

# PLAT IDENTIFICATION SHEET

352971

5-14-85

**GRANTOR:**  
(owner/signer)

Talley Corp

**GRANTEE:**  
(subdivision name or name of plat)

Woodlands

**LEGAL:**  
(section-township-range)

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST 1/2 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE S 03°51'27" W ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 2144.69 FEET;

THENCE S 06°08'33" E A DISTANCE OF 555.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AND BEING THE POINT OF BEGINNING;

THENCE N 48°17'48" E A DISTANCE OF 393.58 FEET;

THENCE S 48°15'07" E A DISTANCE OF 103.01 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 86°21'16" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING OF S 01°25'45" E A DISTANCE OF 27.37 FEET, A DISTANCE OF 30.14 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 81°57'08" AND A RADIUS OF 592.64 FEET, THE CHORD BEARING OF S 43°37'49" E A DISTANCE OF 20.19 FEET, A DISTANCE OF 20.19 FEET TO A POINT;

THENCE N 67°44'53" E A DISTANCE OF 158.62 FEET;

THENCE S 83°45'07" E A DISTANCE OF 224.94 FEET;

THENCE S 55°44'08" E A DISTANCE OF 305.17 FEET;

THENCE S 47°52'25" W A DISTANCE OF 26.50 FEET;

THENCE S 42°07'35" E A DISTANCE OF 104.46 FEET;

THENCE S 04°33'21" E A DISTANCE OF 87.12 FEET;

THENCE S 34°22'41" W A DISTANCE OF 148.23 FEET;

THENCE S 00°34'01" W A DISTANCE OF 152.51 FEET;

THENCE S 04°04'42" W A DISTANCE OF 52.34 FEET;

THENCE S 25°14'53" W A DISTANCE OF 60.00 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 83°37'09" AND A RADIUS OF 600.00 FEET, THE CHORD BEARING N 62°56'32" W A DISTANCE OF 42.95 FEET, A DISTANCE OF 42.95 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 105°39'02" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING S 66°02'31" W A DISTANCE OF 31.87 FEET, A DISTANCE OF 36.88 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12°58'07" AND A RADIUS OF 168.00 FEET, THE CHORD BEARING S 04°43'57" W A DISTANCE OF 36.14 FEET, A DISTANCE OF 36.22 FEET TO A POINT OF TANGENT;

THENCE N 89°45'07" W A DISTANCE OF 50.00 FEET;

THENCE S 00°14'53" W A DISTANCE OF 12.21 FEET;

THENCE S 85°50'58" W A DISTANCE OF 130.38 FEET;

THENCE S 34°39'14" W A DISTANCE OF 20.00 FEET;

THENCE N 55°20'46" W A DISTANCE OF 184.00 FEET;

THENCE N 68°36'35" W A DISTANCE OF 75.45 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD;

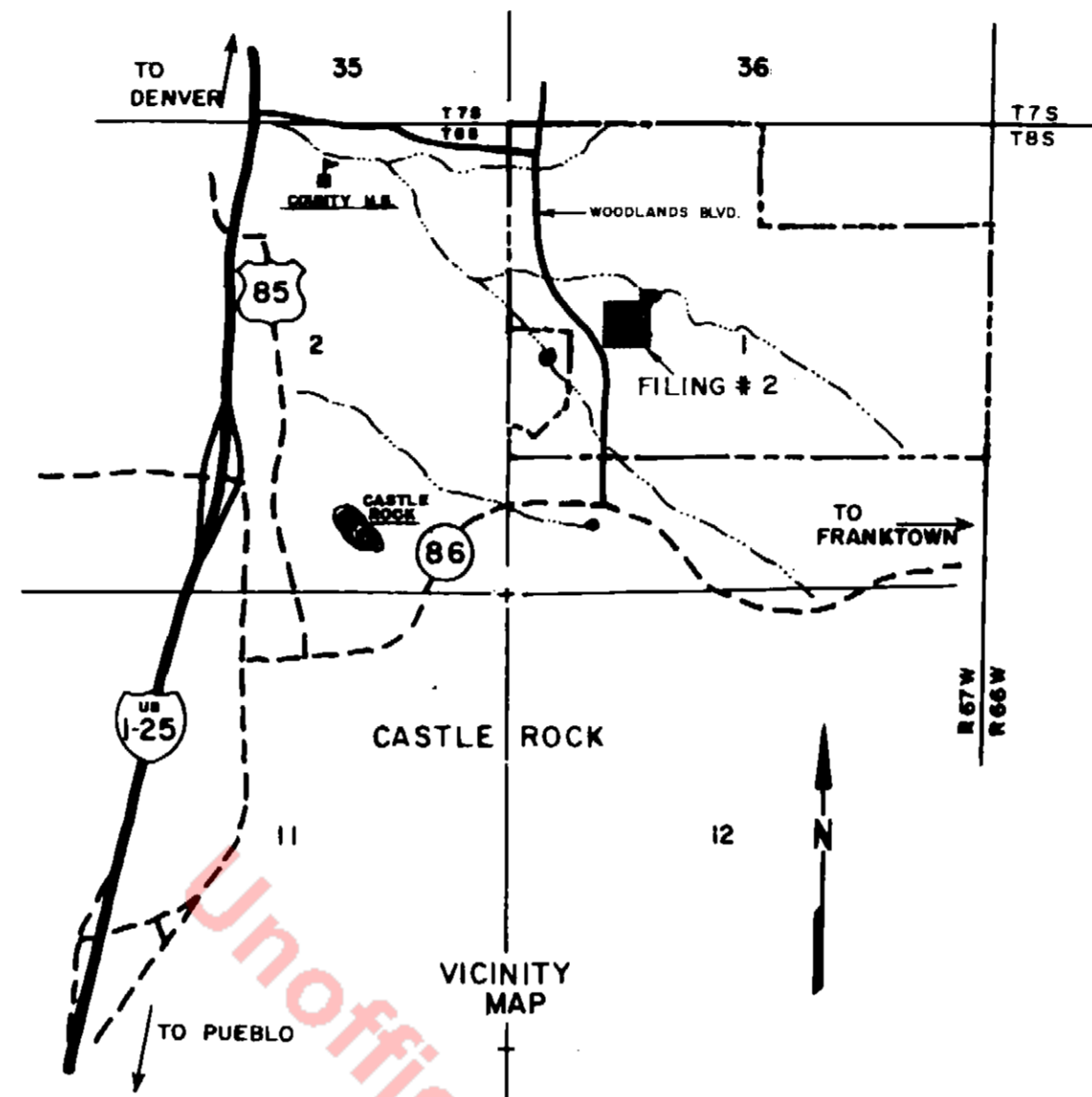
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- N 37°38'24" W A DISTANCE OF 194.47 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°05'52" AND A RADIUS OF 867.50 FEET, THE CHORD BEARING N 44°11'22" W A DISTANCE OF 197.88 FEET, A DISTANCE OF 198.31 FEET TO A POINT OF TANGENT;
- N 50°44'18" W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.95 ACRES, MORE OR LESS.

FINAL PLAT · FILING NO. 2  
**T·H·E W·O·O·D·L·A·N·D·S**  
AT CASTLE ROCK, COLORADO

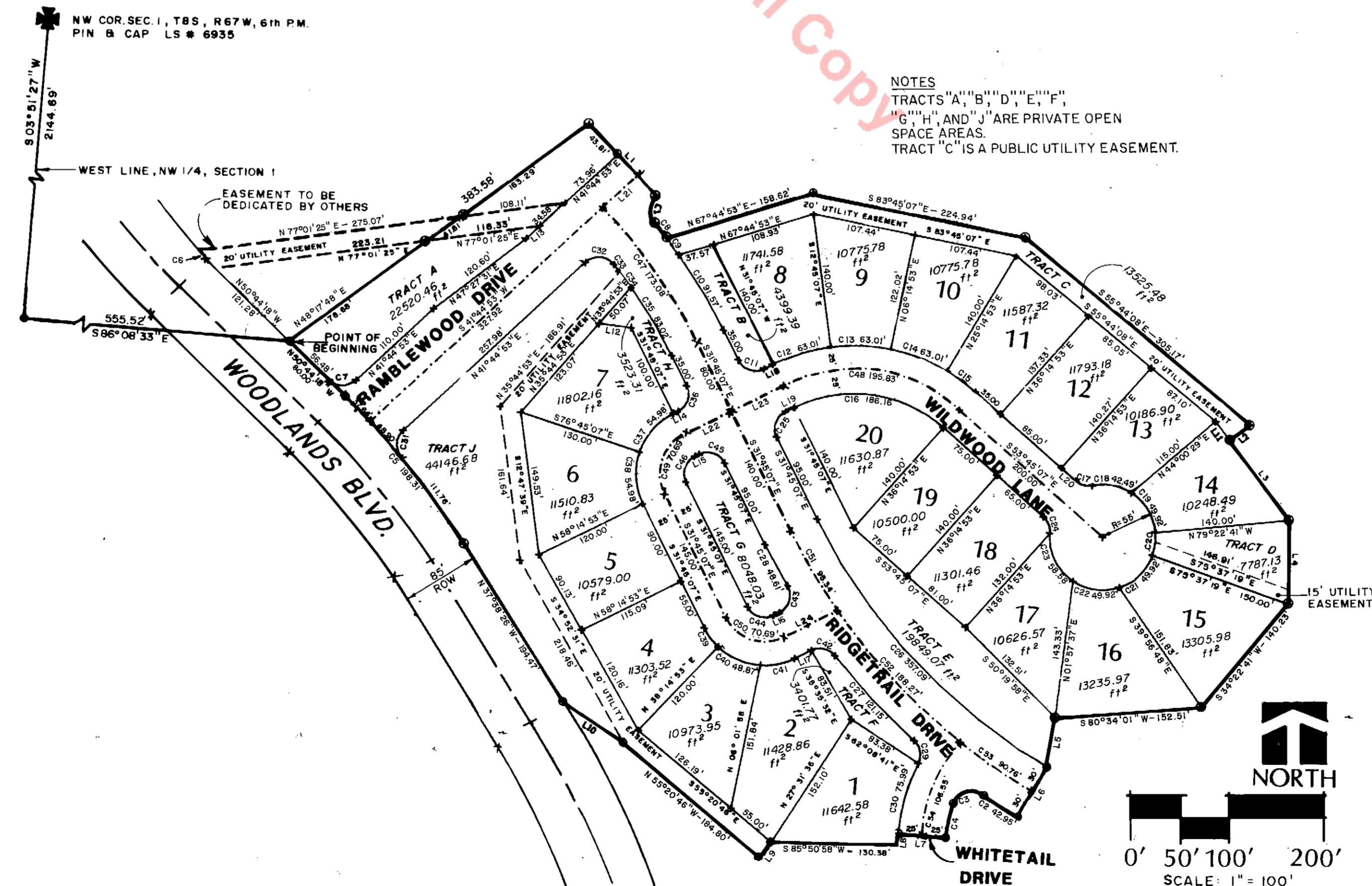
A PORTION OF THE W1/2 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6th P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**VICINITY MAP**

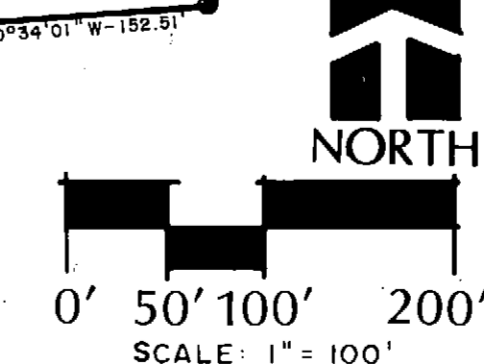


**C/L CURVE AND LINE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	LINE	DIRECTION	DISTANCE
C1	20.00	00°21'18"	30.14	19.77	27.37	L1	S 48°15'07" E	103.01
C2	20.00	3°57'09"	42.95	21.46	42.95	L2	S 47°52'25" E	26.50
C3	20.00	105°39'02"	36.88	26.37	31.87	L3	S 42°07'35" E	104.46
C4	160.00	12°58'07"	36.22	18.19	36.14	L4	S 4°33'21" E	87.12
C5	867.50	13°05'52"	197.88	98.19	197.88	L5	S 4°04'42" W	52.34
C6	782.50	0°55'14"	12.57	6.29	12.57	L6	S 25°14'53" W	60.00
C7	20.00	07°30'49"	30.55	19.15	27.86	L7	N 00°45'07" W	50.00
C8	592.64	1°57'08"	20.19	10.10	20.19	L8	S 0°14'53" W	12.21
C9	592.64	2°02'11"	21.20	10.10	21.20	L9	S 84°30'14" W	20.00
C10	592.64	0°51'09"	91.57	45.87	91.47	L10	N 60°36'35" W	75.45
C11	20.00	90°00'00"	31.42	20.00	28.28	L11	S 42°07'35" E	24.45
C12	190.00	19°00'00"	63.01	31.80	62.72	L12	S 00°00'07" E	33.33
C13	190.00	19°00'00"	63.01	31.80	62.72	L13	S 41°44'53" E	20.05
C14	190.00	19°00'00"	63.01	31.80	62.72	L14	N 50°14'53" E	5.00
C15	190.00	11°00'00"	36.48	18.29	36.42	L15	S 50°14'53" W	5.00
C16	140.00	08°00'00"	185.16	94.43	185.57	L16	N 50°14'53" E	6.79
C17	20.00	53°07'48"	18.55	10.00	17.89	L17	N 50°14'53" E	19.14
C18	55.00	44°15'37"	42.49	22.37	41.44	L18	N 50°14'53" E	10.00
C19	55.00	52°00'00"	49.92	26.88	48.22	L19	N 50°14'53" E	10.00
C20	55.00	25°00'00"	24.00	12.19	23.81	L20	S 53°45'07" E	20.00
C21	55.00	52°00'00"	49.92	26.88	48.22	L21	S 41°44'53" W	48.87
C22	55.00	52°00'00"	49.92	26.88	48.22	L22	S 50°14'53" W	55.00
C23	55.00	61°00'00"	58.56	32.40	56.88	L23	N 50°14'53" E	80.00
C24	20.00	90°00'00"	31.42	20.00	28.28	L24	S 50°14'53" W	61.98
C25	620.00	39°00'00"	367.09	183.65	362.10			
C26	620.00	101°12'28"	121.15	60.74	120.99			
C27	620.00	4°05'46"	48.61	24.32	48.60			
C28	20.00	90°00'00"	31.42	20.00	28.28			
C29	20.00	74°28'37"	28.00	15.20	24.21			
C30	210.00	20°43'58"	75.99	38.41	75.57			
C31	20.00	05°06'13"	30.29	18.40	27.48			
C32	20.00	94°21'28"	32.94	21.58	29.34			
C33	532.84	1°00'31"	3.38	1.69	3.38			
C34	532.84	2°12'13"	20.48	10.24	20.48			
C35	532.84	0°55'48"	63.02	31.51	62.93			
C36	20.00	90°00'00"	31.42	20.00	28.28			
C37	70.00	45°00'00"	54.98	28.99	53.58			
C38	70.00	20°00'00"	54.98	28.99	53.58			
C39	70.00	20°00'00"	24.43	12.34	24.31			
C40	70.00	40°00'00"	48.87	25.48	47.88			
C41	70.00	30°00'00"	38.85	18.78	38.23			
C42	20.00	70°07'47"	27.50	14.25	26.30			
C43	20.00	94°05'48"	32.85	21.48	29.26			
C44	20.00	90°00'00"	31.42	20.00	28.28			
C45	20.00	90°00'00"	31.42	20.00	28.28			
C46	20.00	90°00'00"	31.42	20.00	28.28			
C47	562.64	17°37'30"	173.08	87.25	172.93			
C48	185.00	68°00'00"	195.89	111.29	194.53			
C49	45.00	90°00'00"	70.89	45.00	83.84			
C50	45.00	90°00'00"	70.89	45.00	83.84			
C51	650.00	0°24'15"	95.34	47.76	95.26			
C52	650.00	18°35'45"	188.27	94.80	187.82			
C53	650.00	0°00'00"	80.76	40.38	80.38			
C54	185.00	39°00'00"	108.55	54.80	105.09			



NOTES  
TRACTS "A", "B", "D", "E", "F",  
"G", "H", AND "J" ARE PRIVATE OPEN  
SPACE AREAS.  
TRACT "C" IS A PUBLIC UTILITY EASEMENT.



**FILING 2 BLOCK 1**

**NOTES:**

- THE BASIS OF BEARINGS IS N 03° 51' 27" E ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 1, T8S, R67W, 6TH P.M.
- ALL BOUNDARY AND REAR LOT CORNERS ARE #5 REBAR X 18" WITH CAP L.S. 9872.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGORS AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 2, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT. THE UNDERSIGNED HEREBY FURTHER DEDICATE ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS, 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 PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY 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.

EXECUTED THIS 18th DAY OF January, 1985

**OWNERS**

TALLEY CORPORATION, 550 EAST YALE, DENVER, COLORADO 80222

DAVID L. FORSEN, CASTLE ROCK REGIONAL MANAGER  
STEVE B. HUMANN, CORPORATE SECRETARY



COUNTY OF DENVER )  
STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 1985 BY DAVID L. FORSEN AND STEVE B. HUMANN. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87.

Penny L. Shepperd  
NOTARY PUBLIC

**MORTGAGES AND LIENHOLDERS**

EMPIRE SAVINGS, BUILDING AND LOAN ASSOCIATION

COUNTY OF DENVER )  
STATE OF COLORADO )



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 1985, BY (David L. Forsen) AND (Steve B. Humann). WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87.

Penny L. Shepperd  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE**

I, RICHARD F. BARTON, 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 THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Richard F. Barton  
REGISTERED LAND SURVEYOR 19872

**TITLE CERTIFICATE**

I, Michael D. Berg, AND 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 DEDICATOR.

SIGNED THIS 18 DAY OF January, 1985.

Michael D. Berg  
ATTORNEY AT LAW

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 11th DAY OF December, 1984.

Phyllis L. Brown, Deputy Town Clerk  
P. Melody, CHAIRMAN

**TOWN APPROVAL**

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FOR ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.

SIGNED THIS 20th DAY OF December, 1984.

Phyllis L. Brown, Deputy Town Clerk  
Mayor: Mary Humphrey

**RECORDERS APPROVAL**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT 10:04 A.M., ON THE 14th DAY OF May, 1985, IN BOOK PAGE 1, MAP 1, RECEPTION NO. 352971

COUNTY CLERK AND RECORDER  
Janelle Davis, DEPUTY

**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 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.