

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9898173

**DATE:** 12-2-98

**TIME:** 11:31

**FEE: \$** 20.00 ( 2 Pages)

**GRANTOR:** *Town of Castle Rock*  
(OWNER/SIGNER)

**GRANTEE:** *VAP 11 Subdivision*  
(SUBDIVISION NAME OR NAME OF PLAT) *Final Plat*

**LEGAL:** *12, 8, 67*  
(SECTION-TOWNSHIP-RANGE)

# FINAL PLAT VAP II SUBDIVISION

LOCATED IN THE S 1/2, SW 1/4 SECTION 1 AND IN THE N 1/2, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

SHEET 1 OF 2

### PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 18th DAY OF JUNE, A.D., 1998.

ATTEST:  
 CHAIRMAN  
 PLANNING DIRECTOR


### TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 18th DAY OF JUNE, A.D., 1998.

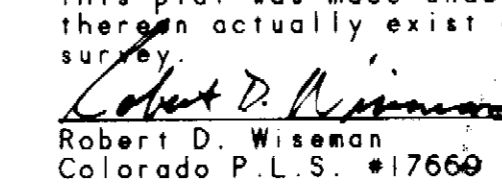
ATTEST:  
 MAYOR  
 TOWN CLERK

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO  
 COUNTY OF DOUGLAS

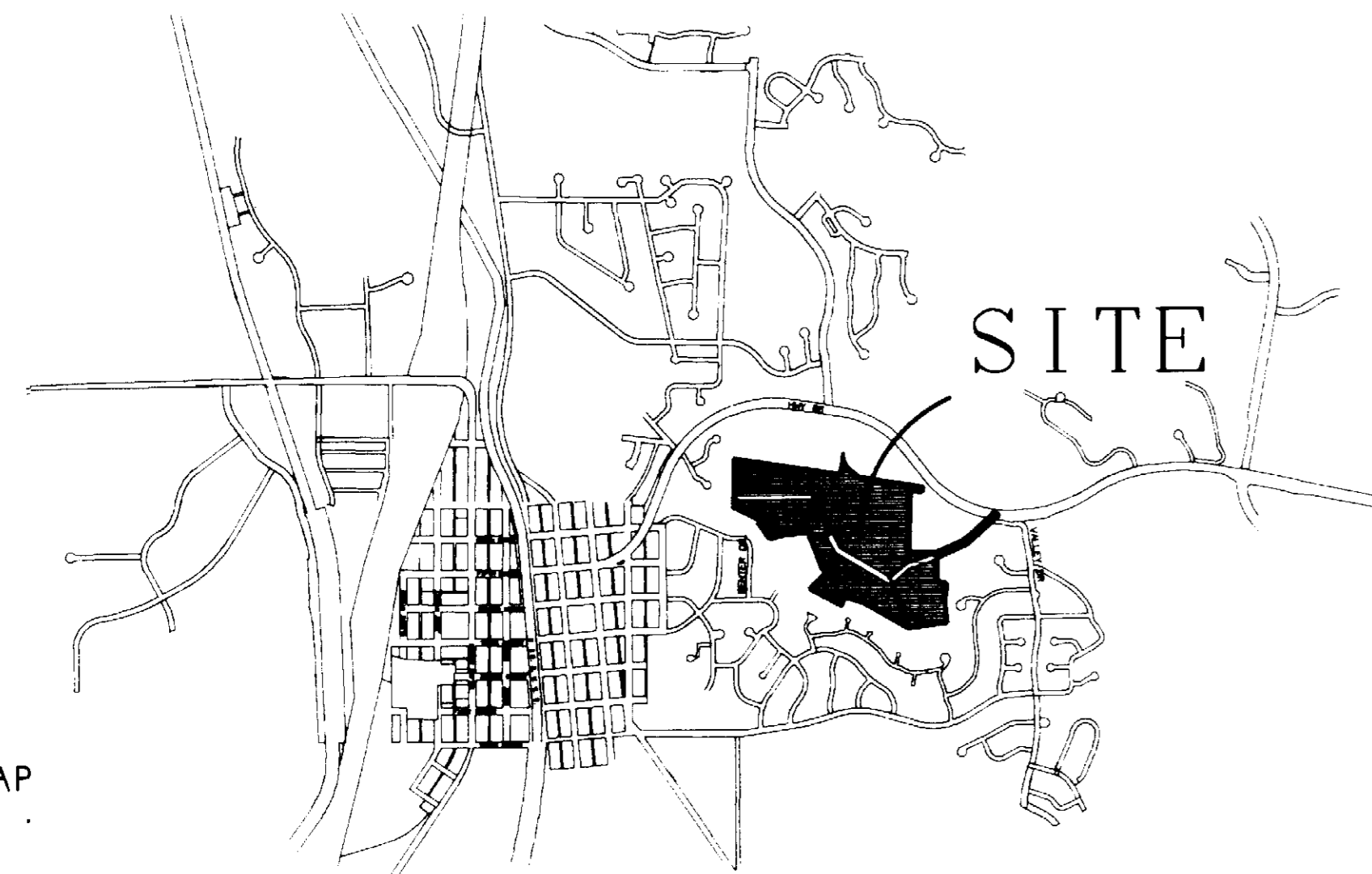
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 18th DAY OF June, 1998 AT 11:31 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9998173  
  
 DOUGLAS COUNTY CLERK AND RECORDER

### SURVEYOR'S CERTIFICATE

I, Robert D. Wiseman, 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.  
 9/29/98  
 Robert D. Wiseman Date  
 Colorado P.L.S. #17660

### NOTES:

- The Vap Property is based on a retracement of a boundary survey as depicted on Land Survey Plat No. 803 of the Douglas County Records.
- Old Republic National Title Insurance Company Commitment Order No. P403329, effective date December 28, 1997 was relied upon for easements of record that may affect Tract A. No current Title Commitment for Lot 1 was provided. Therefore, easements, rights, agreements or reservations of record that may affect it are not a part of this certification.
- Land Title Guarantee Company Commitment Order No. P1405987, effective date April 07, 1998, was relied upon for easements of record that may affect Tract B.
- Bearings are based on the north line of the NW 1/4 of Section 12 being N 89°49'31" E according to the 1994 recorded survey plat of the Vap property at LSP 803.
- The legal description of the Town of Castle Rock property was transcribed verbatim from the deed recorded in Book 192 at Page 445 of the Douglas County records. The bearings in parentheses are rotated to be on the same basis as the Vap property description as described in Note 3, above. The ownership information in parentheses is based on current (April, 1998) Douglas County Clerk information.
- The utility easement as granted to the American Telephone and Telegraph Company in instrument recorded in Book 109 at Page 36 is said to affect the west half of the NW 1/4 of Section 12, T 8 S., R. 67 W. No more specific location for the easement was provided.
- Tract A is hereby dedicated to the Town of Castle Rock as Public Open Space with the Following Conditions:  
 A) Off-street parking and drives are hereby eliminated.  
 B) Only maintenance and emergency vehicles are allowed.  
 C) Eliminate reasonable and appropriate public facilities including but not limited to picnic tables, benches and sanitary containers.
- Building heights within Lot 1 are restricted to twenty eight (28) feet.
- Building materials and color are restricted to as not to adversely affect views or cause excessive reflection on neighboring residences or adjacent streets. Muted colors are encouraged, earth tones are preferred.



VICINITY MAP  
NO SCALE

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

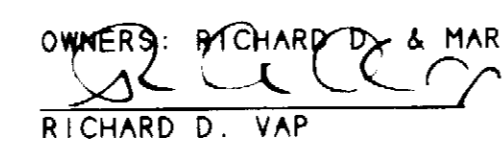
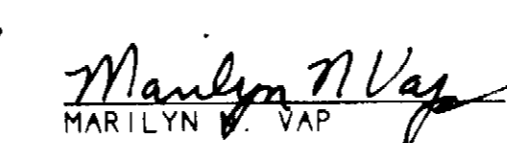
VAP PROPERTY  
 A tract of land situated in the South 1/2 of the southwest 1/4 of Section 1 and in the north 1/2 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:  
 Commencing at the northeast corner of said Section 12 and considering the north line of the northeast 1/4 of Section 12 to bear N 89°49'31" E with all bearings contained herein relative thereto:  
 Thence N 89°49'31" E along said north line a distance of 856.23 feet to the east boundary of the Town property as described in Book 277 at Page 601 of the Douglas County Records and to the true point of beginning;  
 Thence N 04°26'40" W along said east boundary a distance of 269.80 feet to the south boundary of the Callaway Parcel described in Book 1118 at Page 2543 of the Douglas County Records;  
 Thence S 81°34'46" E along said south boundary a distance of 290.63 feet to the southeast corner of the Callaway Parcel and to the southwest corner of the Woodlands Crossing Parcel described in Book 1147 at Page 1286 of the Douglas County Records;  
 Thence S 80°58'32" E a distance of 30.00 feet to the southeast corner of the Woodlands Crossing Parcel;  
 Thence N 09°08'28" E along the east boundary of the Woodlands Crossing Parcel a distance of 235.46 feet;  
 Thence southeasterly along the arc of a curve to the left a distance of 209.44 feet; said curve has a radius of 200.00 feet and a central angle of 60°00'00" to a point of tangent;  
 Thence S 50°51'32" E along said tangent a distance of 123.65 feet to the south line of the McCall Parcel described in Book 1118 at Page 2537 of the Douglas County Records;  
 Thence S 80°58'41" E a distance of 693.35 feet to the southeast corner of the McCall Parcel described in Book 1118 at Page 2562 and to the west boundary of the Payne Parcel described in Book 935 at Page 409 of the Douglas County Records;  
 Thence along said boundary for the next (4) four courses:  
 1. Thence S 08°50'28" W a distance of 58.39 feet;  
 2. Thence N 81°09'32" W a distance of 120.00 feet;  
 3. Thence S 02°09'38" W a distance of 657.31 feet;  
 4. Thence S 89°12'22" E a distance of 300.00 feet to the boundary of the Reservoir Road described in Book 192 at Page 445 of the Douglas County Records;  
 Thence along said boundary for the next (7) seven courses:  
 1. Thence N 65°49'29" E a distance of 313.86 feet;  
 2. Thence N 48°35'31" E a distance of 422.75 feet;  
 3. Thence N 12°11'44" E a distance of 3.83 feet to the south right-of-way line of State Highway No. 86;  
 4. Thence southeasterly along said south right-of-way line along the arc of a curve to the left a distance of 60.00 feet; said curve has a radius of 196.00 feet and a central angle of 02°52'28" and a chord that bears S 77°48'16" E a distance of 60.00 feet;  
 5. Thence S 12°11'44" W a distance of 23.56 feet;  
 6. Thence S 48°35'31" W a distance of 451.57 feet;  
 7. Thence S 65°49'35" W a distance of 350.89 feet to the northeast corner of Vap Subdivision (Reception Number 330159);  
 Thence S 00°47'38" W a distance of 244.25 feet to the southwest corner of Vap Subdivision;  
 Thence S 75°51'25" E along the south boundary of Vap Subdivision a distance of 108.50 feet to the west boundary of Oak Ridge II, Filing No. 2 (Reception Number 224213);  
 Thence S 04°23'23" W along said west boundary a distance of 214.15 feet;  
 Thence S 05°38'22" E along said west boundary a distance of 209.22 feet to the northeast corner of Oak Ridge III (Reception Number 8730462);  
 Thence S 81°47'25" W a distance of 428.86 feet to the northeast corner of Oak Ridge III and to the northern boundary of Oak Ridge Addition to Castle Rock (Reception Number 152308);  
 Thence N 59°49'05" W along said boundary a distance of 547.43 feet;  
 Thence N 71°30'35" W along said boundary a distance of 221.85 feet;  
 Thence S 13°39'34" W along said boundary a distance of 100.00 feet to the northeast corner of Country House Addition to Castle Rock (Reception Number 143613);  
 Thence N 62°18'14" W a distance of 397.53 feet to the boundary of the Tacker Parcel described in Book 861 at Page 647 of the Douglas County Records;  
 Thence N 45°39'07" E a distance of 246.86 feet to the most easterly corner of said Tacker Parcel;  
 Thence N 44°10'34" W along the northeasterly boundary of said Tacker Parcel a distance of 54.97 feet;  
 Thence N 20°55'14" W along said northeasterly boundary a distance of 417.38 feet to the boundary of the Town Parcel described in Book 277 at Page 601 of the Douglas County Records;  
 Thence along said boundary for the next (6) six courses:  
 1. Thence S 70°22'35" E a distance of 170.27 feet;  
 2. Thence N 62°54'45" E a distance of 106.60 feet;  
 3. Thence N 27°05'15" W a distance of 77.04 feet;  
 4. Thence N 33°59'10" W a distance of 96.40 feet;  
 5. Thence S 81°09'30" W a distance of 89.50 feet;  
 6. Thence N 04°26'40" W a distance of 279.30 feet to the point of beginning;  
 Containing 40.25 acres, more or less.

TOGETHER WITH:  
 TOWN OF CASTLE ROCK PROPERTY (BOOK 192 PAGE 445)  
 A tract of land situated partially in the Southwest 1/4, Section 1, and partially in the Northwest 1/4, Section 12, Township 8 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of said Section 1, also the Northwest corner of said Section 12:  
 Thence N 00°18'13" E (N 00°37'04" E) a distance of 400.47 feet along the West line of said Section 1 to the Southwest corner of the Burgess & Gelroth property as recorded in Book 140 at Page 330 (Gelroth Property B. 1187 P. 1039) of the Douglas County Records;  
 Thence S 81°30'30" E (S 81°11'09" E) a distance of 535.22 feet along the South line of the said Burgess & Gelroth to the Southwest corner of the Callaway property as recorded in Book 139 at Page 443 (B. 1118 P. 2543) of the Douglas County records;  
 Thence S 81°30'00" E (S 81°11'09" E) a distance of 305.72 feet along the South line of the said Callaway property;  
 Thence S 4°45'30" E (S 4°26'40" E) a distance of 269.80 feet to a point on the South line of said Section 1 from which the Southwest corner of said Section 1 bears S 89°30'40" W (S 89°49'31" W) a distance of 856.23 feet;  
 Thence S 4°45'30" E (S 4°26'40" E) a distance of 279.30 feet;  
 Thence N 80°50'40" E (N 81°09'30" E) a distance of 89.50 feet;  
 Thence S 34°18'00" E (S 33°59'10" E) a distance of 96.40 feet;  
 Thence S 27°24'05" E (S 27°05'15" E) a distance of 77.04 feet;  
 Thence N 62°35'55" W (S 62°54'45" W) a distance of 106.60 feet;  
 Thence N 70°41'25" W (N 70°22'35" W) a distance of 170.27 feet;  
 Thence S 84°28'00" W (S 84°20'19" W) a distance of 269.52 (268.74) feet;  
 Thence S 74°36'00" W (S 74°54'51" W) a distance of 153.14 feet to a point on the East line of the Jensen property as recorded in Book 158 at Page 399 of the Douglas County records;  
 Thence N 35°17'00" W (N 34°58'09" W) a distance of 67.30 feet along the East line of the said Jensen property to the southeasterly corner of Lot 2, Panorama Heights Subdivision;  
 Thence N 26°03'00" E (N 26°21'52" E) a distance of 135.45 feet along the Northerly line of said Lot 2, to a Southerly corner of the Stern property as recorded in Book 157 at Page 380 (Fox property B. 920 P. 5) of the Douglas County records;  
 Thence N 26°03'00" E (N 26°21'52" E) a distance of 40.00 feet along the Southeasterly line of the said Stern property to the Easterly corner of the said Stern property;  
 Thence N 63°57'00" W (N 63°38'08" W) a distance of 108.45 feet along the Northeasterly line of the said Stern property to the Easterly corner of the Kinney property as recorded in Book 159 at Page 227 (Cornish property B. 181 P. 310) of the Douglas County records;  
 Thence N 63°57'00" W (N 63°38'09" W) a distance of 210.47 feet along the Northeasterly line of the said Kinney property to a point on the East line of Lot 1, Block 1 of the Castle Heights Addition;  
 Thence N 00°32'20" W (N 00°13'51" W) a distance of 124.72 feet along the East line of said Lot 1, Block 1 to the point of beginning, containing 13.99 (14.00) acres, more or less.


HAVE BY THESE PRESENTS LAID OUT, PLATTED AND RESUBDIVIDED THE SAME INTO TRACTS A AND B AND LOT 1 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF VAP II SUBDIVISION.

EXECUTED THIS 4th DAY OF November, 1998.

OWNERS: RICHARD D. & MARILYN N. VAP  
 RICHARD D. VAP  
 MARILYN N. VAP

STATE OF COLORADO )  
 COUNTY OF DOUGLAS ) SS


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Nov, 1998, BY RICHARD D. VAP AND MARILYN N. VAP.  
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 10-31-02  
 JUDY HOSTETLER  
 NOTARY PUBLIC

OWN: TOWN OF CASTLE ROCK

 JUDY HOSTETLER  
 NOTARY PUBLIC  
 STATE OF COLORADO )  
 COUNTY OF DOUGLAS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF Nov, 1998, BY Donald K. Jones AS Mayor  
 WITNESS MY HAND AND OFFICIAL SEAL.


MY COMMISSION EXPIRES 10-31-02  
 JUDY HOSTETLER  
 NOTARY PUBLIC

### TITLE CERTIFICATE

I, Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty 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 CERTIFICATE OF DEDICATION AND OWNERSHIP.

SIGNED THIS 16th DAY OF October, 1998.

 AUTHORIZED REPRESENTATIVE  
 TITLE OFFICER Land Title Guaranty  
 TITLE INSURANCE COMPANY

 REGISTERED LAND SURVEYORS 5564 S. PRINCE ST., #8 LITTLETON, CO 80120 (303) 797-1030 888-4308 (MOBILE)	PROJECT NAME:	VAP II SUBDIVISION PROJECT NO.: 8006 DATE: 9/17/98 SHEET 1 OF 2
	Surveyed R.W. & T.M. Drawn R.D.W. Checked T.A.M. Sep. N/A Vert. N/A	

# FINAL PLAT VAP II SUBDIVISION

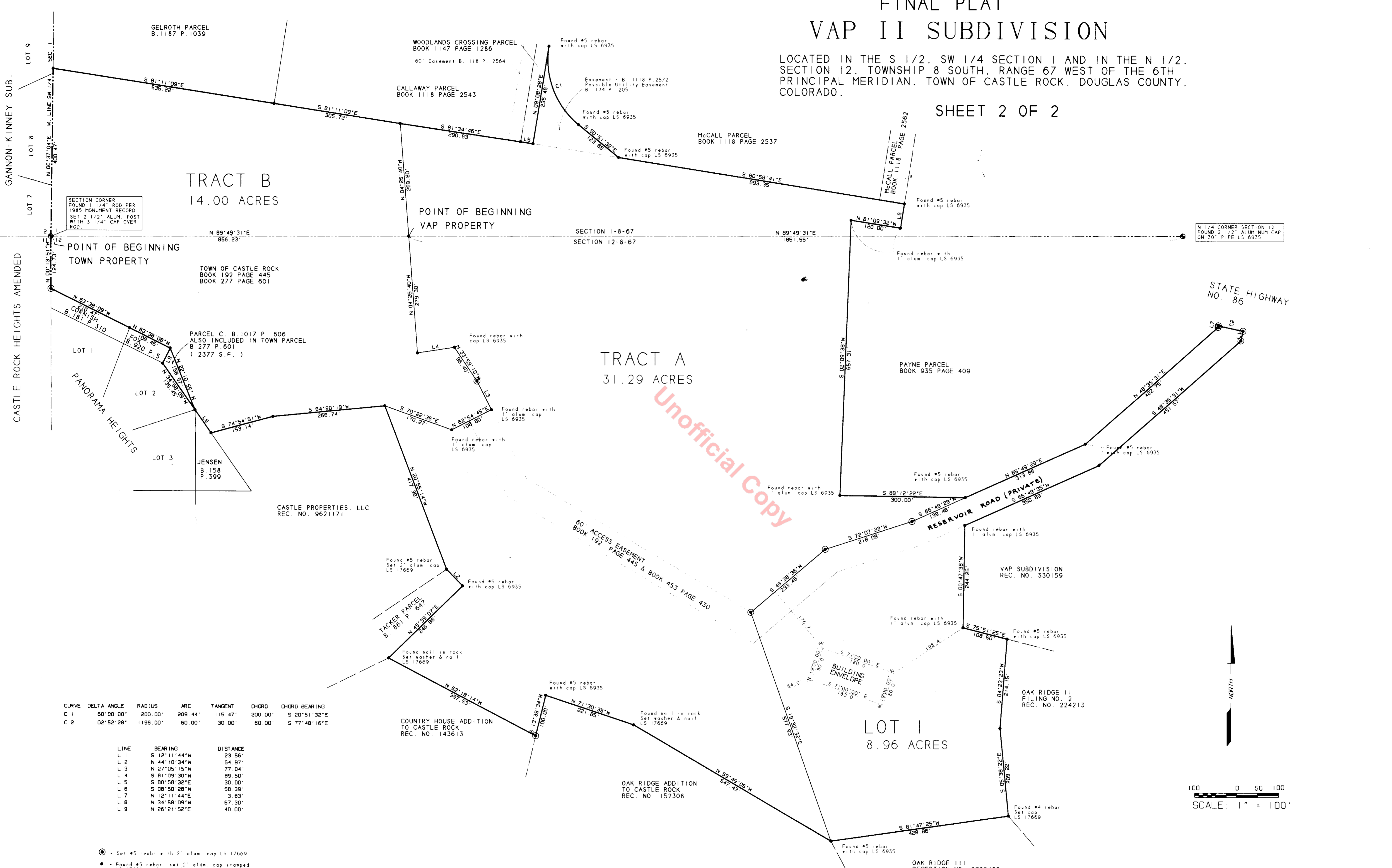
LOCATED IN THE S 1/2, SW 1/4 SECTION 1 AND IN THE N 1/2, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

SHEET 2 OF 2

**TRACT B**  
14.00 ACRES

**TRACT A**  
31.29 ACRES

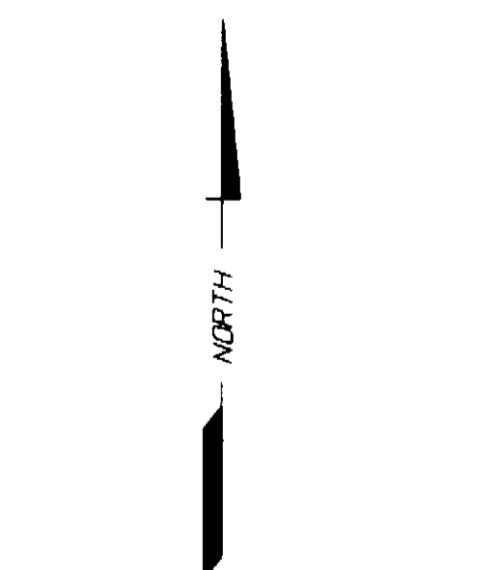
**LOT 1**  
8.96 ACRES



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	60°00'00"	200.00'	209.44'	115.47'	200.00'	S 20°51'32"E
C 2	02°52'28"	1196.00'	60.00'	30.00'	60.00'	S 77°48'16"E

LINE	BEARING	DISTANCE
L 1	S 12°11'44"W	23.56'
L 2	N 44°10'34"W	54.97'
L 3	N 27°05'15"W	77.04'
L 4	S 81°09'30"W	89.50'
L 5	S 80°58'32"E	30.00'
L 6	S 08°50'28"W	58.39'
L 7	N 12°11'44"E	3.83'
L 8	N 34°58'09"W	67.30'
L 9	N 26°21'52"E	40.00'

- - Set #5 rebar with 2" alum. cap LS 17669
- - Found #5 rebar, set 2" alum. cap stamped LS 17669, unless indicated otherwise



100 0 50 100  
SCALE: 1" = 100'

<p>REGISTERED LAND SURVEYORS 5564 S. PRINCE ST., #8 LITTLETON, CO. 80120 13031 797-1030 888-4308 (MOBILE)</p>	PROJECT NAME: <b>VAP II SUBDIVISION</b>	Surveyed R. W. & T. M. Drawn R. D. W. Checked T. A. M. Scale: 1" = 100' VERT: N/A
	PROJECT NO.: 8006	DATE: 6/3/98