

PLAT IDENTIFICATION SHEET

2003132
3-27-86

GRANTOR:
(owner/signer)

Town of Castle Rock

GRANTEE:
(subdivision name or name of plat)

Miller Blvd 1

LEGAL:
(section-township-range)

MILLER BOULEVARD, FILING NO. 1 FINAL PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH,
RANGE 67 WEST AND THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH,
AND THE WEST ONE-HALF OF SECTION 6, BOTH IN RANGE 66 WEST, ALL IN THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH AND THE WEST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, BOTH IN RANGE 66 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;
THENCE N00°07'17"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31 A DISTANCE OF 2527.80 FEET;
THENCE S89°52'43"E A DISTANCE OF 55.00 FEET;
THENCE S00°07'17"W AND PARALLEL WITH SAID WEST LINE OF SECTION 31 A DISTANCE OF 2527.32 FEET;
THENCE S00°52'58"E PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 A DISTANCE OF 1586.47 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°04'45" AND A RADIUS OF 745.00 FEET, A DISTANCE OF 443.12 FEET TO A POINT OF TANGENT;
THENCE S34°57'43"E ALONG SAID TANGENT A DISTANCE OF 402.22 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°41'13" AND A RADIUS OF 1132.10 FEET, A DISTANCE OF 902.72 FEET TO A POINT OF TANGENT;
THENCE S10°43'30"W ALONG SAID TANGENT A DISTANCE OF 1910.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 86;
THENCE N78°01'00"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COLORADO HIGHWAY NO. 86 A DISTANCE OF 80.60 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE LUDVIGSEN ANNEXATION TO CASTLE ROCK;
THENCE N11°57'12"E ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 448.10 TO AN ANGLE POINT THEREIN, BEING A SOUTHERLY BOUNDARY CORNER OF CASTLE OAK SUBDIVISION;
THENCE N06°04'21"W ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID CASTLE OAKS A DISTANCE OF 135.04 FEET;
THENCE N10°43'30"E, A DISTANCE OF 1331.20 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°41'13" AND A RADIUS OF 1022.10 FEET, A DISTANCE OF 815.01 FEET TO A POINT OF TANGENT;
THENCE N34°57'43"W ALONG SAID TANGENT A DISTANCE OF 402.22 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°04'45" AND A RADIUS OF 855.00 FEET, A DISTANCE OF 508.55 FEET TO A POINT OF TANGENT 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1;
THENCE N00°52'58"W ALONG SAID TANGENT LINE, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 246.84 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID NORTHEAST ONE-QUARTER;
THENCE N89°37'50"E ALONG SAID NORTH LINE A DISTANCE OF 55.00 FEET TO A POINT ON SAID EAST LINE;
THENCE N00°52'58"W ALONG SAID EAST LINE A DISTANCE OF 1340.61 FEET TO THE POINT OF BEGINNING;

CONTAINING 623,060 SQUARE FEET OR 14.3035 ACRES, MORE OR LESS.

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.

STREET MAINTENANCE

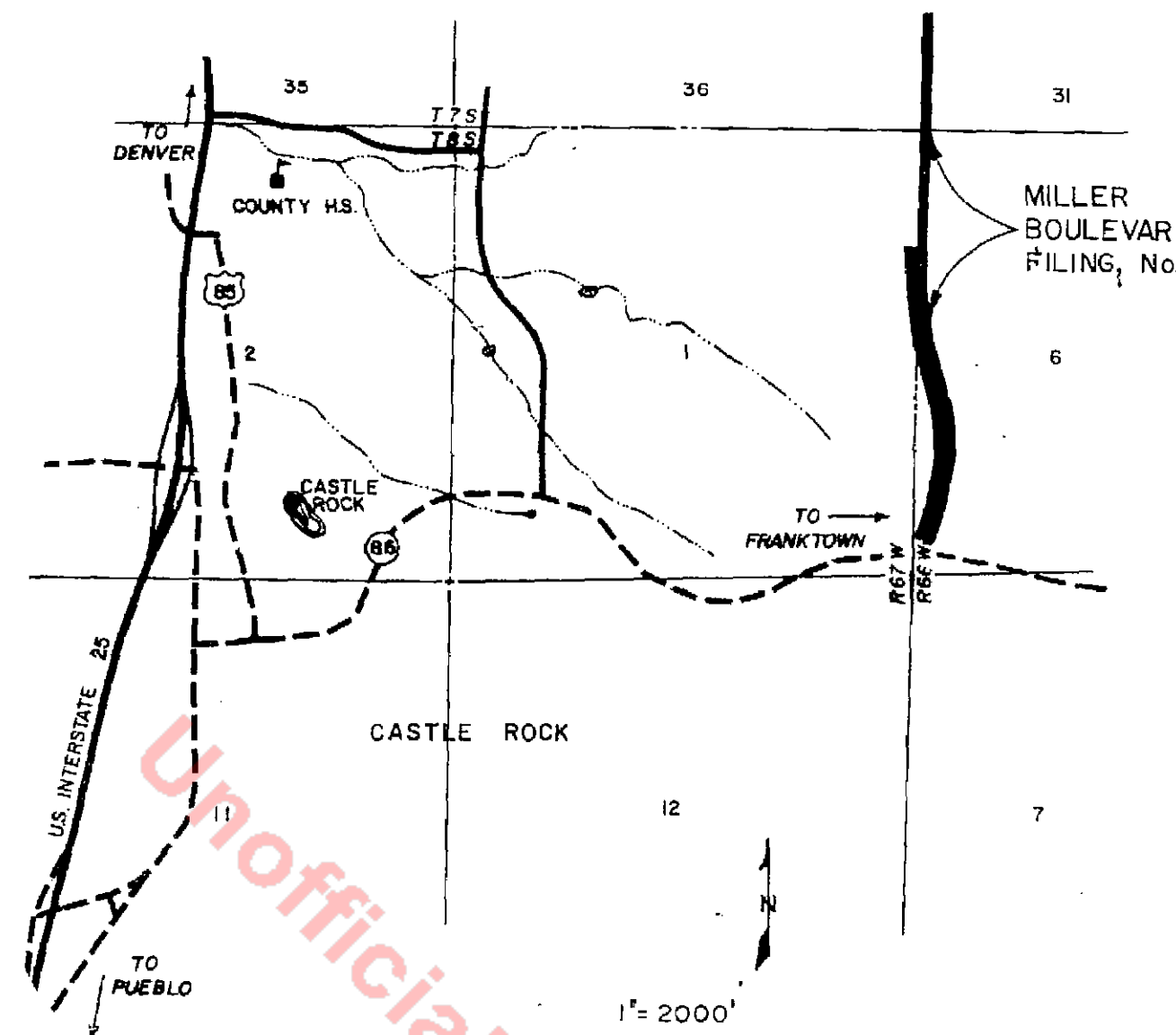
IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE CITY OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE CITY OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT.

NOTES

- BASIS OF BEARING =
WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 6 WHICH IS SAID TO BEAR N00°52'58"W.
- BENCHMARK =
PANEL POINT NO. 9, TOP OF #5 REBAR LOCATED 150 FEET ± EAST OF BELL SURVEY PIN & CAP AT NE CORNER NW 1/4, NE 1/4 OF SECTION 8. ELEVATION = 6522.96
- DENOTES BOUNDARY PIN #5 REBAR W/CAP SET BY L.S. 16112.

MILLER BOULEVARD, INCLUDING THIS FILING NO. 1, IS SUBJECT TO ACCESS CONTROL WHICH IS EXERCISED BY THE TOWN OF CASTLE ROCK. OTHER THAN AS SHOWN ON THIS PLAT, ADDITIONAL ACCESS POINTS TO MILLER BOULEVARD FILING NO. 1 WILL BE APPROVED BY THE TOWN OF CASTLE ROCK AS MAY BE REASONABLY DEEMED APPROPRIATE TO SERVE ADJOINING LANDS. AT SUCH TIME AS THE FIRST SUCH ADDITIONAL POINT IS REQUESTED AN ACCESS PLAN FOR THIS ENTIRE FILING NO. 1 MUST BE PRESENTED TO THE TOWN OF CASTLE ROCK. SAID ACCESS PLAN OR SO MUCH OF SAID PLAN AS IS APPROVED BY THE TOWN OF CASTLE ROCK SHALL BE SUBMITTED AS AN AMENDED FINAL PLAT AND FILED FOR THE PUBLIC RECORD. NOTHING CONTAINED HEREIN ABOVE SHALL BE CONSTRUED TO PROHIBIT THE APPROVAL OF ADDITIONAL AMENDMENTS AND ACCESS POINTS.

VICINITY MAP



Unofficial Copy

PLANNING AND ZONING COMMISSION REVIEW

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 18th DAY OF December, 1986.

W. Melody
CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH HEREON, AND FURTHER ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON. THE TOWN ACKNOWLEDGES THE VACATION OF THE "TRAIL EASEMENTS" IN ACCORDANCE WITH THE CERTIFICATE OF DEDICATION OF OWNERS.

SIGNED THIS 3rd DAY OF January, 1986.

ATTEST:
Chapuis & Brown Deputy Town Clerk
BY: *Raymond* Mayor

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:08 P.M. ON THE 27th DAY OF March, 1986. Rec No 8603132

COUNTY CLERK AND RECORDER
BY: *Reta A. Cray* Deputy

PREPARED FOR:

PARK FUNDING CORP.
8301 E. PRENTICE
BLDG. 30 DTC, SUITE 305
ENGLEWOOD, CO 80111

MORTGAGEES AND LIENHOLDERS

CASTLE OAKS CORPORATION, A COLORADO CORPORATION

William S. Langston Vice President
COUNTY OF Douglas
STATE OF Colorado

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF December, 1986. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-30-1992. NOTARY *Marie E. Hannick*

K.M. LUDVIGSEN
Helen M Ludvigsen
HELEN M. LUDVIGSEN

COUNTY OF Douglas
STATE OF Colorado
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF December, 1986. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-30-1992. NOTARY *Marie E. Hannick*

PREPARED BY:

HOLLAND CORPORATION
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
6920 SO. HOLLY CIRCLE ENGLEWOOD, CO 80112 PH (303) 773-0920
OFFICES IN: 179724 KAUFAS HURST, TEXAS

CERTIFICATE AND DEDICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREONSIGNED, BEING ALL OF THE OWNERS, AND HOLDERS OF LIENS AND MORTGAGES OF THE ABOVE DESCRIBED LAND IN THE TOWN OF CASTLE ROCK, COLORADO, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED, OR CONSENTED TO THE SAME, INTO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "MILLER BOULEVARD", AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS A PUBLIC ROAD, THE ROAD AS SHOWN ON SAID PLAT, THIS BEING MILLER BOULEVARD. THE HEREONSIGNED HEREBY FURTHER DEDICATE ALL UTILITY EASEMENTS TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLE AND OTHER COMMUNICATIONS SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, ACROSS UTILITY EASEMENTS AS SHOWN HEREON AND DOES HEREBY VACATE THAT PORTION OF THE "TRAIL EASEMENTS" AS DEPICTED ON THE PLAT OF THE CASTLE OAKS, FILING NO. 1, RECORDED MAY 17, 1972, AT RECEPTION NO. 150556 AND AS DESCRIBED IN THE "CASTLE OAKS DECLARATION OF PROTECTIVE COVENANTS" RECORDED MAY 19, 1972, IN BOOK 230 AT AT PAGE 640, RECEPTION NO. 150608, DOUGLAS COUNTY, COLORADO, SITUATED WITHIN THE PROPERTY PLATTED HEREBY.

EXECUTED THIS 18th DAY OF March, 1986.

OWNERS

BMC REALTY CORPORATION, A Colorado Corporation
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF March, 1986. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-30-1992. NOTARY *Marie E. Hannick*

LINDEN PARTNERS, LTD., a Colorado Limited Partnership
BY: LINDEN INVESTMENT, INC. A Colorado Corporation as General Partnership
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF March, 1986. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-30-1992. NOTARY *Marie E. Hannick*

OLIVE INVESTMENTS, INC., A Colorado Corporation
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
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CDK REALTY CORPORATION, A Colorado Corporation
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
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POPLAR INVESTMENTS, INC., A Colorado Corporation
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
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SYCAMORE INVESTMENTS, INC., A Colorado Corporation
8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO

Joseph Berenbaum Vice President
Joseph Berenbaum Assistant Secretary: KENNETH E. ASH

COUNTY OF Douglas
STATE OF Colorado
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COUNTY OF Douglas
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SURVEYOR'S CERTIFICATE

I, LARRY HAGAN, 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.

Larry W. Hagan 1-7-86
LARRY W. HAGAN R.P.L.S. 16112
FOR AND ON BEHALF OF HOLLAND CORP.
6953

TITLE CERTIFICATE

I, *James G. Holter*, an attorney at law duly licensed to practice before the courts of record in the state of Colorado, certify that I have examined the 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.

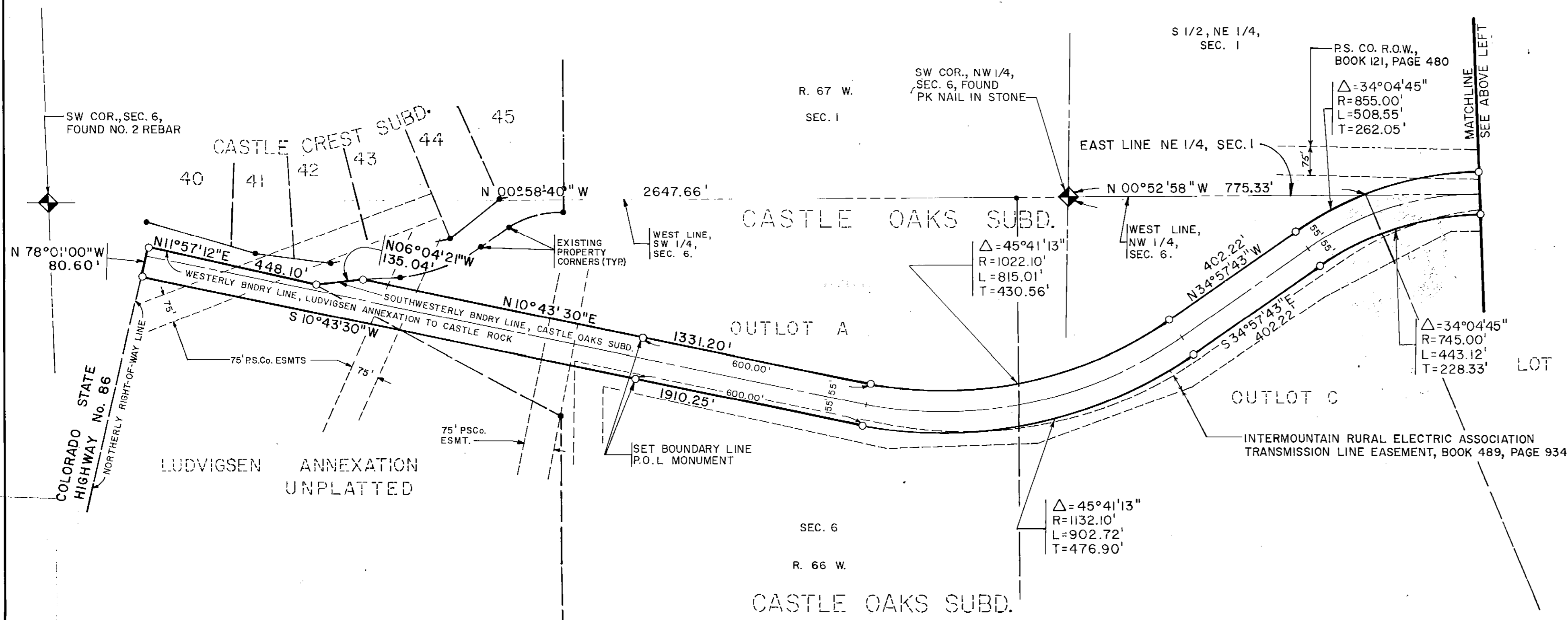
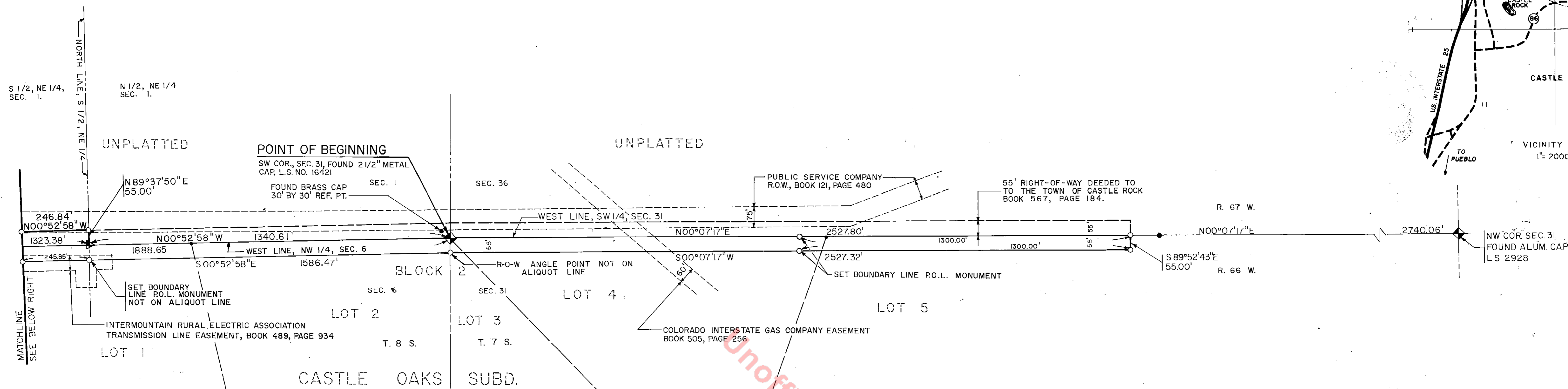
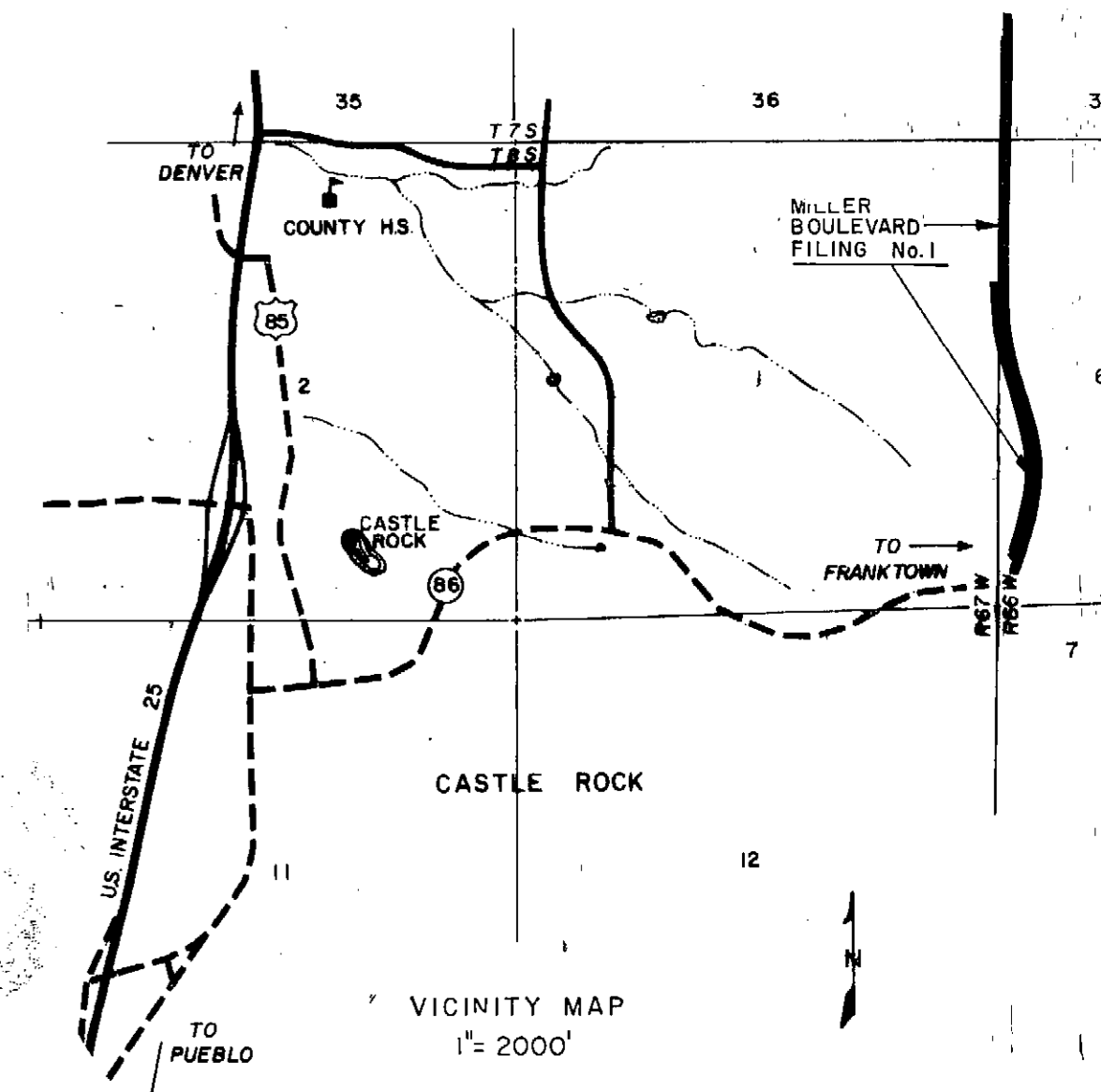
SIGNED THIS 18th DAY OF February, 1986.

James G. Holter #471
ATTORNEY AT LAW

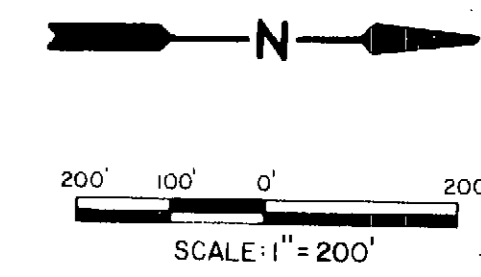
DATE 3-5-86
DES/DFT CS/SMB
PROJ. NO 0053

MILLER BOULEVARD, FILING NO. 1 FINAL PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH,
RANGE 67 WEST AND THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH,
AND THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, BOTH IN RANGE 66 WEST, ALL IN THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy



**MILLER BLVD., FILING NO. 1
FINAL PLAT**

PREPARED FOR:

PARK FUNDING CORP.

8301 EAST PRENTICE
BLDG. 30, DTC, SUITE 305
ENGLEWOOD, COLORADO 80111
(303) 850-7655

PREPARED BY:

HOLLAND CORPORATION
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
6920 S. HOLLY CIRCLE ENGLEWOOD, CO. 80112 PH. (303) 773-0020
OFFICES IN: LENEXA, KANSAS HURST, TEXAS

DATE 8-9-84
DES/DTC/SB/SC
PROJ. NO 0053
SHEET 2 OF 2