

# PLAT IDENTIFICATION SHEET

RECEPTION #: DC01006751

DATE: 1-30-01

TIME 12:49

FEE: \$ 30<sup>00</sup> (3 P)

GRANTOR: *my way Development Co.*  
(OWNER/SIGNER)

GRANTEE: *Red Hawk #1*  
(SUBDIVISION NAME OR NAME OF PLAT) *4th Amendment*

LEGAL: *3, 8, 67*  
(SECTION-TOWNSHIP-RANGE)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# RED HAWK FILING NO. 1 - 4TH AMENDMENT

A PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PLAT SHEET 1 OF 3

### SUMMARY TABLE

LOTS	RESIDENTIAL - 200	6.10 ACRES
	FUTURE COMMERCIAL - 2	4.40 ACRES
TRACT "A"		10.16 ACRES
TOTAL AREA		20.66 ACRES
OPEN SPACE (TRACT "A" EXCLUDING ROADWAYS) -		6.52 ACRES

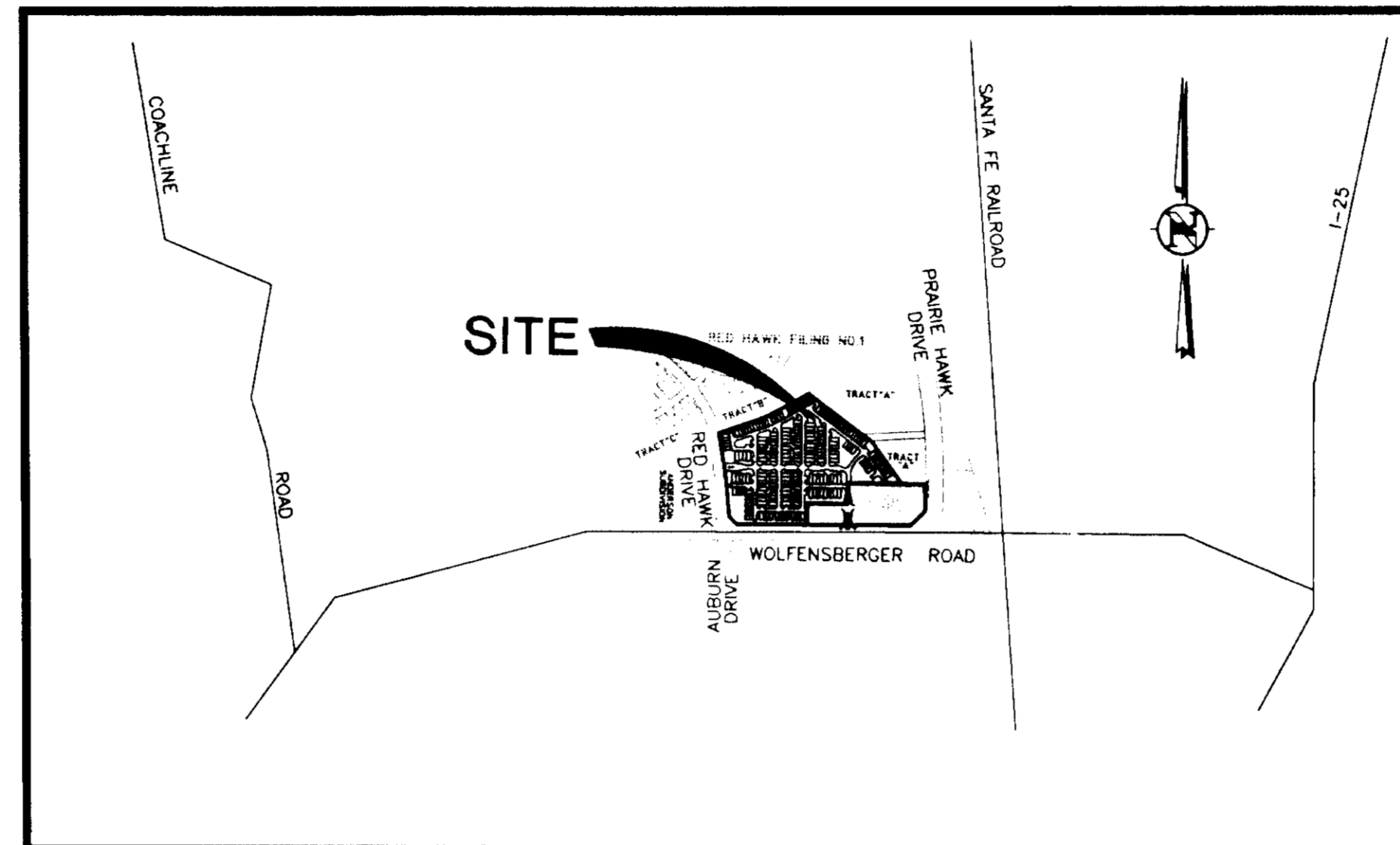
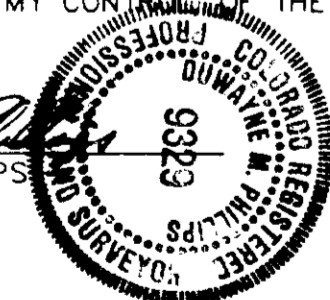
### NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 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."
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°45'20" EAST.
- DATE OF SURVEY: MARCH, 2000.
- BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- ⊙ INDICATES A FOUND PIN & CAP BEARING REGISTRATION NO. 17669.
- TRACT "A" IS TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR RED HAWK FILING NO. 1, LOT 1, BLOCK 8-4TH AMENDMENT AND WILL BE USED FOR INGRESS/EGRESS, FIRE AND EMERGENCY ACCESS UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT "A" CONTAINS 440,630 SQUARE FEET.
- ALL INTERIOR ROADWAYS AS SHOWN HEREON ARE DESIGNATED AS PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- ALL INTERIOR ROADWAYS AS DESIGNATED ABOVE ARE SUBJECT TO A PERMANENT EASEMENT FOR EMERGENCY VEHICLE ACCESS.
- ALL INTERIOR ROADWAYS AS DESIGNATED ABOVE ARE SUBJECT TO A PERMANENT EASEMENT FOR UTILITY AND DRAINAGE PURPOSES.
- THERE ARE 200 SINGLE FAMILY LOTS IN THIS SUBDIVISION. LOTS 201 AND 202 ARE FOR FUTURE DEVELOPMENT. PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SEPARATE SITE PLANS WILL BE SUBMITTED TO THE TOWN OF CASTLE ROCK.

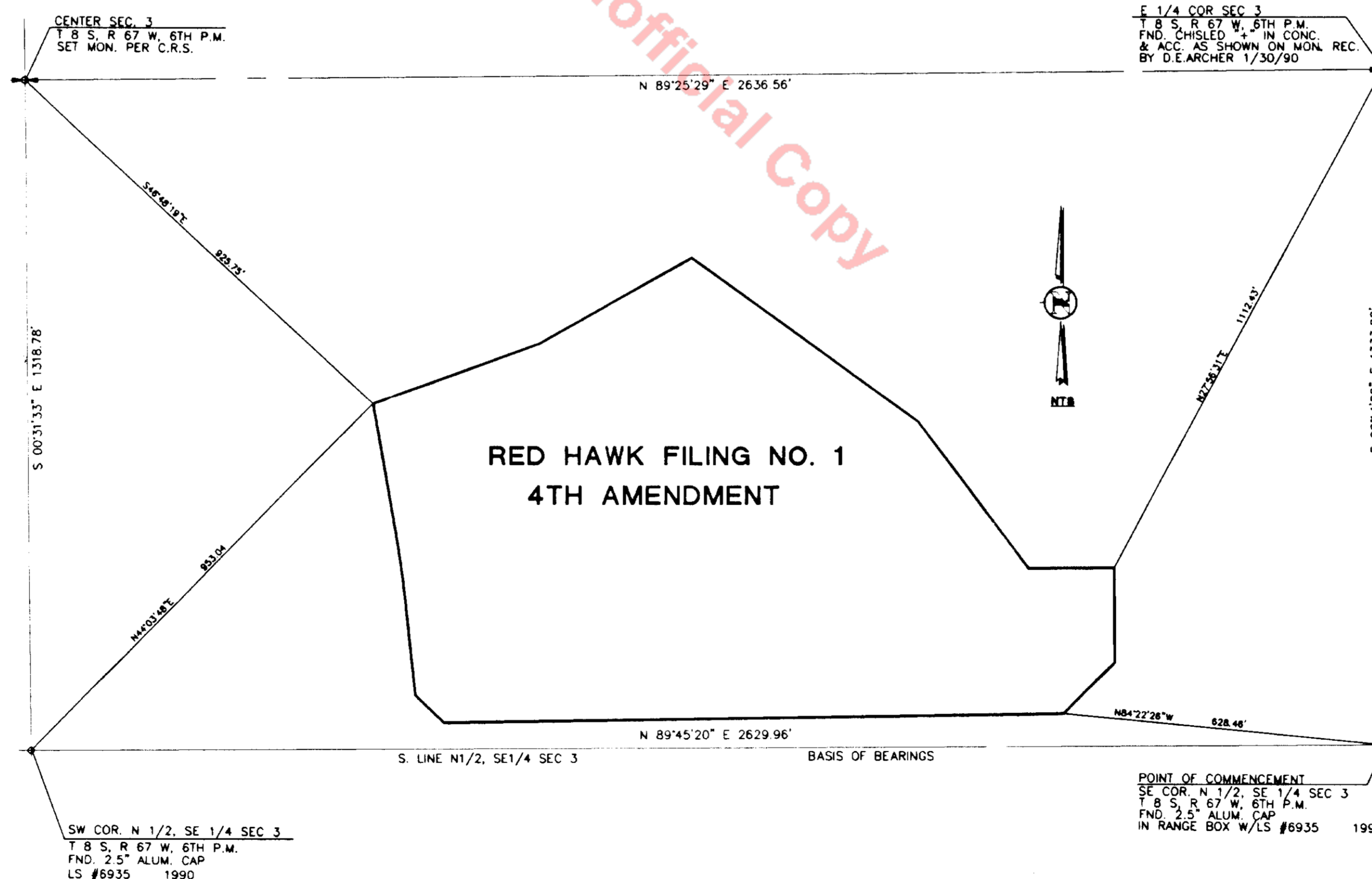
### SURVEYOR'S CERTIFICATE

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 DURING MARCH, 2000 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.

*Duwayne M. Phillips*  
DUWAYNE M. PHILLIPS  
PLS. NO. 9329  
DATE 12/27/00



VICINITY MAP  
SCALE: 1"=1000'



### LEGAL DESCRIPTION:

LOT 1, BLOCK 8, RED HAWK FILING NO. 1, A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3 TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 20.66 ACRES OR 899746.7 SQUARE FEET, MORE OR LESS.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT THIS PLAT UNDER THE NAME AND STYLE OF RED HAWK FILING NO. 1, LOT 1, BLOCK 8-4TH AMENDMENT THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL UTILITY AND STORM DRAINAGE 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 TRACT A AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

### OWNER:

MY WAY DEVELOPMENT CORPORATION

### ATTEST:

BY: *Charles A. Micale*  
CHARLES A. MICALE, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30<sup>th</sup> DAY OF Dec., 2000.

BY: *Jeanne Wolf*

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Dec. 9, 2002

### TITLE CERTIFICATE

I, *Doreen W. Hoag*, AN AUTHORIZED REPRESENTATIVE OF *First American Heritage Title Company, as agent for*, 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 16<sup>th</sup> DAY OF January, 2001.

*Doreen W. Hoag*  
AUTHORIZED REPRESENTATIVE

*First American Heritage Title Company, as agent for a*  
TITLE INSURANCE COMPANY

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN OF CASTLE ROCK

*Doreen W. Hoag*  
TOWN CLERK

*Corinne Dyer*  
TOWN MANAGER

### STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 25<sup>th</sup> DAY OF January, 2001.

*Doreen W. Hoag*  
PLANNING AND DEVELOPMENT DIRECTOR

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:49 P.M. ON THIS 30<sup>th</sup> DAY OF January, 2000. IN BOOK N/A, PAGE N/A, RECEPTION NO. 01006751

DOUGLAS COUNTY CLERK AND RECORDER  
BY: *Mary A. Robinson*  
DEPUTY Clerk to the Board

### SHEET INDEX

SHEET 1 OF 3 COVER SHEET  
SHEET 2 & 3 OF 3 LOT LAYOUT

### OWNER

MY WAY DEVELOPMENT CORPORATION  
14 INVERNESS DRIVE EAST,  
SUITE G-136  
ENGLEWOOD, CO 80110

### DEVELOPER/APPLICANT

MY WAY DEVELOPMENT CORPORATION  
14 INVERNESS DRIVE EAST  
SUITE G-136  
ENGLEWOOD, CO 80110

### SURVEYOR / CONSULTANT ENGINEER

ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 EAST PRENTICE AVENUE  
SUITE 101  
ENGLEWOOD, CO 80111  
PHONE: 303-741-6000

### WATER SUPPLY NOTE:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RED HAWK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 26TH DAY OF MARCH, 1996 AT RECEPTION NO. 9615291 AND ACCORDINGLY 188 SFE ARE DEBITED FROM THE MY WAY DEVELOPMENT WATER BANK.

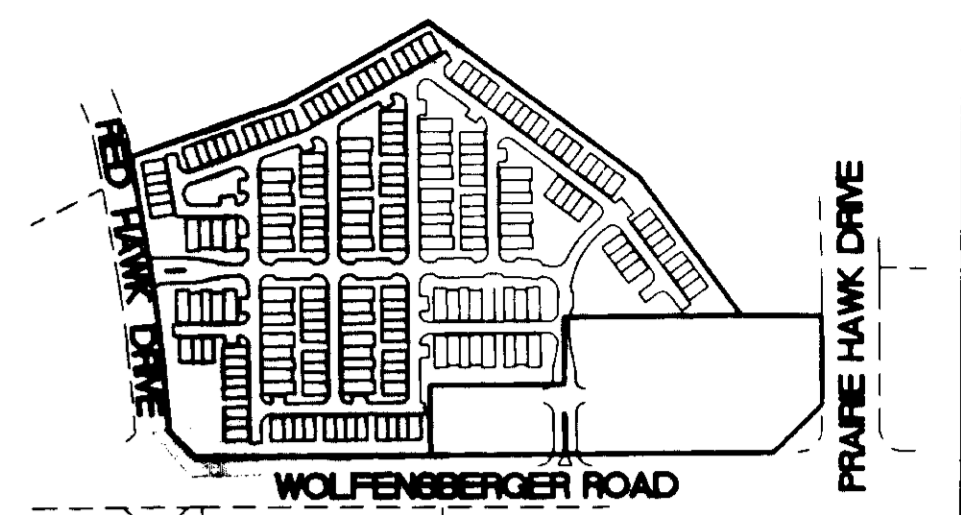
ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave.  
Suite 101  
Greenwood Village, CO 80111  
(303) 741-6000  
FAX (303) 779-5648  
Date: 10/23/00 Job No. 3834.001.00 DRAWN BY: GDC

RED HAWK FILING NO. 1  
4TH AMENDMENT  
FINAL PLAT  
SHEET 1 OF 3

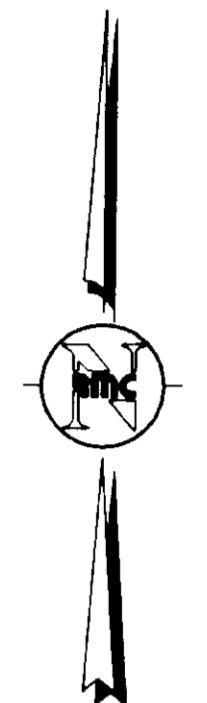
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**FINAL PLAT**  
SHEET 2 OF 3



**KEY MAP**  
NTS



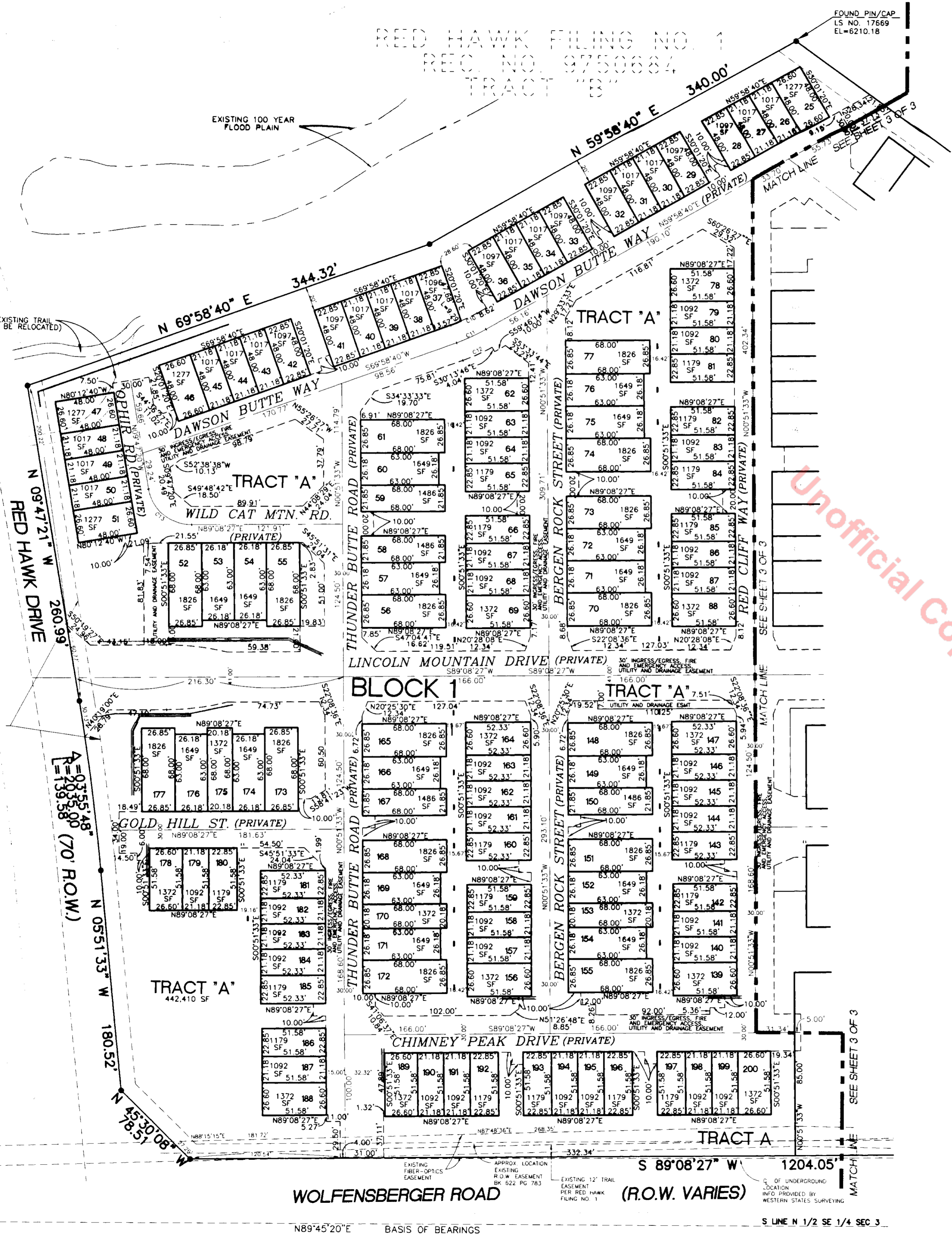
50 25 0 50 100  
SCALE: 1" = 50'

**ORIGIN BENCHMARK**  
USC AND GS 3" BRASS CAP Q337 1.3 MILES NORTH OF CASTLE ROCK TRAIN STATION 6 FEET WEST OF WEST RAIL ST. AT TOP WEST END OF NORTH ABUTMENT OF BRIDGE NO. 31 20 ELEVATION = 6149.90 (USC AND GS DATUM)

**PROJECT BENCHMARK**  
CHISLED SQUARE IN TOP OF CURB, 7 FEET EAST END OF CURB, NORTH SIDE OF WOLFENBERGER ROAD, APPROXIMATE 100 FEET EAST OF INTERSECTION OF WOLFENBERGER ROAD AND SANTA FE DRIVE. ELEVATION = 6184.19 (USC AND GS DATUM) (RMC FB NO. 391046)

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	170°3'49"	N45°13'22"W	215.00	64.03	63.79
C2	14°0'31.6"	S46°43'59"E	200.00	49.06	48.94
C3	0°20'03.3"	N38°11'44"W	200.00	10.50	10.50
C4	25°5'35.6"	S37°21'02"W	215.00	97.18	96.36
C5	35°51'38"	S32°22'10"W	200.00	125.18	123.14
C6	50°07'11"	S24°12'02"W	185.00	161.83	156.72
C7	134°7'23"	S8°57'51"E	370.50	89.17	88.96
C8	151°7'54"	N8°31'36"W	350.00	93.45	93.18
C9	132°3'18"	N84°09'54"W	329.50	76.99	76.82
C10	10°00'00"	S64°58'40"W	135.00	23.56	23.53
C11	10°00'00"	S64°58'40"W	150.00	26.18	26.15
C12	09°01'53"	S65°27'43"W	65.00	26.01	25.98
C13	81°04'10"	S50°19'25"E	35.00	49.52	45.49
C14	151°7'54"	S06°47'24"W	200.00	53.40	53.24
C15	05°15'46"	S01°46'20"W	215.00	19.75	19.74
C16	02°48'36"	S52°20'59"E	185.00	9.07	9.07

Unofficial Copy



**RM**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
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Date: 10/23/00 Job No. 3834.001.00  
DRAWING NAME: FAULKNER\3834\_001\FINAL PLAT\ymzpla.dwg DRAWN BY: GOC

RED HAWK FILING NO. 1  
4TH AMENDMENT  
FINAL PLAT  
SHEET 2 OF 3

