

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9644171

**DATE:** 8-12-96

**TIME:** 12:24 P.M

**FEE:** \$ 20.00 ( 2 Pages)

UNOFFICIAL COPY

**GRANTOR:** Diamond Ridge Estates  
(OWNER/SIGNER)

**GRANTEE:** Diamond Ridge  
(SUBDIVISION NAME OR NAME OF PLAT) Estates 1A

**LEGAL:** 24-7-67  
(SECTION-TOWNSHIP-RANGE)

# Diamond Ridge Estates

## Filing No. 1 A

(A Portion of Castle Rock Estates P.D.)

### Legal Description

LEGAL DESCRIPTION - DIAMOND RIDGE ESTATES FILING 1-A

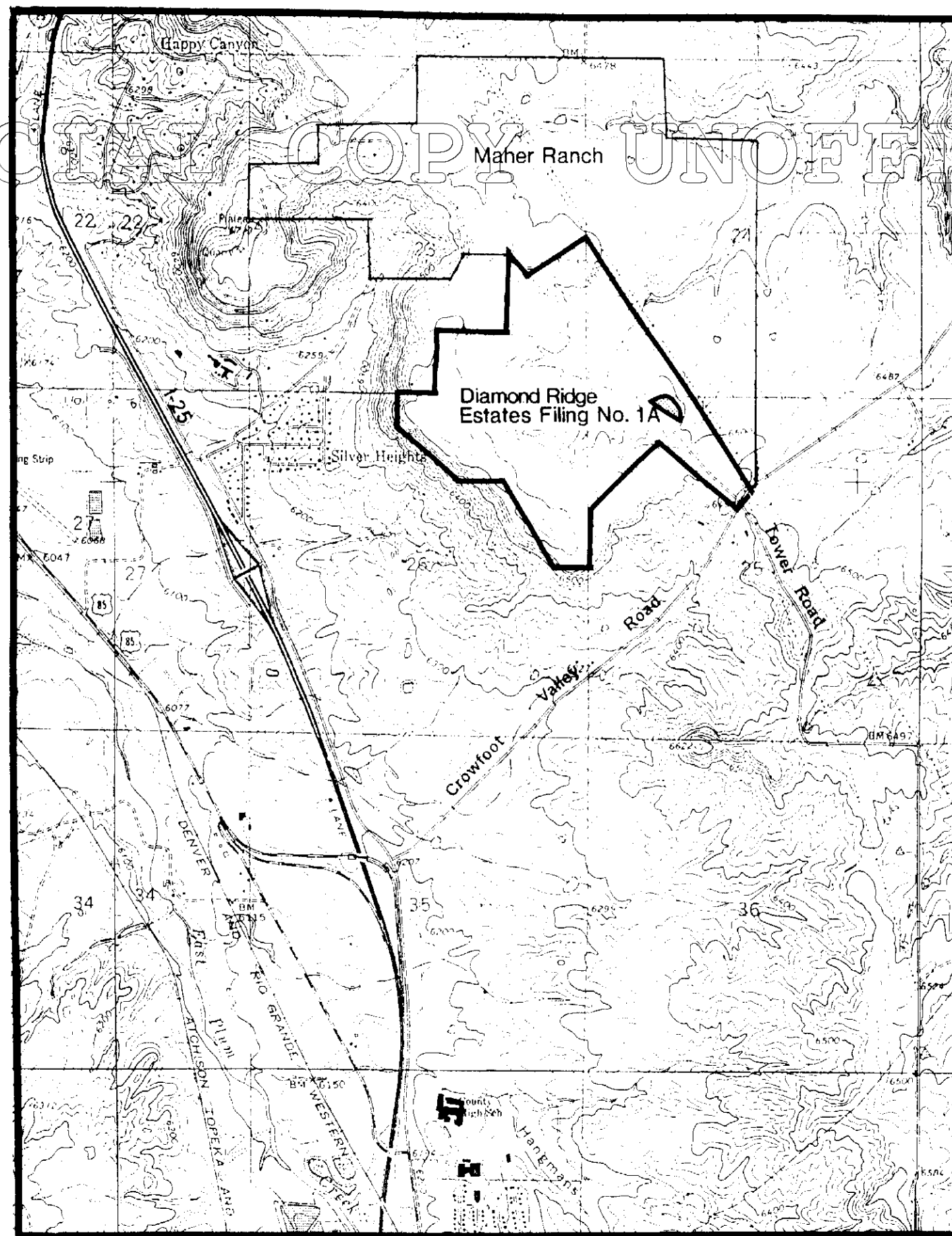
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 02°16'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE FROM SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 NORTH 28°06'53" EAST, 2685.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DIAMOND RIDGE PARKWAY, AS PLATTED IN DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 81°27'07" WEST, 99.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 34°34'23", A RADIUS OF 365.00 FEET, AND AN ARC OF 220.25 FEET; THENCE NORTH 46°52'44" WEST, 151.95 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 132°20'40", A RADIUS OF 250.00 FEET, AN ARC OF 577.46 FEET, AND A CHORD BEARING SOUTH 62°12'59" EAST A DISTANCE OF 457.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.47 ACRES, MORE OR LESS.

Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of the 6th P.M., Town of Castle Rock, Douglas County, Colorado

## Final P.D. Site Plan



Vicinity Map

### PLANT LIST

No.	Sym.	Botanical Name	Common Name	Size	Cont
4	HB	Celtis occidentalis	Western Hackberry	2"	B&B
1	DH	Crataegus mollis	Downy Hawthorn	2"	B&B
16	PP	Pinus ponderosa	Ponderosa Pine	6'-8'	B&B
5	CW	Populus sargentii	Plains Cottonwood	2"	B&B
14	AS	Populus tremuloides	Quaking Aspen	2"	B&B
3	CC	Prunus maackii	Amur Chokecherry	2"	B&B
4	BO	Quercus macrocarpa	Bur Oak	2"	B&B
53	BMS	Caryopteris x candonensis	Blue Mist Spirea	5 gal	
61	RC	Cotoneaster horizontalis	Rock Cotoneaster	5 gal	
14	WSC	Prunus bessevi	Western Sand Cherry	5 gal	
14	DS	Rhus aromatica 'Grolow'	Dwarf Fragrant Sumac	5 gal	

### Notes:

- Native seed to be hydroseeded and mulched. Seed shall be drought tolerant and watered until established.
- Mix of perennials are proposed to include:
  - Daylily
  - Purple Cone Flower
  - Daisy
  - Blackeyed Susan
  - Snow-in-Summer
  - Penstemon
  - Blanket Flower
  - Coreopsis
  - Cranesbill
  - Blue Bill

### Notes

- Existing Zoning PD Planned Development - Castle Rock Estates
- Existing Land Use Agricultural Grazing
- Number of Lots 1
- Minimum Building Setbacks
  - Abutting a street 25 feet
  - Front/Side/Rear 25 feet
- Utilities All public utility distribution lines must be placed underground. This does not apply to the existing Public Service Company transmission lines which bisect the Maher Ranch PD
- Maximum Building Height 35 feet
- There is no published 100 Year Floodplain delineation within this property.
- Filing No. 1A shall be owned and maintained by the Homeowner's Association. All landscaping in the right-of-ways, the access easement, and all facilities and landscaping within this Filing shall be maintained by the Homeowner's Association.
- Filing No. 1A shall contain a private recreation center for use by Diamond Ridge Estates residents. Amenities shall include a pool, spa, tennis courts, community building and parking lot. The community building shall contain restrooms and sales and construction offices which will be converted to a community room. The small structure on the site will house pool equipment.
- Fencing around the tennis courts shall be 10' chain link with green mesh screens around ends of courts and 4' chain link on sides. Fencing around the pool shall be 5' metal pickets 4" on center with self-closing and self-latching gate. There will be no fencing around the perimeter.
- Irrigation shall be provided for the sod area inside the pool fence. It will be an automatic irrigation system consisting of pop-up spray heads and will be designed by the landscape contractor prior to installation. The irrigation system and the community building shall be connected to the same meter. All other landscaped areas shall be hand watered until established.
- Public land dedication for Filing No. 1A was satisfied with Diamond Ridge Estates Filing No. 1
- There are no freestanding light fixtures. Building mounted lighting is proposed for security purposes. The light will be designed as part of the building architecture.
- No permanent signage is proposed for this site. Temporary Signage is anticipated to identify the sales office. The sign will be removed upon completion of sales of the lots. Traffic control and parking control signage will be provided and will be permanent. All sign permits, as required, will be obtained prior to installation of any signage.
- Trash receptacles will be provided for the pool area, however no dumpsters or trash enclosures are anticipated. Trash will be collected by curbside pick-up.
- Wastewater service will be by septic system.

### Land Use Summary

Building Coverage:	1,194 s.f. (1.8%)
Paved Surface/Hardscape:	24,890 s.f. (38.9%) includes pool and tennis courts
Landscape Area:	37,949 s.f. (59.3%)
Total:	64,033 s.f. (100%)

### SHEET INDEX

Sheet 1	Cover sheet
Sheet 2	Landscape Plan

DGLS. CO. CLERK & RECORDER'S CERTIFICATE  
STATE OF COLORADO } SS  
COUNTY OF DGLS. }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 12th DAY OF August, 1996 AT 12:24 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION No. 9644171.

*[Signature]*  
DOUGLAS COUNTY CLERK & RECORDER

Owner:  
Diamond Ridge Estates, LLC  
5600 Greenwood Plaza Blvd.  
Suite 110  
Englewood, CO 80111

Surveyor/Engineer  
TST of Denver  
102 Inverness Terrace East  
Suite 105  
Englewood, CO 80112

Land Planner  
Staller & Henry, Inc.  
1350 Lawrence Street  
Suite 100  
Denver, CO 80209

FINAL PD SITE PLAN  
DIAMOND RIDGE ESTATES P.D.  
January 26, 1996  
SHEET 1 OF 2  
April 12, 1996  
April 18, 1996  
May 2, 1996

### Certifications:

#### Ownership Certification:

The undersigned is the owner of certain lands known herein as Diamond Ridge Estates Filing No. 1A in the Town of Castle Rock.

*[Signature]* and Owner  
*[Signature]* Notarized By  
My Commission expires 12-17-98



#### Surveyor's Certificate:

I, Michael C. Cregger, being a Registered Professional Land Surveyor in the State of Colorado do hereby attest that the graphic boundary depicted on the Diamond Ridge Estates Filing No. 1A Final PD Site Plan is a true and accurate representation of the officially recorded legal description.

*[Signature]*  
Michael C. Cregger  
TST of Denver, Inc.  
102 Inverness Terrace East, Suite 105  
Englewood, CO 80112



#### Planning Commission Recommendation:

The Final PD Site Plan for Diamond Ridge Estates Filing No. 1A was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 22nd day of April, 1996.

*[Signature]* Date 8/12/96  
*[Signature]* Date 8/12/96

#### Town Council Approval:

The Final PD Site Plan for the Diamond Ridge Estates Filing No. 1A was approved by the Town Council of the Town of Castle Rock, Colorado on the 9th day of August, 1996.

*[Signature]* Date 8-12-96  
*[Signature]* Date 8-12-96

#### Lienholder Subordination Certificate:

The undersigned are all the Mortgagees and Lienholders of certain lands known herein as the Diamond Ridge Estates PD in the Town of Castle Rock.

1st Bank of Tech Center  
5105 DTC Parkway  
P.O. Box 4547  
Englewood, CO 80155

The undersigned beneficiary of the Lien, subordinate the subject lien to the terms, conditions and restrictions of this document.

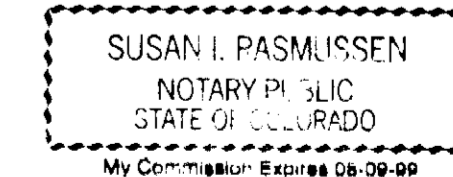
*[Signature]* Notarized By *[Signature]*  
Mortgagee/Lienholder *[Signature]*  
Signed this 27 day of June, 1996 My Commission expires 12-17-98



#### Title Certification

I, Diane Evans, 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, mortgagees and lienholders of the property are listed in the Certificate of Ownership and Lienholder Subordination Certificate.

Signed this 29 day of June, 1996.  
*[Signature]* Notarized By *[Signature]*  
Authorized Representative  
Land Title Guarantee Company My Commission expires 8-9-99



LOT 5

LOT 3

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Book 1204  
Page 1630

# Diamond Ridge Estates Filing No. 1A

(A Portion of Castle Rock Estates P.D.)  
Located in Sections 24, 25, & 26, Township 7 S., Range 67 W., of  
the 6th P.M., Town of Castle Rock, Douglas County, Colorado

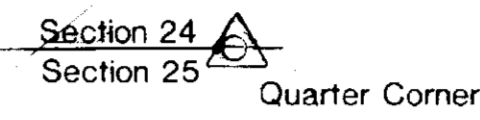
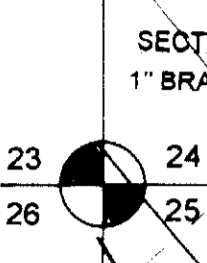
## Final P.D. Site Plan & Landscape Plan

LOT 2

LOT 1

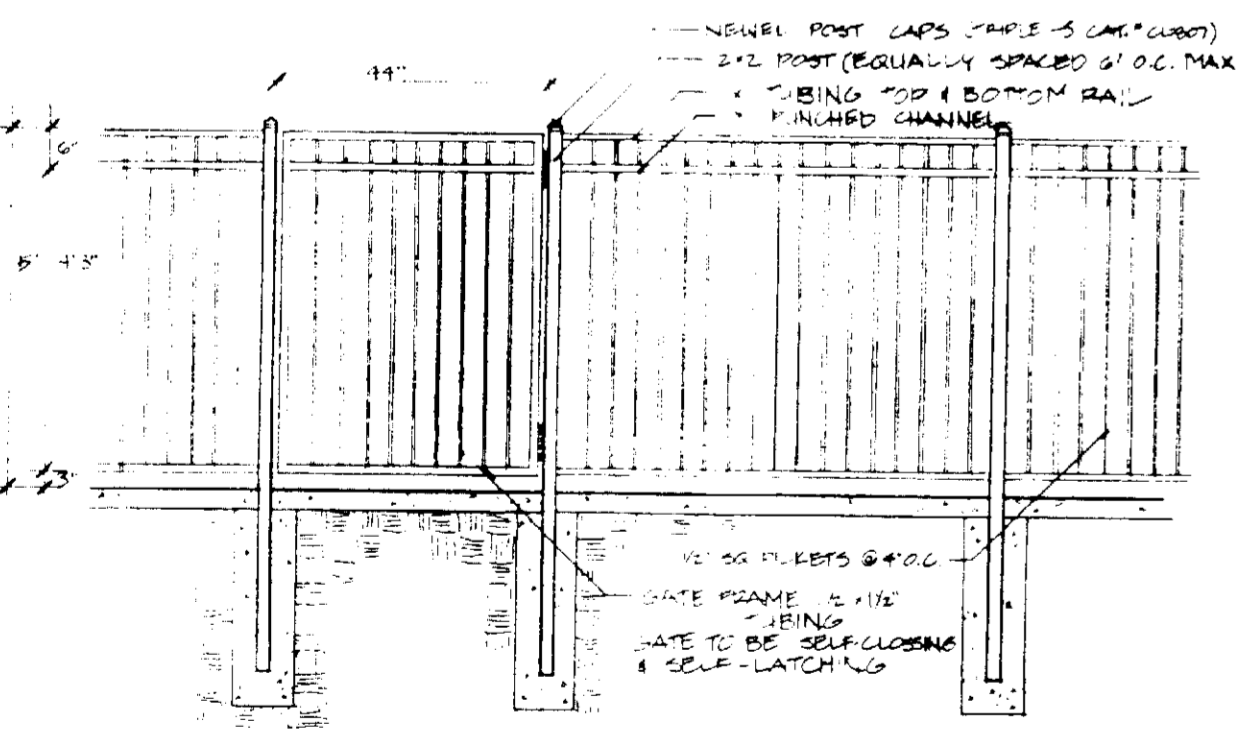
LOT 11

LOT 10



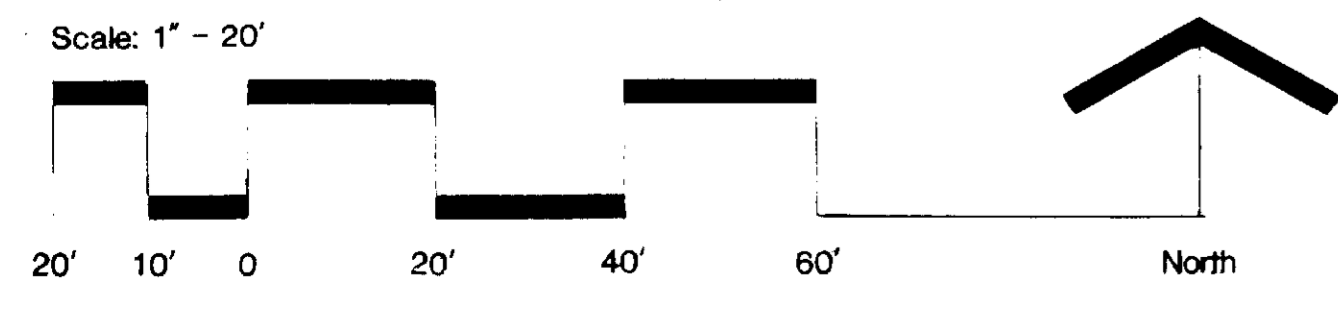
N 02°16'00"  
(BASIS OF BEARINGS)

- LEGEND**
- Proposed Contour
  - Existing Contour
  - Water Line
  - Street Center Line
  - Rock Wall
  - Landscape Boulder
  - Concrete Paving
  - Building Setback Line
  - Boundary Line Filing 1A
  - 10' Utility Easement
  - Seasonal Pool Drainage



Unplatted  
Book 1204  
Page 1630

Diamond Ridge Estates  
Reception No. 9561707



MON. NOV. 20 15 15 22 1995

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Staller & Henry  
LANDSCAPE ARCHITECTURE  
LAND PLANNING & DESIGN

NOTE: Phone, electricity and cable will be shallow buried in the 10' utility easement shown. The utility connection to the building will generally follow the water line.

MONUMENT LEGEND

- Set #4 Rebar w/cap marked "TST 22564"
- Found #4 Rebar w/cap marked "TST 22564"

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