

PLAT IDENTIFICATION SHEET

RECEPTION #: 9018569

DATE: 08-01-90

NUMBER OF PGS: 1

NAME OF PLAT: COUNTYR ACRES PD

MISCELLANEOUS COMMENTS:

COUNTRY ACRES PD

A PRELIMINARY/FINAL PD SITE PLAN IN CASTLE ROCK, COLORADO.

----- PROPERTY DESCRIPTION -----

A tract of land lying partially in the Southeast 1/4 of Section 1 and partially in the Northeast 1/4 of Section 12, all in Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, and more particularly described:

Commencing at the 1/4 corner common to said Sections 1 and 12;

Thence N 0°51'E, 181.60 feet on the North-South centerline of said Section 1;

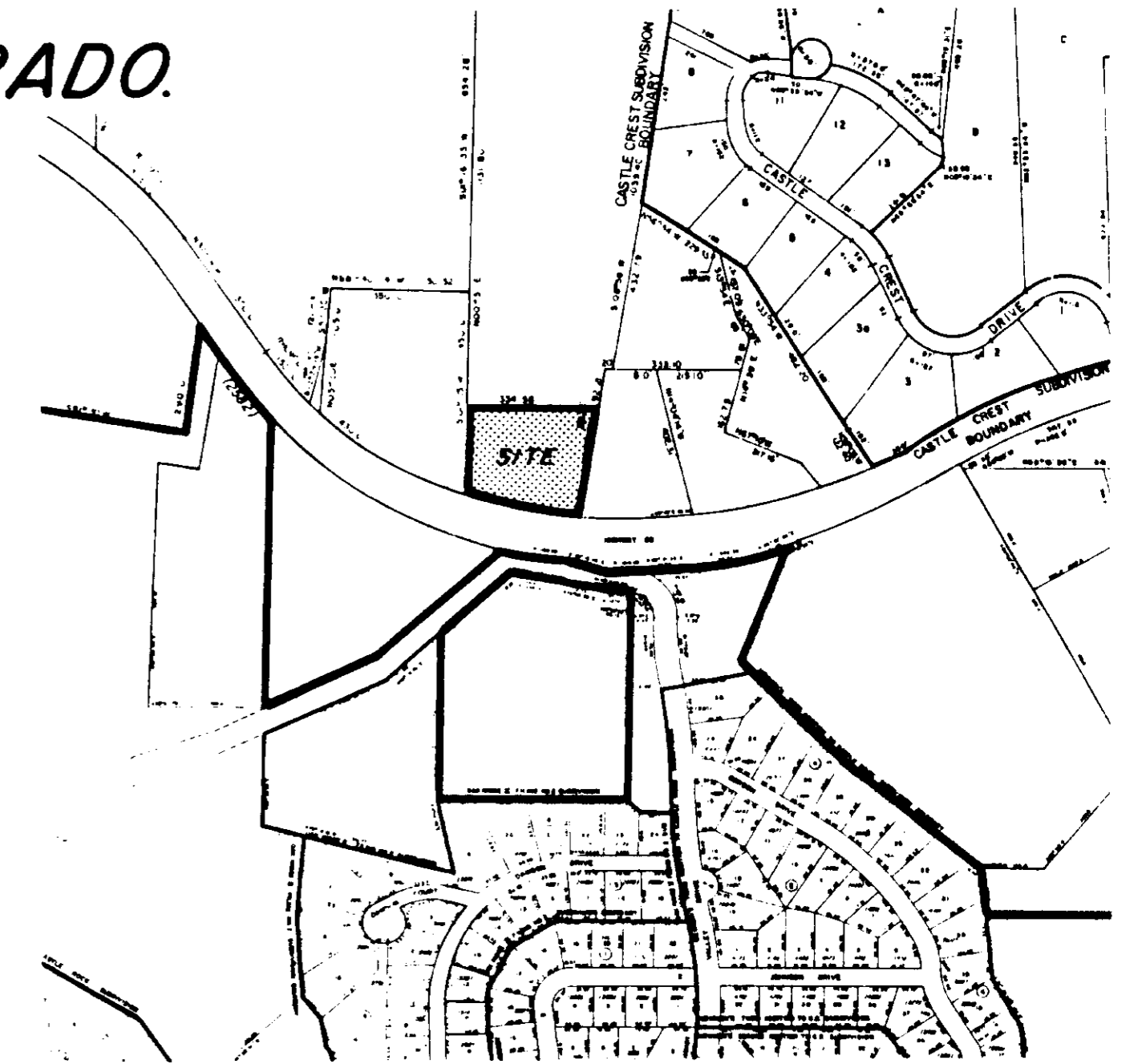
Thence East 334.58 feet to intersect the Westerly line of Mrs. Clara Christensen's property;

Thence S 8°58'W on said Westerly line a distance of 316.26 feet to intersect the Northerly Right of Way line of State Highway No. 86 at a point from whence the said State Highway Brass Cap Right of Way Marker for Station 73 plus 02.1 bears N 89°28'26"E a distance of 168.10 feet;

Thence Westerly on said Northerly Right of Way line around a curve to the right whose radius of 1086 feet, a chord distance of 293.86 feet N 79°43'24.5"W to intersect the North-South centerline of said Section 12 aforementioned;

Thence N 0°51'E on said North-South centerline 78.4 feet to the point of beginning.

Said tract contains 2.110 acres.



----- OWNER -----

2607 East Highway 86 Partnership
A Colorado General Partnership
Cliff Epps, General Partner
By: Clift Epps, General Partner

----- SURVEYOR'S CERTIFICATE -----

I, David E. Archer, a Professional Land Surveyor registered in the State of Colorado, do hereby certify that the property description represented by the Preliminary P.D. Site Plan was prepared by David E. Archer, a Professional Land Surveyor, Colorado registration number 6935, on behalf of David E. Archer and Associates, Inc., and that this Preliminary P.D. Site Plan accurately represents said property description.

David E. Archer
Date: 7/18/90
Professional Land Surveyor
6935

----- PLANNING COMMISSION APPROVAL -----

Approved by the Planning Commission of the Town of Castle Rock, this 22nd day of February, 1990.

Margaret J. Sullivan
Chairman

----- TOWN COUNCIL APPROVAL -----

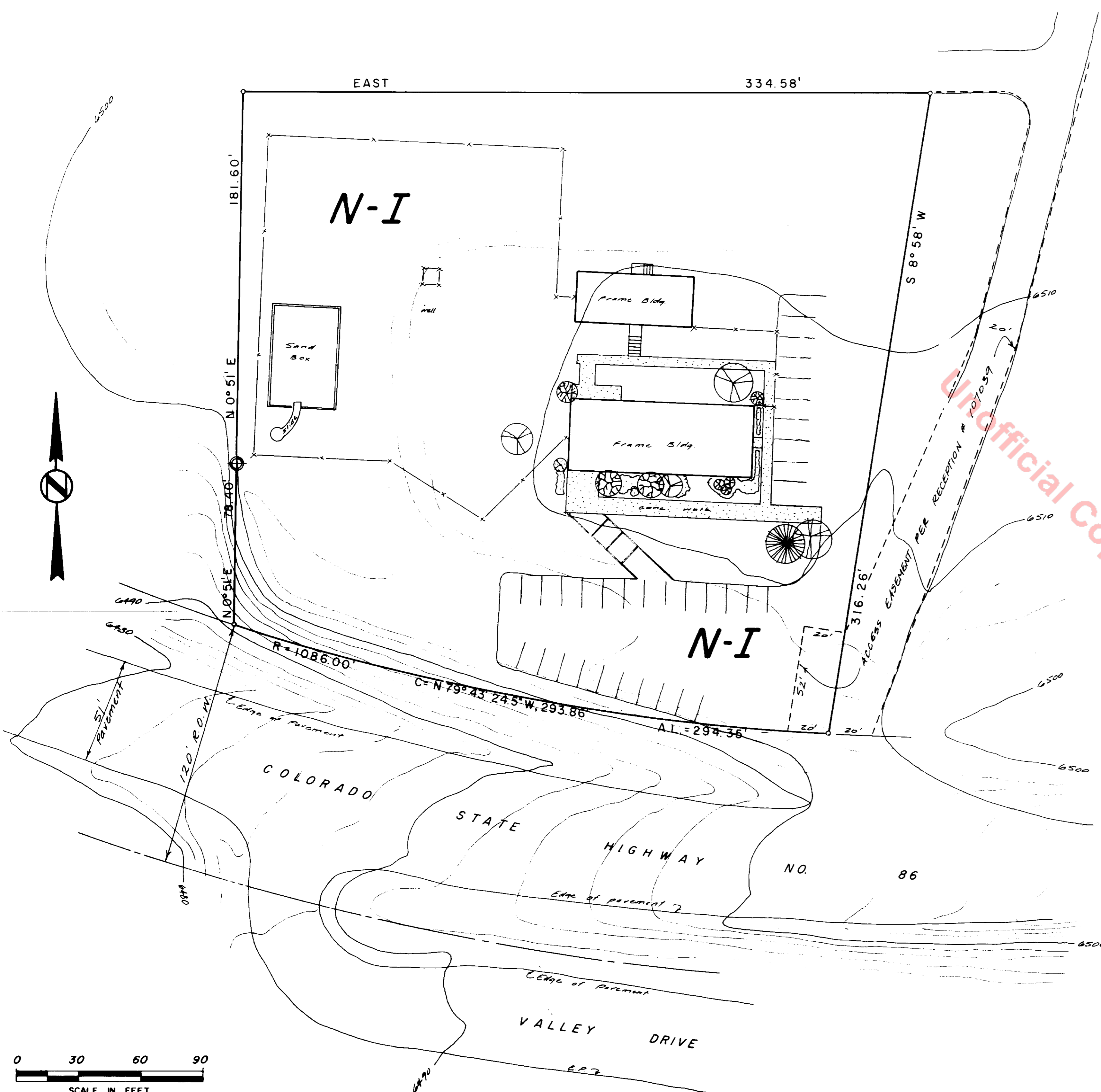
Approved by the Town Council of the Town of Castle Rock, Colorado, this 22nd day of February, 1990.

Raymond E. ...
Attest: Town Clerk
Don H. Schelting
Mayor

----- CLERK AND RECORDER'S CERTIFICATE -----

This Preliminary P.D. Site Plan was filed for record in the office of the Clerk and Recorder of Douglas County, Colorado, at 1:32 o'clock P.M. on the 15th day of August, 1990, Book Page File
Map Reception Number 9018569

Richard ...
Douglas County Clerk



LAND USE TABLE			
SYMBOL	DESCRIPTION	AREA	%
N-1	NEIGHBORHOOD-INSTITUTIONAL This district provides for educational, health care, religious and other institutional facilities. Specific Permitted Uses and other Development criteria are outlined in the Country Acres PD ordinance, which establishes a type and scale of Development compatible with the surrounding neighborhood.	2.11 acres	100.0%

----- NOTES -----

- Abutting Zoning to the West, North, and East is Douglas County Rural Residential, and to the South across State Highway 86 is Town of Castle Rock R-1 Zone.
- There is no mapped 100 year flood plain.
- 2 foot contour Interval Aerial Topography, U.S.G.S. datum.
- Development and Redevelopment of the Country Acres P.D. is governed by the Country Acres P.D. Zoning Ordinance (ordinance 90-04) and Annexation Agreement, appearing as Exhibit 2 to Annexation Ordinance 90-03.
- A single Preliminary/Final P.D. Site Plan was prepared to indicate both the property's P.D. Zoning Classification and existing day care facility development. Expansion or redevelopment of the property will require that an amended Final P.D. Site Plan be submitted, reviewed, and approved by the Town of Castle Rock.
- All existing on-site sewer, water, access and parking facilities are privately maintained and operated. With expansion or redevelopment of the property, as defined in the Country Acres Annexation Agreement, connection to the Town's water and sewer systems will be required.
- The property currently gains access to State Highway No. 86 from an off-site access easement/driveway shared by this and other adjacent County residential properties. This easement is recorded with the Douglas County Clerk and Recorder: Reception Number 107039.
- This property is part of a County Plat referred to as "Survey For Mrs. Clara Christensen", recorded with the Douglas County Clerk and Recorder on the 11th day of December, 1959, Reception Number 107039.

REVISIONS
2-1-90 Many
2-2-90 Note #1-B
6-13-90 Note #4

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-0642
108 WILCOX ST. CASTLE ROCK, COLORADO 80042

TITLE	COUNTRY ACRES PRELIMINARY/FINAL PD SITE PLAN
CLIENT	2607 E. HIGHWAY 86 PARTNERSHIP
SHEET NUMBER	88-219