

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99023457

DATE: 3-16-99

TIME: 11:18

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR: N-One, LTD
(OWNER/SIGNER)

GRANTEE: Milestone # 4 1st Amendment
(SUBDIVISION NAME OR NAME OF PLAT)
N-One, LTD

LEGAL: 35, 7, 67
(SECTION-TOWNSHIP-RANGE)

MILESTONE FILING NO. 4, FIRST AMENDMENT
A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
MINOR MODIFICATION
SHEET 1 OF 2

LEGAL DESCRIPTION

A PART OF THE NORTH ONE-HALF OF SECTION 35 TOGETHER WITH A PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 246.69 FEET TO A POINT ON THE WESTERLY LINE OF MILLER BOULEVARD, FILING NO. 2; THENCE SOUTH 32 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 101.15 FEET TO THE NORTHWEST CORNER OF MILESTONE FILING NO. 1, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2; THENCE RUNNING THE COMMON LINES OF MILESTONE FILING NO. 1, MILLER BOULEVARD, FILING NO. 2 AND MILESTONE FILING NO. 2, THE NEXT TWO (2) COURSES: 1) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68 DEGREES 26 MINUTES 32 SECONDS, AN ARC DISTANCE OF 830.21 FEET, WITH A RADIUS OF 695.00 FEET, A CHORD BEARING OF SOUTH 72 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 781.72 FEET; 2) SOUTH 38 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 826.69 FEET TO THE SOUTHEAST CORNER OF MILESTONE FILING NO. 2 AND THE BEGINNING AT A POINT; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2, THE NEXT TWO (2) COURSES: 1) SOUTH 38 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 880.72 FEET; 2) ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 59 SECONDS, AN ARC DISTANCE OF 1211.76 FEET, WITH A RADIUS OF 2077.69 FEET, A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 1194.66 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 622.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT BEING ALSO AN ANGLE POINT IN THE NORTH LINE OF METZLER RANCH FILING NO. 1; THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID METZLER RANCH, FILING NO. 1, A DISTANCE OF 285.96 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID METZLER RANCH, FILING NO. 1; THENCE SOUTH 08 DEGREES 38 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 174.46 FEET; THENCE DEPARTING SAID WEST LINE ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 50 SECONDS, WITH A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 146.64 FEET, A CHORD BEARING OF NORTH 38 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 140.03 FEET; THENCE NORTH 68 DEGREES 38 MINUTES 52 SECONDS WEST, A DISTANCE OF 106.40 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 81 DEGREES 21 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1221.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED IN BOOK 157 AT PAGE 216 AS PARCEL 24; THENCE NORTH 18 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 1214 AT PAGE 230, A DISTANCE OF 778.18 FEET TO THE SOUTHWEST CORNER OF SAID MILESTONE FILING NO. 1; THENCE RUNNING ALONG THE SOUTH LINE OF SAID MILESTONE FILING NO. 1 THE NEXT SIX (6) COURSES: 1) NORTH 42 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 17.07 FEET; 2) NORTH 18 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 366.63 FEET; 3) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 50 SECONDS, AN ARC DISTANCE OF 376.36 FEET, WITH A RADIUS OF 1000.00 FEET, A CHORD BEARING OF NORTH 07 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 374.14 FEET; 4) NORTH 02 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 22.96 FEET; 5) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 12 MINUTES 16 SECONDS, AN ARC DISTANCE OF 288.26 FEET, WITH A RADIUS OF 960.00 FEET, A CHORD BEARING OF NORTH 11 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 287.18 FEET; 6) NORTH 28 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 119.70 FEET; 7) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 405.80 FEET, WITH A RADIUS OF 950.00 FEET, A CHORD BEARING OF NORTH 39 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 402.72 FEET TO A POINT ON THE SOUTH LINE OF SAID MILESTONE FILING NO. 2; THENCE RUNNING ALONG SAID SOUTH LINE THE NEXT TWO (2) COURSES: NORTH 51 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 116.66 FEET; 2) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 78.54 FEET, WITH A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 70.71 FEET THE POINT OF BEGINNING, CONTAINING 2,798,669 SQUARE FEET OR 64.25 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

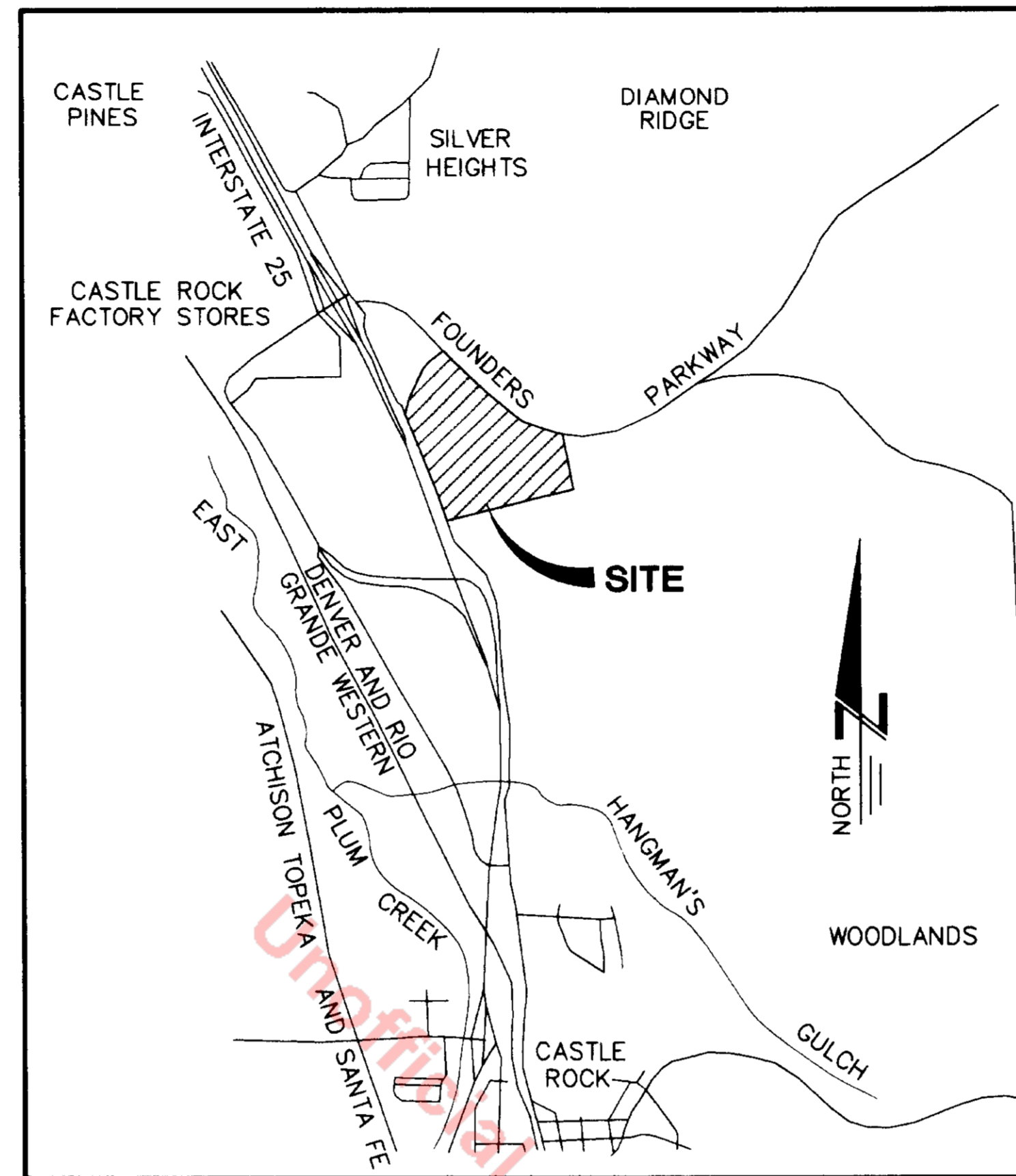
I, WARREN L. RUBY, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 13, 1998 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE 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 THE 22nd DAY OF March, 1999.

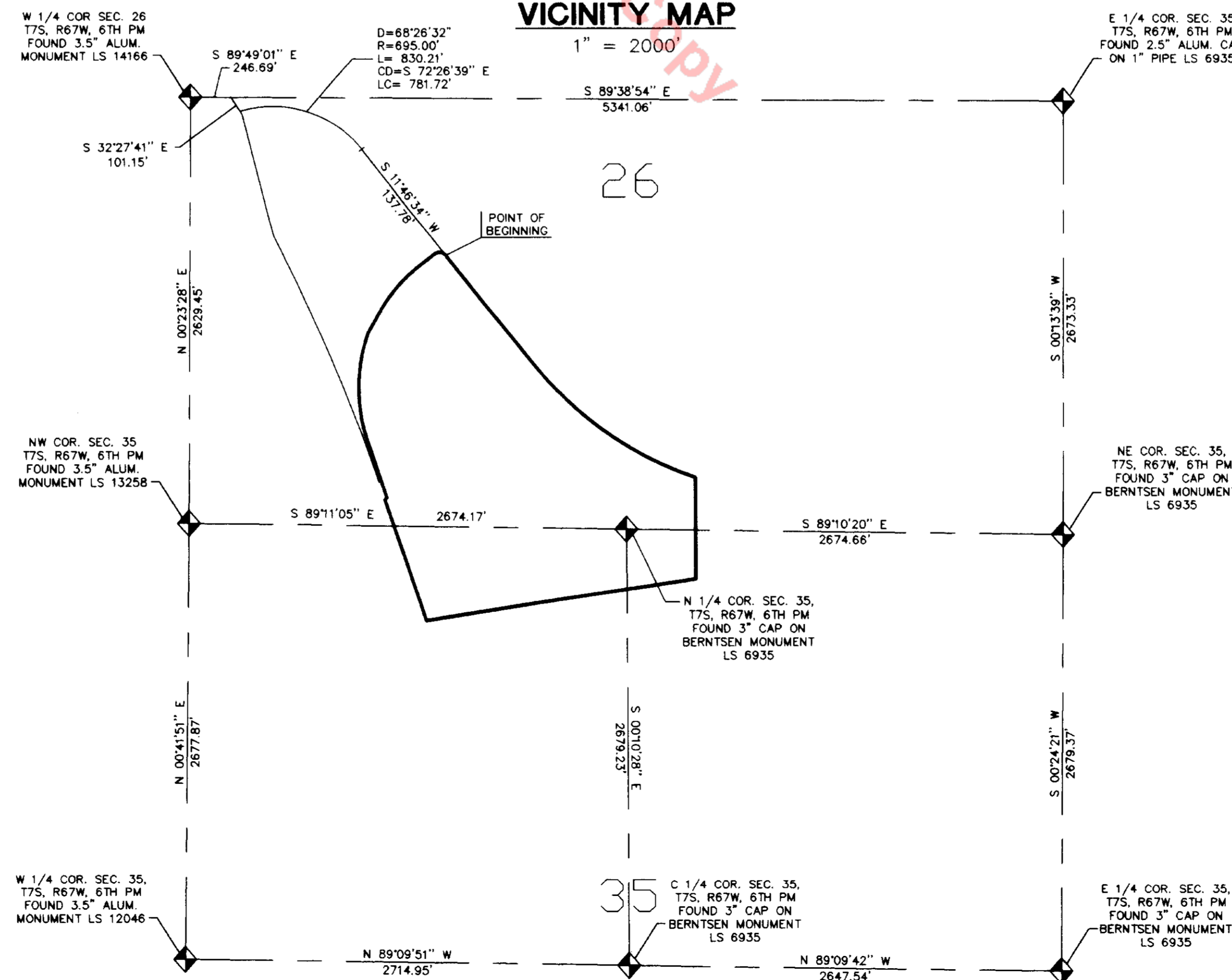
Warren L. Ruby
 WARREN L. RUBY, REGISTERED LAND SURVEYOR
 COLORADO REGISTRATION NUMBER 4966
 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 ASSUMED TO BEAR NORTH 00°23'28" EAST BETWEEN THE MONUMENT SHOWN HEREON.
- BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24966, UNLESS OTHERWISE NOTED.
- 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
- PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE No. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.



VICINITY MAP



SECTION BREAKDOWN DETAIL

OWNERS

N-ONE, LTD.
 7600 E. ARAPAHOE ROAD
 SUITE 211
 ENGLEWOOD, COLORADO 80112

CROWFOOT CASTLE ROCK, LTD.
 7600 E. ARAPAHOE ROAD
 SUITE 211
 ENGLEWOOD, COLORADO 80112

TOWN OF CASTLE ROCK
 680 N. WILCOX
 CASTLE ROCK, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, AND LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A TRACT, LOTS AND A STREET AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 4, FIRST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, ALL STREETS AS PLATTED, TRACT A, AND ALL WATERLINE, SANITARY SEWER, DRAINAGE AND DETENTION POND EASEMENTS.

OWNERS

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

BY: *Glen R. Smith*
 GLEN R. SMITH
 VICE PRESIDENT

CROWFOOT CASTLE ROCK, LTD., A COLORADO LIMITED PARTNERSHIP BY CROWFOOT VALLEY CORPORATION AS GENERAL PARTNER

BY: *Glen R. Smith*
 GLEN R. SMITH
 VICE PRESIDENT

STATE OF COLORADO)
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF March, 1999

WITNESS MY HAND AND OFFICIAL SEAL

Susan J. Rasmussen
 SUSAN J. RASMUSSEN
 NOTARY PUBLIC

SUSAN J. RASMUSSEN
 NOTARY PUBLIC
 STATE OF COLORADO

MY COMMISSION EXPIRES: 8-9-99

JKH *JKH*

TITLE CERTIFICATE

I, *David Glas*, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 22 DAY OF March, 1999.

David Glas
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

THIS PLAT WAS APPROVED AND DEDICATION ON THIS PLAT ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 16 DAY, OF March, 1999.

John D. T...
 COMMUNITY DEVELOPMENT DIRECTOR 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 16 DAY OF March, 1999, AT 11:18 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99-023457

John D. T...
 DOUGLAS COUNTY CLERK AND RECORDER



MILESTONE FILING NO. 4, FIRST AMENDMENT
FINAL PLAT

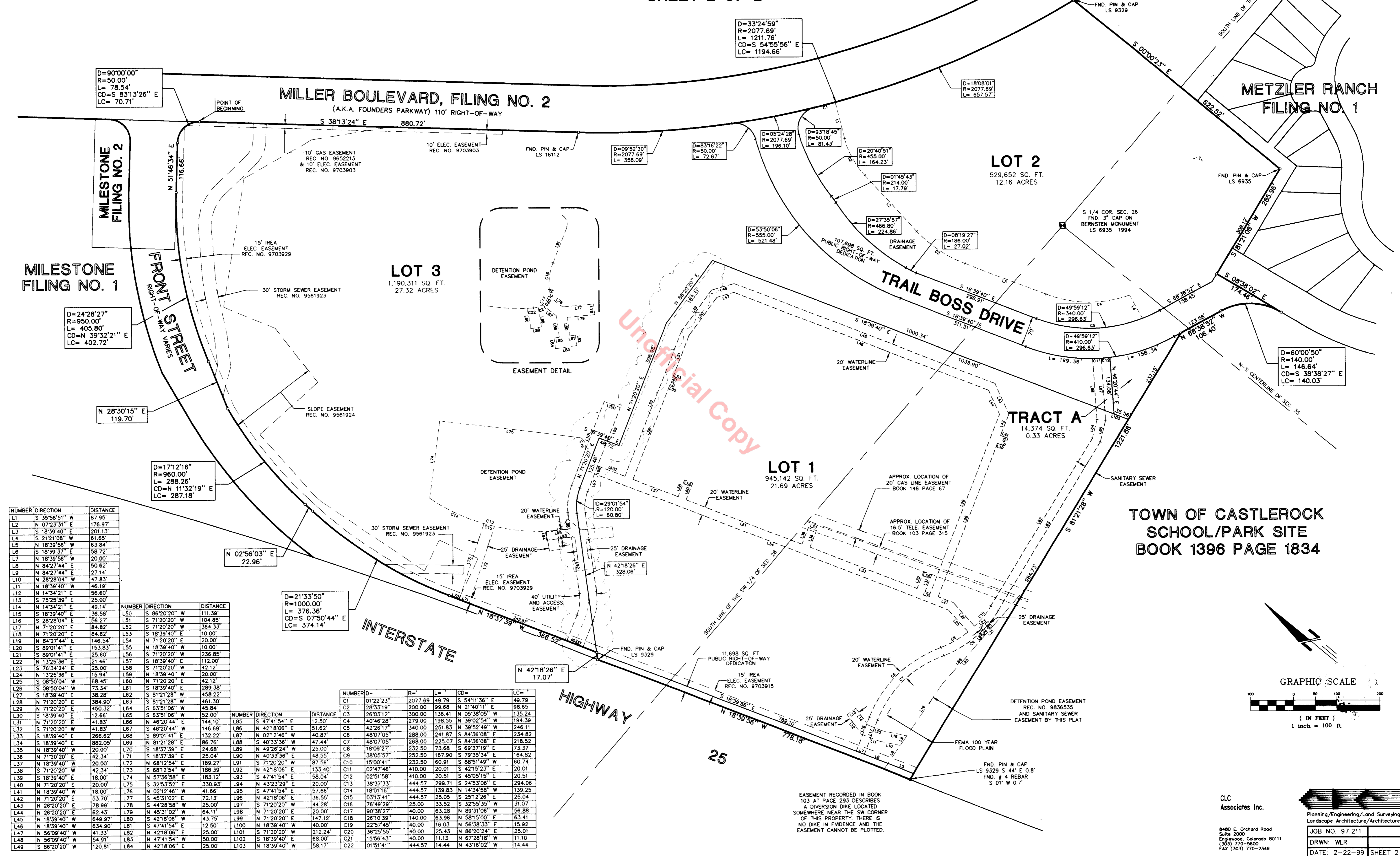
DATE OF PREPARATION: FEBRUARY 22, 1999

CLC Associates, Inc.

8480 E. Orchard Road
 Suite 2000
 Englewood, Colorado 80111
 (303) 770-5600
 FAX (303) 770-2349



MILESTONE FILING NO. 4, FIRST AMENDMENT
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT
MINOR MODIFICATION
SHEET 2 OF 2

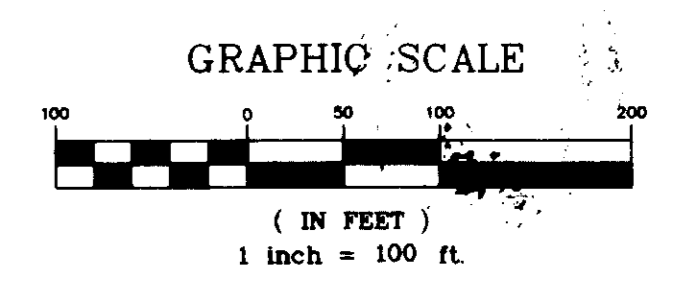


NUMBER	DIRECTION	DISTANCE
L1	S 35°56'51" W	87.95'
L2	N 07°23'31" E	176.97'
L3	S 18°39'40" E	201.13'
L4	S 21°21'08" W	81.85'
L5	N 18°39'56" W	63.84'
L6	S 18°39'37" E	58.72'
L7	N 18°39'56" W	20.00'
L8	N 84°27'44" E	50.62'
L9	N 84°27'44" E	27.14'
L10	N 28°28'04" W	47.83'
L11	N 18°39'40" W	46.13'
L12	N 14°34'21" E	56.60'
L13	S 75°25'39" E	25.00'
L14	N 14°34'21" E	49.14'
L15	S 18°39'40" E	36.58'
L16	S 28°28'04" E	56.27'
L17	N 71°20'20" E	84.82'
L18	N 71°20'20" E	84.82'
L19	N 84°27'44" E	146.54'
L20	S 89°01'41" E	153.83'
L21	S 89°01'41" E	25.60'
L22	N 13°25'36" E	21.46'
L23	S 76°34'24" E	25.00'
L24	N 13°25'36" E	15.94'
L25	S 08°50'04" W	68.45'
L26	S 08°50'04" W	73.34'
L27	S 18°39'40" E	38.28'
L28	N 71°20'20" E	384.90'
L29	N 71°20'20" E	450.32'
L30	S 18°39'40" E	12.66'
L31	N 71°20'20" E	41.83'
L32	S 71°20'20" W	41.83'
L33	S 18°39'40" E	266.62'
L34	S 18°39'40" E	862.05'
L35	N 18°39'40" W	18.00'
L36	N 71°20'20" E	42.34'
L37	N 18°39'40" W	20.00'
L38	S 71°20'20" W	42.34'
L39	S 18°39'40" E	18.00'
L40	N 71°20'20" E	20.00'
L41	N 18°39'40" W	18.00'
L42	N 71°20'20" E	53.70'
L43	N 26°20'20" E	78.99'
L44	N 26°20'20" E	62.43'
L45	N 18°39'40" W	64.97'
L46	N 18°39'40" W	634.90'
L47	N 56°09'40" W	41.33'
L48	N 56°09'40" W	54.91'
L49	S 86°20'20" W	120.81'

NUMBER	DIRECTION	DISTANCE
L50	S 86°20'20" W	111.39'
L51	S 71°20'20" W	104.85'
L52	S 71°20'20" W	384.33'
L53	S 18°39'40" E	10.00'
L54	N 71°20'20" E	20.00'
L55	N 18°39'40" W	10.00'
L56	S 71°20'20" W	236.85'
L57	S 18°39'40" E	112.00'
L58	S 71°20'20" W	42.12'
L59	S 18°39'40" E	20.00'
L60	N 71°20'20" E	42.12'
L61	S 18°39'40" E	289.38'
L62	S 81°21'28" W	458.22'
L63	S 81°21'28" W	461.30'
L64	S 63°51'06" W	45.84'
L65	S 63°51'06" W	52.00'
L66	N 46°20'44" E	144.10'
L67	S 46°20'44" W	146.69'
L68	N 89°01'41" E	132.22'
L69	N 81°21'28" E	86.76'
L70	S 18°37'39" E	24.68'
L71	S 18°37'39" E	25.04'
L72	N 68°12'54" E	189.27'
L73	S 68°12'54" W	186.39'
L74	N 57°36'58" E	183.12'
L75	S 32°53'52" E	330.93'
L76	N 02°12'16" E	41.86'
L77	S 45°31'02" E	72.13'
L78	S 44°28'58" W	25.00'
L79	N 45°31'02" W	64.11'
L80	S 42°18'06" W	43.75'
L81	S 47°41'54" E	12.50'
L82	N 42°18'06" E	25.00'
L83	N 47°41'54" W	50.00'
L84	N 42°18'06" E	25.00'

NUMBER	D	R	L	CD	LC
C1	01°22'23"	2077.69	49.79	S 54°11'36" E	49.79
C2	28°33'19"	200.00	99.68	N 21°40'11" E	98.65
C3	26°03'12"	300.00	136.41	N 05°38'05" W	135.24
C4	40°46'28"	279.00	198.55	N 39°02'54" W	194.39
C5	42°26'17"	340.00	251.83	N 39°52'49" W	246.11
C6	48°07'05"	288.00	241.87	S 84°36'06" E	234.89
C7	48°07'05"	268.00	225.07	S 84°36'08" E	218.52
C8	18°08'27"	232.50	73.68	S 69°37'19" E	73.37
C9	38°05'57"	252.50	167.90	S 79°35'34" E	164.82
C10	15°00'41"	232.50	60.91	S 88°51'49" W	60.74
C11	02°47'46"	410.00	20.01	S 42°15'23" E	20.01
C12	02°51'58"	410.00	20.51	S 45°05'15" E	20.51
C13	38°37'33"	444.57	289.71	S 24°53'06" E	294.06
C14	18°01'16"	444.57	139.83	N 14°34'58" W	139.25
C15	03°13'41"	444.57	25.05	S 25°12'26" E	25.04
C16	76°49'29"	25.00	33.52	S 32°55'35" W	31.07
C17	90°38'27"	40.00	63.28	N 89°31'06" W	56.88
C18	26°10'39"	140.00	83.96	N 58°15'00" E	63.41
C19	22°57'45"	40.00	16.03	N 56°38'33" E	15.92
C20	36°25'55"	40.00	25.43	N 86°20'24" E	25.01
C21	15°56'43"	40.00	11.13	N 67°28'18" W	11.10
C22	01°51'41"	444.57	14.44	N 43°16'02" W	14.44

**TOWN OF CASTLEROCK
 SCHOOL/PARK SITE
 BOOK 1396 PAGE 1834**



CLC Associates Inc.
 Planning/Engineering/Land Surveying
 Landscape Architecture/Architecture
 JOB NO. 97.211
 DRWN: WLR
 DATE: 2-22-99 SHEET 2 OF 2

EASEMENT RECORDED IN BOOK 103 AT PAGE 293 DESCRIBES A DIVERSION DIKE LOCATED SOMEWHERE NEAR THE SW CORNER OF THIS PROPERTY. THERE IS NO DIKE IN EVIDENCE AND THE EASEMENT CANNOT BE PLOTTED.