

PLAT IDENTIFICATION SHEET

359810
8-13-85

GRANTOR:
(owner/signer)

Birch Investments Inc

GRANTEE:
(subdivision name or name of plat)

Villages at Castle Rock

LEGAL:
(section-township-range)

VILLAGES AT CASTLE ROCK, FILING NO. 1, FINAL PLAT AMENDED

A PART OF SECTION 8, T8S, R66W OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREONSIGNED, BEING ALL OF THE OWNERS, AND HOLDERS OF LEASES AND MORTGAGES OF THE ABOVE DESCRIBED LAND IN THE TOWN OF CASTLE ROCK, COLORADO, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED, OR CONSENTED TO THE SAME, INTO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "VILLAGES AT CASTLE ROCK, FILING NO. 1, AMENDED", AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS A PUBLIC ROAD, THE ROADS AS SHOWN ON SAID PLAT, THESE BEING ENDERUD BOULEVARD, WAGONWHEEL TRAIL AND MITCHELL BOULEVARD, AND ALSO DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, TRACT B FOR THE PURPOSE SHOWN HEREON. THE HEREONSIGNED 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 HEREONSIGNED 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 CABLEVISION SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS SHOWN ON THIS PLAT, AND ALSO UNDER, ALONG AND ACROSS TRACTS AS SHOWN HEREON.

EXECUTED THIS 23RD DAY OF April, 1985.

OWNERS:
BIRCH INVESTMENTS, INC. 8301 E PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO
ASSY. Joseph Berenbaum NOTARY
ASSY. Joseph Berenbaum ASSISTANT SECRETARY: KENNETH E. ASH
COUNTY OF DOUGLAS) SS
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

CEDAR INVESTMENTS, INC. 8301 E PRENTICE, BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO
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LEGAL DESCRIPTION:

VILLAGES AT CASTLE ROCK, FILING NO. 00

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8 S89°23'49"W, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE S48°54'30"W, A DISTANCE OF 125.00 FEET;

THENCE S21°44'13"E, A DISTANCE OF 50.00 FEET;

THENCE S10°36'11"E, A DISTANCE OF 170.00 FEET;

THENCE S20°36'11"E, A DISTANCE OF 125.00 FEET;

THENCE S65°36'11"E, A DISTANCE OF 60.00 FEET;

THENCE S00°36'11"E, A DISTANCE OF 115.00 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N76°53'41"W;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°43'37" AND A RADIUS OF 125.00 FEET, A DISTANCE OF 73.58 FEET TO A POINT OF TANGENT;

THENCE S46°49'55"W ALONG SAID TANGENT A DISTANCE OF 26.50 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 126°22'19" AND A RADIUS OF 110.00 FEET, A DISTANCE OF 242.62 FEET TO A POINT OF TANGENT;

THENCE S77°47'42"W ALONG SAID TANGENT A DISTANCE OF 187.14 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°49'50" AND A RADIUS OF 530.00 FEET, A DISTANCE OF 257.44 FEET TO A POINT OF TANGENT;

THENCE N74°22'27"W ALONG SAID TANGENT A DISTANCE OF 489.89 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°38'48" AND A RADIUS OF 970.00 FEET, A DISTANCE OF 518.84 FEET TO A POINT OF TANGENT;

THENCE S74°58'45"W ALONG SAID TANGENT A DISTANCE OF 133.02 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET TO SAID POINT "B" ON A NON-TANGENT LINE;

THENCE N15°01'11"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 90.00 FEET TO SAID POINT "A", A POINT OF CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N74°58'45"E;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET TO A POINT OF TANGENT;

THENCE N74°58'45"E A DISTANCE OF 133.02 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°38'48" AND A RADIUS OF 1030.00 FEET A DISTANCE OF 550.93 FEET TO A POINT OF TANGENT;

THENCE S74°22'27"W ALONG SAID TANGENT A DISTANCE OF 489.89 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°49'50" AND A RADIUS OF 470.00 FEET, A DISTANCE OF 228.50 FEET TO A POINT OF TANGENT;

THENCE N77°47'42"E ALONG SAID TANGENT A DISTANCE OF 187.14 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°20'05" AND A RADIUS OF 170.00 FEET, A DISTANCE OF 256.16 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N82°35'11"E ALONG SAID NON-TANGENT LINE A DISTANCE OF 124.66 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73°48'10" AND A RADIUS OF 75.00 FEET, A DISTANCE OF 96.61 FEET TO A POINT OF TANGENT;

THENCE N08°47'00"E ALONG SAID TANGENT A DISTANCE OF 48.10 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°02'55" AND A RADIUS OF 125.00 FEET, A DISTANCE OF 85.01 FEET TO A POINT OF TANGENT;

THENCE N46°49'55"E ALONG SAID TANGENT A DISTANCE OF 26.50 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°10'17" AND A RADIUS OF 75.00 FEET, A DISTANCE OF 31.64 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S89°23'49"W ALONG SAID NON-TANGENT LINE A DISTANCE OF 429.66 FEET;

THENCE N00°36'11"W, A DISTANCE OF 552.03 FEET;

THENCE N89°23'49"E, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING, CONTAINING 779,845 SQUARE FEET OR 17.903 ACRES MORE OR LESS.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN SIX YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THENCE S15°01'15"E ALONG SAID TANGENT A DISTANCE OF 50.84 FEET TO POINT "A";

THENCE CONTINUING S15°01'15"E A DISTANCE OF 90.00 FEET TO POINT "B";

THENCE CONTINUING S15°01'15"E A DISTANCE OF 79.81 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°25'12" AND A RADIUS OF 642.50 FEET, A DISTANCE OF 397.19 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°08'21" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 37.59 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°41'09" AND A RADIUS OF 583.81 FEET, A DISTANCE OF 119.07 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°57'44" AND A RADIUS OF 1758.39 FEET, A DISTANCE OF 520.57 FEET TO A POINT OF TANGENT;

THENCE N85°36'42"E ALONG SAID TANGENT A DISTANCE OF 425.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°11'49" AND A RADIUS OF 864.77 FEET, A DISTANCE OF 425.58 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°38'30" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.47 FEET TO A POINT OF TANGENT;

THENCE N24°10'01"E ALONG SAID TANGENT A DISTANCE OF 440.82 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 126°22'19" AND A RADIUS OF 110.00 FEET, A DISTANCE OF 242.62 FEET TO A POINT OF TANGENT;

THENCE S77°47'42"W ALONG SAID TANGENT A DISTANCE OF 187.14 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°49'50" AND A RADIUS OF 530.00 FEET, A DISTANCE OF 257.44 FEET TO A POINT OF TANGENT;

THENCE N74°22'27"W ALONG SAID TANGENT A DISTANCE OF 489.89 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°38'48" AND A RADIUS OF 970.00 FEET, A DISTANCE OF 518.84 FEET TO A POINT OF TANGENT;

THENCE S74°58'45"W ALONG SAID TANGENT A DISTANCE OF 133.02 FEET TO A POINT OF CURVE;

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THENCE N00°36'11"W, A DISTANCE OF 552.03 FEET;

THENCE N89°23'49"E, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING, CONTAINING 779,845 SQUARE FEET OR 17.903 ACRES MORE OR LESS.

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VILLAGES AT CASTLE ROCK, FILING NO. I, FINAL PLAT AMENDED

A PART OF SECTION 8, T8S, R66W OF THE 6TH P.M., TOWN OF CASTLE ROCK,

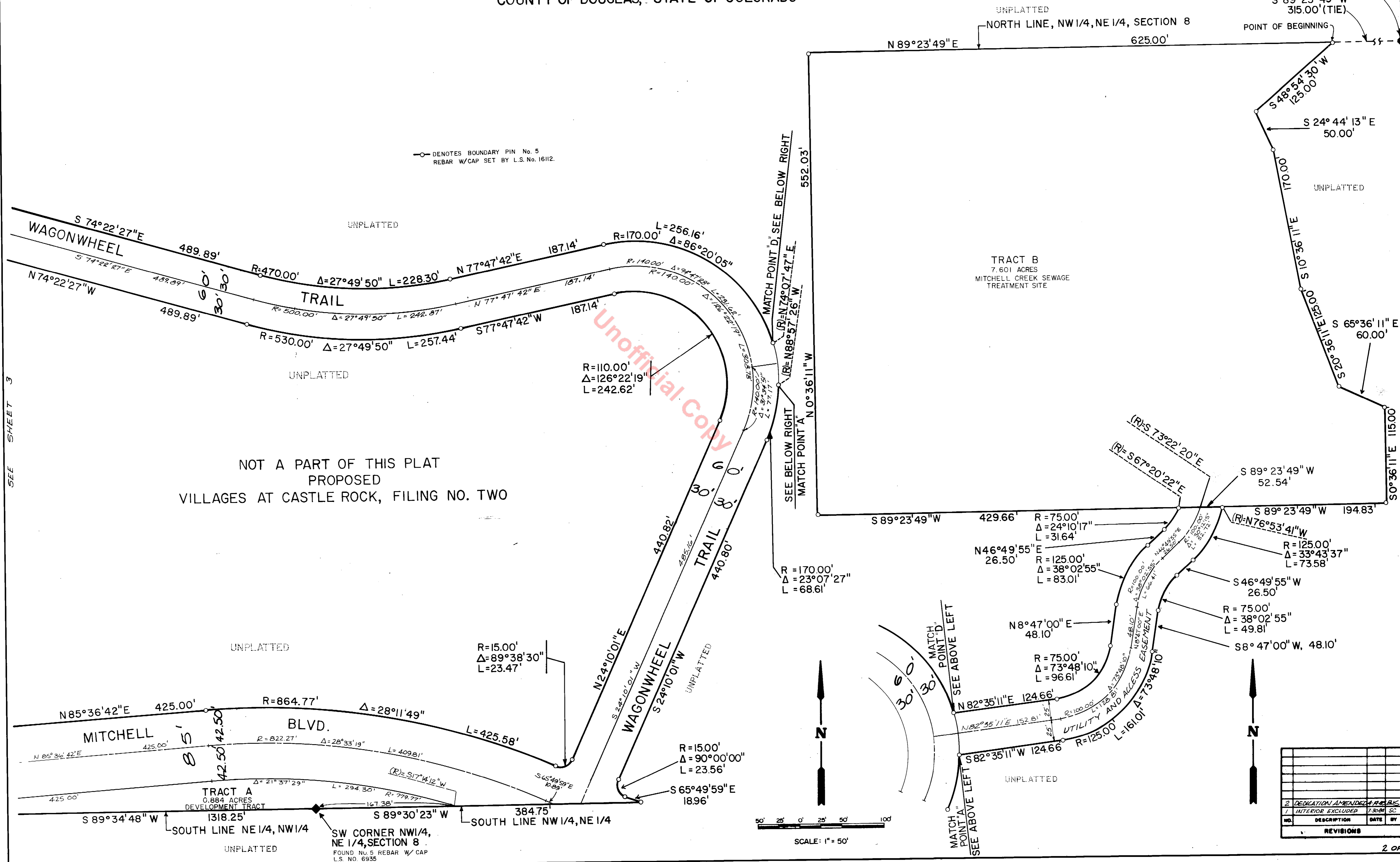
COUNTY OF DOUGLAS, STATE OF COLORADO

NE CORNER, NW 1/4
NE 1/4, SECTION 8
FOUND NO. 5 REBAR
W/ CAP

S 89°23'49" W
315.00' (TIE)
POINT OF BEGINNING

UNPLATTED
NORTH LINE, NW 1/4, NE 1/4, SECTION 8
625.00'

○ DENOTES BOUNDARY PIN No. 5
REBAR W/CAP SET BY L.S. No. 16112.



NOT A PART OF THIS PLAT
PROPOSED
VILLAGES AT CASTLE ROCK, FILING NO. TWO

NO.	DESCRIPTION	DATE	BY
2	DEDICATION AMENDED P.P.B.K.		
1	INTERIOR EXCLUDED	7-30-81	SC
REVISIONS			

VILLAGES AT CASTLE ROCK, FILING NO. I, FINAL PLAT AMENDED

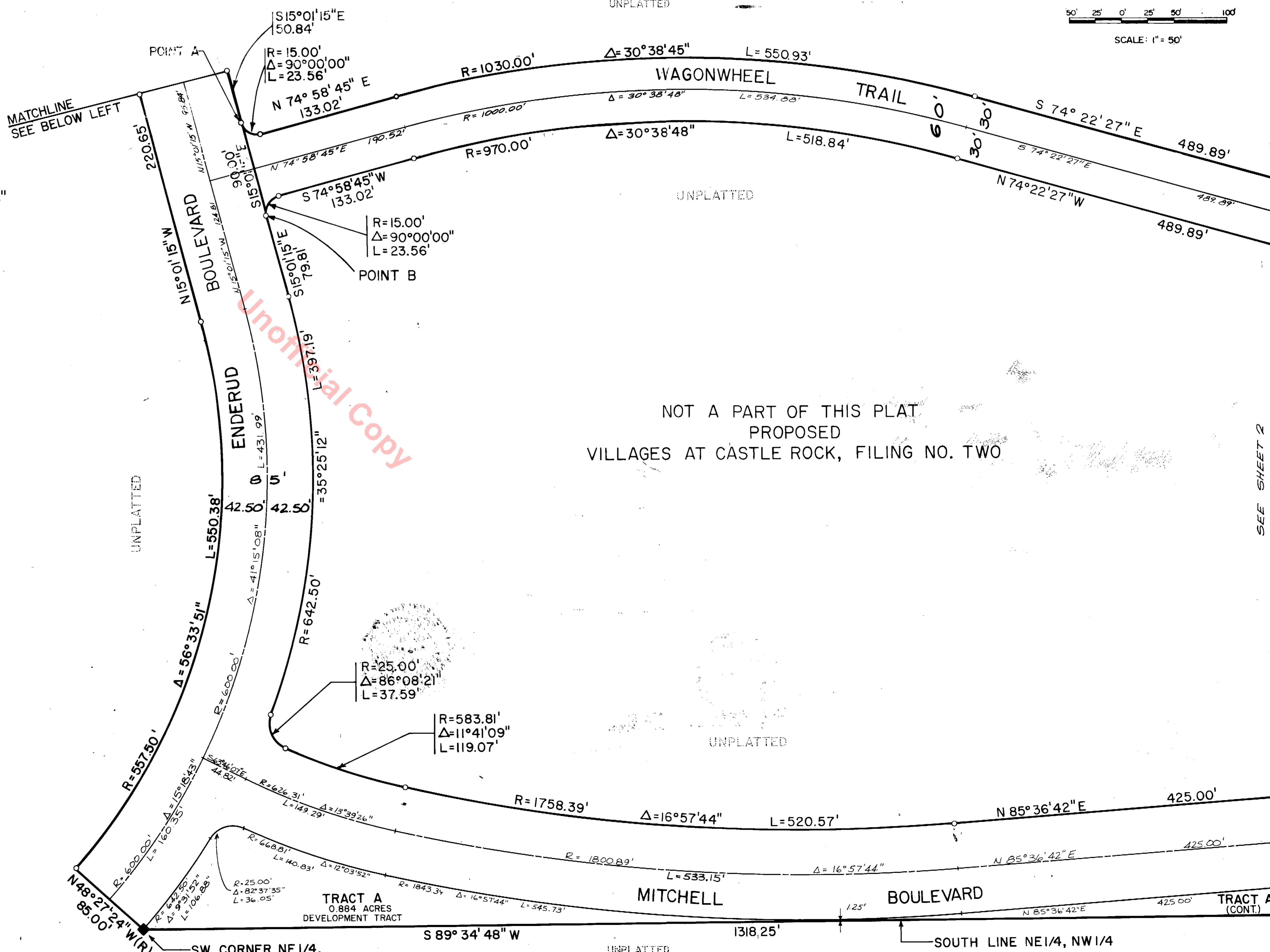
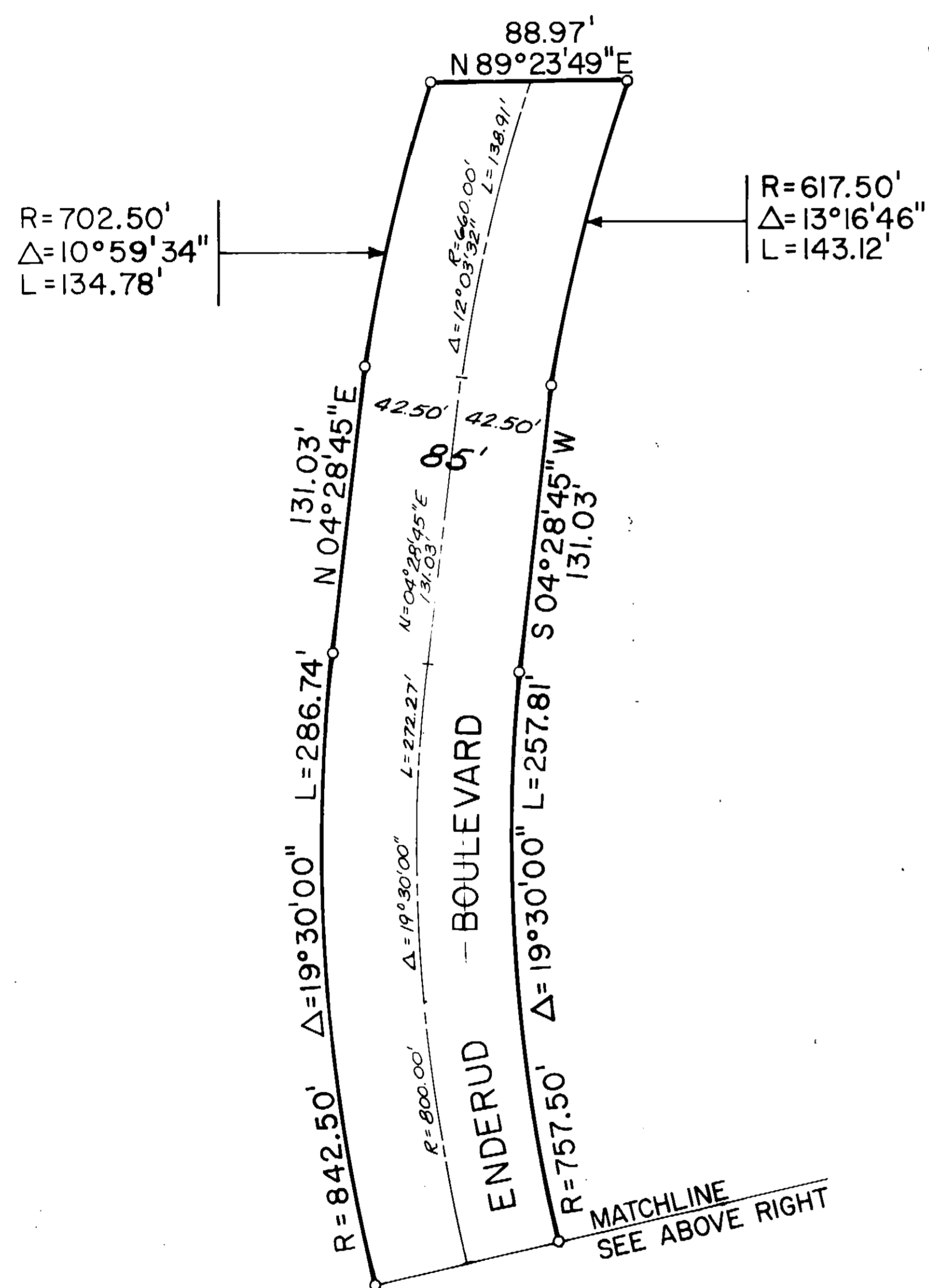
A PART OF SECTION 8, T8S, R66W OF THE 6TH P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



50' 25' 0' 25' 50' 100'

SCALE: 1" = 50'

○ DENOTES BOUNDARY PIN No. 5
REBAR W/CAP SET BY L.S. No. 16112.



NOT A PART OF THIS PLAT
PROPOSED
VILLAGES AT CASTLE ROCK, FILING NO. TWO

NO.	DESCRIPTION	DATE	BY
2	DEDICATION AMENDED 4/18/05		
7	INTERIOR EXCLUDED 3/30/00 SC		
REVISIONS			

SW CORNER NE 1/4,
NW 1/4, SECTION 8
FOUND NO. 5 REBAR W/CAP
L.S. NO. 6935

SEE SHEET 2