

# PLAT IDENTIFICATION SHEET

RECEPTION # : DC00006965

DATE: 2-2-00

TIME 10:40

FEE: \$ 20<sup>00</sup> (2 P)

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

GRANTEE: *Villages at Castle Rock # 4*  
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 17, 8, 66  
(SECTION-TOWNSHIP-RANGE)

**FINAL PLAT**  
**VILLAGES AT CASTLE ROCK FILING NO. 4**  
 AN ADMINISTRATIVE REPLAT OF A PORTION OF VILLAGES AT CASTLE ROCK, FILING NO. 3,  
 AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, T. 8 S., R. 66 W. OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PROPERTY DESCRIPTION**

A PORTION OF VILLAGES OF CASTLE ROCK, FILING NO. 3 AND A PORTION OF FOUNDERS VILLAGE FILING NO. 7 AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SAID NORTH WEST ONE-QUARTER SECTION 17, BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 17 BY A 2-1/2" ALUM. CAP ON 1" IRON PIPE STAMPED, LS 6935 AND AT THE WEST ONE-QUARTER CORNER OF SECTION 17 BY A 2-1/2" ALUM. CAP ON #6 REBAR STAMPED PLS 28656, ASSUMED TO BEAR S00°30'35"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE S00°30'35"E ALONG SAID WEST LINE A DISTANCE OF 1089.57 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SOUTHERLY LINE OF FOUNDERS VILLAGE FILING NO. 7, AS RECORDED UNDER RECEPTION NO. 8905118, DOUGLAS COUNTY RECORDS:

- S45°30'40"E A DISTANCE OF 77.73 FEET;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 807.50 FEET, A CENTRAL ANGLE OF 67°45'00" AND AN ARC LENGTH OF 954.84 FEET;
- N66°44'20"E A DISTANCE OF 256.02 FEET;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3057.50 FEET, A CENTRAL ANGLE OF 16°48'59" AND AN ARC LENGTH OF 897.38 FEET;
- N49°55'21"E A DISTANCE OF 571.43 FEET;

THENCE S24°49'43"E ALONG THE WESTERLY LINE OF I.R.E.A. PARCEL, AS RECORDED IN BOOK 156 AT PAGE 247, A DISTANCE OF 88.10 FEET TO A POINT ON THE SOUTHERLY LINE OF MIKELSON BOULEVARD;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE SOUTHERLY LINE OF MIKELSON BOULEVARD:

- S49°55'21"W A DISTANCE OF 548.26 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3142.50 FEET, A CENTRAL ANGLE OF 16°48'59" AND AN ARC LENGTH OF 922.33 FEET;
- S66°44'20"W A DISTANCE OF 256.02 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 892.50 FEET, A CENTRAL ANGLE OF 38°33'58" AND AN ARC LENGTH OF 600.75 FEET, TO A POINT OF REVERSE CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 957.50 FEET, A CENTRAL ANGLE OF 15°48'54" AND AN ARC LENGTH OF 264.29 FEET;
- S89°29'25"W A DISTANCE OF 121.76 FEET TO A POINT ON WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17;

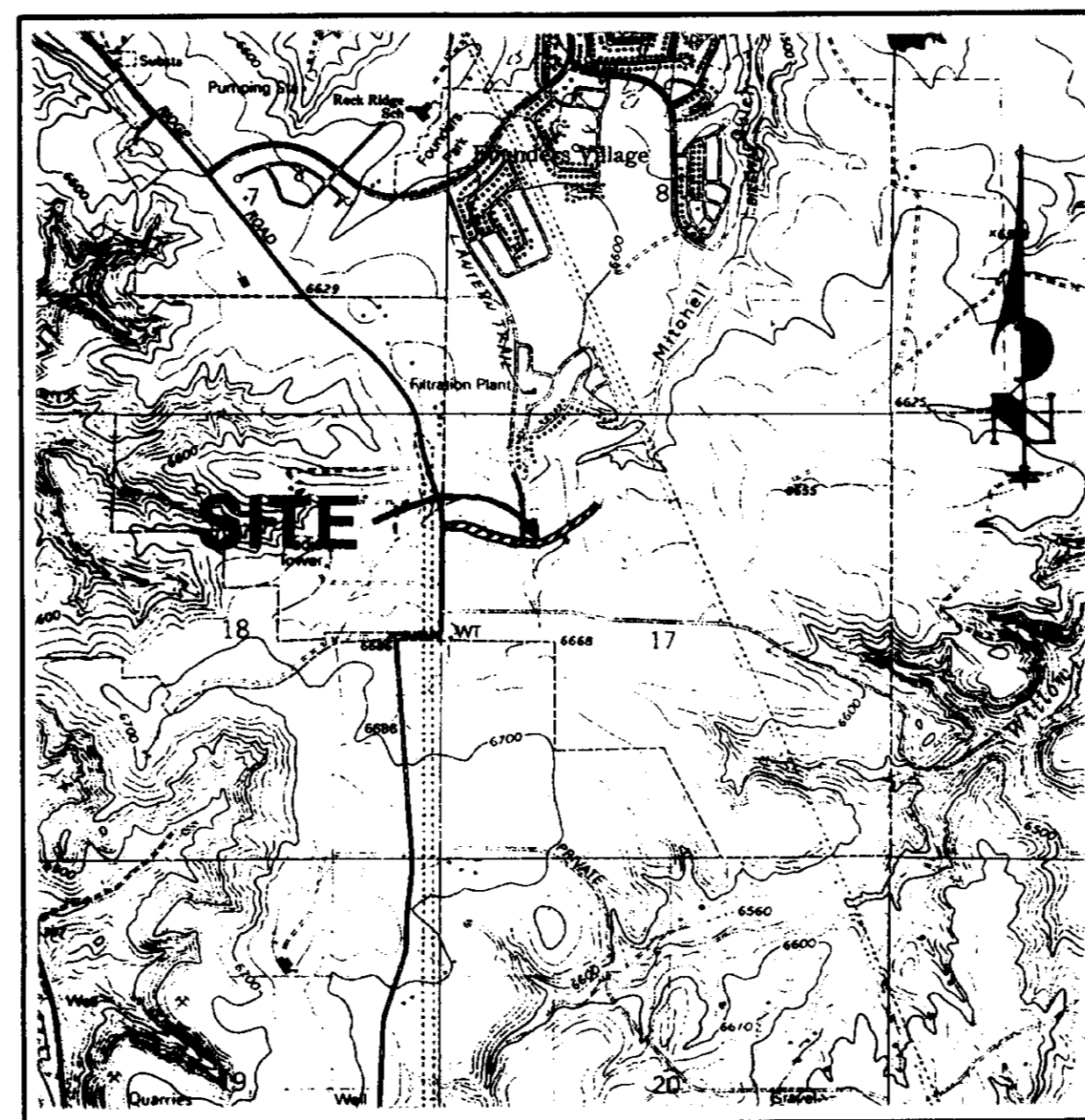
THENCE N00°30'35"W ALONG SAID WEST LINE A DISTANCE OF 306.43 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 5.939 ACRES.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF VILLAGES AT CASTLE ROCK FILING NO. 4. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT "A" IS HEREBY RESERVED TO CASTLEWOOD RANCH, L.L.C. FOR LANDSCAPED OPEN SPACE, FOR UTILITIES, AND FOR SIGNAGE.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, STREET LIGHTS, TRAFFIC SIGNALS, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 OWNER(S) \_\_\_\_\_ MORTGAGEE(S) AND LIENHOLDER(S) \_\_\_\_\_  
 THE TOWN OF CASTLE ROCK NONE  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 BY \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**

SCALE: 1" = 2000'

**NOTICE**

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

**OWNERS**

TOWN OF CASTLE ROCK  
 680 N. WILCOX ST.  
 CASTLE ROCK, CO. 80104-8000

**GENERAL NOTES**

- INDICATES RECOVERED A NO. 5 REBAR AND CAP STAMPED "LS 23044", UNLESS OTHERWISE NOTED.
- INDICATES SET A NO. 5 REBAR WITH A 1-1/2" ALUM. CAP STAMPED JR ENG 25369, UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS: THE WEST LINE OF SAID NORTH WEST ONE-QUARTER SECTION 17, BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 17 BY A 2-1/2" ALUM. CAP ON 1" IRON PIPE STAMPED, LS 6935 AND AT THE WEST ONE-QUARTER CORNER OF SECTION 17 BY A 2-1/2" ALUM. CAP ON #6 REBAR STAMPED PLS 28656, ASSUMED TO BEAR S00°30'35"E.
- TRACT "A" IS DESIGNATED AS A LANDSCAPED OPENSACE, SIGNAGE, AND UTILITY EASEMENT. ANY LANDSCAPE IMPROVEMENTS IN TRACT A SHALL BE CONSTRUCTED BY CASTLEWOOD RANCH, L.L.C. OR THE CASTLEWOOD RANCH METROPOLITAN DISTRICT. ALL IMPROVEMENTS SHALL BE MAINTAINED BY THE CASTLEWOOD RANCH METROPOLITAN DISTRICT OR HOMEOWNER'S ASSOCIATION.

**WATER RIGHTS DEDICATION AGREEMENT**

THIS FINAL PLAT CONSOLIDATES PREVIOUSLY CONVEYED RIGHTS-OF-WAY AND THEREFORE ALL TERMS AND CONDITIONS FOR WATER DEDICATION ARE NOT APPLICABLE.

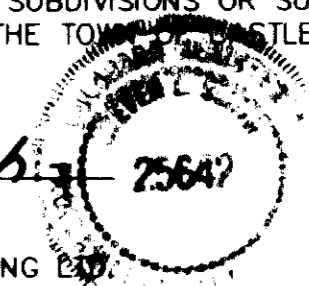
**PURPOSE OF ADMINISTRATIVE REPLAT**

THIS FINAL PLAT IS AN ADMINISTRATIVE REPLAT AND CONSOLIDATION OF EXISTING PLATTED RIGHTS-OF-WAY AND RECENTLY DEEDED PARCELS ADJACENT TO FOUNDERS VILLAGE FILING NO. 7. THE REPLAT ALSO DEPICTS THE REALIGNMENT OF MIKELSON BOULEVARD AT RIDGE ROAD, AND THE PREVIOUS RIGHT-OF-WAY NOW DEPICTED AS TRACT "A". THE TOWN IS THE OWNER OF ALL RIGHT-OF-WAY PARCELS AND THEREFORE ALL REFERENCES TO SUBDIVIDER HAVE BEEN ELIMINATED. THE ARTERIAL STREET IMPROVEMENTS ON MIKELSON BOULEVARD SHALL BE CONSTRUCTED BY THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4 AND BY THE CASTLEWOOD RANCH METROPOLITAN DISTRICT, AS REQUIRED BY THEIR RESPECTIVE MASTER INTERGOVERNMENTAL AGREEMENTS, SERVICE PLANS, OR DEVELOPMENT AGREEMENTS.

**SURVEYOR'S CERTIFICATE**

I, STEVEN L. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 22, 1999, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

*Steven L. Smith*  
 STEVEN L. SMITH, P.L.S.  
 COLORADO NO. 25642  
 FOR AND ON BEHALF OF JR ENGINEERING LTD.



12/29/99  
 DATE

**TITLE CERTIFICATE**

I, Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 OWNERSHIP AND DEDICATION.

SIGNED THIS 24<sup>th</sup> DAY OF January, 2000

*Eric Stearns*  
 AUTHORIZED REPRESENTATIVE  
 Land Title Guarantee  
 TITLE INSURANCE COMPANY

**STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL**

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 27<sup>th</sup> DAY OF JANUARY, A.D. 2000.

ATTN: *Mar Ann*  
 COMMUNITY DEVELOPMENT DIRECTOR

**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE**

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: *Gallya A. Mann* TOWN CLERK  
*Fruha A. Ciarelli* TOWN MANAGER

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 2 DAY OF Feb. 2000 AT 10:40 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 0006965  
*Sheryl Muehlelt - Deputy*  
 DOUGLAS COUNTY CLERK AND RECORDER



FINAL PLAT  
 VILLAGES AT CASTLE ROCK FILING NO. 4  
 PROJECT NO. 2215.08  
 DATE 12/16/99  
 SHEET 1 OF 2

**JR Engineering, Ltd.**  
 6020 Greenwood Plaza Blvd.  
 Englewood, Colorado 80111  
 Tel. (303) 740-9393  
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

Unofficial Copy

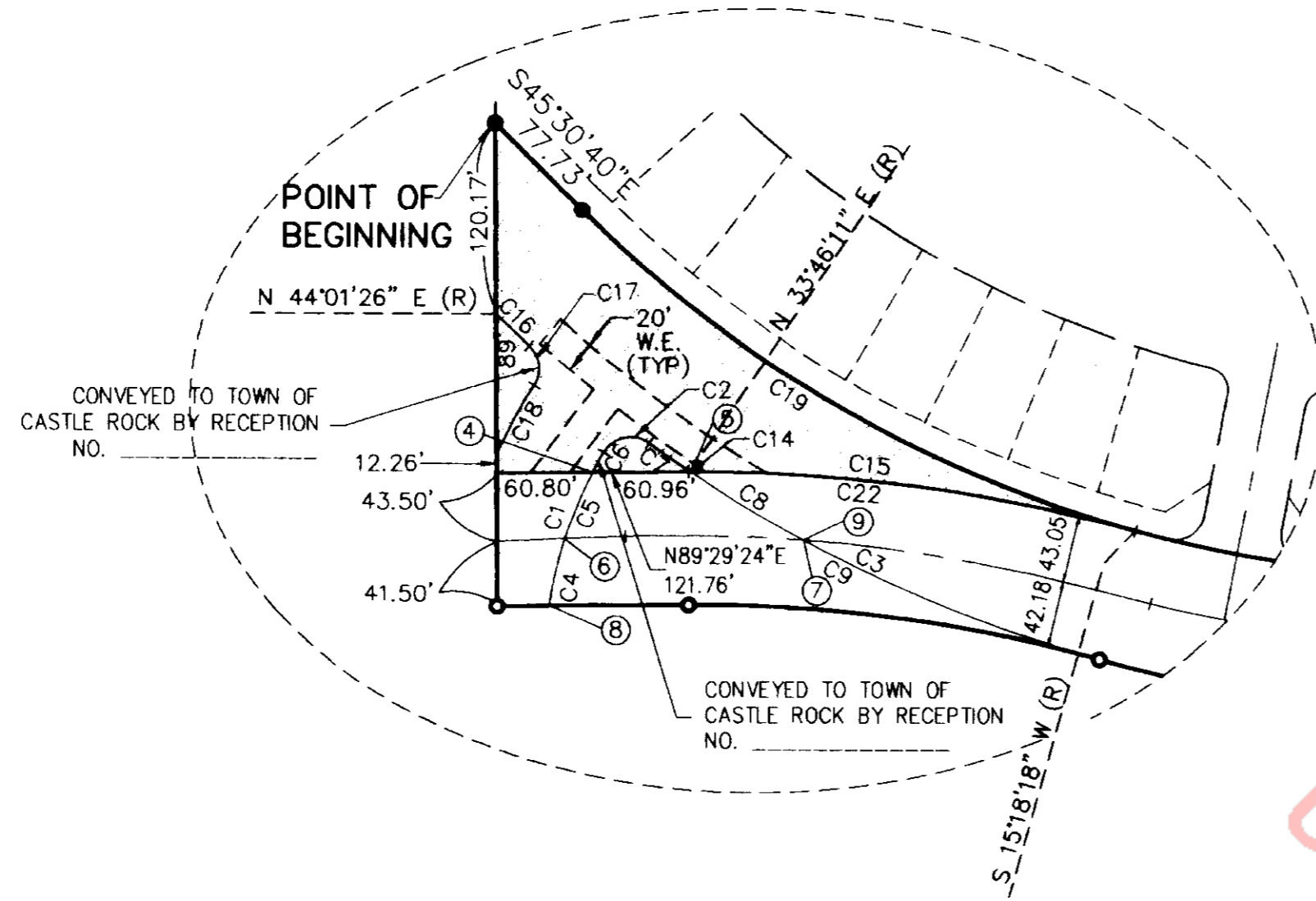
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**FINAL PLAT**  
**VILLAGES AT CASTLE ROCK FILING NO. 4**  
 AN ADMINISTRATIVE REPLAT OF A PORTION OF VILLAGES AT CASTLE ROCK, FILING NO. 3,  
 AND A PORTION OF THE NORTHWEST ONE-QUATER OF SECTION 17, T. 8 S., R. 66 W. OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**RADIAL BEARINGS**

- ① N38°59'15"E (R)
- ② S02°15'15"W (R)
- ③ N33°14'15"E (R)
- ④ S62°52'29"E (R)
- ⑤ S00°25'40"E (R)
- ⑥ S72°35'50"E (R)
- ⑦ S04°15'23"W (R)
- ⑧ S81°56'22"E (R)
- ⑨ N28°22'16"E (R)

**DETAIL - TRACT 'A'**  
 SCALE: 1"=100'



**LINE DATA**

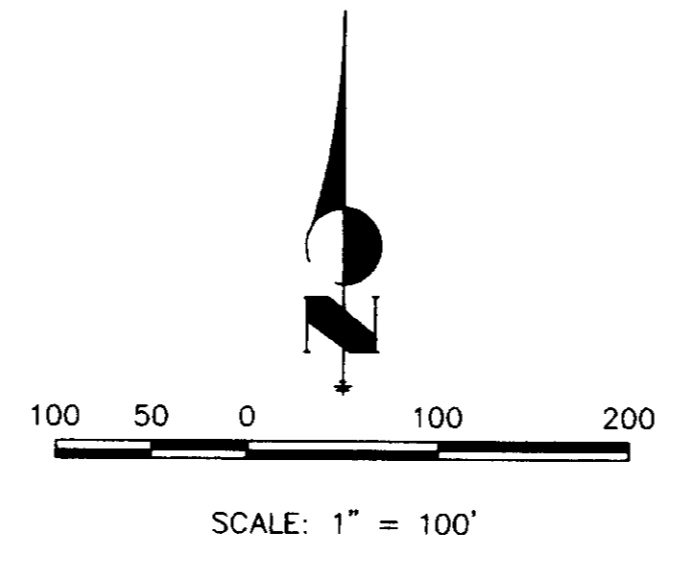
LINE	BEARING	LENGTH
L1	S89°29'25"W	75.09'
L2	S89°29'25"W	25.10'
L3	S89°29'25"W	21.56'
L4	N36°39'58"E	50.79'
L5	N36°39'58"E	66.54'
L6	N41°53'22"E	20.00'

**CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA
C1	270.00'	104.43'	22°09'42"
C2	20.00'	33.38'	95°36'59"
C3	892.50'	319.85'	20°32'01"
C4	270.00'	44.02'	09°20'32"
C5	270.00'	45.82'	09°43'21"
C6	270.00'	14.59'	03°05'49"
C7	892.50'	32.23'	02°04'08"
C8	892.50'	84.09'	05°23'55"
C9	892.50'	203.53'	13°03'58"
C10	1000.00'	113.62'	06°30'35"
C11	1000.00'	167.34'	09°35'16"
C12	850.00'	48.46'	03°16'00"
C13	850.00'	502.00'	33°50'19"
C14	1042.50'	1.49'	00°04'56"
C15	1042.50'	286.26'	15°43'58"
C16	892.50'	28.82'	01°51'00"
C17	20.00'	28.12'	80°34'12"
C18	330.00'	49.71'	08°37'51"
C19	807.50'	411.30'	29°11'02"
C20	807.50'	543.53'	38°33'58"
C21	1000.00'	280.96'	16°05'51"
C22	1042.50'	287.75'	15°48'54"
C23	867.00'	163.87'	10°49'45"
C24	887.00'	69.01'	04°27'27"
C25	887.00'	44.92'	02°54'06"
C26	1042.50'	237.46'	13°03'03"
C27	1042.50'	38.87'	02°08'11"
C28	1042.50'	11.42'	15°48'54"

**LEGEND**

- DENOTES TRACT "A"
- DENOTES A PORTION OF VILLAGES AT CASTLE ROCK FILING NO. 3 (REC. NO. 362311)
- RECOVERED AND ACCEPTED #5 REBAR AND CAP PLS 23044
- SET #5 REBAR AND ALUM. CAP STAMPED "JR ENG" PLS 25369
- W.E. DENOTES WATER EASEMENT FOR EXISTING 18" TRANSMISSION LINE
- I.R.E.A. INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION



UNPLATTED

**POINT OF COMMENCEMENT**  
 NW COR. SEC. 17  
 T. 8 S., R. 66 W. 6TH P.M.  
 RECOVERED 2 1/2" ALUM. CAP  
 ON 1" IRON PIPE STAMPED  
 "LS 6935"

**POINT OF BEGINNING**  
 NW COR. SEC. 17  
 T. 8 S., R. 66 W. 6TH P.M.  
 RECOVERED 2 1/2" ALUM. CAP  
 ON 1" IRON PIPE STAMPED  
 "LS 6935"

**POINT OF BEGINNING**  
 TRACT "A"  
 LANDSCAPED OPEN SPACE,  
 SIGNAGE AND UTILITY  
 EASEMENT  
 29565 SQ. FT.

W. 1/4 COR. SEC. 17  
 T. 8 S., R. 66 W. 6TH P.M.  
 RECOVERED 2 1/2" ALUM. CAP  
 ON #6 REBAR STAMPED  
 "PLS 28656"

FOUNDERS VILLAGE  
 FILING NO. 7  
 RECEPTION NO. 8905118

FOUNDERS VILLAGE  
 FILING NO. 7  
 RECEPTION NO. 8905118

RIGHT OF WAY DEDICATED  
 BY RECEPTION NO. 98103528  
 BK 1641 PG 1594

RIGHT OF WAY DEDICATED BY  
 RECEPTION NO. 98103528  
 BK 1641 PG 1594

Δ=37°06'19"  
 R=850.00'  
 L=550.47'

Δ=38°33'58"  
 R=892.50'  
 L=600.75'

Δ=15°48'54"  
 R=957.50'  
 L=264.29'

Δ=67°45'00"  
 R=807.50'  
 L=954.84'

Δ=16°48'59"  
 R=3057.50'  
 L=897.38'

Δ=16°48'59"  
 R=3142.50'  
 L=922.33'

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