

# PLAT IDENTIFICATION SHEET

**RECEPTION #: 9348216**

**DATE: 10-12-93**

**NUMBER OF PGS: 2**

**NAME OF PLAT: DOUGLAS CO SCHOOL DIST  
RE-1**

**MISCELLANEOUS COMMENTS:**

Release of Plat Restriction  
05/08/96  
Rec. 9624984  
Book 1340 Page 0864

**FINAL PLAT**  
**THE WOODLANDS FILING NO. 8**  
A PART OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER TO BEAR N02°33'27"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N02°33'27"E ALONG SAID WEST LINE, A DISTANCE OF 1347.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 1; THENCE N04°02'33"E ALONG THE WEST LINE SOUTHWEST ONE-QUARTER NORTHWEST ONE-QUARTER OF SAID SECTION, A DISTANCE OF 214.48 FEET; THENCE S85°57'27"E, A DISTANCE OF 602.85 FEET; THENCE S02°48'46"W, A DISTANCE OF 157.75 FEET; THENCE S87°11'14"E, A DISTANCE OF 121.88 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°48'36"W HAVING A DELTA OF 53°30'55", A RADIUS OF 603.00 FEET AND A DISTANCE OF 563.21 FEET TO THE SOUTHEASTERLY LINE OF THE 60.00 FOOT PEOPLES NATURAL GAS RIGHT-OF-WAY DESCRIBED IN BOOK 653 AT PAGE 756 OF THE DOUGLAS COUNTY RECORDS; THENCE N46°16'27"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.34 FEET TO THE WESTERLY LINE OF WOODLANDS BOULEVARD AS PLATTED IN SCOTT RANCH FILING NO. 1 AND RECORDED UNDER RECEPTION NO. 361816 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID WOODLANDS BOULEVARD FOR THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°51'51"W HAVING A DELTA OF 14°59'58", A RADIUS OF 782.50 FEET AND A DISTANCE OF 204.85 FEET TO A POINT OF TANGENT;
2. THENCE S15°08'07"W ALONG SAID TANGENT, A DISTANCE OF 145.16 FEET TO A POINT OF CURVE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°33'08", A RADIUS OF 867.50 FEET AND A DISTANCE OF 356.60 FEET TO A POINT OF TANGENT;
4. THENCE S08°25'01"E ALONG SAID TANGENT, A DISTANCE OF 130.50 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°27'42", A RADIUS OF 782.50 FEET AND A DISTANCE OF 101.91 FEET TO A POINT OF TANGENT;
6. THENCE S00°57'19"E ALONG SAID TANGENT, A DISTANCE OF 78.83 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1;

THENCE S89°02'41"W ALONG SAID SOUTH LINE, A DISTANCE OF 6.56 FEET; THENCE N00°57'19"W, A DISTANCE OF 75.00 FEET; THENCE S89°02'41"W, A DISTANCE OF 960.40 FEET; THENCE S02°33'27"W, A DISTANCE OF 75.14 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE S89°02'41"W ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,289,438 SQUARE FEET OR 29.601 ACRES.

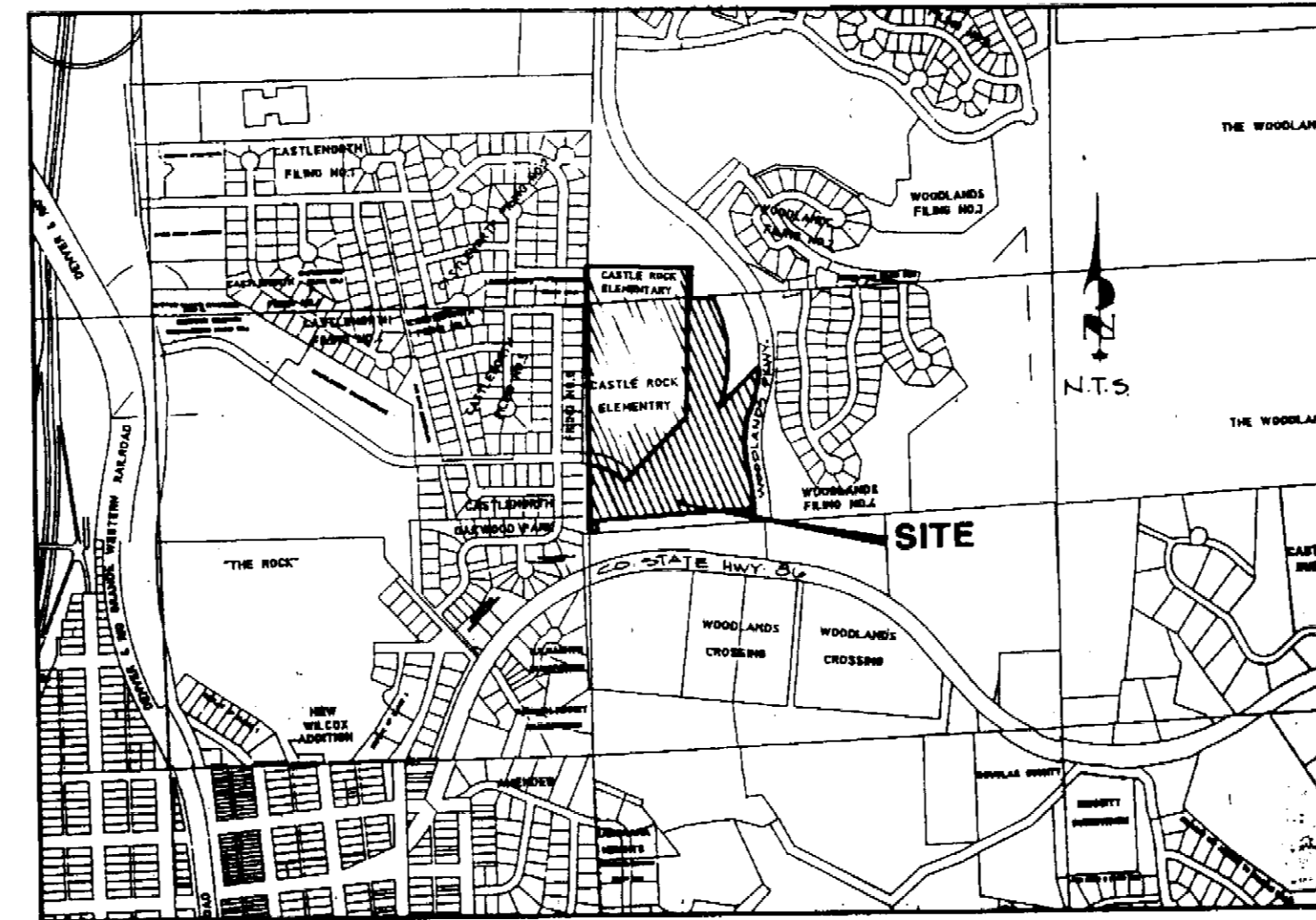
**NOTE:**  
Building permits will be limited to 24 S.F.E. unless additional permits are authorized by the Town of Castle Rock.

**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.

OWNER/DEVELOPER: ASH & COMPANY  
P. O. BOX 87  
CASTLE ROCK, COLORADO 80104

OWNER - LOT 26: DOUGLAS COUNTY SCHOOL DISTRICT RE.1  
620 WILCOX STREET  
CASTLEROCK, COLORADO 80104



VICINITY MAP

**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, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 8, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING CANYON DRIVE, FOX CANYON LANE AND SCOTT CANYON LANE, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC OPEN SPACE, THE TRACTS AS SHOWN ON SAID PLAT, THESE BEING TRACTS "A", "B", "C" AND "D". THE UNDERSIGNED HEREBY FURTHER DEDICATE 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 5<sup>th</sup> DAY OF October, 1993

KENNETH E. ASH

*Kenneth E. Ash*  
KENNETH E. ASH

DOUGLAS COUNTY SCHOOL DISTRICT RE.1

*Patricia J. Downing*      *Victoria Simonson*  
Patricia J. Downing      Victoria Simonson

COUNTY OF DOUGLAS )  
STATE OF COLORADO )SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF October, A.D., 1993, BY KENNETH E. ASH.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: August 19, 1996

*Anna L. Pushing*  
NOTARY PUBLIC

COUNTY OF DOUGLAS )  
STATE OF COLORADO )SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF October, A.D., 1993, BY Patricia J. Downing, Vice President and Victoria Simonson, Asst. Secretary.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 8/22/97

*Andrew K. Lassaux*  
NOTARY PUBLIC

COUNTY OF DOUGLAS )  
STATE OF COLORADO )SS

**GENERAL NOTES**

1. BASIS OF BEARINGS: WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING MONUMENTED BY A 5/8" REBAR WITH ALUMINUM CAP STAMPED "JR ENG LS 13528" AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1 AND BY PIN WITH RED PLASTIC CAP STAMPED "DAVID E. ARCHER & ASSOC. LS 6935" AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1, WITH A LINE BETWEEN BEING CONSIDERED TO BEAR N02°33'27"E.
2. PRIMARY BENCHMARK: TOP OF CAP, HIGHWAY RIGHT-OF-WAY MARKER ON THE NORTH SIDE OF HIGHWAY NO. 86 AT STATION 46 + 00 (HCI BM NO. 50/11B). ELEVATION = 6,403.07  
SITE BENCHMARK: PANEL POINT #11 ESTABLISHED BY MERRICK & COMPANY APPROXIMATELY 215 FEET SOUTHEASTERLY FROM THE EAST END OF EXISTING CURB AND GUTTER ON CANYON DRIVE AND 70 FEET NORTH OF THE SOUTH PROPERTY LINE. ELEVATION = 6,351.63
3. ALL EASEMENTS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES FOR THE USES OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES, UNLESS NOTED OTHERWISE.
4. 100-YEAR FLOOD PLAIN AS SHOWN FOR HANGMANS GULCH IS DERIVED FROM THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 080049 0188C, LATEST MAP REVISION DATED SEPTEMBER 30, 1987 FOR DOUGLAS COUNTY, COLORADO.
5. LOTS WHICH ARE ENCUMBERED BY THE 60 FOOT COLORADO INTERSTATE GAS COMPANY EASEMENT RECORDED IN BOOK 109 AT PAGE 150 AS MODIFIED BY BOOK 505 AT PAGE 256 AND PEOPLES NATURAL GAS COMPANY IN BOOK 653 AT PAGE 756 ARE BOUND AND RESTRICTED TO THOSE EASEMENT AGREEMENTS.  
A) NO BUILDINGS, STRUCTURES, FENCES OR RETAINING WALLS.  
B) PLANTING OF TREES MAY BE ALLOWED UNDER THE DIRECT SUPERVISION AND AUTHORIZATION OF PEOPLES NATURAL GAS.  
C) IF CONSTRUCTION AND/OR MAINTENANCE REQUIRED BY PEOPLES NATURAL GAS, ANY DESTRUCTION AND/OR RECONSTRUCTION REQUIRED BY INDIVIDUAL LOT OWNERS WILL BE DONE AT THE INDIVIDUAL LOT OWNERS SOLE EXPENSE.  
D) OWNERS OF ANY PRIVATE/PUBLIC UTILITIES CROSSING EASEMENT ARE SUBJECT TO C) ABOVE.
6. NO SIDEYARD FENCE WILL BE ALLOWED ALONG THE SOUTH (CANYON DRIVE) SIDE OF LOT 3, BLOCK 2.

**SITE DATA**

EXISTING AND PROPOSED ZONING	SCOTT RANCH PUD
TOTAL ACREAGE	29.601 ACRES
TOTAL NO. OF RESIDENTIAL LOTS	34
TOTAL ACREAGE OF RESIDENTIAL LOTS	8.12 ACRES
TOTAL ACREAGE OF PUBLIC STREETS	2.494 ACRES
TOTAL ACREAGE OF PUBLIC LAND DEDICATION (TRACTS A-D)	4.00 ACRES
LOT 26 - DOUGLAS CO. SCHOOL DISTRICT RE-1	14.987 ACRES

**SURVEYOR'S CERTIFICATE**

I, STEVEN L. SMITH, 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.

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

**TITLE CERTIFICATE**

I, Larry M. Baker, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED 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 7<sup>th</sup> DAY OF October, 1993.

*Larry M. Baker*  
LARRY M. BAKER #004471  
ATTORNEY AT LAW

**PLANNING COMMISSION APPROVAL**

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 26<sup>th</sup> DAY OF JULY, A.D., 1993.

ATTEST:  
*Roy A. Nairn*      10-8-93  
CHAIRMAN      DATE  
*Janice King, Deputy*      10-8-93  
TOWN CLERK      DATE

**TOWN COUNCIL APPROVAL**

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12<sup>th</sup> DAY OF AUGUST, A.D., 1993.

ATTEST:  
*Mark C. Williams*      October 12, 1993  
MAYOR      DATE  
*Janice King, Deputy*      October 12, 1993  
TOWN CLERK      DATE

**RECORDER'S CERTIFICATE**

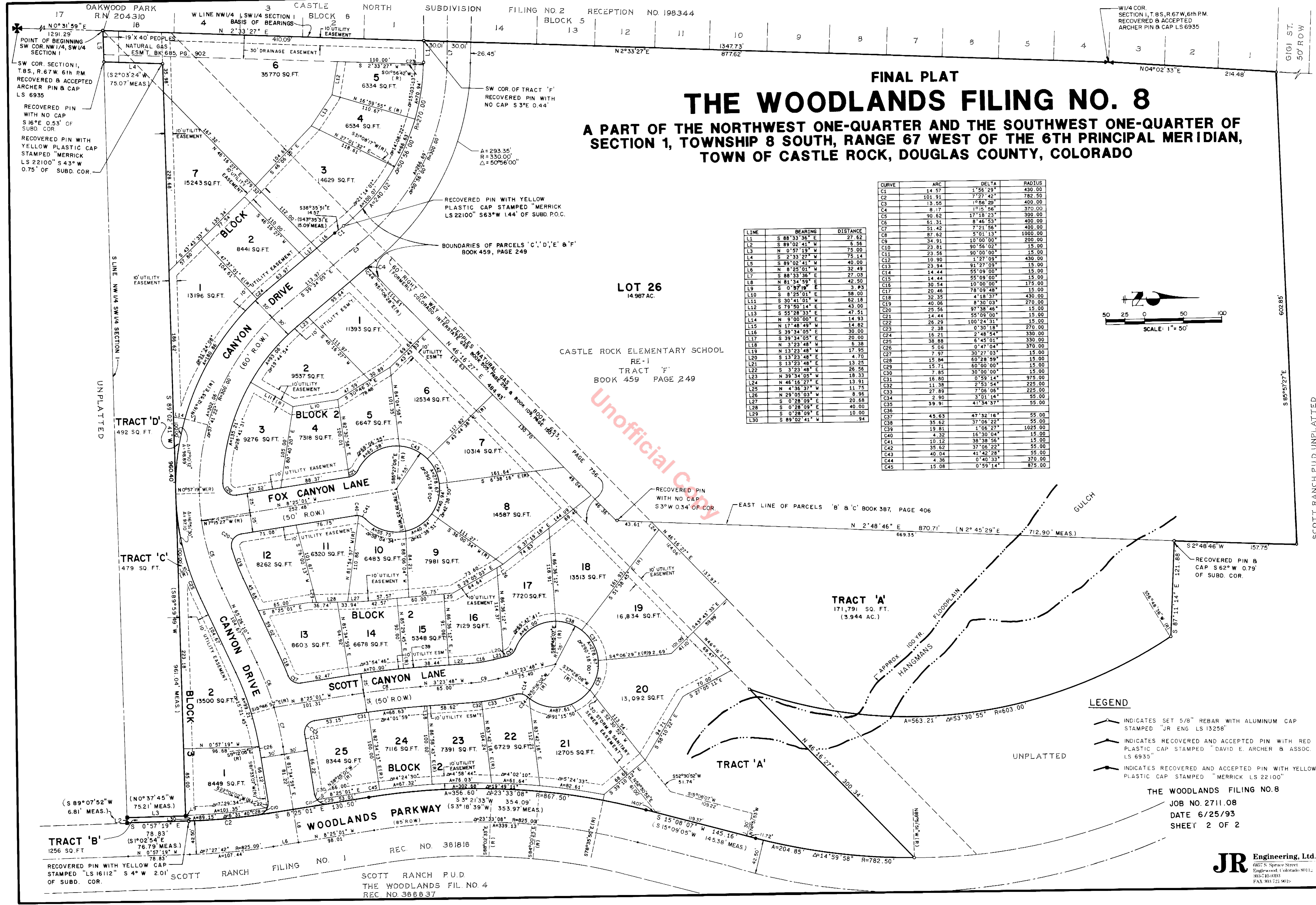
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:51 P.M. ON THE 12<sup>th</sup> DAY OF October, 1993, IN BOOK \_\_\_\_\_, FILE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 9348216.

COUNTY CLERK AND RECORDER  
BY: *James K. Mitchell*  
DEPUTY

THE WOODLANDS FILING NO. 8  
JOB NO. 2711.08  
DATE 6/25/93  
SHEET 1 OF 2

**JR Engineering, Ltd.**  
6857 S. Spruce Street  
Englewood, Colorado 80112  
303-740-9393  
FAX 303-721-9019

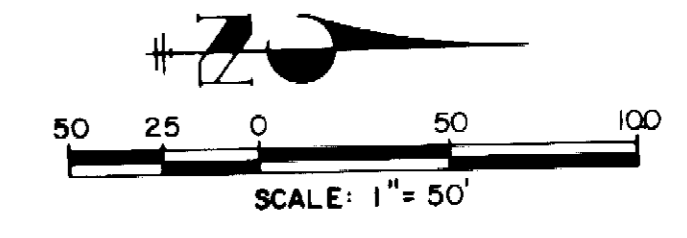
ENGINEERING/PLANNING/SURVEYING



**FINAL PLAT**  
**THE WOODLANDS FILING NO. 8**  
 A PART OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

CURVE	ARC	DELTA	RADIUS
C1	14.57	1°56'29"	430.00
C2	101.91	7°27'42"	782.50
C3	13.55	1°56'29"	400.00
C4	8.17	1°15'56"	370.00
C5	90.62	17°18'23"	300.00
C6	61.31	8°46'53"	400.00
C7	51.42	7°21'56"	400.00
C8	87.62	5°01'13"	1000.00
C9	34.91	10°00'00"	200.00
C10	23.81	9°56'02"	15.00
C11	23.56	9°00'00"	15.00
C12	10.90	1°27'09"	430.00
C13	23.94	9°12'09"	15.00
C14	14.44	5°59'00"	15.00
C15	14.44	5°59'00"	15.00
C16	30.54	10°00'00"	175.00
C17	20.46	7°09'48"	270.00
C18	32.35	4°18'37"	430.00
C19	40.06	8°30'03"	270.00
C20	25.56	9°38'46"	15.00
C21	14.44	5°59'00"	15.00
C22	26.29	10°24'31"	15.00
C23	2.38	0°30'13"	15.00
C24	16.21	2°48'54"	330.00
C25	38.88	6°45'01"	330.00
C26	5.08	0°47'04"	370.00
C27	7.97	30°27'03"	15.00
C28	15.84	60°28'59"	15.00
C29	15.71	60°00'00"	15.00
C30	7.85	30°00'00"	15.00
C31	16.80	0°59'14"	975.00
C32	11.38	2°53'54"	225.00
C33	27.89	7°06'06"	225.00
C34	2.90	3°01'14"	55.00
C35	39.91	41°34'37"	55.00
C36			
C37	45.63	47°32'16"	55.00
C38	35.62	37°06'22"	55.00
C39	19.81	1°06'27"	1025.00
C40	4.32	16°30'04"	15.00
C41	10.12	38°38'56"	15.00
C42	35.62	37°06'22"	55.00
C43	40.04	41°42'28"	55.00
C44	4.36	0°40'33"	370.00
C45	15.08	0°59'14"	875.00

LINE	BEARING	DISTANCE
L1	S 88°33'36" E	27.62
L2	S 89°02'41" W	6.56
L3	N 0°57'19" W	75.00
L4	S 2°33'27" E	75.14
L5	S 89°02'41" W	40.00
L6	N 8°25'01" W	32.49
L7	S 88°33'36" E	27.03
L8	N 81°34'59" E	42.50
L9	S 0°57'19" E	3.83
L10	S 8°25'01" E	58.00
L11	S 30°41'01" W	62.18
L12	S 79°50'14" E	43.00
L13	S 55°28'33" E	47.51
L14	N 9°00'00" E	14.93
L15	N 17°48'49" W	14.82
L16	S 39°34'05" E	30.00
L17	S 39°34'05" E	20.00
L18	N 3°23'48" W	6.38
L19	N 13°23'48" W	17.95
L20	S 13°23'48" E	4.70
L21	S 13°23'48" E	13.25
L22	S 3°23'48" E	26.56
L23	N 39°34'05" W	10.33
L24	N 46°16'27" E	13.91
L25	N 4°36'37" W	11.75
L26	N 29°05'03" W	8.96
L27	S 0°28'09" E	20.88
L28	S 0°28'09" E	40.00
L29	S 0°28'09" E	10.00
L30	S 89°02'41" W	.94



LOT 26  
14.987 AC.

CASTLE ROCK ELEMENTARY SCHOOL  
 RE-1  
 TRACT 'F'  
 BOOK 459 PAGE 249

Unofficial Copy

- LEGEND**
- INDICATES SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "JR ENG LS 13258"
  - INDICATES RECOVERED AND ACCEPTED PIN WITH RED PLASTIC CAP STAMPED "DAVID E. ARCHER & ASSOC. LS 6935"
  - INDICATES RECOVERED AND ACCEPTED PIN WITH YELLOW PLASTIC CAP STAMPED "MERRICK LS 22100"

THE WOODLANDS FILING NO. 8  
 JOB NO. 2711.08  
 DATE 6/25/93  
 SHEET 2 OF 2

**JR Engineering, Ltd.**  
 6857 S. Spruce Street  
 Englewood, Colorado 80112  
 303-740-0893  
 FAX 303-724-9010