

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9446130

DATE: 9-2-94

TIME 14:11

FEE: \$70.⁰⁰ (7 P)

GRANTOR:

(OWNER/SIGNER)

Balfour Meadows Inc.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

*The Meadows #8
Final Plat*

LEGAL:

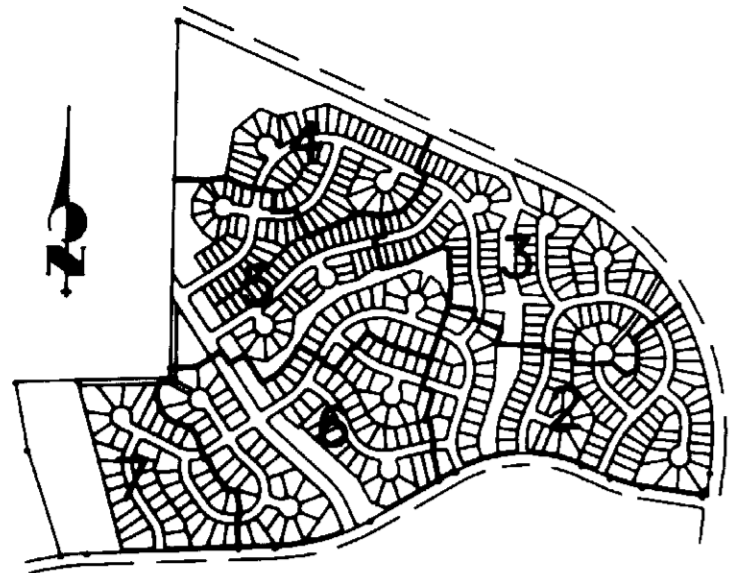
(SECTION-TOWNSHIP-RANGE)

28-29-7

THE MEADOWS FILING NO. 8

A PART OF THE WESTERLY ONE-HALF OF SECTION 28,
AND 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

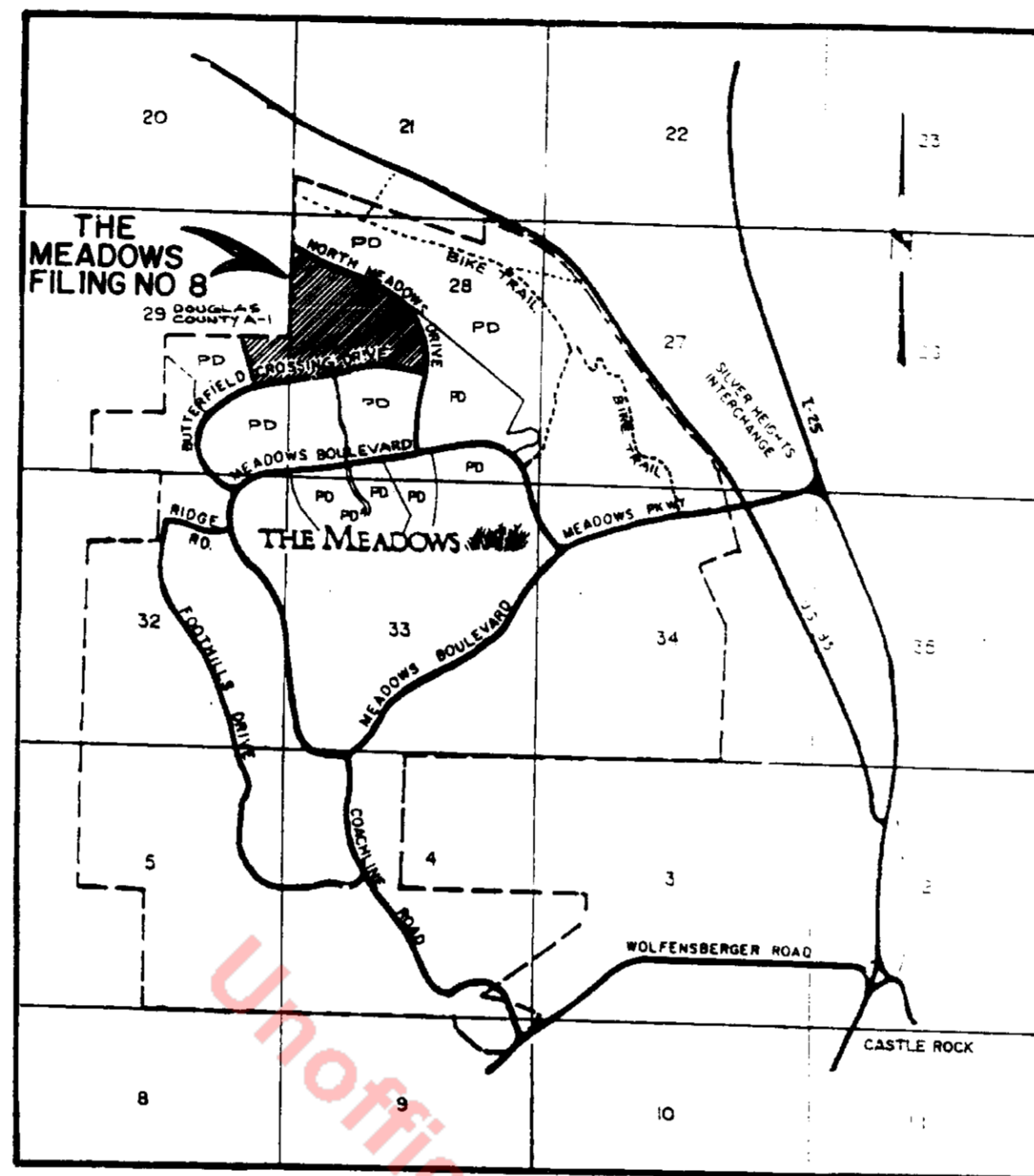
FINAL PLAT
SHEET 1 OF 7



KEY MAP

SHEET INDEX

SHEET 1 OF 7 COVER SHEET
SHEET 2 THROUGH 7 LOT LAYOUT



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WESTERLY ONE-HALF OF SECTION 28 AND 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 WEST ONE-QUARTER CORNER OF SAID SECTION 28, WHENCE THE NORTHWEST CORNER OF SAID SECTION 28 BEARS NORTH 00°28'33" EAST FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28 NORTH 00°28'33" EAST 1863.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH MEADOWS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 66°20'42" EAST 2185.12 FEET TO A POINT OF CURVATURE;
2. THENCE 1760.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73°54'24" AND A RADIUS OF 1365.00 FEET TO A POINT OF TANGENCY;
3. THENCE SOUTH 67°33'42" WEST 107.11 FEET TO A POINT OF TANGENCY;
4. THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 82°26'18" WEST 315.00 FEET TO A POINT OF CURVATURE;
2. THENCE 177.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 151°11'31" AND A RADIUS OF 670.00 FEET TO A POINT OF TANGENCY;
3. THENCE NORTH 67°15'05" WEST 160.00 FEET TO A POINT OF CURVATURE;
4. THENCE 675.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°01'46" AND A RADIUS OF 730.00 FEET TO A POINT OF TANGENCY;
5. THENCE SOUTH 59°43'09" WEST 520.01 FEET TO A POINT OF CURVATURE;
6. THENCE 520.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°22'22" AND A RADIUS OF 1090.00 FEET TO A POINT OF TANGENCY;
7. THENCE SOUTH 87°05'31" WEST 979.16 FEET TO A POINT OF CURVATURE;
8. THENCE 137.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°21'32" AND A RADIUS OF 1465.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 18°33'03" WEST 572.70 FEET; THENCE NORTH 11°03'03" WEST 360.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 87°26'57" EAST 804.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 132.611 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 5, 1993, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 17th DAY OF August 1994

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, SUITE 101 ENGLEWOOD, COLORADO 80111



SUBDIVIDER AND OWNER

BALFOUR MEADOWS LLC
7000 E. BELLEVUE AVE., SUITE 350
GREENWOOD VILLAGE, CO 80111

ROCKY MOUNTAIN CONSULTANTS, INC. 8301 E. Prentice Ave., Suite 101, Englewood, CO 80111
Civil and Environmental Engineering + Planning
Revision: 07-28-94 Date: 04-18-94 Job No. 2308.008.01 (303) 741-8000 FAX (303) 741-8108

NOTES

- 1) BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- 2) DATE OF SURVEY: MARCH, 1994
- 3) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 00°28'33" EAST.
- 4) THERE ARE 465 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 5) TRACTS A THROUGH F ARE HEREBY DEDICATED AS PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK AND SHALL BE USED FOR UTILITIES, STORM DRAINAGE, OPEN SPACE, TRAILS AND PARK FACILITIES, AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 6) TRACTS G THROUGH N AND P ARE HEREBY DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS COMMUNITY ASSOCIATION, INC. THEY SHALL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, AND PARK FACILITIES, AND SHALL BE OWNED AND MAINTAINED BY THE MEADOWS COMMUNITY ASSOCIATION, INC.
- 7) TRACT O SHALL BE USED AS A WELL SITE, OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 8) ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 5'; SIDE LOT BETWEEN LOTS 5'; REAR LOT 5'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 9) 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."
- 10) THE CENTER ONE-QUARTER CORNER OF SECTION 28 WILL BE MONUMENTED TO MEET THE PHYSICAL STANDARDS SPECIFIED BY RULE AND REGULATION PROMULGATED PURSUANT TO SECTION 24-4-103, C.R.S.
- 11) WATER RIGHTS NOTE 470 SFE FROM THE MEADOWS WATER BANK ARE ALLOCATED TO MEET THE WATER RIGHTS REQUIREMENTS FOR THE SUBDIVISION. TOWN SHALL NOT BE OBLIGATED TO ISSUE DEVELOPMENT APPROVALS FOR ANY USE WHICH CREATES AN AGGREGATE WATER DEMAND IN THE SUBDIVISION IN EXCESS OF 470 SFE, UNLESS ADDITIONAL WATER RESOURCES ARE PROVIDED IN ACCORDANCE WITH THE MEADOWS FILING NO. 8 SUBDIVISION IMPROVEMENT AGREEMENT RECORDED _____ AT RECEPTION NO. _____

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 MEADOWS FILING NO. 8. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACTS A, B, C, D, E, F AND O 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: BALFOUR MEADOWS LLC
ATTEST: BY: James M. Ratkovic
JAMES M. RATKOVIC
TITLE: MANAGER

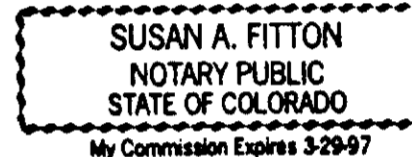
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August 1994.

BY: Ann Brady
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-7-94

MORTGAGEE: 3150 CORPORATION, A COLORADO CORPORATION.
ATTEST: BY: Larry M. Baker
LARRY M. BAKER
TITLE: VICE-PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF August 1994.

BY: Susan A. Fitton
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/29/97



TITLE CERTIFICATE

I, Digby Evans, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

WITNESSED THIS 22nd DAY OF August 1994.

BY: Digby Evans
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY



PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23rd DAY OF May 1994.

ATTEST: Jim Frank 9/2/94 Sally A. Mann 9/2/94
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND DEDICATION ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 30th DAY OF June 1994.

ATTEST: Jim Frank 9/2/94 Sally A. Mann 9/2/94
CHAIRMAN DATE TOWN CLERK DATE

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 2 DAY OF September 1994, AT _____ O'CLOCK _____ M. AND WAS RECORDED UNDER

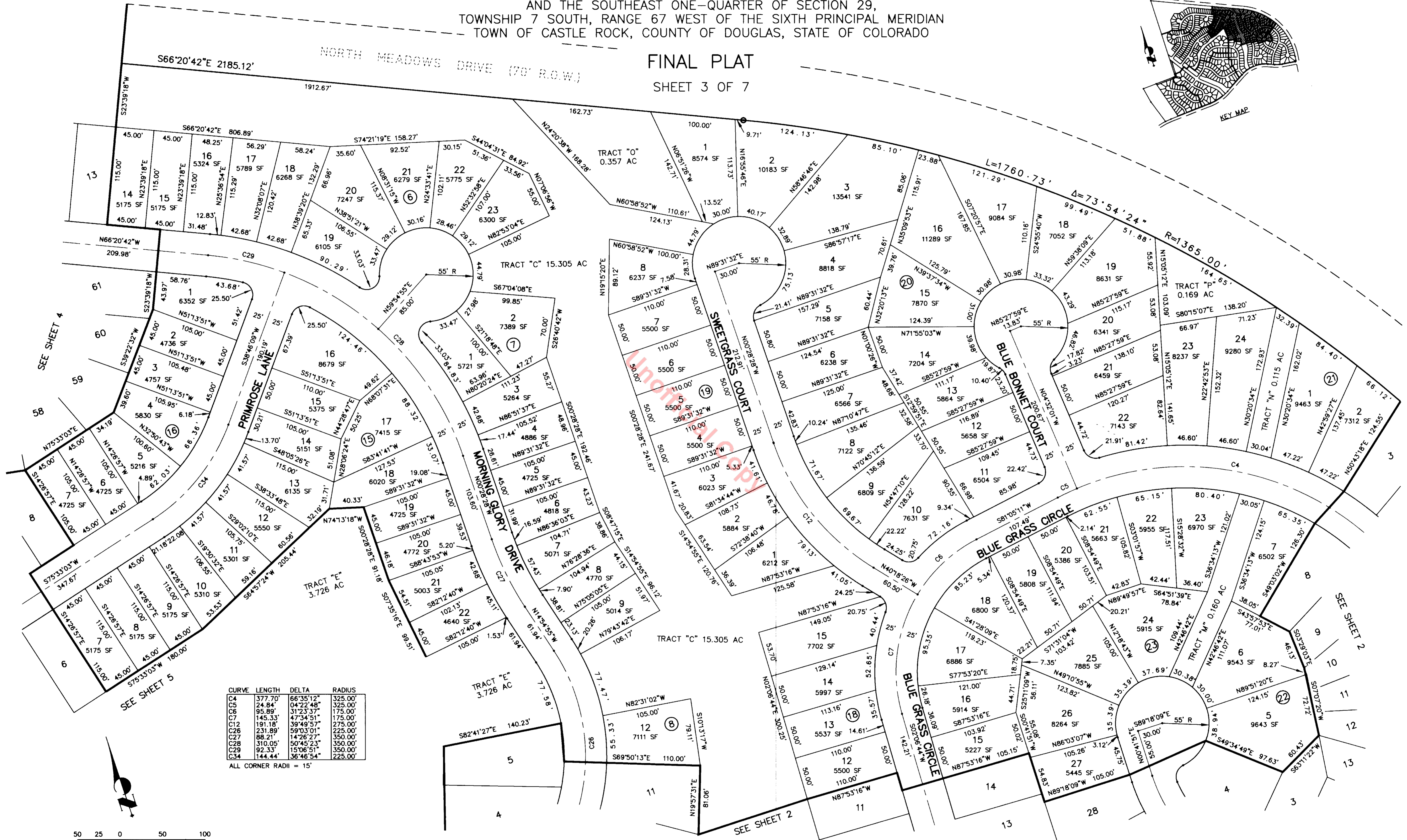
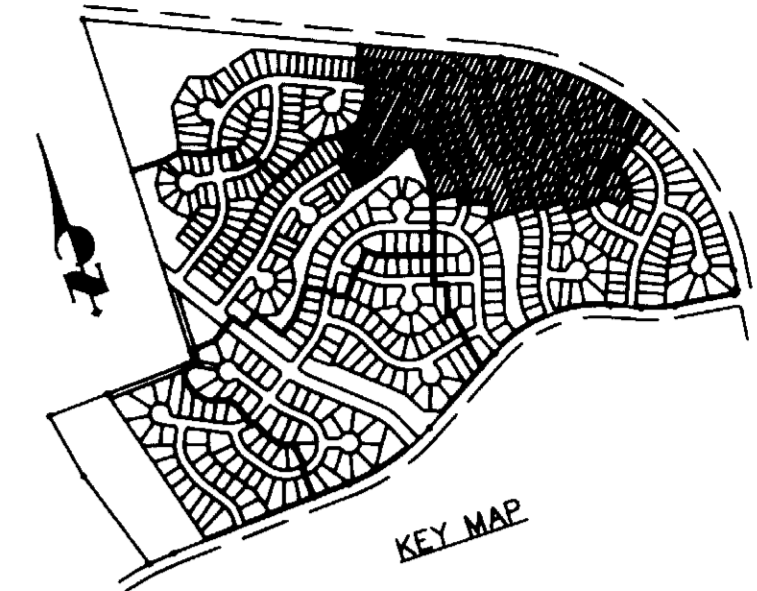
RECEPTION NUMBER 9446130 BOOK _____ PAGE _____
Sharon G. Chappell
DOUGLAS COUNTY CLERK AND RECORDER

THE MEADOWS FILING NO. 8

A PART OF THE WESTERLY ONE-HALF OF SECTION 28,
AND 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

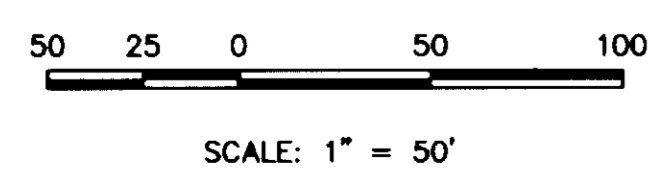
FINAL PLAT

SHEET 3 OF 7



CURVE	LENGTH	DELTA	RADIUS
C4	377.70	66°35'12"	325.00'
C5	24.84	04°22'48"	325.00'
C6	95.89	31°23'37"	175.00'
C7	145.33	47°34'51"	175.00'
C12	191.18	39°49'57"	275.00'
C26	231.89	59°03'01"	225.00'
C27	88.21	14°28'27"	350.00'
C28	310.05	60°45'23"	350.00'
C29	92.33	15°06'51"	350.00'
C34	144.44	36°46'54"	225.00'

ALL CORNER RADII = 15'

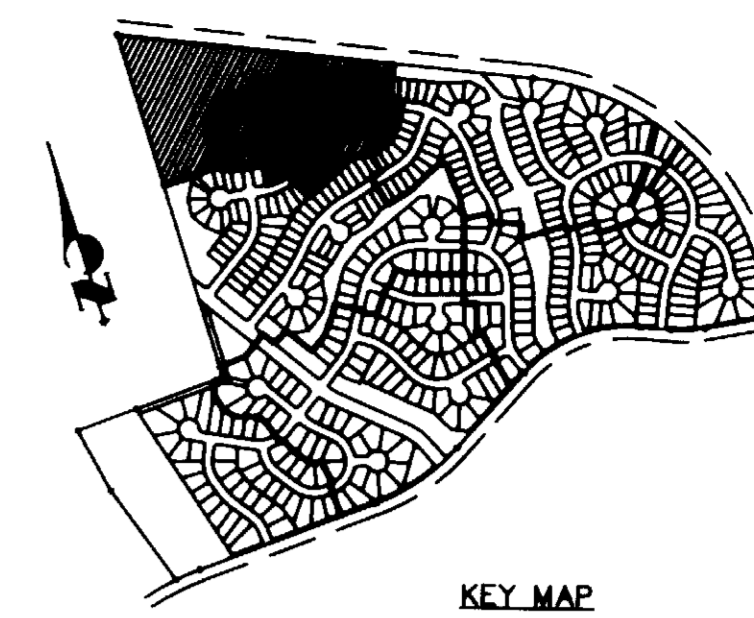


ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING
 8301 E. Prentice Ave., Suite 101
 Englewood, CO 80111
 (303) 741-8000
 (303) 741-8100
 FAX (303) 741-8100

Revised: 07-06-94
 Date: 06-21-94
 Job No. 2306.006.01

THE MEADOWS FILING NO. 8

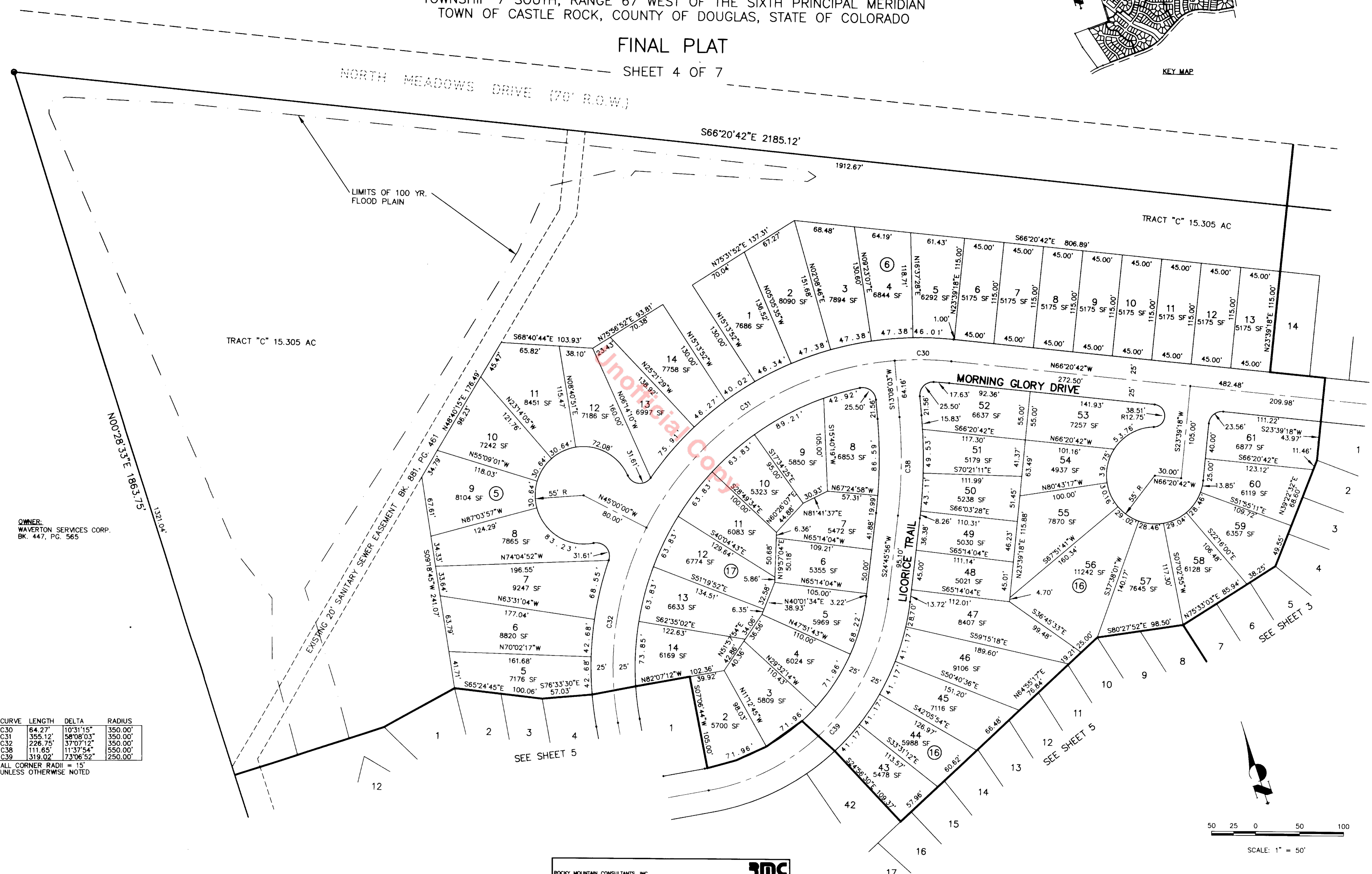
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FINAL PLAT

SHEET 4 OF 7

NORTH MEADOWS DRIVE (70' R.O.W.)



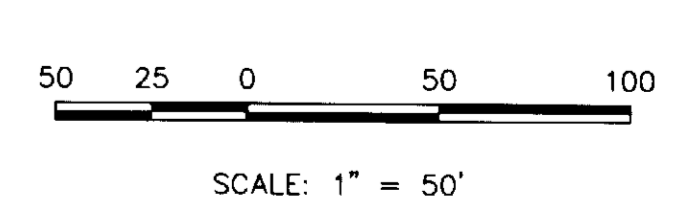
TRACT "C" 15.305 AC

TRACT "C" 15.305 AC

OWNER:
WAVERTON SERVICES CORP.
BK. 447, PG. 565

CURVE	LENGTH	DELTA	RADIUS
C30	64.27'	10°31'15"	350.00'
C31	355.12'	58°08'03"	350.00'
C32	226.75'	37°07'12"	350.00'
C38	111.65'	11°37'54"	350.00'
C39	319.02'	73°06'52"	250.00'

ALL CORNER RADII = 15'
UNLESS OTHERWISE NOTED

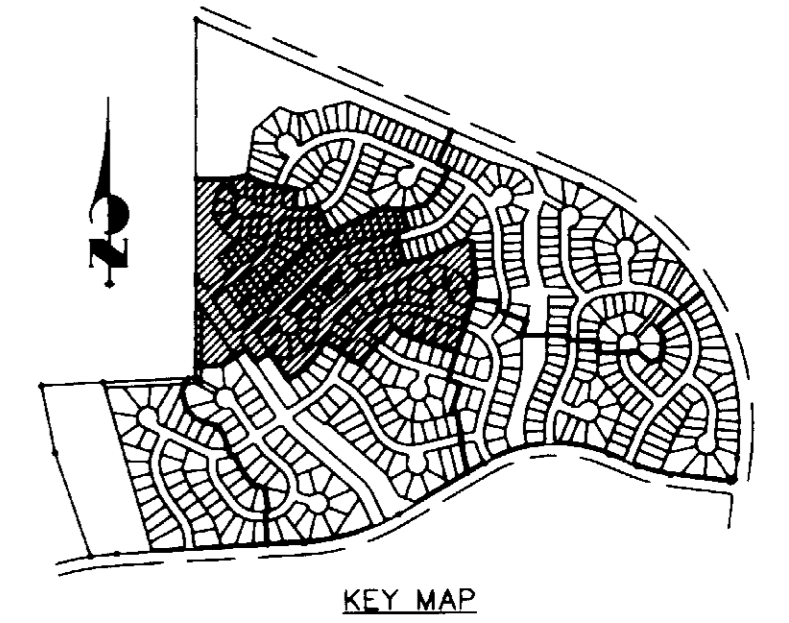


ROCKY MOUNTAIN CONSULTANTS, INC. **rmc**
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave. Suite 1011
 Englewood, CO 80111
 Revised: 07-06-94 (303) 741-8000
 Date: 06-21-94 Job No. 2306.006.01 FAX (303) 741-6106

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 5 OF 7



CURVE	LENGTH	DELTA	RADIUS
C17	377.88'	72°10'12"	300.00'
C18	35.72'	06°49'17"	300.00'
C32	226.75'	37°07'12"	350.00'
C33	190.31'	48°27'42"	225.00'
C35	127.28'	13°53'28"	525.00'
C36	173.48'	18°55'57"	525.00'
C37	178.21'	13°36'52"	750.00'
C39	319.02'	73°06'52"	250.00'

ALL CORNER RADII = 15'



Rocky Mountain Consultants, Inc.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave. Suite 101
 Englewood, CO 80111
 (303) 741-8000
 (303) 741-6100
 Revised: 07-06-94
 Date: 06-21-94
 Job No. 2306.006.01

OWNER:
WAVERTON SERVICES CORP.
BK. 447, PG. 365

UNPLATTED

POINT OF BEGINNING
WEST 1/4 COR.
SECTION 28, T7S,
R67W, 6th. P.M.
FOUND 2-1/2" BRASS
CAP LS NO. 7134

THE MEADOWS FILING NO. 8
FINAL PLAT

THE MEADOWS FILING NO. 8

FINAL PLAT

SHEET 6 OF 7



POINT OF BEGINNING
WEST 1/4 COR. SEC. 28
T7S, R87W, 6th P.M.
FOUND 2-1/2" BRASS CAP
LS NO. 7134

TRACT "B" 1.393 AC

SEE SHEET 5

TRACT "E" 3.726 AC

TRACT "F" 1.869 AC

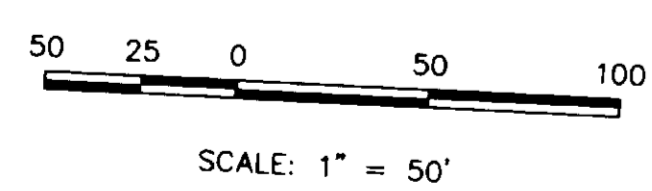
TRACT "I" 0.110 AC

TRACT "H" 0.641 AC

L=520.74' Δ=27°22'22" R=1090.00'

CURVE	LENGTH	DELTA	RADIUS
C19	9.74'	01°35'41"	350.00'
C20	148.81'	24°21'37"	350.00'
C21	193.60'	31°41'36"	350.00'
C22	245.08'	70°12'40"	200.00'
C23	24.47'	07°00'31"	200.00'
C24	55.79'	09°07'59"	350.00'
C25	91.02'	20°27'02"	255.00'
C40	141.18'	24°30'42"	330.00'
C41	57.25'	14°54'36"	220.00'
C42	131.98'	43°12'44"	175.00'
C49	183.13'	69°56'55"	150.00'
C50	172.03'	65°42'41"	150.00'
C51	58.55'	14°54'36"	225.00'

ALL CORNER RADII = 15'



SCALE: 1" = 50'

Rocky Mountain Consultants, Inc. (RMC)
 8301 E. Prentice Ave.
 Suite 101
 Englewood, CO 80111
 (303) 741-6000
 FAX (303) 741-6106

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 Date: 06-21-94
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THE MEADOWS FILING NO. 8
FINAL PLAT

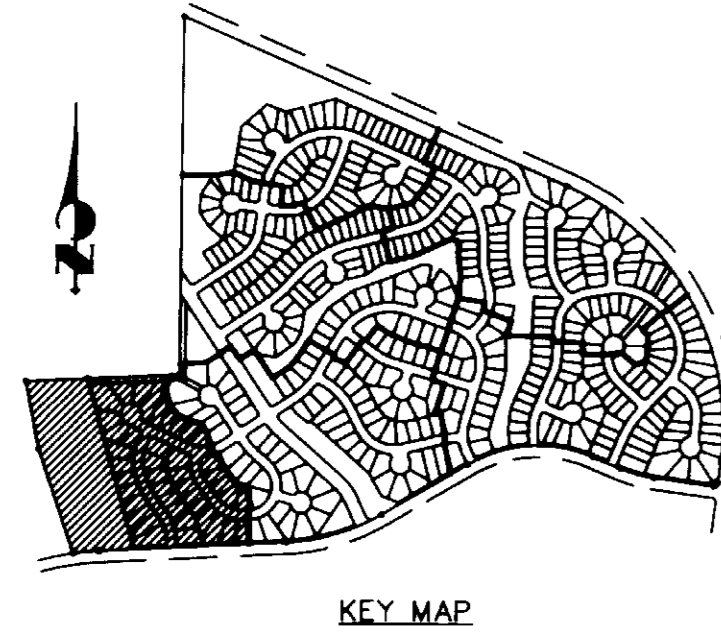
(60' R.O.W.)

REC. NO. 8927776

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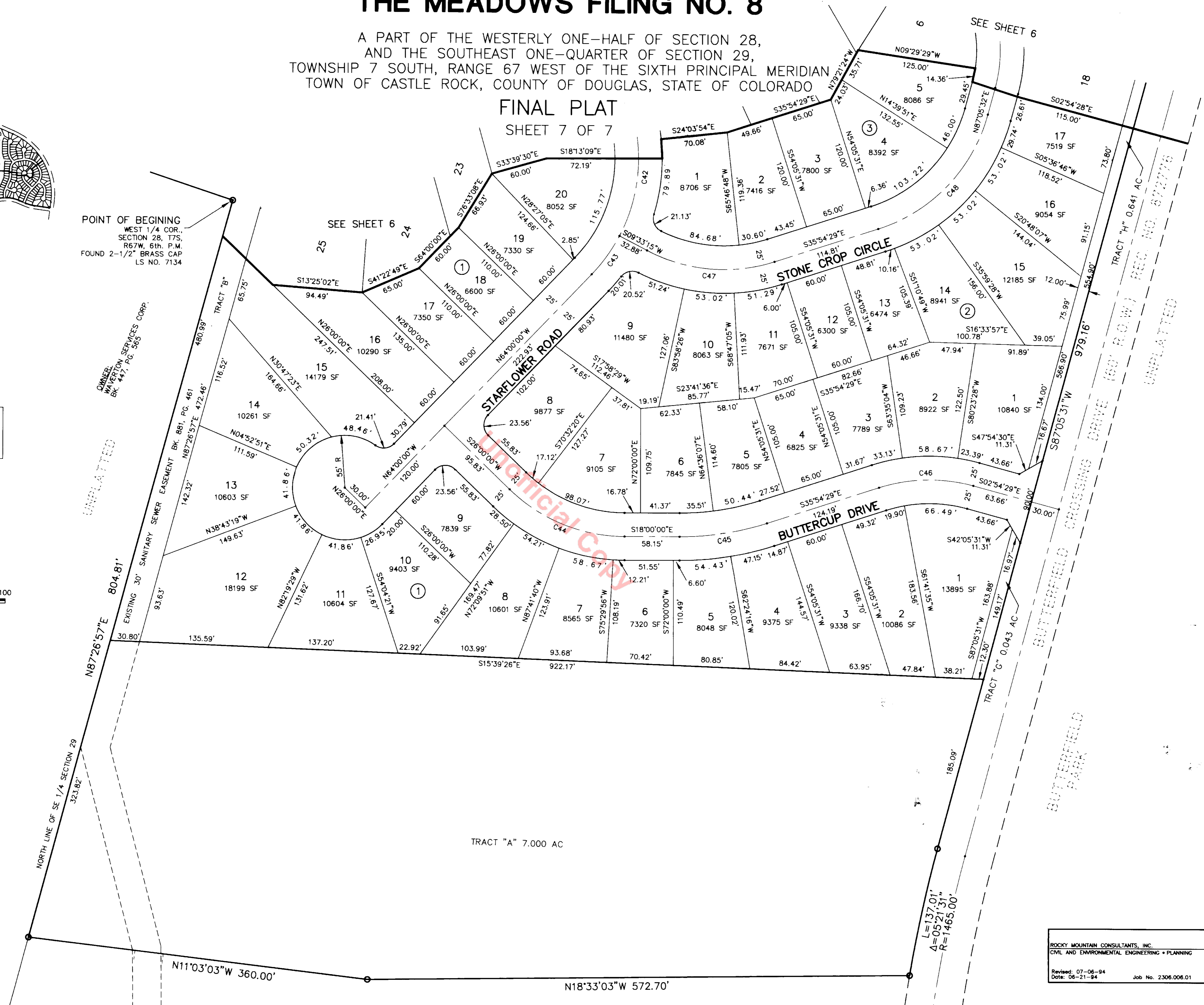
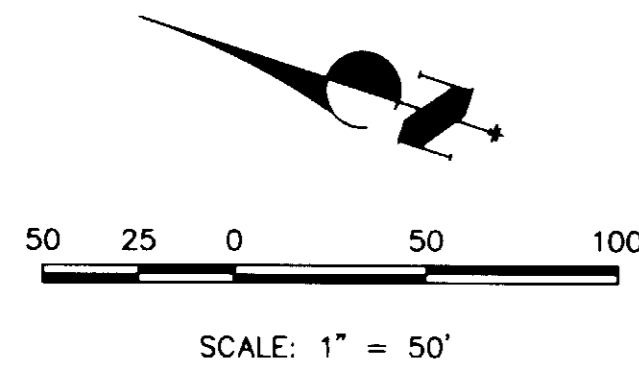
FINAL PLAT SHEET 7 OF 7



POINT OF BEGINNING
WEST 1/4 COR.
SECTION 28, T7S,
R67W, 6th. P.M.
FOUND 2-1/2" BRASS CAP
LS NO. 7134

CURVE	LENGTH	DELTA	RADIUS
C42	131.98'	43°12'44"	175.00'
C43	50.23'	16°26'46"	175.00'
C44	134.39'	44°00'00"	175.00'
C45	93.77'	17°54'29"	300.00'
C46	100.79'	33°00'00"	175.00'
C47	138.86'	45°27'43"	175.00'
C48	174.10'	57°00'00"	175.00'

ALL CORNER RADII = 15'



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