

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9880778

DATE:

10-8-98

TIME:

14:08

FEE: \$

20.00

(2 Pages)

GRANTOR:

(OWNER/SIGNER)

Rowley Downs Land Co

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Woodlands #9

Final Plat

LEGAL:

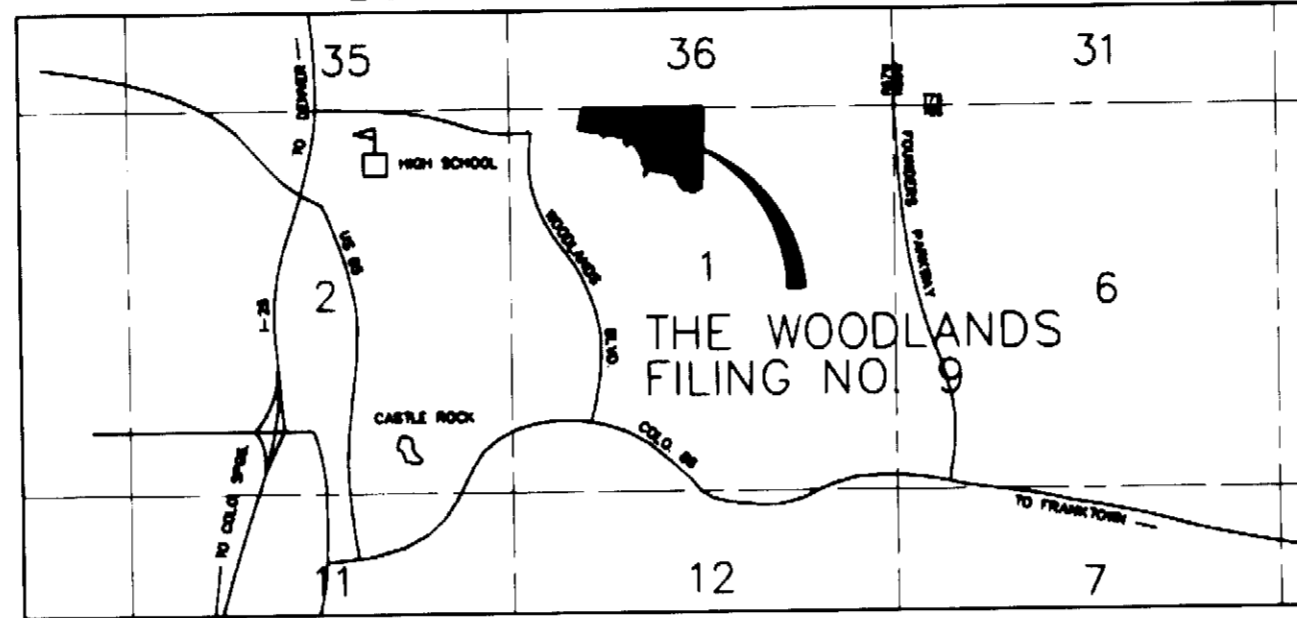
(SECTION-TOWNSHIP-RANGE)

1, 8, 67

THE WOODLANDS FILING NO. 9

A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING A REPLAT AND VACATION OF A PORTION OF THE WOODLANDS FILING NO. 3, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT SHEET 1 OF 2



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREON SIGNED, BEING ALL THE OWNERS OF THE HEREON DESCRIBED LANDS, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, BLOCKS, TRACTS, STREET RIGHT-OF-WAYS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF WOODLANDS FILING NO. 9 AND BY THESE PRESENTS DOES HEREBY DEDICATE OR RE-DEDICATE ALL OF THE STREET RIGHT-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE TOWN OF CASTLE ROCK AND DOES HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AND ITS ASSIGNS A UTILITY EASEMENT OVER THOSE PORTIONS OF THE REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT AND ARE HEREBY RESERVED FOR PUBLIC UTILITY PURPOSES AND DRAINAGE FACILITIES.

TRACTS "B", "C" AND "E" ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK AND DO HEREBY INCLUDE PERPETUAL EASEMENTS FOR PUBLIC INGRESS AND EGRESS AND FOR PUBLIC UTILITY MAINTENANCE INCLUDING MAINTENANCE AND/OR FUTURE IMPROVEMENTS TO THE 100-YEAR FLOOD PLAIN TRAVERSING SAID TRACTS. THE TOWN HEREBY GRANTS TO THE WOODLANDS MASTER ASSOCIATION, INC. AND ITS MEMBERS THE RIGHT TO FULL ACCESS AND ENJOYMENT OF TRACTS "B", "C" AND "E", TO INCLUDE THE CONSTRUCTION OF TRAILS AND OTHER RECREATIONAL APPURTENANCES (INCLUDING SIGNS) TO BE MAINTAINED BY THE ASSOCIATION. TRACTS "A", "D" AND "F" ARE HEREBY DEDICATED TO THE WOODLANDS MASTER ASSOCIATION. ANY PRIVATE IMPROVEMENTS CONSTRUCTED ON THESE TRACTS SHALL BE MAINTAINED BY THE ASSOCIATION.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE UTILITY MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH TELEPHONE, CABLE TELEVISION SERVICES AND OTHER COMMUNICATIONS 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 UTILITY EASEMENTS AS SHOWN HEREON.

THIS FINAL PLAT SHALL NOT BE RECORDED UNTIL ALL AGREEMENTS FOR OFFSITE DEEDS, EASEMENTS, AND OBLIGATIONS BETWEEN THE DEVELOPER AND ADJACENT LANDOWNERS ARE EVIDENCED TO THE TOWN.

EXECUTED THIS 7 DAY OF November 1996

PROPERTY OWNER NAME: Rowley Downs Land Company
ADDRESS: The Renaissance Building, Ste. 100
5400 South Syracuse Street
Denver, Colorado 80211

SIGNATURE: [Signature]
NAME: B. James Nicholson
TITLE: President

COUNTY OF DENVER)
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF November 1996 BY B. James Nicholson WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES November 1996

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO

EXCISE TAX PAID 8.11 2008 DAY OF November 1996
North Woodlands Company
5400 S. Syracuse St., Suite 100
Englewood, Colorado 80111

SIGNATURE: [Signature]
NAME: B. James Nicholson
TITLE: President

COUNTY OF DENVER)
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF November 1996 BY B. James Nicholson WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES November 1996

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO

EXCISE TAX PAID 8.11 2008 DAY OF DECEMBER 1996
Woodlands Master Association, Inc.
100 c/o Choice Management, Inc.
6795 E. Tennessee Ave. Ste 600
Denver, Colorado 80224

SIGNATURE: [Signature]
NAME: O. Floyd Leonard
TITLE: PRESIDENT, WOODLANDS MASTER ASSOC.

COUNTY OF DENVER)
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF DECEMBER 1996 BY O. Floyd Leonard WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 3/11/97

CHERYL K. HOBBS
NOTARY PUBLIC
STATE OF COLORADO

VACATION OF WOODLANDS FILING NO. 3 STREETS

PER SECTION 14.02.040 TO THE CASTLE ROCK MUNICIPAL CODE, THE PLATTED RIGHTS-OF-WAY FOR SADDLEBACK DRIVE AND BLUESTEM LANE, AND ALL LOTS, BLOCKS TRACTS AND EASEMENTS DEDICATED ON THE FINAL PLAT FOR THE WOODLANDS FILING NO. 3 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 366636, INCLUDED WITHIN THIS PLAT ARE HEREBY VACATED.

SURVEYING CERTIFICATE

I, DOYLE G. ABRAHAMSON, 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 AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

[Signature]
DOYLE G. ABRAHAMSON, PLS NO. 13155
FOR AND IN THE BEHALF OF
MERRICK & COMPANY,
JN: 20011335
DATE: 11/19/96

TITLE CERTIFICATE

I, LINDA D. GAEB, 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 29th DAY OF JUNE 1998

[Signature]
Linda D. Gaeb
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF November, A.D., 1995.

ATTEST: [Signature] [Signature]
CHAIRMAN DATE TOWN CLERK DATE

TOWN COUNCIL APPROVAL
THIS PLAT WAS APPROVED AND THE DEDICATIONS ACCEPTED ON THIS PLAT BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF November, A.D., 1995.

ATTEST: [Signature] [Signature]
MAYOR DATE TOWN CLERK DATE

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 8 DAY OF Oct. 1998 AT 2:00 O'CLOCK P. M. AND WAS RECORDED UNDER RECEPTION NUMBER 928078

STREET MAINTENANCE
IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN OF 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 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:
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 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 MERRICK & COMPANY, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MERRICK RELIED UPON TITLE INSURANCE COMMITMENT NO. P390023 PREPARED BY LAND TITLE GUARANTEE CO. DATED MAY 24, 1995

- ALL BLOCK CORNER RADII ARE 20 FEET UNLESS OTHERWISE SHOWN.
- UTILITY EASEMENT ACKNOWLEDGEMENT: THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS (U.E.) ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, AND CABLE T.V.; TOGETHER WITH A PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - SEVEN (7) FOOT WIDE EASEMENTS ON ALL STREETS WITH FACING LOTS, FIVE (5) FOOT SIDE LOT EASEMENTS AND TEN (10') FOOT REAR LOT EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF PUBLIC UTILITIES ON ALL LOTS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PLATTED LOTS AND ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED 26 FEET IN WIDTH.

PREPARED
APRIL, 1996
BY

MERRICK
Merrick & Company (303)-751-0741
(2450 South Peoria St., Aurora, Colo. 80014)
Post Office Box 22026, Denver, Colo. 80222

THE WOODLANDS FILING NO. 9 JN: 20011335

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING;

- THENCE S01°23'44"W ALONG THE EASTERLY LINE OF GOVERNMENT LOT 2 OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2 A DISTANCE OF 1361.26 FEET;
THENCE S60°34'59"W, ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 154.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SADDLEBACK DRIVE,
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID EASTERLY RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 0°36'59", A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 5.16 FEET AND A CHORD WHICH BEARS N 12°58'53" W, A DISTANCE OF 5.16 FEET;
THENCE S76°42'38"W, ALONG A LINE NON-TANGENT WITH THE PRECEDING AND FOLLOWING CURVES A DISTANCE OF 60.00 FEET;
THENCE THE FOLLOWING EIGHT COURSES BEING THE REAR AND SIDE LOT LINES OF BLOCK 5, THE WOODLANDS FILING NO. 3:
1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 8°23'41", A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 61.54 FEET AND A CHORD WHICH BEARS N17°20'21" W A DISTANCE OF 61.54 FEET;
2) THENCE N89°52'39"W, ALONG A LINE NON-TANGENT WITH THE PRECEDING CURVE A DISTANCE OF 82.44 FEET;
3) THENCE N68°17'56"W, A DISTANCE OF 53.83 FEET;
4) THENCE N26°44'46"W, A DISTANCE OF 223.54 FEET;
5) THENCE N43°58'24"W, A DISTANCE OF 42.32 FEET;
6) THENCE N76°18'29"W, A DISTANCE OF 174.83 FEET;
7) THENCE N80°29'16"W, A DISTANCE OF 263.72 FEET;
8) THENCE S19°59'42"W, A DISTANCE OF 123.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FOXFIELD DRIVE;
THENCE ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 4°35'33", A RADIUS OF 248.00 FEET, AN ARC LENGTH OF 19.88 FEET, AND A CHORD WHICH BEARS N64°44'07"W A DISTANCE OF 19.88 FEET;
THENCE THE FOLLOWING NINE COURSES ALONG THE SIDE AND REAR LOT LINES OF BLOCK 3, WOODLANDS FILING NO. 3:
1) THENCE N23°27'41"E, ALONG A LINE NON-TANGENT WITH THE PRECEDING CURVE A DISTANCE OF 100.93 FEET;
2) THENCE N18°30'26"W, A DISTANCE OF 31.52 FEET;
3) THENCE N54°40'48"W, A DISTANCE OF 18.11 FEET;
4) THENCE N24°09'16"W, A DISTANCE OF 85.16 FEET;
5) THENCE N08°46'55"W, A DISTANCE OF 133.52 FEET;
6) THENCE N26°22'25"W, A DISTANCE OF 44.72 FEET;
7) THENCE N33°48'28"W, A DISTANCE OF 180.26 FEET;
8) THENCE N31°15'57"W, A DISTANCE OF 64.06 FEET;
9) THENCE S63°48'14"W, ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE AND ON THE EASTERLY RIGHT OF WAY OF FOXFIELD DRIVE A DISTANCE OF 104.70 FEET;
THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY:
1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, BEING TANGENT WITH THE FOLLOWING DESCRIBED CURVE HAVING A CENTRAL ANGLE OF 17°43'29", A RADIUS OF 184.61 FEET, AN ARC LENGTH OF 57.11 FEET AND A CHORD WHICH BEARS N17°21'39"W, A DISTANCE OF 56.88 FEET;
2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT TO THE SOUTHERLY RIGHT OF WAY LINE OF SADDLEBACK DRIVE BEING TANGENT TO THE FOLLOWING DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 106°23'29", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 37.14 FEET, AND A CHORD WHICH BEARS N 44°41'50" E, A DISTANCE OF 32.03 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SADDLEBACK DRIVE, HAVING A CENTRAL ANGLE OF 1°09'58", A RADIUS OF 2070.00 FEET, AN ARC LENGTH OF 42.13 FEET AND A CHORD WHICH BEARS S81°31'27"E, A DISTANCE OF 42.13 FEET;
THENCE N09°02'07"E, ALONG A LINE NON-TANGENT WITH THE PRECEDING AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SADDLEBACK DRIVE, THENCE THE FOLLOWING SEVEN COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE:
1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°31'04", A RADIUS OF 2130.00 FEET, AN ARC LENGTH OF 56.43 FEET AND A CHORD WHICH BEARS N81°43'15"W, A DISTANCE OF 56.43 FEET;
2) THENCE N82°28'47"W, ALONG A LINE TANGENT WITH THE PRECEDING AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 144.51 FEET;
3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS N37°28'47"W, A DISTANCE OF 28.28 FEET;
4) THENCE N82°28'47"W ALONG A LINE NON-TANGENT WITH THE PRECEDING AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 50.00 FEET;
5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET AND A CHORD WHICH BEARS S52°31'13"W, A DISTANCE OF 28.28 FEET;
6) THENCE N82°28'47"W ALONG A LINE TANGENT TO THE PRECEDING AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 30.00 FEET;
7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°45'19", A RADIUS OF 303.00 FEET, AN ARC LENGTH OF 141.49 FEET AND A CHORD WHICH BEARS S84°08'34"W, A DISTANCE OF 140.21 FEET;
THENCE THE FOLLOWING THREE COURSES ALONG THE SIDE AND REAR LOT LINES OF BLOCK 1, AND TRACT A OF SAID WOODLANDS FILING NO. 3:
1) THENCE N23°19'51"W, ALONG A LINE NON-TANGENT WITH THE PRECEDING CURVE A DISTANCE OF 104.09 FEET;
2) THENCE S69°01'15"W, A DISTANCE OF 64.22 FEET;
3) THENCE N83°43'36"W, A DISTANCE OF 284.92 FEET;
THENCE N10°32'30"E, TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 2 SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 369.88 FEET;
THENCE N89°47'01"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 2020.15 FEET TO THE POINT OF BEGINNING.

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE WOODLANDS VILLAGE WATER SUPPLY AGREEMENT, RECORDED NOVEMBER 4, 1992 AT RECEPTION NO. 9241175, AND ACCORDINGLY \$2.50 ARE DEBITED FROM THE WATER BANK FOR ROWLEY DOWNS LAND COMPANY.

THE WOODLANDS FILING NO. 9
A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH P.M. BEING A REPLAT AND VACATION OF A PORTION OF THE WOODLANDS FILING NO. 3,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 2

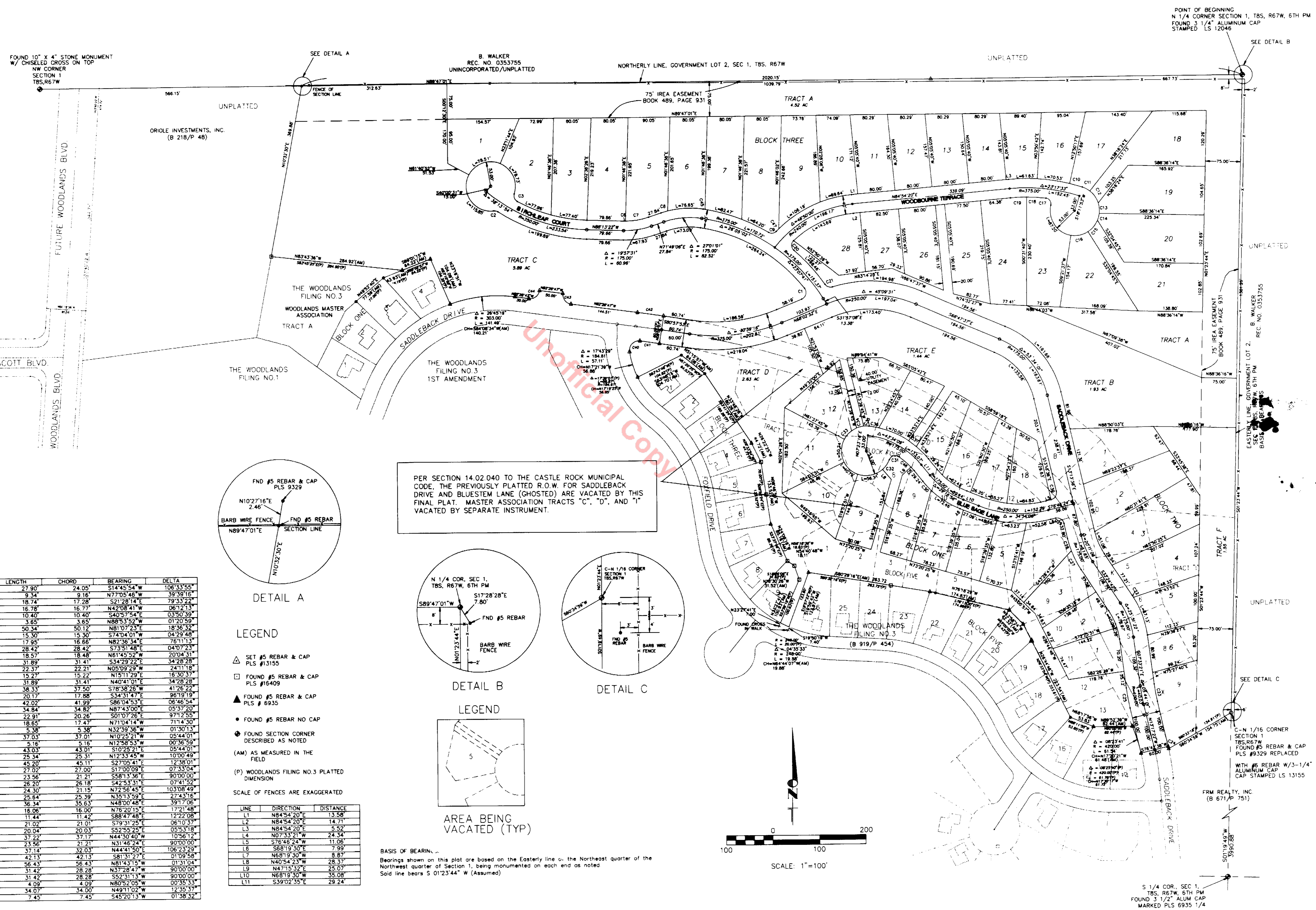
LOCATION: DOUGLAS COUNTY
 PROJECT NO: WOODS.DWG. 20011335
 SHEET NO: 2 OF 2
 SCALE: 1"=100'

THE WOODLANDS FILING NO.9
FINAL PLAT

Merrick & Company
 Registered Professional Engineer
 2400 S. YACUITE STREET SUITE 100
 ENGLEWOOD, COLORADO 80111
 REC. NO. 0353725

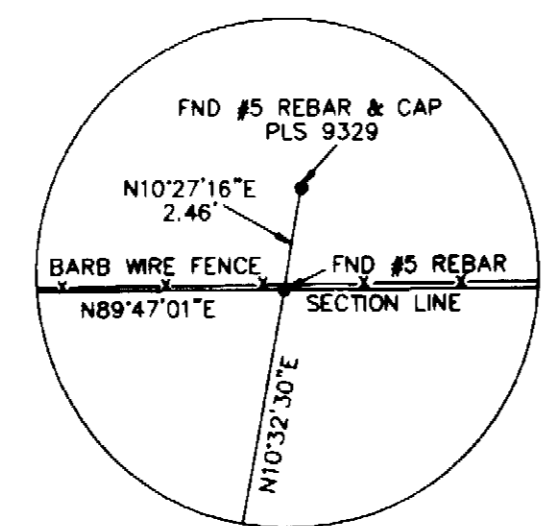
REVISOR
 DATE
 BY

ROWLEY DOWNS LAND COMPANY
 5400 S. SYRACUSE STREET SUITE 100
 ENGLEWOOD, COLORADO 80111



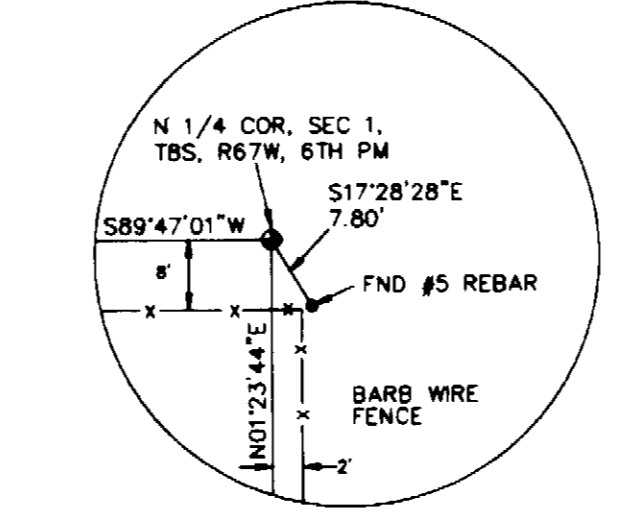
FOUND 10" X 4" STONE MONUMENT
 W/ CHISELED CROSS ON TOP
 NW CORNER
 SECTION 1
 T8S R67W

POINT OF BEGINNING
 N 1/4 CORNER SECTION 1, T8S, R67W, 6TH PM
 FOUND 3 1/4" ALUMINUM CAP
 STAMPED LS 12046

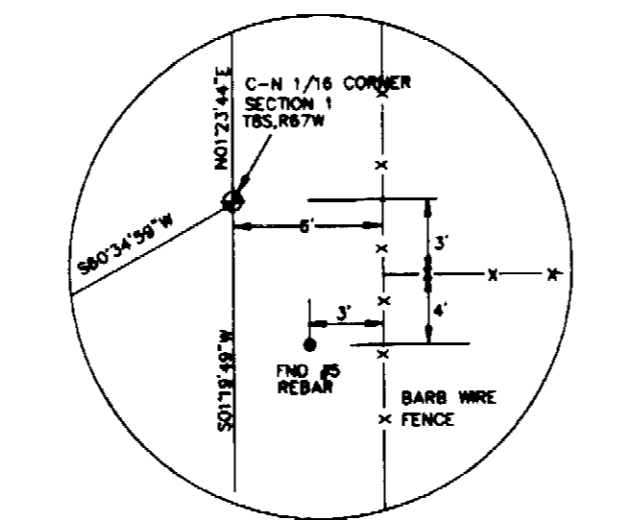


DETAIL A

PER SECTION 14.02.040 TO THE CASTLE ROCK MUNICIPAL CODE, THE PREVIOUSLY PLATTED R.O.W. FOR SADDLEBACK DRIVE AND BLUESTEM LANE (GHOSTED) ARE VACATED BY THIS FINAL PLAT. MASTER ASSOCIATION TRACTS "C", "D", AND "I" VACATED BY SEPARATE INSTRUMENT.



DETAIL B



DETAIL C

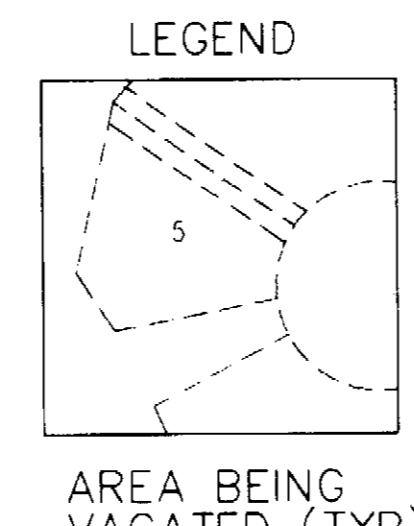
LEGEND

- △ SET #5 REBAR & CAP PLS #13155
- FOUND #5 REBAR & CAP PLS #16409
- ▲ FOUND #5 REBAR & CAP PLS # 6935
- FOUND #5 REBAR NO CAP
- ◆ FOUND SECTION CORNER DESCRIBED AS NOTED
- (AM) AS MEASURED IN THE FIELD
- (P) WOODLANDS FILING NO.3 PLATTED DIMENSION

SCALE OF FENCES ARE EXAGGERATED

LINE	DIRECTION	DISTANCE
L1	N84°54'20"E	13.58'
L2	N84°54'20"E	14.71'
L3	N84°54'20"E	5.52'
L4	N07°33'21"W	24.34'
L5	S76°48'24"W	11.06'
L6	S88°19'30"E	7.99'
L7	N68°19'30"W	8.87'
L8	N40°54'23"W	28.37'
L9	N47°15'32"E	25.07'
L10	N68°19'30"W	35.08'
L11	S39°02'35"E	29.24'

BASIS OF BEARING... Bearings shown on this plat are based on the Easterly line of the Northeast quarter of the Northwest quarter of Section 1, Township 8 South, Range 67 West, T8S, R67W, 6TH PM. Said line bears S 01°23'44" W (Assumed)



AREA BEING VACATED (TYP)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.00'	27.90'	24.05'	S14°45'54"W	108°33'55"
C2	13.50'	9.34'	9.31'	N7°05'46"W	39°39'16"
C3	13.50'	18.74'	17.28'	S21°28'14"E	79°33'22"
C4	155.00'	16.78'	16.77'	N42°08'41"W	06°12'13"
C5	155.00'	10.40'	10.40'	S40°57'54"E	03°50'59"
C6	155.00'	3.65'	3.65'	N88°53'52"W	01°20'59"
C7	155.00'	50.34'	50.12'	N81°07'23"E	18°36'32"
C8	195.00'	15.30'	15.30'	S74°04'01"W	04°29'48"
C9	13.50'	17.95'	16.66'	N82°36'34"E	76°11'13"
C10	395.00'	28.42'	28.42'	S73°51'48"E	04°07'23"
C11	53.00'	18.57'	18.48'	N61°45'52"W	20°04'31"
C12	53.00'	31.89'	31.41'	S34°29'22"E	34°28'28"
C13	53.00'	22.37'	22.21'	N05°09'29"W	24°11'18"
C14	53.00'	15.27'	15.22'	N15°11'29"E	16°30'37"
C15	53.00'	31.89'	31.41'	N40°41'01"E	34°28'28"
C16	53.00'	38.33'	37.50'	S78°38'26"W	41°26'22"
C17	12.00'	20.17'	17.88'	S34°31'47"E	96°19'19"
C18	355.00'	42.02'	41.99'	S86°04'53"E	06°46'54"
C19	355.00'	34.84'	34.82'	N87°43'00"E	05°37'20"
C20	13.50'	22.91'	20.26'	S01°07'26"E	97°12'55"
C21	15.00'	18.65'	17.47'	N71°04'14"W	71°14'30"
C22	205.00'	5.38'	5.38'	N32°39'38"W	01°30'13"
C23	370.00'	37.03'	37.01'	N10°25'21"W	05°44'01"
C24	480.00'	5.16'	5.16'	N12°58'53"W	00°36'59"
C25	430.00'	43.03'	43.01'	S10°25'21"E	05°44'01"
C26	145.00'	25.34'	25.30'	N12°33'45"W	10°30'49"
C27	205.00'	45.20'	45.11'	S27°05'41"E	12°38'01"
C28	205.00'	27.02'	27.00'	S17°00'09"E	07°33'04"
C29	15.00'	23.56'	21.21'	S58°13'36"E	90°00'00"
C30	195.00'	26.20'	26.18'	N42°53'51"E	07°41'52"
C31	13.50'	24.30'	21.15'	N72°58'45"E	103°08'49"
C32	53.00'	25.84'	25.39'	N35°13'59"E	27°43'16"
C33	53.00'	36.34'	35.63'	N48°00'48"E	39°17'06"
C34	53.00'	16.05'	16.00'	N176°20'15"E	17°21'48"
C35	53.00'	11.44'	11.42'	S88°47'48"E	12°22'08"
C36	195.00'	21.02'	21.01'	S79°31'25"E	06°10'37"
C37	195.00'	20.94'	20.03'	S52°55'25"E	05°53'18"
C38	195.00'	37.27'	37.17'	N44°30'40"W	10°56'12"
C39	15.00'	37.56'	37.21'	N31°46'24"E	90°00'00"
C40	20.00'	37.14'	32.03'	N44°41'50"E	106°23'29"
C41	2070.00'	42.13'	42.13'	S81°31'27"E	01°09'58"
C42	2130.00'	56.43'	56.43'	N81°43'15"W	01°31'04"
C43	20.00'	31.42'	28.28'	N37°28'47"W	90°00'00"
C44	20.00'	31.42'	28.28'	S52°31'13"W	90°00'00"
C45	395.00'	4.09'	4.09'	N80°52'05"W	00°35'33"
C46	155.00'	34.00'	34.00'	N49°11'02"W	12°25'37"
C47	260.00'	7.45'	7.45'	S45°20'13"W	01°38'32"

DWGNAME: L:\ACI\20011335\FPLAT19.PLOT DATE: 01/13/98 PLOT TIME: 13:55:02