

# PLAT IDENTIFICATION SHEET

RECEPTION # : DC00001275

DATE: 1-6-00

TIME 14:20

FEE: \$60<sup>00</sup> (6 P)

GRANTOR: U.S. Home  
(OWNER/SIGNER)

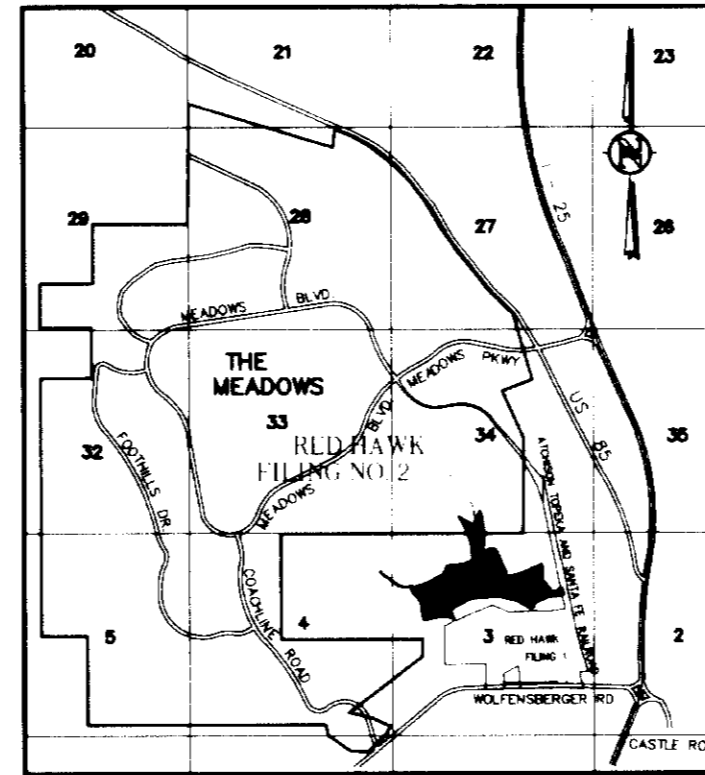
GRANTEE: Red Hawk #2  
(SUBDIVISION NAME OR NAME OF PLAT)  
Final Plat

LEGAL: 2, 8, 67  
(SECTION-TOWNSHIP-RANGE)

# RED HAWK FILING NO. 2

A PART OF THE NW 1/4 AND NE 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 6



VICINITY MAP

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION - PARCEL 1

A parcel of land located in the North Half of Section 3, Township 8 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 North quarter corner of said Section 3, thence, along the West line of the Northeast Quarter of said Section 3, South 00°31'33" East, a distance of 396.86 feet to a point on the boundary of a parcel of land as described at Reception No. 9710201 of the records of said Douglas County and the TRUE POINT OF BEGINNING.

- Thence along said boundary the following ten (10) courses:
- 1) North 87°53'16" East, a distance of 40.97 feet;
  - 2) Thence South 24°03'22" East, a distance of 627.70 feet;
  - 3) Thence South 03°24'37" East, a distance of 97.00 feet;
  - 4) Thence South 61°53'08" East, a distance of 87.30 feet;
  - 5) Thence North 80°44'36" East, a distance of 275.37 feet;
  - 6) Thence North 68°00'09" East, a distance of 654.40 feet;
  - 7) Thence South 00°48'12" West, a distance of 369.65 feet;
  - 8) Thence South 36°24'36" East, a distance of 415.28 feet to a point on a curve;
  - 9) Thence along the arc of said curve to the left through a central angle of 19°54'46" an arc distance of 163.34 feet, having a radius of 470.00 feet and a chord bearing South 87°30'04" East, a distance of 162.52 feet;
  - 10) Thence North 44°16'07" East, a distance of 145.41 feet to a point on the Westerly right-of-way line of Santa Fe Boulevard as shown on the plat of RED HAWK FILING NO. 1, a plat recorded in said Douglas County;
- Thence, along said Westerly right-of-way line, South 11°42'22" East, a distance of 167.66 feet to a point on said boundary of a parcel of land described at Reception No. 9710201 and a point on a curve; Thence along said boundary the following ten (10) courses:
- 1) along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing North 56°42'22" West, a distance of 35.36 feet to a point of tangent;
  - 2) Thence, along said tangent, South 78°17'38" West, a distance of 60.69 feet to a point of curve;
  - 3) Thence along the arc of said curve to the right through a central angle of 21°50'11" an arc distance of 201.99 feet, having a radius of 530.00 feet and a chord bearing South 89°12'43" West, a distance of 200.77 feet;
  - 4) Thence South 68°00'41" West, a distance of 475.27 feet;
  - 5) Thence South 20°52'02" West, a distance of 139.68 feet;
  - 6) Thence South 83°59'24" West, a distance of 61.79 feet;
  - 7) Thence North 60°19'03" West, a distance of 404.15 feet;
  - 8) Thence North 78°45'14" West, a distance of 522.70 feet;
  - 9) Thence South 85°38'45" West, a distance of 681.35 feet;
  - 10) Thence South 61°02'22" West, a distance of 575.22 feet to a point on the Northeastly right-of-way line of Red Hawk Drive as shown on said plat of RED HAWK FILING NO. 1 and a point on a curve;

- Thence along said right-of-way line the following three (3) courses:
- 1) along the arc of said curve to the left through a central angle of 74°59'44" an arc distance of 569.38 feet, having a radius of 435.00 feet and a chord bearing North 56°22'02" West, a distance of 529.60 feet to a point of tangent;
  - 2) Thence, along said tangent, South 86°08'06" West, a distance of 185.94 feet to a point of curve;
  - 3) Thence along the arc of said curve to the right through a central angle of 71°56'43" an arc distance of 458.32 feet, having a radius of 365.00 feet and a chord bearing North 57°53'33" West, a distance of 428.80 feet to a point of intersection with said boundary of a parcel of land described at Reception No. 9710201;
- Thence along said boundary the following seven (7) courses:
- 1) North 71°23'45" East, a distance of 378.00 feet;
  - 2) Thence North 62°38'37" East, a distance of 528.92 feet;
  - 3) Thence North 20°52'58" East, a distance of 228.89 feet;
  - 4) Thence North 84°58'41" East, a distance of 377.27 feet;
  - 5) Thence North 72°20'26" East, a distance of 568.03 feet;
  - 6) Thence North 37°33'09" East, a distance of 273.13 feet;
  - 7) Thence North 87°53'16" East, a distance of 98.78 feet to the TRUE POINT OF BEGINNING.

Containing 2,634,426 square feet or 60.478 acres, more or less.

Bearings are based on said West line of the Northeast Quarter of Section 3 being South 00°31'33" East.

**LEGAL DESCRIPTION - PARCEL 2**

A parcel of land located in the Northwest Quarter of Section 3, Township 8 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 3, thence North 55°31'52" East, a distance of 938.18 feet to a point on the boundary of a parcel of land as described at Reception No. 9710201 of the records of said Douglas County and the TRUE POINT OF BEGINNING.

- Thence along said boundary the following two (2) courses:
- 1) North 07°34'23" West, a distance of 460.09 feet;
  - 2) Thence North 39°24'01" West, a distance of 107.29 feet to a point on a curve and a point on the Southwesterly right-of-way line of Red Hawk Drive as shown on the plat of RED HAWK FILING NO. 1, a plat recorded in said Douglas County at Reception No. 9750684;
- Thence along said right-of-way line the following four (4) courses:
- 1) along the arc of said curve to the left through a central angle of 27°50'29" an arc distance of 211.38 feet, having a radius of 435.00 feet and a chord bearing South 79°56'39" East, a distance of 209.30 feet to a point of tangent;
  - 2) Thence, along said tangent, North 86°08'06" East, a distance of 185.94 feet to a point of curve;
  - 3) Thence along the arc of said curve to the right through a central angle of 75°06'50" an arc distance of 478.51 feet, having a radius of 365.00 feet and a chord bearing South 56°18'29" East, a distance of 444.97 feet to a point of tangent;
  - 4) Thence, along said tangent, South 18°45'04" East, a distance of 176.48 feet to a point of intersection with the boundary of said parcel of land described at Reception No. 9710201;

- Thence along said boundary the following two (2) courses:
- 1) South 89°47'59" West, a distance of 312.24 feet;
  - 2) Thence South 75°10'35" West, a distance of 390.59 feet to the TRUE POINT OF BEGINNING.

Containing 280,334 square feet or 6.436 acres, more or less.

Bearings are based on the West line of said Northwest Quarter of Section 3 being North 01°12'47" West.

<b>OWNER</b>	<b>DEVELOPER/APPLICANT</b>
U.S. HOME CORPORATION 6000 S. GREENWOOD PLAZA BLVD. SUITE 200 ENGLEWOOD, CO 80111	U.S. HOME CORPORATION 6000 S. GREENWOOD PLAZA BLVD. SUITE 200 ENGLEWOOD, CO 80111

<b>SHEET INDEX</b>	
SHEET 1 OF 6	COVER SHEET
SHEETS 2 OF 6	OVERALL
SHEETS 3 - 6	LOT LAYOUT

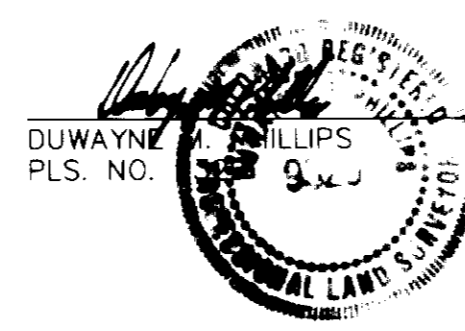
**NOTES:**

- 1) BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- 2) DATE OF SURVEY: MAY, 1999
- 3) 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.
- 4) THERE ARE 229 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
- 5) ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 8'; SIDE LOT AT R.O.W. 5'; SIDE LOT BETWEEN LOTS 5'; REAR LOT 8'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 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) TRACTS B, C, F, G, H, I, J, M, N, O, P, Q, R & S ARE PUBLIC LAND DEDICATIONS TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 8) TRACTS A, D, E, K, AND L ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR RED HAWK FILING NO. 2 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9) ALL BLOCK CORNER RADII ARE 13.00' UNLESS NOTED.
- 10) N/R INDICATES A NON-RADIAL LINE
- 11) INDICATES A FOUND PIN & CAP BEARING REGISTRATION NO. 6935
- 12) INDICATES A FOUND 5/8" REBAR
- 13) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DUWAYNE DEV. DEDICATION AGREEMENT, RECORDED ON THE 6th DAY OF MARCH, 1996, AT RECEPTION NO. 9615291 AND ACCORDINGLY ~~228~~ SFE ARE DEBITED FROM THE WATER BANK. 230  
**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 JANUARY, 1997 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.



DATE 11/8/99

**RMC**  
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: 11/4/99 Job No. 0965.022.00

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS 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, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RED HAWK FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACTS B, C, F, G, H, I, J, M, N, O, P, Q, R AND S; ALL SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND SIDEWALK EASEMENTS ALLOWING PUBLIC ACCESS AND BLANKETING ALL OF TRACTS A, D, E, K, AND L.

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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

**OWNERS:**

U.S. HOME CORPORATION  
A DELAWARE CORPORATION

ATTEST: BY Shemp Niss Vice President  
TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF November, 1999  
BY: Shemp Niss

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Melinda Anderson  
MY COMMISSION EXPIRES: 10/19/2002



**TITLE CERTIFICATE**

I, Brenda Kidd AN AUTHORIZED REPRESENTATIVE OF Stewart Title of Denver, Inc. 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 10th DAY OF November, 1999  
Brenda Kidd  
AUTHORIZED REPRESENTATIVE  
Stewart Title of Denver, Inc.  
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.

ATTEST: TOWN OF CASTLE ROCK  
Collyer A. Miller TOWN CLERK  
Julia Civaldi TOWN MANAGER

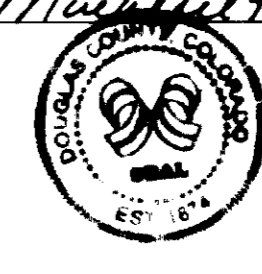
**STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL**

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF November, 1999.  
John Franklin  
COMMUNITY 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 4:20 P.M. ON THE 06 DAY OF Jan, 1900  
IN BOOK N/A, PAGE N/A, RECEPTION NO. 00001275

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Sheryl Muehlstein  
DEPUTY



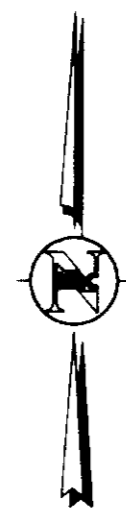
**RED HAWK FILING NO. 2**  
**FINAL PLAT**  
**SHEET 1 OF 6**

# RED HAWK FILING NO. 2

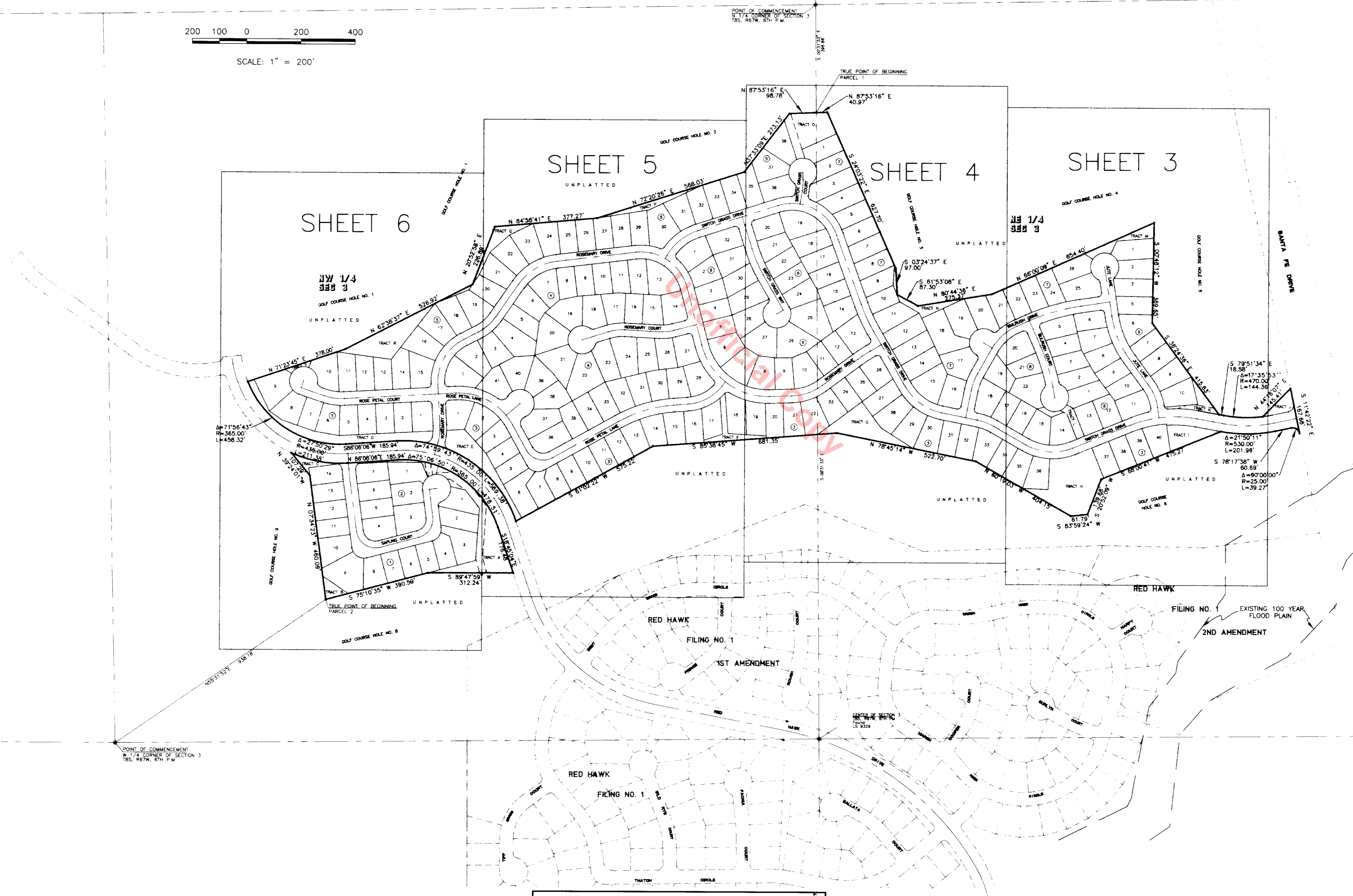
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## FINAL PLAT

SHEET 2 OF 6



SCALE: 1" = 200'



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Civil and Environmental Engineering • Planning  
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RED HAWK FILING NO. 2  
FINAL PLAT  
SHEET 2 OF 6

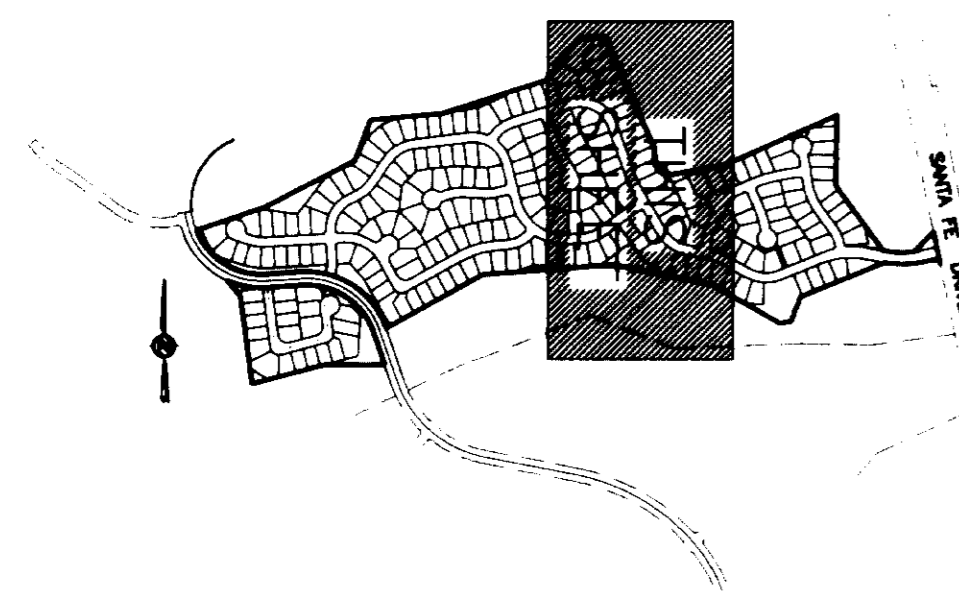


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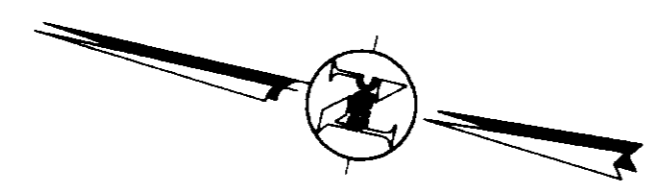
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## FINAL PLAT

SHEET 4 OF 6



KEY MAP



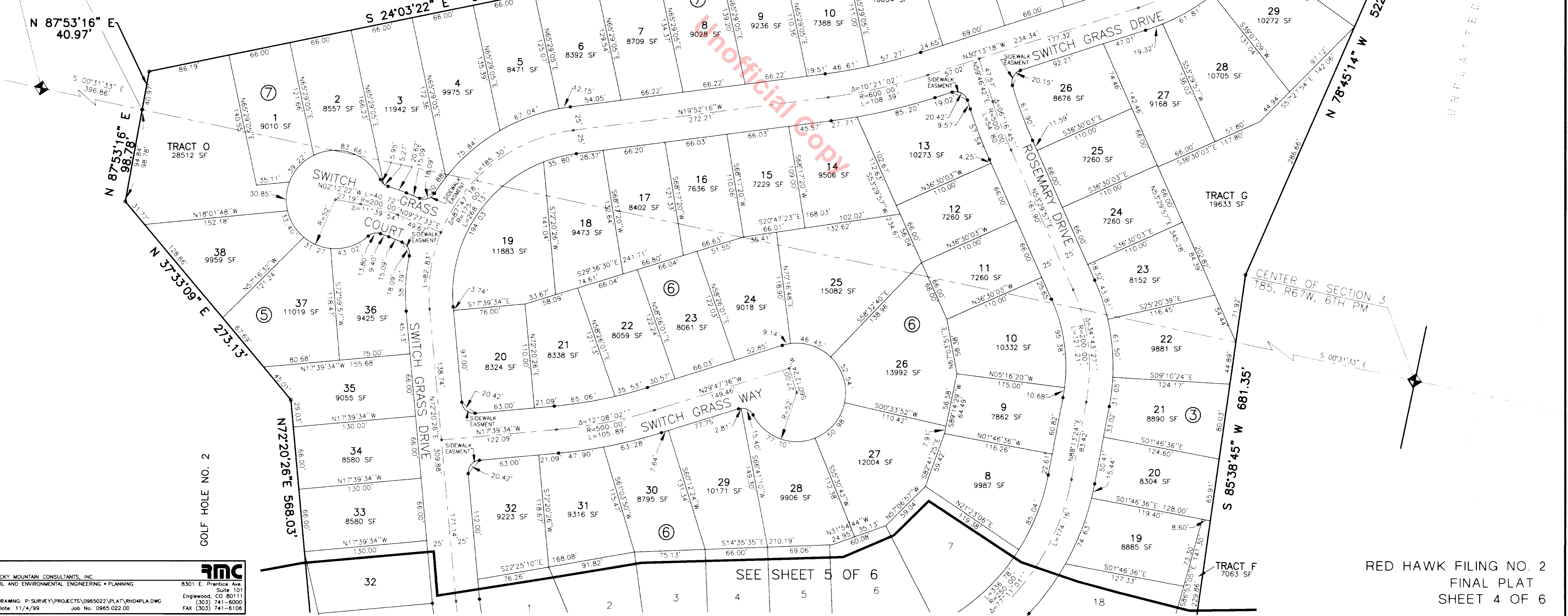
SCALE: 1" = 50'

UNPLATTED

POINT OF COMMENCEMENT  
N 1/4 CORNER OF SECTION 3  
T8S, R67W, 6TH P.M.

GOLF HOLE NO. 3

"TRUE POINT OF BEGINNING"



ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING  
DRAWING: P:\SURVEY\PROJECTS\0965022\PLAT\RH04PLA.DWG  
Date: 11/4/99 Job No. 0965.022.00

8301 E. Prentice Ave  
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SEE SHEET 5 OF 6

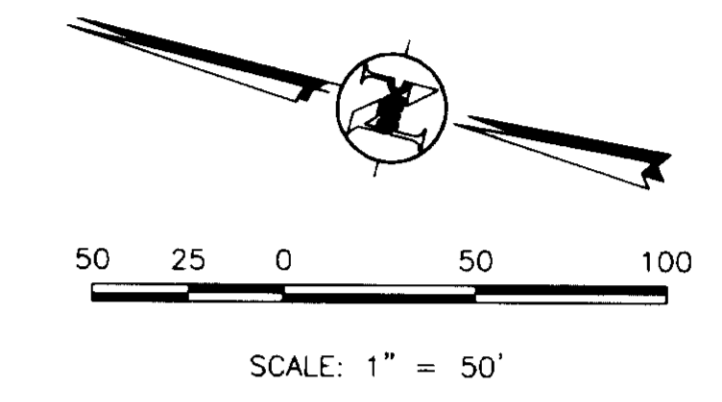
RED HAWK FILING NO. 2  
FINAL PLAT  
SHEET 4 OF 6

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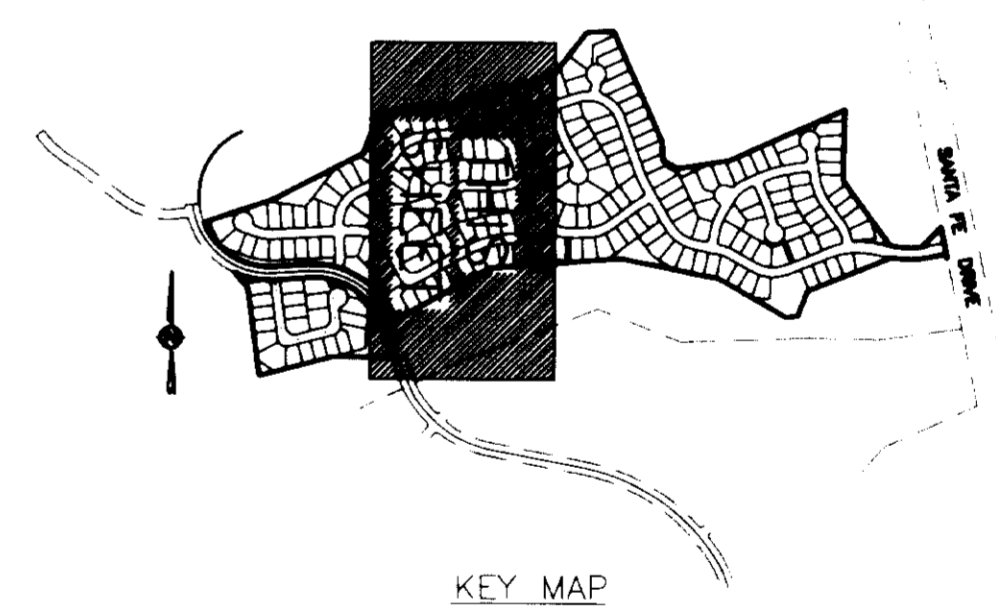
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## FINAL PLAT

SHEET 5 OF 6



UNPLATTED



RED HAWK FILING NO. 1

SEE SHEET 4 OF 6

SEE SHEET 6 OF 6

RED HAWK FILING NO. 2  
FINAL PLAT  
SHEET 5 OF 6

UNPLATTED

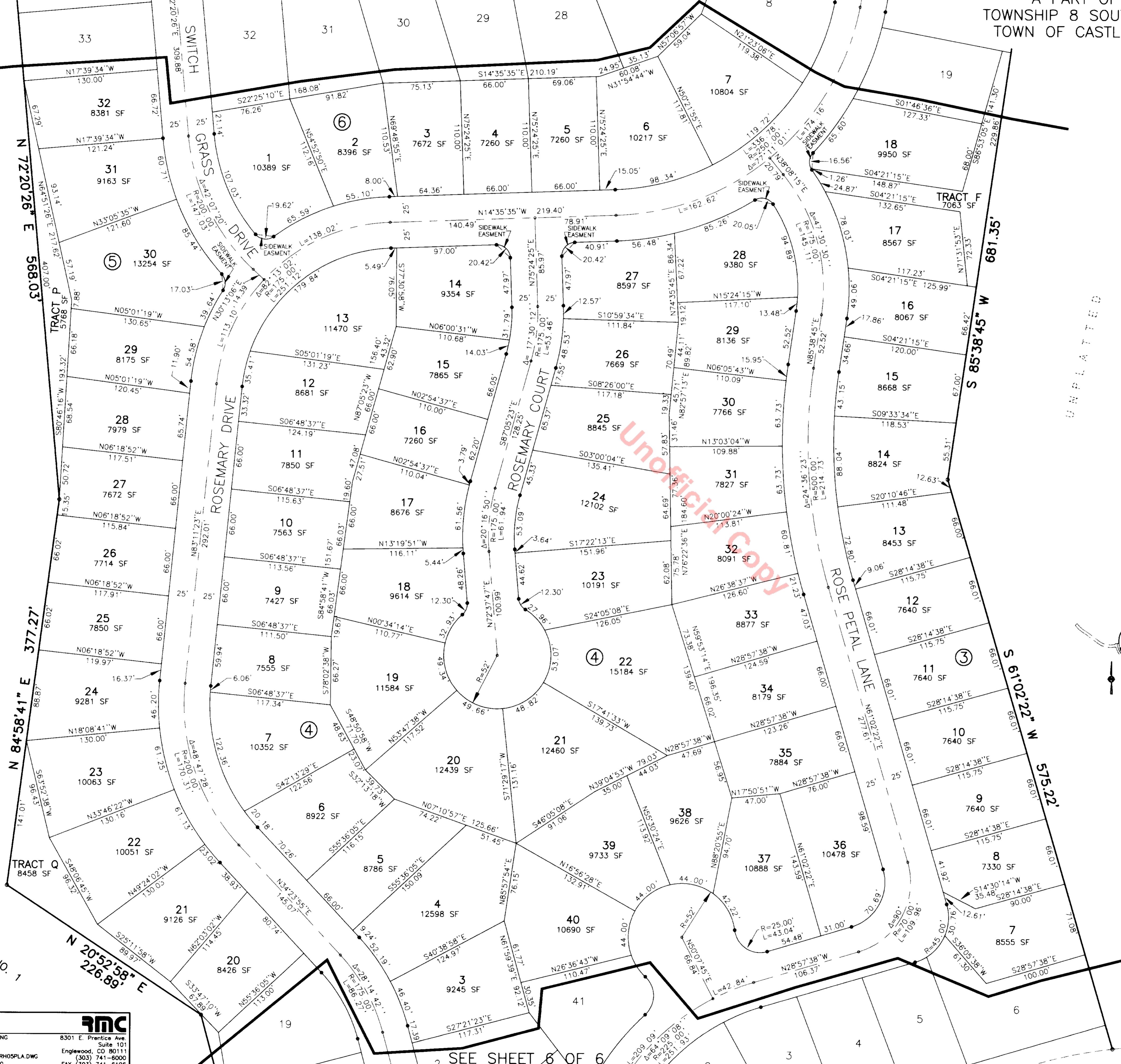
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ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 DRAWING: P:\SURVEY\PROJECTS\0965022\PLAT\RH05PLA.DWG  
 Date: 5/13/99 Job No. 0965.022.00



GOLF HOLE NO. 2

GOLF HOLE NO. 1

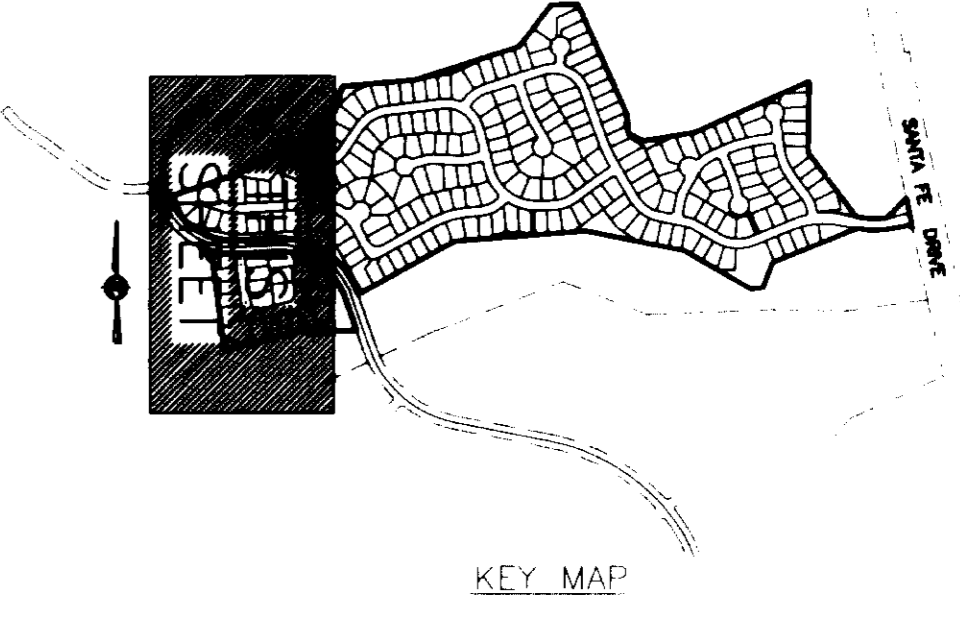
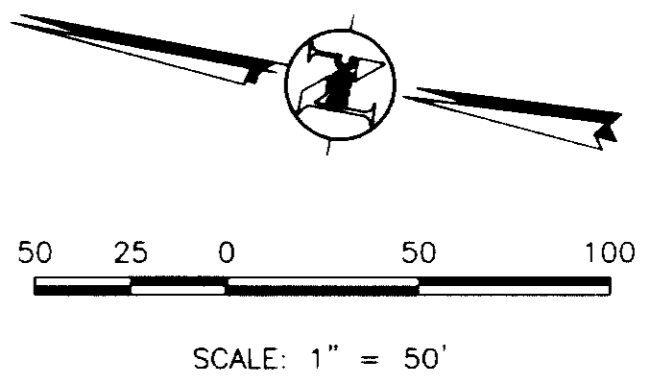
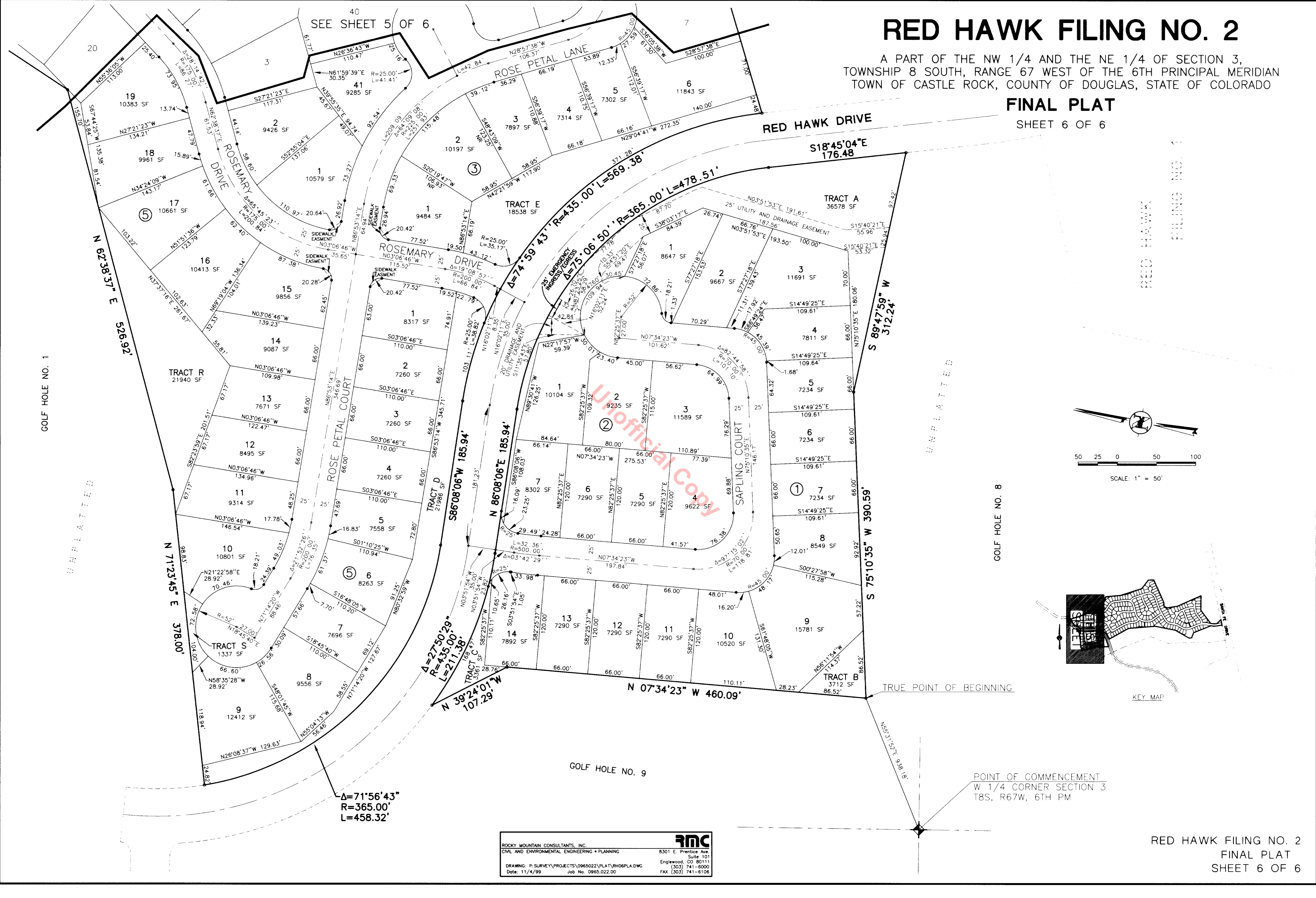


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## FINAL PLAT

SHEET 6 OF 6



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