

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9711458

**DATE:** 3-4-97

**TIME:** 15:26

**FEE:** \$ 20.00 ( 2 Pages)

**GRANTOR:** N-ONE, I+D.  
(OWNER/SIGNER)

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone # 3  
First Amendment

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

26, 7, 67

# MILESTONE FILING NO.3 - FIRST AMENDMENT

A REPLAT OF MILESTONE FILING NO. 3  
BEING 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 replat of MILESTONE FILING NO. 3 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, Thence South 72°53'53" East, a distance of 1094.70 feet to a point on the West right-of-way of Miller Boulevard (a.k.a. Founders Parkway), as shown on the recorded plat of MILLER BOULEVARD FILING NO. 2, said point being the TRUE POINT OF BEGINNING.

Thence, along said West right-of-way, South 38°13'26" East, a distance of 616.69 feet to a point on a curve and a point on the Northerly right-of-way of Front Street, as shown on the recorded plat of MILESTONE FILING NO.2; Thence along said Northerly right-of-way the following three (3) courses:

- 1) along the arc of said curve to the right through a central angle of 90°00'00" an arc distance of 78.54 feet, a radius of 50.00 feet and a chord bearing South 06°46'32" West, a distance of 70.71 feet to a point of tangent;
- 2) Thence, along said tangent, South 51°46'34" West, a distance of 116.66 feet to a point of curve;
- 3) Thence along the arc of said curve to the left through a central angle of 07°13'36" an arc distance of 133.70 feet, a radius of 1060.00 feet and a chord bearing South 48°09'46" West, a distance of 133.61 feet to a point on the Northerly right-of-way of said Front Street, as shown on the recorded plat of MILESTONE FILING NO.1;

Thence along said Northerly right-of-way the following two (2) courses:

- 1) continuing along the arc of said curve to the left through a central angle of 16°17'39" an arc distance of 301.45 feet, a radius of 1060.00 feet and a chord bearing South 36°24'08" West, a distance of 300.44 feet;
- 2) Thence South 20°08'55" West, a distance of 69.09 feet;

Thence along the boundary of Lots 1,2,3,5 and 7 of said MILESTONE FILING NO.1 the following nine (9) courses:

- 1) North 65°28'15" West, a distance of 42.05 feet to a point of curve;
- 2) Thence along the arc of said curve to the right through a central angle of 66°03'22" an arc distance of 115.29 feet, a radius of 100.00 feet and a chord bearing North 32°26'34" West, a distance of 109.01 feet to a point of tangent;
- 3) Thence, along said tangent, North 00°35'07" East, a distance of 153.73 feet;
- 4) Thence North 68°38'29" East, a distance of 141.05 feet to a point of curve;
- 5) Thence along the arc of said curve to the left through a central angle of 53°13'20" an arc distance of 116.11 feet, a radius of 125.00 feet and a chord bearing North 42°01'49" East, a distance of 111.98 feet to a point of tangent;
- 6) Thence, along said tangent, North 15°25'09" East, a distance of 58.50 feet to a point of curve;
- 7) Thence along the arc of said curve to the left through a central angle of 36°46'40" an arc distance of 96.28 feet, a radius of 150.00 feet and a chord bearing North 02°58'11" West, a distance of 94.64 feet to a point of tangent;
- 8) Thence, along said tangent, North 21°21'31" West, a distance of 476.00 feet;
- 9) Thence North 66°46'42" East, a distance of 77.91 feet to the TRUE POINT OF BEGINNING.

Containing 4.290 acres or (186,886 square feet), more or less.

Bearings are based on the West line of the Southwest one-quarter of Section 26 bearing South 00°23'28" West as shown on said plat of MILESTONE FILING NO. 1.

## 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 4, 1996 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 21<sup>st</sup> DAY OF Jan, 1997

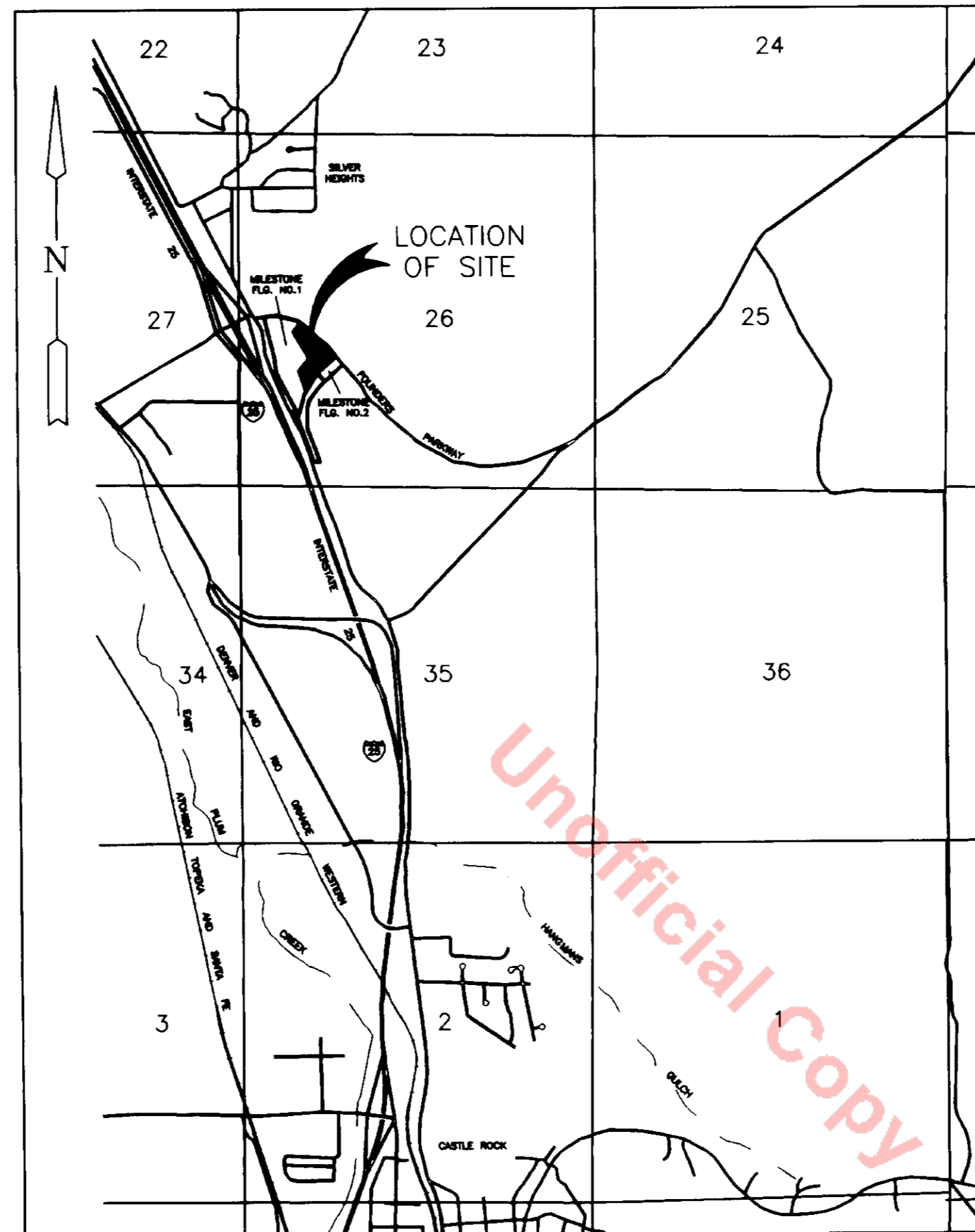
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329  
8301 E. PRENTICE AVENUE, SUITE 101, ENGLEWOOD, COLORADO 80111

## OWNER

N-ONE, LTD.  
A COLORADO LIMITED PARTNERSHIP  
7800 E. ARAPAHOE ROAD  
SUITE 211  
ENGLEWOOD, CO 80112

## DEVELOPER/APPLICANT

PARK LAND CO.  
7800 E. ARAPAHOE ROAD  
SUITE 211  
ENGLEWOOD, CO 80112



VICINITY MAP

SCALE: 1"=2000'



## NOTES:

1. BOUNDARY CORNERS SET BY ROCKY MOUNTAIN CONSULTANTS, INC. SHALL MEET THE REQUIREMENTS AS SET FORTH IN C.R.S. 38-51-105.
2. DATE OF SURVEY: NOV. 4, 1996.
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."
4. THERE ARE TWO (2) COMMERCIAL LOTS WITHIN THIS SUBDIVISION.
 

LOTS 1 & 2	4.290 ACRES
TRACTS	N/A
DEDICATED R.O.W.	N/A
TOTAL	4.290 ACRES

## SHEET INDEX

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

## 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 TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 3 - FIRST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

## OWNER:

N-ONE, LTD., A COLORADO LIMITED PARTNERSHIP, BY  
NIGHTENGALE INVESTMENTS, INC., A COLORADO CORPORATION,  
AS GENERAL PARTNER

## ATTEST:

By: [Signature] VICE PRESIDENT

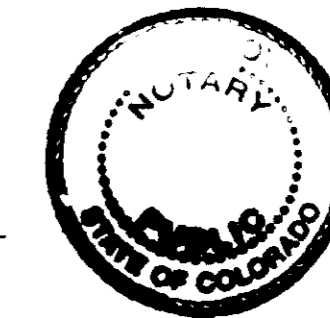
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3<sup>rd</sup> DAY OF February, 1997

By: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/2000



## TITLE CERTIFICATE

I, LINDA D. GABE 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.

SIGNED THIS 4<sup>th</sup> DAY OF February, 1997

[Signature]  
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE CO.  
TITLE INSURANCE COMPANY

## PLANNING DEPARTMENT APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF  
CASTLE ROCK, COLORADO THE 16<sup>th</sup> DAY OF JANUARY, A.D., 1997.

[Signature]  
PLANNING DIRECTOR

2/14/97  
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 23<sup>rd</sup> DAY OF JANUARY, 1997.

## ATTEST:

[Signature] 3-3-97  
MAYOR DATE

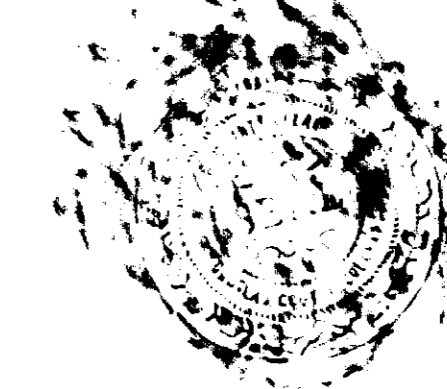
[Signature] 3-3-97  
TOWN CLERK DATE

## 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 4 DAY OF March,  
1997, AT 15:26 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9711458

[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER



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

Rev. 01-03-97 TOWN COMMENTS  
Rev. 11-12-96  
Date: 11-05-96 Job No. 2195.022.11

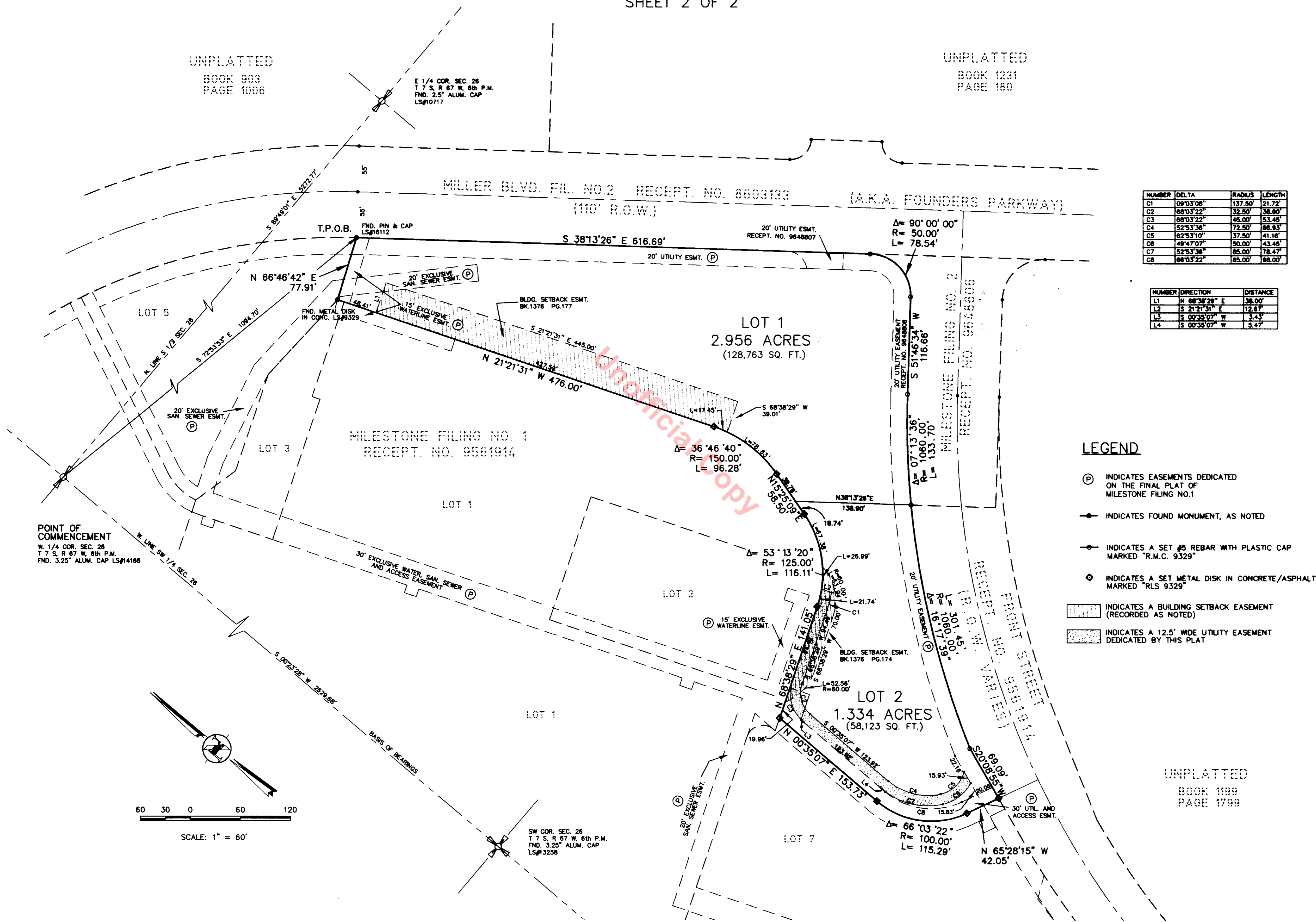
MILESTONE FILING NO.3 - FIRST AMENDMENT  
FINAL PLAT  
SHEET 1 OF 2

# MILESTONE FILING NO.3 - FIRST AMENDMENT

A REPLAT OF MILESTONE FILING NO. 3  
 BEING 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 2 OF 2



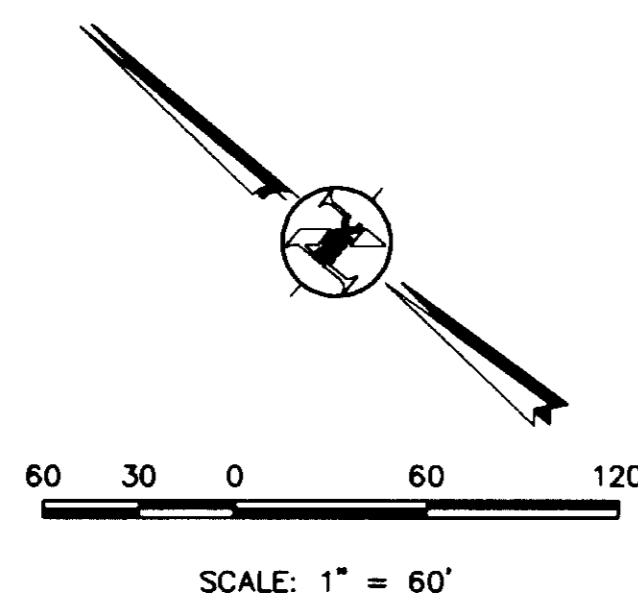
NUMBER	DELTA	RADIUS	LENGTH
C1	09°03'08"	137.50'	21.72'
C2	68°03'22"	32.50'	36.80'
C3	68°03'22"	48.00'	53.46'
C4	52°53'36"	72.50'	86.93'
C5	82°53'10"	37.50'	41.18'
C6	49°47'07"	50.00'	43.46'
C7	52°53'36"	85.00'	78.47'
C8	68°03'22"	85.00'	96.00'

NUMBER	DIRECTION	DISTANCE
L1	N 68°38'29" E	38.00'
L2	S 21°21'31" E	12.87'
L3	S 00°35'07" W	3.43'
L4	S 00°35'07" W	5.47'

### LEGEND

- ⊙ INDICATES EASEMENTS DEDICATED ON THE FINAL PLAT OF MILESTONE FILING NO.1
- INDICATES FOUND MONUMENT, AS NOTED
- INDICATES A SET #5 REBAR WITH PLASTIC CAP MARKED "R.M.C. 9329"
- ◇ INDICATES A SET METAL DISK IN CONCRETE/ASPHALT MARKED "R.L.S. 9329"
- [Hatched Box] INDICATES A BUILDING SETBACK EASEMENT (RECORDED AS NOTED)
- [Dotted Box] INDICATES A 12.5' WIDE UTILITY EASEMENT DEDICATED BY THIS PLAT

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



ROCKY MOUNTAIN CONSULTANTS, INC. **rnc**

CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING 8301 E. Prentice Ave., Suite 101  
 Rev. 01-03-97 TOWN COMMENTS Englewood, CO 80111  
 Rev. 11-28-96 (303) 741-6000  
 Rev. 11-12-96 Job No. 2195.022.11 FAX (303) 741-6108  
 Date: 11-05-98