

# PLAT IDENTIFICATION SHEET

298460

02/03/1983

## GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

## GRANTEE:

(subdivision name or name of plat)

Plum Creek Boulevard 1

## LEGAL:

(section-township-range)

# PLUM CREEK BOULEVARD - FILING NO. 1

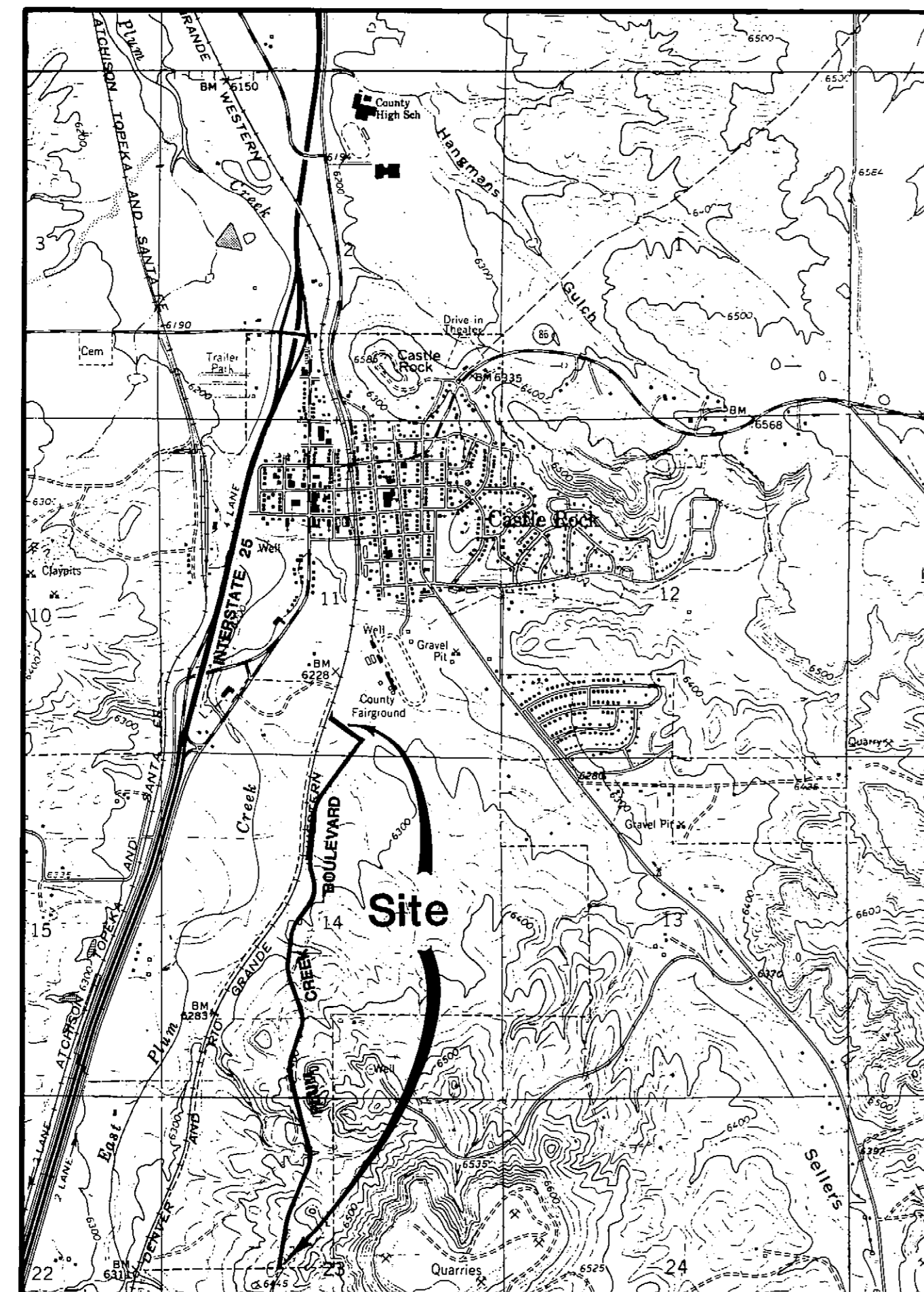
A SUBDIVISION OF PART OF SECTIONS 11, 14 AND 23, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

### SHEET INDEX

- SHEET 1 OF 3 - VICINITY MAP AND CERTIFICATES  
SHEET 2 OF 3 - PLAT MAP (North and Central Segments)  
SHEET 3 OF 3 - PLAT MAP (South Segment), CURVE DATA

### VICINITY MAP

SCALE: 1"=2000'



### LEGEND

- Center of Section, or 1/4 Section Corner
- 1/16 Corner
- Section Subdivision Line
- Found Survey Monument, as described
- Set Survey Monument, #5 rebar with plastic cap inscribed "L.S. 16109", unless specifically indicated otherwise

### NOTES

- Basis of Bearings: the East line of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear N 00° 05' 31" E, with all bearings contained herein relative thereto.
- Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a final P.U.D. ordinance and a final site plan have not been approved by the Board of Trustees of the Town of Castle Rock.
- All utility easements are reserved for underground utilities only. Utility easements are also reserved for underground cable television.
- The 16.5 feet wide Underground Telephone Easement is for the exclusive use of telephone. Other utilities shall cross it at substantially right angles.

### PROPERTY DESCRIPTION

A parcel of land located in the South 1/2 of Section 11, and the North 1/2 of Section 14, and the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

Commencing at the South 1/4 Corner of said Section 11; thence N 00° 41' 52" E, 555.71 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad and the True Point of Beginning; thence, along said Easterly Right-of-Way line, N 16° 35' 13" E, 51.13 feet; thence, departing from said Easterly Right-of-Way line, S 55° 19' 00" E, 626.28 feet; thence S 34° 41' 00" W, 110.00 feet; thence S 37° 01' 14" W, 245.20 feet; thence S 34° 41' 00" W, 889.71 feet to a Point of Curvature; thence 245.38 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 30° 33' 47"; to a Point of Tangency; thence S 04° 07' 13" W, 787.05 feet to a Point of Curvature; thence 108.01 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 13° 27' 13"; to a Point of Tangency; thence S 09° 20' 00" E, 140.26 feet to a Point of Curvature; thence 428.04 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 45° 25' 00"; to a Point of Tangency; thence S 36° 05' 00" W, 218.91 feet to a Point of Curvature; thence 190.68 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 23° 45' 00"; to a Point of Tangency; thence S 12° 20' 00" W, 450.00 feet to a Point of Curvature; thence 344.56 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 42° 55' 00"; to a Point of Tangency; thence S 30° 35' 00" E, 408.96 feet to a Point of Curvature; thence 530.89 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 56° 19' 44"; to a Point of Tangency; thence S 25° 44' 44" W, 329.52 feet to a Point of Curvature; thence 361.28 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 45° 00' 00"; to a Point of Tangency; thence S 19° 15' 16" E, 1005.11 feet to a Point of Curvature; thence 483.06 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 51° 15' 16"; to a Point of Tangency; thence S 32° 00' 00" W, 477.68 feet to a Point of Curvature; thence 353.43 feet along the arc of a tangent curve to the left, said curve having a radius of 810.00 feet and a central angle of 25° 00' 00"; to a Point of Tangency; thence S 07° 00' 00" W, 547.66 feet to a point; thence 83.21 feet along the arc of a non-tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 86° 41' 01", and a chord of 75.50 feet which bears S 07° 00' 00" W to a point; thence S 07° 00' 00" W, 135.84 feet to a point on the East-West Centerline of Section 23, T. 8 S., R. 67 W., 6th P.M., and the Southerly line of Castle Rock City Limits; thence, along said East-West Centerline, N 89° 44' 59" W, 80.56 feet; thence, departing from said East-West Centerline, N 07° 00' 00" E, 145.31 feet to a point; thence 83.21 feet along the arc of a non-tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 86° 41' 01", and a chord of 75.50 feet which bears N 07° 00' 00" E to a point; thence N 07° 00' 00" E, 547.66 feet to a Point of Curvature; thence 388.34 feet along the arc of a tangent curve to the right, said curve having a radius of 890.00 feet and a central angle of 25° 00' 00"; to a Point of Tangency; thence N 32° 00' 00" E, 477.68 feet to a Point of Curvature; thence 411.50 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 51° 15' 16"; to a Point of Tangency; thence N 19° 15' 16" W, 1005.11 feet to a Point of Curvature; thence 424.12 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 45° 00' 00"; to a Point of Tangency; thence N 25° 44' 44" E, 329.52 feet to a Point of Curvature; thence 452.24 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 56° 19' 44"; to a Point of Tangency; thence N 30° 35' 00" W, 408.96 feet to a Point of Curvature; thence 404.48 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 42° 55' 00"; to a Point of Tangency; thence N 12° 20' 00" E, 450.00 feet to a Point of Curvature; thence 223.84 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 23° 45' 00"; to a Point of Tangency; thence N 36° 05' 00" W, 218.91 feet to a Point of Curvature; thence 364.63 feet along the arc of a tangent curve to the left, said curve having a radius of 460.00 feet and a central angle of 45° 25' 00"; to a Point of Tangency; thence N 09° 20' 00" W, 140.26 feet to a Point of Curvature; thence 126.80 feet along the arc of a tangent curve to the right, said curve having a radius of 540.00 feet and a central angle of 13° 27' 13"; to a Point of Tangency; thence N 04° 07' 13" E, 45.49 feet; thence N 85° 52' 47" W, 31.85 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad; thence, along said Easterly Right-of-Way line, N 04° 07' 13" E, 377.05 feet; thence, departing from said Easterly Right-of-Way line, 20.00 feet on a radial bearing of S 85° 52' 47" E to a point; thence 288.05 feet along the arc of a curve to the right, said curve having a radius of 540.00 feet, a central angle of 30° 33' 47" and a chord of 284.65 feet which bears N 19° 24' 06" E to a Point of Tangency; thence N 34° 41' 00" E, 889.71 feet; thence N 32° 20' 46" E, 245.20 feet; thence N 55° 19' 00" W, 542.94 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad; thence, along said Easterly Right-of-Way line, N 16° 35' 13" E, 223.91 feet; thence, continuing along said Easterly Right-of-Way line, S 00° 41' 52" W, 182.63 feet to the True Point of Beginning.

Contains 18.3097 acres, more or less.

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being all of the Owners, and holders of Liens and Mortgages of the above described lands in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of "PLUM CREEK BOULEVARD - FILING NO. 1", and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Miller Boulevard and Plum Creek Boulevard, and Tract 'B' as open space. \* or consented to

The hereonsigned hereby further dedicate all utility easements and dedicate to the Town of Castle Rock for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The hereonsigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility 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 shown hereon.

Executed this Sixteenth day of November, 1982.

### PREPARED BY:

**YPI** YALE PROPERTIES, INC.  
2675 S. ABILENE ST., AURORA, CO.  
(303) 755-3377

### OWNERS

E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD., AND INDIVIDUALS:

 WILLIAM J. ASH III, President	 STEPHEN OWEN CASTLE ROCK SOUTH Mortgage Holder	 PAMELA M. DICKHART, Secretary
 JOHN R. ELKINS, Individual	 BRUCE B. JOHNSON, Individual	 JIM O. CLEMENT, V.P. BRIGHTON SAVINGS & LOAN, Mortgage Holder
 PHILIP S. MILLER, Mortgage Holder	 CHRISTINE M. PAPALCO UNITED BANK OF DENVER, Mortgage Holder	 WILLIAM J. ASH III, Individual

SS: State of Colorado ]  
County of Douglas]

The foregoing dedication was acknowledged before me this 1st day of February, 1983  
by \*  
Witness my hand and seal. My commission expires: 11-16-86

CLAUDIA RIALIC  
Notary Public

### SURVEYING CERTIFICATE

I, Dean F. Glorso, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the shown thereon actually exist and this plat accurately represents said survey.

Dean F. Glorso  
Registered Land Surveyor

### TITLE CERTIFICATE

I, Bruce B. Johnson, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed this 1st day of February, 1983

Bruce B. Johnson  
Attorney at Law

### PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 16th day of November, 1982

S. Colleen Payne  
Chairman

### STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has issued to that effect.

### TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridge path easements shown hereon.

Signed this 3rd day of February, 1983

TOWN OF CASTLE ROCK

By:   
Jennifer L. White  
Mayor

### RECORDER'S CERTIFICATE

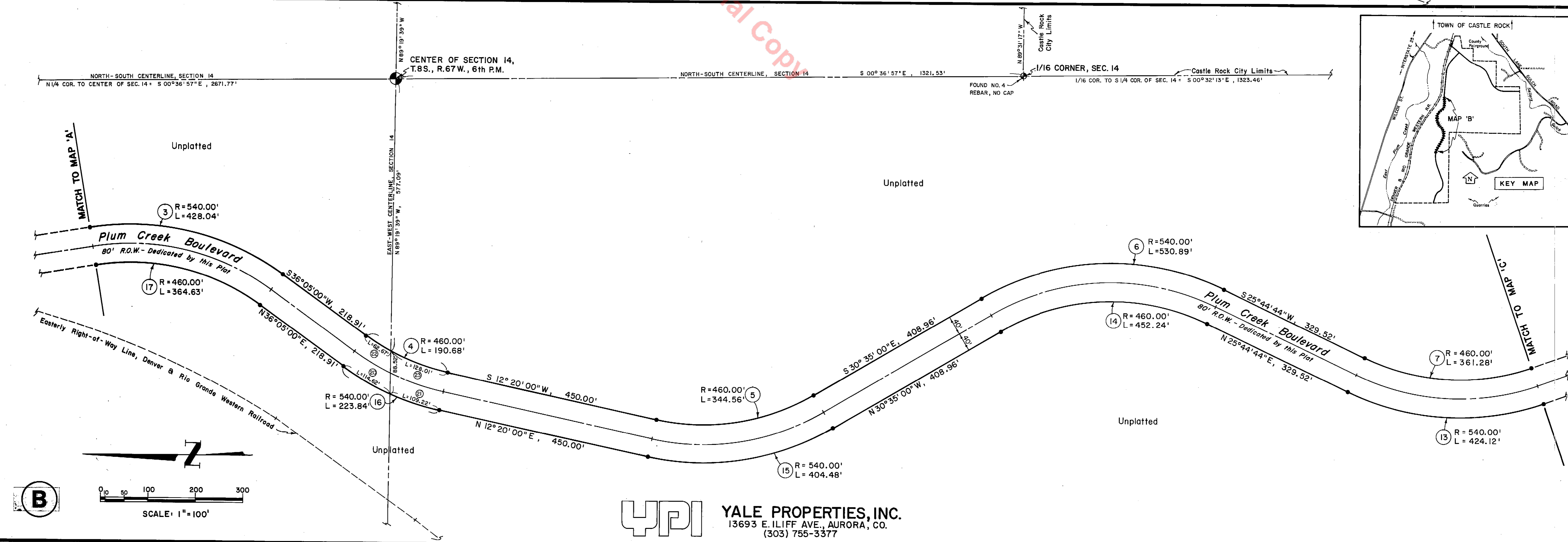
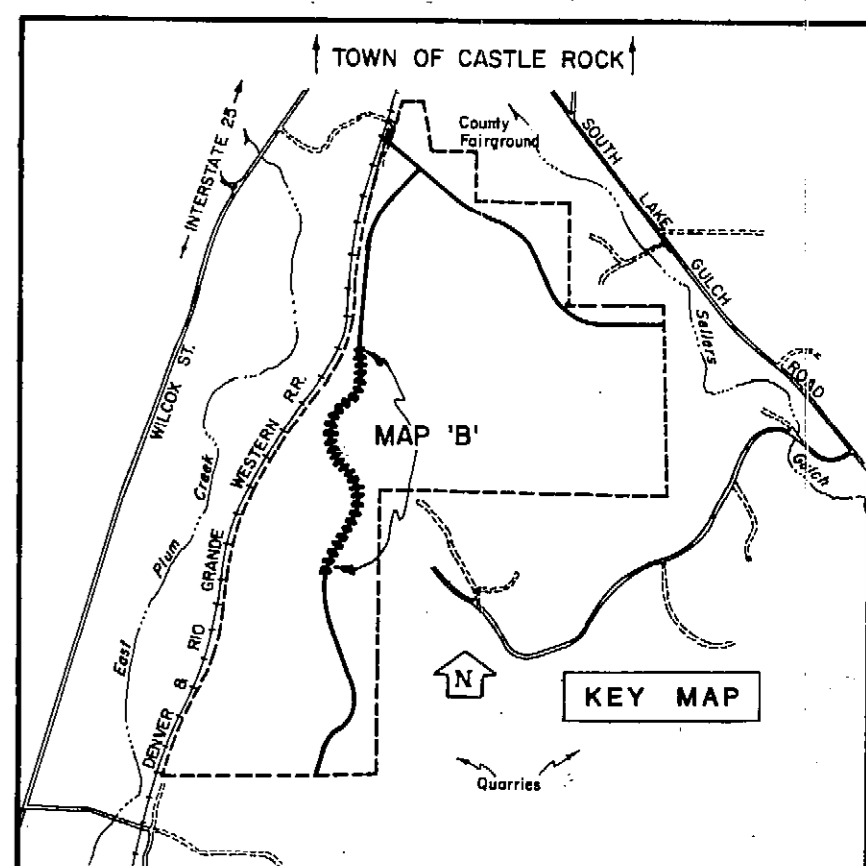
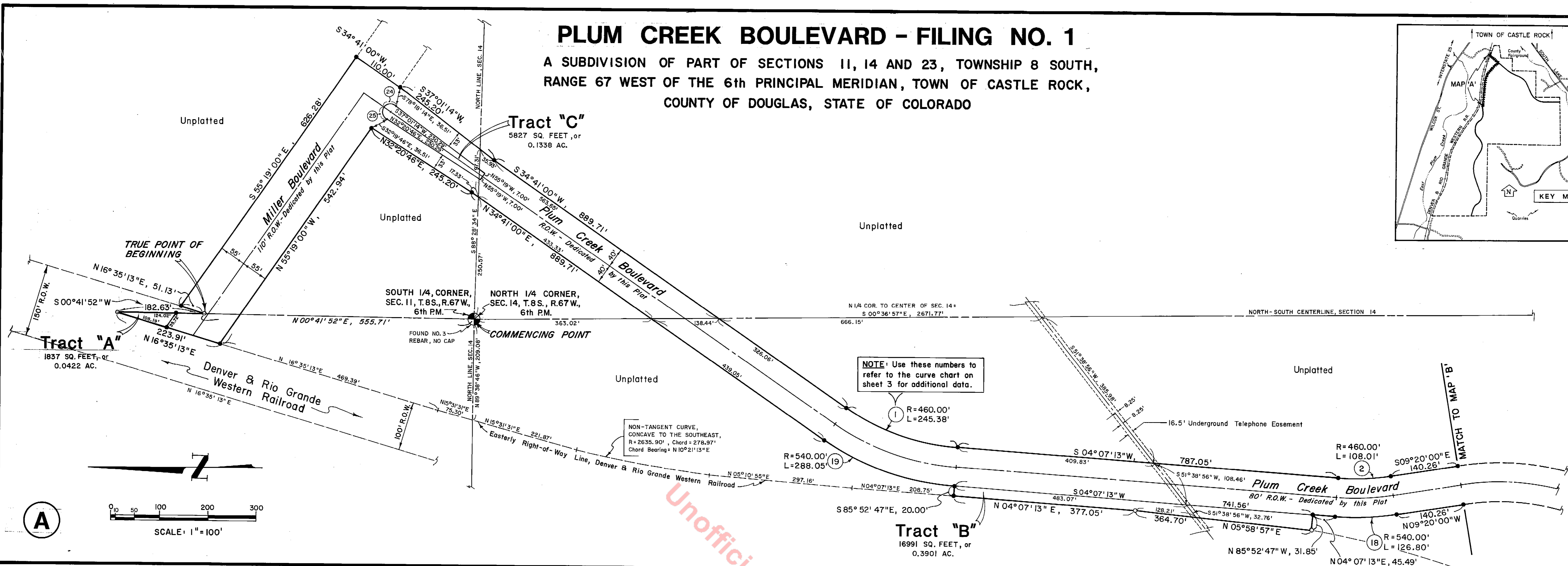
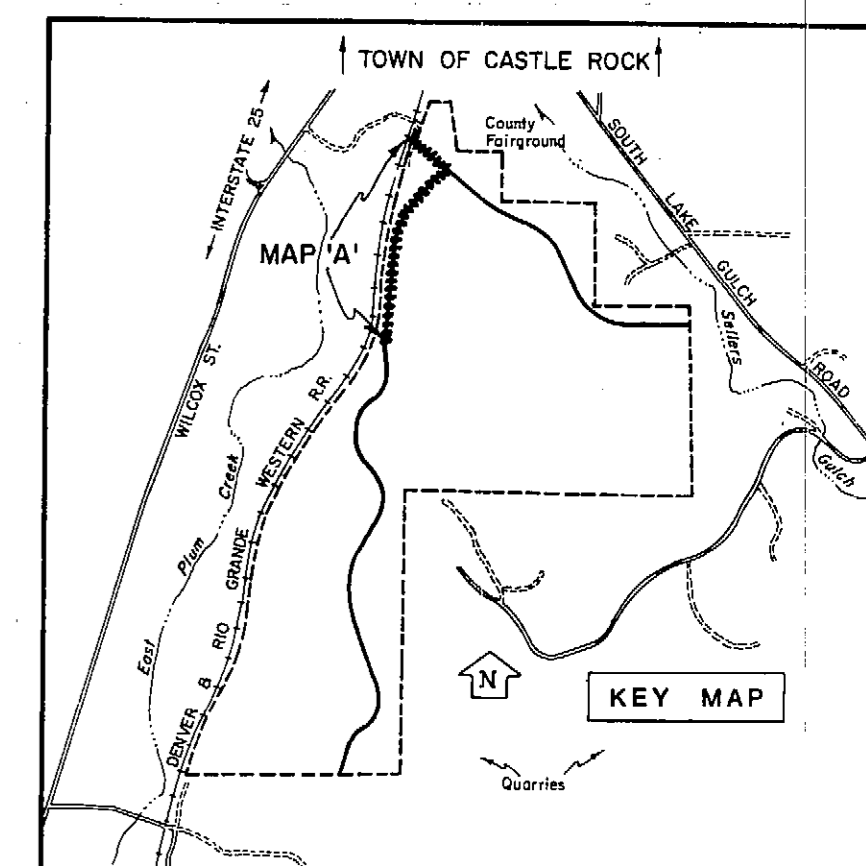
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 4:30 P.M. on the 3rd day of February, 1983, reception No. 298460 in book \_\_\_\_\_, page \_\_\_\_\_, map \_\_\_\_\_

County Clerk and Recorder

By:   
Phyllis Prann  
Deputy

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CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
1	30° 33' 47"	460.00'	245.38'	125.68'	S 19° 24' 06" W	242.48'
2	13° 27' 13"	460.00'	108.01'	54.26'	S 02° 36' 24" E	107.77'
3	45° 25' 00"	540.00'	428.04'	225.98'	S 13° 22' 30" W	416.92'
4	23° 45' 00"	460.00'	190.68'	96.73'	S 24° 12' 30" W	189.32'
5	42° 55' 00"	460.00'	344.56'	180.81'	S 09° 07' 30" E	336.56'
6	56° 19' 44"	540.00'	530.89'	289.11'	S 02° 25' 08" E	509.76'
7	45° 00' 00"	460.00'	361.28'	190.54'	S 03° 14' 44" W	352.07'
8	51° 15' 16"	540.00'	483.06'	259.04'	S 06° 22' 22" W	467.12'
9	25° 00' 00"	810.00'	353.43'	179.57'	S 19° 30' 00" W	350.63'
10	86° 41' 01"	55.00'	83.21'	51.90'	S 07° 00' 00" W	75.50'
11	25° 00' 00"	890.00'	388.34'	197.31'	N 19° 30' 00" E	385.26'
12	51° 15' 16"	460.00'	411.50'	220.66'	N 06° 22' 22" E	397.91'

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
13	45° 00' 00"	540.00'	424.12'	223.68'	N 03° 14' 44" E	413.30'
14	56° 19' 44"	460.00'	452.24'	246.28'	N 02° 25' 08" W	434.24'
15	42° 55' 00"	540.00'	404.48'	212.26'	N 09° 07' 30" W	395.09'
16	23° 45' 00"	540.00'	223.84'	113.55'	N 24° 12' 30" E	222.24'
17	45° 25' 00"	460.00'	364.63'	192.50'	N 13° 22' 30" E	355.16'
18	13° 27' 13"	540.00'	126.80'	63.69'	N 02° 36' 24" W	126.51'
19	30° 33' 47"	540.00'	288.05'	147.54'	N 19° 24' 06" E	284.65'
20	12° 09' 43"	540.00'	114.62'	57.53'	S 30° 00' 08" W	114.41'
21	11° 35' 17"	540.00'	109.22'	54.79'	S 18° 07' 38" W	109.03'
22	07° 48' 21"	460.00'	62.67'	31.38'	S 32° 10' 50" W	62.62'
23	15° 56' 39"	460.00'	128.01'	64.42'	S 20° 18' 20" W	127.60'
24	92° 20' 14"	16.40'	26.44'	17.09'	S 09° 08' 55" E	23.67'
25	92° 20' 14"	16.40'	26.44'	17.09'	N 78° 30' 55" E	23.67'

Unofficial Copy

