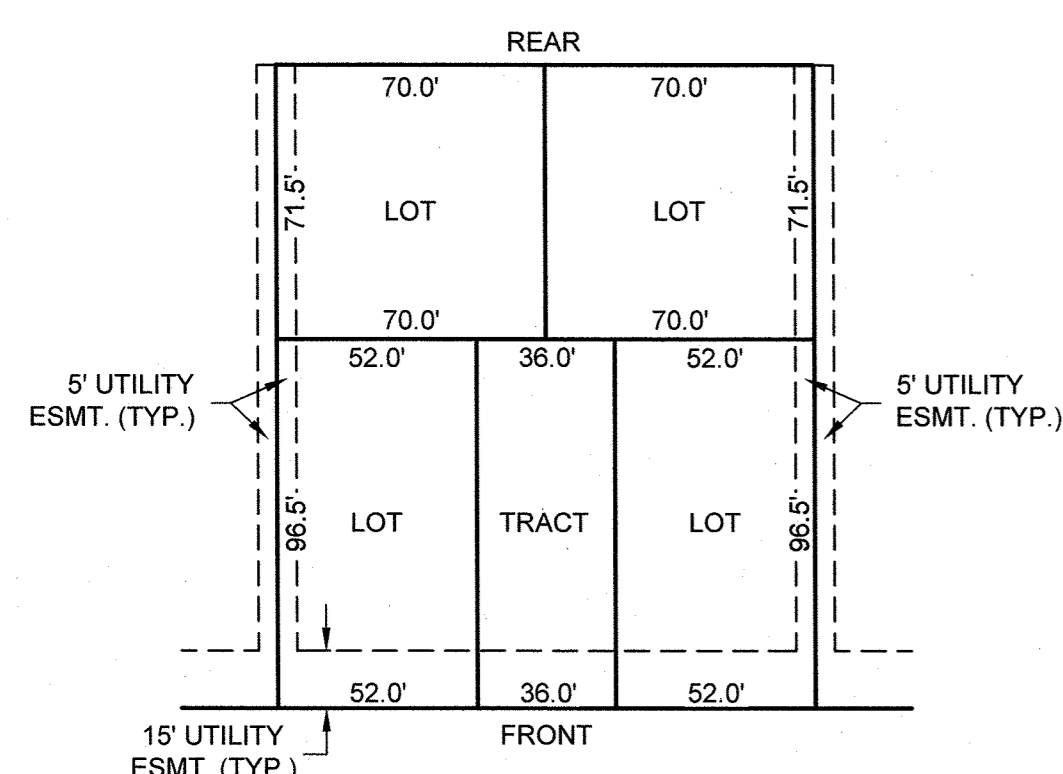
REVISIONS	

# HILLSIDE/ARBORS PLAT

SOUTHWEST 1/4 OF SECTION 3 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



TYPICAL DUPLEX LOT CONFIGURATION

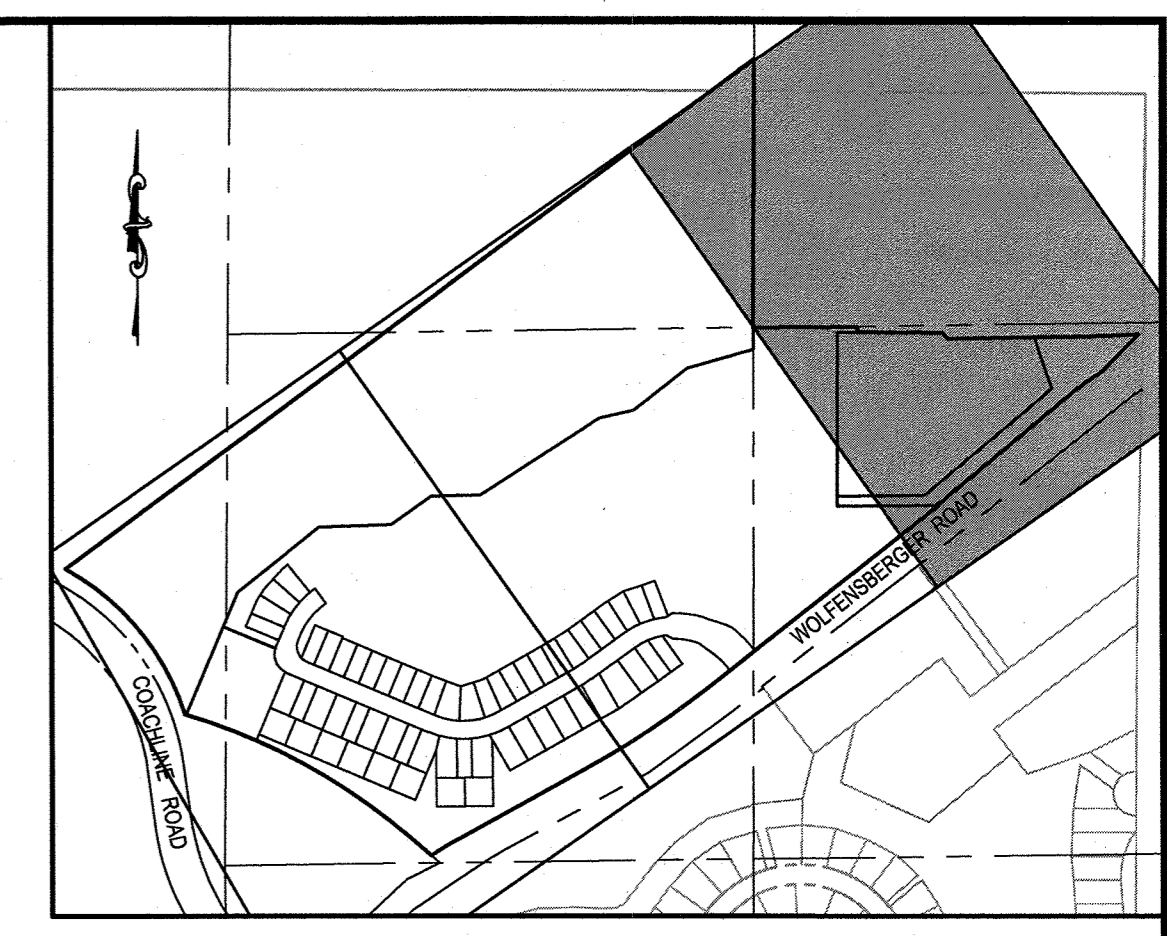
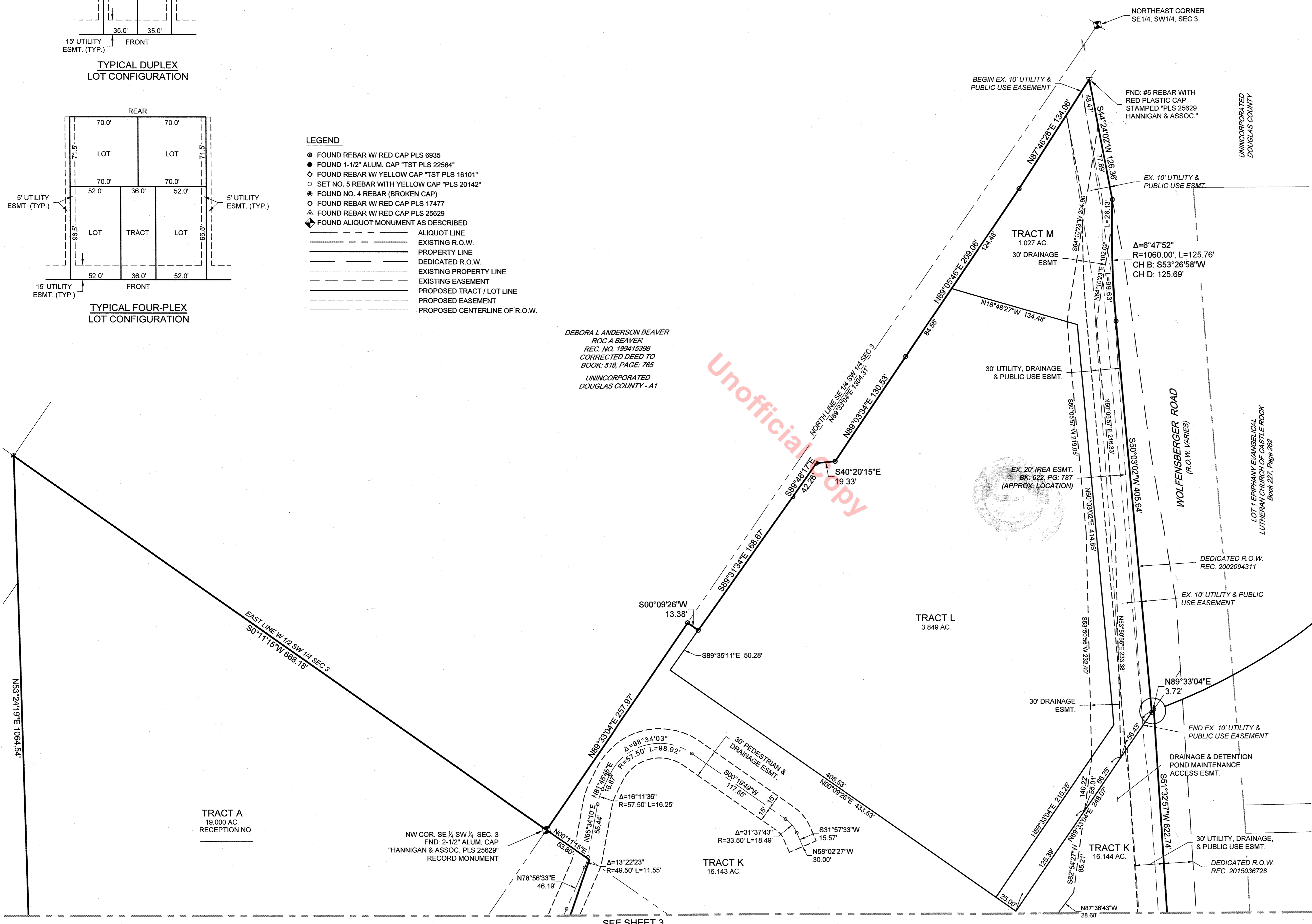


TYPICAL FOUR-PLEX LOT CONFIGURATION

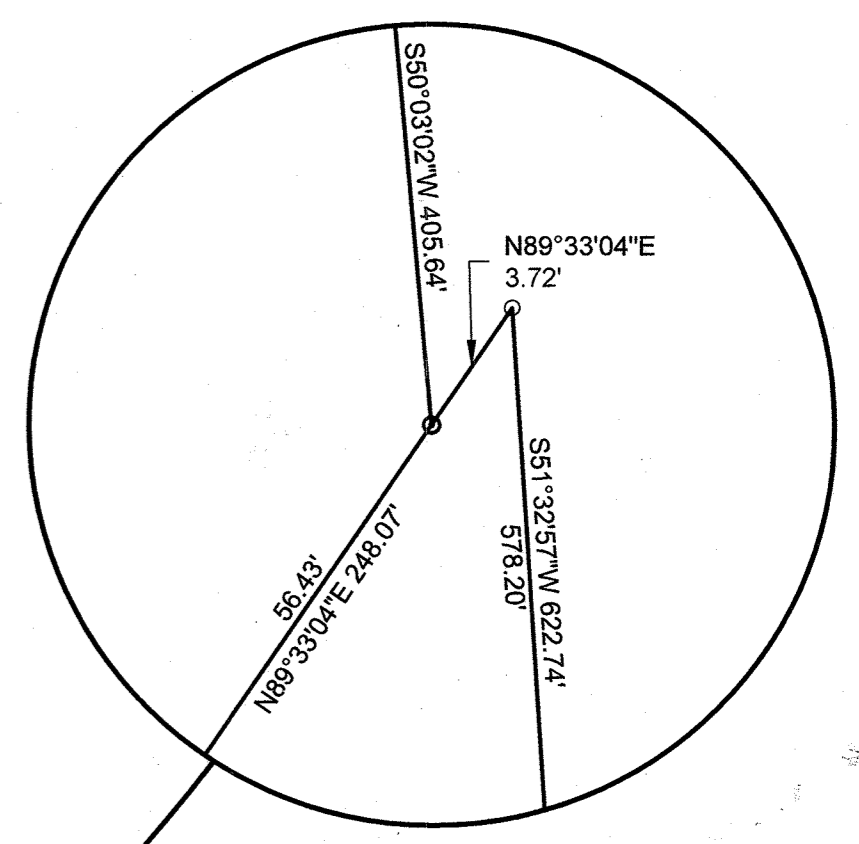
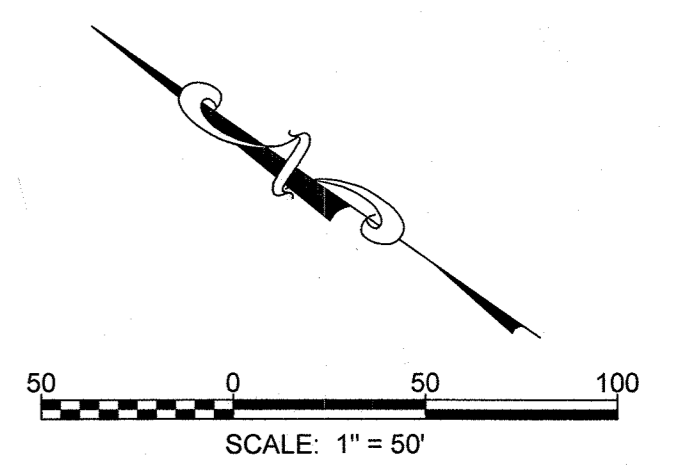
- LEGEND**
- FOUND REBAR W/ RED CAP PLS 6935
  - FOUND 1-1/2" ALUM. CAP "TST PLS 22564"
  - ◇ FOUND REBAR W/ YELLOW CAP "TST PLS 16101"
  - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
  - FOUND NO. 4 REBAR (BROKEN CAP)
  - FOUND REBAR W/ RED CAP PLS 17477
  - △ FOUND REBAR W/ RED CAP PLS 25629
  - ◀ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
  - - - EXISTING R.O.W.
  - PROPERTY LINE
  - - - DEDICATED R.O.W.
  - EXISTING PROPERTY LINE
  - - - EXISTING EASEMENT
  - - - PROPOSED TRACT / LOT LINE
  - - - PROPOSED EASEMENT
  - - - PROPOSED CENTERLINE OF R.O.W.

DEBORA L ANDERSON BEAVER  
 ROC A BEAVER  
 REC. NO. 199415398  
 CORRECTED DEED TO  
 BOOK: 518, PAGE: 765  
 UNINCORPORATED  
 DOUGLAS COUNTY - A1

Unofficial Copy



KEY MAP NOT TO SCALE



DETAIL SCALE: 1"=5'

**OWNER/DEVELOPER:**  
 HILLSIDE AT CASTLE ROCK OWNER, LLC.  
 9116 W. BOWLES AVE., UNIT 15  
 LITTLETON, CO. 80123  
 CONTACT: MILES GRANT

**ENGINEER:**  
 PARAGON ENGINEERING CONSULTANTS, INC.  
 7852 S. ELATI STREET, SUITE 101  
 LITTLETON, COLORADO 80120  
 PHONE: (303) 794-8604 FAX: (303) 795-3072  
 CONTACT: TROY DENNING

**LAND SURVEYOR:**  
 RED ROCK LAND SURVEYS  
 254 PELAGE CT.  
 CAÑON CITY, COLORADO 81212  
 PHONE: (303) 694-6300  
 CONTACT: JOHN E. KRATZ

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SHEET 4 OF 4

REVISIONS	