

PLAT IDENTIFICATION SHEET

350808

4-12-85

GRANTOR:

(owner/signer)

mDe Land Corp

GRANTEE:

(subdivision name or name of plat)

Villages at Castle Rock 2

LEGAL:

(section-township-range)

VILLAGES AT CASTLE ROCK, FILING NO. 2, FINAL PLAT

A PART OF SECTION 8, T8S, R66W OF THE 6th P.M.

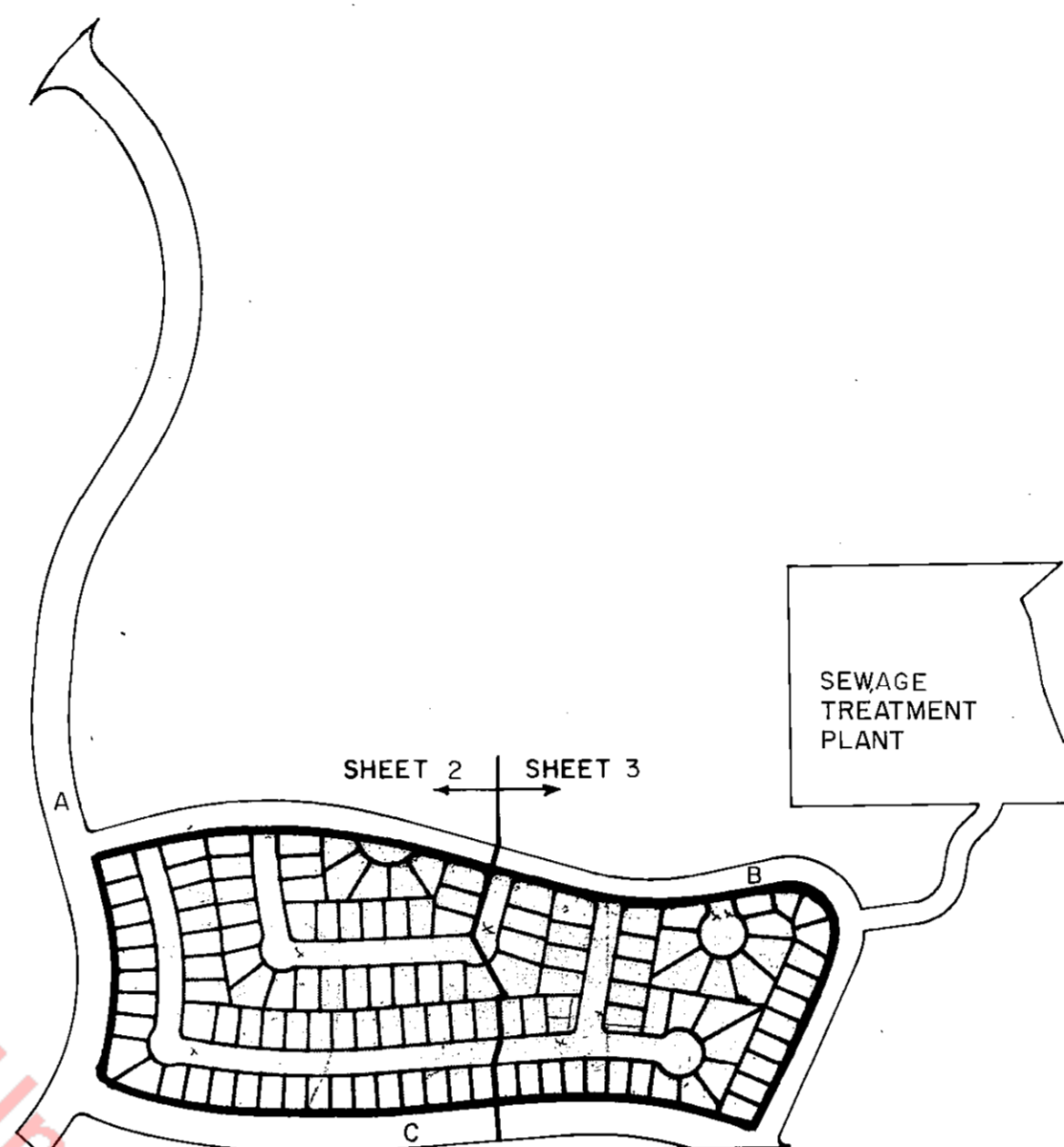
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

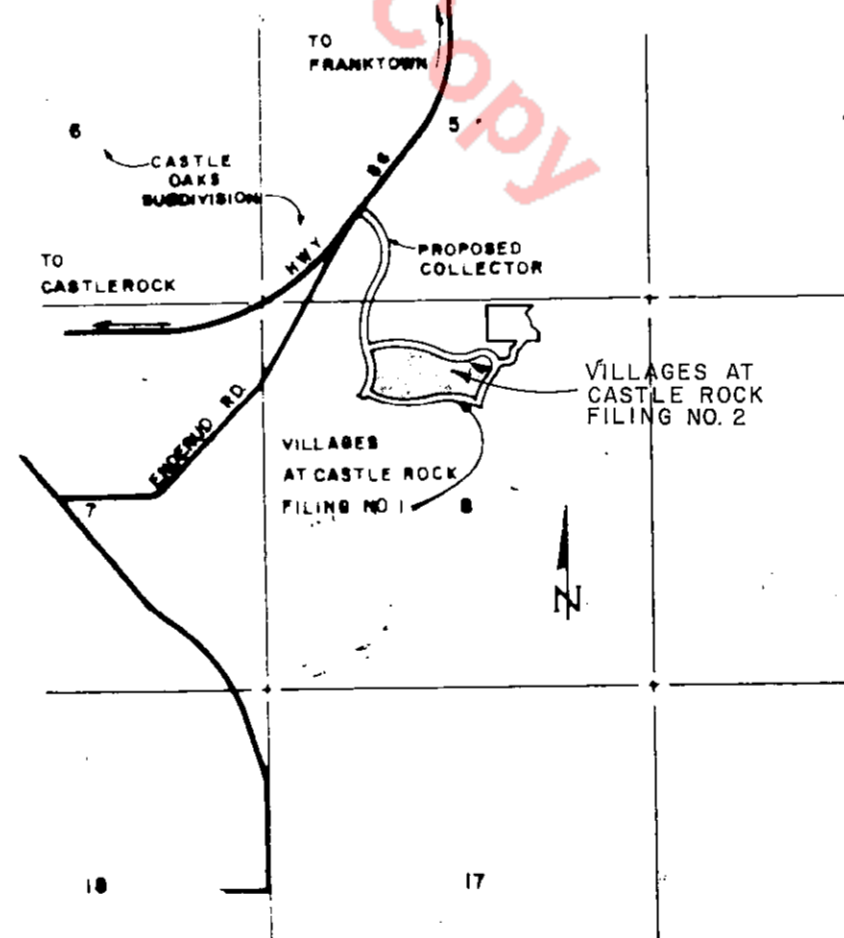
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8;
 THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER, NORTHWEST ONE-QUARTER OF SAID SECTION 8 N89°34'48"E, A DISTANCE OF 135.73 FEET;
 THENCE DEPARTING SAID LINE N00°25'12"W A DISTANCE OF 169.65 FEET TO THE POINT OF BEGINNING ON A NON-TANGENT CURVE WHEN THE CENTER OF SAID CURVE BEARS N24°15'35"E;
 THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 86°08'21" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 37.59 TO A POINT OF REVERSE CURVE;
 THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, 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 TANGENT;
 THENCE N15°01'15"W ALONG SAID TANGENT 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 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 ALONG SAID TANGENT 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 970.00 FEET A DISTANCE OF 518.84 FEET TO A POINT OF TANGENT;
 THENCE S74°22'27"E 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 530.00 FEET A DISTANCE OF 257.44 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 126°22'19" AND A RADIUS OF 110.00 FEET A DISTANCE OF 242.62 FEET TO A POINT OF TANGENT;
 THENCE S24°10'01"W ALONG SAID TANGENT A DISTANCE OF 440.80 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, 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 REVERSE CURVE;
 THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, 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 TANGENT;
 THENCE S85°36'42"W 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 16°57'44" AND A RADIUS OF 1758.39 FEET A DISTANCE OF 520.57 FEET TO A POINT OF COMPOUND CURVE;
 THENCE ALONG THE ARC OF SAID COMPOUND CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°41'09" AND A RADIUS OF 583.81 FEET A DISTANCE OF 119.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 891,201 SQUARE FEET OR 20.459 ACRES MORE OR LESS.



KEY MAP



VICINITY MAP

NOTES:

1. BASIS OF BEARINGS:
THE NORTH LINE OF SECTION 8 BEARS N 89-23-49 E.
2. BENCHMARK:
PANEL POINT NO. 9, TOP OF NO. 5 REBAR LOCATED 150 FEET +/- EAST OF BELL SURVEYING PIN & CAP AT THE NE CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 8. ELEVATION = 6522.96 U.S.G.S.
3. ALL LINES DESIGNATED WITH "(R)" ARE RADIAL LINES.
4. Ⓛ DESIGNATES BLOCK NUMBER.

The following lots have a 5' side yard utility easement

- BLOCK 1**
WEST 5' OF LOT 13
EAST 5' OF LOT 10
- BLOCK 2**
WEST 5' OF LOT 9
WEST 5' OF LOT 10
EAST 5' OF LOT 13
WEST 5' OF LOT 16
SOUTH 5' OF LOT 23
WEST 5' OF LOT 33
- BLOCK 3**
SOUTH 5' OF LOT 8
WEST 5' OF LOT 29
SOUTH 5' OF LOT 35
SOUTH 5' OF LOT 41
SOUTH 5' OF LOT 53
NORTH 5' OF LOT 55

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.

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 LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF VILLAGES AT CASTLE ROCK, FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS OWNED BY THE UNDERSIGNED IF ANY, 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, PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 17th DAY OF January, 1985.

OWNER:
M.D.C. LAND CORPORATION, A COLORADO CORPORATION
BY: [Signature]
COUNTY OF DENVER)
STATE OF COLORADO) SS.

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 17th DAY OF January, 1985.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/15/88

NOTARY PUBLIC

MORTGAGEE:
FIRST INTERSTATE BANK, DENVER, N.A.
BY: [Signature]

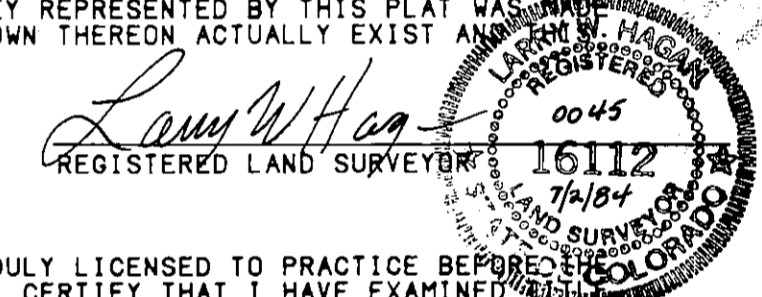
COUNTY OF DENVER)
STATE OF COLORADO) SS.

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF January, 1985.
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-31-88



SURVEYOR'S CERTIFICATE:

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 THE PLAT ACCURATELY REPRESENTS SAID SURVEY.
HOLLAND CORPORATION, INC., 6535 S. DAYTON SUITE 1600, ENGLEWOOD, CO. 80111



TITLE CERTIFICATE:

JAMES S. WANDER, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED THE PLAT ACCURATELY REPRESENTS SAID SURVEY AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 3rd DAY OF April, 1985.
[Signature]
ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION REVIEW:

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 10th DAY OF July, 1984.

[Signature]
CHAIRMAN

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.

SIGNED THIS 19 DAY OF July, 1984.

TOWN OF CASTLE ROCK

BY: [Signature]
MAYOR

ATTESTED: [Signature]
TOWN CLERK

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:54 P.M. ON THE 12th DAY OF April, 1985.
Reception No. 350808.

COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

STREET MAINTENANCE

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

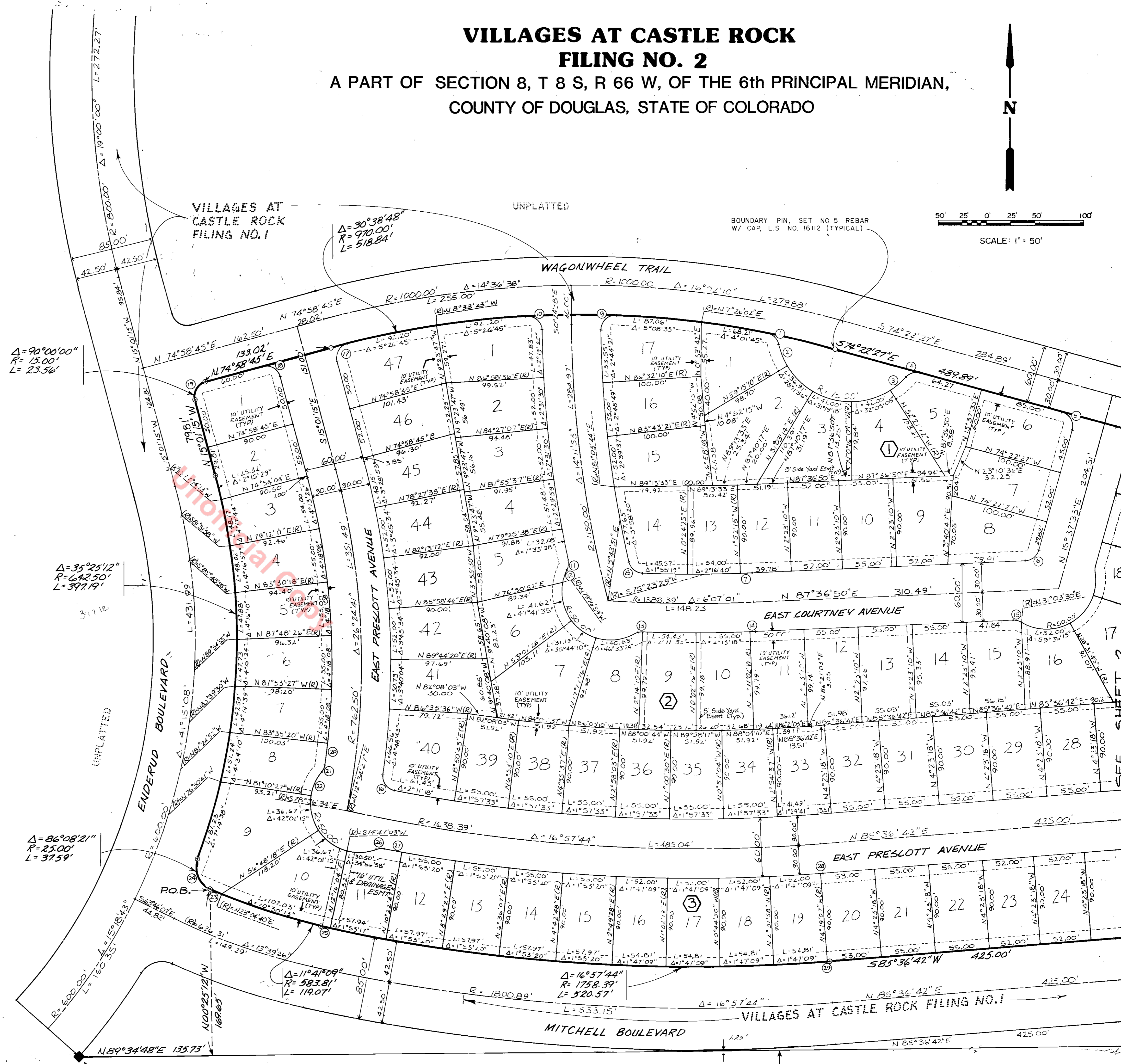
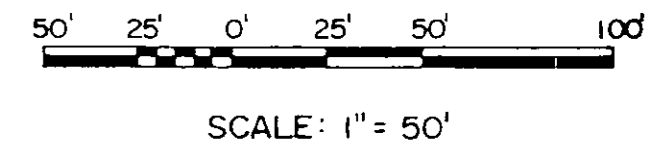
PREPARED BY:

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

DATE	7-2-84
DES/DFT	BJS/SB
PROJ. NO	0045
SHEET	1 OF 3

VILLAGES AT CASTLE ROCK FILING NO. 2

A PART OF SECTION 8, T 8 S, R 66 W, OF THE 6th PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE TABLE:

NO.	RADIUS (FT.)	DELTA	LENGTH (FT.)
1	15.00	85° 58' 12"	17.27
2	75.00	18° 10' 48"	23.80
3	75.00	15° 37' 59"	20.46
4	15.00	63° 36' 44"	16.85
5	15.00	90° 00' 00"	23.56
6	15.00	71° 59' 18"	18.85
7	1358.39	00° 30' 55"	12.22
8	15.00	74° 45' 40"	18.37
9	15.00	93° 00' 58"	24.35
10	15.00	92° 24' 34"	24.19
11	15.00	38° 42' 32"	10.13
12	50.00	15° 51' 41"	13.84
13	15.00	31° 30' 18"	8.25
14	1418.39	00° 12' 07"	5.00
15	15.00	33° 28' 40"	8.76
16	15.00	87° 11' 05"	22.82
17	15.00	91° 01' 07"	23.83
18	15.00	90° 00' 00"	23.56
19	15.00	90° 00' 00"	23.56
20	732.50	01° 43' 06"	21.97
21	15.00	31° 28' 59"	8.24
22	50.00	30° 47' 12"	26.87
23	583.81	01° 10' 55"	12.04
24	25.00	86° 08' 21"	37.59
25	1758.39	00° 18' 23"	9.40
26	15.00	31° 10' 18"	8.16
27	1688.39	00° 37' 58"	19.25
28	1688.39	00° 04' 10"	2.02
29	1758.39	00° 04' 10"	2.13

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

VILLAGES AT CASTLE ROCK FILING NO. 2

A PART OF SECTION 8, T 8 S, R 66 W OF THE 6th PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE:

NO.	RADIUS (FT.)	DELTA	LENGTH (FT.)
30	18.00	24° 36' 38"	8.44
31	15.00	90° 00' 00"	23.56
32	530.00	00° 59' 36"	9.19
33	18.00	85° 15' 50"	22.32
34	18.00	77° 02' 03"	20.17
35	1014.77	01° 19' 07"	23.55
36	15.00	51° 38' 38"	13.51
37	55.00	04° 38' 41"	4.46
38	15.00	48° 29' 11"	12.69
39	15.00	97° 52' 21"	25.62
40	15.00	85° 15' 50"	22.32
41	15.00	90° 00' 00"	23.56
42	15.00	60° 00' 00"	15.71
43	55.00	11° 10' 39"	10.73
44	15.00	38° 12' 48"	10.00
45	15.00	90° 00' 00"	23.56
46	15.00	89° 42' 27"	23.49

