

PLAT IDENTIFICATION SHEET

366637

11/6/85

GRANTOR:

(owner/signer)

Castle Rock Town of

GRANTEE:

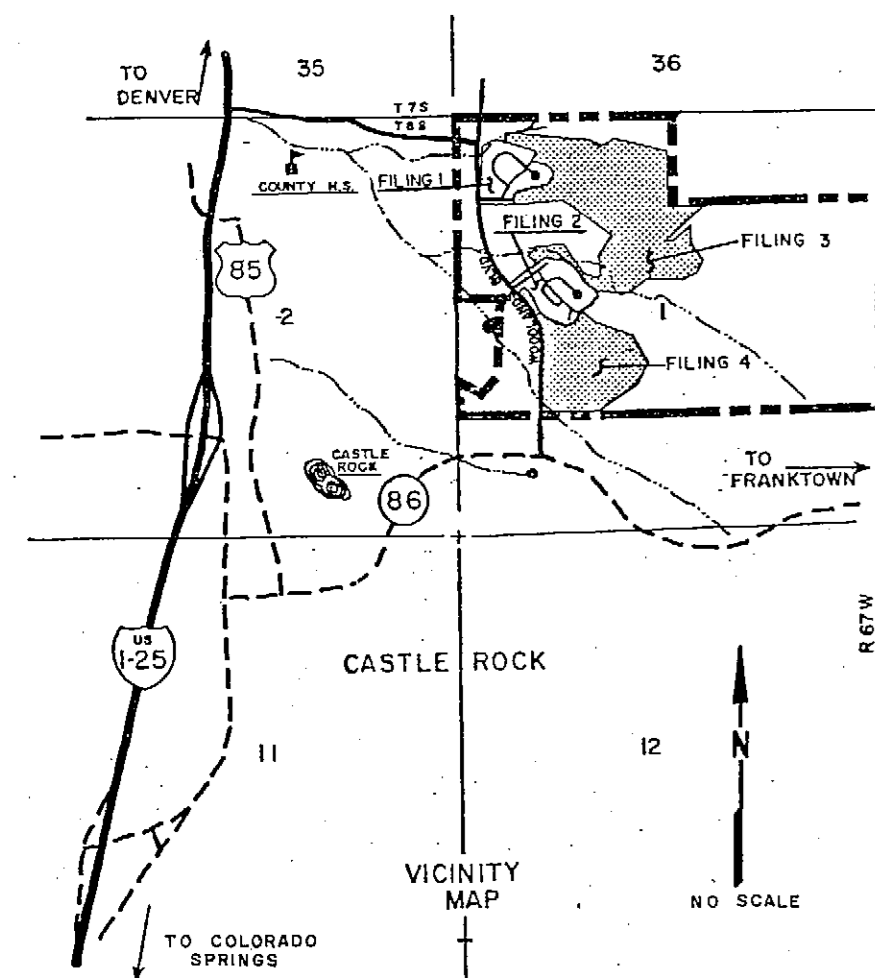
(subdivision name or name of plat)

Woodlands 4

LEGAL:

(section-township-range)

VICINITY MAP



SCALE: 1" = 100'

FINAL PLAT · FILING NO. 4
THE WOODLANDS
AT CASTLE ROCK, COLORADO

NOTE
TRACTS "A", "B", "C" AND "D"
ARE PRIVATE OPEN SPACE.



CURVE AND LINE TABLE

Table with columns: LINE, BEARING, DISTANCE, CURVE, RADIUS, DELTA, LENGTH, TANGENT, CHORD. Lists 28 numbered entries for various curve and line segments.

A PARCEL OF LAND IN THE 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:

COMMENCING AT THE SW CORNER OF THE 1/4 SW 1/4 OF SAID SECTION 1; THENCE N 89° 01' 30" E 1,096.96 FEET ALONG THE SOUTH LINE OF SAID 1/4 SW 1/4 TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF WOODLANDS BOULEVARD AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: 1) THENCE N 00° 57' 19" W 77.92 FEET TO A POINT OF CURVATURE; 2) THENCE 112.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 07° 27' 42"; 3) THENCE N 08° 25' 01" W 130.50 FEET TO A POINT OF CURVATURE; 4) THENCE 321.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 23° 33' 08"; 5) THENCE 15° 08' 07" E 145.16 FEET TO A POINT OF CURVATURE; 6) THENCE 799.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 52° 46' 33"; 7) THENCE 106.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 25° 04' 00"; 8) THENCE 129.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 23° 28' 02"; 9) THENCE 805.29 FEET, WHOSE CHORD BEARS S 76° 29' 08" E 327.53 FEET TO A POINT OF TANGENCY; 10) THENCE 88° 13' 09" E 105.37 FEET TO A POINT OF CURVATURE; 11) THENCE 79.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 15° 02' 34"; 12) THENCE 303.00 FEET TO A POINT; 13) THENCE 16° 49' 25" W 60.00 FEET TO A POINT ON CURVE; 14) THENCE 106.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE DELTA IS 25° 04' 00"; 15) THENCE 124.98 FEET, WHOSE CHORD BEARS S 60° 38' 36" E 105.47 FEET TO A POINT; 16) THENCE S 02° 36' 01" E 220.00 FEET; 17) THENCE S 52° 23' 51" W 76.54 FEET; 18) THENCE S 16° 18' 50" E 213.60 FEET; 19) THENCE S 33° 48' 35" E 139.82 FEET; 20) THENCE S 53° 33' 51" W 446.14 FEET; 21) THENCE S 00° 59' 09" W 446.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID 1/4 SW 1/4 OF SECTION 1; 22) THENCE S 89° 01' 30" W 801.49 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 30,980 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. 4. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ROADS SHOWN HERON 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 HERON.

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 HERON.

EXECUTED THIS 28th DAY OF August, 1985.

OWNERS

TALLEY CORPORATION, 5500 EAST YALE, DENVER, COLORADO 80222

David L. Forsem, 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. FORSEM AND STEVE B. HUMANN. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 6-2-87.

MORTGAGEES AND LIENHOLDERS

EMPIRE BUILDING AND LOAN ASSOCIATION

WILLIAM T. ROSEAS, Construction Loan Manager

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

TITLE CERTIFICATE

I, James B. Elwood, 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.

TOWN APPROVAL

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

PLANNING AND ZONING COMMISSION APPROVAL

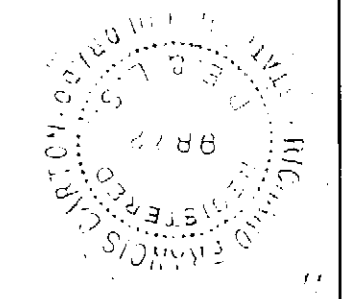
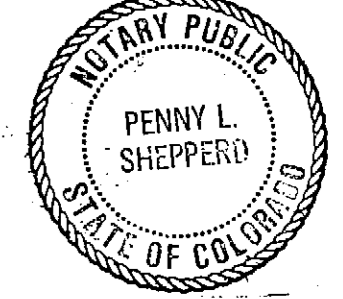
THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 16th DAY OF April, 1985.

RECORDERS APPROVAL

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:42 A.M., ON THE 6th DAY OF November, 1985, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 366627.

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.



Attorney at Law signature and name.

Chairman signature and name.

Town of Castle Rock Mayor signature and name.

County Clerk and Recorder signature and name.

Handwritten note: correction 6/29/90 Rec. 9015733 Book. 919 Page 454

THE WOODLANDS FILING NO. 4