

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99046779

DATE: 5-25-99

TIME: 12:57

FEE: \$ 20⁰⁰ (2 Pages)

UNOFFICIAL COPY

GRANTOR: C and A Castle Ridge East, LLC
(OWNER/SIGNER)

GRANTEE: Castle Ridge East
Final PD Site Plan
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 18, 8, 66
(SECTION-TOWNSHIP-RANGE)

CASTLE RIDGE EAST

FINAL PD SITE PLAN OF CASTLE RIDGE I & II

COVERING 62.44 CONTIGUOUS ACRES IN THE NE 1/4, SEC. 18, T8S, R66W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY DESCRIPTION:

A parcel of land situated in the North 1/2 of Section 18, Township 8 South, Range 66 West of 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the Northeast corner of said Section 18 and considering the North line of said Section 18 to bear S89°01'23"W with all bearings contained herein relative thereto: Thence S89°01'23"W along said North line a distance of 393.00 feet to the West line of Ridge Road and the true point of beginning; Thence S89°01'23"W a distance of 2247.00 feet; Thence S00°00'53"W a distance of 1854.37 feet; Thence N89°08'53"E a distance of 690.00 feet; Thence N00°00'53"E a distance of 330.00 feet; Thence N89°08'53"E a distance of 784.36 feet; Thence N00°00'53"E a distance of 690.00 feet; Thence N89°08'53"E a distance of 929.23 feet to a point on the West Right-of-Way line of Ridge Road; Thence N18°35'07"W along said West R-O-W a distance of 209.34 feet; Thence N11°34'07"W along said West R-O-W a distance of 447.60 feet to the point of beginning. Containing 62.44 acres, more or less.

OWNERS

Karl R. Nyquist, manager
C & A CASTLE RIDGE EAST LLC
1777 South Harrison Street Suite 908
Denver, CO 80210

TITLE CERTIFICATE

I, Eric Stearns, being an authorized representative of LAND TITLE GUARANTEE 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 of the property are listed in the certificate of ownership and dedications. Signed this 9th day of April, 1999.

MORTGAGEE

Jean Fontaine
COLORADO COMMUNITY FIRST

Date 4/9/99
Land Title Guarantee Company

NOTARY CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by Karl R. Nyquist as Manager of C & A Castle Ridge East LLC.

Witness my hand and Official seal this 9th day of April, 1999.
My Commission Expires 10-14-2002
Wanni Spear
Notary Public

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by Eric Stearns TITLE OFFICER of Land Title Guarantee Company.

Witness my hand and Official seal this 9th day of April, 1999.
My Commission Expires 8-9-99
Susan I. Rasmussen
Notary Public

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 8th day of April, 1999, by Les Sedwick as SENIOR VICE PRESIDENT of Colorado Community First.

Witness my hand and Official seal this 8th day of April, 1999.
My Commission Expires 2-2-03
Cheryl Day
Notary Public

TOWN COUNCIL APPROVAL

This Final PD Site Plan was approved and the dedications on this Final PD Site Plan accepted by the Town Council of the Town of Castle Rock, Colorado, on the 15th day of March, 1999 A.D.
William S. Taylor Mayor Date 3/15/99
Sally Mann Town Clerk Date 3-24-99

PLANNING COMMISSION APPROVAL

This Final PD Site Plan was recommended for approval by the planning commission of the Town of Castle Rock, Douglas County, Colorado, on the 11th day of March, 1999 A.D.
Richard Chairman Date 3/11/99
John F. Hall Planning Director Date 3/12/99

STATEMENT FOR CIVIL ENGINEER

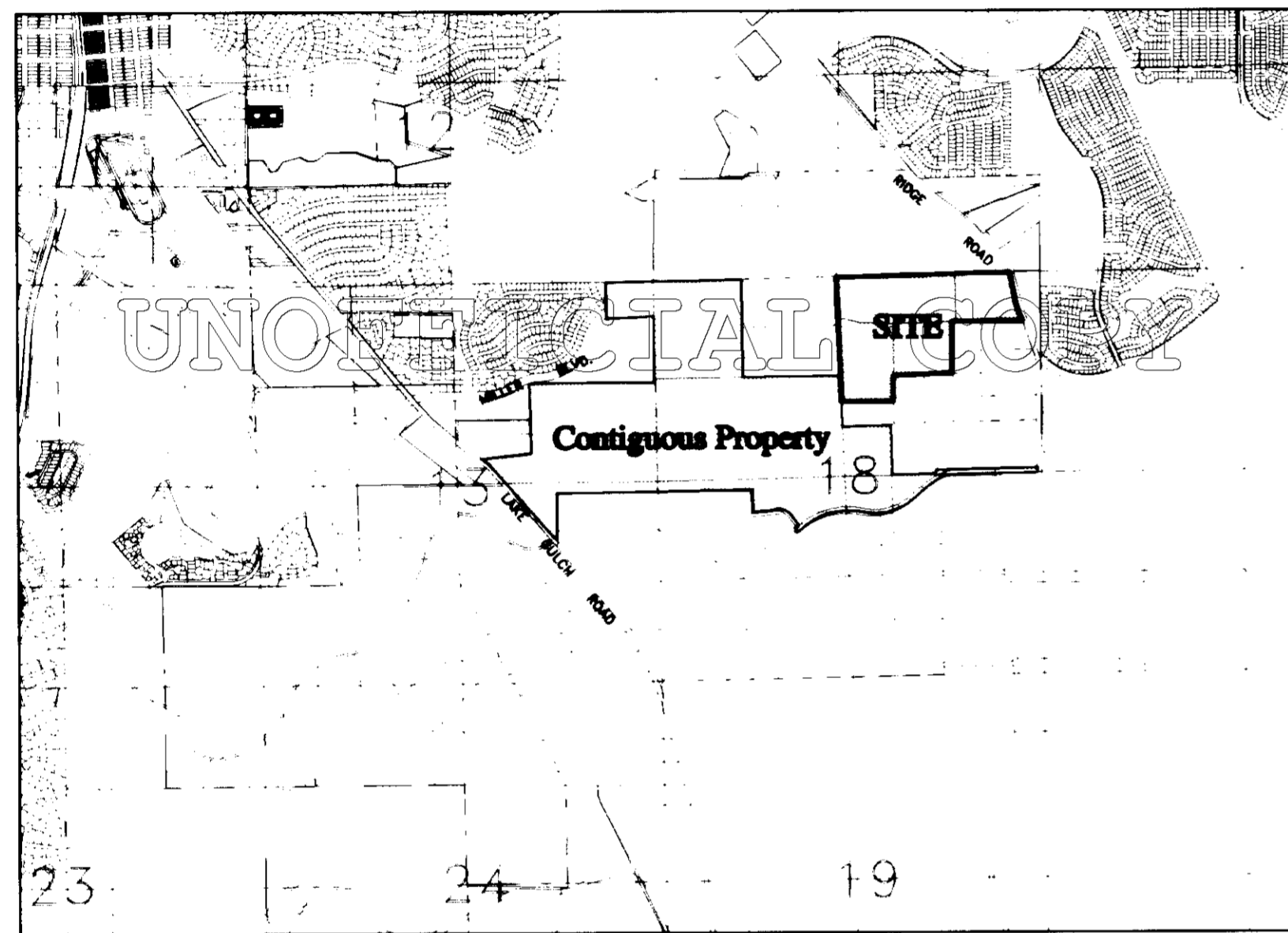
I, Kevin E. Archer, a Registered Professional Engineer in the State of Colorado, do hereby attest that grading, utility and drainage improvements identified on this Final PD Site Plan have been designed and constructed in-conformance with all Town of Castle Rock Public Works Construction standards.
Kevin E. Archer
Registered Professional Engineer

SURVEYOR'S CERTIFICATE

I, David E. Archer, being a Registered Professional Land Surveyor in the State of Colorado, hereby attest that the graphic boundary depicted on this Final PD Site Plan is a true and accurate representation of the officially recorded legal description. Furthermore, that this Preliminary Plat is in conformance with all Town of Castle Rock and State of Colorado Land Subdivision requirements.
David E. Archer
Registered Professional Land Surveyor

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

State of Colorado }
County of Douglas } SS
I hereby certify that this Final PD Site Plan was filed in my office on the 25 day of May, 1999 at 12:57 o'clock P.M. and was recorded under Reception Number 99046799
Richard Dept
Douglas County Clerk and Recorder



- VICINITY MAP -
SCALE: 1"=2000

GENERAL NOTES

OWNER/SUBDIVIDER

C & A CASTLE RIDGE EAST LLC
1777 South Harrison Street Suite 908
Denver, CO 80210

ENGINEER/SURVEYOR/PLANNER

David E. Archer & Associates
105 Wilcox Street
Castle Rock, Colorado 80104

- Total Area 62.44 Acres
Lots 35.73 Acres
Avg. Lot Size 1.28 Acres
Max. Lot Size 2.24 Acres
Min Lot Size 1.03 Acres
R.O.W. 4.73 Acres
Open Space 21.98 Acres
- Topography is at 2.0' Contour Interval
- 100 Year Flood Plain does not exist within boundaries of subject property per FIRM Map No. 080045 0302C dated September 30, 1987.
- Existing Zoning Per Castle Ridge P.D.
Existing Use Vacant
Proposed Zoning P.D. (Single Family)
Proposed Use Residential (Single Family)
- No off site parking
- Signs: None
- Building Height
Maximum height allowed per town ordinance is 26 feet.
- Building Setbacks
Front 50 Feet
Rear 50 Feet
Side 50 Feet
- The existing well will be abandoned and the paperwork will be forwarded to the Town after the abandonment inspection.

LEGEND

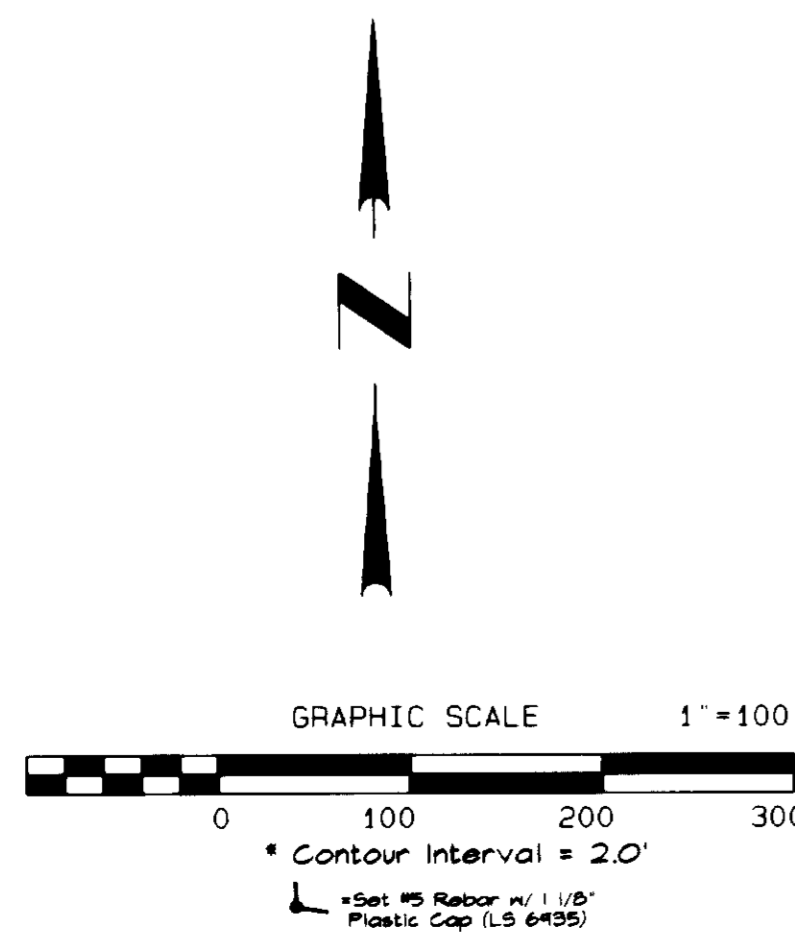
- - - Proposed 12" DIP Water Main
- ⊞ Stop Valve
- ⊞ Fire Hydrant
- ⊞ Street Light

NOTE:

There is no landscaping proposed for the subdivision. All landscaping will be on lot by lot basis. A native grass mixture will be used over all areas disturbed by construction activities and not surfaced.

NOTE:

- Open Space Tracts A & B are to be dedicated to the H.O.A.
- Public Land Dedication Requirements will be met with Cash-in-Lieu Payment.
- Existing Well will be Abandoned after Availability of the Town of Castle Rock Water.



*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 any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SHEET INDEX	
SHEET 1 OF 2	COVER SHEET
SHEET 2 OF 2	SITE PLAN

REVISIONS
Revised 1-14-99
Revised 4-1-99
Revised 4-7-99

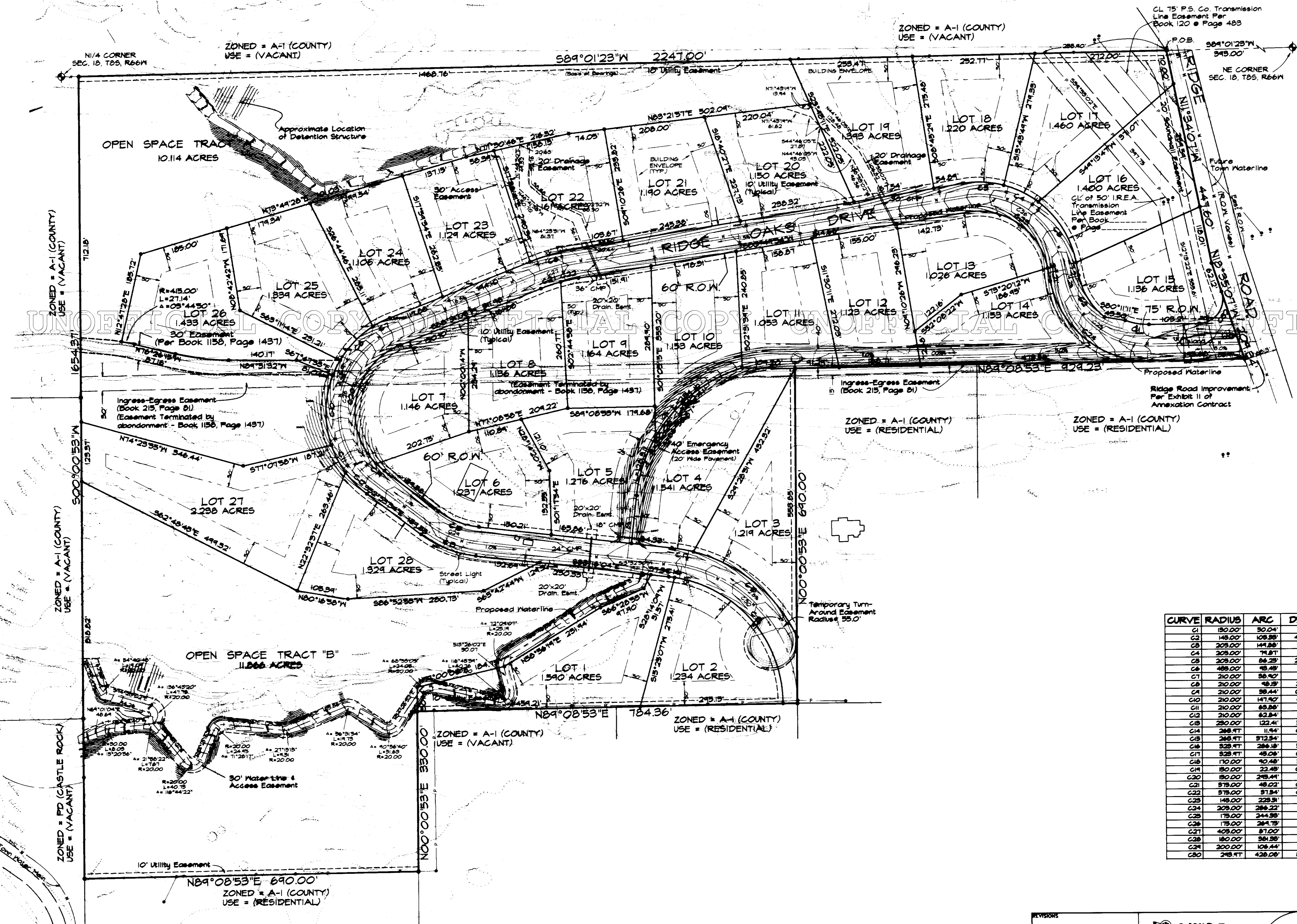
DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE CASTLE RIDGE EAST FINAL PD SITE PLAN in Sec. 18, T8S, R66W Douglas County, Colorado	SCALE 1"=100'	DATE 10-28-98	CLIENT C & A Castle Ridge East LLC
Sheet 1 of 2	JOB NUMBER 95-0417		

CASTLE RIDGE EAST

FINAL PD SITE PLAN OF CASTLE RIDGE I & II

COVERING 62.44 CONTIGUOUS ACRES IN THE NE 1/4, SEC. 18, T8S, R66W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



CURVE	RADIUS	ARC	DELTA
C1	180.00'	30.04'	22°09'18"
C2	148.00'	108.89'	40°50'28"
C3	305.00'	144.86'	41°58'27"
C4	205.00'	71.87'	23°18'20"
C5	305.00'	84.25'	24°08'22"
C6	485.00'	45.48'	12°18'51"
C7	210.00'	36.40'	10°38'46"
C8	210.00'	48.38'	26°48'44"
C9	210.00'	36.44'	04°17'24"
C10	210.00'	147.92'	40°12'04"
C11	210.00'	65.88'	11°28'41"
C12	210.00'	62.84'	11°08'44"
C13	280.00'	122.41'	30°24'51"
C14	288.41'	11.54'	02°38'52"
C15	288.41'	572.34'	80°31'48"
C16	528.41'	284.18'	30°38'44"
C17	528.41'	48.08'	01°38'04"
C18	170.00'	40.48'	30°24'51"
C19	80.00'	22.48'	08°34'26"
C20	80.00'	248.44'	112°32'11"
C21	578.00'	48.02'	08°34'24"
C22	578.00'	57.54'	09°44'07"
C23	148.00'	228.31'	88°11'08"
C24	205.00'	284.22'	74°38'48"
C25	175.00'	244.38'	74°38'48"
C26	175.00'	264.78'	88°11'08"
C27	405.00'	81.00'	12°18'51"
C28	180.00'	364.38'	121°22'52"
C29	200.00'	108.44'	30°24'51"
C30	288.41'	428.08'	88°28'04"

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 any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

REVISIONS
Revised 1-14-99
Revised 4-1-99

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4842
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE: 1"=100'
 DATE: 10-28-98
 SHEET: 2 OF 2
 JOB NUMBER: 95-0417

TITLE: **CASTLE RIDGE EAST**
FINAL PD SITE PLAN
 in Sec. 18, T8S, R66W
 Douglas County, Colorado

CLIENT: **C & A Castle Ridge East LLC**

Sheet **2** of **2** JOB NUMBER **95-0417**

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 Thu, Apr 01 09:56:45 1999