

PLAT IDENTIFICATION SHEET

Reception #: 8814214

Number of pages: 3

Date: 06/24/88

Name: MEADOWS # 6

MISCELLANEOUS COMMENTS:

A FINAL PLAT OF
THE MEADOWS - FILING NO. 6
 PART OF THE AMENDED MEADOWS P.D., SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, THENCE NORTH 00°25'06" WEST A DISTANCE OF 204.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHEROKEE DRIVE AS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 8727777; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 89°41'03" EAST A DISTANCE OF 195.31 FEET TO A POINT OF CURVATURE, 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 AND A DISTANCE 31.42 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILLS DRIVE AS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 8727782 THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°18'57" EAST A DISTANCE OF 198.70 FEET TO A POINT OF CURVATURE;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°34'49" AND A RADIUS OF 920.00 FEET A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 05°15'52" WEST A DISTANCE OF 709.52 FEET TO A POINT OF CURVATURE;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°28'46" AND A RADIUS OF 830.00 FEET A DISTANCE OF 658.83 FEET TO A POINT OF TANGENCY;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 40°12'54" EAST A DISTANCE OF 1059.87 FEET TO A POINT OF CURVATURE;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°07'34" AND A RADIUS OF 1570.00 FEET A DISTANCE OF 469.28 FEET TO A POINT OF TANGENCY;
- 7) THENCE SOUTH 23°05'20" EAST A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 66°54'40" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 86°32'33" WEST A DISTANCE OF 317.35 FEET; THENCE SOUTH 64°32'36" WEST A DISTANCE OF 129.76 FEET; THENCE SOUTH 73°13'34" WEST A DISTANCE OF 134.20 FEET; THENCE NORTH 85°26'59" WEST A DISTANCE OF 134.95 FEET; THENCE NORTH 76°15'02" WEST A DISTANCE OF 148.85 FEET; THENCE NORTH 67°00'00" WEST A DISTANCE OF 227.07 FEET; THENCE SOUTH 49°47'06" WEST A DISTANCE OF 459.97 FEET; THENCE NORTH 89°09'08" EAST A DISTANCE OF 226.55 FEET; THENCE SOUTH 50°24'09" EAST A DISTANCE OF 339.62 FEET; THENCE SOUTH 39°01'28" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 49°36'54" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 61°06'11" WEST A DISTANCE OF 370.00 FEET; THENCE NORTH 02°43'29" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 40°04'37" WEST A DISTANCE OF 313.13 FEET; THENCE NORTH 13°00'00" WEST A DISTANCE OF 87.00 FEET; THENCE NORTH 61°00'00" WEST A DISTANCE OF 129.00 FEET; THENCE NORTH 31°00'00" WEST A DISTANCE OF 241.00 FEET; THENCE NORTH 56°30'00" WEST A DISTANCE OF 219.00 FEET; THENCE NORTH 46°00'00" WEST A DISTANCE OF 203.00 FEET; THENCE NORTH 20°30'00" WEST A DISTANCE OF 74.00 FEET; THENCE NORTH 58°30'00" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 35°00'00" WEST A DISTANCE OF 108.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32; THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 00°16'44" WEST A DISTANCE OF 533.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32 NORTH 00°07'40" WEST A DISTANCE OF 1346.63 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32 A DISTANCE OF 1307.30 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 113.757 ACRES.

SURVEYOR'S CERTIFICATE

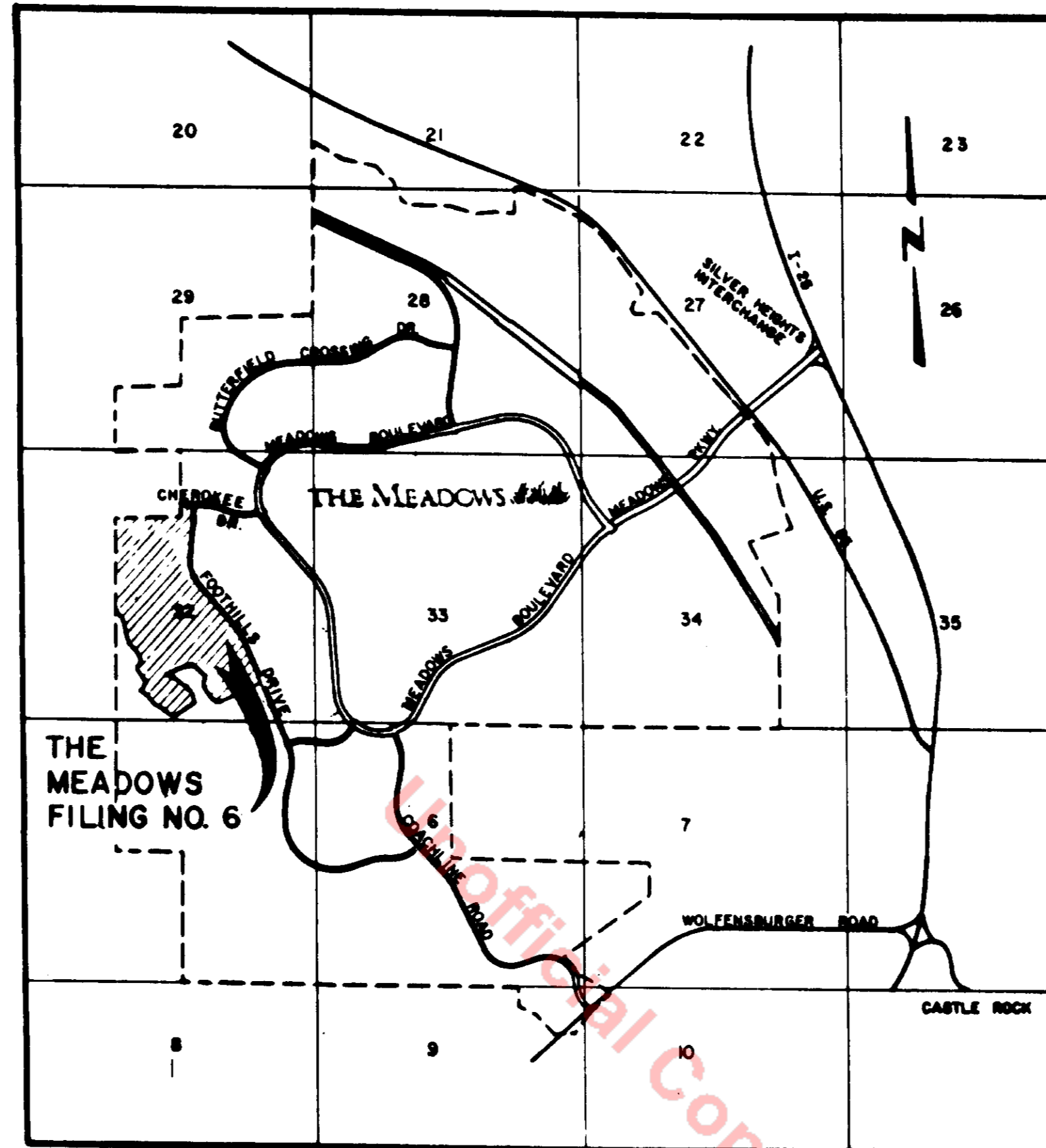
I, DUNAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

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



STREET MAINTENANCE STATEMENT

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.



GENERAL NOTES

1. BASIS OF BEARING: THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, WHICH BEARS NORTH 87°35'05" EAST, A DISTANCE OF 1307.30 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 5', REAR LOT 10', UNLESS OTHERWISE SHOWN ON THIS PLAT.
3. TRACTS E, F, G, H, J, K AND L 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 AND D 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'.
6. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR LOTS 144 THROUGH 148 AND LOTS 195 THROUGH 205 INCLUSIVE, UNTIL THE LIFT STATION AND THE CONNECTOR SEWER LINE TO FILING #5 ARE CONSTRUCTED.
7. NOTICE: IN ACCORDANCE WITH CRS 13-80-105.3 - 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
 741-8000 DATE: 5-88 JOB NO: 0614-023-00

OWNERS:

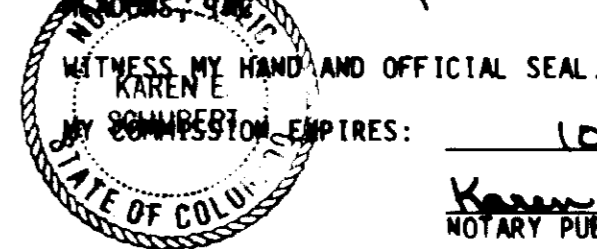
CASTLE MEADOWS, INC.

Phil K...
 VICE PRESIDENT

STATE OF Colorado)
) SS

COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, 1988 BY Joseph Kuppinski AS VICE PRESIDENT FOR CASTLE MEADOWS, INC.



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, TRACTS, STREETS AND ROADS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 6. THE ABOVE-SIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AND ROADS AS PLATTED, TRACTS E, F, G, H, J, K, AND L 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.

TITLE CERTIFICATE

I, WARD VAN SCOYK, 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 17th DAY OF June, 1988
Ward Van Scoyk
 ATTORNEY AT LAW

PLANNING COMMISSION REVIEW

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING COMMISSION THIS 7th DAY OF June, 1988.
Margaret A. Swanson
 VICE CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON June 16, 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 E, F, G, H, J, K AND L AND THE UTILITY EASEMENTS AS DESCRIBED HEREON.

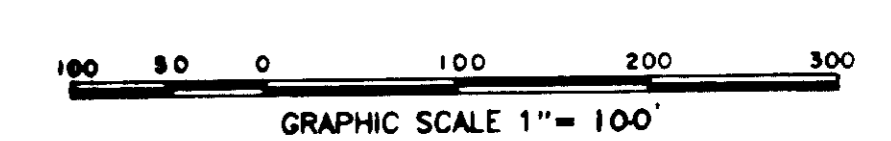
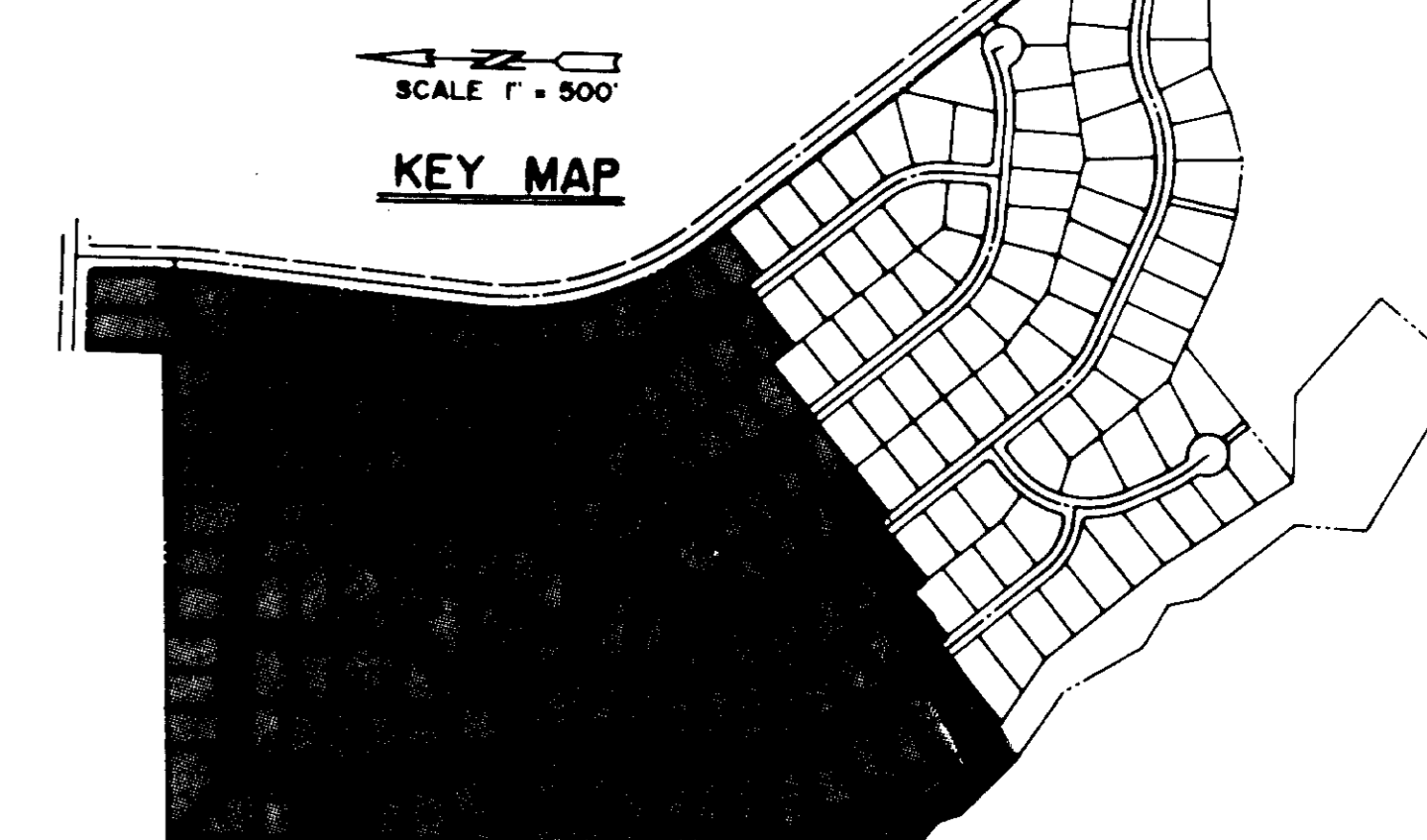
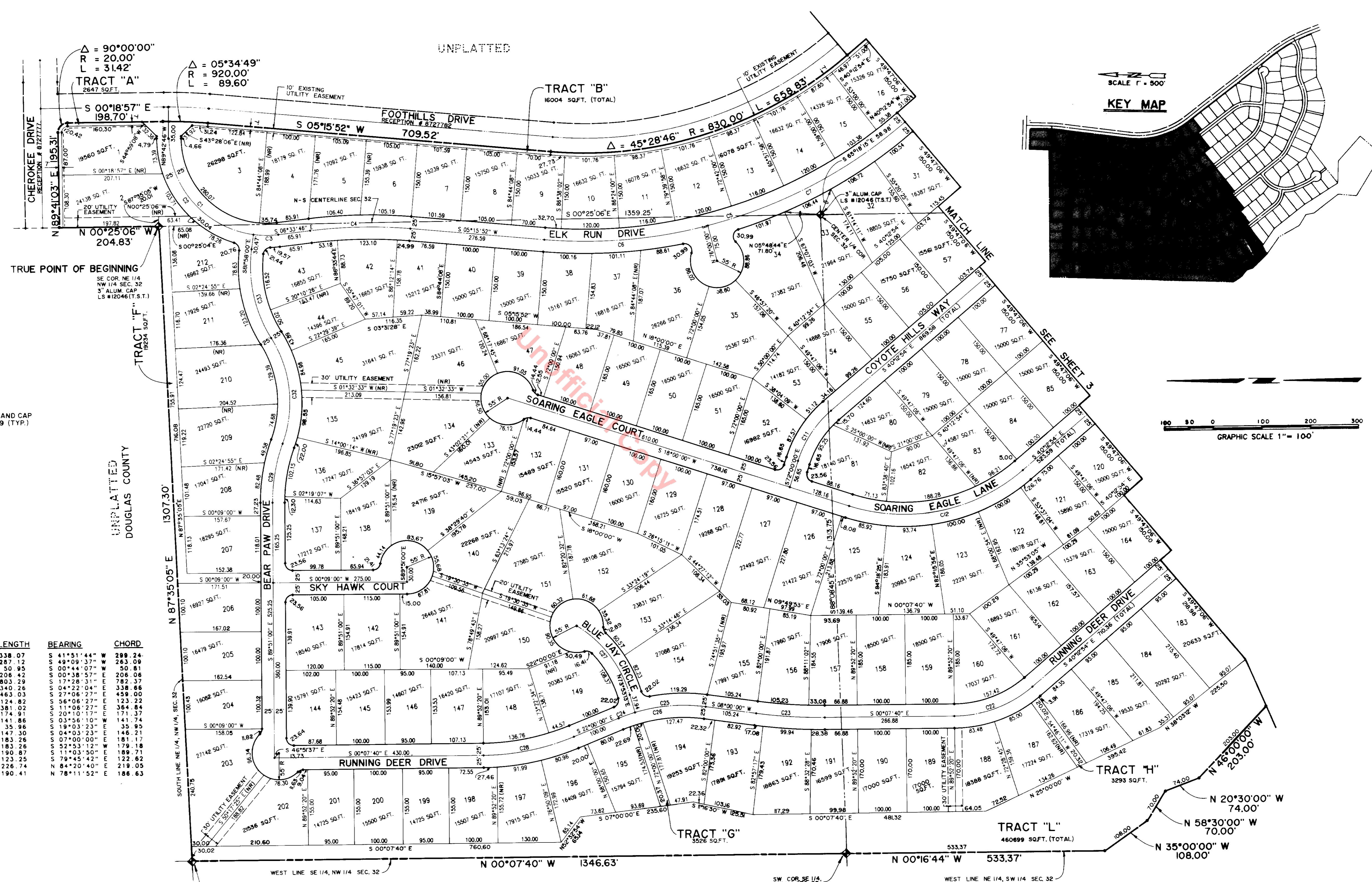
SIGNED THIS 20th DAY OF June, 1988.
 TOWN OF CASTLE ROCK
 BY: *William R. DeCanal*
 MAYOR
 ATTESTED: *Phyllis X. Brown*
 TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:29 A.M. ON THE 24th DAY OF June, 1988 IN BOOK 553, MAP 281, RECEPTION NUMBER 2810414

COUNTY CLERK AND RECORDER
Lorrie S. Thompson
 Deputy

A FINAL PLAT OF
THE MEADOWS - FILING NO. 6
 PART OF THE AMENDED MEADOWS P.D., SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 3



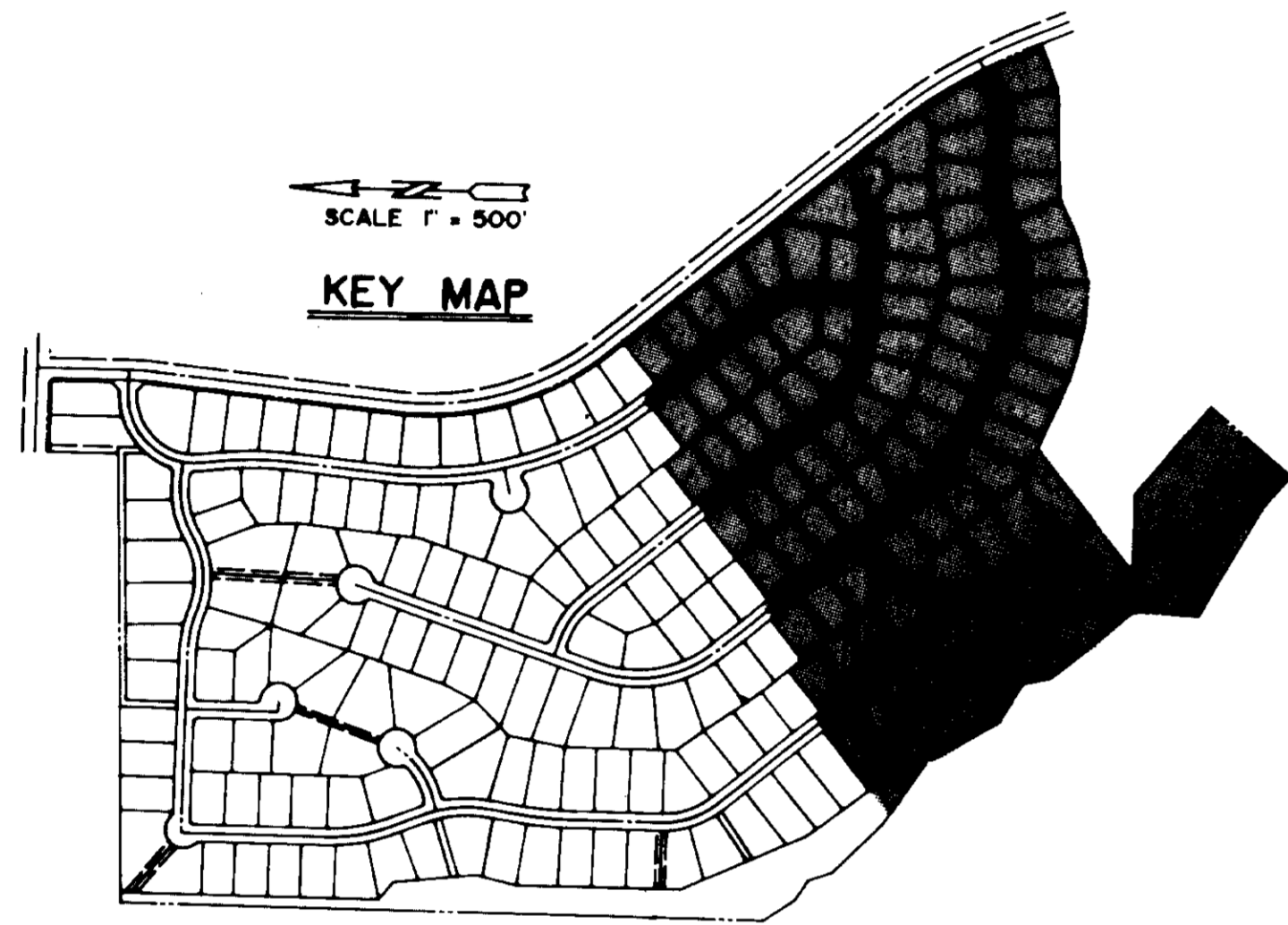
CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	98°51'00"	200.00	338.07	S 41°51'44" E	299.24
C2	82°15'14"	200.00	287.12	S 49°09'37" E	263.09
C3	14°35'46"	200.00	50.95	S 00°44'07" W	50.81
C4	11°49'38"	1000.00	206.42	S 00°38'57" E	206.06
C5	45°28'48"	1012.00	803.29	S 17°28'31" E	782.37
C6	19°15'52"	1012.00	340.26	S 04°22'04" E	338.66
C7	26°12'54"	1012.00	463.03	S 27°06'27" E	459.00
C11	31°47'06"	225.00	124.82	S 56°06'27" E	123.22
C12	58°12'54"	375.00	381.02	S 11°06'27" E	364.84
C22	40°05'14"	250.00	174.91	S 20°10'17" E	171.37
C23	08°07'40"	1000.00	141.86	S 03°58'10" W	141.74
C24	05°53'13"	350.00	35.96	S 19°03'23" E	35.95
C25	24°06'47"	350.00	147.30	S 04°03'23" E	146.21
C26	30°00'00"	350.00	183.26	S 07°00'00" E	181.17
C27	42°00'00"	250.00	183.26	S 52°53'12" E	179.18
C28	21°52'20"	500.00	190.87	S 11°03'50" E	189.71
C29	20°10'37"	350.00	123.25	S 79°45'42" E	122.62
C32	51°57'53"	250.00	226.74	N 84°20'40" E	219.05
C33	39°40'17"	275.00	190.41	N 78°11'52" E	186.63

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
 8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
 741-6000 DATE: MAY 88 JOB NO: 7-0874-023

UNPLATTED
 DOUGLAS COUNTY

A FINAL PLAT OF
THE MEADOWS - FILING NO. 6
 PART OF THE AMENDED MEADOWS P.D., SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 3 OF 3

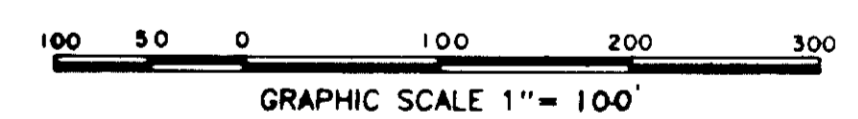
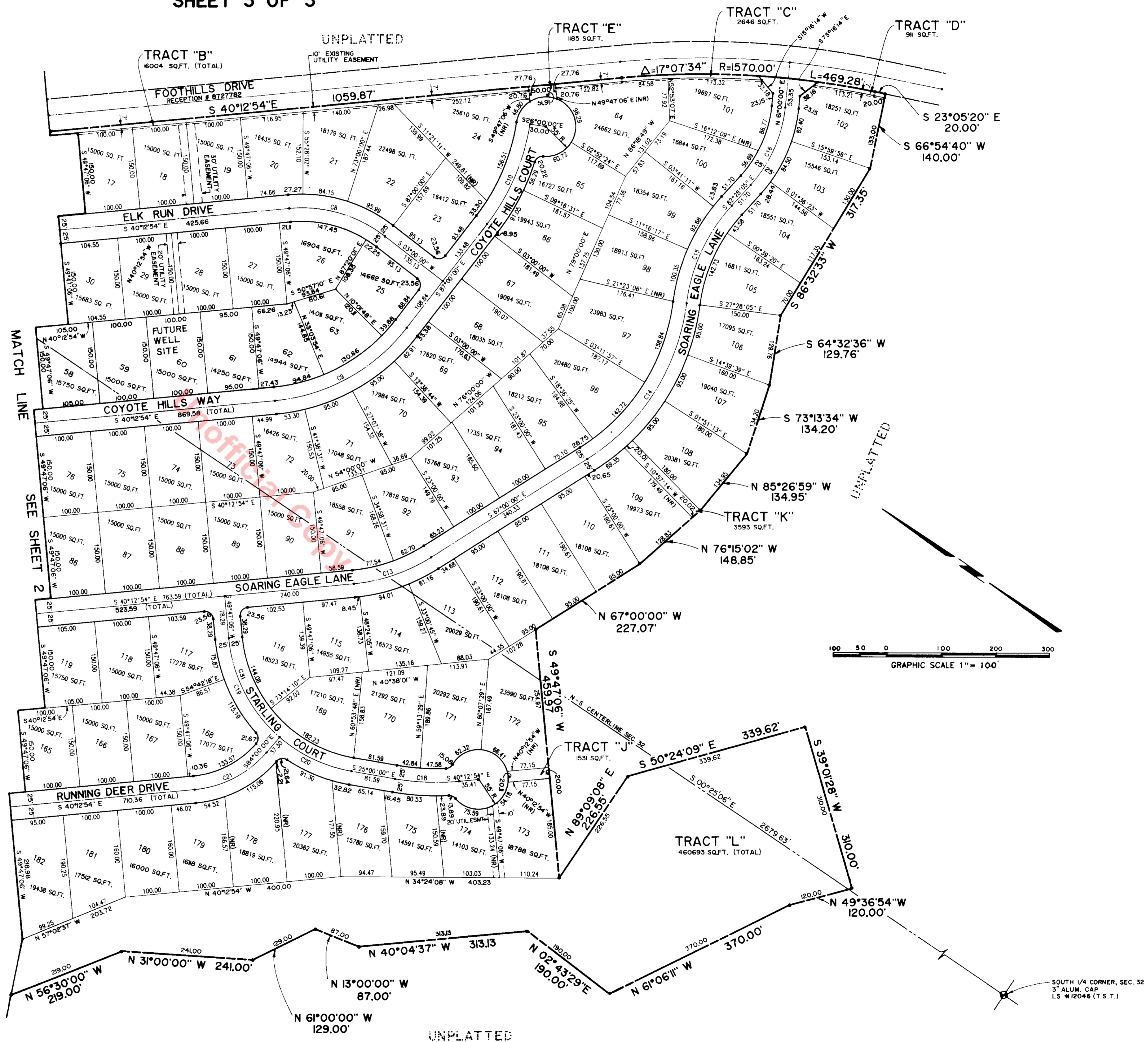


CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C8	43°12'54"	250.00	188.56	S 18°36'27" E	184.12
C9	48°47'06"	350.00	285.79	S 83°36'27" E	277.92
C10	29°00'00"	400.00	202.46	N 78°30'00" E	200.30
C13	28°47'06"	325.00	151.93	S 53°36'27" E	150.55
C14	50°28'05"	400.00	352.33	N 87°45'58" E	341.05
C15	35°00'00"	330.00	201.59	N 80°01'55" E	198.47
C16	38°31'55"	250.00	159.40	N 79°15'58" E	156.71
C18	15°12'54"	450.00	119.50	S 32°36'27" E	119.15
C19	43°47'06"	275.00	210.15	S 27°53'33" W	205.08
C20	31°00'00"	275.00	148.78	S 09°30'00" E	148.88
C21	43°47'06"	200.00	152.84	S 62°06'27" E	149.15
C31	74°47'06"	275.00	358.84	S 12°23'33" W	334.00

• - RMC PIN AND CAP
 LS # 9329 (TYP.)

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
 8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
 741-8000 DATE: MAY 88 JOB NO: 7-0874-023



SOUTH 1/4 CORNER, SEC. 32
 3" ALUM. CAP
 LS #12046 (T.S.T.)