

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9561914

**DATE:**

12-28-95

**TIME:**

13:19

**FEE: \$**

20<sup>00</sup>

**( 2 Pages)**

**GRANTOR:**

(OWNER/SIGNER)

N-One LTD

Town of Castle Rock

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone

# 1

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

26-7-67

# MILESTONE FILING NO.1

A PART OF THE SOUTH ONE - HALF OF SECTION 26  
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 2

### LEGAL DESCRIPTION

A parcel of land located in the South One-half of Section 26, 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:

Commencing at the West Quarter corner of said Section 26, whence the Southwest corner of said Section 26 bears South 00°23'28" West, said line forming the basis of bearings for this description; Thence South 89°49'01" East, along the North line of the Southwest Quarter of said Section 26, a distance of 246.69 feet to a point on the Easterly line of that parcel of land described in Book 157 at Page 116 of the records of said Douglas County; Thence along said Easterly line South 32°27'41" East, a distance of 101.15 feet to a point on a curve, whence the radius point bears South 16°39'58" East, a distance of 695.00 feet, said point being on the Southerly right-of-way line of Miller Boulevard (a.k.a. Founder's Parkway) as described on the final plat of Miller Boulevard Filing No. 2 recorded at reception no. 8603133 of said Douglas County records, said point being the TRUE POINT OF BEGINNING.

Thence along said Southerly right-of-way line the following two (2) courses:  
1) along said curve to the right having a central angle of 68°26'32" an arc distance of 830.21 feet, a radius of 695.00 feet and a chord bearing South 72°26'42" East a distance of 781.72 feet to a point of tangent;  
2) Thence South 38°13'26" East, along said tangent, a distance of 651.69 feet to a point of curve;

Thence along the Southerly right-of-way line of High School Road as shown on said plat of Miller Boulevard Filing No. 2 the following two (2) courses:  
1) along said curve to the left having a central angle of 90°00'00" an arc distance of 39.27 feet, a radius of 25.00 feet and a chord bearing North 83°13'26" West a distance of 35.36 feet to a point of tangent;  
2) Thence South 51°46'34" West, along said tangent, a distance of 275.00 feet;

Thence South 38°13'26" East, a distance of 150.00 feet; Thence North 51°46'34" East, a distance of 133.34 feet to a point of curve; Thence along said curve to the left having a central angle of 24°28'27" an arc distance of 405.80 feet, a radius of 950.00 feet and a chord bearing South 39°32'21" West a distance of 402.72 feet; Thence, departing said curve on a non-tangent line, South 28°30'15" West, a distance of 119.70 feet to a non-tangent point of curve; Thence along said curve to the left having a central angle of 17°12'16" an arc distance of 288.26 feet, a radius of 960.00 feet and a chord bearing South 11°32'19" West a distance of 287.18 feet to a point of tangent; Thence South 02°56'11" West, along said tangent, a distance of 22.96 feet to a point of curve; Thence along said curve to the left having a central angle of 21°33'50" an arc distance of 376.36 feet, a radius of 1000.00 feet and a chord bearing South 07°50'44" East a distance of 374.14 feet to a point of tangent; Thence South 18°37'39" East, along said tangent, a distance of 366.63 feet; Thence South 42°18'06" West, a distance of 16.93 feet to a point on the Easterly right-of-way line of Interstate Highway 25; Thence along said Easterly right-of-way line the following four (4) courses:

- 1) North 18°40'34" West, a distance of 113.01 feet to a non-tangent point of curve;
- 2) Thence along said curve to the left having a central angle of 08°09'05" an arc distance of 1656.00 feet, a radius of 11640.00 feet and a chord bearing North 22°47'05" West a distance of 1654.61 feet;
- 3) Thence North 14°18'56" West, along a non-tangent line, a distance of 773.10 feet;
- 4) Thence North 32°27'41" West, a distance of 21.42 feet to the TRUE POINT OF BEGINNING.

Said parcel of land contains 23.054 acres (1,004,233 square feet), 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 OCTOBER 24, 1995 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 12<sup>th</sup> DAY OF December, 1995

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

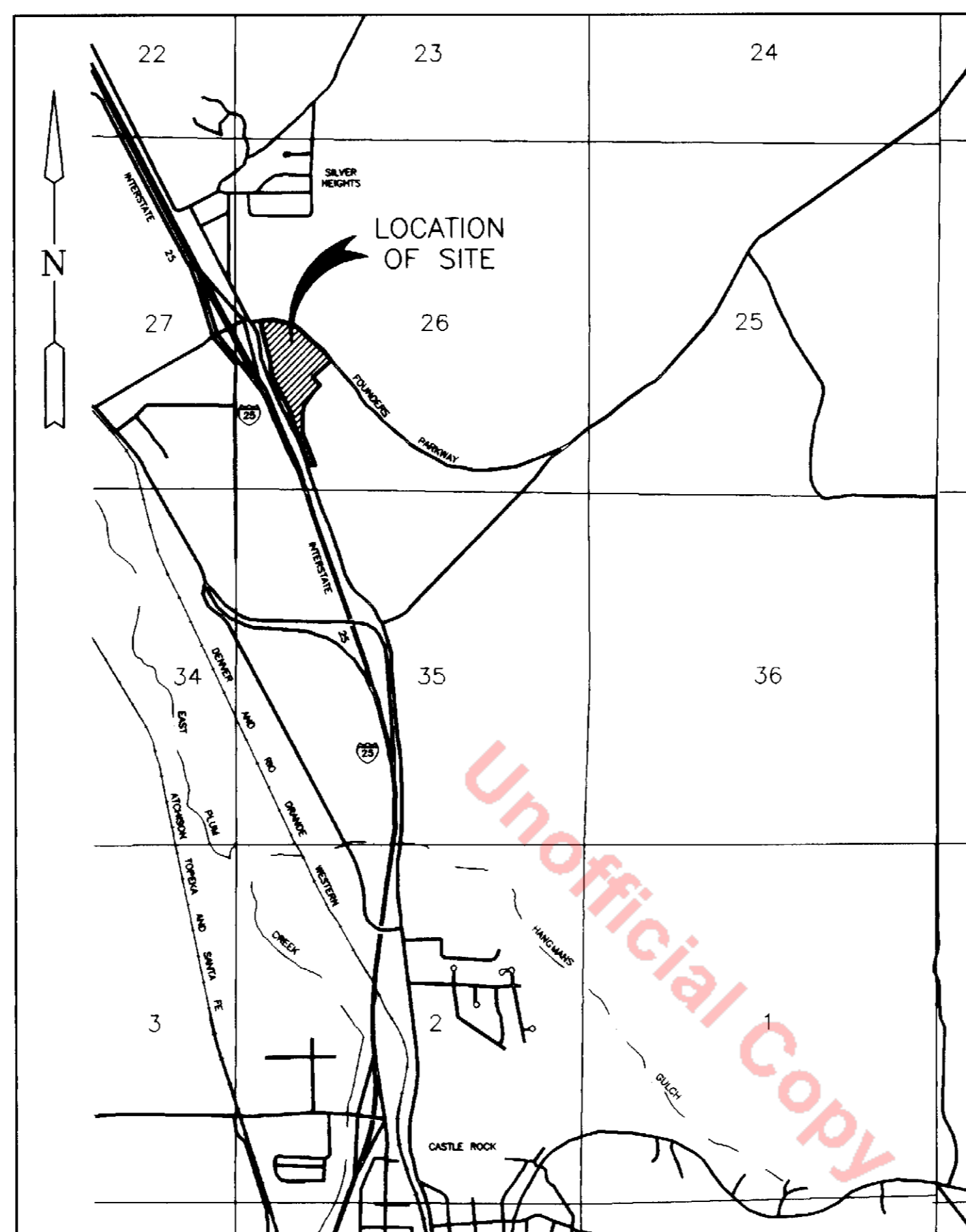
### OWNERS

N-ONE, LTD.  
A COLORADO LIMITED PARTNERSHIP  
7600 E. ARAPAHOE ROAD  
SUITE 211  
ENGLEWOOD, CO 80112

TOWN OF CASTLE ROCK  
880 N. WILCOX STREET  
CASTLE ROCK, CO 80104

### DEVELOPER/APPLICANT

PARK LAND CO.  
7600 E. ARAPAHOE ROAD  
SUITE 211  
ENGLEWOOD, CO 80112



VICINITY MAP  
SCALE: 1"=2000'

0' 1000' 2000' 4000' 6000' 8000'

### NOTES:

1. BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY , UNLESS NOTED.
2. DATE OF SURVEY: OCT. 24, 1995.
3. TRACT "A" IS PUBLIC LAND DEDICATION TO BE USED FOR PUBLIC PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
4. TEN (10) FOOT UTILITY EASEMENTS FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES ARE AS SHOWN ON THE PLAT.
5. THERE ARE SEVEN (7) COMMERCIAL LOTS IN THIS SUBDIVISION.  

LOTS 1-7	18.088 ACRES
TRACT "A"	2.139 ACRES
DEDICATED R.O.W.	2.827 ACRES
TOTAL	23.054 ACRES
6. 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."
7. SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
Date: 12-13-95 Job No. 2195.022.00

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

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT 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 MILESTONE FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT A 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.

OWNERS: N-ONE, LTD., BY: NIGHTENGALE INVESTMENTS, INC., GENERAL PARTNER  
ATTEST: *Paula Coy* VICE PRESIDENT

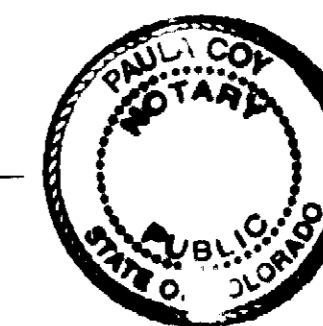
TOWN OF CASTLE ROCK  
BY: *Mark C. Williams*, Mayor

### SHEET INDEX

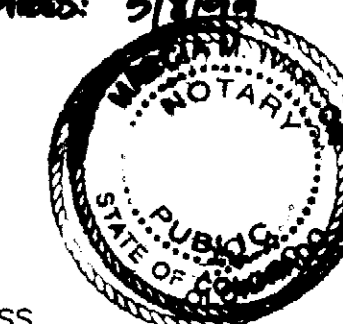
SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 LOT LAYOUT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19<sup>th</sup> DAY OF December, 1995

BY: *Paula Coy*  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC *Paula Coy*  
MY COMMISSION EXPIRES: 12/16/96



SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 28<sup>th</sup> DAY OF December, 1995  
BY: *Mark C. Williams*  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC *Marcia M. Swanson*  
MY COMMISSION EXPIRES: 5/1/96



### TITLE CERTIFICATE

I, *David Evans*, AN AUTHORIZED REPRESENTATIVE OF *Law Title Guaranty Company*, 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.

SIGNED THIS 19<sup>th</sup> DAY OF December, 1995  
*David Evans* Vice President  
AUTHORIZED REPRESENTATIVE  
*Law Title Guaranty Company*  
TITLE INSURANCE COMPANY

### PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 27<sup>th</sup> DAY OF November, 1995

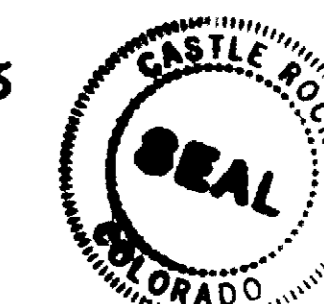
ATTEST: *Mark C. Williams* 12/27/95  
CHAIRMAN DATE TOWN CLERK *Marcia M. Swanson* 12/27/95 DATE



### TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14<sup>th</sup> DAY OF December, 1995

ATTEST: *Mark C. Williams* 12/27/95  
MAYOR DATE TOWN CLERK *Marcia M. Swanson* 12/27/95 DATE



### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

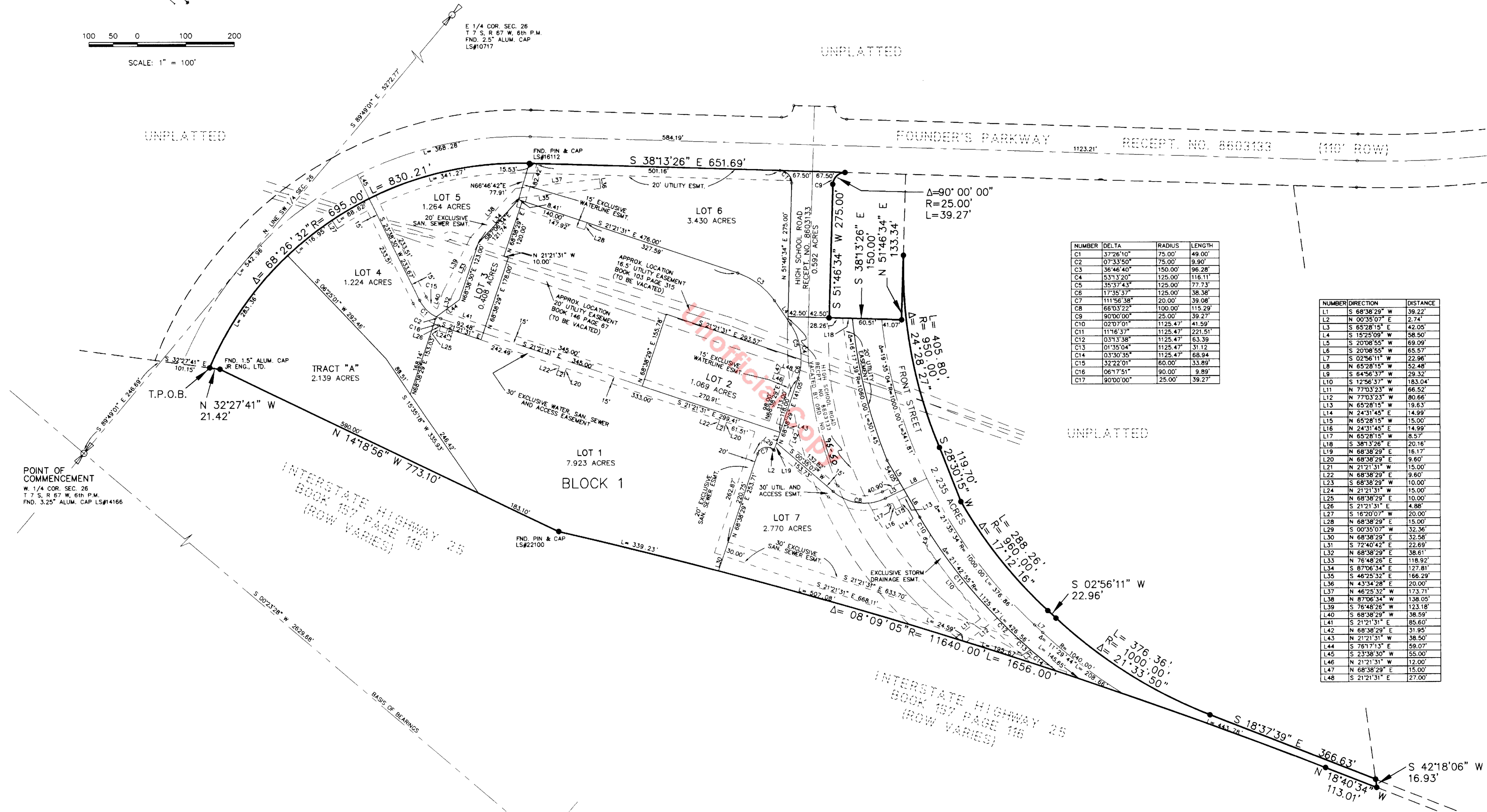
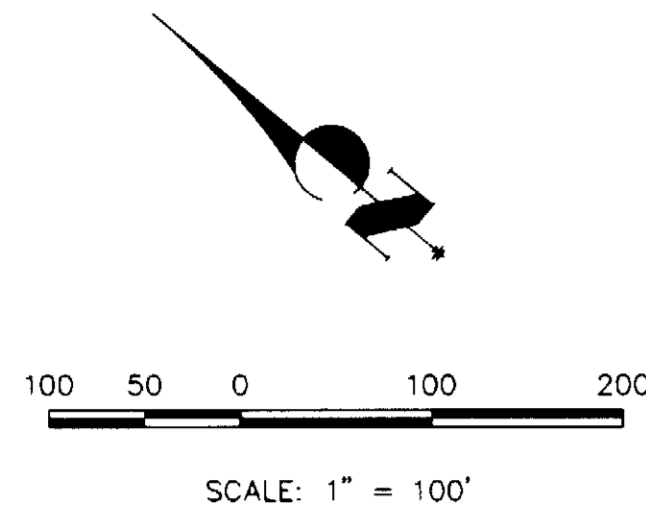
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 28 DAY OF December, 1995 AT 10:45 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9561914  
*John D. Chidley*  
DOUGLAS COUNTY CLERK AND RECORDER

MILESTONE FILING NO. 1  
FINAL PLAT  
SHEET 1 OF 2

# MILESTONE FILING NO.1

A PART OF THE WEST ONE - HALF OF SECTION 26  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 2 OF 2



NUMBER	DELTA	RADIUS	LENGTH
C1	177°26'10"	75.00'	49.00'
C2	07°33'50"	75.00'	9.90'
C3	36°46'40"	150.00'	96.28'
C4	53°13'20"	125.00'	116.11'
C5	35°37'43"	125.00'	77.73'
C6	17°35'37"	125.00'	38.38'
C7	111°58'38"	20.00'	39.08'
C8	66°03'22"	100.00'	115.29'
C9	90°00'00"	25.00'	39.27'
C10	02°07'01"	1125.47'	41.59'
C11	11°16'37"	1125.47'	221.51'
C12	03°13'38"	1125.47'	63.39'
C13	01°35'04"	1125.47'	31.12'
C14	03°30'35"	1125.47'	68.94'
C15	32°22'01"	60.00'	33.89'
C16	06°17'51"	90.00'	9.89'
C17	90°00'00"	25.00'	39.27'

NUMBER	DIRECTION	DISTANCE
L1	S 68°38'29" W	39.22'
L2	N 00°35'07" E	2.74'
L3	S 65°28'15" E	42.05'
L4	S 15°25'09" W	58.50'
L5	S 20°08'55" W	69.09'
L6	S 20°08'55" W	65.57'
L7	S 02°56'11" W	22.96'
L8	N 65°28'15" W	52.48'
L9	S 64°56'37" W	23.32'
L10	S 12°56'37" W	183.04'
L11	N 77°03'23" W	66.52'
L12	N 77°03'23" W	80.66'
L13	N 65°28'15" W	19.63'
L14	N 24°31'45" E	14.99'
L15	N 65°28'15" W	15.00'
L16	N 24°31'45" E	14.99'
L17	N 65°28'15" W	8.57'
L18	S 38°13'26" E	20.16'
L19	N 68°38'29" E	16.17'
L20	N 68°38'29" E	9.60'
L21	N 21°21'31" W	15.00'
L22	N 68°38'29" E	9.60'
L23	S 68°38'29" W	10.00'
L24	N 21°21'31" W	15.00'
L25	N 68°38'29" E	10.00'
L26	S 21°21'31" E	4.88'
L27	S 16°20'07" W	20.00'
L28	N 68°38'29" E	15.00'
L29	S 00°35'07" W	32.36'
L30	N 68°38'29" E	32.58'
L31	S 72°40'42" E	22.69'
L32	N 68°38'29" E	38.61'
L33	N 76°48'26" E	118.92'
L34	S 87°06'34" E	127.81'
L35	S 48°25'32" E	166.29'
L36	N 43°34'28" E	20.00'
L37	N 46°25'32" W	173.71'
L38	N 87°06'34" W	138.05'
L39	S 76°48'26" W	123.18'
L40	S 68°38'29" W	38.59'
L41	S 21°21'31" E	85.60'
L42	N 68°38'29" E	31.95'
L43	N 21°21'31" W	38.50'
L44	S 76°17'13" E	59.07'
L45	S 23°38'30" W	55.00'
L46	N 21°21'31" W	12.00'
L47	N 68°38'29" E	15.00'
L48	S 21°21'31" E	27.00'

POINT OF COMMENCEMENT  
W. 1/4 COR. SEC. 26  
T. 7 S., R. 67 W., 6TH P.M.  
FND. 3.25° ALUM. CAP. LS#14166

SW COR. SEC. 26  
T. 7 S., R. 67 W., 6TH P.M.  
FND. 3.25° ALUM. CAP.  
LS#13258

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING  
8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106  
Date: 12-13-95 Job No. 2195.022.00

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITMENTS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.