

PLAT IDENTIFICATION SHEET

366636

11/6/85

GRANTOR:
(owner/signer)

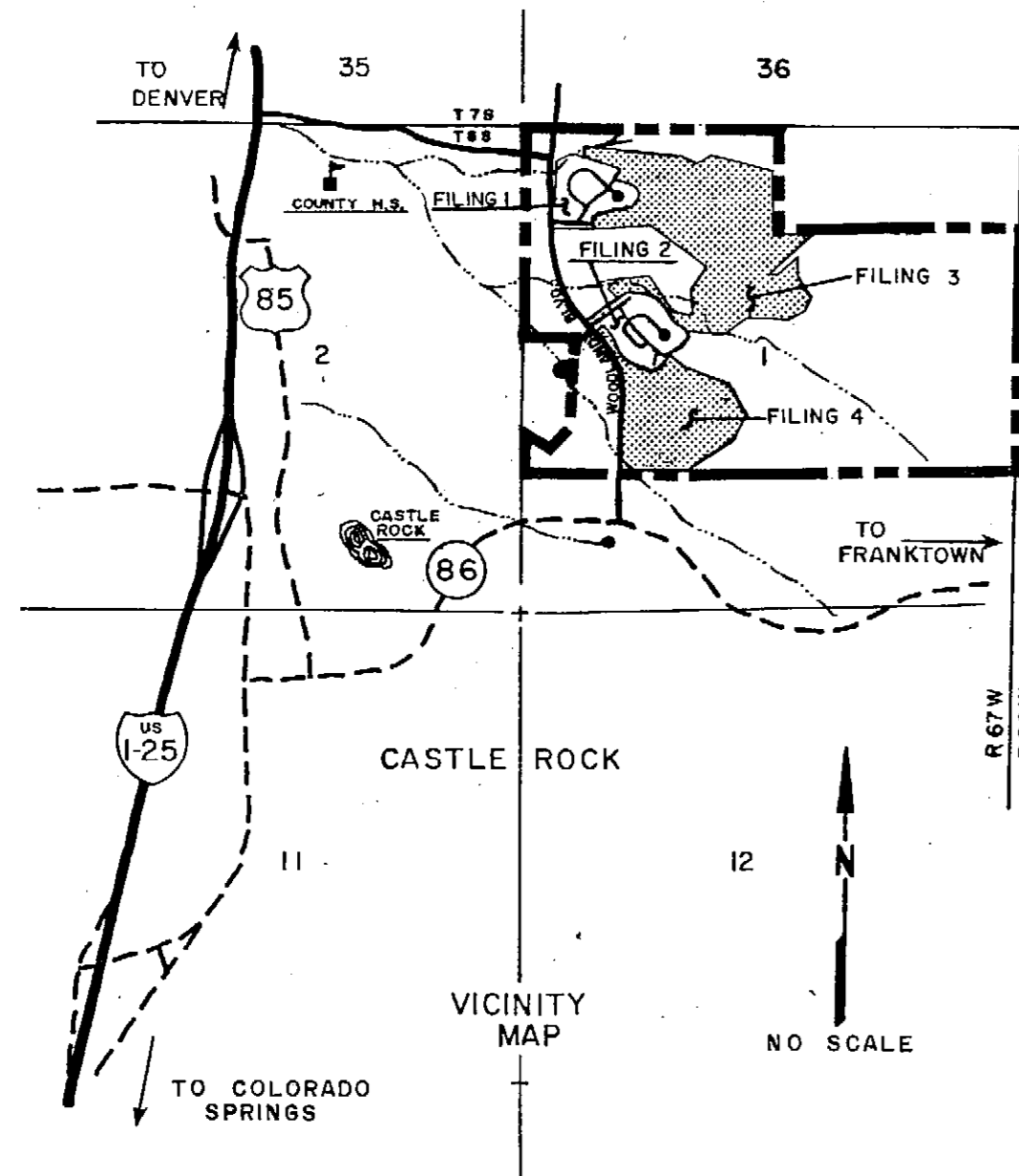
Castle Rock Town of

GRANTEE:
(subdivision name or name of plat)

Woodlands 3

LEGAL:
(section-township-range)

VICINITY MAP



FINAL PLAT · FILING NO.3
T·H·E W·O·O·D·L·A·N·D·S
 AT CASTLE ROCK, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NE 1/4 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 SOUTHEAST CORNER OF THE WOODLANDS FILING NO. 1; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE WOODLANDS FILING NO. 1 THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE N 01° 15' 45" W 60.00 FEET TO A POINT ON CURVE;
- 2) THENCE 36.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 104° 27' 11", WHOSE RADIUS IS 20.00 FEET; WHOSE CHORD BEARS N 39° 02' 10" W 31.62 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) THENCE 156.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 33° 10' 01", WHOSE RADIUS IS 270.00 FEET TO A POINT OF TANGENCY;
- 4) THENCE N 46° 21' 27" E 89.85 FEET;
- 5) THENCE S 50° 33' 00" E 90.26 FEET;
- 6) THENCE S 21° 51' 27" W 29.51 FEET;
- 7) THENCE S 68° 08' 33" E 212.78 FEET;
- 8) THENCE N 76° 03' 15" E 13.44 FEET;
- 9) THENCE N 13° 33' 20" W 42.38 FEET;
- 10) THENCE N 76° 26' 40" E 28.43 FEET;
- 11) THENCE N 45° 51' 27" E 131.94 FEET;
- 12) THENCE N 02° 51' 27" E 144.84 FEET;
- 13) THENCE N 44° 14' 57" W 125.00 FEET;
- 14) THENCE N 60° 29' 03" W 90.31 FEET;
- 15) THENCE N 68° 08' 33" W 90.00 FEET;
- 16) THENCE N 46° 21' 39" W 22.83 FEET;
- 17) THENCE N 53° 38' 33" W 45.00 FEET;
- 18) THENCE N 36° 21' 27" E 20.00 FEET;
- 19) THENCE N 53° 38' 33" W 130.35 FEET;
- 20) THENCE N 74° 56' 06" W 71.86 FEET;

THENCE N 10° 37' 01" E 175.36 FEET;
 THENCE S 83° 45' 25" E 284.91 FEET;
 THENCE N 69° 02' 57" E 64.22 FEET;
 THENCE S 23° 10' 59" E 104.32 FEET TO A POINT ON A CURVE;
 THENCE 141.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 26° 45' 39", WHOSE RADIUS IS 303.00 FEET, WHOSE CHORD BEARS N 84° 08' 24" E 140.24 FEET TO A POINT OF TANGENCY;
 THENCE S 82° 28' 47" E 30.00 FEET TO A POINT OF CURVATURE;
 THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 90° 00' 00", WHOSE RADIUS IS 20.00 FEET;
 THENCE S 82° 28' 47" E 50.00 FEET TO A POINT ON A CURVE;
 THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 90° 00' 00", WHOSE RADIUS IS 20.00 FEET, WHOSE CHORD BEARS S 37° 28' 47" E 28.28 FEET TO A POINT OF TANGENCY;
 THENCE S 82° 28' 47" E 144.51 FEET TO A POINT OF CURVATURE;
 THENCE 341.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 09° 10' 44", WHOSE RADIUS IS 2130.00 FEET TO A POINT OF TANGENCY;
 THENCE S 73° 18' 03" E 109.13 FEET TO A POINT OF CURVATURE;
 THENCE 8.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 00° 29' 14", WHOSE RADIUS IS 1010.00 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE 30.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 87° 29' 46", WHOSE RADIUS IS 20.00 FEET;
 THENCE S 70° 18' 34" E 50.00 FEET TO A POINT ON A CURVE;
 THENCE 30.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 87° 29' 46", WHOSE RADIUS IS 20.00 FEET, WHOSE CHORD BEARS S 24° 03' 27" E 27.66 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE 139.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE DELTA IS 10° 45' 17", WHOSE RADIUS IS 1010.00 FEET TO THE POINT OF TANGENCY;
 THENCE S 57° 03' 03" E 177.15 FEET;
 THENCE N 38° 35' 14" E 124.45 FEET;
 THENCE S 49° 23' 55" E 92.20 FEET;
 THENCE S 36° 15' 14" E 93.01 FEET;
 THENCE S 23° 44' 58" E 81.94 FEET;
 THENCE S 84° 34' 43" E 198.31 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1;

THENCE S 01° 23' 46" W 415.00 FEET ALONG SAID NORTH-SOUTH CENTERLINE TO THE NW CORNER OF THE SE 1/4 OF SAID SECTION 1;
 THENCE DEPARTING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1, S 60° 33' 19" W 154.91 FEET TO A POINT ON A CURVE;
 THENCE 62.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE DELTA IS 07° 30' 05", WHOSE RADIUS IS 490.00 FEET, WHOSE CHORD BEARS S 08° 55' 18" E 62.80 FEET TO THE POINT OF TANGENCY;
 THENCE S 05° 10' 13" E 211.70 FEET TO A POINT OF CURVATURE;
 THENCE 29.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 84° 29' 19", WHOSE RADIUS IS 20.00 FEET;
 THENCE S 04° 04' 02" E 60.18 FEET TO A POINT ON A CURVE;
 THENCE 33.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 95° 30' 41", WHOSE RADIUS IS 20.00 FEET, WHOSE CHORD BEARS S 42° 35' 07" W 29.61 FEET;
 THENCE N 66° 10' 29" W 50.62 FEET TO A POINT ON A CURVE;
 THENCE 31.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 89° 14' 10", WHOSE RADIUS IS 20.00 FEET, WHOSE CHORD BEARS N 49° 47' 18" W 28.10 FEET TO A POINT OF COMPOUND CURVATURE;
 THENCE 107.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE DELTA IS 25° 25' 38", WHOSE RADIUS IS 243.00 FEET TO THE POINT OF TANGENCY;
 THENCE S 60° 09' 59" W 94.78 FEET;
 THENCE S 3° 24' 04" E 163.29 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF A 60.00 FEET WIDE GAS EASEMENT DESCRIBED IN BOOK 505, AT PAGE 256, IN DOUGLAS COUNTY RECORDS;
 THENCE S 3° 24' 04" E 63.51 TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID GAS EASEMENT;
 THENCE S 3° 24' 04" E 185.35 FEET;
 THENCE S 55° 16' 30" W 268.08 FEET;
 THENCE N 85° 58' 30" W 297.77 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID GAS EASEMENT;
 THENCE N 85° 58' 30" W 125.69 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID GAS EASEMENT;
 THENCE N 85° 58' 30" W 67.63 FEET;
 THENCE N 48° 18' 02" W 53.57 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY BOUNDARY LINE OF THE WOODLANDS FILING NO. 2;
 THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID WOODLANDS FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N 04° 33' 21" W 87.12 FEET;
 - 2) THENCE N 42° 07' 35" W 104.46 FEET;
 - 3) THENCE N 47° 52' 25" E 46.51 FEET;
- THENCE S 35° 26' 46" E 33.09 FEET;
 THENCE S 65° 11' 30" E 151.11 FEET;
 THENCE N 33° 51' 27" E 70.00 FEET;
 THENCE N 01° 53' 33" W 95.00 FEET;
 THENCE N 85° 06' 27" E 85.00 FEET;
 THENCE N 01° 53' 33" W 261.86 FEET;
 THENCE N 36° 36' 27" E 119.04 FEET;
 THENCE N 39° 12' 17" E 232.52 FEET TO A POINT OF CURVATURE;
 THENCE 144.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 34° 04' 52", WHOSE RADIUS IS 243.00 FEET TO A POINT OF TANGENCY;
 THENCE N 73° 17' 09" W 83.37 FEET TO A POINT OF CURVATURE;
 THENCE 140.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 26° 28' 52", WHOSE RADIUS IS 303.00 FEET TO A POINT OF TANGENCY;
 THENCE N 46° 48' 17" W 213.70 FEET TO A POINT OF CURVATURE;
 THENCE 242.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 57° 08' 28", WHOSE RADIUS IS 243.00 FEET TO A POINT OF TANGENCY;
 THENCE S 76° 03' 15" W 192.36 FEET TO A POINT OF CURVATURE;
 THENCE 285.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 12° 40' 59", WHOSE RADIUS IS 1290.00 FEET TO A POINT OF TANGENCY;
 THENCE S 88° 44' 15" W 28.79 FEET TO THE POINT OF BEGINNING, CONTAINING 47.680 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED BELOW, 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. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ROADS SHOWN HEREON FOR ROAD PURPOSES, AND 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 TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, 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.

EXECUTED THIS 28th DAY OF August, 1985.

OWNERS

TALLEY CORPORATION, 5500 EAST YALE, DENVER, COLORADO 80222

David L. Forsten, Castle Rock Regional Manager
 Steve B. Humann, Corporate Secretary

COUNTY OF DENVER)
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 1985 BY DAVID L. FORSTEN AND STEVE B. HUMANN. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87.

Penny L. Sheppard, Notary Public

MORTGAGEES AND LIENHOLDERS

EMPIRE SAVINGS AND LOAN ASSOCIATION

William T. Rogers, Notary Public

COUNTY OF DENVER)
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF August, 1985, BY William T. Rogers AND [Signature] WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-20-87.

Ace & Blaw, 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 #9872

TITLE CERTIFICATE

I, James B. Follesand, 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 DEDICATOR.

SIGNED THIS 27th DAY OF August, 1985.

[Signature], Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 16th DAY OF April, 1985.

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 AND OPEN SPACE SHOWN HEREON.

SIGNED THIS 9th DAY OF May, 1985.

ATTEST: Phyllis Brown, Deputy Town Clerk
 BY: George Humann, Mayor

RECORDERS APPROVAL

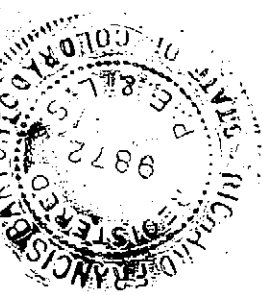
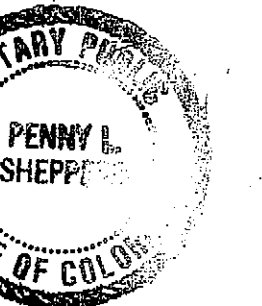
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:43 A.M., ON THE 6th DAY OF November, 1985, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 366426

COUNTY CLERK AND RECORDER

[Signature], Deputy

STREET MAINTENANCE

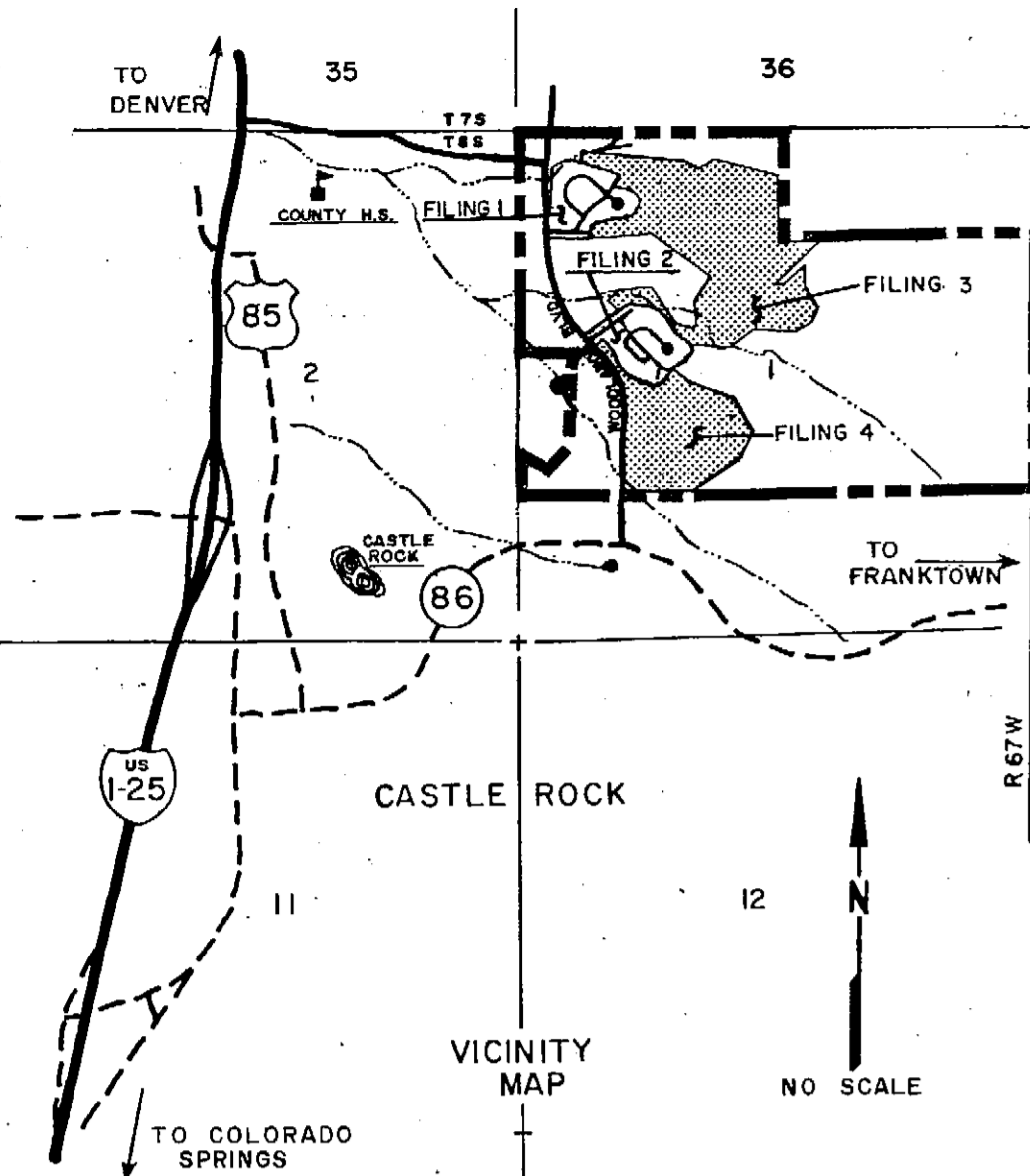
IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION 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.



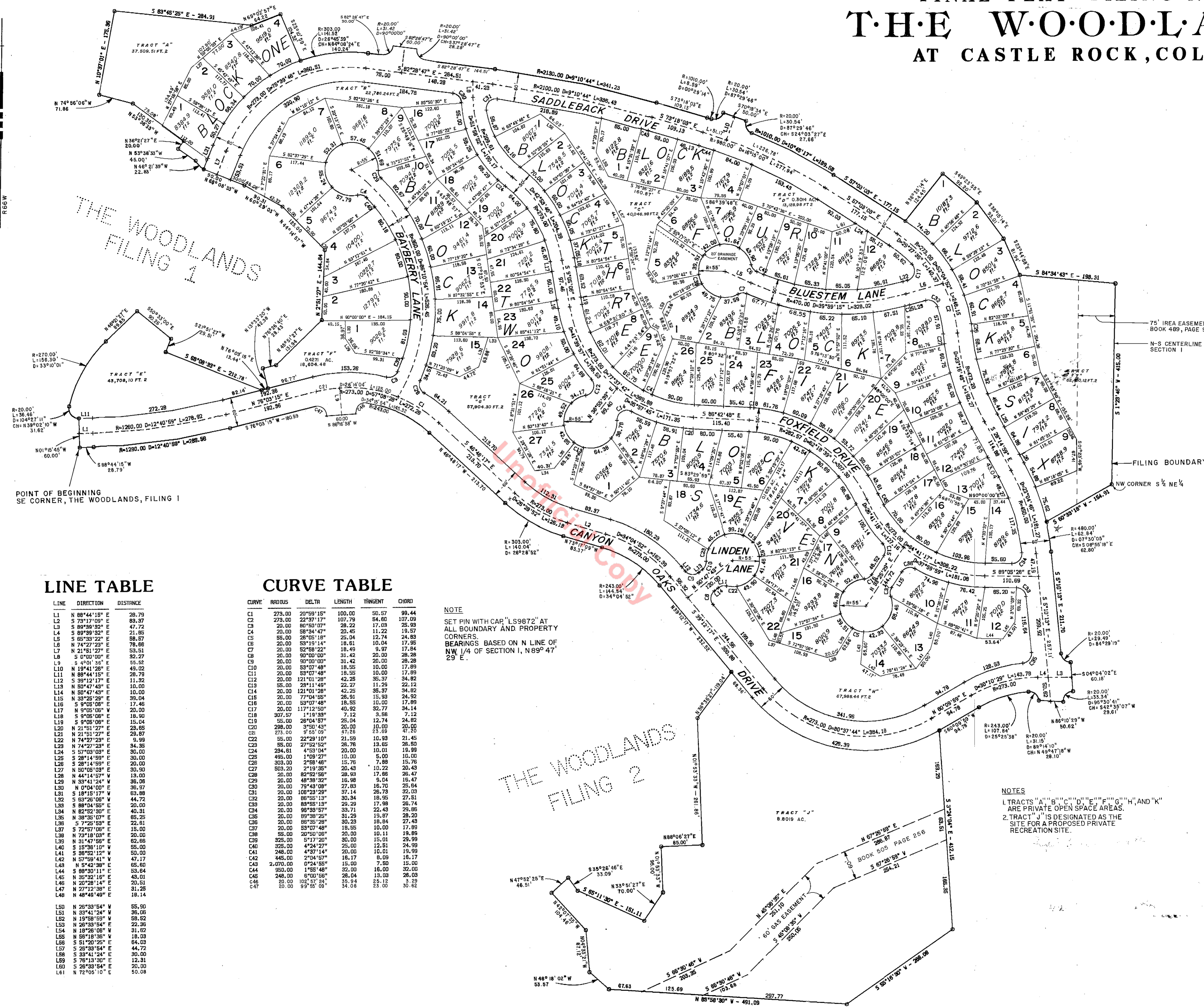
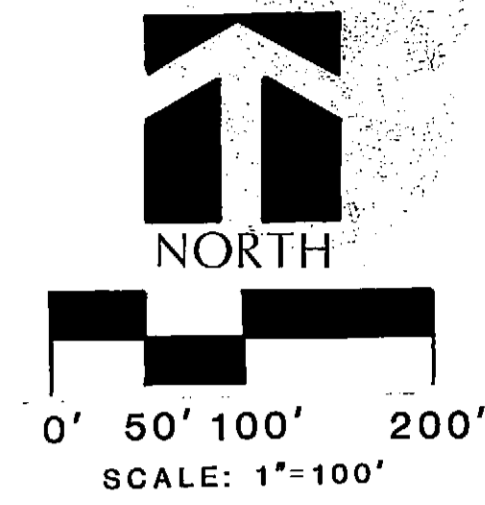
Correction
 4/29/80
 Rec. 9015-733
 Book 919
 Page 454

THE WOODLANDS FILING NO. 3

VICINITY MAP



FINAL PLAT · FILING NO.3
T·H·E W·O·O·D·L·A·N·D·S
 AT CASTLE ROCK, COLORADO



POINT OF BEGINNING
 SE CORNER, THE WOODLANDS, FILING 1

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 88°44'15" E	28.79
L2	S 78°17'03" E	83.37
L3	S 89°58'52" E	47.72
L4	S 89°39'32" E	21.85
L5	S 65°33'22" E	58.57
L6	N 74°27'23" E	78.66
L7	N 21°51'27" E	53.51
L8	S 0°00'00" E	32.27
L9	S 4°01'38" E	55.52
L10	N 19°41'28" E	49.02
L11	N 88°44'15" E	28.79
L12	S 39°12'17" E	11.32
L13	N 80°47'43" E	10.00
L14	N 50°47'43" E	10.00
L15	N 33°25'29" E	39.04
L16	S 9°05'08" E	17.46
L17	N 9°05'08" W	20.00
L18	S 9°05'08" E	18.90
L19	S 9°05'08" E	15.04
L20	N 21°51'27" E	28.79
L21	N 21°51'27" E	29.87
L22	N 74°27'23" E	9.99
L23	N 74°27'23" E	34.35
L24	S 57°03'03" E	30.00
L25	S 28°14'59" E	30.00
L26	S 28°14'59" E	20.00
L27	N 50°05'03" E	30.90
L28	N 44°14'59" E	18.00
L29	N 53°11'24" W	38.88
L30	N 0°04'00" E	36.97
L31	S 18°15'17" E	64.86
L32	S 63°08'08" E	44.72
L33	S 88°04'55" E	20.00
L34	N 82°52'30" E	40.31
L35	N 89°25'59" E	85.25
L36	S 7°25'53" E	22.81
L37	S 72°57'08" E	15.00
L38	N 73°18'03" E	20.00
L39	S 38°52'12" W	50.00
L40	N 51°47'58" E	62.66
L41	S 55°00'00" E	55.00
L42	N 57°59'51" W	47.17
L43	N 54°23'58" E	65.63
L44	S 88°30'11" E	53.64
L45	N 55°52'16" E	49.01
L46	N 55°52'16" E	20.51
L47	N 27°12'38" E	31.25
L48	N 48°48'49" E	18.14
L50	N 28°33'54" W	55.90
L51	N 33°41'24" W	36.06
L52	N 19°48'50" W	59.52
L53	N 28°33'54" W	22.36
L54	N 18°28'08" W	31.62
L55	N 58°18'58" W	18.03
L56	S 51°20'25" E	64.03
L57	S 28°33'54" E	44.72
L58	S 33°41'24" E	30.00
L59	S 78°13'30" E	12.31
L60	S 28°33'54" E	20.00
L61	N 72°05'10" E	50.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	273.00	20°59'15"	100.00	50.57	89.44
C2	273.00	22°07'17"	107.79	54.60	107.09
C3	20.00	80°50'07"	28.22	17.03	25.93
C4	20.00	58°34'47"	20.45	11.22	19.57
C5	55.00	28°05'18"	25.04	12.74	24.83
C6	20.00	53°19'14"	18.61	10.04	17.95
C7	20.00	52°58'22"	18.49	9.97	17.84
C8	20.00	60°00'00"	31.42	20.00	28.28
C9	20.00	90°00'00"	31.42	20.00	28.28
C10	20.00	53°07'48"	18.55	10.00	17.89
C11	20.00	53°07'48"	18.55	10.00	17.89
C12	20.00	121°01'28"	42.28	35.37	34.82
C13	55.00	28°05'18"	22.27	11.26	22.12
C14	20.00	120°01'28"	42.28	35.37	34.82
C15	20.00	77°04'55"	28.91	15.33	24.92
C16	20.00	53°07'48"	18.55	10.00	17.89
C17	20.00	117°12'50"	40.92	32.77	34.14
C18	307.57	1°19'33"	7.12	3.58	7.12
C19	55.00	28°04'57"	25.04	12.74	24.82
C20	20.00	3°50'43"	20.00	10.00	20.00
C21	273.00	9°55'09"	47.26	23.69	47.20
C22	55.00	22°29'10"	21.59	10.93	21.45
C23	55.00	27°52'52"	28.76	13.65	28.50
C24	294.81	4°53'04"	20.00	10.01	19.99
C25	495.00	1°59'27"	10.00	5.00	10.00
C26	303.00	2°58'48"	15.76	7.88	15.76
C27	503.20	2°19'35"	20.43	10.22	20.43
C28	20.00	82°52'58"	28.93	17.66	26.47
C29	20.00	48°38'52"	16.98	9.04	16.47
C30	20.00	79°43'08"	27.83	16.70	25.84
C31	20.00	168°23'59"	37.14	26.78	32.03
C32	20.00	86°55'13"	30.34	18.95	27.51
C33	20.00	88°55'13"	29.29	17.98	26.74
C34	20.00	88°55'13"	33.71	22.43	29.86
C35	20.00	89°38'25"	31.29	19.87	28.20
C36	20.00	88°55'28"	30.23	18.84	27.48
C37	20.00	53°07'48"	18.55	10.00	17.89
C38	55.00	20°50'08"	20.00	10.11	19.89
C39	325.00	5°17'20"	30.00	15.01	29.99
C40	325.00	4°24'27"	25.00	12.51	24.99
C41	248.00	4°37'14"	20.00	10.01	19.99
C42	445.00	2°04'57"	16.17	8.09	16.17
C43	2,070.00	0°24'55"	19.00	7.50	19.00
C44	950.00	1°55'48"	32.00	16.00	32.00
C45	246.00	6°00'58"	26.04	13.03	26.08
C46	20.00	102°17'34"	35.84	23.92	37.92
C47	20.00	99°55'09"	34.08	23.00	36.62

NOTE
 SET PIN WITH CAP "LS9872" AT ALL BOUNDARY AND PROPERTY CORNERS.
 BEARINGS BASED ON N LINE OF NW 1/4 OF SECTION 1, N 89° 47' 29" E.

NOTES
 1. TRACTS "A" THROUGH "K" ARE PRIVATE OPEN SPACE AREAS.
 2. TRACT "J" IS DESIGNATED AS THE SITE FOR A PROPOSED PRIVATE RECREATION SITE.

THE WOODLANDS FILING NO. 3