

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99074503

DATE: 8-27-99

TIME: 13:10

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR: *The Genesee Company*
(OWNER/SIGNER)

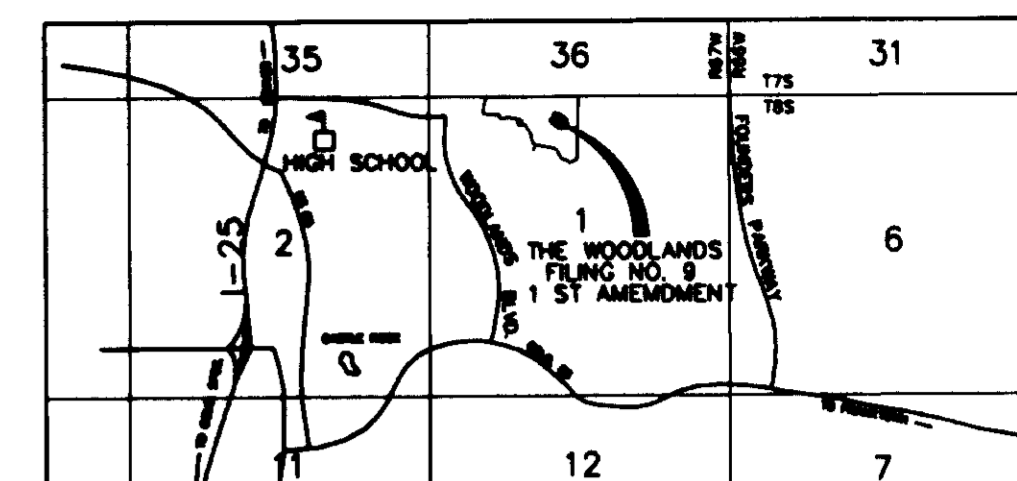
GRANTEE: *Woodlands # 9 1st Amendment*
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 1, 8, 67
(SECTION-TOWNSHIP-RANGE)

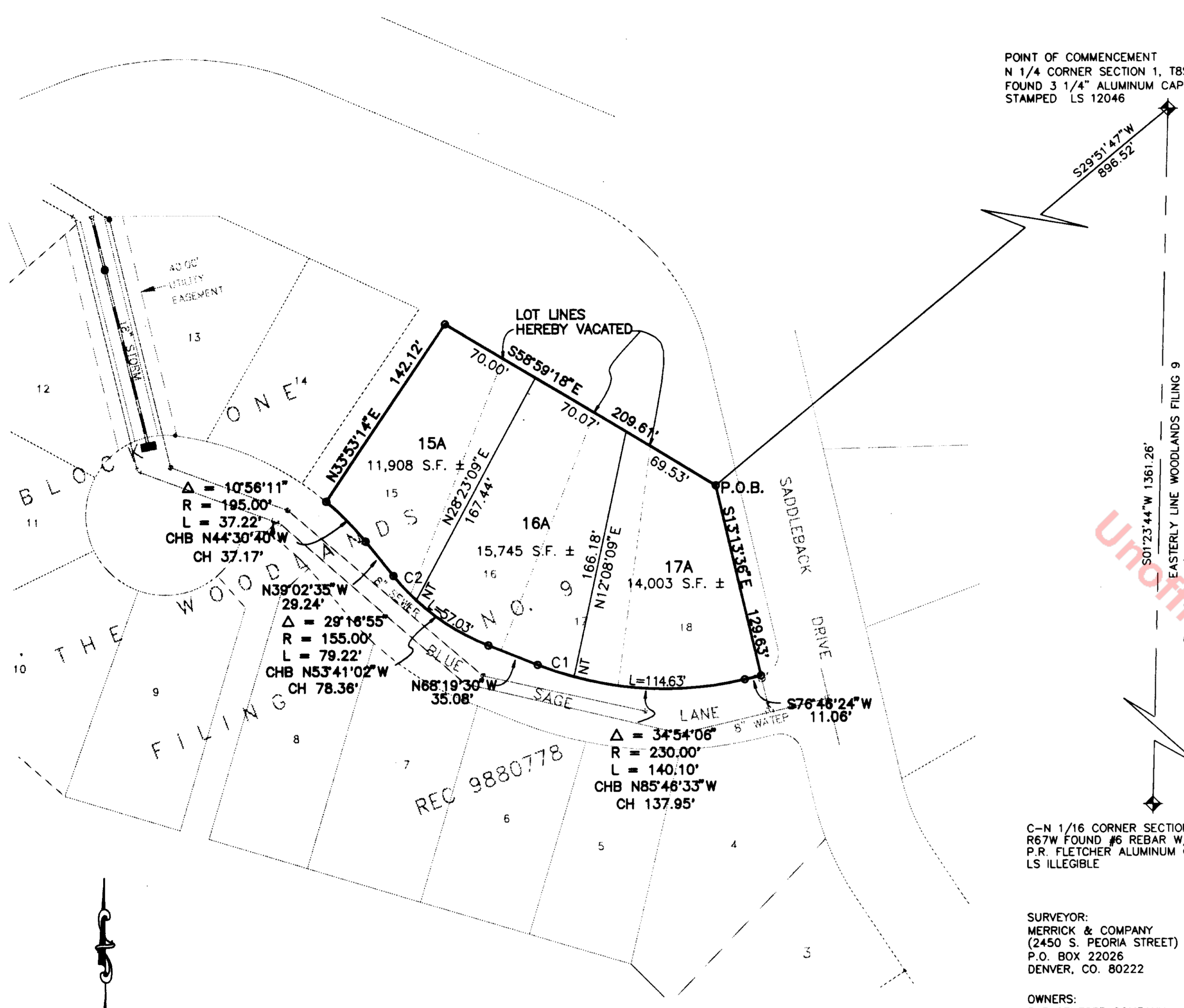
WOODLANDS FILING 9 FIRST AMENDMENT

A RESUBDIVISION OF LOTS 15 - 18, BLOCK 1 OF THE WOODLANDS FILING 9
 LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT



VICINITY MAP



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

PROPERTY DESCRIPTION:
 LOTS 15, 16, 17 AND 18 OF THE WOODLANDS FILING NUMBER 9 AS RECORDED AT RECEPTION NUMBER 9880778 OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, WHENCE THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION BEARS S01°23'44"W A DISTANCE OF 1361.26 FEET;
 THENCE S29°51'47"W A DISTANCE OF 896.52 FEET TO THE NORTHEAST CORNER OF LOT 18 OF BLOCK ONE OF SAID WOODLANDS FILING NUMBER 9, SAID POINT BEING THE POINT OF BEGINNING;
 THENCE S13°13'36"E ALONG THE EASTERLY LINE OF SAID LOT 18 A DISTANCE OF 129.63 FEET TO THE NORTHERLY LINE OF BLUE SAGE LANE OF SAID WOODLANDS FILING NUMBER 9;
 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES:
 1.) THENCE S76°46'24"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 11.06 FEET;
 2.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°54'06", A RADIUS OF 230.00 FEET, A CHORD BEARING OF N85°46'33"W A DISTANCE OF 137.95 FEET AND AN ARC LENGTH OF 140.10 FEET;
 3.) THENCE N68°19'30"W TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 35.08 FEET;
 4.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°16'55", A RADIUS OF 155.00 FEET, A CHORD BEARING OF N53°41'02"W A DISTANCE OF 78.36 FEET AND AN ARC LENGTH OF 79.22 FEET;
 5.) THENCE N39°02'35"W TANGENT WITH THE PREVIOUSLY AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 29.24 FEET;
 6.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°56'11", A RADIUS OF 195.00 FEET, A CHORD BEARING OF N44°30'40"W A DISTANCE OF 37.17 FEET AND AN ARC LENGTH OF 37.22 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID WOODLANDS FILING NUMBER 9;
 THENCE N33°53'14"E ALONG THE WESTERLY LINE OF SAID LOT 15, NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 142.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;
 THENCE S58°59'18"E ALONG THE NORTHERLY LINE OF SAID LOT 15 THROUGH 18 A DISTANCE OF 209.61 FEET TO THE POINT OF BEGINNING.

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 POLICY NO. LTAH618292 PREPARED BY LAND TITLE GUARANTEE CO. DATED NOVEMBER 3, 1998 AT 5:00 P.M.

- 5' WIDE SIDE LOT UTILITY EASEMENTS FOR LOTS 15 THROUGH 18 OF BLOCK 1, THE WOODLANDS FILING 9 ARE HEREBY VACATED, AND ARE HEREBY REPLACED BY UTILITY EASEMENTS AS DESCRIBED IN NOTE 3 HEREIN.
- UTILITY EASEMENT ACKNOWLEDGEMENT: THOSE PORTIONS OF REAL PROPERTY WHICH ARE 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 LOTS ADJOINING STREET RIGHTS-OF-WAY 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. 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.
- BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTH BY A FOUND 3 1/4 INCH ALUMINUM CAP LS 12046 AND ON THE SOUTH BY A FOUND 3 1/4 INCH P.R. FLETCHER ALUMINUM CAP LS ILLEGIBLE, AND BEING S01°23'44"W (ASSUMED).

SURVEYING STATEMENT
 I, DAVID R. FRANZEN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 17, 1999, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

DAVID R. FRANZEN, PLS NO. 29033
 FOR AND ON THE BEHALF OF
 MERRICK & COMPANY
 DATE: 7-23-99
 JN: 1801329002

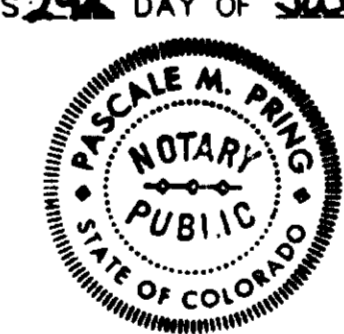
TITLE CERTIFICATE
 I, Barbara S. Euell, AN AUTHORIZED REPRESENTATIVE OF
 Lord Title Insurance Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.
 SIGNED THIS 3rd DAY OF August, 1999
 Barbara S. Euell
 AUTHORIZED REPRESENTATIVE
 Lord Title Insurance Company
 TITLE INSURANCE COMPANY

THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 29th DAY OF July, 1999

OWNER
 THE GENESSEE COMPANY
 Robert R. Short, President
 Bascale M. Gray, Notary Public
 MY COMMISSION EXPIRES April 22, 2000

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF July, 1999
 BY: Robert R. Short, President of The Genessee Company
 Bascale M. Gray, Notary Public
 MY COMMISSION EXPIRES April 22, 2000



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:10 P.M. ON THE 27 DAY OF Aug, 1999, IN BOOK _____, PAGE _____, MAP _____, RECEPTION No. 99074503

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Shari M. Mullfelt, Deputy



STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL
 THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF June, 1999

WATER RIGHTS DEDICATION AGREEMENT
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WOODLANDS VILLAGE WATER SUPPLY DEDICATION AGREEMENT, RECORDED ON THE 4TH DAY OF NOVEMBER, 1992 AT RECEPTION NUMBER 9241175.

- DENOTES A SET #5 REBAR WITH 2" ALUMINUM CAP LS 29036
- ◆ DENOTES A FOUND SECTION CONTROL CORNER AS NOTED

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	230.00'	25.47'	25.46'	S71°29'53"E	06°20'45"
C2	155.00'	22.19'	22.17'	N43°08'37"W	08°12'05"

C-N 1/16 CORNER SECTION 1, T8S, R67W FOUND #6 REBAR W/3 1/4" P.R. FLETCHER ALUMINUM CAP LS ILLEGIBLE

SURVEYOR:
 MERRICK & COMPANY
 (2450 S. PEORIA STREET)
 P.O. BOX 22026
 DENVER, CO. 80222

OWNERS:
 THE GENESSEE COMPANY
 803 PARK POINT DRIVE
 SUITE 201
 GOLDEN, CO. 80401

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

MERRICK & COMPANY
 2450 S. PEORIA ST.
 AURORA, CO. 80014
 (303) 751-0741 fax: (303) 751-2581

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A MERRICK INSTRUMENT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

MERRICK	SIGNATURE	DATE
DRAWN	ae	4-22-99
DESIGNED	R.O.D.	4-2-99
QC REVIEW	D.R.F.	4-27-99
APPROVED	D.R.F.	4-29-99
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME		

CLIENT PROJECT NO.:
 MERRICK PROJECT NO.: 1801329002
 SCALE: 1" = 50'

WOODLANDS FILING 9 1ST AMENDMENT
 RESUBDIVISION OF LOTS 15 - 18,
 BLOCK 1

REVISION: _____ DRAWING NO.: REPLAT9.DWG SHEET NO.: 1 OF 1

PROJECT NAME: WOODLANDS FILING 9 1ST AMENDMENT
 CLIENT NAME: GENESSEE CO.
 REVISION NO.:
 DRAWING DATE: 4-14-99
 DRAWING NAME: REPLAT9.DWG
 PROJECT NO.: 1801329002