

PLAT IDENTIFICATION SHEET

362311

9-18-85

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

(subdivision name or name of plat)

Villages at
Castle Rock 3
Final Plat

LEGAL:

(section-township-range)

VILLAGES AT CASTLE ROCK, FILING NO. 3 FINAL PLAT

LOCATED IN THE EAST 1/2 OF SECTION 7, THE WEST 1/2 OF SECTION 8, AND THE NW 1/4 OF SECTION 17, T 8 S, R 66 W OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

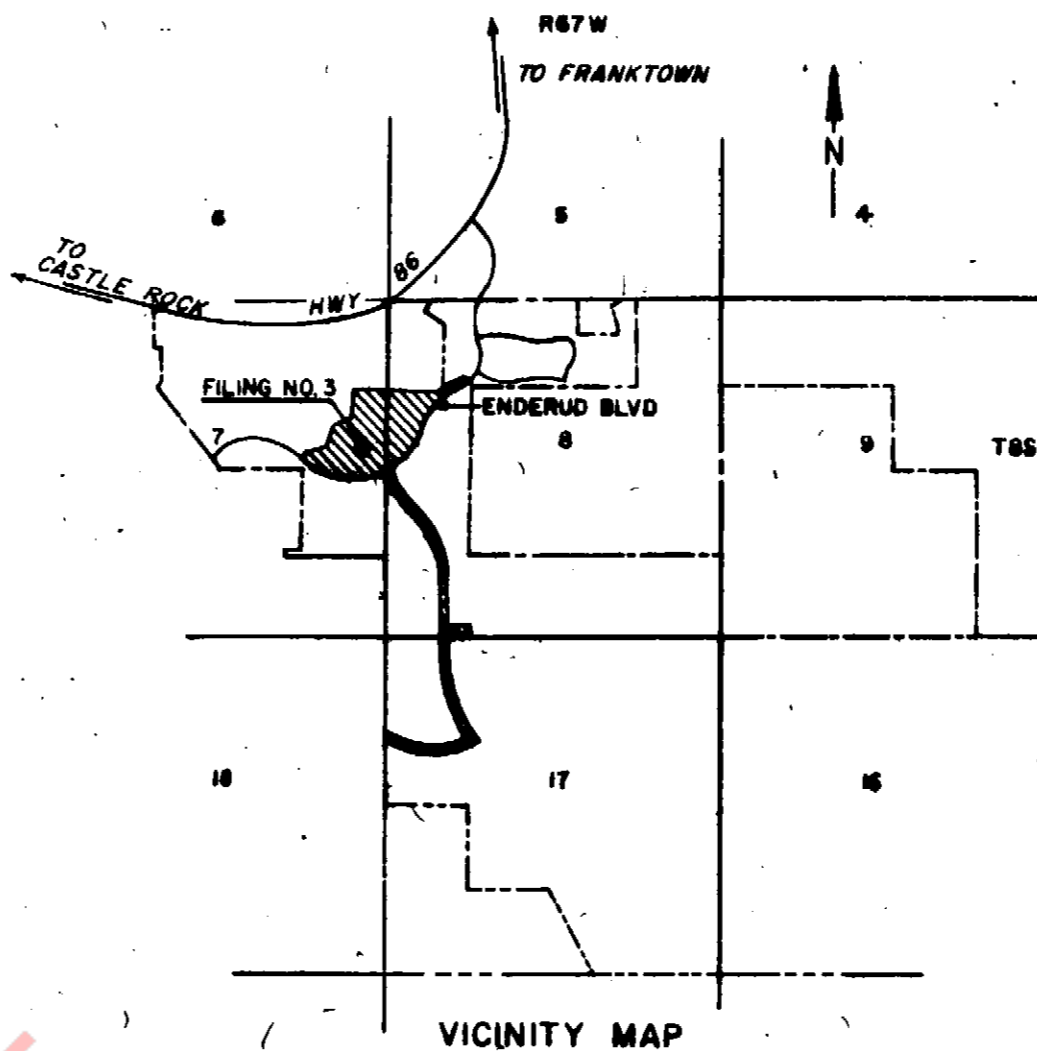
LEGAL DISCRPTION

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 7, THE WEST ONE-HALF OF SECTION 8 AND THE NORTHWEST ONE-QUARTER OF SECTION 17, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE S00°54'37"W ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 1439.45 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 157 AT PAGE 17; THENCE S89°05'23"E ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 900.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE S37°15'47"E A DISTANCE OF 54.36 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S37°15'47"E; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°55'14"W AND A RADIUS OF 1042.50 FEET, A DISTANCE OF 89.70 FEET TO A POINT OF TANGENT; THENCE N57°40'02"E ALONG SAID TANGENT A DISTANCE OF 155.96 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°07'25"W AND A RADIUS OF 257.50 FEET, A DISTANCE OF 156.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS SHOWN ON THE PLAT OF VILLAGES AT CASTLE ROCK, FILING NO. 1; THENCE S48°27'24"E ALONG THE BOUNDARY LINE OF SAID PLAT A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID CORNER BEING ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S48°27'24"E; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°07'26"W AND A RADIUS OF 642.50 FEET, A DISTANCE OF 180.81 FEET TO A POINT OF TANGENT; THENCE S57°40'02"E ALONG SAID TANGENT A DISTANCE OF 155.96 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°55'19"W AND A RADIUS OF 997.50 FEET, A DISTANCE OF 466.62 FEET TO A POINT OF TANGENT; THENCE S29°44'43"W ALONG SAID TANGENT A DISTANCE OF 442.87 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°16'51"W AND A RADIUS OF 1042.50 FEET, A DISTANCE OF 696.52 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87°18'10"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.47 FEET TO A POINT OF TANGENT; THENCE S19°16'36"E ALONG SAID TANGENT A DISTANCE OF 586.55 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°18'10"W AND A RADIUS OF 970.00 FEET, A DISTANCE OF 292.89 FEET TO A POINT OF TANGENT; THENCE S36°34'36"E ALONG SAID TANGENT A DISTANCE OF 466.88 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°34'02"W AND A RADIUS OF 1,050.00 FEET, A DISTANCE OF 663.36 FEET TO A POINT OF TANGENT; THENCE S00°19'26"W ALONG SAID TANGENT A DISTANCE OF 423.93 FEET; THENCE S89°40'34"E A DISTANCE OF 300.00 FEET; THENCE S00°19'26"W A DISTANCE OF 150.00 FEET; THENCE N89°40'34"W A DISTANCE OF 300.00 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS N89°40'34"W; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°15'00"W AND A RADIUS OF 660.00 FEET, A DISTANCE OF 83.51 FEET TO A POINT OF TANGENT; THENCE S07°34'26"W ALONG SAID TANGENT A DISTANCE OF 481.19 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°00'00"W AND A RADIUS OF 660.00 FEET, A DISTANCE OF 314.16 FEET TO A POINT OF TANGENT; THENCE S22°25'34"E ALONG SAID TANGENT A DISTANCE OF 633.69 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET; THENCE S22°25'34"E A DISTANCE OF 85.00 FEET; THENCE S67°34'26"W A DISTANCE OF 174.25 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°04'15"W AND A RADIUS OF 892.50 FEET, A DISTANCE OF 920.15 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 95°35'20"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 33.37 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF SAID COMPOUND CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°43'55"W AND A RADIUS OF 270.00 FEET, A DISTANCE OF 144.82 FEET TO A POINT 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 17; THENCE S00°19'26"W PARALLEL WITH SAID WEST LINE A DISTANCE OF 963.41 FEET; THENCE S89°53'50"E PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 470.00 FEET; THENCE S00°19'26"W PARALLEL WITH SAID WEST LINE OF THE NORTHWEST ONE-QUARTER A DISTANCE OF 250.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE N89°53'50"W ALONG SAID SOUTH LINE A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER; THENCE N00°19'26"E ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 1,331.00 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE CENTER OF SAID CURVE BEARS S65°02'22"E; THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°37'33"W AND A RADIUS OF 330.00 FEET, A DISTANCE OF 49.68 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 80°35'24"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 28.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°50'48"W AND A RADIUS OF 892.50 FEET, A DISTANCE OF 28.77 FEET TO A POINT ON SAID WEST LINE; THENCE N00°19'26"E ALONG SAID WEST LINE A DISTANCE OF 120.16 FEET; THENCE S44°40'34"E A DISTANCE OF 77.21 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 67°45'00"W AND A RADIUS OF 807.50 FEET, A DISTANCE OF 954.84 FEET TO A POINT OF TANGENT; THENCE N67°34'26"E A DISTANCE OF 74.25 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET; THENCE N22°25'34"W ALONG SAID TANGENT A DISTANCE OF 633.69 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00"W AND A RADIUS OF 660.00 FEET, A DISTANCE OF 345.58 FEET TO A POINT OF TANGENT; THENCE N07°34'26"E ALONG SAID TANGENT A DISTANCE OF 481.19 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°15'00"W AND A RADIUS OF 600.00 FEET, A DISTANCE OF 75.92 FEET TO A POINT OF TANGENT; THENCE N00°19'26"E ALONG SAID TANGENT A DISTANCE OF 573.93 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36°54'02"W AND A RADIUS OF 970.00 FEET, A DISTANCE OF 624.71 FEET TO A POINT OF TANGENT; THENCE N36°34'36"W ALONG SAID TANGENT A DISTANCE OF 466.88 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°18'10"W AND A RADIUS OF 1,050.00 FEET, A DISTANCE OF 311.00 FEET TO A POINT OF TANGENT; THENCE N19°16'36"W ALONG SAID TANGENT A DISTANCE OF 586.48 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87°55'14"W AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.69 FEET; THENCE S72°47'35"W A DISTANCE OF 195.26 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 23°56'08"W AND A RADIUS OF 1,042.50 FEET, A DISTANCE OF 435.51 FEET; THENCE N06°43'43"E A DISTANCE OF 85.00 FEET; THENCE N02°50'05"E A DISTANCE OF 480.00 FEET; THENCE N80°37'18"E A DISTANCE OF 270.00 FEET; THENCE N00°54'37"E A DISTANCE OF 180.00 FEET; THENCE N80°24'37"E A DISTANCE OF 120.00 FEET; THENCE N00°54'37"E A DISTANCE OF 100.00 FEET; THENCE N47°54'37"E A DISTANCE OF 180.00 FEET; THENCE N00°54'37"E A DISTANCE OF 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 157 AT PAGE 17 EXTENDED WESTERLY; THENCE S89°05'23"E ALONG SAID EXTENDED SOUTH LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,906,351 SQUARE FEET OR 43.764 ACRES MORE OR LESS.



Unofficial Copy

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 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 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.

NOTES

- 1. BASIS OF BEARING: EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, T 8 S, R 66 W, OF THE 6th PRINCIPAL MERIDIAN.
2. BENCHMARK: PANEL POINT NO. 9 TOP OF # 5 REBAR LOCATED 150' ± EAST OF BELL SURVEYING PIN & CAP AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8. ELEV = 6522.96'.
3. — DENOTES BOUNDARY PIN # 5 REBAR W/CAP SET BY L.S. 1612.

Correction 7/5/96 Rec. 9016201 Book 920 Page 335

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

PLANNING AND ZONING COMMISSIONS REVIEW

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 18th DAY OF December, 1995. G. Melody CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON. SIGNED THIS 30th DAY OF January, 1996. TOWN OF CASTLE ROCK

ATTESTED: Phyllis Brown Deputy Town Clerk BY: Steve Kennedy Mayor

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:55 P.M. ON THE 18th DAY OF September 1995. # 362811 COUNTY CLERK AND RECORDER BY: Louise L. Thompson Deputy

PREPARED BY: HOLLAND CORPORATION PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE SUITE 1600, HERMAN PLACE OFFICES IN: ENGLEWOOD, CO 80111 ENDEXA, KANSAS HURST, TEXAS PH 13031 790-1082

KNOW ALL MEN BY THESE PRESENTS: THAT THE HERONSIGNED, BEING ALL OF THE OWNERS, AND HOLDERS OF LIENS AND MORTGAGES OF THE ABOVE DESCRIBED LAND IN THE TOWN OF CASTLE ROCK, COLORADO, HAVE BY THESE PRESENTS LAID OFF, PLANTED 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. 3", 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, LANERN TRAIL, RIDGE ROAD, AND MIKELSON BOULEVARD, AND ALSO DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, TRACTS A, B AND C FOR THE PURPOSES SHOWN HEREON. THE HERONSIGNED HEREBY FURTHER TRAIL 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.

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

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF April, 1995. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1995. NOTARY Francine Jackson

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

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF April, 1995. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1995. NOTARY Francine Jackson

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

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF April, 1995. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1995. NOTARY Francine Jackson

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

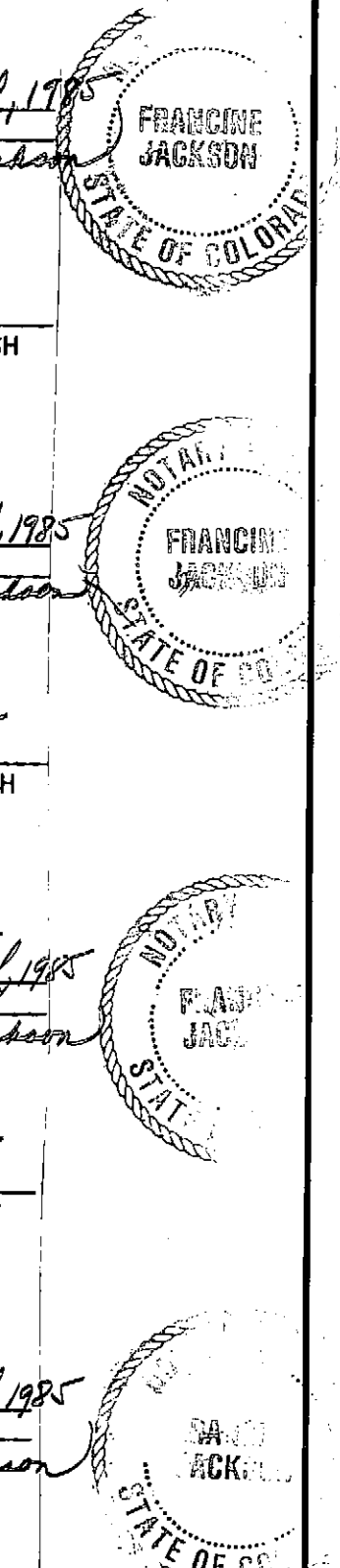
THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF April, 1995. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1995. NOTARY Francine Jackson

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

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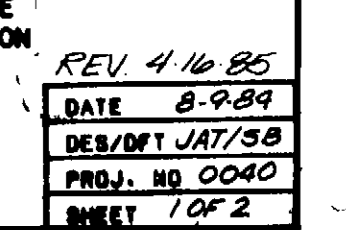
MORTGAGEES AND LIENHOLDERS: SHARBY D. MELBY, ADAM MELBY, CHARLEY A. STANLEY, CAROL ANNE WHITING. COUNTY OF DOUGLAS STATE OF COLORADO

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18th DAY OF April, 1995. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1995. NOTARY Francine Jackson



SURVEYOR'S CERTIFICATE: LARRY HARRIS, 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. REGISTERED LAND SURVEYOR

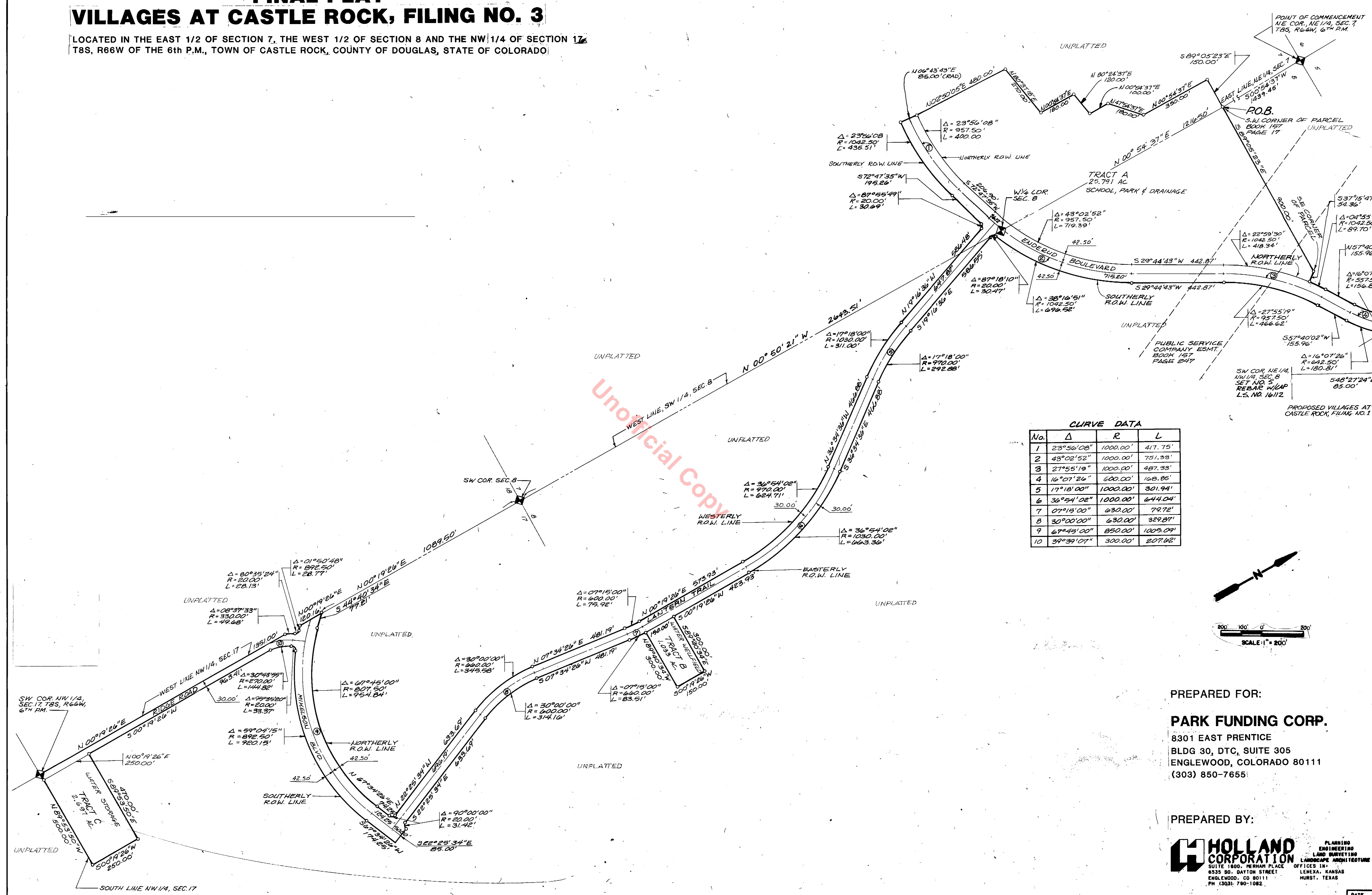
TITLE CERTIFICATE: I, James B. Feltner, an attorney at law duly licensed to practice in the State of Colorado, certify that I have examined the title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators. SIGNED THIS 18th DAY OF April, 1995. ATTY AT LAW



REV 4/16/95 DATE 8-9-89 DES/DT JAT/SB PRD. NO 0040 SHEET 1 OF 2

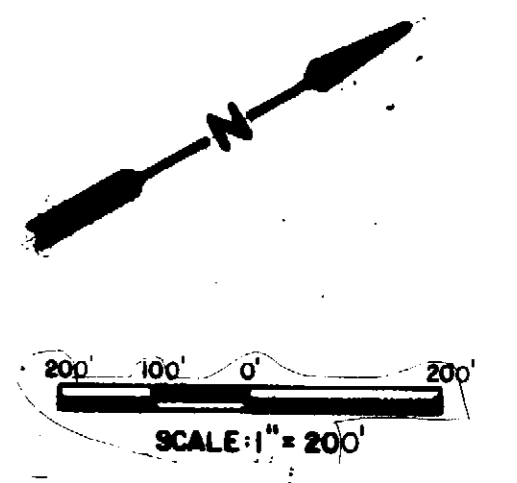
FINAL PLAT VILLAGES AT CASTLE ROCK, FILING NO. 3

LOCATED IN THE EAST 1/2 OF SECTION 7, THE WEST 1/2 OF SECTION 8 AND THE NW 1/4 OF SECTION 17
T8S, R66W OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE DATA

No.	Δ	R	L
1	23°56'08"	1000.00'	417.75'
2	43°02'52"	1000.00'	751.33'
3	27°55'19"	1000.00'	487.33'
4	16°07'26"	600.00'	168.85'
5	17°18'00"	1000.00'	301.94'
6	36°54'02"	1000.00'	644.04'
7	07°15'00"	630.00'	79.72'
8	30°00'00"	630.00'	329.81'
9	67°45'00"	850.00'	1009.09'
10	39°39'07"	300.00'	207.82'



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

PREPARED BY:
HOLLAND CORPORATION
PLANNING
ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
SUITE 1000, HERMAN PLACE
6535 SO. DAYTON STREET
ENGLEWOOD, CO 80111
PH (303) 790-1082
OFFICES IN:
LENEXA, KANSAS
HURST, TEXAS

REVISED 4/10/85
REVISED 3/19/85
REVISED 11/27/84
REVISED 11/13/84

DATE 8-9-84
DRAWN JAT/SB
PROJ. NO. 0040
SHEET 2 OF 2