

PLAT IDENTIFICATION SHEET

Reception #: 8733897

Number of pages: 5

Date: 11/25/87

Name: MEADOWS # 1

MISCELLANEOUS COMMENTS:

A FINAL PLAT OF FIRST REPLAT OF THE MEADOWS FILING NO. 1

A PART OF THE AMENDED MEADOWS PD.

A PART OF THE SOUTH ONE - HALF OF SEC. 28, T7S, R67W OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 5

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTH ONE-HALF OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28 BEARS NORTH 00°34'57" EAST A DISTANCE OF 2,641.70 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE NORTH 12°24'10" EAST A DISTANCE OF 945.43 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AND THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;
1) SOUTH 15°03'40" EAST A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE;
2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
3) THENCE SOUTH 74°56'20" WEST A DISTANCE OF 1419.72 FEET TO A POINT OF CURVATURE;
4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°54'58" AND A RADIUS OF 1945.00 FEET A DISTANCE OF 99.00 FEET;

THENCE NON-RADIALLY DEPARTING SAID CURVE NORTH 03°36'23" WEST A DISTANCE OF 210.08 FEET; THENCE NORTH 00°19'55" WEST A DISTANCE OF 347.71 FEET; THENCE NORTH 29°16'18" WEST A DISTANCE OF 325.25 FEET; THENCE NORTH 02°16'51" EAST A DISTANCE OF 566.04 FEET; THENCE NORTH 18°00'51" WEST A DISTANCE OF 368.09 FEET TO A POINT ON A CURVE WHENCE THE RADIUS POINT BEARS NORTH 25°42'36" WEST AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;

1) ALONG THE ARC OF SAID CURVE NORTHEASTERLY, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 04°34'15" AND A RADIUS OF 1,150.00 FEET A DISTANCE OF 91.74 FEET TO A POINT OF TANGENCY;
2) NORTH 59°43'08" EAST A DISTANCE OF 520.01 FEET TO A POINT OF CURVATURE;
3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°01'46" AND A RADIUS OF 670.00 FEET A DISTANCE OF 620.11 FEET TO A POINT OF TANGENCY;
4) THENCE SOUTH 67°15'05" EAST A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE;
5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°11'13" AND A RADIUS OF 730.00 FEET A DISTANCE OF 193.49 FEET TO A POINT OF TANGENCY;
6) THENCE SOUTH 82°26'18" EAST A DISTANCE OF 315.00 FEET TO A POINT OF CURVATURE;
7) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MEADOWS DRIVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;
1) SOUTH 07°33'42" WEST A DISTANCE OF 932.74 FEET TO A POINT OF CURVATURE;
2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°37'22" AND A RADIUS OF 975.00 FEET A DISTANCE OF 384.97 FEET TO A POINT OF TANGENCY;
3) THENCE SOUTH 15°03'40" EAST A DISTANCE OF 197.25 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 66.902 ACRES.

RMC PROJECT NO. 0884.001.00

DATE: SEPTEMBER 29, 1987

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES, AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HEREBY AGREE TO THE VACATION OF THE UTILITY EASEMENTS AS DESCRIBED ON THE FINAL PLAT OF THE MEADOWS FILING NO. 1, AND ALSO AGREE TO THE REPLATING OF THE MEADOWS FILING NO. 1, AS REFLECTED HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY 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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

MORTGAGEE:

CASTLE MEADOWS, INC.

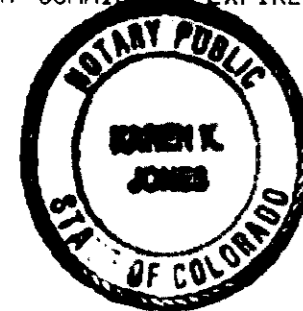
VICE PRESIDENT

STATE OF Colorado)
) SS
COUNTY OF Arapahoe)

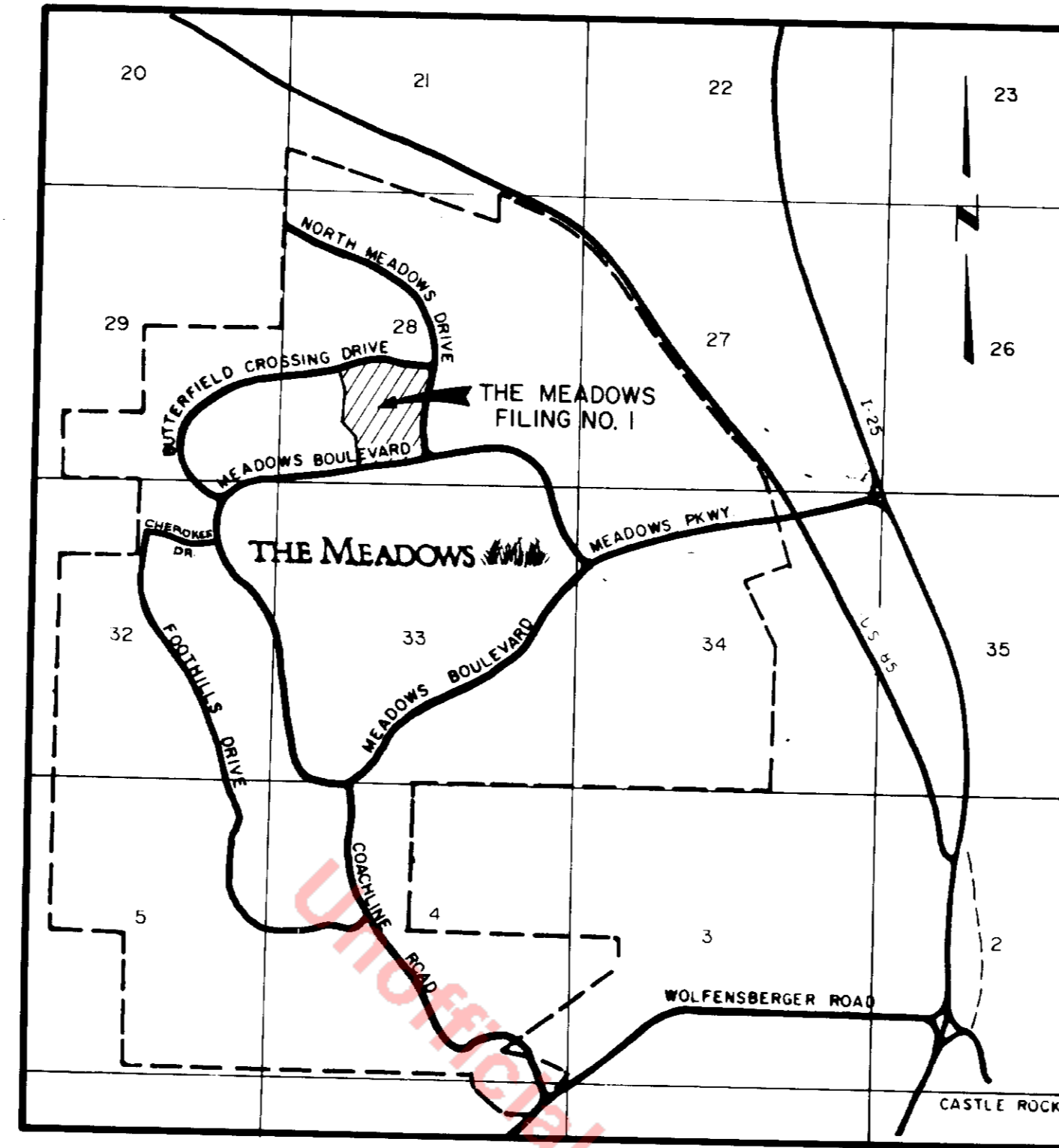
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF November, 1987 BY F. Joseph Kropinski AS VICE PRESIDENT FOR CASTLE MEADOWS, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 13, 1991
6060 S. Willow Dr. Suite 2204
Englewood, CO 80111



Stephen K. Jones
NOTARY PUBLIC



VICINITY MAP
NO SCALE

OWNERS:
CASTLE MEADOWS, INC.

VICE PRESIDENT

STATE OF Colorado)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF November, 1987 BY F. Joseph Kropinski AS VICE PRESIDENT FOR CASTLE MEADOWS, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 13, 1991
6060 S. Willow Dr. Suite 2204
Englewood, CO 80111



Karen E. Jones
NOTARY PUBLIC

KDB HOMES, INC.

VICE PRESIDENT

STATE OF Colorado)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF November, 1987 BY David R. Durant AS VICE PRESIDENT FOR KDB HOMES, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 2, 1989
Nancy E. Kinn
NOTARY PUBLIC

TOWN OF CASTLE ROCK, COLORADO, AS OWNER OF PUBLIC RIGHTS OF WAY

MAYOR

STATE OF Colorado)
) SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF November, 1987 BY George S. Kennedy AS MAYOR FOR THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/25/88
George S. Kennedy
NOTARY PUBLIC

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6000 DATE: 9-87 JOB NO: 7-0884.001

GENERAL NOTES

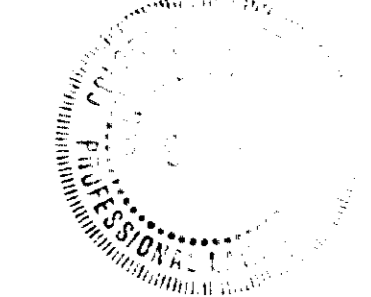
1. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, AS BEARING NORTH 00°34'57" EAST A DISTANCE OF 2641.70 FEET.
2. ALL LOTS SHALL HAVE UTILITY EASEMENTS FOR THE USE OF GAS, ELECTRIC, TELEPHONE, AND/OR CABLE TELEVISION LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 10', SIDE LOT AT R.O.W. 5', SIDE LOT BETWEEN LOTS 2.5', REAR LOT 5', UNLESS OTHERWISE SHOWN ON THIS REPLAT.
3. TRACT E WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK TO BE USED FOR DRAINAGE, OPEN SPACE, LANDSCAPING, PEDESTRIAN, AND UTILITY PURPOSES.
4. TRACTS A, B, C, D, F, G AND H WILL BE OWNED AND MAINTAINED BY THE MEADOWS COMMUNITY ASSOCIATION, INC., TO BE USED FOR LANDSCAPING, PEDESTRIAN AND UTILITY PURPOSES.
5. ALL BLOCK CORNER RADII ARE 15.00'.
6. ALL DEDICATION OF PROPERTY MADE BY THE FINAL PLAT OF THE MEADOWS FILING NO. 1 REMAIN UNCHANGED, EXCEPT AS OTHERWISE SPECIFICALLY INDICATED HEREON.
7. LOT 36, BLOCK 2 AND LOT 20, BLOCK 5 HAVE BEEN ELIMINATED WITH THIS REPLAT.

SURVEYOR'S CERTIFICATE

I, DWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Dwayne M. Phillips
DWAYNE M. PHILLIPS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.

DATE: NOV. 29, 1987



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:41 P.M. ON THE 25 DAY OF November, 1987, IN RECEPTION NUMBER 133597.

COUNTY CLERK AND RECORDER

BY: Lorin S. Johnson
Deputy

TITLE CERTIFICATE

I, JAMES M. STALKER, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION, TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY IS IN THE ABOVE-REFERRED TO OWNERS AND DEDICATORS.

SIGNED THIS 23 DAY OF NOVEMBER, 1987.

James M. Stalker #14913
ATTORNEY AT LAW

PLANNING COMMISSION REVIEW

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING COMMISSION THIS 3rd DAY OF November, 1987.

Tom Ragan
CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON Nov. 19, 1987 AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

SIGNED THIS 24th DAY OF November, 1987.

TOWN OF CASTLE ROCK

BY: Stephen K. Jones

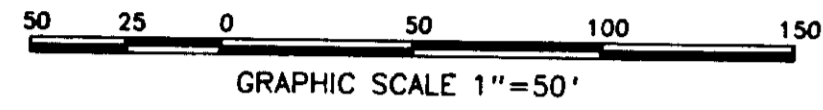
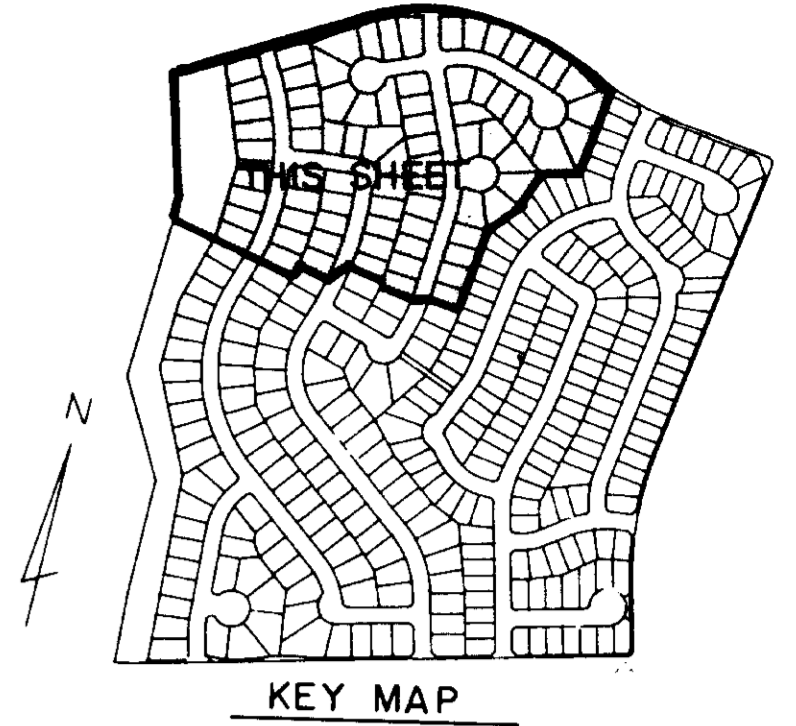
MAYOR

ATTESTED: Shirley L. Brown
TOWN CLERK

FINAL PLAT FIRST REPLAT OF THE MEADOWS FILING NO. 1

A PART OF THE AMENDED MEADOWS PD.
A PART OF THE SOUTH ONE-HALF OF SEC. 28, T 7 S, R 67 W OF THE 6th. P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 5



UNPLATTED

$\Delta=04^{\circ}34'15''$
 $R=1150.00'$
 $L=91.74'$

TRACT "E"
4.7993 ACRES

UNPLATTED



- MONUMENT LEGEND**
- #4 REBAR WITH R.M.C. L.S. 9329
 - ⊙ #4 REBAR WITH ALUMINUM CAP MARKED TST L.S. 22564
 - ✦ SEE SPECIFIC MONUMENT FOR DISCRPTION

- LOT AND BLOCK KEY**
- 4 LOT NUMBER
 - Ⓢ BLOCK NUMBER
 - LOT LINE
 - ALL LOT LINE EASEMENTS SHOWN ON PLAT SHALL BE 4.0'

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C 1	9°28'58"	350.00	57.93	S 19°07'58" E	57.86
C 2	41°37'41"	200.00	145.31	N 86°56'23" E	142.13
C 3	27°31'47"	350.00	168.17	S 10°08'33" E	166.66
C 4	07°05'11"	350.00	43.29	S 20°19'52" E	43.26
C 5	20°26'36"	350.00	124.88	S 06°33'58" E	124.22
C 6	23°39'09"	965.00	398.37	S 05°01'26" W	395.54
C 7	22°35'02"	965.00	380.37	S 05°29'22" W	377.91
C 8	01°04'08"	965.00	18.00	S 17°18'57" W	18.00
C 9	04°54'00"	350.00	29.93	S 81°44'51" E	29.92
C 10	48°07'51"	715.00	600.63	S 06°12'55" E	583.13
C 11	19°34'42"	715.00	244.32	S 20°29'30" E	243.13
C 12	28°33'09"	715.00	356.31	S 03°34'26" W	352.63

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6000 DATE: 9-87 JOB NO: 7-0884.001

SEE SHEET 5 OF 5

SEE SHEET 3 OF 5

A FINAL PLAT OF FIRST REPLAT OF THE MEADOWS FILING NO. 1

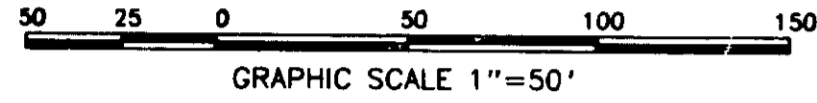
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A PART OF THE SOUTH ONE-HALF OF SEC. 28, T7S, R67W OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 4 OF 5



KEY MAP



UNPLATTED

UNPLATTED

$\Delta = 22^\circ 37' 22''$
 $R = 975.00'$
 $L = 384.97'$

$S 15^\circ 03' 40'' E$
 $197.25'$

$\Delta = 90^\circ 00' 00''$
 $R = 20.00'$
 $L = 31.42'$

BRASS CAP IN CONCRETE #2690
POINT OF COMMENCEMENT
S 1/4 CORNER SECTION 28
T7S, R67W, 6TH PM

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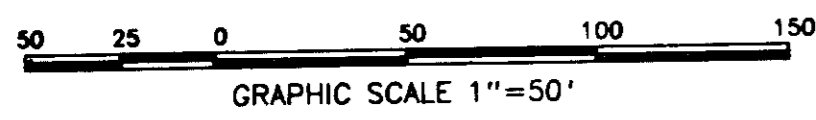
NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C 19	37°10'03"	325.00	210.83	S 33°38'42" E	207.15
C 20	51°52'43"	175.00	158.45	S 66°44'57" E	153.10
C 21	29°51'55"	325.00	169.41	S 00°07'43" E	167.49
C 22	17°29'34"	325.00	99.22	S 06°03'28" W	98.84
C 23	12°22'21"	325.00	70.18	S 08°52'29" E	70.05
C 24	20°50'58"	200.00	72.78	N 84°30'51" E	72.38
C 25	30°40'58"	300.00	180.65	N 69°25'51" E	158.74
C 26	18°07'25"	300.00	94.89	N 63°09'05" E	94.50
C 27	12°33'33"	300.00	65.76	N 78°29'34" E	65.63
C 28	25°20'55"	200.00	88.48	S 05°06'45" E	87.76

A FINAL PLAT OF FIRST REPLAT OF THE MEADOWS FILING NO. 1

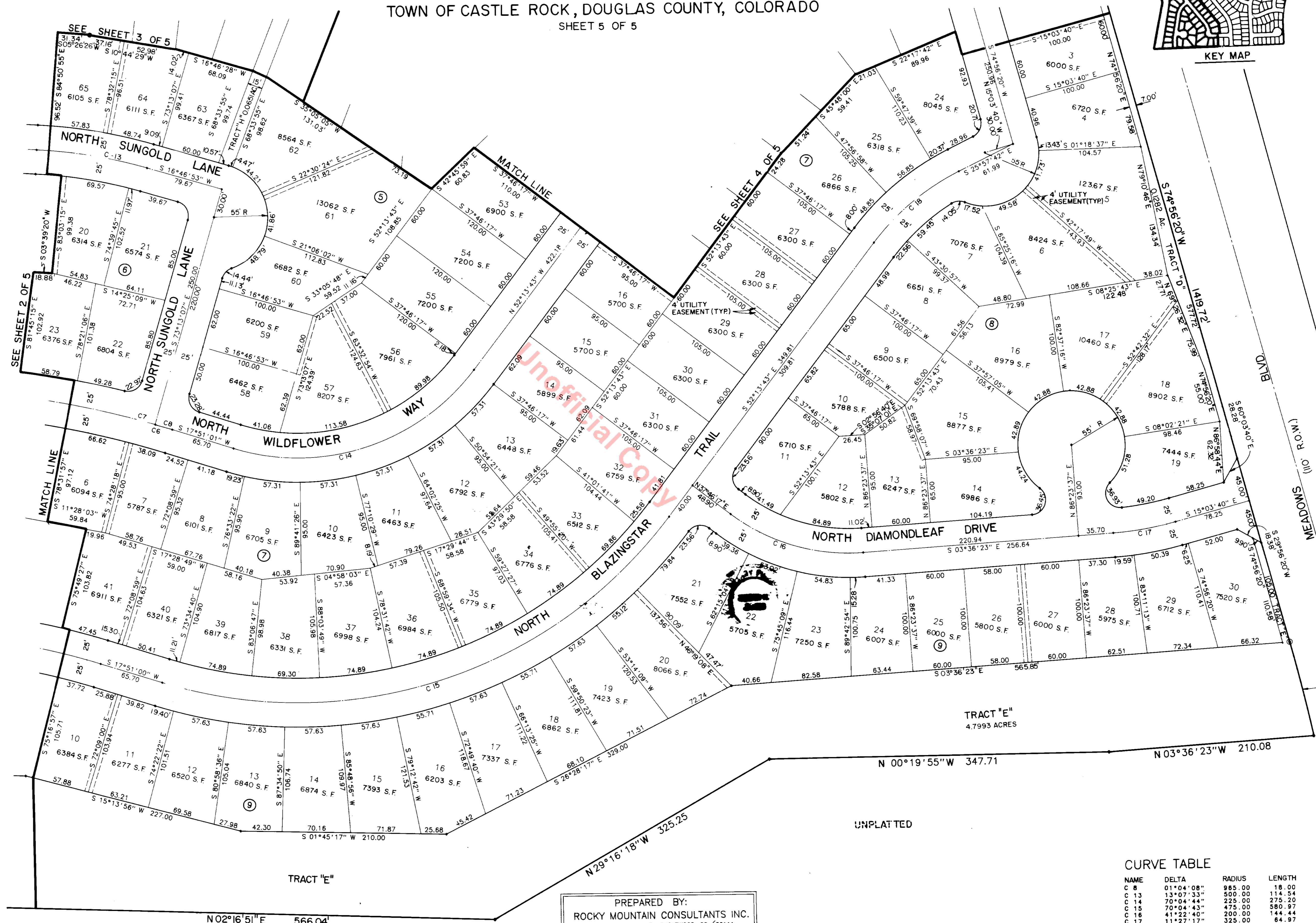
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A PART OF THE SOUTH ONE-HALF OF SEC. 28, T7S, R67W OF THE 6th. P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 5 OF 5



KEY MAP



UNPLATTED

UNPLATTED

Δ = 02°54'58"
R = 1945.00'
L = 99.00'

TRACT "E"

TRACT "E"
4.7993 ACRES

UNPLATTED

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C 8	01°04'08"	965.00	18.00	S 17°18'57" W	18.00
C 13	13°07'33"	500.00	114.54	S 10°13'06" W	114.29
C 14	70°04'44"	225.00	275.20	S 17°11'21" E	258.36
C 15	70°04'43"	475.00	580.97	S 17°11'21" E	545.43
C 16	41°22'40"	200.00	144.44	S 17°04'57" W	141.32
C 17	11°27'17"	325.00	64.97	S 09°20'02" E	64.87
C 18	26°16'01"	250.00	114.61	S 39°05'43" E	113.61

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ROCKY MOUNTAIN CONSULTANTS INC.
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741-8000 DATE: 9-87 JOB NO: 7-0884.001

N 02°16'51" E 566.04'

N 00°19'55" W 347.71

N 03°36'23" W 210.08

N 29°16'18" W 325.25