

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9452644

DATE: 10-12-94

TIME: 11:45

FEE: \$ 20.⁰⁰ (2 Pages)

GRANTOR: Rowley Downs Land Co.
(OWNER/SIGNER)
Woodlands Master Association,
One

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Woodlands Filing #3 1st Amendment
Final Plat

LEGAL:

1-8-67

(SECTION-TOWNSHIP-RANGE)

THE WOODLANDS FILING NO. 3, 1ST AMENDMENT

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

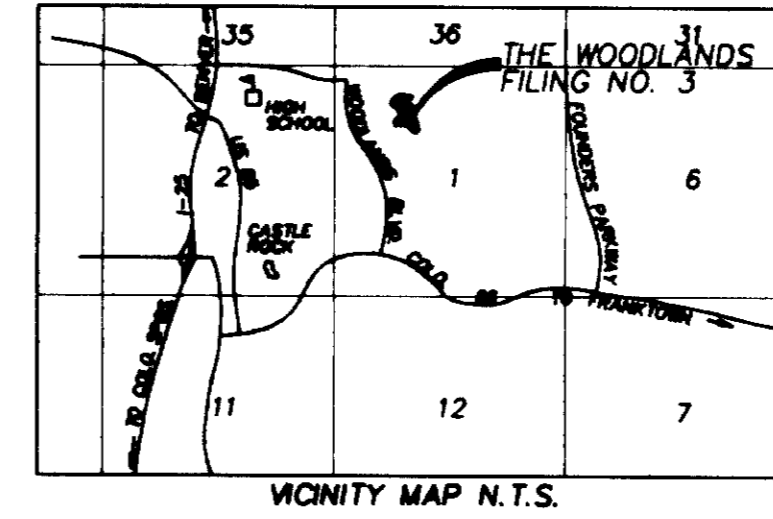
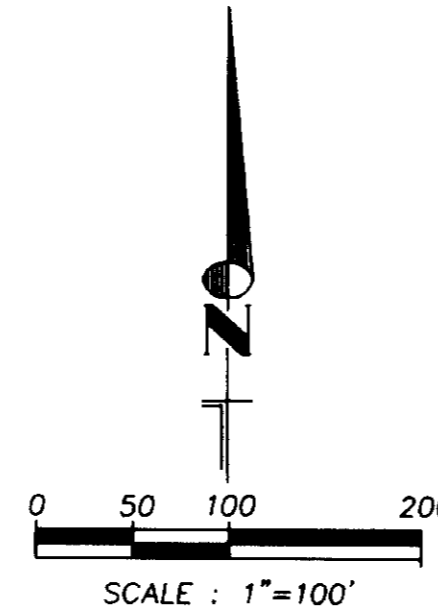
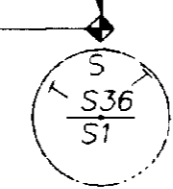
FINAL PLAT

SHEET 2 OF 2

NORTHWEST CORNER
SECTION 1, T. 8 S., R. 67 W.
FND. STONE WITH CROSS

N. 1/4 COR. SEC. 1
FND. 2-3/8" X 30" ALUM. MON.

N. LINE NW 1/4 SEC. 1



	RADIUS	ANGLE	LENGTH
1	20.00	90°00'00"	31.42
2	20.00	53°07'48"	18.55
3	55.00	27°52'52"	26.76
4	55.00	26°04'57"	25.04
5	55.00	22°29'10"	21.59
6	20.00	53°19'14"	18.55
7	20.00	90°00'00"	31.42
8	20.00	89°38'25"	31.29
9	20.00	89°14'10"	31.15
10	20.00	102°57'24"	35.94
11	20.00	99°55'09"	34.08
12	20.00	104°27'11"	36.46

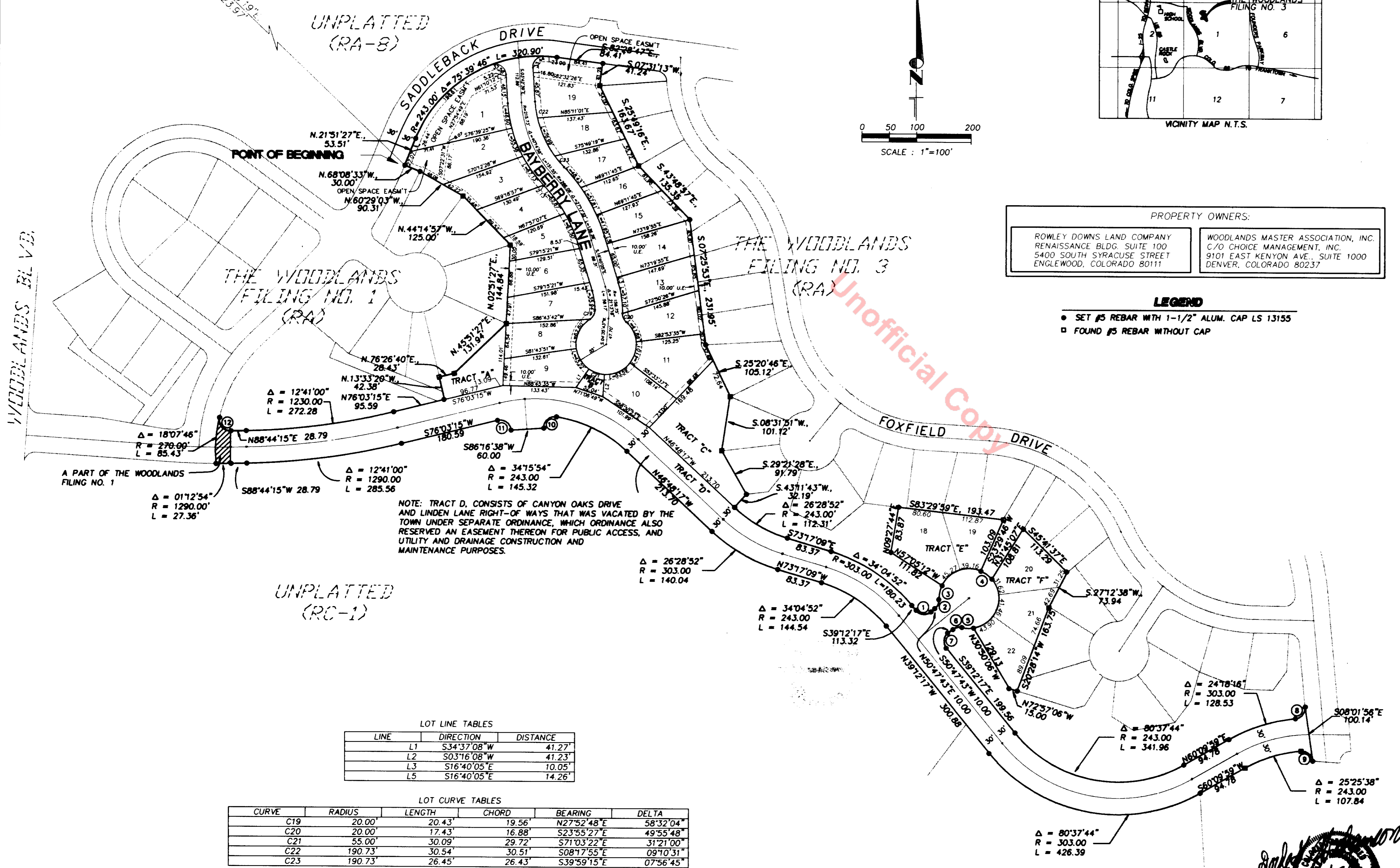
PROPERTY OWNERS:

ROWLEY DOWNS LAND COMPANY RENAISSANCE BLDG. SUITE 100 5400 SOUTH SYRACUSE STREET ENGLEWOOD, COLORADO 80111	WOODLANDS MASTER ASSOCIATION, INC. C/O CHOICE MANAGEMENT, INC. 9101 EAST KENYON AVE., SUITE 1000 DENVER, COLORADO 80237
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LEGEND

● SET #5 REBAR WITH 1-1/2" ALUM. CAP LS 13155
□ FOUND #5 REBAR WITHOUT CAP

1	AREA=	16527 SQ.FT.=	.38 ACRES
2	AREA=	12038 SQ.FT.=	.28 ACRES
3	AREA=	8764 SQ.FT.=	.20 ACRES
4	AREA=	8102 SQ.FT.=	.19 ACRES
5	AREA=	7007 SQ.FT.=	.16 ACRES
6	AREA=	9148 SQ.FT.=	.21 ACRES
7	AREA=	9105 SQ.FT.=	.21 ACRES
8	AREA=	7869 SQ.FT.=	.18 ACRES
9	AREA=	8668 SQ.FT.=	.20 ACRES
10	AREA=	8668 SQ.FT.=	.20 ACRES
11	AREA=	11084 SQ.FT.=	.25 ACRES
12	AREA=	9101 SQ.FT.=	.21 ACRES
13	AREA=	9498 SQ.FT.=	.22 ACRES
14	AREA=	9943 SQ.FT.=	.23 ACRES
15	AREA=	8738 SQ.FT.=	.20 ACRES
16	AREA=	6808 SQ.FT.=	.16 ACRES
17	AREA=	7581 SQ.FT.=	.17 ACRES
18	AREA=	8660 SQ.FT.=	.20 ACRES
19	AREA=	13100 SQ.FT.=	.30 ACRES
TOTAL LOT	AREA=	180409 SQ.FT.=	4.14 ACRES
TRACT "A"	AREA=	8051 SQ.FT.=	.18 ACRES
TRACT "B"	AREA=	1544 SQ.FT.=	.04 ACRES
TRACT "C"	AREA=	20428 SQ.FT.=	.47 ACRES
TRACT "D"	AREA=	153462 SQ.FT.=	3.52 ACRES
TRACT "E"	AREA=	19189 SQ.FT.=	.44 ACRES
TRACT "F"	AREA=	24046 SQ.FT.=	.55 ACRES
TOTAL TRACTS	AREA=	228938 SQ.FT.=	5.01 ACRES
ENCLOSED ROAD	AREA=	56631 SQ.FT.=	1.30 ACRES
SUBDIVISION	AREA=	465978 SQ.FT.=	10.65 ACRES



NOTE: TRACT D, CONSISTS OF CANYON OAKS DRIVE AND LINDEN LANE RIGHT-OF-WAYS THAT WAS VACATED BY THE TOWN UNDER SEPARATE ORDINANCE, WHICH ORDINANCE ALSO RESERVED AN EASEMENT THEREON FOR PUBLIC ACCESS, AND UTILITY AND DRAINAGE CONSTRUCTION AND MAINTENANCE PURPOSES.

LINE	DIRECTION	DISTANCE
L1	S34°37'08"W	41.27'
L2	S03°16'08"W	41.23'
L3	S16°40'05"E	10.05'
L5	S16°40'05"E	14.26'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C19	20.00'	20.43'	19.56'	N27°52'48"E	58°32'04"
C20	20.00'	17.43'	16.88'	S23°55'27"E	49°55'48"
C21	55.00'	30.09'	29.72'	S71°03'22"E	31°21'00"
C22	190.73'	30.54'	30.51'	S08°17'55"E	09°10'31"
C23	190.73'	26.45'	26.43'	S39°59'15"E	07°56'45"

PREPARED
MAY, 1994
BY
MERRICK
Engineers and Architects
Merrick & Company (303)-751-0741
10855 E. Bethany Drive, Aurora, Colo. 80014
Post Office Box 22026, Denver, Colo. 80222

NO.	REVISION	BY	DATE
1	REVISED LOTS - ADDED STREET TO LEGAL DESCRIPTION ... ETC.	GWR	11-06-93
2	ADDED TRACTS "F" AND "G" - CHANGED LEGAL ... ETC.	GWR	1-06-94
3	MADE FINAL ROAD CONFIGURATION	DRF	4-29-94
4	MADE FINAL TOWN COMMENT CHANGES	DRF	5-12-94

NAME: C. 1400-8488 WOODLANDS DATE: MAY 12, 1994 TIME: 4:22 PM