

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9435398

**DATE:** 7-1-94

**TIME** 15:31

**FEE:** \$40<sup>00</sup> (4 P)

**GRANTOR:** *Masters Club Properties*  
(OWNER/SIGNER)

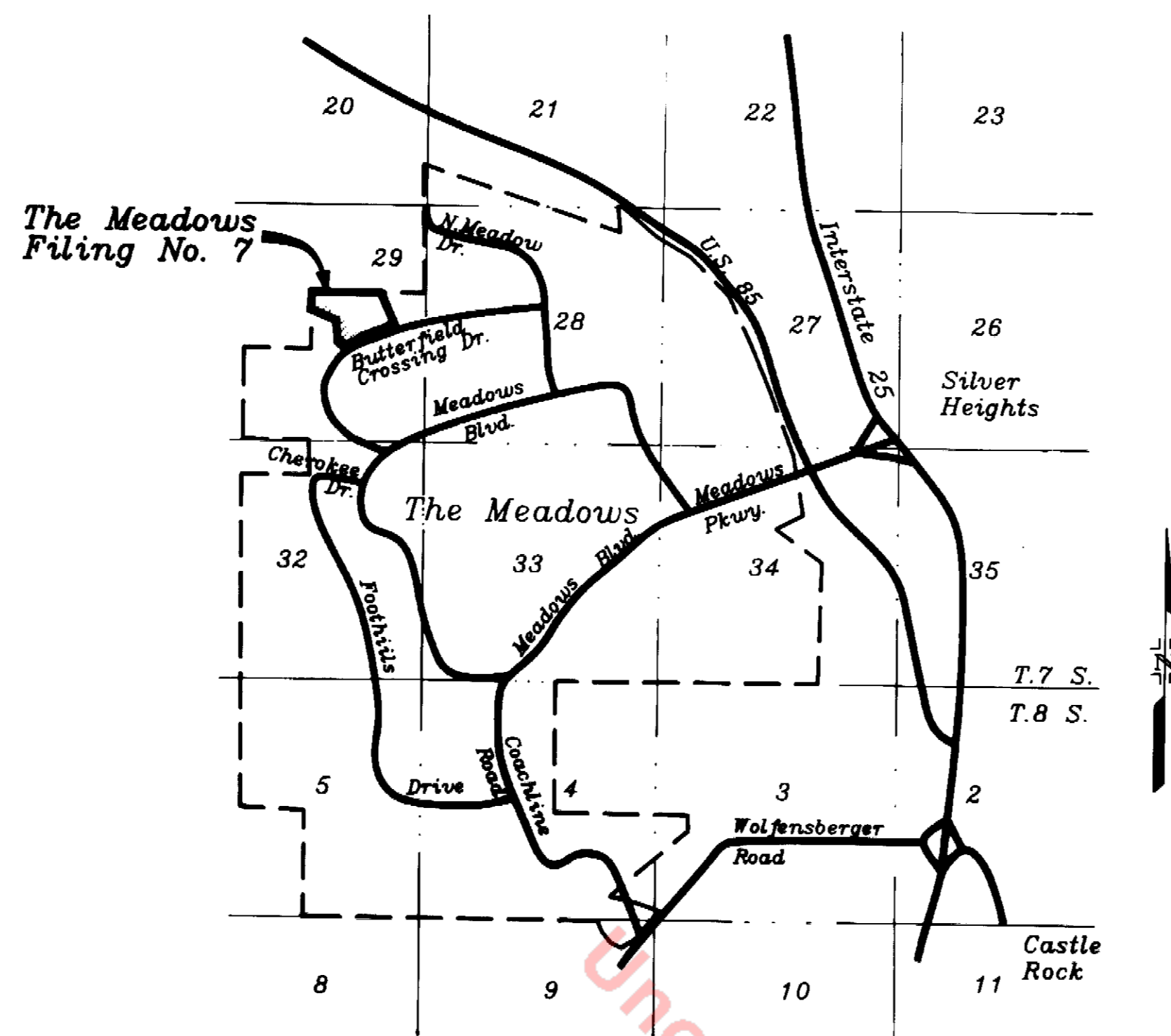
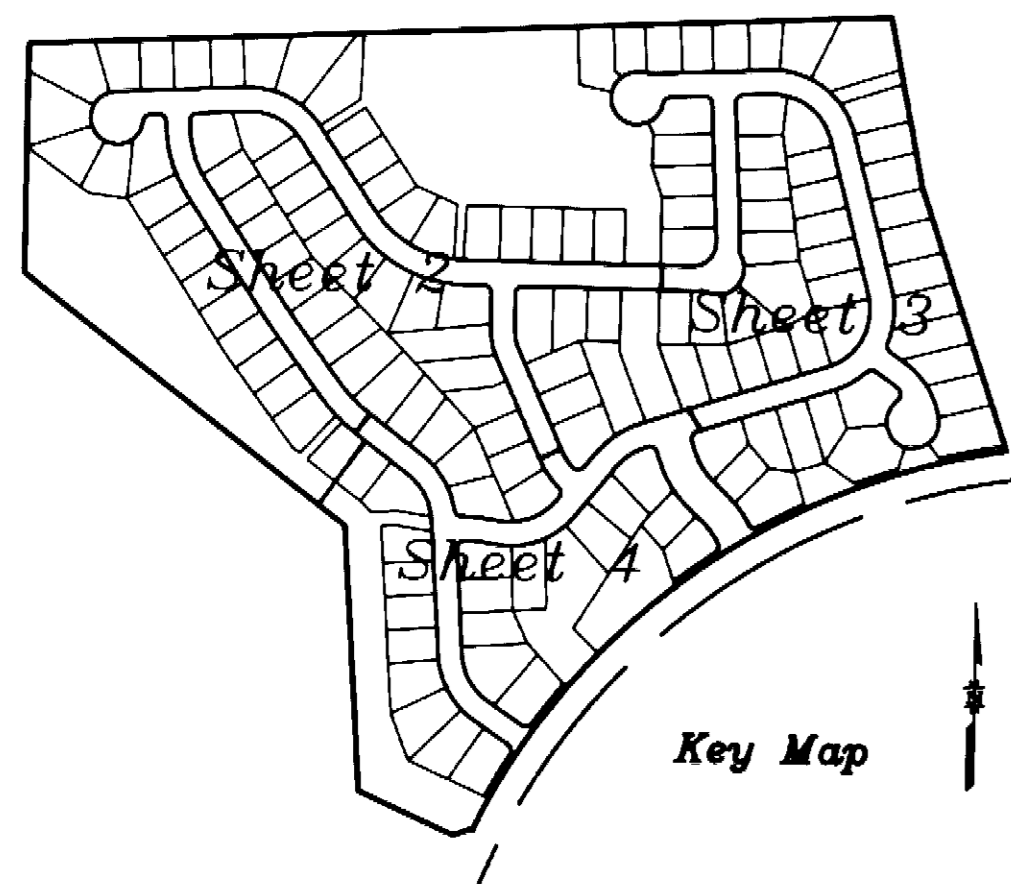
**GRANTEE:**  
(SUBDIVISION NAME OR NAME OF PLAT)

*The Meadows Filing # 7*

**LEGAL:**  
(SECTION-TOWNSHIP-RANGE)

*29-7-67*

**Final Plat**  
**The Meadows Filing No. 7**  
 A part of the Southeast One-Quarter of Section 29  
 Township 7 South, Range 67 West of the 6th Principal Meridian,  
 Town of Castle Rock, County of Douglas, State of Colorado  
 Sheet 1 of 4



**Vicinity Map**  
 Scale 1" = 3000'

**Property Description**

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

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 29, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION BEARS NORTH 87°26'57" EAST FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER N 87°26'57" E 1800.00 FEET; THENCE S 11°03'03" E 360.00 FEET; THENCE S 18°33'03" E 572.70 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE 1416.71 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55°24'26" AND A RADIUS OF 1465.00 FEET; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF THE MEADOWS FILING NO. 5 THE FOLLOWING FOUR (4) COURSES:

1. S 69°58'09" W 42.27 FEET;
2. THENCE N 65°48'49" W 217.84 FEET;
3. THENCE N 03°38'30" W 552.16 FEET;
4. THENCE N 52°43'29" W 850.00 FEET TO THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER.

THENCE ALONG SAID LINE N 00°20'45" E 475.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 47.60 ACRES, MORE OR LESS.

**Notes**

- 1) FOUND ALIQUOT MONUMENT AS NOTED, INDICATED BY ⊕ UNLESS OTHERWISE NOTED
- 2) FOUND BOUNDARY CORNER - No. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION No. 9329, INDICATED BY ⊕
- 3) DATE OF SURVEY: MARCH, 1994
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 87°26'57" E.
- 5) THERE ARE 142 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 6) TRACTS A, B, D, E AND G ARE HEREBY DEDICATED AS PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK AND SHALL BE USED FOR UTILITIES, AND STORM DRAINAGE. THEY SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 7) TRACTS C, F, I AND J ARE DEDICATED AS OPEN SPACE AND EASEMENTS TO THE HOMEOWNERS ASSOCIATION (HOA) FOR THE MEADOWS FILING NO. 7. SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8) TRACT H SHALL BE USED AS A WELL SITE, AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 9) ALL LOTS SHALL HAVE UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE LOCATED AS FOLLOWS:  
 FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 10'; REAR LOT 10'; AND SIDE LOT, WHERE SHOWN, 5'.
- 10) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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.

**Covenants and Restrictions Note**

1. NO WATER SERVICE COMMITMENT IS EXTENDED BY THE TOWN TO:

- LOTS 10 THRU 47, BLOCK 1
- LOTS 1 THRU 13, BLOCK 2
- LOTS 1 THRU 13 AND LOTS 16 THRU 27, BLOCK 3, and
- LOTS 1 THRU 16 AND LOTS 24 THRU 29, BLOCK 4

UNTIL THE CONDITIONS SET FORTH IN SECTION 7 OF THE MEADOWS FILING NO. 7 SUBDIVISION IMPROVEMENTS AGREEMENT, AS RECORDED IN BOOK 1206 AT PAGE 300, ARE MET.

**Site Data**

ACREAGE: LOTS - 28.24  
 PUBLIC TRACTS - 11.16  
 HOMEOWNERS ASSOCIATION - 0.41  
 PUBLIC RIGHTS-OF-WAY - 7.79

**Certificate of Dedication and Ownership**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, 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. 7". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACTS A, B, D, G, AND H, AND E, AS SHOWN HEREON, AND 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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNER: MASTERS CLUB PROPERTIES, L.L.C.

ATTEST: BY: *[Signature]*  
 TITLE: *Manager*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF June, 1994

BY: *Richard Dean*

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC *[Signature]*  
 MY COMMISSION EXPIRES: 6-26-96



MORTGAGEE: INVESTORS AFFILIATED MORTGAGE, INC.

ATTEST: BY: *[Signature]*  
 RICHARD PATTIN  
 TITLE: EXECUTIVE VICE-PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF JUNE, 1994

BY: *Melinda A. Hutchens*

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: October 13, 1995

**Title Certificate**

I, Dawn Elgard AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 9th DAY OF JUNE, 1994

*[Signature]*  
 AUTHORIZED REPRESENTATIVE  
First American Title Insurance Co.  
 TITLE INSURANCE COMPANY

**Planning Commission Approval**

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 25th DAY OF APRIL, 1994

ATTEST: *[Signature]* 6/8/94  
 CHAIRMAN DATE  
*[Signature]* 6/8/94  
 TOWN CLERK DATE

**Town Council Approval**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF MAY, 1994

ATTEST: *[Signature]*  
 MAYOR DATE  
*[Signature]* 7-1-94  
 TOWN CLERK DATE

**Surveyor's Certificate**

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

*[Signature]* 6/9/94  
 PAUL D. NELSON JR.,  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 11330  
 STATE OF COLORADO

**Douglas County Clerk and Recorder's Certificate**

STATE OF COLORADO)  
 COUNTY OF DOUGLAS)  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 1st DAY OF July, 1994 AT 15:31 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9435398 BOOK --- PAGE ---  
*[Signature]*  
 DOUGLAS COUNTY CLERK AND RECORDER

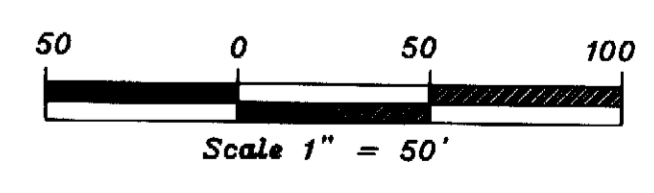
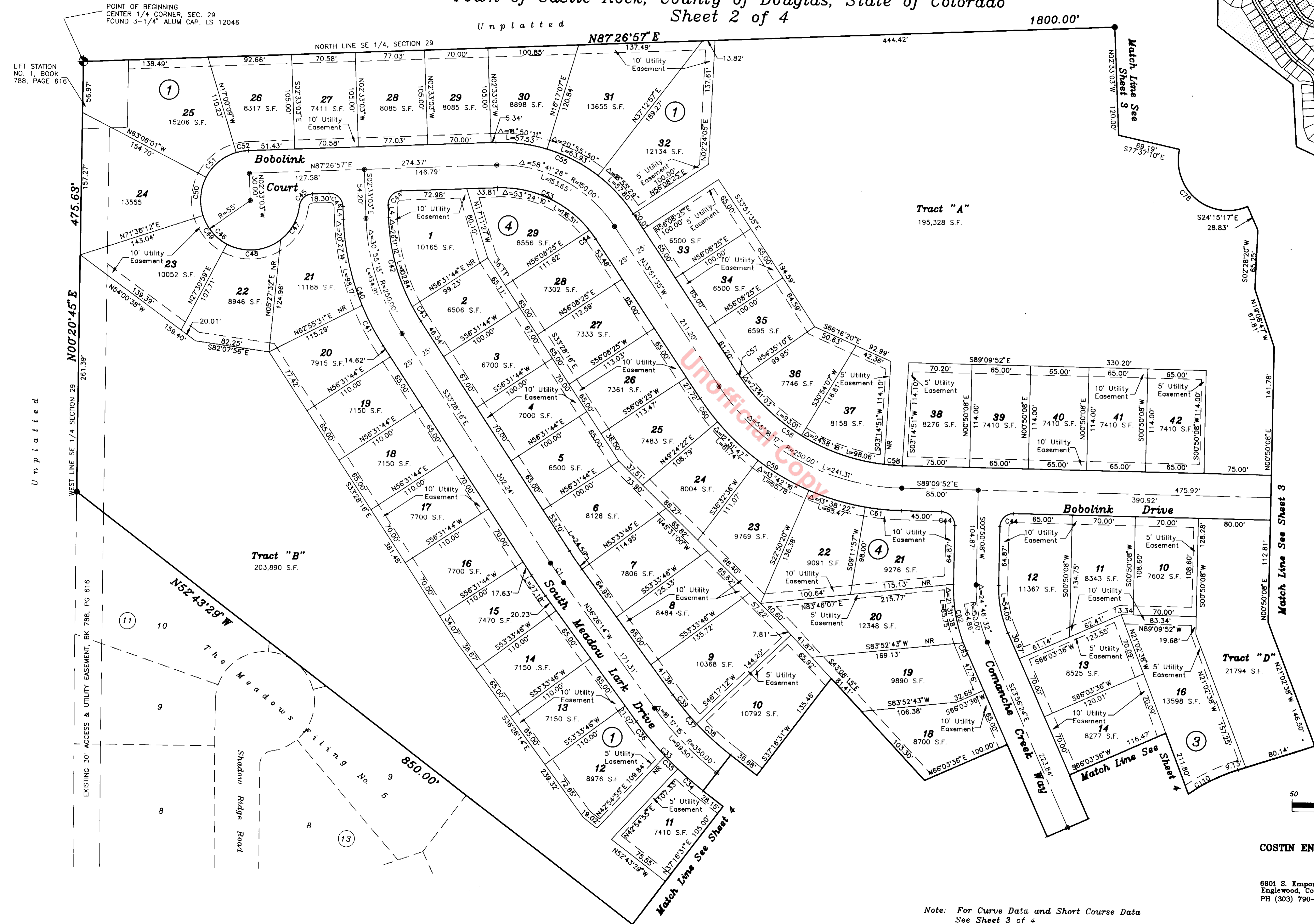
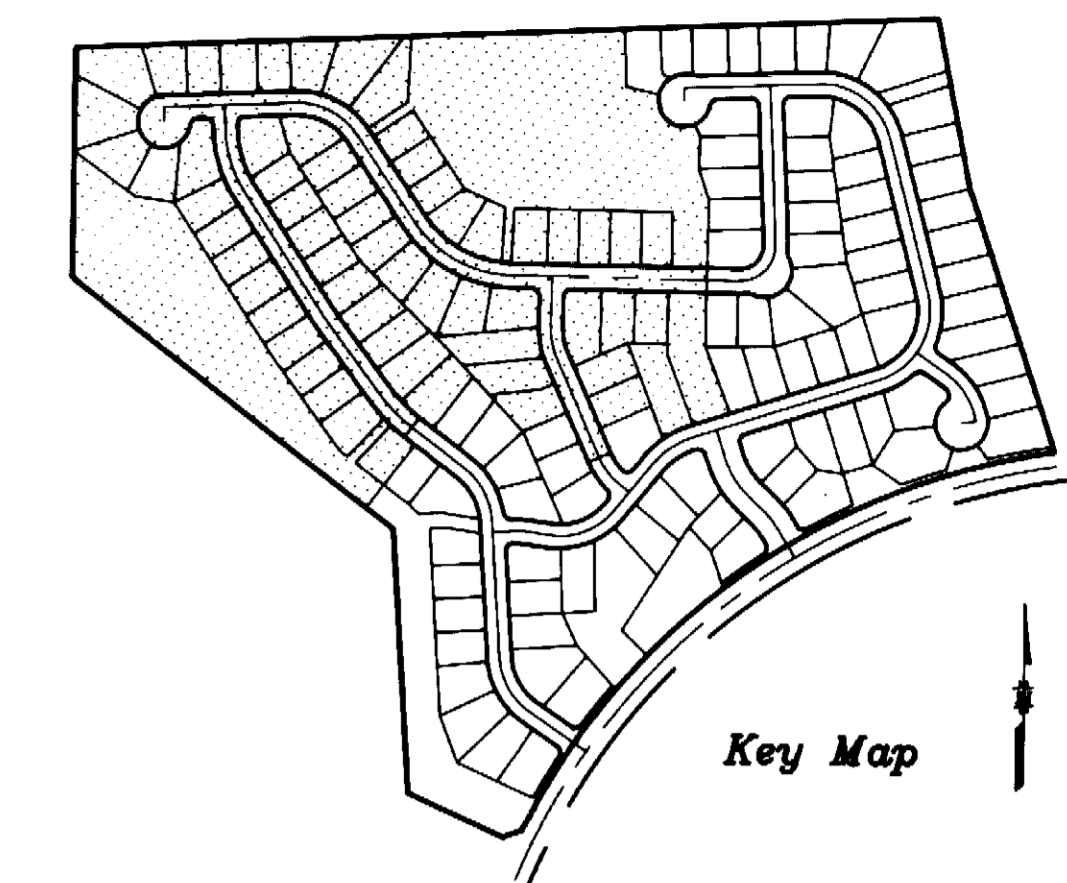
**COSTIN ENGINEERING CONSULTANTS, INC.**

ENGINEERING  
 LAND SURVEYING  
 CONSTRUCTION MANAGEMENT  
 6801 S. Emporia Street Suite 205  
 Englewood, Colorado 80112  
 PH (303) 790-4969

DATE January 30, 1994  
 DES/DT/CHK --- PDN/MC  
 PROJ. NO. 186  
 SHEET 1 OF 4  
 REVISED 4-21-94  
 REVISED 5-20-94  
 REVISED 6-08-94

Note: For Curve Data and Short Course Data  
 See Sheet 3 of 4

**Final Plat**  
**The Meadows Filing No. 7**  
 A part of the Southeast One-Quarter of Section 29  
 Township 7 South, Range 67 West of the 6th Principal Meridian,  
 Town of Castle Rock, County of Douglas, State of Colorado  
 Sheet 2 of 4



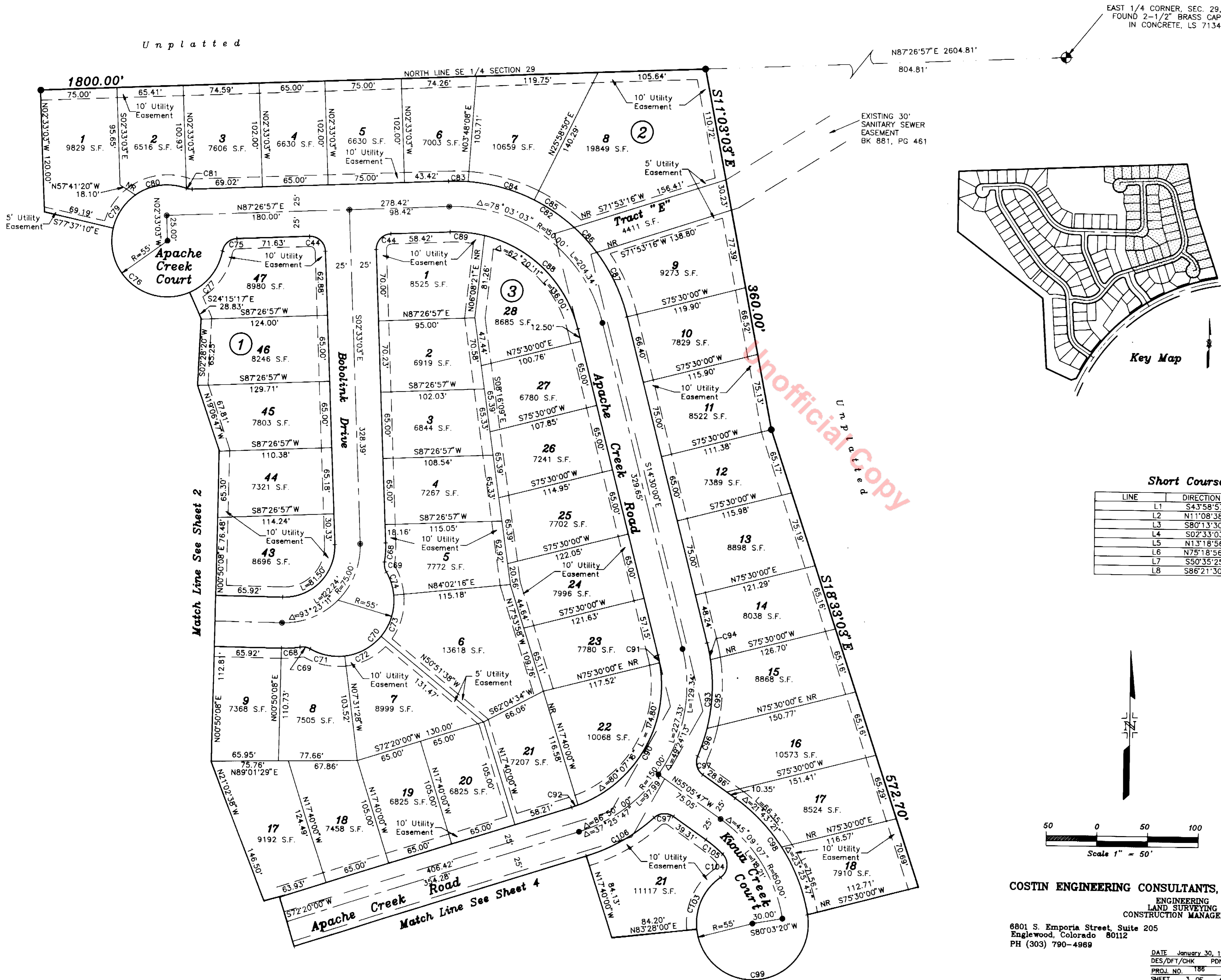
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DATE: January 30, 1994  
 DES/DFT/CHK: PDM/MC  
 PROJ. NO. 188  
 SHEET 2 OF 4  
 REVISED 4-21-94

Note: For Curve Data and Short Course Data  
 See Sheet 3 of 4

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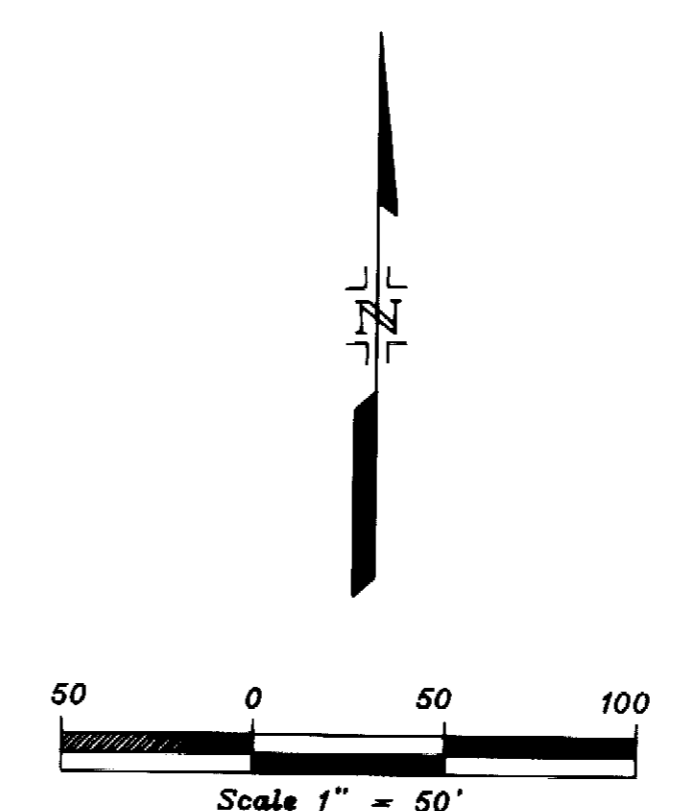


**Curve Table**

CURVE	RADIUS	LENGTH	DELTA
C1	500.00'	25.88'	02°57'58"
C2	150.00'	33.20'	12°40'49"
C3	162.50'	42.31'	14°55'00"
C4	1465.00'	57.50'	02°14'56"
C5	1465.00'	58.53'	02°17'20"
C6	1465.00'	102.61'	04°00'47"
C7	1465.00'	97.48'	03°48'45"
C8	1465.00'	45.00'	01°45'36"
C9	1465.00'	94.37'	03°41'27"
C10	1465.00'	70.66'	02°45'49"
C11	175.00'	33.86'	11°05'05"
C12	175.00'	61.20'	18°28'00"
C13	175.00'	61.20'	20°02'19"
C14	175.00'	6.91'	02°15'39"
C15	175.00'	158.27'	51°49'04"
C16	15.00'	23.56'	90°00'00"
C17	15.00'	22.22'	84°53'03"
C18	175.00'	38.73'	12°40'49"
C19	125.00'	27.66'	12°40'49"
C20	175.00'	182.13'	59°37'44"
C21	175.00'	32.49'	10°38'18"
C22	175.00'	72.00'	23°34'19"
C23	175.00'	51.29'	16°47'32"
C24	175.00'	26.35'	08°37'35"
C25	125.00'	130.09'	59°37'44"
C26	125.00'	28.89'	13°14'33"
C27	125.00'	107.08'	49°04'59"
C28	125.00'	5.31'	02°26'08"
C29	175.00'	134.29'	43°58'02"
C30	175.00'	51.49'	17°14'03"
C31	175.00'	52.64'	09°52'34"
C32	175.00'	30.18'	09°52'34"
C33	375.00'	106.60'	16°17'15"
C34	375.00'	36.91'	05°38'24"
C35	375.00'	20.01'	03°03'26"
C36	375.00'	49.68'	07°35'25"
C37	325.00'	92.39'	16°17'15"
C38	325.00'	51.12'	09°00'41"
C39	325.00'	41.27'	07°16'34"
C40	275.00'	148.41'	30°55'13"
C41	275.00'	50.23'	10°27'59"
C42	225.00'	121.42'	30°55'13"
C43	225.00'	18.59'	04°44'00"
C44	15.00'	23.56'	90°00'00"
C45	15.00'	21.41'	81°47'12"
C46	55.00'	251.30'	261°47'12"
C47	55.00'	43.82'	45°38'48"
C48	55.00'	63.55'	66°12'27"
C49	55.00'	42.35'	44°07'13"
C50	55.00'	43.45'	45°15'47"
C51	55.00'	44.25'	46°05'52"
C52	55.00'	13.87'	14°27'06"
C53	125.00'	128.04'	58°41'28"
C54	125.00'	11.54'	05°17'18"
C55	175.00'	179.26'	58°41'28"
C56	225.00'	217.18'	55°18'17"
C57	225.00'	6.10'	01°33'15"
C58	225.00'	20.01'	05°05'41"
C59	275.00'	265.44'	55°18'17"
C60	275.00'	32.32'	06°44'03"
C61	275.00'	40.14'	08°21'49"
C62	175.00'	75.67'	24°46'32"
C63	175.00'	9.92'	03°14'54"
C64	175.00'	71.37'	23°21'56"
C65	175.00'	21.91'	07°10'20"
C66	15.00'	22.70'	86°42'54"
C67	15.00'	25.05'	95°40'48"
C68	100.00'	18.61'	10°39'43"
C69	15.00'	10.23'	39°04'05"
C70	55.00'	144.18'	150°11'56"
C71	55.00'	35.29'	36°45'58"
C72	55.00'	41.60'	43°20'10"
C73	55.00'	43.29'	45°06'07"
C74	55.00'	23.99'	24°59'41"
C75	15.00'	20.32'	77°37'35"
C76	55.00'	268.22'	279°24'47"
C77	55.00'	53.88'	55°55'21"
C78	55.00'	121.56'	126°38'07"
C79	55.00'	40.15'	41°49'45"
C80	55.00'	52.82'	55°01'34"
C81	15.00'	5.70'	21°47'12"
C82	175.00'	238.39'	78°03'03"
C83	175.00'	19.40'	06°21'11"
C84	175.00'	47.75'	22°10'42"
C85	175.00'	33.11'	18°37'55"
C86	175.00'	33.11'	10°50'27"
C87	175.00'	70.39'	23°02'46"
C88	125.00'	170.28'	78°03'03"
C89	125.00'	34.28'	15°42'52"
C90	125.00'	189.44'	86°50'00"
C91	125.00'	7.86'	03°36'02"
C92	125.00'	6.79'	03°08'42"
C93	175.00'	113.78'	37°15'06"
C94	175.00'	16.78'	05°29'41"
C95	175.00'	68.29'	22°21'25"
C96	175.00'	28.71'	09°24'00"
C97	15.00'	20.38'	77°50'48"
C98	175.00'	137.91'	45°09'07"
C99	55.00'	234.83'	244°37'59"
C100	55.00'	60.95'	63°29'35"
C101	55.00'	51.50'	53°39'12"
C102	55.00'	63.62'	66°18'21"
C103	55.00'	58.76'	61°12'51"
C104	15.00'	26.11'	98°43'12"
C105	125.00'	21.94'	10°03'18"
C106	175.00'	77.21'	25°16'38"
C108	200.00'	114.93'	32°55'25"
C109	200.00'	53.53'	15°20'04"
C110	200.00'	61.40'	17°35'21"
C111	15.00'	23.60'	90°09'07"
C112	225.00'	110.94'	28°15'00"
C113	125.00'	32.54'	14°55'00"
C114	200.00'	52.07'	14°55'00"
C115	200.00'	16.10'	04°36'46"
C116	200.00'	35.97'	10°18'14"

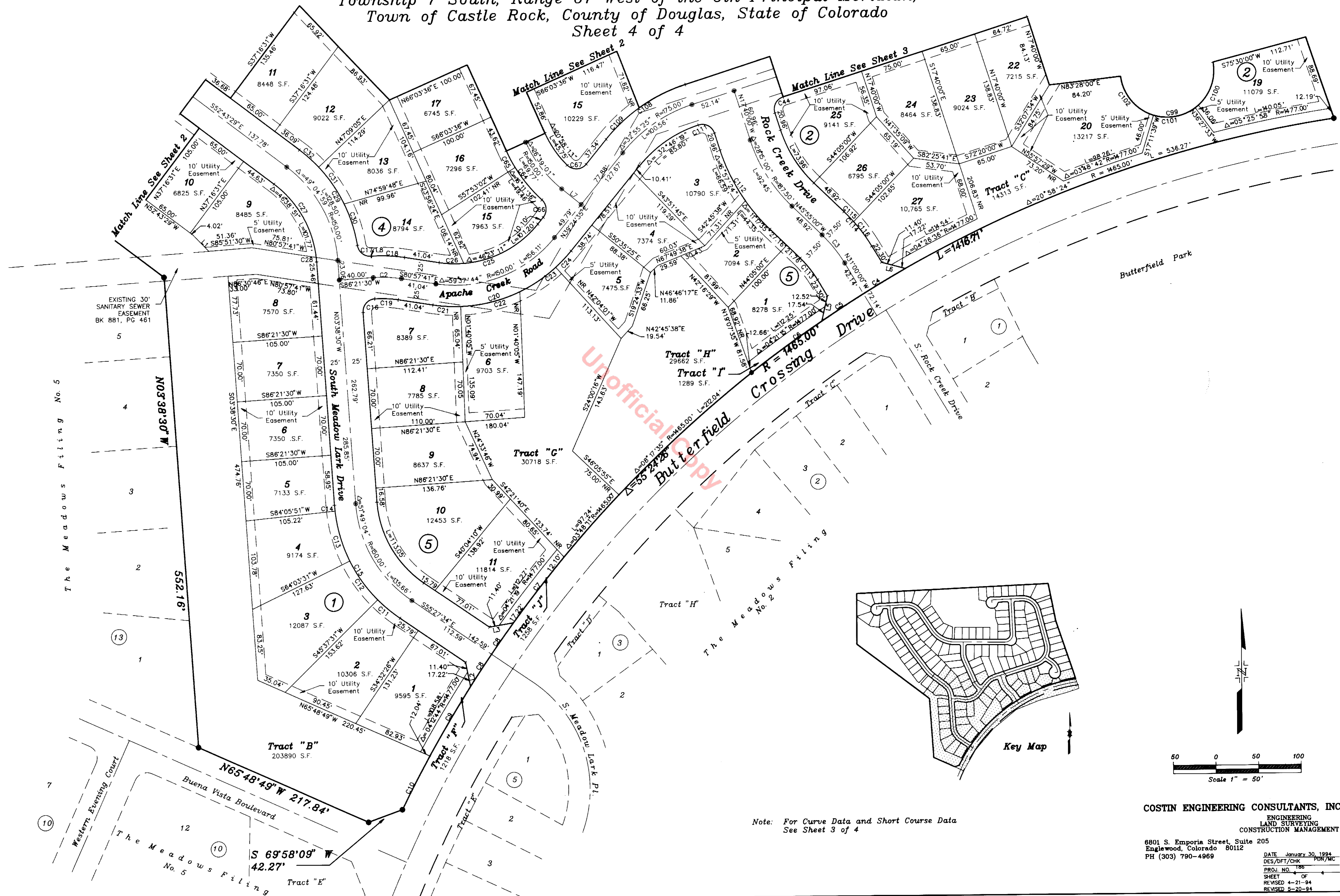
**Short Course Table**

LINE	DIRECTION	DISTANCE
L1	S43°58'57"E	26.51'
L2	N11°08'38"W	28.62'
L3	S80°13'30"W	28.62'
L4	S02°33'03"E	14.20'
L5	N13°18'56"E	30.06'
L6	N75°18'56"W	28.62'
L7	S50°35'25"E	29.11'
L8	S86°21'30"W	0.76'



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The Meadows Filing No. 5

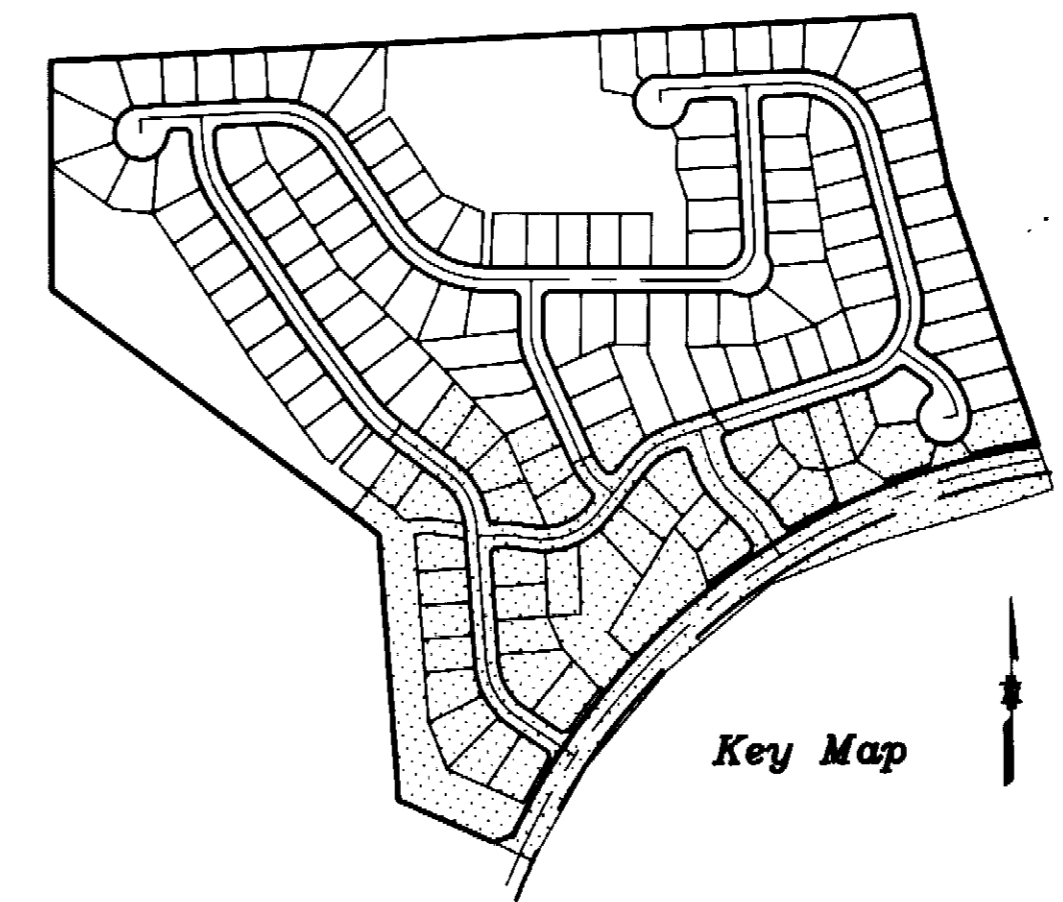
EXISTING 30' SANITARY SEWER EASEMENT BK 881, PG 461

552.16'

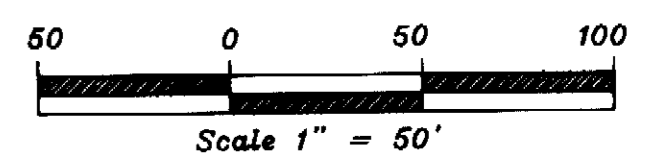
Buena Vista Boulevard  
 The Meadows Filing No. 5

N65°48'49" W 217.84'  
 S 69°58'09" W 42.27'

Unofficial Copy



Key Map



**COSTIN ENGINEERING CONSULTANTS, INC.**  
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Note: For Curve Data and Short Course Data See Sheet 3 of 4