

PLAT IDENTIFICATION SHEET

Reception #: 8711349

Number of pages: 2

Date: 04/20/87

Name: MEADOWS
CHEROKEE DR

MISCELLANEOUS COMMENTS:

LEGAL DESCRIPTION

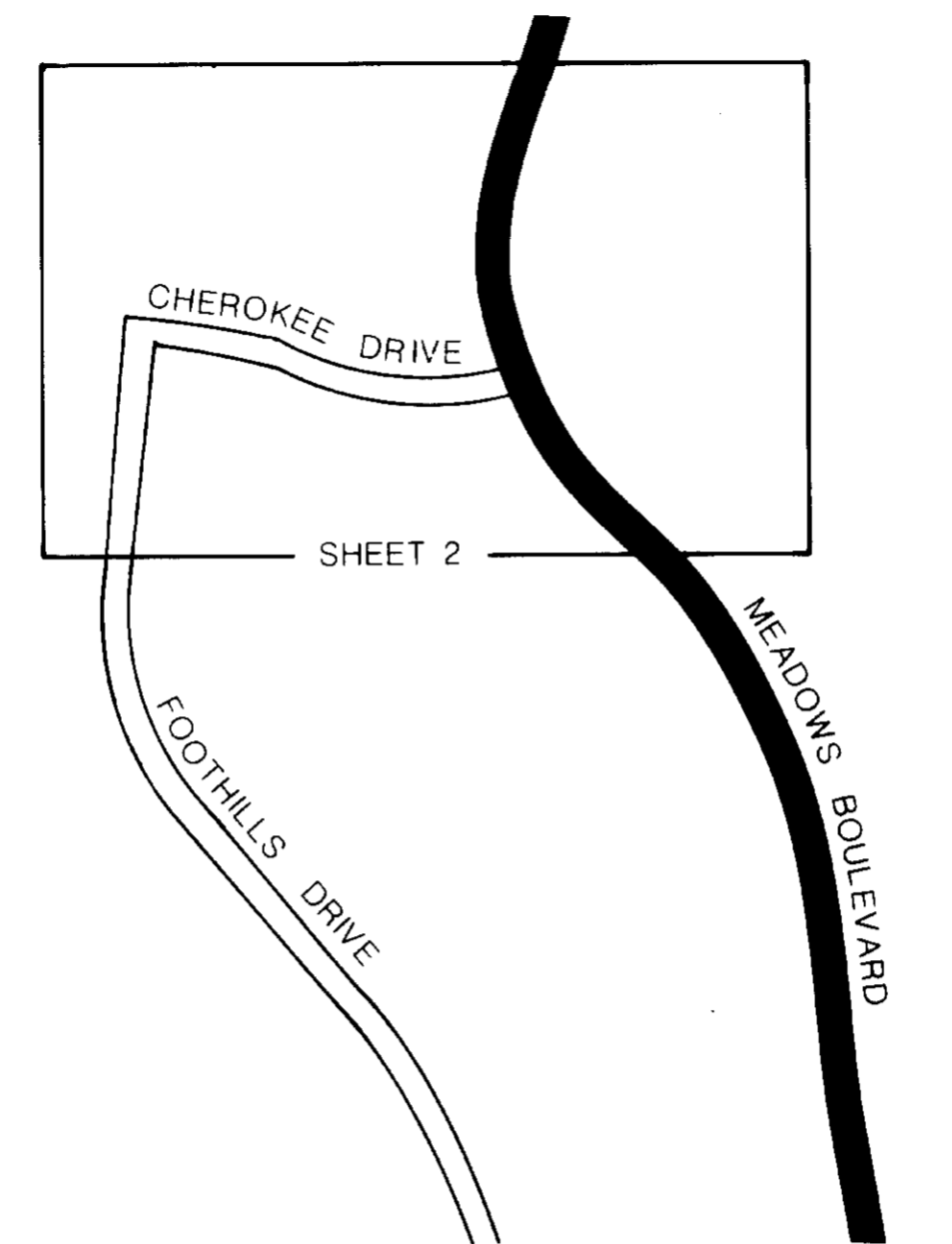
A PARCEL OF LAND BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 32, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 00°25'06" EAST A DISTANCE OF 2,718.50 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION. THENCE SOUTH 00°25'06" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32, A DISTANCE OF 1084.43 FEET TO THE TRUE POINT OF BEGINNING;

- THENCE DEPARTING SAID NORTH-SOUTH CENTERLINE THE FOLLOWING SIX (6) COURSES;
- 1) NORTH 89°41'03" EAST A DISTANCE OF 409.83 FEET TO A POINT OF CURVATURE;
 - 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°52'38" AND A RADIUS OF 965.00 FEET, A DISTANCE OF 317.94 FEET TO A POINT OF TANGENCY;
 - 3) THENCE SOUTH 71°26'19" EAST A DISTANCE OF 315.28 FEET TO A POINT OF CURVATURE;
 - 4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39°05'40" AND A RADIUS OF 705.00 FEET, A DISTANCE OF 481.04 FEET TO A POINT OF TANGENCY;
 - 5) THENCE NORTH 69°28'01" EAST, A DISTANCE OF 1.59 FEET TO A POINT OF CURVATURE;
 - 6) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°13'38" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.45 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MEADOWS BOULEVARD ALSO BEING A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS NORTH 72°14'22" EAST A DISTANCE OF 1,117.00 FEET; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES;
 - 1) SOUTHEASTERLY ALONG A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 17°51'59" EAST, HAVING A CENTRAL ANGLE OF 00°15'08" AND A RADIUS OF 1,117.00 FEET, A DISTANCE OF 4.92 FEET TO A POINT OF REVERSE CURVATURE;
 - 2) THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°28'47" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.54 FEET TO A POINT OF TANGENCY;
 - 3) THENCE SOUTH 20°31'59" EAST A DISTANCE OF 60.00 FEET;
 - 4) THENCE NORTH 69°28'01" EAST A DISTANCE OF 12.01 FEET TO A POINT OF CURVATURE;
 - 5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°27'10" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.53 FEET TO A POINT OF REVERSE CURVATURE;
 - 6) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°15'12" AND A RADIUS OF 1105.00 FEET, A DISTANCE OF 4.89 FEET TO A POINT OF CURVATURE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES;
 - 1) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 66°58'36" WEST, HAVING A CENTRAL ANGLE OF 87°06'47" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.41 FEET TO A POINT OF TANGENCY;
 - 2) THENCE SOUTH 69°28'01" WEST, A DISTANCE OF 13.61 FEET TO A POINT OF CURVATURE;
 - 3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°05'40" AND A RADIUS OF 775.00 FEET, A DISTANCE OF 528.80 FEET TO A POINT OF TANGENCY;
 - 4) THENCE NORTH 71°26'19" WEST A DISTANCE OF 315.28 FEET TO A POINT OF CURVATURE;
 - 5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°52'38" AND A RADIUS OF 895.00 FEET, A DISTANCE OF 294.88 FEET TO A POINT OF TANGENCY;
 - 6) THENCE SOUTH 89°41'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT OF CURVATURE;
 - 7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET;
 - 8) THENCE SOUTH 89°41'03" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;
 - 9) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 45°18'57" WEST, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 - 10) THENCE SOUTH 89°41'03" WEST, A DISTANCE OF 195.31 FEET TO THE AFOREMENTIONED NORTH-SOUTH CENTERLINE OF SAID SECTION 32; THENCE ALONG SAID CENTERLINE, NORTH 00°25'06" WEST A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.508 ACRES.

SHEET KEY



APPROVALS

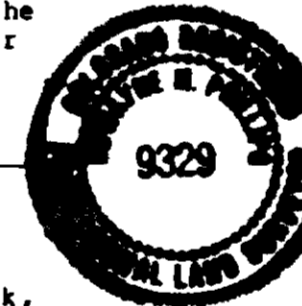
Approved this 23rd day of February, 1987 by
Lincoln Savings and Loan Association, owner.
Richard King
Attorney in fact.

Approved this 24th day of Feb., 1987 by
[Signature]
Land planner.

For and on behalf of Design Workshop, Inc.

I, Dwayne M. Phillips, a professional land surveyor registered in the State of Colorado, do hereby certify that the survey represented by this Final P.D. Site plan was made under my supervision and that this Plan accurately represents said survey.

Dwayne M. Phillips 3-3-87
Professional Land Surveyor Date
For and on behalf of Rocky Mountain Consultants, consulting engineers.



Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 3rd day of February, A.D., 1987.

Attest:
Phyllis L. Brown Ray Reagan
Town Clerk Chairman

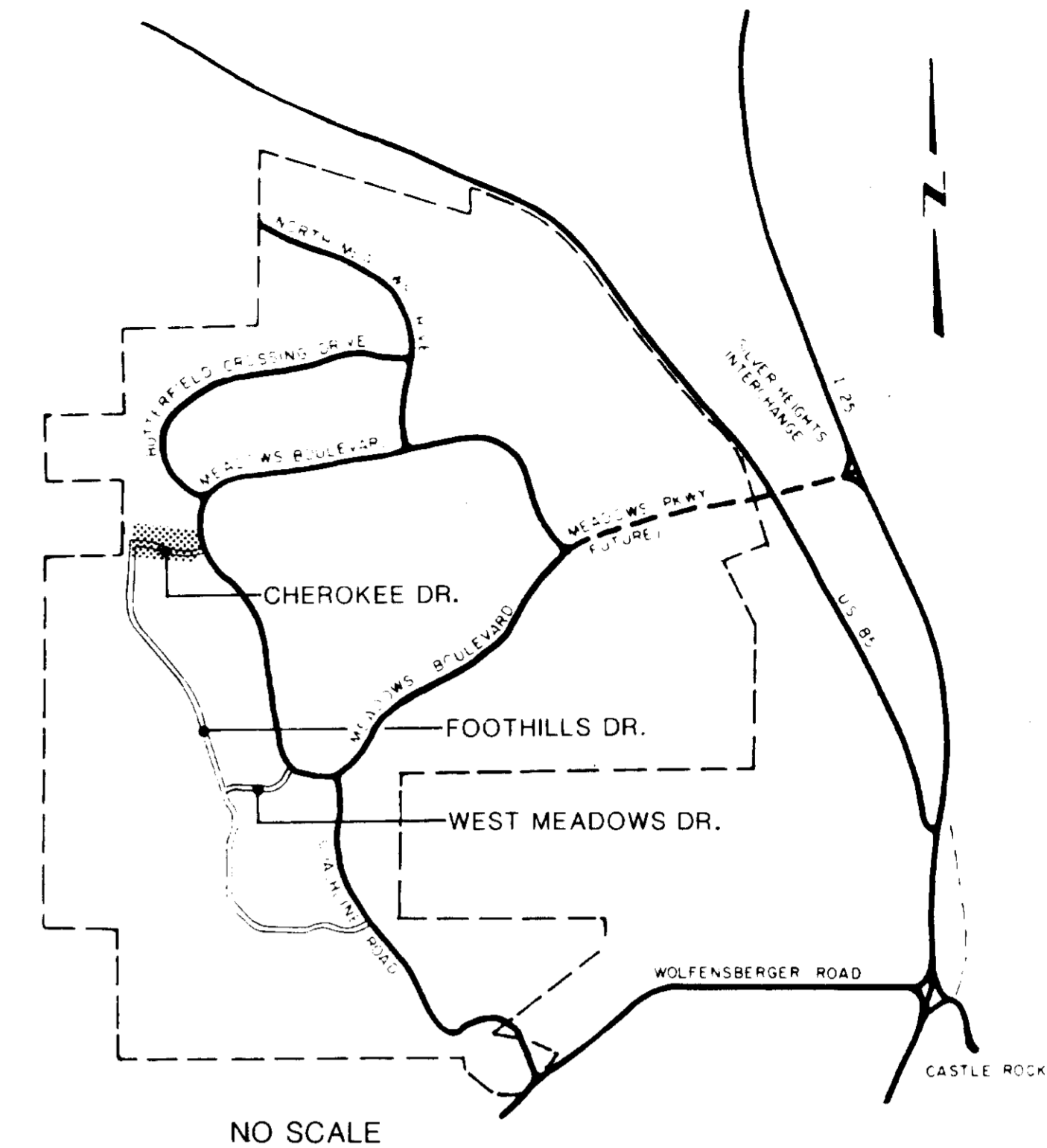
Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 12th day of February, A.D., 1987.

Attest:
Phyllis L. Brown Tom Offenberg
Town Clerk Mayor

CLERK AND RECORDER'S CERTIFICATE:
This Final P.D. Site Plan was filed for record in the office of the Clerk and Recorder of Douglas County, Colorado at 11:02 a.m. o'clock on the 20th day of April, A.D., 1987.
Book Page File Map
Reception No. 0711549

Reta A. Lewis
Clerk and Recorder
By: Lucie L. Thompson
Deputy

VICINITY MAP



NO SCALE

SHEET INDEX

- SHEET 1 LEGAL DESCRIPTION, VICINITY MAP, SHEET INDEX, TABULATION
- SHEET 2 SITE PLAN: STATIONS 0+00 - 13+78.78

TABULATION

LAND USE: CHEROKEE DRIVE R.O.W. 2.508 ACRES
DATE

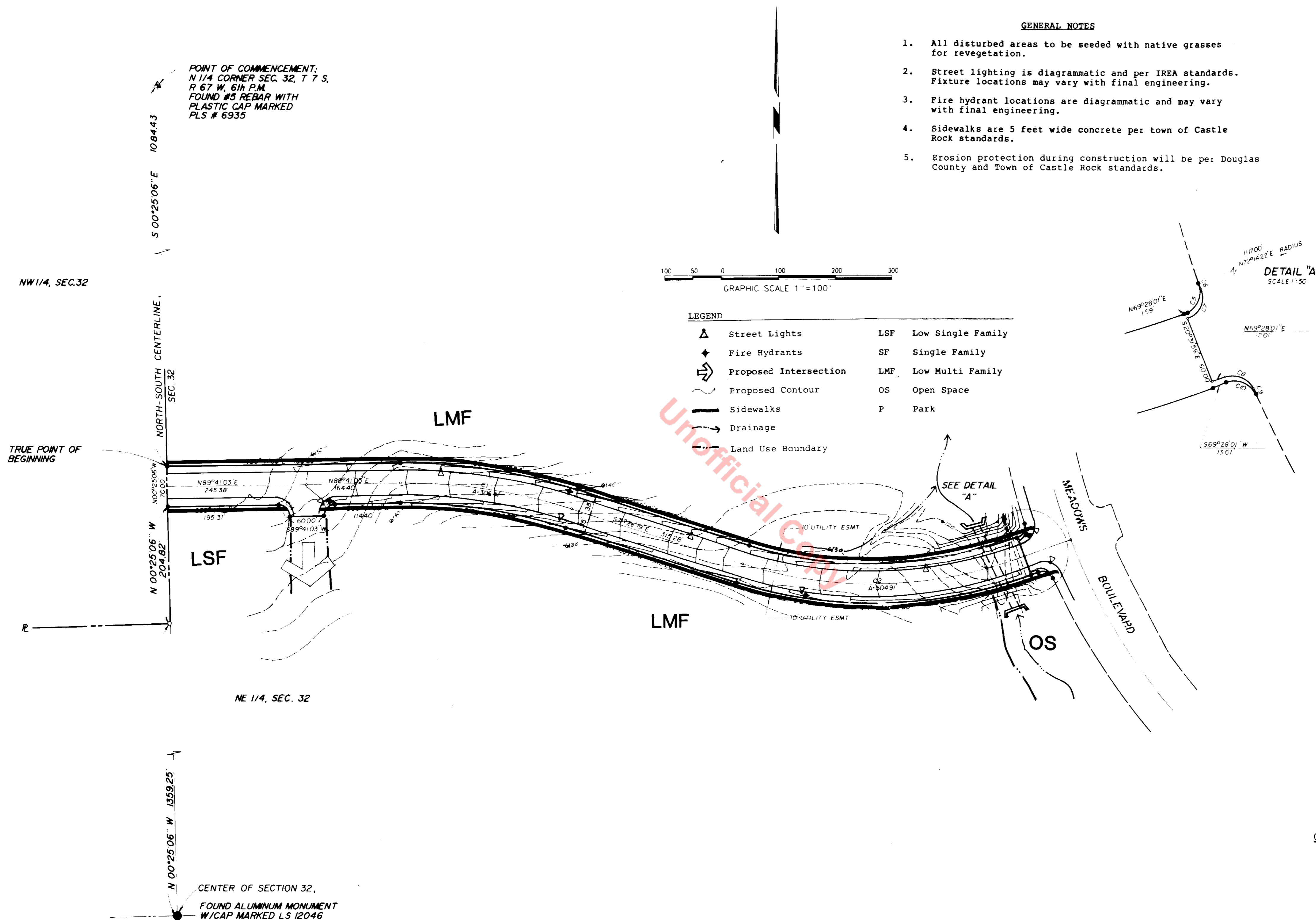
January 16, 1987

FINAL P.D. SITE PLAN

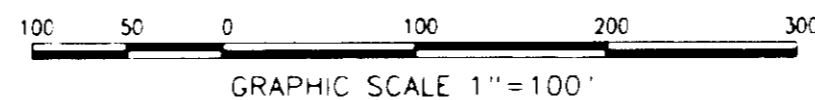
CHEROKEE DRIVE THE MEADOWS CASTLE ROCK, COLORADO

OWNERS	SURVEYORS & ENGINEERS	PLANNERS
Lincoln Savings & Loan Assoc. 6060 South Willow Drive Suite 2204 Englewood, Colorado 80111 (303) 773-9977	Rocky Mountain Consultants 8301 East Prentice Avenue Bldg. 30 Suite 101 Englewood, Colorado 80111 (303) 741-6000	Design Workshop, Inc 1660 17th Street Suite 324 Denver, Colorado 80202 (303) 623-5186

A FINAL P.D. SITE PLAN
CHEROKEE DRIVE
 A PART OF THE AMENDED MEADOWS P.D.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



- GENERAL NOTES**
1. All disturbed areas to be seeded with native grasses for revegetation.
 2. Street lighting is diagrammatic and per IREA standards. Fixture locations may vary with final engineering.
 3. Fire hydrant locations are diagrammatic and may vary with final engineering.
 4. Sidewalks are 5 feet wide concrete per town of Castle Rock standards.
 5. Erosion protection during construction will be per Douglas County and Town of Castle Rock standards.



LEGEND

	Street Lights	LSP	Low Single Family
	Fire Hydrants	SF	Single Family
	Proposed Intersection	LMF	Low Multi Family
	Proposed Contour	OS	Open Space
	Sidewalks	P	Park
	Drainage		
	Land Use Boundary		

DETAIL "A"
SCALE 1:50

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	18°52'38"	930.00	306.41	305.02	S80°52'38"E
2	39°05'40"	740.00	504.92	495.18	N89°00'51"E
3	18°52'38"	965.00	317.94	316.50	S80°52'38"E
4	39°05'40"	705.00	481.04	471.76	N89°00'51"E
5	87°13'38"	20.00	30.45	27.59	N25°51'12"E
6	00°15'08"	1117.00	4.92	4.92	S17°51'59"E
7	87°28'47"	20.00	30.54	27.66	S25°43'38"W
8	87°27'10"	20.00	30.53	27.65	S66°48'24"E
9	00°15'12"	1105.00	4.89	4.89	S23°17'36"E
10	87°06'47"	20.00	30.41	27.56	N66°58'36"W
11	39°05'40"	775.00	528.80	518.61	S89°00'51"W
12	18°52'38"	895.00	294.88	293.54	N80°52'38"W
13	90°00'00"	20.00	31.42	28.28	S44°41'03"W
14	90°00'00"	20.00	31.42	28.28	N45°18'57"W

