

PLAT IDENTIFICATION SHEET



RECEPTION#:

DATE:

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$50.00
5 PGS
2002072440
07/25/2002 03:21 PM

TIME:

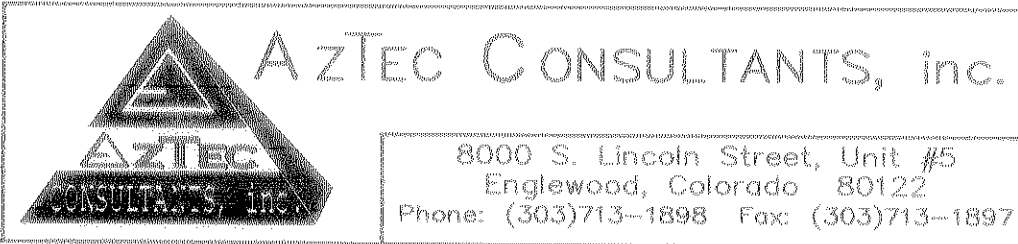
FEE: \$

GRANTOR: *Tenabrook Escavera LLC*
(owner/signer)

GRANTEE: *The Woodlands #12*
(subdivision name or name of plat)

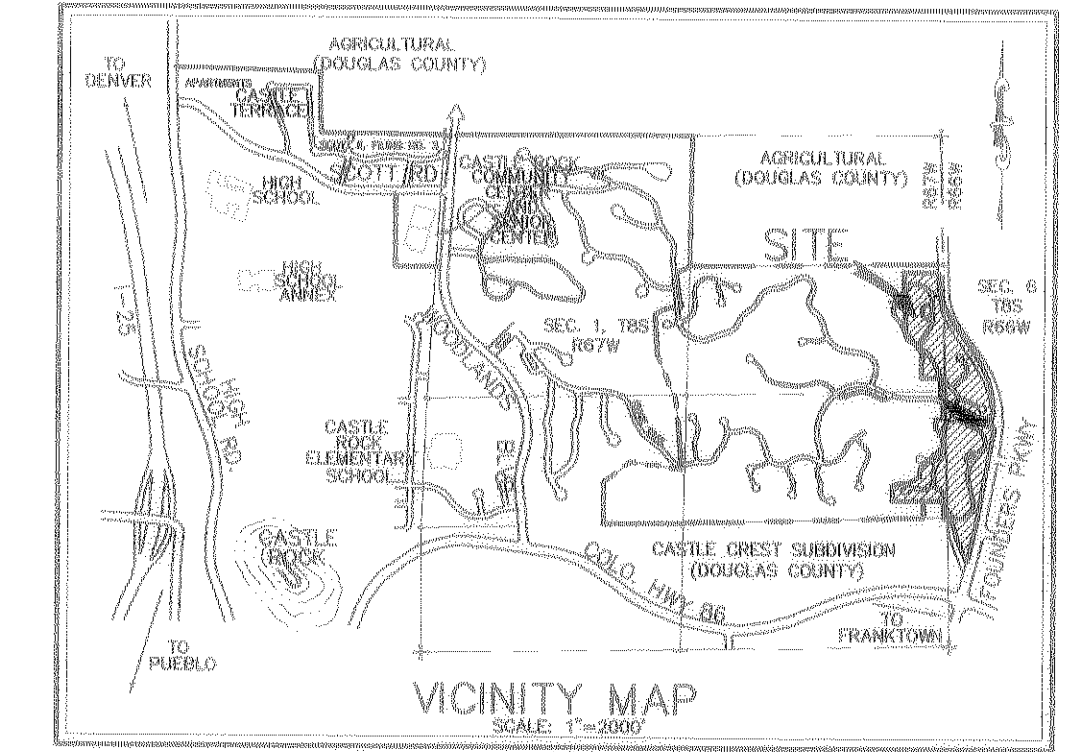
LEGAL: *1-8-67*
(section-township-range) *6-8-66*

NEW SUBDIVISION ABBREV: _____



THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO FINAL PLAT - SHEET 1 OF 5



PROPERTY DESCRIPTION
A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, OUTLOT "A" AND OUTLOT "C" OF CASTLE OAKS FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 150556 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO LYING IN THE WEST HALF OF THE WEST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SAID SIXTH PRINCIPAL MERIDIAN ALL IN THE TOWN OF CASTLE ROCK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 AND CONSIDERING THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER TO BEAR SOUTH 88°24'25" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 88°24'25" WEST ALONG SAID SOUTHERLY LINE 30.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 945724 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 01°12'28" WEST 185.25 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL SOUTH 88°58'21" WEST 216.73 FEET TO THE NORTHWEST CORNER THEREOF BEING ALSO ON THE EASTERLY BOUNDARY OF THE WOODLANDS, FILING NO. 10 RECORDED UNDER RECEPTION NO. 010468-41 IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:
1. ALONG THE PROLONGATION OF SAID NORTHERLY LINE SOUTH 88°58'21" WEST 326.35 FEET
2. NORTH 01°01'39" WEST 138.76 FEET;
3. NORTH 51°02'59" EAST 77.86 FEET;
4. SOUTH 90°00'00" EAST 121.39 FEET;
5. NORTH 59°17'31" EAST 120.40 FEET;
6. NORTH 00°03'28" WEST 93.80 FEET;
7. NORTH 46°34'02" EAST 315.53 FEET;
8. NORTH 00°46'28" WEST 140.24 FEET;
9. NORTH 53°32'34" WEST 94.20 FEET;
10. NORTH 00°46'28" WEST 102.66 FEET;
11. NORTH 89°38'04" EAST 75.00 FEET;
12. NORTH 00°46'28" WEST 423.08 FEET;
13. SOUTH 89°13'32" WEST 201.12 FEET;
14. NORTH 00°46'24" WEST 254.12 FEET;
15. NORTH 38°02'09" WEST 277.90 FEET;
16. NORTH 02°47'59" WEST 263.23 FEET;
17. NORTH 08°09'57" WEST 112.52 FEET;
18. NORTH 00°50'47" WEST 243.88 FEET;
19. NORTH 89°09'13" EAST 374.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AS DESCRIBED ON THE PLAT OF MILLER BOULEVARD, FILING NO. 1 RECORDED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 01°12'22" EAST 161.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 855.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 508.55 FEET THROUGH A CENTRAL ANGLE OF 34°04'45";
3. TANGENT TO SAID CURVE SOUTH 35°17'07" EAST 402.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1022.10 FEET;
4. SOUTHERLY ALONG SAID CURVE 815.01 FEET THROUGH A CENTRAL ANGLE OF 45°41'13";
5. TANGENT TO SAID CURVE SOUTH 10°24'06" WEST 1277.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF RIDGE ROAD AS SHOWN ON SAID PLAT OF CASTLE OAKS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF RIDGE ROAD THE FOLLOWING FOUR (4) COURSES:
1. NORTH 06°24'16" WEST 32.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 440.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE 231.02 FEET THROUGH A CENTRAL ANGLE OF 30°04'57";
3. TANGENT TO SAID CURVE NORTH 36°29'13" WEST 39.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET;
4. NORTHERLY ALONG SAID CURVE 188.20 FEET THROUGH A CENTRAL ANGLE OF 29°57'13" TO THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°24'25" WEST 41.53 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 32.041 GROSS ACRES (1,395,697 GROSS SQ. FT.), MORE OR LESS.

EXCEPT THEREFROM THAT PORTION OF BLACK PINE DRIVE AS DEDICATED ON THE FINAL PLAT OF THE WOODLANDS FILING NO. 10 RECORDED UNDER RECEPTION NO. 04016841 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, CASTLE ROCK, COLORADO LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF SAID SIXTH PRINCIPAL MERIDIAN, IN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1, AND CONSIDERING THE EASTERLY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TO BEAR SOUTH 01°21'31" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE SOUTH 33°07'12" EAST 74.67 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BLACK PINE DRIVE BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF SOUTH 16°42'05" WEST AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TEN (10) COURSES:
1. SOUTHEASTERLY ALONG SAID CURVE 62.21 FEET THROUGH A CENTRAL ANGLE OF 10°58'00";
2. TANGENT TO SAID CURVE SOUTH 62°19'55" EAST 27.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET;
3. NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
4. NON-TANGENT TO SAID CURVE AND RADIAL TO THE SUCCEEDING CURVE SOUTH 62°19'55" EAST 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
6. TANGENT TO SAID CURVE SOUTH 62°19'55" EAST 227.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 275.00 FEET;
7. EASTERLY ALONG SAID CURVE 37.40 FEET THROUGH A CENTRAL ANGLE OF 07°47'35" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 141.00 FEET;
8. EASTERLY ALONG SAID CURVE 51.97 FEET THROUGH A CENTRAL ANGLE OF 21°07'07";
9. NON-TANGENT TO SAID CURVE NORTH 88°45'23" EAST 62.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET;
10. NORTHEASTERLY ALONG SAID CURVE 57.43 FEET THROUGH A CENTRAL ANGLE OF 94°00'30" TO THE WESTERLY RIGHT-OF-WAY OF SAID MILLER BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1022.10 FEET AND A RADIAL BEARING OF SOUTH 84°44'53" WEST;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF BLACK PINE DRIVE AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND CURVE 149.24 FEET THROUGH A CENTRAL ANGLE OF 08°21'57" TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BLACK PINE DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.00 FEET AND A RADIAL BEARING OF NORTH 85°31'22" WEST;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MILLER BOULEVARD AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE 57.64 FEET THROUGH A CENTRAL ANGLE OF 94°21'27";
2. TANGENT TO SAID CURVE SOUTH 88°45'23" WEST 29.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 159.00 FEET;
3. NORTHWESTERLY ALONG SAID CURVE 80.23 FEET THROUGH A CENTRAL ANGLE OF 28°54'42";
4. TANGENT TO SAID CURVE NORTH 62°19'55" WEST 301.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
5. SOUTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
6. NON-TANGENT TO SAID CURVE NORTH 62°19'55" WEST 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
7. NORTHWESTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
8. TANGENT TO SAID CURVE NORTH 62°19'55" WEST 27.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 275.00 FEET;
9. NORTHWESTERLY ALONG SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 07°39'18";

THENCE NORTH 00°46'28" WEST 52.90 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 0.805 ACRES (35,058 SQ. FT.), MORE OR LESS.

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE. UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TV LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- ALL RIGHT-OF-WAY RETURN RADII SHOWN HEREON ARE 20 FEET, UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, SAID LINE BEARS S. 88°24'25"W. AND IS MONUMENTED AS SHOWN HEREON.
- NO FEMA REGULATED FLOOD PLAIN EXISTS ON THIS SITE.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE ORDINANCE. RIDGELINE AREAS MUST ADHERE TO TOWN ORDINANCE 99-15 REGARDING MITIGATION PROCEDURES.
- TRACTS IDENTIFIED AS PRIVATE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOA. TRACT K IS BEING CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT FOR A WELL SITE AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACTS E AND I SHALL BE DEDICATED TO THE TOWN AS FOUNDERS PARKWAY RIGHT OF WAY.
- ALL ROADWAYS WITHIN FILING 12 WILL BE POSTED AS "FIRE LANES" ONE SIDE ONLY AS REQUESTED BY THE FIRE DEPARTMENT. EMERGENCY ACCESS ROADS SHALL BE OWNED AND MAINTAINED BY THE HOA AND CONSTRUCTED TO FIRE DEPARTMENT STANDARDS. EMERGENCY ACCESSES WILL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN GOOD AND OPERABLE CONDITION AND ACCESSIBLE AT ALL TIMES PER FIRE DEPARTMENT REQUIREMENTS.
- THE DEVELOPER SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY" FOR THIS PROJECT.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED PRELIMINARY PD SITE PLAN. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, FOUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE.
- PURSUANT TO SECTION 1.3.7 OF CHAPTER 10 OF THE PUBLIC WORKS REGULATIONS, THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.
- NO FENCES WILL BE ALLOWED WITHIN OF ANY RIGHT OF WAY LINE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS FINAL PLAT.

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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 12. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED. TRACTS A, B, C, D, F, G, H AND J WILL BE DEDICATED BY SEPARATE DOCUMENT TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AS OPEN SPACE. TRACTS E AND I ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR OWNERSHIP FOR FOUNDERS PARKWAY RIGHT-OF-WAY DEDICATION. TRACTS E AND I SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THE TOWN CONSTRUCTS THE ULTIMATE FOUNDERS PARKWAY IMPROVEMENTS. TRACT K IS BEING CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT FOR A WELL SITE.

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.

EXECUTED THIS 28TH DAY OF June, 2002.

OWNER(S):

TERRABROOK ESCAVERA, L.L.C. A DELAWARE LLC BY WESTERRA MANAGEMENT, L.L.C., A DELAWARE LLC ITS AUTHORIZED REPRESENTATIVE.

VICE PRESIDENT SIGNED THIS 28 DAY OF June, 2002

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF June, 2002, BY Patrick Wynn

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: 12-19-04

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THE WOODLANDS FILING NO. 12 IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WOODLANDS VILLAGE WATER SUPPLY AGREEMENT RECORDED ON THE 4TH DAY OF NOVEMBER 1992 AT RECEPTION NO. 9241175 AND ACCORDINGLY 67 SFE ARE DEBITED FROM THE WATER BANK.

GROSS AREA	1,363,782 S.F.	31.31 AC. (2.14 DU/AC)
NET AREA (LOTTED AREA)	701,953 S.F.	16.12 AC. (4.16 DU/AC)
AREA OF PUBLIC STREET DEDICATION (INCL. TRACT I & E)	241,375 S.F.	5.54 AC.
TOTAL NUMBER OF LOTS	67 (TOTAL SFE'S = 67)	
TOTAL TRACT AREA (NOT INCL. TRACT I & E)	420,453 S.F.	9.65 AC. (30.82%)
TOTAL UD AREA (TRACT K)	87,655 S.F.	2.01 AC. (6.5%)
TOTAL PRIVATE OPEN SPACE AREA	332,798 S.F.	7.64 AC. (24.4%)

SURVEYOR'S STATEMENT

I, C. Rey Tenney, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON 6/18/02 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.



C. REY TENNEY
COLORADO REGISTERED LAND SURVEYOR NO. 17666
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. P1421298-4 PREPARED BY LAND TITLE GUARANTEE CO., DATED 5/23/02.

TITLE CERTIFICATE

I, Eric Stevens, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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 20TH DAY OF June, 2002.

AUTHORIZED REPRESENTATIVE

Land Title Guarantees
TITLE INSURANCE COMPANY

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: Jally A. Mose TOWN CLERK Mark Steward TOWN MANAGER

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24 DAY OF July, 2002.

DIRECTOR OF PLANNING AND DEVELOPMENT

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:11 AM ON THE 27 DAY OF July, 2002, IN BOOK 2003072440, PAGE 1, MAP 1, RECEPTION NO. 2003072440

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulayna Barr



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	FINAL PLAT
3	FINAL PLAT
4	FINAL PLAT
5	FINAL PLAT

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- SET REBAR WITH PLASTIC CAP MARKED "LS 17666".
- FOUND 1.5" ALUM. CAP MARKED "LS 10377" UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
- FOUND REBAR WITH PLASTIC CAP MARKED "LS 17666", UNLESS NOTED OTHERWISE
- ALIQUOT CORNER, AS NOTED ON PLAN

THE WOODLANDS FILING NO. 12 FINAL PLAT SHEET 1 OF 5

PEAR CIVIL CONSULTANTS CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES

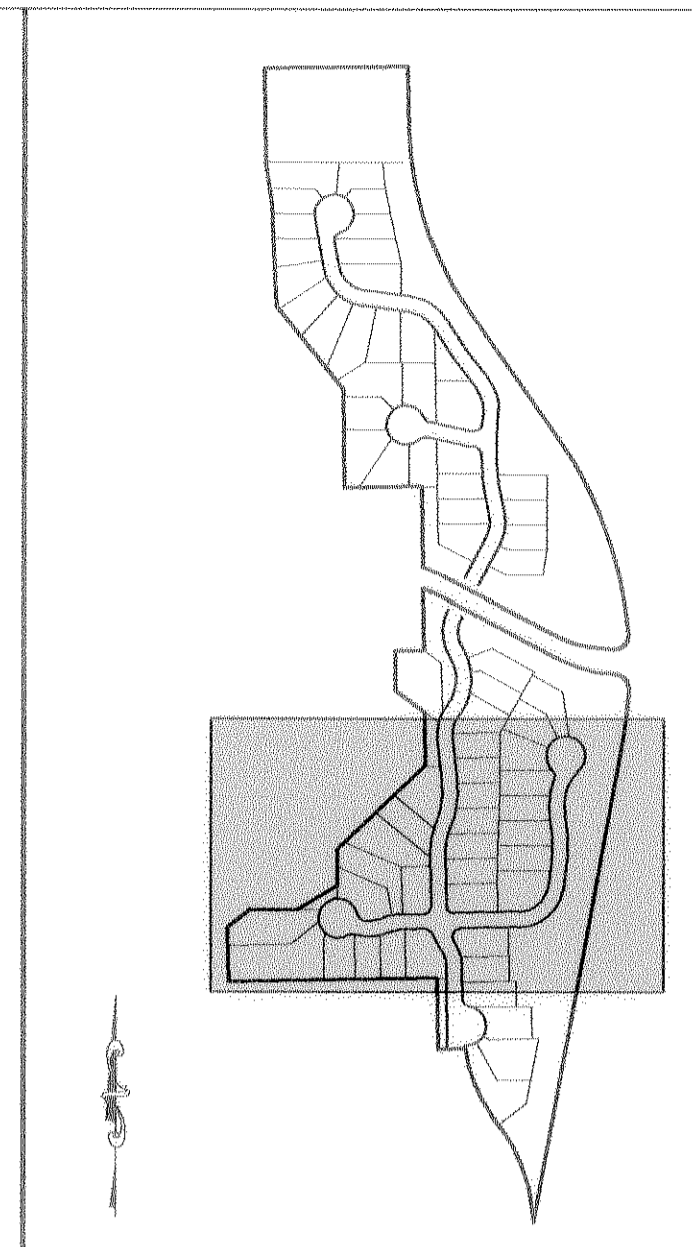


2525 16TH STREET, SUITE 210 DENVER, COLORADO 80211 (720) 855-3659 (720) 855-3660 fax Email: pearcivil@worldnet.att.net

DATE: 6/17/02

THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND
 SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 FINAL PLAT — SHEET 4 OF 5



THE WOODLANDS
 FILING NO. 10
 REC. NO. 010468 41

SE 1/4, SEC. 1
 T8S, R67W

TRACT K
 (OPEN SPACE DEDICATION)
 OSD-2

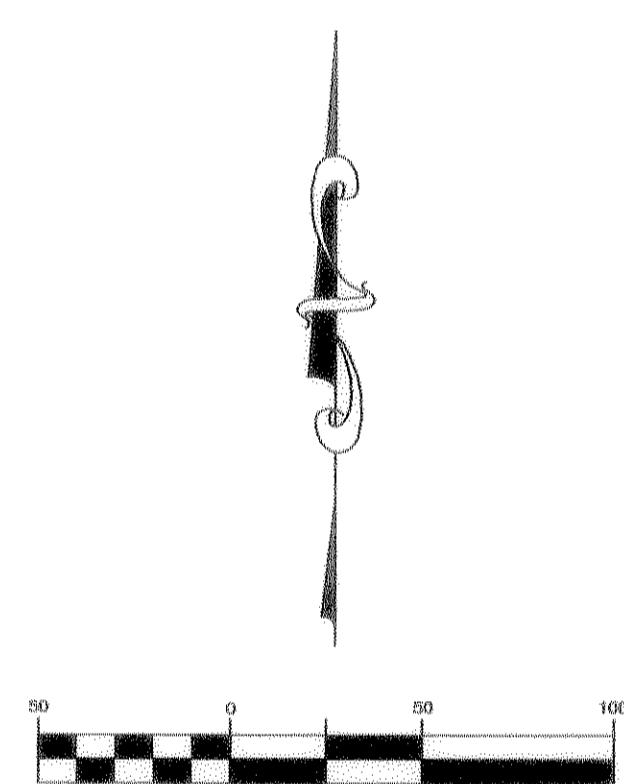
TRACT B
 (PRIVATE OPEN SPACE)
 2,306 S.F.
 25' UTIL.
 ESMT.
 (REC. NO. 010468 41)



CASTLE OAKS SUBDIVISION
 REC. NO. 150556
 LOT 1 BLOCK 2

SW 1/4, SEC. 6
 T8S, R66W

CASTLE OAKS SUBDIVISION
 REC. NO. 150556
 LOT 1 BLOCK 2



- LEGEND**
- ▲ SET REBAR WITH PLASTIC CAP MARKED "LS 17666".
 - FOUND 1.5" ALUM. CAP MARKED "LS 10377" UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
 - FOUND REBAR WITH PLASTIC CAP MARKED "LS 17666", UNLESS NOTED OTHERWISE
 - ALIQUOT CORNER, AS NOTED ON PLAN

THE WOODLANDS
 FILING NO. 12
 FINAL PLAT
 SHEET 4 OF 5

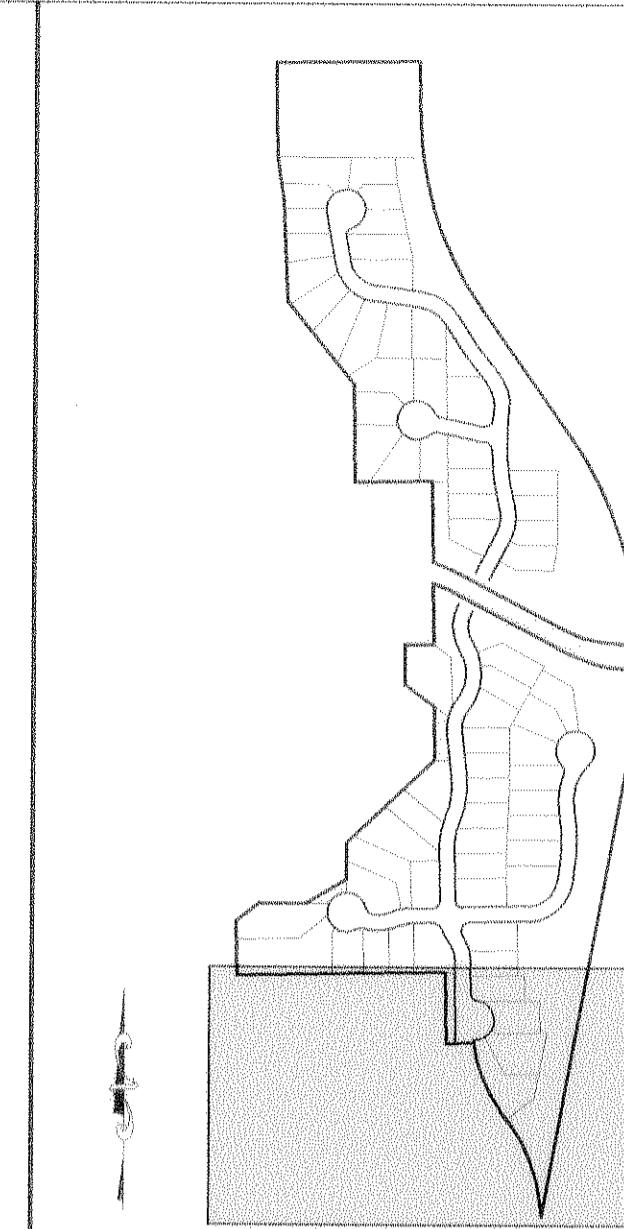
PEAK CIVIL CONSULTANTS
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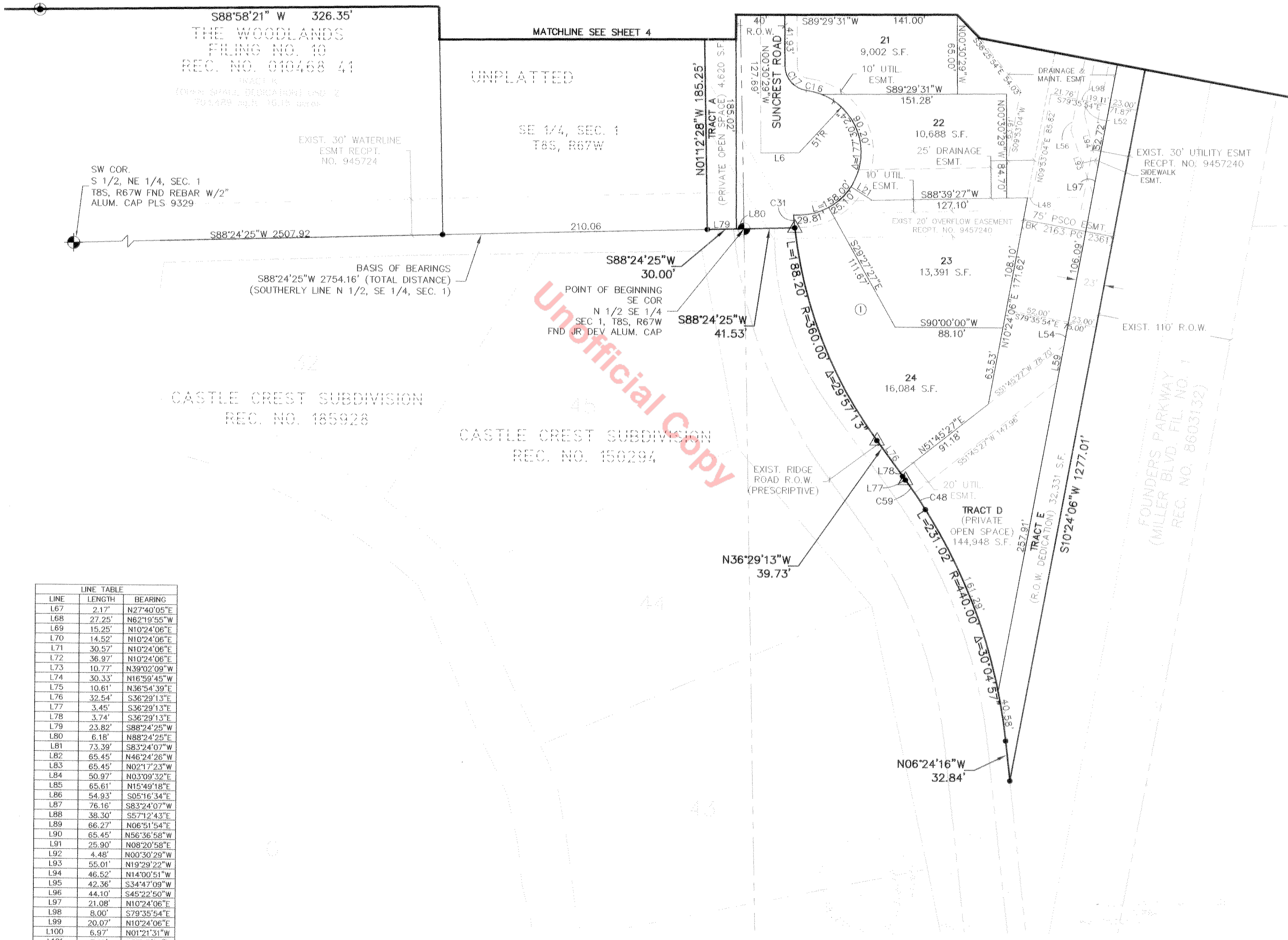
DATE: 6/17/02

THE WOODLANDS FILING NO. 12

A PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND
 SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 FINAL PLAT - SHEET 5 OF 5



CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	10°56'19"	19.09'	100.00'	S83°06'48"E	19.06
C2	5°25'44"	68.22'	720.00'	S04°07'55"W	68.20
C3	35°14'13"	61.50'	100.00'	S18°58'37"E	60.54
C4	43°32'17"	75.99'	100.00'	S87°22'26"E	74.17
C5	17°52'04"	31.19'	100.00'	S79°42'27"W	31.06
C6	50°10'41"	17.52'	20.00'	S82°51'00"W	16.96
C7	78°18'26"	27.33'	20.00'	S25°16'55"W	25.26
C8	17°52'04"	24.95'	80.00'	S79°42'27"W	24.85
C9	5°04'46"	10.64'	120.00'	N73°18'48"E	10.63
C10	41°28'42"	36.92'	51.00'	S32°00'13"E	36.12
C11	85°7'02"	18.75'	120.00'	S84°09'59"W	18.73
C12	11°07'42"	9.91'	51.00'	S04°31'06"E	9.89
C13	4°10'16"	9.46'	130.00'	S21°24'43"W	9.46
C14	3°25'32"	15.84'	265.00'	N05°12'33"W	15.84
C15	8°01'43"	11.21'	80.00'	S02°54'28"E	11.20
C16	14°29'10"	12.90'	51.03'	N75°58'36"W	12.87
C17	82°42'57"	28.87'	20.00'	S41°51'57"E	28.43
C18	48°16'30"	16.85'	20.00'	N30°49'26"W	16.36
C19	24°12'22"	8.45'	20.00'	S76°32'19"W	8.39
C20	35°18'47"	12.33'	20.00'	S19°00'54"E	12.13
C21	48°19'29"	16.87'	20.00'	N64°28'45"E	16.37
C22	71°54'16"	25.10'	20.00'	N11°57'48"W	23.48
C23	1°09'27"	8.99'	445.00'	N09°27'48"W	8.99
C24	12°42'43"	26.62'	120.00'	S21°18'28"W	26.57
C25	10°51'58"	22.76'	120.00'	S33°05'48"W	22.72
C26	3°19'11"	9.85'	120.00'	S21°50'15"W	9.85
C27	16°15'36"	22.70'	80.00'	N05°48'29"W	22.63
C28	5°23'55"	11.31'	120.00'	S73°28'23"W	11.30
C29	55°42'36"	19.45'	20.00'	S49°47'20"E	18.69
C30	55°42'36"	19.45'	20.00'	S74°30'04"W	18.69
C31	1°41'15"	10.60'	360.00'	S05°41'23"E	10.60
C32	10°56'19"	22.97'	120.00'	S83°06'48"E	22.88
C33	86°58'59"	30.36'	20.00'	N45°05'28"W	27.53
C34	10°56'19"	15.27'	80.00'	S83°06'48"E	15.25
C35	33°59'36"	11.87'	20.00'	S45°20'07"E	11.69
C36	61°59'19"	21.64'	20.00'	S41°38'29"W	20.60
C37	20°43'45"	7.24'	20.00'	S00°16'57"W	7.20
C38	12°21'36"	28.04'	130.00'	S39°42'05"W	27.99
C39	12°47'00"	26.77'	120.00'	N00°22'17"E	26.72
C40	1°22'50"	10.72'	445.00'	N08°36'17"E	10.72
C41	57°03'47"	19.92'	20.00'	N33°48'01"W	19.11
C42	36°58'08"	32.91'	51.00'	S07°13'12"W	32.34
C43	53°30'57"	107.41'	115.00'	S28°48'06"W	103.55
C44	53°31'47"	84.08'	90.00'	S28°48'31"W	81.06
C45	90°00'00"	31.42'	20.00'	S72°40'05"W	28.28
C46	32°56'13"	11.50'	20.00'	N11°11'59"E	11.34
C47	7°39'18"	36.74'	275.00'	N66°09'34"W	36.71
C48	2°07'33"	16.33'	440.00'	N33°45'14"W	16.32
C49	90°00'00"	31.42'	20.00'	N72°40'05"E	28.28
C50	90°00'00"	31.42'	20.00'	S17°19'55"E	28.28
C51	28°54'42"	80.23'	159.00'	S76°47'16"E	79.38
C52	74°7'35"	37.40'	275.00'	S66°13'42"E	37.38
C53	89°48'18"	44.86'	35.00'	N39°39'02"E	44.41
C54	21°07'07"	51.97'	141.00'	S80°41'03"E	51.68
C55	69°41'38"	42.57'	35.00'	N31°43'59"W	40.00
C56	94°27'42"	57.70'	35.00'	N44°00'46"W	51.39
C57	10°58'00"	62.21'	325.00'	N67°48'55"W	62.11
C58	94°06'15"	57.48'	35.00'	N41°42'16"E	51.24
C59	14°01'12"	12.82'	440.00'	N35°39'07"W	12.82
C60	5°48'40"	8.11'	80.00'	S24°45'26"E	8.11
C61	12°10'42"	17.00'	80.00'	S16°10'16"E	16.97
C62	48°17'37"	67.43'	80.00'	S46°24'26"E	65.45
C63	12°10'42"	17.00'	80.00'	S76°38'35"E	16.97
C64	12°31'12"	21.25'	878.00'	S23°29'56"E	21.25
C65	1°58'09"	2.75'	80.00'	N81°44'51"W	2.75
C66	1°58'09"	2.75'	80.00'	N31°29'05"W	2.75
C67	48°17'37"	67.43'	80.00'	N39°39'02"E	65.45
C68	5°48'40"	8.11'	80.00'	S29°20'31"E	8.11
C69	34°28'55"	72.22'	120.00'	N23°10'41"W	71.13
C70	7°11'01"	125.26'	999.10'	N06°48'36"E	125.18
C71	0°23'33"	5.07'	740.00'	S13°44'31"E	5.07
C72	60°53'49"	21.26'	20.00'	N34°52'58"E	20.27
C73	26°05'10"	9.11'	20.00'	N78°22'28"E	9.03
C74	25°10'16"	8.79'	20.00'	S49°15'26"E	8.72
C75	41°40'31"	14.55'	20.00'	N19°28'45"E	14.23
C76	22°47'26"	7.96'	20.00'	S67°36'50"E	7.90
C77	44°38'53"	15.59'	20.00'	S33°53'40"E	15.19
C78	3°31'08"	7.37'	120.00'	S77°55'54"W	7.37
C79	29°30'57"	10.30'	20.00'	S76°36'02"E	10.19
C80	15°31'35"	21.66'	80.00'	N17°03'29"E	21.61
C81	1°58'09"	4.12'	120.00'	N35°36'41"W	4.12
C82	21°51'25"	30.52'	80.00'	N16°59'45"W	30.33
C83	8°40'16"	12.11'	80.00'	N32°15'36"W	12.10
C84	5°33'34"	7.76'	80.00'	N03°17'16"W	7.76
C85	24°36'49"	15.07'	35.07'	N78°54'42"W	14.95
C86	41°21'12"	2.57'	35.00'	N88°39'17"E	2.57
C87	1°31'36"	2.13'	80.00'	N72°21'06"E	2.13
C88	15°31'35"	21.68'	80.00'	N89°52'42"E	21.61
C89	36°23'49"	12.70'	20.00'	N73°09'36"W	12.49



LINE	LENGTH	BEARING
L1	31.00'	S79°55'05"W
L2	46.61'	S88°34'57"E
L3	27.00'	N01°21'31"W
L4	43.70'	S65°41'18"E
L5	16.86'	S70°46'25"W
L6	31.00'	S89°29'31"W
L7	31.00'	S44°07'07"E
L8	32.66'	S00°05'28"E
L9	14.34'	S68°38'29"W
L10	16.86'	S70°46'25"W
L11	4.96'	S82°38'29"W
L12	28.28'	N33°43'59"E
L13	31.52'	S36°48'57"E
L14	5.49'	S10°04'55"E
L15	24.05'	S82°27'13"W
L16	10.73'	N29°13'12"E
L17	32.45'	N01°21'29"E
L18	32.59'	S02°26'25"W
L19	39.53'	N09°09'00"E
L20	26.08'	N88°38'21"E
L21	20.54'	N57°50'30"W
L22	45.36'	S53°32'34"E
L23	30.41'	N01°21'31"W
L24	7.06'	N01°21'31"W
L25	7.06'	N89°38'29"E
L26	5.04'	N27°40'05"E
L27	25.44'	N62°19'55"W
L28	28.09'	N82°43'56"W
L29	29.22'	S20°14'32"E
L30	47.33'	N54°42'53"E
L31	7.84'	N55°20'20"E
L32	11.19'	S11°08'49"E
L33	32.81'	S11°08'49"E

LINE	LENGTH	BEARING
L34	35.80'	N08°20'58"E
L35	54.13'	N01°14'30"W
L36	20.72'	S01°14'30"E
L37	16.86'	S70°46'25"W
L38	18.36'	N00°46'24"W
L39	45.64'	N45°00'00"W
L40	18.08'	N77°38'38"W
L41	7.67'	N88°34'57"W
L42	7.67'	S88°34'57"E
L43	39.87'	N02°02'37"E
L44	65.45'	N48°58'06"E
L45	34.82'	S02°02'37"W
L46	6.55'	N55°33'54"E
L47	1.95'	S82°43'56"E
L48	3.99'	S88°39'27"W
L49	2.14'	N08°09'57"W
L50	21.19'	N02°47'59"W
L51	18.94'	N10°04'55"W
L52	3.14'	S21°59'11"E
L53	10.35'	S11°04'19"W
L54	19.29'	N10°24'06"E
L55	40.00'	S62°19'55"E
L56	26.11'	S11°04'19"W
L57	27.25'	N62°19'55"W
L58	40.00'	S62°19'55"E
L59	30.27'	N10°24'06"E
L60	23.96'	S88°45'23"W
L61	23.07'	S88°45'23"W
L62	10.57'	S55°33'34"W
L63	45.00'	N27°40'05"E
L64	45.00'	S27°40'05"W
L65	2.18'	S27°40'05"W
L66	2.18'	N27°40'05"E

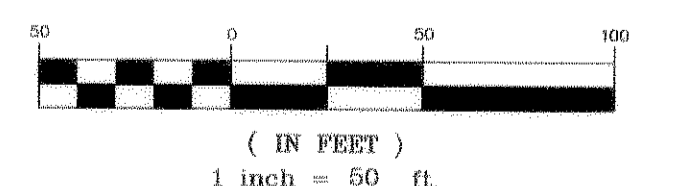
LINE	LENGTH	BEARING
L67	2.17'	N27°40'05"E
L68	27.25'	N62°19'55"W
L69	15.25'	N10°24'06"E
L70	14.52'	N10°24'06"E
L71	30.57'	N10°24'06"E
L72	36.97'	N10°24'06"E
L73	10.77'	N39°02'09"W
L74	30.33'	N16°59'45"W
L75	10.61'	N36°54'39"E
L76	32.54'	S36°29'13"E
L77	3.45'	S36°29'13"E
L78	3.74'	S36°29'13"E
L79	23.80'	S89°24'25"W
L80	6.18'	N88°24'25"E
L81	73.39'	S83°24'07"W
L82	65.45'	N46°24'26"W
L83	65.45'	N07°12'23"W
L84	50.97'	N03°09'32"E
L85	65.61'	N15°49'18"E
L86	54.93'	S05°16'34"E
L87	76.16'	S83°24'07"W
L88	38.30'	S57°12'43"E
L89	66.27'	N06°51'54"E
L90	65.45'	N56°36'58"W
L91	25.90'	N08°20'58"E
L92	4.48'	N00°30'29"W
L93	55.01'	N19°29'22"W
L94	46.52'	N14°00'51"W
L95	42.36'	S34°47'09"W
L96	44.10'	S45°22'50"W
L97	21.08'	N10°24'06"E
L98	8.00'	S79°35'54"E
L99	20.07'	N10°24'06"E
L100	6.97'	N01°21'31"W
L101	7.12'	S30°40'57"E
L102	124.44'	S06°34'23"E
L103	6.56'	S11°08'49"E
L104	5.02'	N27°40'05"E
L105	26.96'	S62°19'55"E
L106	2.02'	N06°55'19"W
L107	2.05'	N38°10'23"E
L108	3.14'	N88°38'29"E
L109	14.86'	N00°30'29"W
L110	4.31'	N88°58'21"E
L111	31.55'	S84°15'18"E
L112	19.44'	N88°38'29"E

CASTLE OAKS
 SUBDIVISION
 REC. NO. 150556

SW 1/4, SEC. 6
 T8S, R66W

UNPLATTED

- LEGEND**
- ▲ SET REBAR WITH PLASTIC CAP MARKED "LS 17666".
 - FOUND 1.5" ALUM. CAP MARKED "LS 10377" UNLESS NOTED OTHERWISE
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
 - FOUND REBAR WITH PLASTIC CAP MARKED "LS 17666". UNLESS NOTED OTHERWISE
 - ALIQUOT CORNER, AS NOTED ON PLAN



THE WOODLANDS
 FILING NO. 12
 FINAL PLAT
 SHEET 5 OF 5

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DATE: 6/17/02

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