

PLAT IDENTIFICATION SHEET

Reception #: 8711347

Number of pages: 3

Date: 04/20/87

Name: MEADOWS
FOOTHILLS DR

MISCELLANEOUS COMMENTS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST, THE WEST ONE-HALF OF SECTION 4, AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 8 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:

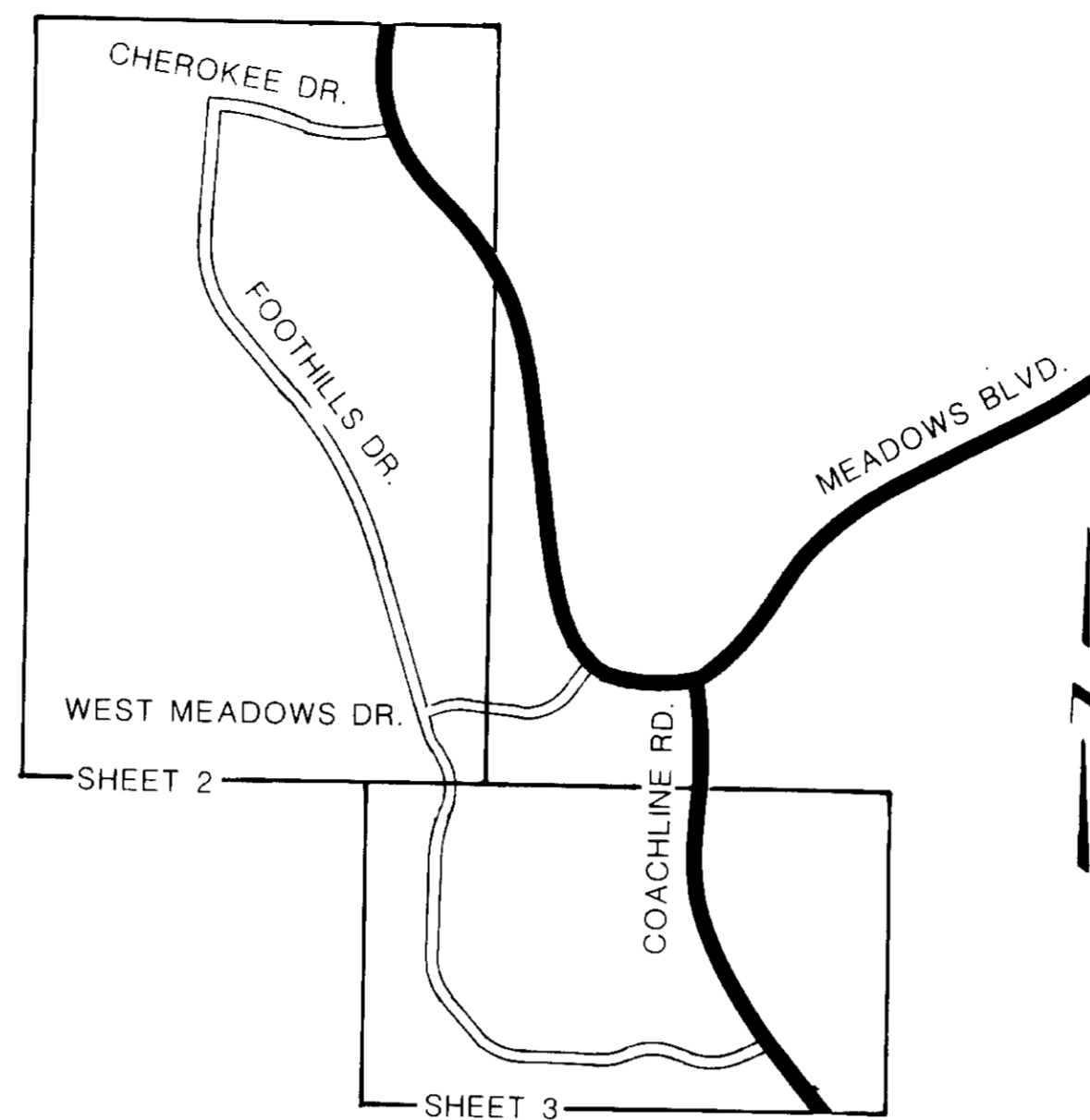
COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 32, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 00°26'06" EAST A DISTANCE OF 2,718.50 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION, THENCE SOUTH 13°36'16" EAST, A DISTANCE OF 1206.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°18'57" EAST, A DISTANCE OF 198.70 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°34'49" AND A RADIUS OF 980.00 FEET, A DISTANCE OF 95.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°15'52" WEST, A DISTANCE OF 709.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°28'46" AND A RADIUS OF 770.00 FEET, A DISTANCE OF 611.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40°12'54" EAST A DISTANCE OF 1059.87 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°47'34" AND A RADIUS OF 1630.00 FEET, A DISTANCE OF 487.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°05'20" EAST, A DISTANCE OF 2018.06 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°45'42" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.64 FEET; THENCE SOUTH 20°51'02" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 69°09'13" WEST A DISTANCE OF 0.05 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°14'05" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°21'24" AND A RADIUS OF 1120.00 FEET, A DISTANCE OF 632.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°16'17" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°16'17" AND A RADIUS OF 2550.00 FEET, A DISTANCE OF 635.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 109°27'20" AND A RADIUS OF 950.00 FEET, A DISTANCE OF 425.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 70°32'40" EAST, A DISTANCE OF 312.40 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°27'20" AND A RADIUS OF 920.00 FEET, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°11'41" AND A RADIUS OF 685.00 FEET, A DISTANCE OF 51.08 FEET TO A POINT OF CURVATURE; THENCE NORTH 46°48'19" EAST, A DISTANCE OF 31.42 FEET TO A POINT OF CURVATURE; 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 100.00 FEET TO A POINT OF CURVATURE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED COACHLINE ROAD, SOUTH 43°11'41" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-THREE (23) COURSES:

- (1) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 88°11'41" 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;
- (2) THENCE SOUTH 46°48'19" WEST A DISTANCE OF 51.08 FEET TO A POINT OF CURVATURE;
- (3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°11'41" AND A RADIUS OF 745.00 FEET, A DISTANCE OF 561.65 FEET TO A POINT OF TANGENCY;
- (4) THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
- (5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°27'20" AND A RADIUS OF 860.00 FEET, A DISTANCE OF 292.03 FEET TO A POINT OF TANGENCY;
- (6) THENCE SOUTH 70°32'40" WEST, A DISTANCE OF 425.00 FEET TO A POINT OF CURVATURE;
- (7) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 109°27'20" AND A RADIUS OF 1010.00 FEET, A DISTANCE OF 1929.46 FEET TO A POINT OF TANGENCY;
- (8) THENCE NORTH 00°00'00" EAST A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
- (9) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°16'17" AND A RADIUS OF 2610.00 FEET, A DISTANCE OF 650.11 FEET TO A POINT OF TANGENCY;
- (10) THENCE NORTH 14°16'17" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
- (11) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°05'26" AND A RADIUS OF 1060.00 FEET, A DISTANCE OF 593.69 FEET TO A POINT OF COMPOUND CURVATURE;
- (12) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 93°01'53" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 32.47 FEET;
- (13) THENCE NORTH 20°51'02" WEST, A DISTANCE OF 70.00 FEET;
- (14) THENCE NORTH 69°09'05" EAST, A DISTANCE OF 0.10 FEET TO A POINT OF CURVATURE;
- (15) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92°14'18" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 32.20 FEET TO A POINT OF TANGENCY;
- (16) THENCE NORTH 23°05'20" WEST, A DISTANCE OF 2014.15 FEET TO A POINT OF CURVATURE;
- (17) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°07'34" AND A RADIUS OF 1570.00 FEET, A DISTANCE OF 469.28 FEET TO A POINT OF TANGENCY;
- (18) THENCE NORTH 40°12'54" WEST, A DISTANCE OF 1059.87 FEET TO A POINT OF CURVATURE;
- (19) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°28'46" AND A RADIUS OF 830.00 FEET, A DISTANCE OF 658.83 FEET TO A POINT OF TANGENCY;
- (20) THENCE NORTH 05°15'52" EAST, A DISTANCE OF 709.52 FEET TO A POINT OF CURVATURE;
- (21) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°34'49" AND A RADIUS OF 920.00 FEET, A DISTANCE OF 89.60 FEET TO A POINT OF TANGENCY;
- (22) THENCE NORTH 00°18'57" WEST, A DISTANCE OF 198.70 FEET;
- (23) THENCE NORTH 89°41'03" EAST, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 13.824 ACRES.

SHEET KEY

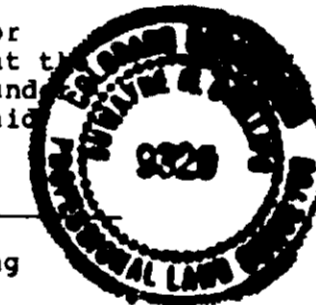


APPROVALS

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

Approved this 23 day of February, 1987 by
Neil D. Brown
 Land Planner
 For and on behalf of Rocky Mountain Consultants, Inc.

I, *Douglas 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.
Douglas M. Phillips
 Professional Land Surveyor
 For and on behalf of Rocky Mountain Consultants, consulting engineers.



Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 16 day of February, A.D., 1987.

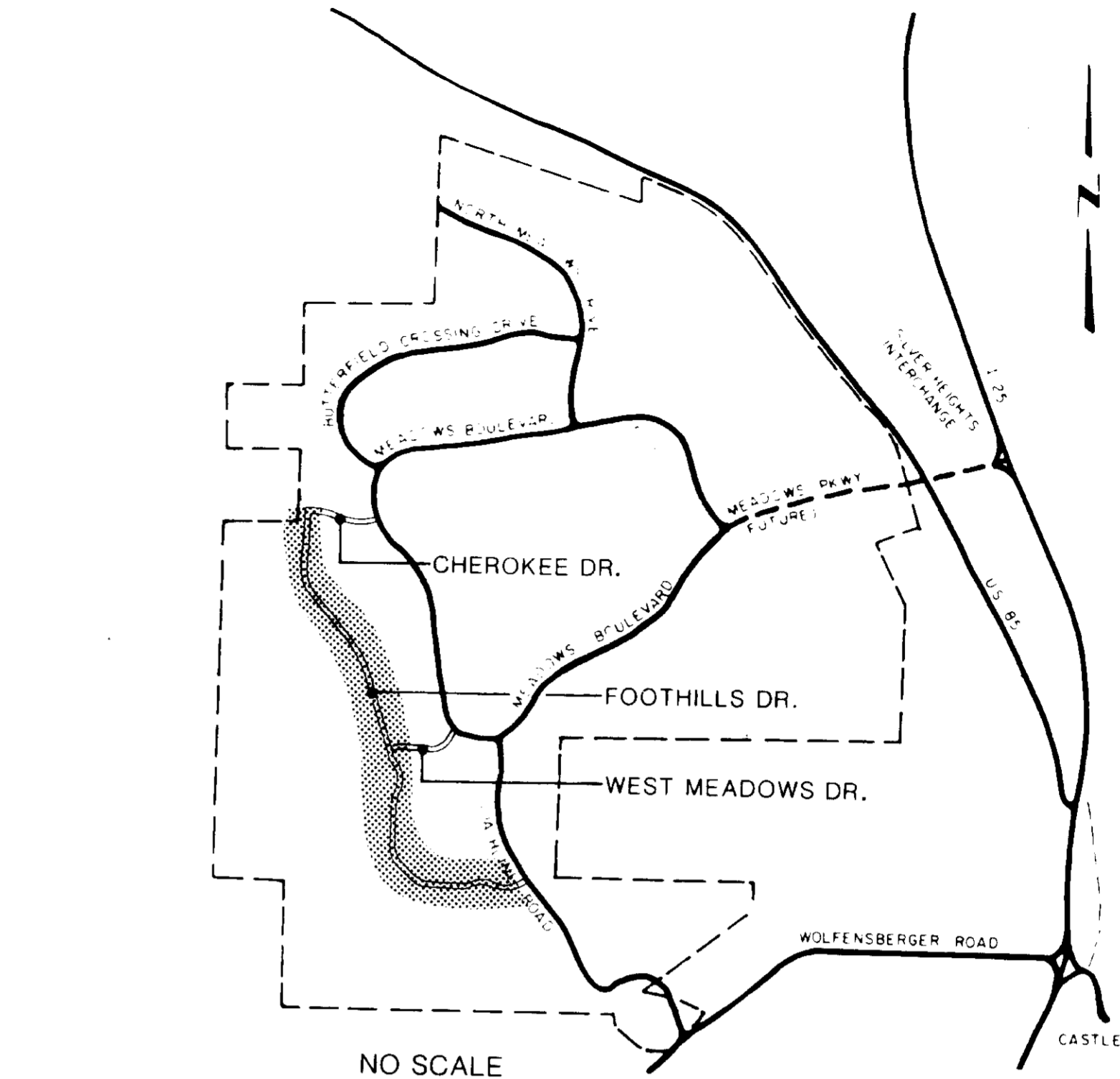
Attest:
Phyllis L. Brown Town Clerk
Don Riegan Chairman

Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 16 day of February, A.D., 1987.

Attest:
Phyllis L. Brown Town Clerk
Gay Kennedy 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 10:36 a.m. o'clock on the 20th day of April, A.D., 1987.
 Book 81347 Page 1 File 100-100-100 Map 100-100-100
 Reception No. 81347

Reta A. Osain
 Clerk and Recorder
 By: *Loise A. Thompson*
 Deputy



VICINITY MAP

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, VICINITY MAP, SHEET INDEX, TABULATION
SHEET 2	SITE PLAN: STATIONS 0+00 - 59+58
SHEET 3	SITE PLAN: STATIONS 59+58 - 101+49.28

TABULATION

LAND USE: Foothills Drive R.O.W. 13.824 ACRES

DATE

January 16, 1987

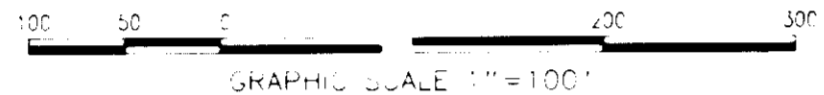
FINAL P.D. SITE PLAN

FOOTHILLS 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
FOOTHILLS DRIVE
 A PART OF THE AMENDED MEADOWS P.D.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

- LEGEND**
- LSF Low Single Family
 - SF Single Family
 - LMF Low Multi Family
 - OS Open Space
 - P Park
 - △ Street Lights
 - ◆ Fire Hydrants
 - ↔ Proposed Intersection
 - ~ Proposed Contour
 - Sidewalks
 - Drainage
 - - - Land Use Boundary



N.W. CORNER SECTION 4,
 FOUND BRASS CAP ON PIPE
 SET IN CONCRETE, MARKED
 BROYLES LS # 2690

SE 1/4, SEC. 32

NE 1/4, SEC. 5

NORTH LINE, NE 1/4 SECTION 5

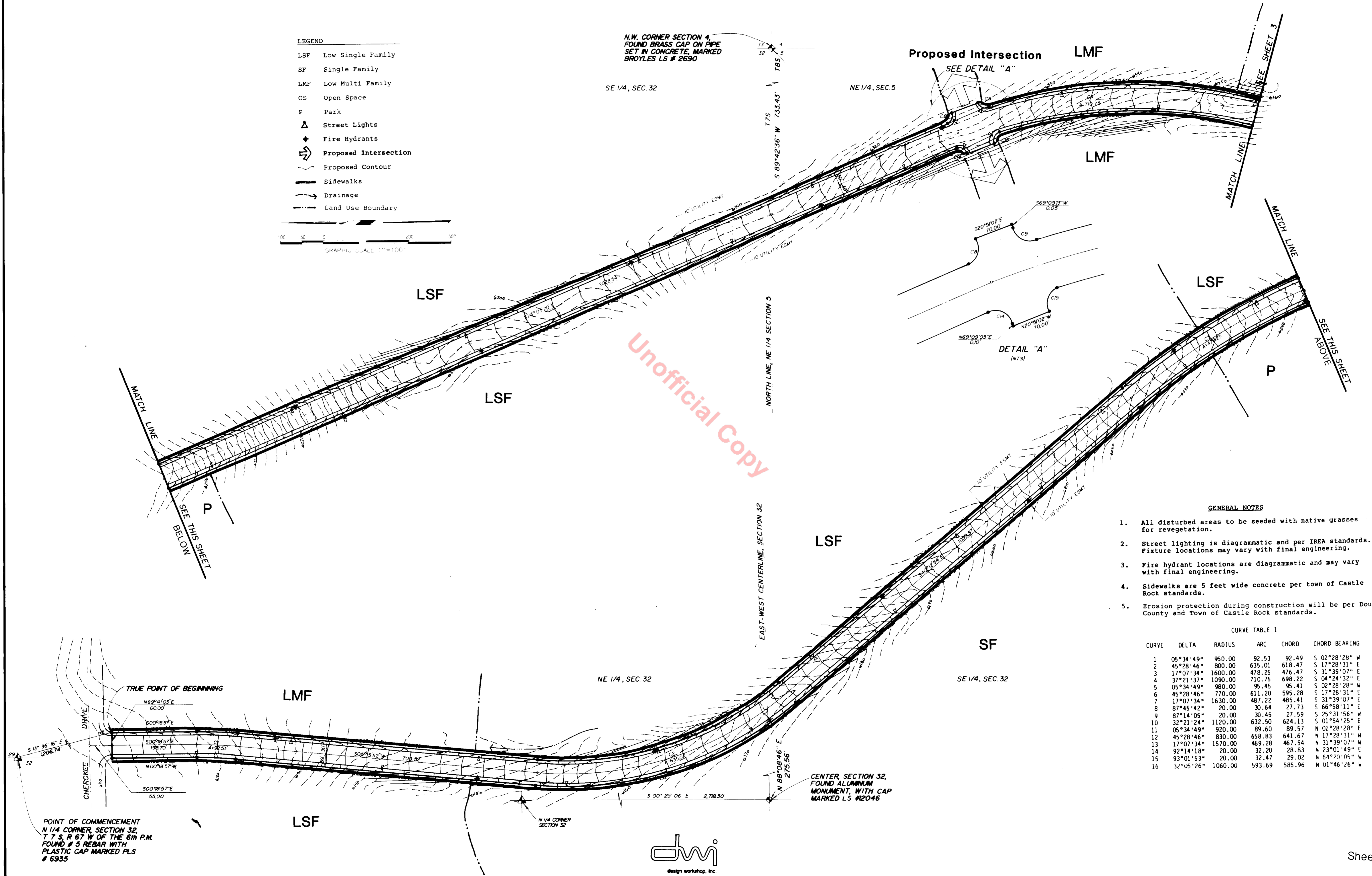
EAST-WEST CENTERLINE, SECTION 32

NE 1/4, SEC. 32

SE 1/4, SEC. 32

CENTER, SECTION 32,
 FOUND ALUMINUM
 MONUMENT, WITH CAP
 MARKED LS #2046

POINT OF COMMENCEMENT
 N 1/4 CORNER, SECTION 32,
 T 7 S, R 67 W OF THE 6TH P.M.
 FOUND # 5 REBAR WITH
 PLASTIC CAP MARKED PLS
 # 6935



Proposed Intersection LMF
 SEE DETAIL "A"

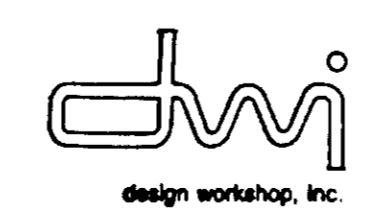
DETAIL "A"
 (NTS)

GENERAL NOTES

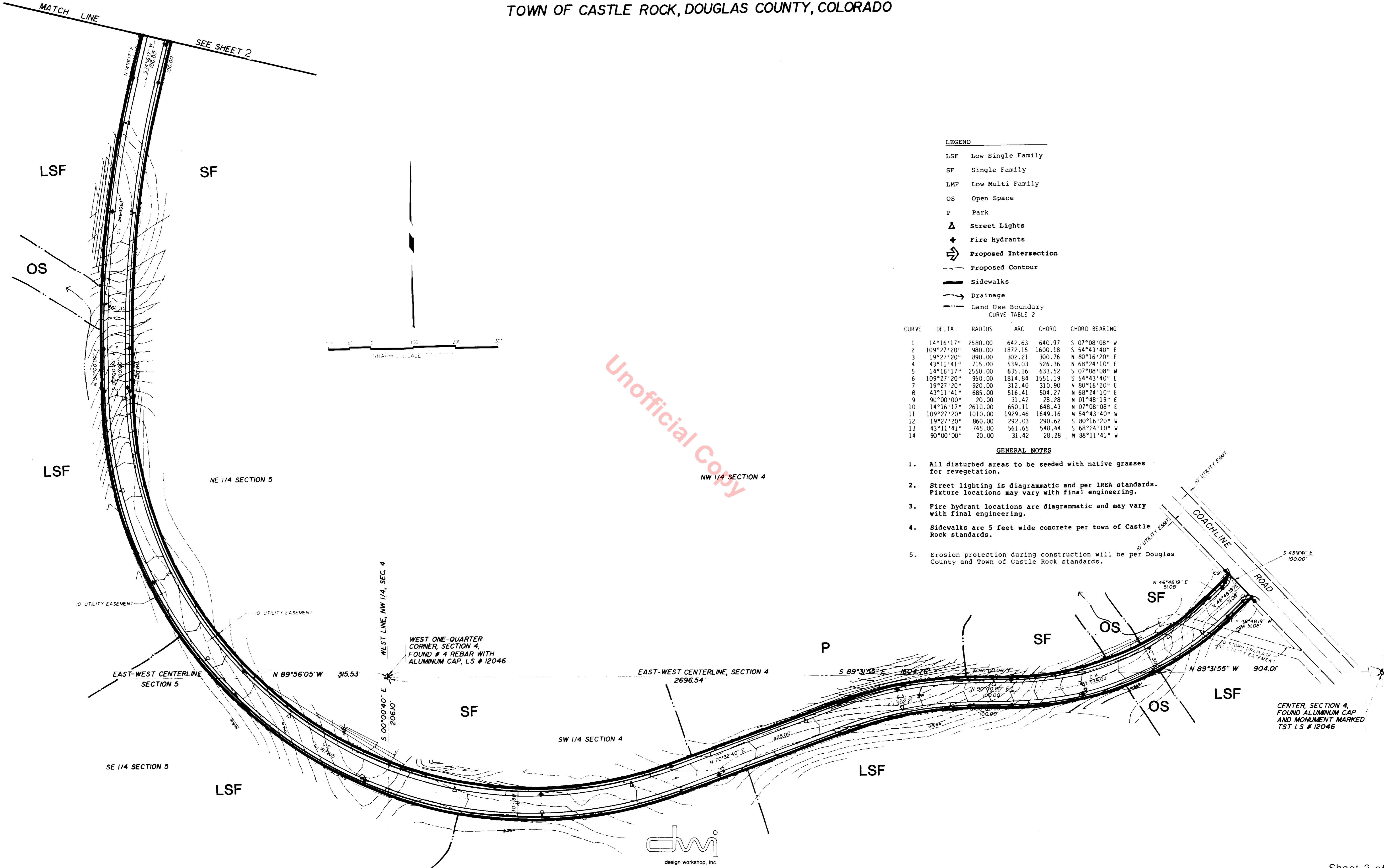
1. All disturbed areas to be seeded with native grasses for revegetation.
2. Street lighting is diagrammatic and per IREA standards. Fixture locations may vary with final engineering.
3. Fire hydrant locations are diagrammatic and may vary with final engineering.
4. Sidewalks are 5 feet wide concrete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

CURVE TABLE 1

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	05°34'49"	950.00	92.53	92.49	S 02°28'28" W
2	45°28'46"	800.00	635.01	618.47	S 17°28'31" E
3	17°07'34"	1600.00	478.25	476.47	S 31°39'07" E
4	37°21'37"	1090.00	710.75	698.22	S 04°24'32" E
5	05°34'49"	980.00	95.45	95.41	S 02°28'28" W
6	45°28'46"	770.00	611.20	595.28	S 17°28'31" E
7	17°07'34"	1630.00	487.22	485.41	S 31°39'07" E
8	87°45'42"	20.00	30.64	27.73	S 66°58'11" E
9	07°14'05"	20.00	30.45	27.59	S 25°31'56" E
10	32°21'24"	1120.00	632.50	624.13	S 01°54'25" E
11	05°34'49"	920.00	89.60	89.57	N 02°28'28" E
12	45°28'46"	830.00	658.83	641.67	N 17°28'31" W
13	17°07'34"	1570.00	469.28	467.54	N 31°39'07" W
14	92°14'18"	20.00	32.20	28.83	N 23°01'49" E
15	93°01'53"	20.00	32.47	29.02	N 64°20'05" W
16	32°05'26"	1060.00	593.69	585.96	N 01°46'26" W



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



LEGEND

- LSF Low Single Family
- SF Single Family
- LMF Low Multi Family
- OS Open Space
- P Park
- ▲ Street Lights
- ◆ Fire Hydrants
- ↔ Proposed Intersection
- Proposed Contour
- Sidewalks
- Drainage
- Land Use Boundary

CURVE TABLE 2

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	14°16'17"	2580.00	642.63	640.97	S 07°08'08" W
2	109°27'20"	980.00	1872.15	1600.18	S 54°43'40" E
3	19°27'20"	890.00	302.21	300.76	N 80°16'20" E
4	43°11'41"	715.00	539.03	526.36	N 68°24'10" E
5	14°16'17"	2550.00	635.16	633.52	S 07°08'08" W
6	109°27'20"	950.00	1814.84	1551.19	S 54°43'40" E
7	19°27'20"	920.00	312.40	310.90	N 80°16'20" E
8	43°11'41"	685.00	516.41	504.27	N 68°24'10" E
9	90°00'00"	20.00	31.42	28.28	N 01°48'19" E
10	14°16'17"	2610.00	650.11	648.43	N 07°08'08" E
11	109°27'20"	1010.00	1929.46	1649.16	N 54°43'40" W
12	19°27'20"	860.00	292.03	290.62	S 80°16'20" W
13	43°11'41"	745.00	561.65	548.44	S 68°24'10" W
14	90°00'00"	20.00	31.42	28.28	N 88°11'41" W

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.

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