

PLAT IDENTIFICATION SHEET

Reception #: 8808526

Number of pages: 5

Date: 04/15/88

Name: MEADOWS # 5

MISCELLANEOUS COMMENTS:

A FINAL PLAT OF THE MEADOWS - FILING NO. 5

PART OF THE AMENDED MEADOWS PD.
PART OF THE SOUTH 1/2 OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH. P.M. TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET 1 OF 5

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29 WHENCE THE SOUTH LINE OF SAID SECTION 29 BEARS SOUTH 87°01'04" WEST SAID LINE BEING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE WESTERLY ALONG SAID SOUTH LINE, SOUTH 87°01'04" WEST A DISTANCE OF 1,300.98 TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, NORTH 00°16'12" EAST A DISTANCE OF 1,330.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, NORTH 87°14'24" EAST A DISTANCE OF 1,302.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 NORTH 00°20'45" EAST A DISTANCE OF 850.00 FEET; THENCE SOUTH 52°43'29" EAST A DISTANCE OF 850.00 FEET; THENCE SOUTH 03°38'30" EAST A DISTANCE OF 552.16 FEET; THENCE SOUTH 65°48'49" EAST A DISTANCE OF 217.84 FEET; THENCE NORTH 69°58'09" EAST A DISTANCE OF 43.00 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY OF BUTTERFIELD CROSSING DRIVE, WHENCE THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°39'45" EAST A DISTANCE OF 1,465.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

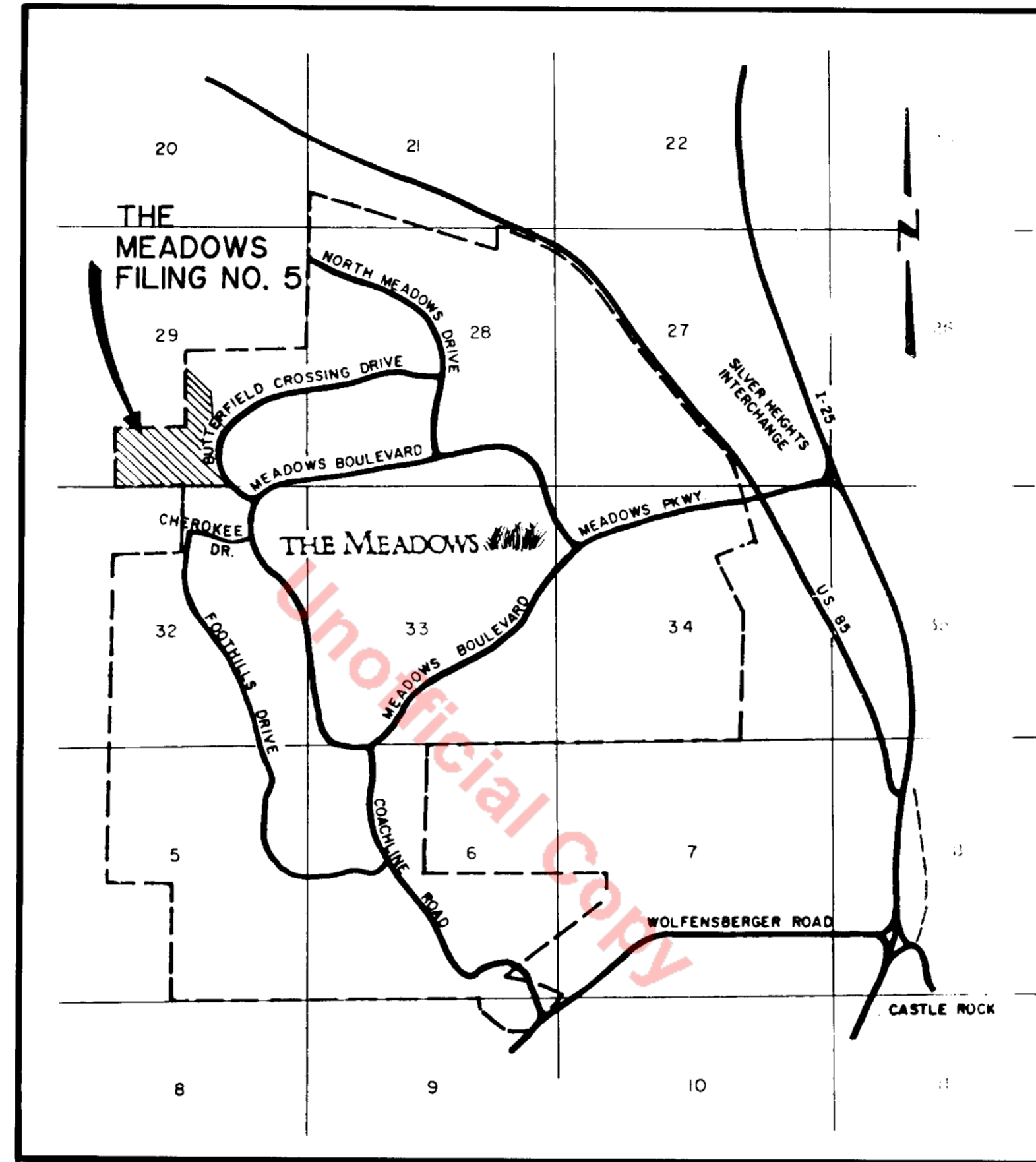
- 1) SOUTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 10°20'19" AND A RADIUS OF 1,465.00 FEET A DISTANCE OF 264.35 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 15°59'56" WEST A DISTANCE OF 90.08 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°11'12" AND A RADIUS OF 730.00 FEET A DISTANCE OF 333.64 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 52°26'33" WEST A DISTANCE OF 43.57 FEET; THENCE SOUTH 84°07'46" WEST A DISTANCE OF 52.63 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°14'29" AND A RADIUS OF 728.31 FEET A DISTANCE OF 219.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°53'16" WEST A DISTANCE OF 104.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°59'08" AND A RADIUS OF 250.00 FEET A DISTANCE OF 157.02 FEET; THENCE SOUTH 12°52'25" WEST A DISTANCE OF 114.00 FEET; THENCE SOUTH 29°34'15" WEST A DISTANCE OF 189.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, SOUTH 87°02'15" WEST A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 69.292 ACRES.

OWNERS:
CASTLE MEADOWS, INC.
VICE PRESIDENT
STATE OF Colorado)
COUNTY OF Windsor) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF April, 1988 BY William R. S. Canale AS VICE PRESIDENT FOR CASTLE MEADOWS, INC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: June 17, 1991
James D. Brown
NOTARY PUBLIC



VICINITY MAP
1" = 2500'

GENERAL NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, AS BEARING SOUTH 87°01'04" WEST.
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 PLAT.
3. TRACTS A,B,C,D,E,F,G,H,J,K, AND M WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK TO BE USED FOR DRAINAGE, OPEN SPACE, LANDSCAPING, PEDESTRIAN AND UTILITY PURPOSES.
4. TRACT L WILL BE OWNED AND MAINTAINED BY THE MEADOWS COMMUNITY ASSOCIATION, INC. TO BE USED FOR DRAINAGE, OPEN SPACE, LANDSCAPING AND PEDESTRIAN PURPOSES.
5. ALL BLOCK CORNER RADII ARE 15.00'.

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."

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6000 DATE: JAN. 88 JOB NO. 0874.005.00

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC STREETS AND ROADS SHOWN ON THIS PLAT WILL NOT BE ACCEPTED AND MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER, OWNER, OR ONE OF THE MEADOWS METROPOLITAN DISTRICTS, 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 ON THE DATE OF THE RECORDING OF THIS PLAT AND THE TOWN HAS ISSUED AN OFFICIAL ACCEPTANCE OF THE STREETS AND ROADS PURSUANT TO THE ANNEXATION AND DEVELOPMENT CONTRACT OR THE INTERGOVERNMENTAL AGREEMENT OR AGREEMENTS APPLICABLE TO THE PROPERTY SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS; THAT THE ABOVE-SIGNED, 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 ROADS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 5. THE ABOVE-SIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AND ROADS AS PLATTED TRACTS A,B,C,D,E,F, G,H,J,K, AND M AS SHOWN HEREON, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE ABOVE-SIGNED 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 ABOVE-SIGNED 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.

SURVEYOR'S CERTIFICATE

I, DUBAYNE 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.

Dubayne M. Phillips DATE 4-13-88
DUBAYNE M. PHILLIPS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:29 A.M. ON THE 17 DAY OF April, 1988 IN BOOK 553, PAGE 593, RECEPTION NUMBER 8808526

COUNTY CLERK AND RECORDER
BY: Debra A. Crain

TITLE CERTIFICATE

I, James D. Brown, 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 17 DAY OF April, 1988.
James D. Brown
ATTORNEY AT LAW

PLANNING COMMISSION REVIEW

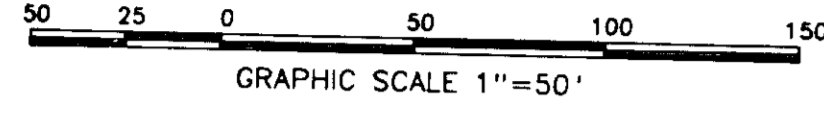
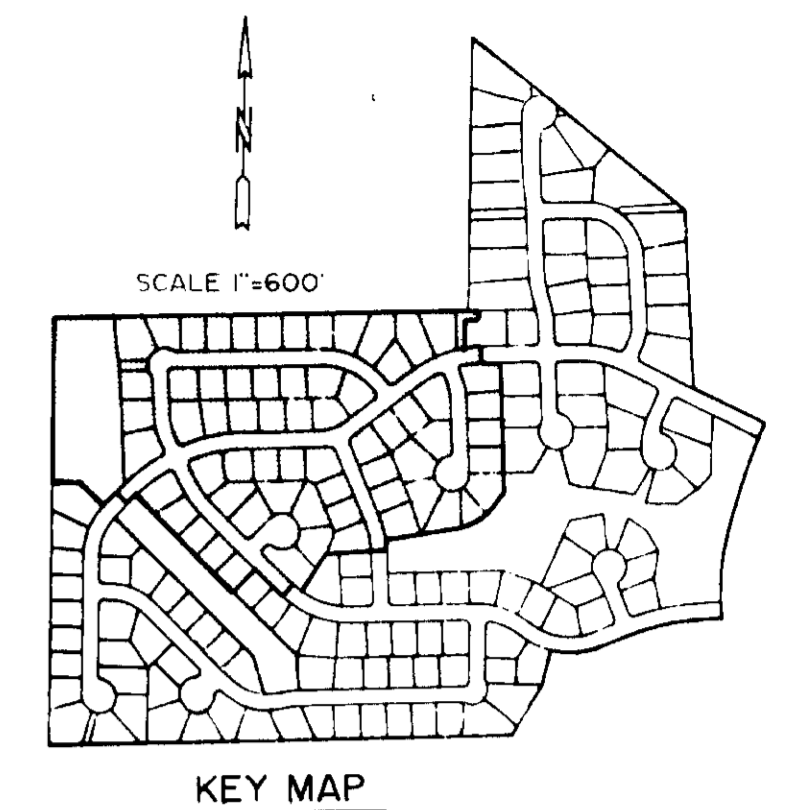
THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING COMMISSION THIS 1 DAY OF March, 1988.
James D. Brown
CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON March 17, 1988 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 A,B,C,D,E,F,G,H,J,K AND M AND THE UTILITY EASEMENTS AS DESCRIBED HEREON.

SIGNED THIS 15 DAY OF April, 1988.
TOWN OF CASTLE ROCK
BY: William R. S. Canale
MAYOR
ATTESTED: Debra A. Crain
TOWN CLERK

A FINAL PLAT OF
THE MEADOWS FILING NO. 5
 PART OF THE AMENDED MEADOWS P.D.
 PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 5



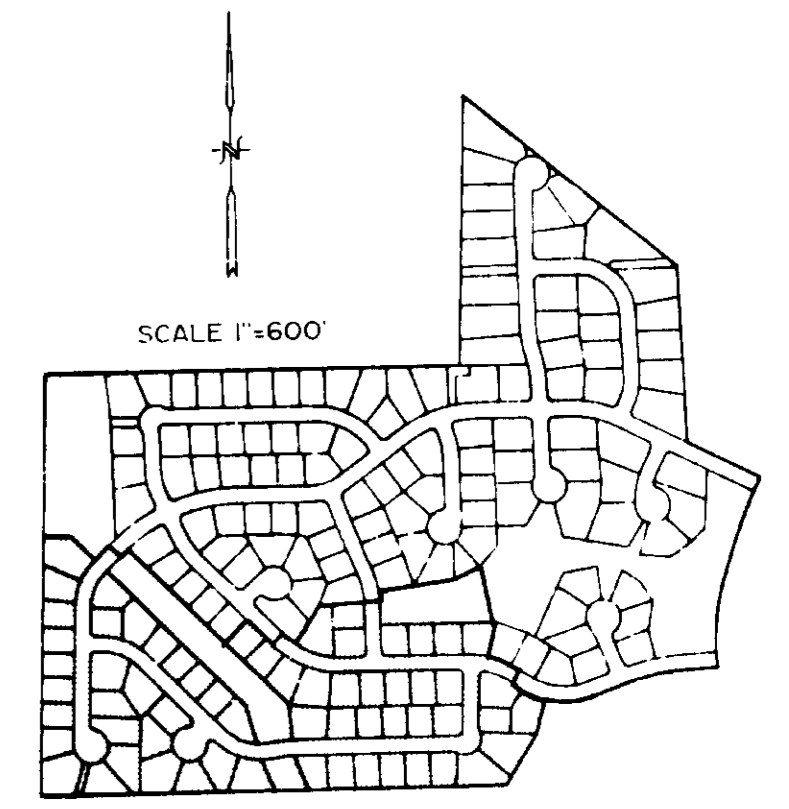
CURVE TABLE

| NAME | ANGLE | RADIUS | LENGTH | BEARING | CHORD |
|------|-----------|--------|--------|-------------|--------|
| CV18 | 19°30'08" | 325.00 | 110.62 | S36°35'52"E | 110.09 |
| CV19 | 24°05'12" | 150.00 | 63.06 | S14°48'12"E | 62.60 |
| CV24 | 20°12'49" | 275.00 | 97.02 | S13°05'20"E | 96.52 |
| CV27 | 17°00'32" | 175.00 | 51.95 | S11°15'52"E | 51.76 |
| CV12 | 43°35'20" | 545.00 | 414.62 | N65°26'44"E | 404.69 |
| CV28 | 19°30'08" | 545.00 | 185.51 | N53°24'08"E | 184.61 |
| CV29 | 24°05'12" | 545.00 | 229.11 | N75°11'48"E | 227.43 |
| CV11 | 35°37'48" | 175.00 | 108.83 | N69°25'30"E | 107.08 |
| CV30 | 20°26'09" | 175.00 | 62.42 | N77°01'20"E | 62.09 |
| CV31 | 15°11'39" | 175.00 | 46.41 | N59°12'25"E | 46.27 |
| CV10 | 35°37'48" | 400.00 | 248.75 | N69°26'44"E | 244.76 |
| CV32 | 18°37'16" | 400.00 | 130.00 | N60°55'14"E | 129.43 |
| CV33 | 17°00'32" | 400.00 | 118.75 | N78°44'08"E | 118.31 |
| CV20 | 54°22'12" | 225.00 | 213.51 | S65°34'30"E | 205.59 |

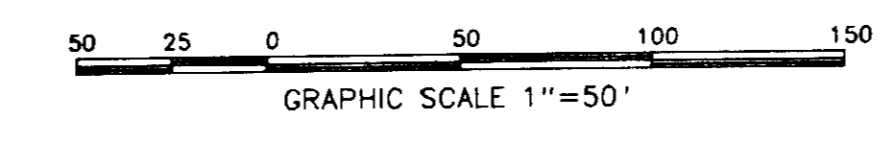
PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
 8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
 741-6000 DATE: JAN. 11 JOB NO.: 274,005,00

LOT AND BLOCK KEY
 4 LOT NUMBER
 ⑥ BLOCK NUMBER

A FINAL PLAT OF
THE MEADOWS FILING NO. 5
 PART OF THE AMENDED MEADOWS P.D.
 PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 3 OF 5



| NAME | ANGLE | RADIUS | LENGTH | BEARING | CHORD |
|------|-----------|--------|--------|-------------|--------|
| CV13 | 43°22'52" | 200.00 | 151.43 | N21°57'38"E | 147.84 |
| CV16 | 38°27'30" | 260.00 | 179.06 | S73°15'11"E | 175.54 |
| CV34 | 03°30'04" | 260.00 | 15.89 | N88°46'06"E | 15.89 |
| CV35 | 35°57'26" | 260.00 | 163.17 | S71°30'09"E | 160.50 |
| CV17 | 46°38'00" | 275.00 | 223.82 | S69°39'56"E | 217.70 |
| CV21 | 08°22'14" | 400.00 | 58.44 | N82°49'57"E | 58.39 |
| CV22 | 55°00'14" | 175.00 | 168.00 | S73°51'03"E | 161.62 |
| CV23 | 43°22'52" | 175.00 | 132.50 | S68°02'22"E | 129.36 |



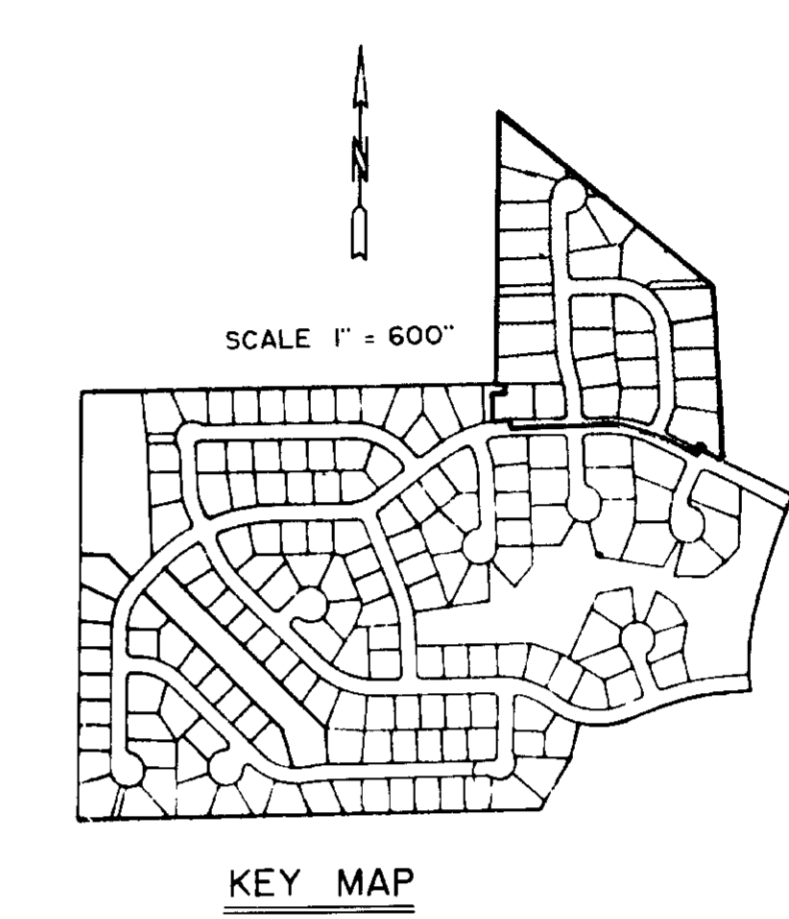
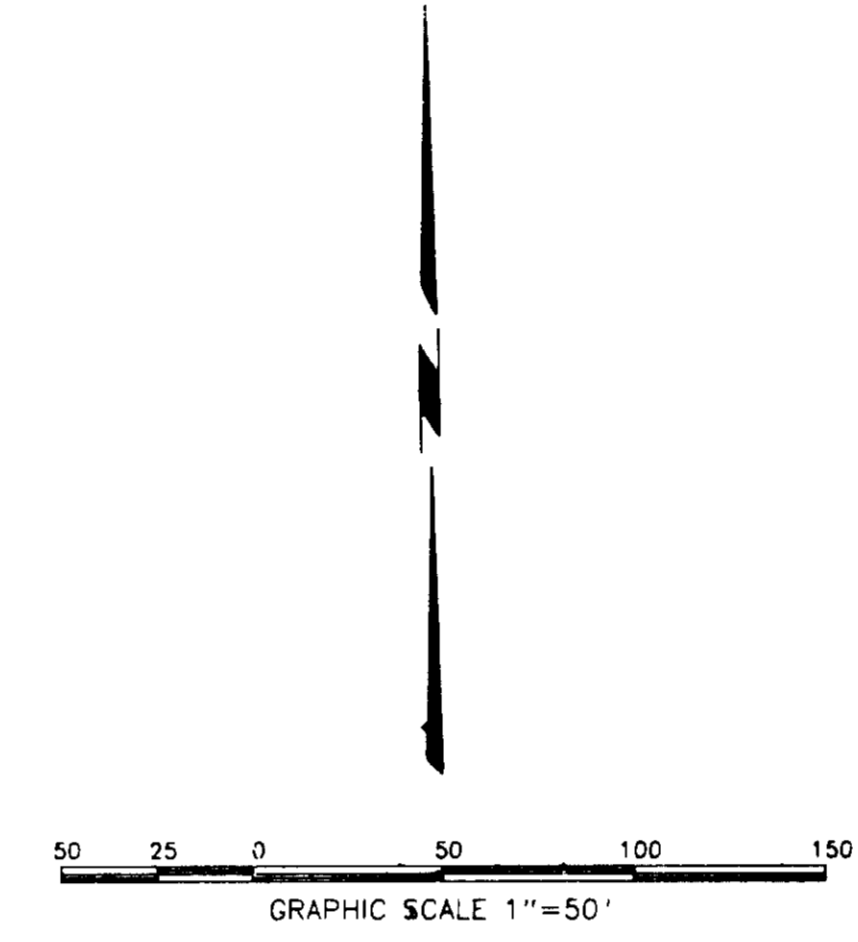
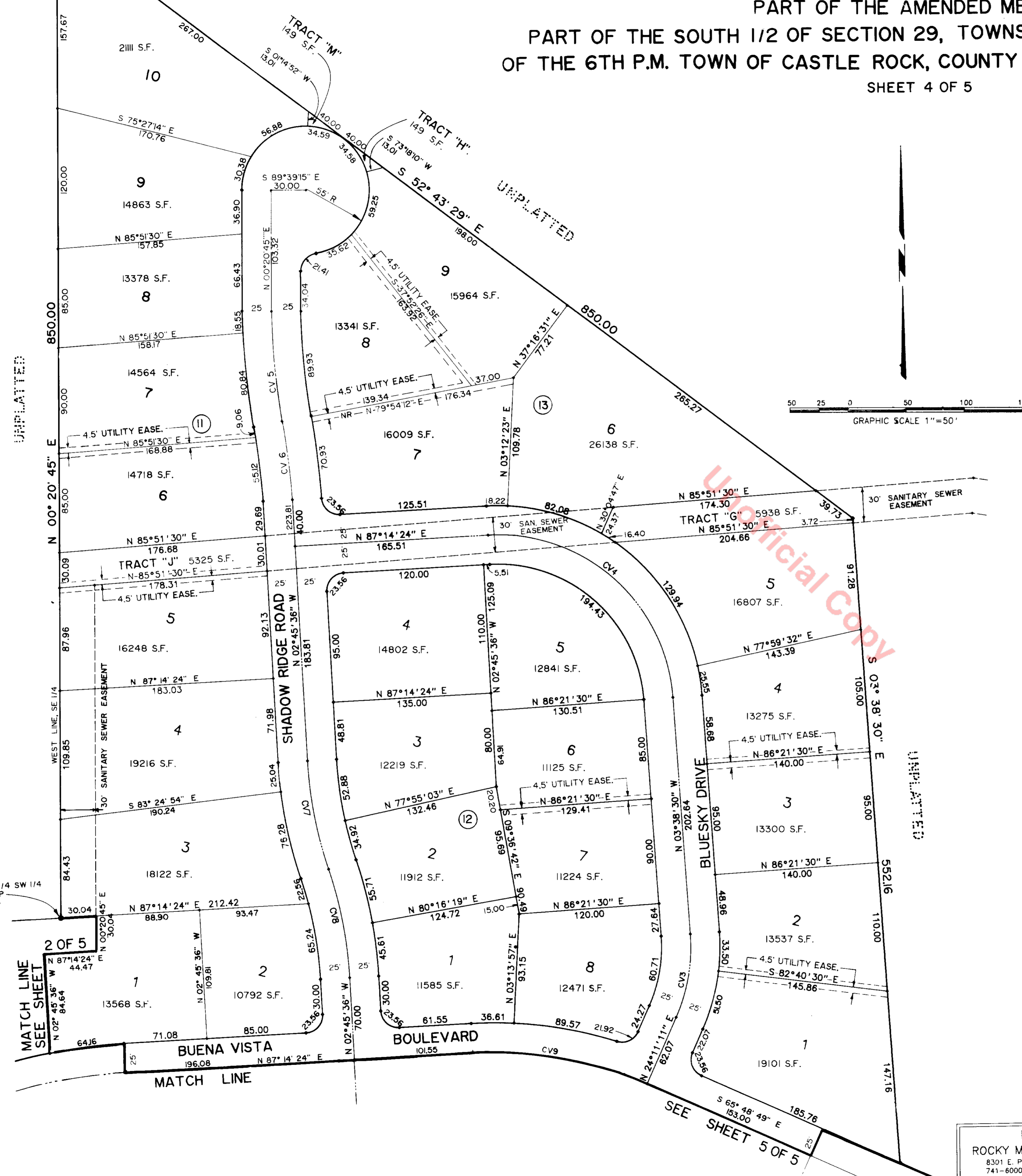
POINT OF BEGINNING
 SOUTH 1/4 CORNER SEC. 29
 T 7 S, R 67 W, 6th P.M.
 NO. 4 REBAR NG CAP

LOT AND BLOCK KEY
 4 LOT NUMBER
 ⑥ BLOCK NUMBER

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
 8301 E. PRENTICE AVE. ENGLEWOOD, CO 80111
 741-8000 DATE: JAN. 88 JOB NO: 0874.005.00

A FINAL PLAT OF THE MEADOWS - FILING NO. 5

PART OF THE AMENDED MEADOWS P.D.
PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 4 OF 5



LOT AND BLOCK KEY
4 LOT NUMBER
Ⓢ BLOCK NUMBER

CURVE TABLE

| NAME | ANGLE | RADIUS | LENGTH | BEARING | CHORD |
|------|-----------|--------|--------|-------------|--------|
| CV 3 | 27°49'42" | 150.00 | 72.85 | N10°16'21"E | 72.14 |
| CV 4 | 89°07'06" | 150.00 | 233.31 | S48°12'03"E | 210.49 |
| CV 5 | 10°50'49" | 500.00 | 94.66 | N06°04'40"W | 94.52 |
| CV 6 | 7°44'28" | 500.00 | 67.55 | N06°37'50"W | 67.50 |
| CV 7 | 15°28'45" | 350.00 | 94.56 | S10°29'59"E | 94.27 |
| CV 8 | 15°28'45" | 350.00 | 94.56 | S10°29'59"E | 94.27 |
| CV 9 | 26°56'47" | 325.00 | 152.85 | S79°17'12"E | 151.44 |

NE CORNER, SE 1/4 SW 1/4
3 1/2" ALUM. CAP
T.S.T. LS 12046

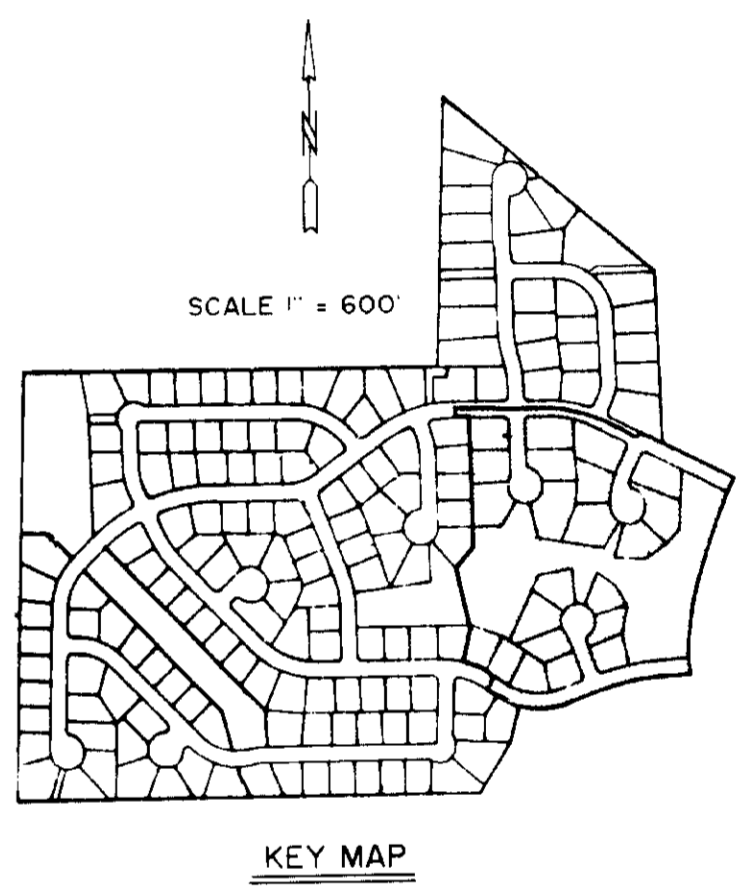
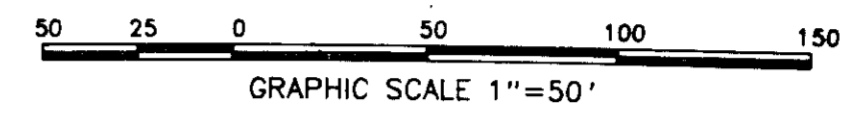
MATCH LINE
SEE SHEET
2 OF 5

SEE SHEET 5 OF 5

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE., ENGLEWOOD, CO. 80111
741-6000 DATE: JAN. 88 JOB NO: 0874.005.00

A FINAL PLAT OF THE MEADOWS FILING NO. 5

PART OF THE AMENDED MEADOWS P.D.
PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 5



| NAME | ANGLE | RADIUS | LENGTH | BEARING | CHORD |
|------|-----------|--------|--------|-------------|--------|
| CV 9 | 26°56'47" | 325.00 | 152.85 | S79°17'12"E | 151.44 |
| CV14 | 17°14'29" | 753.31 | 226.69 | N75°30'31"E | 225.83 |
| CV15 | 59°35'18" | 225.00 | 234.00 | S83°19'05"E | 223.60 |
| CV25 | 11°32'30" | 350.00 | 70.50 | S28°52'59"E | 70.38 |
| CV26 | 31°02'00" | 200.00 | 108.33 | N08°40'11"E | 107.01 |

LOT AND BLOCK KEY
4 LOT NUMBER
⊙ BLOCK NUMBER

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-8000 DATE: JAN 88 JOB NO: 0874.005.00

Unofficial Copy

Δ = 17°14'29"
R = 728.31
L = 219.16

Δ = 35°59'08"
R = 250.00
L = 157.02