

# PLAT IDENTIFICATION SHEET

361816

9-11-85

**GRANTOR:**  
(owner/signer)

Castle Rock Town of

**GRANTEE:**  
(subdivision name or name of plat)

Scott Ranch 1  
Final Plat

**LEGAL:**  
(section-township-range)

# SCOTT RANCH FILING NO. 1 FINAL PLAT

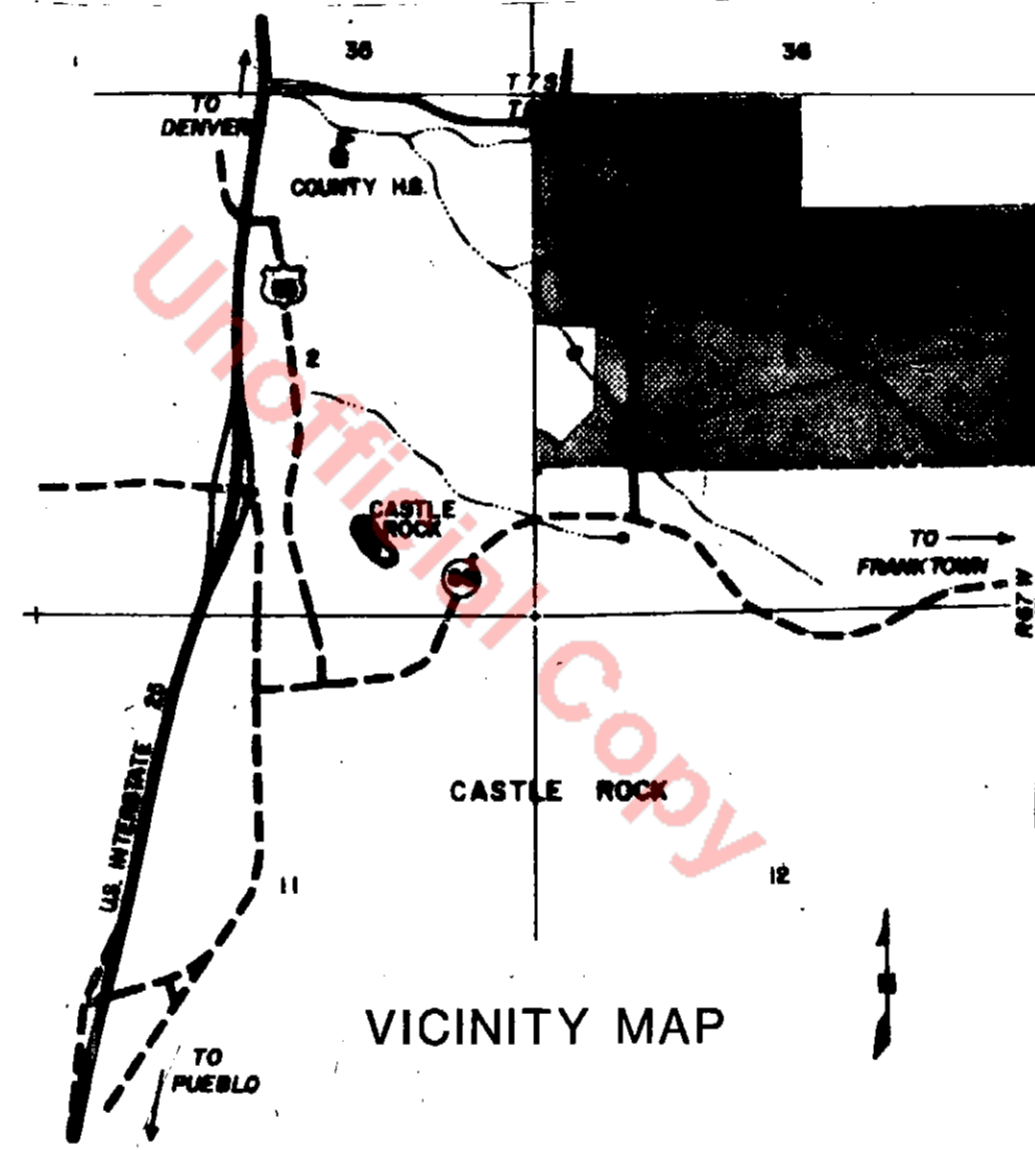
LOCATED IN SECTION 1, T 8 S, R 67 W, OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 1,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF  
CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID  
SECTION 1;  
THENCE S03°51'127"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF  
SAID SECTION 1 A DISTANCE OF 534.45 FEET TO THE POINT OF BEGINNING;  
THENCE S89°52'158"E A DISTANCE OF 19.17 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
86°15'135" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 37.64 FEET TO A POINT  
OF TANGENT;  
THENCE N03°51'127"E ALONG SAID TANGENT A DISTANCE OF 41.53 FEET;  
THENCE S86°35'135"E A DISTANCE OF 85.00 FEET;  
THENCE S03°51'127"W A DISTANCE OF 970.56 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
54°35'147" AND A RADIUS OF 782.50 FEET, A DISTANCE OF 745.62 FEET TO A  
POINT OF TANGENT;  
THENCE S50°44'118"E ALONG SAID TANGENT A DISTANCE OF 201.28 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
13°05'152" AND A RADIUS OF 867.50 FEET, A DISTANCE OF 198.31 FEET TO A  
POINT OF TANGENT;  
THENCE S37°38'126"E ALONG SAID TANGENT A DISTANCE OF 194.47 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
52°46'133" AND A RADIUS OF 867.50 FEET, A DISTANCE OF 799.07 FEET TO A  
POINT OF TANGENT;  
THENCE S15°08'07"W ALONG SAID TANGENT A DISTANCE OF 145.16 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
23°33'108" AND A RADIUS OF 782.50 FEET, A DISTANCE OF 321.66 FEET TO A  
POINT OF TANGENT;  
THENCE S08°25'01"E ALONG SAID TANGENT A DISTANCE OF 130.50 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
07°27'142" AND A RADIUS OF 867.50 FEET, A DISTANCE OF 112.97 FEET TO A  
POINT OF TANGENT;  
THENCE S00°57'119"E ALONG SAID TANGENT A DISTANCE OF 77.93 FEET TO A POINT  
ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST  
ONE-QUARTER OF SAID SECTION 1;  
THENCE S89°01'30"W ALONG SAID SOUTH LINE A DISTANCE OF 85.00 FEET;  
THENCE N00°57'119"W A DISTANCE OF 77.96 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
07°27'142" AND A RADIUS OF 782.50 FEET, A DISTANCE OF 101.90 FEET TO A  
POINT OF TANGENT;  
THENCE N08°25'01"W ALONG SAID TANGENT A DISTANCE OF 130.50 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE  
OF 23°33'108" AND A RADIUS OF 867.50 FEET, A DISTANCE OF 356.60 FEET TO A  
POINT OF TANGENT;  
THENCE N15°08'07"E ALONG SAID TANGENT A DISTANCE OF 145.16 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
52°46'133" AND A RADIUS OF 782.50 FEET, A DISTANCE OF 720.77 FEET TO A  
POINT OF TANGENT;  
THENCE N37°38'126"W ALONG SAID TANGENT A DISTANCE OF 194.47 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
13°05'152" AND A RADIUS OF 782.50 FEET, A DISTANCE OF 178.88 FEET TO A  
POINT OF TANGENT;  
THENCE N50°44'118"W ALONG SAID TANGENT A DISTANCE OF 201.28 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
54°35'147" AND A RADIUS OF 867.50 FEET, A DISTANCE OF 826.62 FEET TO A  
POINT OF TANGENT;  
THENCE N03°51'127"E ALONG SAID TANGENT A DISTANCE OF 798.08 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  
93°44'125" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 40.90 FEET TO A POINT  
OF TANGENT;  
THENCE N89°52'158"W ALONG SAID TANGENT A DISTANCE OF 15.90 FEET TO A POINT  
ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1;  
THENCE N03°51'127"E ALONG SAID WEST LINE A DISTANCE OF 80.17 FEET TO THE  
POINT OF BEGINNING;

CONTAINING 335,274 SQUARE FEET OR 7.697 ACRES MORE OR LESS



## STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE CITY OF  
CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE  
MAINTAINED BY THE CITY 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 CITY OF CASTLE  
ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF  
THE CITY HAS ISSUED TO THAT EFFECT.

## NOTES

1. BASIS OF BEARINGS:  
THE WEST LINE OF THE NW 1/4, SEC. 1, BEARING N 03°51'27" E.
2. BENCHMARK:  
TOP OF CAP, HIGHWAY RIGHT-OF-WAY MARKER ON THE NORTH SIDE OF HIGHWAY  
No. 86 AT HIGHWAY STATION 46+00. ELEV. = 6403.07. (HCI BM No. 50/118).
3. —○— DENOTES BOUNDARY PIN No. 5 REBAR W/CAP SET BY L.S. 16112.

PREPARED FOR:  
**PARK FUNDING**  
8301 E. PRENTICE  
BLDG. 30 DTC, SUITE 305  
ENGLEWOOD, COLORADO 80111  
(303) 850-7655

PREPARED BY:  
**HOLLAND CORPORATION**  
PLANNING  
ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
SUITE 1600, MERHAM PLACE  
6535 SO. DAYTON STREET  
ENGLEWOOD, CO 80111  
PH (303) 790-1082  
OFFICES IN:  
LENEKA, KANSAS  
HURST, TEXAS

Correction  
7/5/90  
Rec. 9016205  
Book 920  
Page 339

REVISED 6-28-85  
REVISED 4-22-85  
REVISED 4-19-85  
REVISED 9-18-84

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE  
OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF  
CASTLE ROCK, COLORADO, DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID  
OUT, PLATTED AND SUBDIVIDED THE SAME INTO A PUBLIC ROAD, AS SHOWN ON  
THIS PLAT, UNDER THE NAME AND STYLE OF SCOTT RANCH, FILING NO. 1, AND  
DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS A PUBLIC ROAD, THE  
ROAD SHOWN ON THIS PLAT, THIS BEING WOODLANDS BOULEVARD AND THE  
HEREON SIGNED HEREBY FURTHER 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 UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF  
CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS,  
TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH  
UTILITY AND CABLE SERVICES WITHIN THIS SUBDIVISION OR PROPERTY  
CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON  
THIS PLAT  
EXECUTED THIS 23rd DAY OF April, 1985.

**OWNERS**  
LJD REALTY CORP., 8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD,  
COLORADO  
*Joseph Berenbaum*  
ASST. VICE PRESIDENT, JOSEPH BERENBAUM ASSISTANT SECRETARY: KENNETH E. ASH  
COUNTY OF DOUGLAS)  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 23rd DAY OF April, 1985  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985  
NOTARY

FRM REALTY CORP., 8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD,  
COLORADO  
*Joseph Berenbaum*  
ASST. VICE PRESIDENT, JOSEPH BERENBAUM ASSISTANT SECRETARY: KENNETH E. ASH  
COUNTY OF DOUGLAS)  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 23rd DAY OF April, 1985  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985  
NOTARY

LARCH INVESTMENTS, INC., 8301 E. PRENTICE, BLDG. 30 DTC, SUITE 305,  
ENGLEWOOD, COLORADO  
*Joseph Berenbaum*  
ASST. VICE PRESIDENT, JOSEPH BERENBAUM ASSISTANT SECRETARY: KENNETH E. ASH  
COUNTY OF DOUGLAS)  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 23rd DAY OF April, 1985  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985  
NOTARY

## MORTGAGEES AND LIENHOLDERS

*John A. Scott*

COUNTY OF DOUGLAS)  
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 25th DAY OF April, 1985  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1985  
NOTARY

## SURVEYOR'S CERTIFICATE

I, LARRY HAGAN, 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 MONUMENTS SHOWN THEREON ACTUALLY EXIST  
AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.  
HOLLAND CORPORATION, INC., 6535 S. DAYTON ST.,  
SUITE 1600, ENGLEWOOD, CO

*Larry Hagan*  
REGISTERED LAND SURVEYOR  
10112

## TITLE CERTIFICATE

I, *James B. Felton*, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE  
BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE  
EXAMINED THE 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 23rd DAY OF April, 1985

*James B. Felton*  
ATTORNEY AT LAW  
**PLANNING AND ZONING COMMISSION REVIEW**  
THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING  
COMMISSION THIS 19 DAY OF August, 1985.

CHAIRMAN

**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 SHOWN HEREON.  
SIGNED THIS 23 DAY OF August, 1985.

*James B. Felton*  
MAYOR

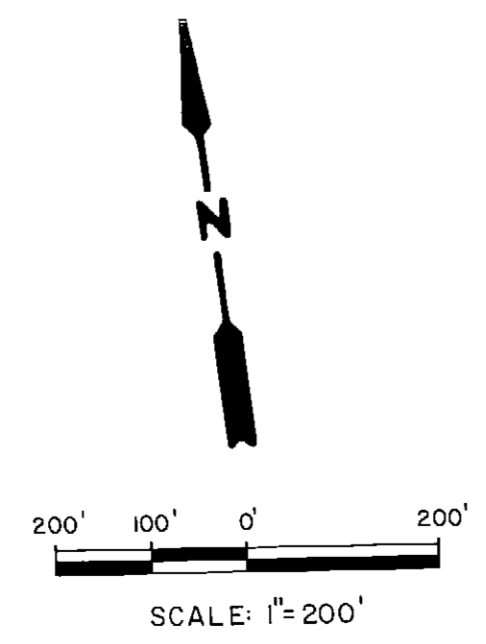
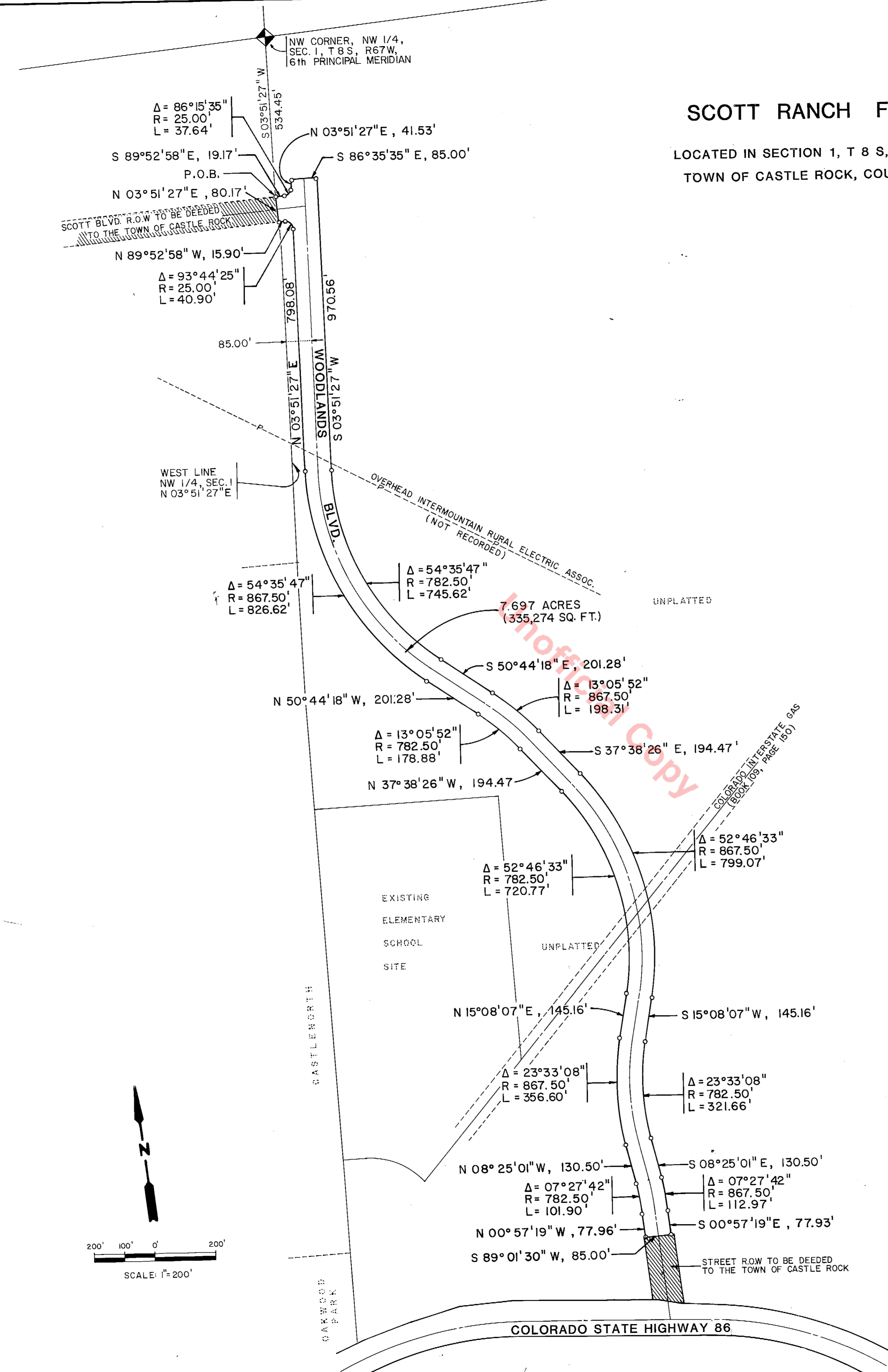
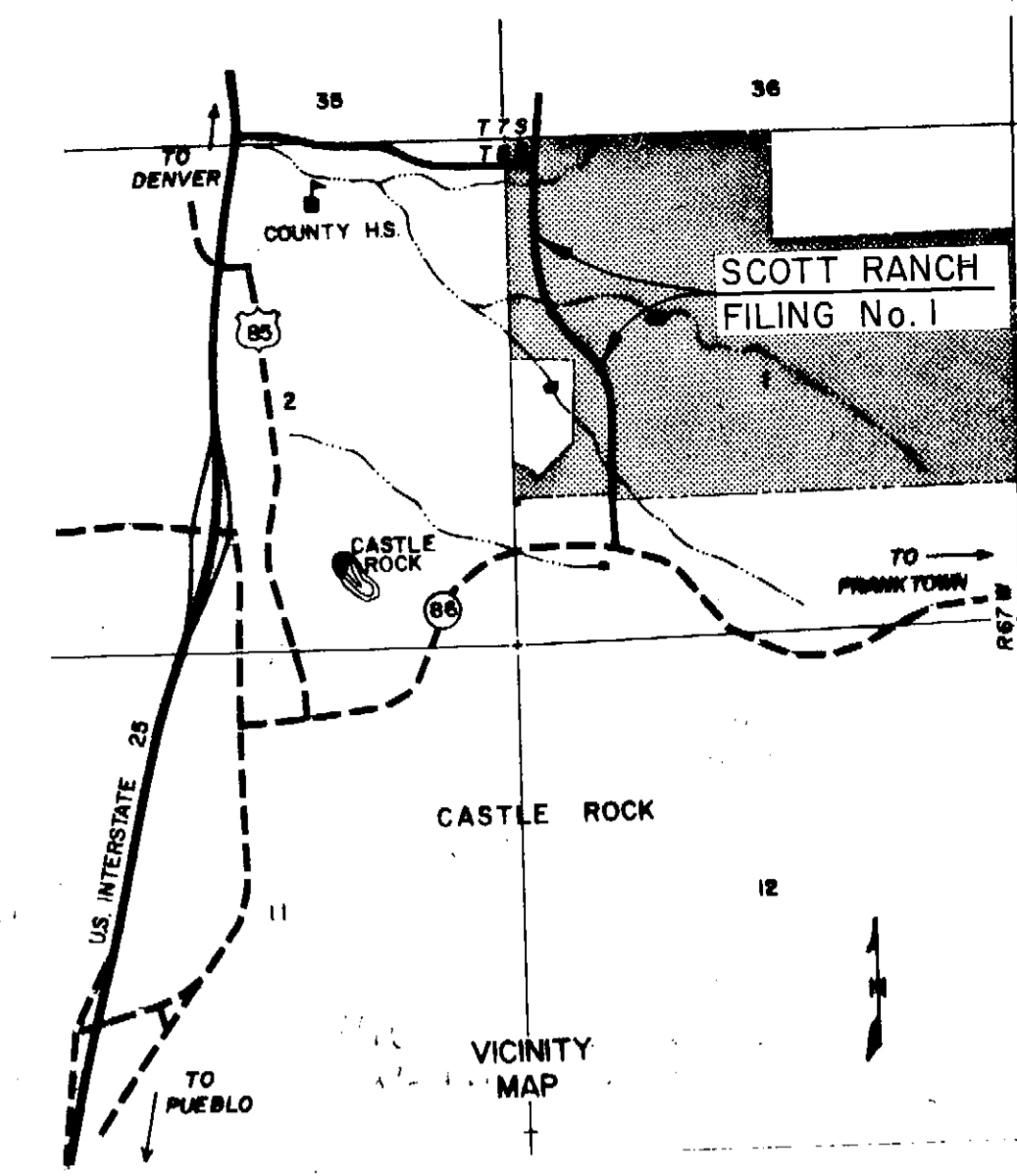
**RECORDER'S CERTIFICATE**  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND  
RECORDER OF DOUGLAS COUNTY AT 3:55 P.M. ON THE 11th DAY  
OF SEPTEMBER, 1985.

COUNTY CLERK AND RECORDER  
BY: *Debra J. Brown*  
DEPUTY

DATE 08 07 84  
DES/DFT JT/SMB  
PROJ. NO 0280  
SHEET 1 OF 2

# SCOTT RANCH FILING No. 1, FINAL PLAT

LOCATED IN SECTION 1, T 8 S, R 67 W, OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



PREPARED FOR  
**PARK FUNDING**  
8301 E. PRENTICE  
BLDG. 30 DTC, SUITE 305  
ENGLEWOOD, COLORADO 80111  
(303) 850-7655

PREPARED BY  
**HOLLAND CORPORATION**  
PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE  
SUITE 1800, HERMAN PLACE OFFICES IN LENEXA, KANSAS HURST, TEXAS  
6535 SO. DAYTON STREET  
ENGLEWOOD, CO 80111  
PH (303) 790-1082