

PLAT IDENTIFICATION SHEET

Reception #: 8721781

Number of pages: 3

Date: 07/24/87

Name: MEADOWS #2

MISCELLANEOUS COMMENTS:

A FINAL PLAT OF THE MEADOWS FILING NO.2

A PART OF THE AMENDED MEADOWS P.D.

A PART OF THE SOUTHEAST ONE-QUARTER OF SEC. 29 AND THE NORTHEAST
ONE-QUARTER OF SEC. 32, T7S, R67W, OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 of 3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 29 AND THE NORTHEAST ONE-QUARTER OF SECTION 32 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 87°02'15" WEST A DISTANCE OF 2,599.14 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 79°41'31" WEST A DISTANCE OF 717.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD, BEING A POINT ON A CURVE WHENCE THE RADIUS POINT BEARS SOUTH 38°32'03" EAST A DISTANCE OF 1,105.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 09°48'00" AND A RADIUS OF 1,105.00 FEET A DISTANCE OF 189.00 FEET;
2) THENCE NON-RADIALLY DEPARTING SAID CURVE SOUTH 45°54'43" WEST A DISTANCE OF 100.82 FEET TO A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS SOUTH 53°29'54" EAST A DISTANCE OF 1,117.00 FEET;
3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A CENTRAL ANGLE OF 05°24'10" AND A RADIUS OF 1,117.00 FEET A DISTANCE OF 105.33 FEET TO A POINT OF COMPOUND CURVATURE;
4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°28'46" AND A RADIUS OF 20.00 FEET A DISTANCE OF 30.54 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE THE FOLLOWING FOUR (4) COURSES;
1) NORTH 61°25'21" WEST A DISTANCE OF 421.52 FEET TO A POINT OF CURVATURE;
2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°25'16" AND A RADIUS OF 670.00 FEET A DISTANCE OF 905.34 FEET TO A POINT OF TANGENCY;
3) THENCE NORTH 15°59'55" EAST A DISTANCE OF 90.08 FEET TO A POINT OF CURVATURE;
4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°12'56" AND A RADIUS OF 1,405.00 FEET A DISTANCE OF 1,182.34 FEET TO THE NORTHWESTERLY CORNER OF BUTTERFIELD CROSSING PARK, A PROPOSED PLAT; THENCE

ALONG THE WESTERLY BOUNDARY OF SAID BUTTERFIELD CROSSING PARK THE FOLLOWING SIX (6) COURSES;
1) NON-RADIALLY DEPARTING SAID CURVE SOUTH 25°45'54" EAST A DISTANCE OF 84.00 FEET;
2) THENCE SOUTH 44°08'21" EAST A DISTANCE OF 117.00 FEET;
3) THENCE SOUTH 89°17'59" EAST A DISTANCE OF 94.00 FEET;
4) THENCE SOUTH 42°03'56" EAST A DISTANCE OF 307.46 FEET;
5) THENCE SOUTH 00°41'19" EAST A DISTANCE OF 289.00 FEET;
6) THENCE SOUTH 53°07'47" EAST A DISTANCE OF 5.21 FEET; THENCE SOUTH 53°16'25" WEST A DISTANCE OF 472.59 FEET; THENCE SOUTH 68°11'41" WEST A DISTANCE OF 30.94 FEET; THENCE SOUTH 30°59'13" EAST A DISTANCE OF 706.98 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 32.112 ACRES.

RMC JOB NO. 0485.030.00
4/8/87

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, HAVE BY THESE PRESENTS 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 THE MEADOWS FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACTS I AND H AS SHOWN HEREON, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, FOR PUBLIC USE ALL TRIBUTARY WATER AND WATER RIGHTS ARISING UPON, FLOWING UPON, OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON AND, SUBJECT TO THE PROVISIONS OF SECTION 20.14 OF THE ANNEXATION AND DEVELOPMENT CONTRACT BETWEEN THE TOWN OF CASTLE ROCK AND LINCOLN MEADOWS LIMITED PARTNERSHIP RECORDED DECEMBER 12, 1984 IN BOOK 553, PAGE 593 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, THE RIGHT TO WITHDRAW THE NONTRIBUTARY WATER UNDERLYING AND APPURTENANT TO THE PROPERTY 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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

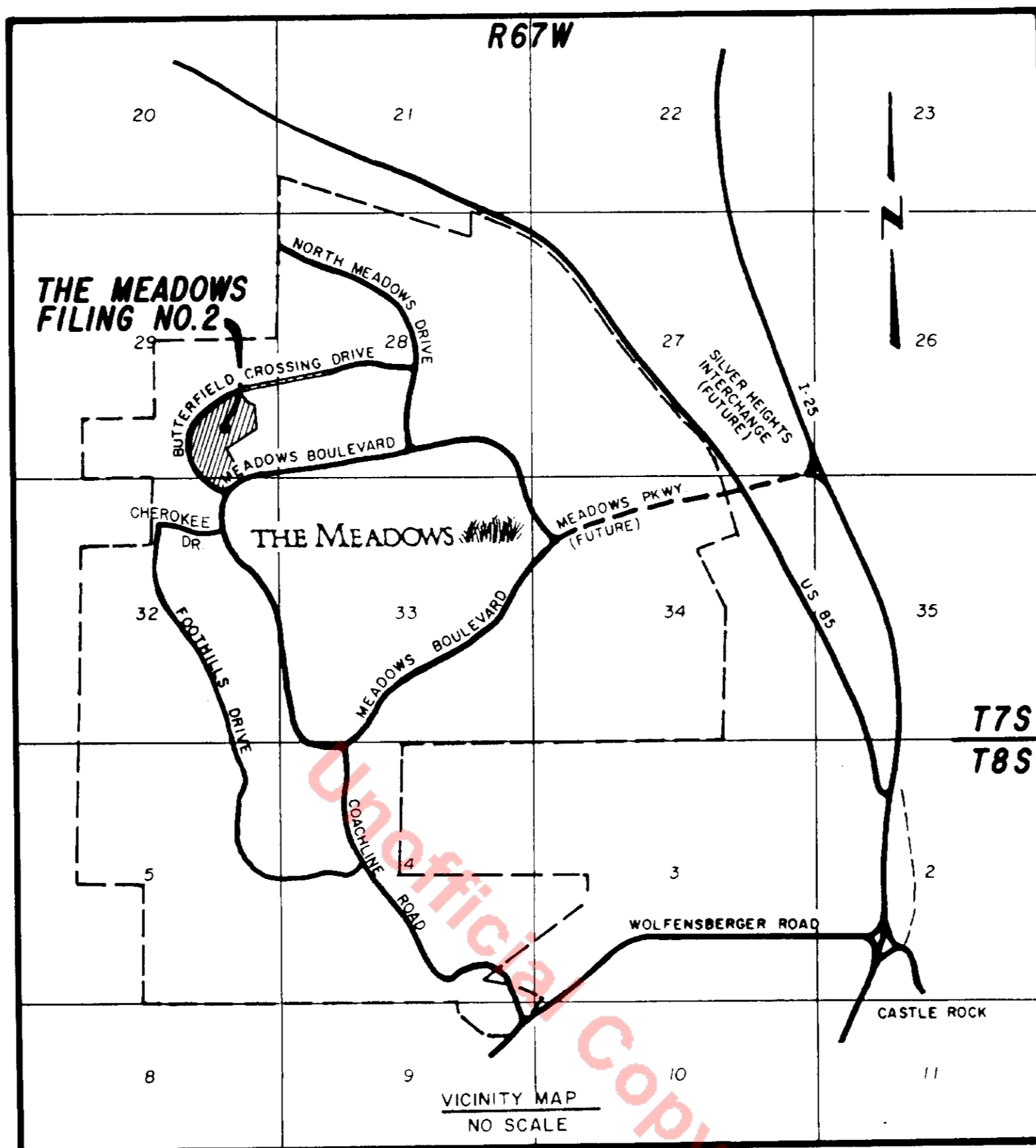
OWNER:
LINCOLN SAVINGS AND LOAN ASSOCIATION
Robert Knapinski
ATTORNEY-IN-FACT

COUNTY OF DOUGLAS }
STATE OF COLORADO } ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF July, 1987, BY P. Joseph Knapinski AS ATTORNEY-IN-FACT FOR LINCOLN SAVINGS AND LOAN ASSOCIATION.

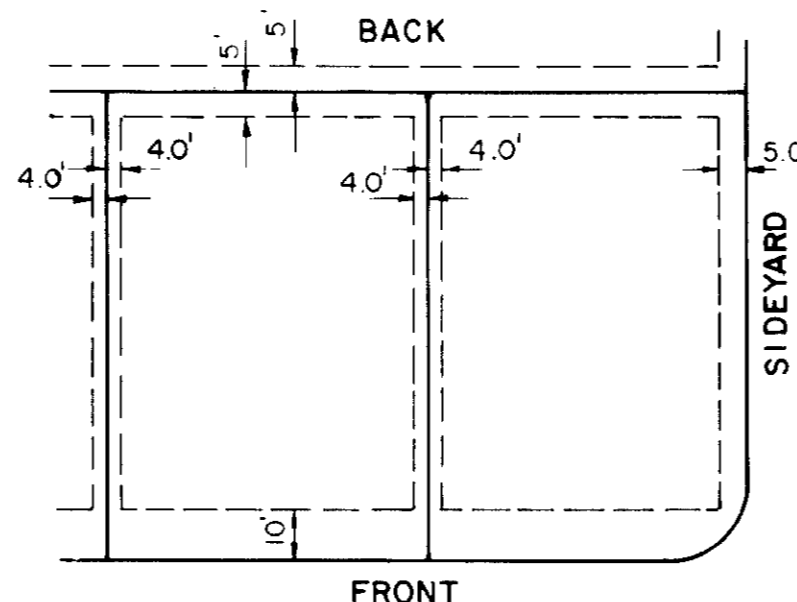
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES:

James A. Jones
NOTARY PUBLIC



GENERAL NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS BEARING SOUTH 87°02'15" WEST AND MONUMENTED AS SHOWN.
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 4'0", REAR LOT 5'.
3. TRACTS I AND H WILL BE DEDICATED TO 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, E AND F 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' UNLESS OTHERWISE NOTED.
6. THERE ARE 149 LOTS IN THIS SUBDIVISION.



TYPICAL LOT EASEMENT DETAIL

IN ACCORDANCE WITH CRS 13-80-105.3

"NOTICE: 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".

LEGEND

- MONUMENT SET, NUMBER 5 REBAR MARKED L.S. NO. 9329.
- MONUMENT FOUND AND NOTED AS SHOWN, NUMBER 4 REBAR WITH ALUMINUM CAP MARKED TST L.S. NUMBER 22564.

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: 5-87 JOB NO: 7-0485.030.00

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNIT 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 TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS BEEN ISSUED TO THAT EFFECT.

SURVEYOR'S CERTIFICATE

I, DUWAYNE 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.

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

DATE: 7-20-87

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:25 P.M. ON THE 24 DAY OF July, 1987 IN BOOK _____, MAP _____, RECEPTION NUMBER 8921781.

COUNTY CLERK AND RECORDER

BY: *Chris A. Crow*

TITLE CERTIFICATE

I, JONAH STALLER, 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 DEDICATORS.

SIGNED THIS 17th DAY OF JUNE, 1987.

Jonah Staller #14313
ATTORNEY AT LAW

PLANNING COMMISSION REVIEW

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING COMMISSION THIS 22 DAY OF June, 1987.

Greg Reagan
CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON 6-11-87 AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF TRACTS I AND H AND THE UTILITY EASEMENTS AS DESCRIBED HEREON.

SIGNED THIS 11th DAY OF June, 1987.

TOWN OF CASTLE ROCK
BY: *Greg Hermelink*
MAYOR

ATTESTED: *Phillip L. Brown*
TOWN CLERK

A FINAL PLAT OF THE MEADOWS FILING NO.2

A PART OF THE AMENDED MEADOWS P.D.

A PART OF THE SOUTHEAST ONE-QUARTER OF SEC. 29 AND THE NORTHEAST ONE-QUARTER OF SEC. 32, T7S, R67W, OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 2 of 3

POINT OF COMMENCEMENT
S.E. CORNER, SEC. 29, T7S,
R67W, 6th P.M.
MONUMENTED WITH REBAR
WITH CAP "3/2" ALUMINUM
MONUMENT ON SECTION CORNER"
L.S. NUMBER 22564

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C6	Δ=085°03'55"	150.00	222.70	S 12°55'36" E	202.80
C7	Δ=002°54'42"	1200.00	60.98	S 28°09'00" W	50.98
C8	Δ=010°41'43"	1200.00	224.00	S 21°20'47" W	223.68
C9	Δ=011°35'19"	520.00	105.18	S 10°12'16" W	105.00
C10	Δ=031°59'56"	350.00	139.82	N 89°59'58" E	137.81
C11	Δ=014°59'13"	375.00	88.09	S 33°59'37" E	87.81
C12	Δ=017°38'09"	400.00	123.12	S 50°11'42" W	122.64
C13	Δ=030°26'07"	400.00	212.48	S 43°47'43" W	209.99
C14	Δ=013°50'46"	375.00	88.44	S 37°44'36" E	88.24

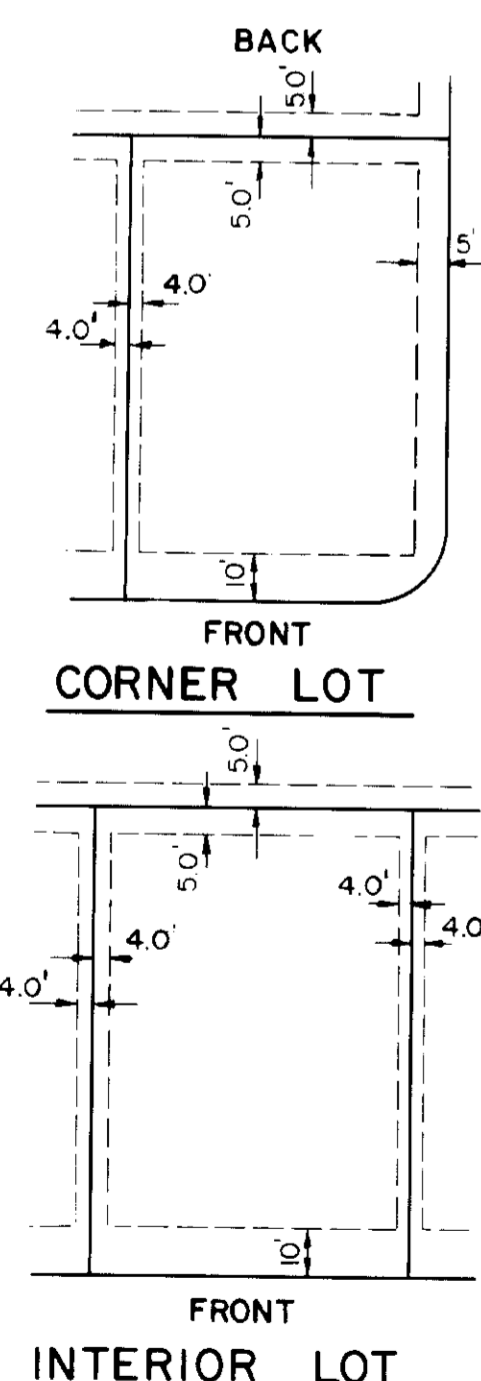
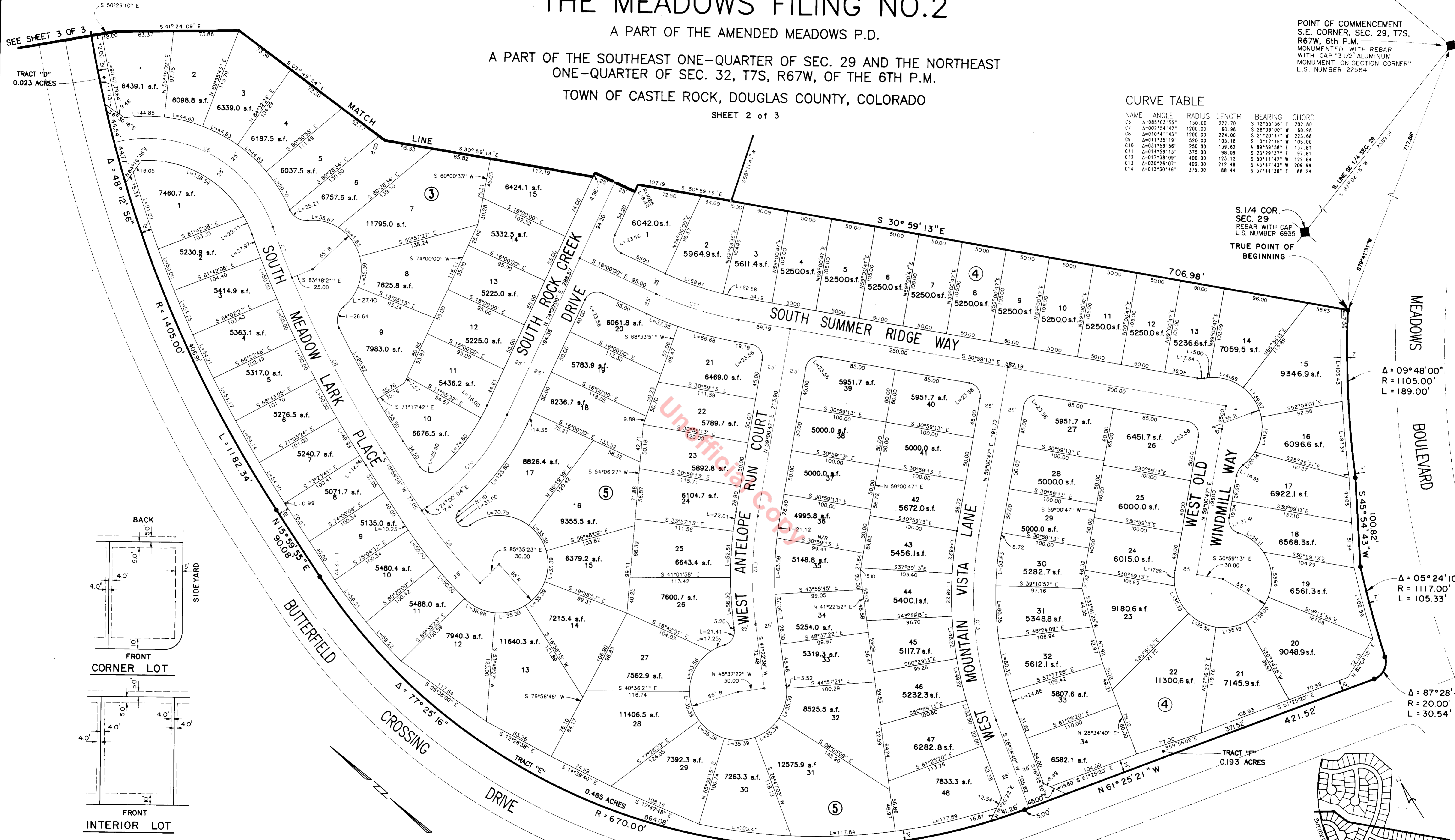
S. 1/4 COR.
SEC. 29
REBAR WITH CAP
L.S. NUMBER 6935
TRUE POINT OF
BEGINNING

MEADOWS
BOULEVARD

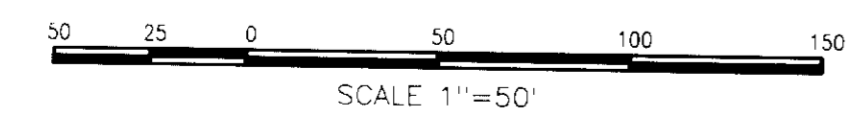
Δ = 09°48'00"
R = 1105.00'
L = 189.00'

Δ = 05°24'10"
R = 1117.00'
L = 105.33'

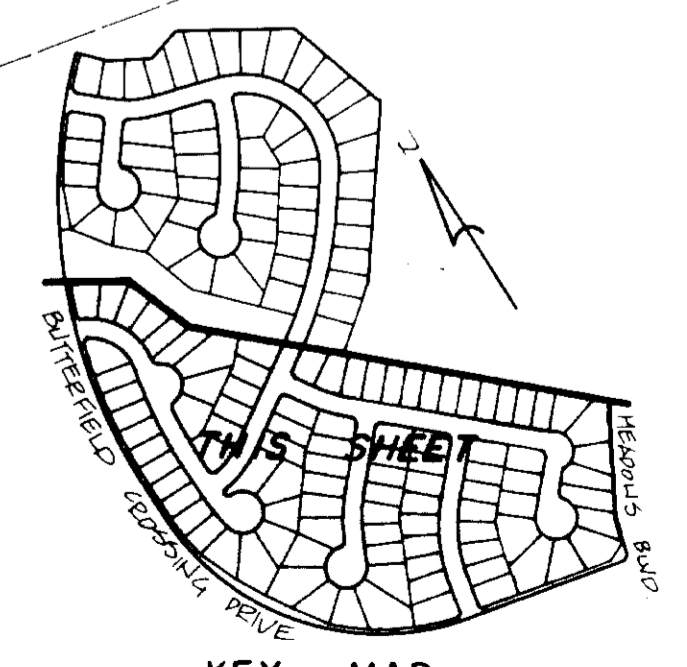
Δ = 87°28'46"
R = 20.00'
L = 30.54'



TYPICAL LOT EASEMENT DETAIL



- LEGEND**
- MONUMENT SET, NUMBER 5 REBAR MARKED L.S. NO. 9329.
 - MONUMENT FOUND AND NOTED AS SHOWN, NUMBER 4 REBAR WITH ALUMINUM CAP MARKED TST L.S. NUMBER 22564.



PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6000 DATE: 5-87 JOB NO: 7-0485.030.00

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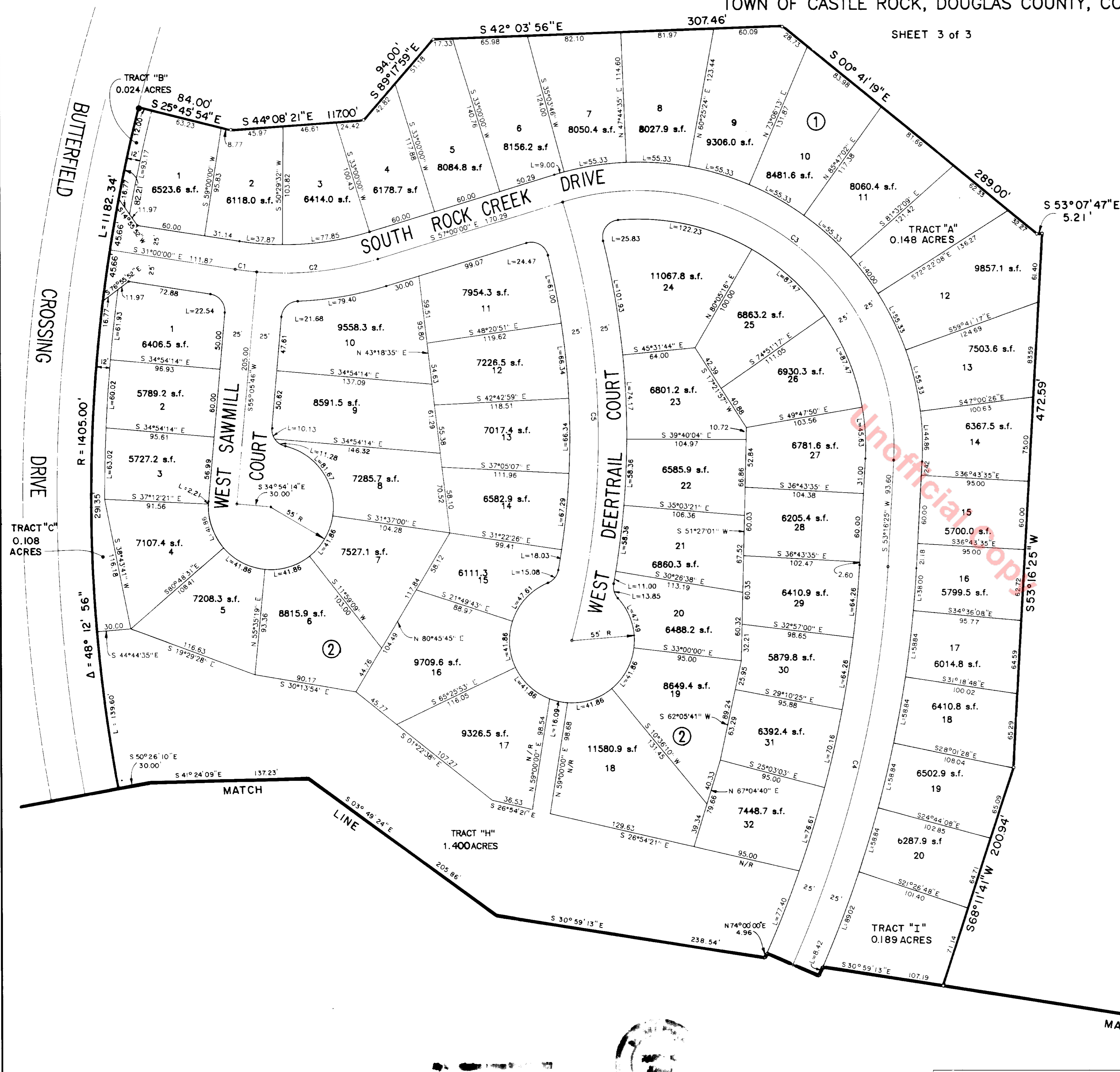
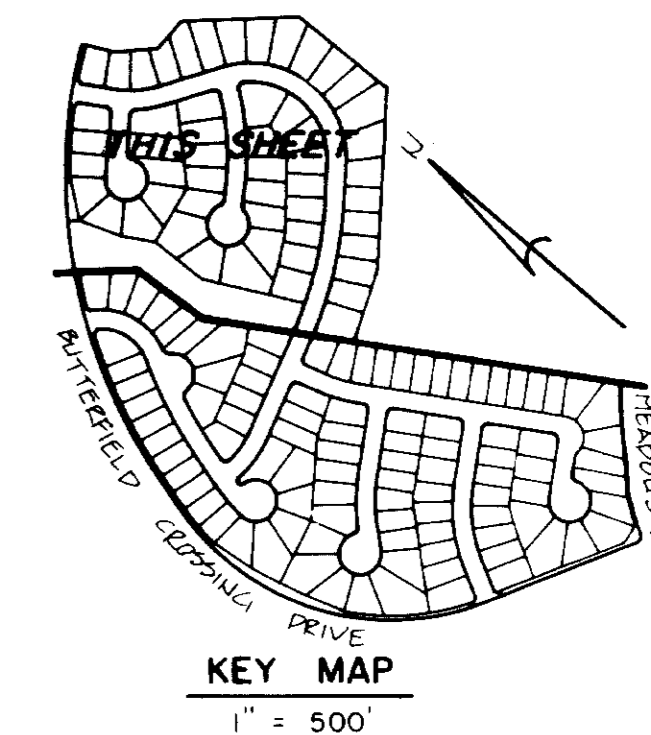
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 of 3

UNPLATTED

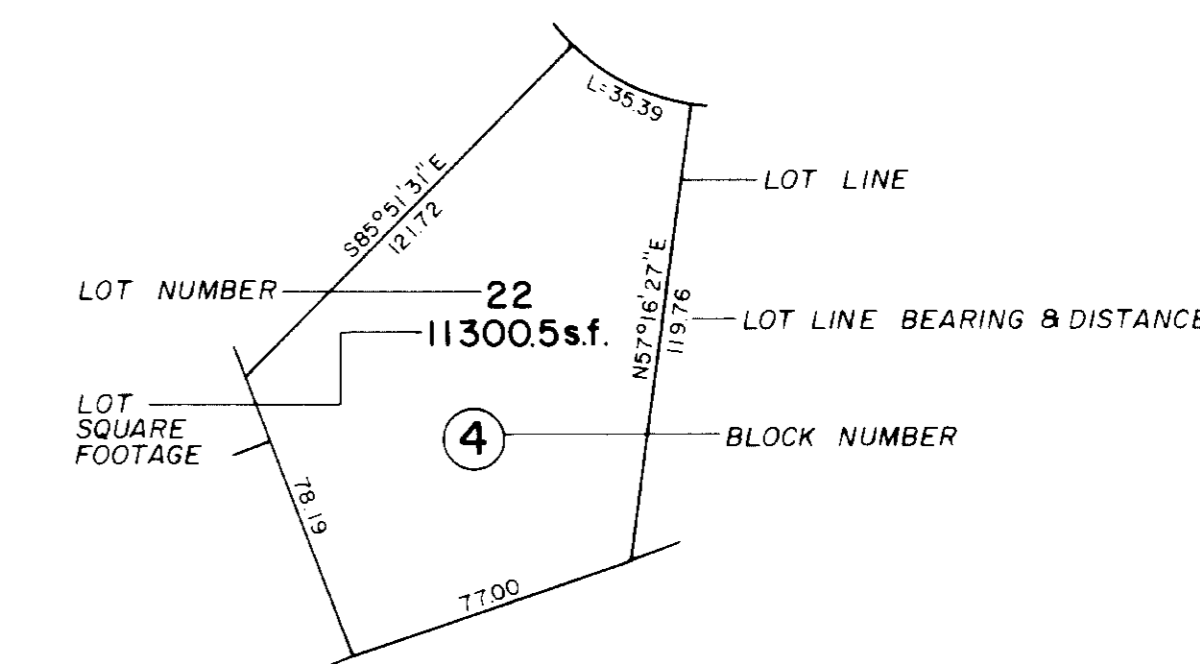
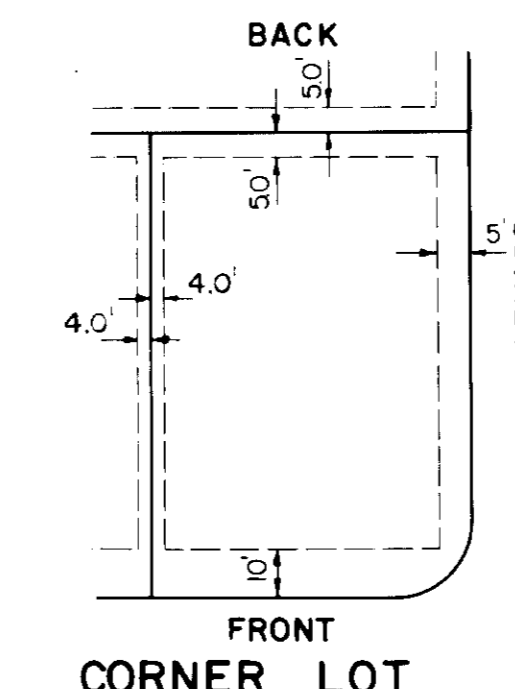


CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	Δ=003°54'14"	280.00	19.08	S 32°57'07" E	19.07
C2	Δ=022°05'46"	280.00	107.98	S 01°57'07" E	107.31
C3	Δ=110°16'25"	225.00	433.04	S 01°51'48" E	389.23
C4	Δ=020°43'35"	1000.00	381.75	S 83°38'12" W	359.78
C5	Δ=032°00'00"	700.00	390.95	S 49°00'00" W	385.85

LEGEND

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REBAR MARKED L.S. NO. 9329.
- MONUMENT FOUND AND NOTED
AS SHOWN, NUMBER 4 REBAR
WITH ALUMINUM CAP MARKED
TST L.S. NUMBER 22564.



LEGEND

POINT OF COMMENCEMENT
S.E. CORNER, SEC. 29, T7S,
R67W, 6TH P.M.
MONUMENTED WITH REBAR
WITH CAP 1/2" ALUMINUM
MONUMENT ON SECTION CORNER"
L.S. NUMBER 22564

S.1/4 COR.
SEC. 29
REBAR WITH CAP
L.S. NUMBER 6935

TRUE POINT OF
BEGINNING

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: 5-87 JOB NO: 7-0485.030.00

TYPICAL LOT EASEMENT DETAIL

NO SCALE

MATCH LINE S 30° 59' 13" E

SEE SHEET 2 OF 3

706.98'