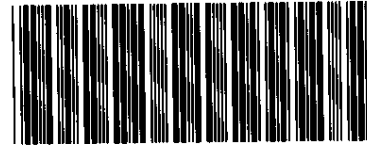


PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
2 PGS

2003060883
04/28/2003 03:46 PM



2003060883 2 PGS

GRANTOR:
(owner/signer)

Rowley Downs Land Company

GRANTEE:
(subdivision name or name of plat)

Woodlands # 11
Final Plat

LEGAL:
(section-township-range)

1-8-67

THE WOODLANDS FILING NO. 11 FINAL PLAT A SUBDIVISION IN PART OF SECTION 1, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO



VICINITY MAP
SCALE: 1"=500'

NOTES

1. THERE IS NO 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 080049 0189 C DATED SEPTEMBER 30, 1987.

PROPERTY DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1;
THENCE S 89°01'30"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, A DISTANCE OF 833.96 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE WOODLANDS, FILING NO. 4, ALSO SAID POINT BEING LOCATED ON THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 539 AT PAGE 863, DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID EASTERLY BOUNDARY LINE OF SAID WOODLANDS, FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. THENCE N 0°59'09"E A DISTANCE OF 446.14 FEET;
 2. THENCE N 53°33'51"E A DISTANCE OF 346.14 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 - THENCE NORTHERLY ALONG THE EASTERN BOUNDARY OF THE WOODLANDS, FILING NO. 4 FOR THE FOLLOWING NINE (9) COURSES:
 1. THENCE N 53°33'51"E A DISTANCE OF 100.00 FEET;
 2. THENCE N 33°48'35"W A DISTANCE OF 139.82 FEET;
 3. THENCE N 16°18'50"W A DISTANCE OF 213.60 FEET;
 4. THENCE N 52°23'50"W A DISTANCE OF 76.54 FEET;
 5. THENCE N 02°38'01"W A DISTANCE OF 220.00 FEET;
 6. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 106.31 FEET, SAID CURVE HAS A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 25°04'00" AND A CHORD THAT BEARS N 60°38'35"W A DISTANCE OF 105.47 FEET;
 7. THENCE N 16°49'25"E A DISTANCE OF 60.00 FEET;
 8. THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 79.55 FEET, SAID CURVE HAS A RADIUS OF 303.00 FEET AND A CENTRAL ANGLE OF 15°02'34" TO A POINT OF TANGENT;
 9. THENCE N 88°13'09"W ALONG SAID TANGENT A DISTANCE OF 79.84 FEET;
 - THENCE N 71°43'30"W A DISTANCE OF 187.74 FEET;
 - THENCE N 53°17'55"W A DISTANCE OF 133.52 FEET TO THE BOUNDARY OF THE WOODLANDS, FILING NO. 2;
 - THENCE N 80°34'01"E ALONG SAID BOUNDARY A DISTANCE OF 96.81 FEET;
 - THENCE N 34°22'41"E ALONG SAID BOUNDARY A DISTANCE OF 140.23 FEET TO THE BOUNDARY OF THE WOODLANDS, FILING NO. 3;
 - THENCE S 48°18'02"E ALONG SAID BOUNDARY A DISTANCE OF 53.57 FEET;
 - THENCE S 85°58'30"E ALONG SAID BOUNDARY A DISTANCE OF 491.09 FEET;
 - THENCE N 55°16'30"E ALONG SAID BOUNDARY A DISTANCE OF 268.08 FEET;
 - THENCE S 22°06'58"E A DISTANCE OF 535.85 FEET;
 - THENCE S 04°29'08"E A DISTANCE OF 700.00 FEET;
 - THENCE N 82°33'41"W A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING;
- CONTAINING 15.44 ACRES, MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWENTY THREE LOTS, TWO TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 11. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, 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. TRACTS A AND B ARE HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE THE WOODLANDS MASTER ASSOCIATION, INC. FOR THE PURPOSES OF OPENSACE AND DRAINAGE.

EXECUTED THIS 17 DAY OF April, 2003.

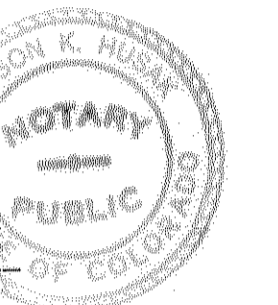
OWNER ROWLEY DOWNS LAND COMPANY

R. Scott Durman Secretary
ROWLEY DOWNS LAND COMPANY
3929 EAST ARAPAHOE ROAD
LITTLETON, COLORADO 80122

NOTARY CERTIFICATES

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2003, BY *R. Scott Durman* AS *Secretary* OF ROWLEY DOWNS LAND COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF April, 2003
MY COMMISSION EXPIRES *May, 2003*



A. J. Bond AS *President*
THE WOODLANDS MASTER ASSOCIATION, INC.
8100 SOUTH QUEBEC STREET, SUITE B-210
ENGLEWOOD, COLORADO 80112

NOTARY CERTIFICATES

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2003, BY *A. J. Bond* AS *President* OF THE WOODLANDS MASTER ASSOCIATION, INC.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF April, 2003
MY COMMISSION EXPIRES *May 2003*



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS GOVERNED BY THE WOODLANDS VILLAGE WATER SUPPLY AGREEMENT, RECORDED NOVEMBER 4, 1992 IN BOOK 1094 AT PAGE 2309 UNDER RECEPTION NO. 9241175 AND ACCORDINGLY 23 SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 24, 2001, 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.

David E. Archer 4-16-03
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

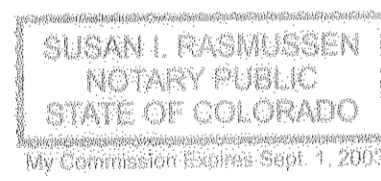
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:46 P.M. ON THE DAY OF *April*, 2003,
DOUGLAS COUNTY CLERK AND RECORDER #2003060383

By: *Julayan*
Deputy

TITLE CERTIFICATE

Eric Stevens BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantor*
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 17th DAY OF April, 2003.

Eric Stevens AUTHORIZED REPRESENTATIVE
Land Title Guarantor Company TITLE INSURANCE COMPANY



STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2003, BY *Eric Stevens* AS *TITLE OFFICER* OF *Land Title*
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF April, 2003
MY COMMISSION EXPIRES *9-1-03*

Susan I. Rasmussen
NOTARY PUBLIC

DEVELOPER

RENAISSANCE HOMES
3929 E. ARAPAHOE ROAD, SUITE 200
LITTLETON, COLORADO 80122

SURVEYOR

DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, COLORADO 80104

OWNER

ROWLEY DOWNS LAND COMPANY
19563 E. MAIN STREET
PARKER, COLORADO 80134

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 23 DAY OF April, A.D., 2003.

ATTEST:
Kornelia A. Sullivan 11/23/03
DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK DATE

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: TOWN OF CASTLE ROCK
Max Stevens
TOWN CLERK TOWN MANAGER



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 from the date of the certification shown hereon.

LEGEND

- = PROPERTY LINE
- = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
- = EASEMENT LINES

SUMMARY TABLE	
LOTS	6.05 ACRES
RIGHT OF WAY	2.52 ACRES
TRACTS	6.87 ACRES
TOTAL ACRES	15.44 ACRES
TOTAL NO. SFE	23

SHEET INDEX	
SHEET 1 OF 2	COVER SHEET
SHEET 2 OF 2	PLAT

TRACT TABLE			
TRACT	ACRES	TRACT USE	MAINTENANCE OF TRACT
TRACT A	5.08 ACRES	OPENSACE & DRAINAGE	WOODLANDS MASTER ASSOCIATION
TRACT B	1.79 ACRES	OPENSACE & DRAINAGE	WOODLANDS MASTER ASSOCIATION

REVISIONS	DATE
Rev. 4-4-02	
Rev. 7-8-02	
Rev. 11-14-02	
Rev. 12-2-02	
Rev. 1-30-03	
Rev. 4-4-03	
Rev. 4-15-03	

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE: 1"=500'
DATE: 10-24-01
DRA: AEM
APPV: [Signature]

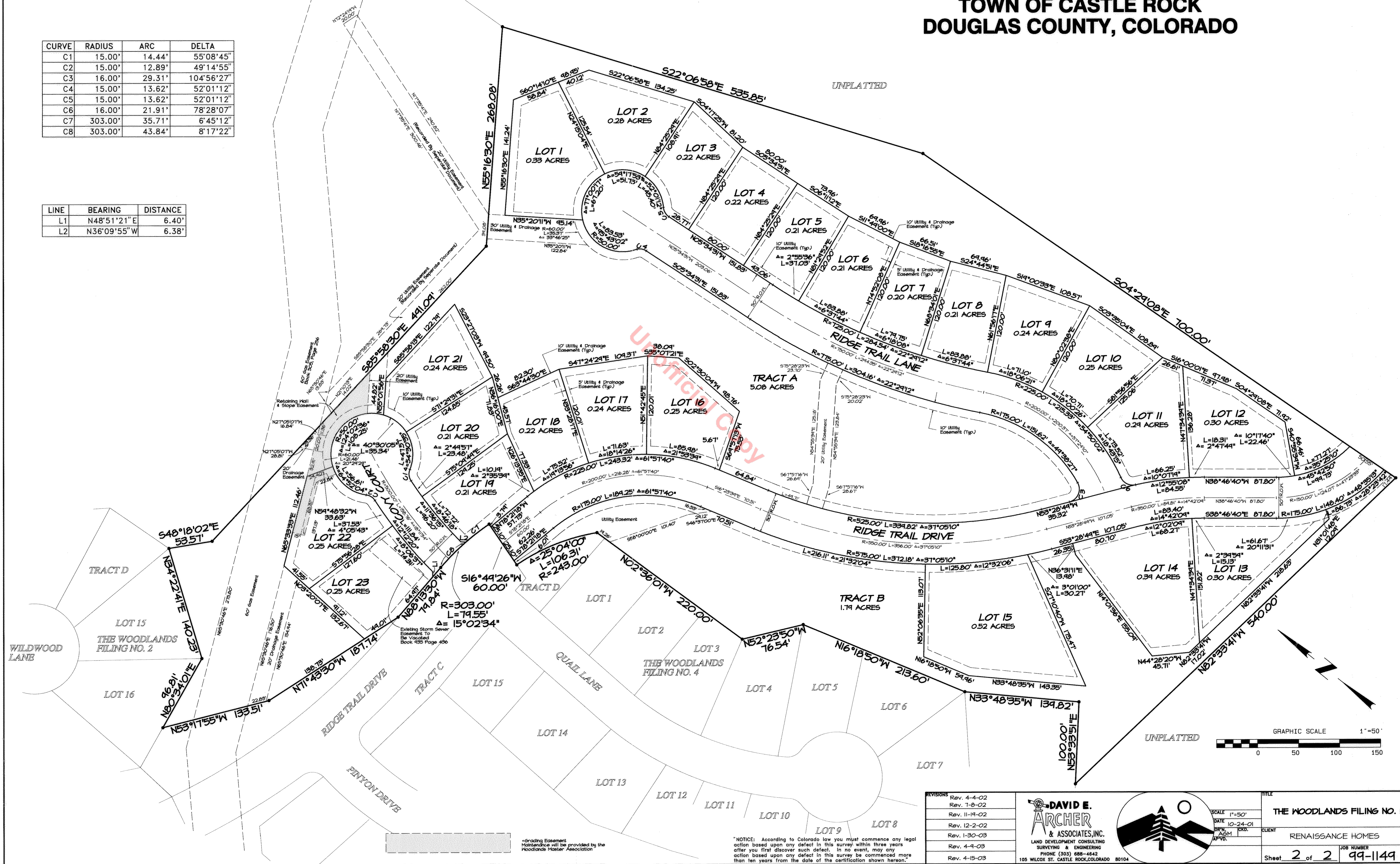
TITLE: THE WOODLANDS FILING NO. 11
CLIENT: RENAISSANCE HOMES
JOB NUMBER: 99-1149
Sheet 1 of 2

THE WOODLANDS FILING NO. 11 FINAL PLAT

A SUBDIVISION IN PART OF SECTION 1, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO

CURVE	RADIUS	ARC	DELTA
C1	15.00'	14.44'	55°08'45"
C2	15.00'	12.89'	49°14'55"
C3	16.00'	29.31'	104°56'27"
C4	15.00'	13.62'	52°01'12"
C5	15.00'	13.62'	52°01'12"
C6	16.00'	21.91'	78°28'07"
C7	303.00'	35.71'	6°45'12"
C8	303.00'	43.84'	8°17'22"

LINE	BEARING	DISTANCE
L1	N48°51'21"E	6.40'
L2	N36°09'55"W	6.38'



REVISIONS	DATE
Rev. 4-4-02	
Rev. 7-8-02	
Rev. 11-14-02	
Rev. 12-2-02	
Rev. 1-30-03	
Rev. 4-4-03	
Rev. 4-15-03	

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	THE WOODLANDS FILING NO. 11
SCALE	1"=50'
DATE	10-24-01
DRN. AGM	
APVD.	
CLIENT	RENAISSANCE HOMES
JOB NUMBER	99-1149
Sheet	2 of 2

FILED IN THE OFFICE OF THE COUNTY CLERK OF DOUGLAS COUNTY, COLORADO
 ON 10/24/01 AT 10:24 AM

Grading Easement Notwithstanding will be provided by the Woodlands Master Association

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 from the date of the certification shown hereon.