

PLAT IDENTIFICATION SHEET

Reception #: 8721782

Number of pages: 2

Date: 07/24/87

Name: MEADOWS #2

MISCELLANEOUS COMMENTS:

THE MEADOWS FILING NO. 2 FINAL PD SITE PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 29 AND THE NORTHEAST ONE-QUARTER OF SECTION 32 ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 87°02'15" WEST A DISTANCE OF 2,599.14 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 79°41'31" WEST A DISTANCE OF 717.66 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD, BEING A POINT ON A CURVE WHENCE THE RADIUS POINT BEARS SOUTH 38°32'03" EAST A DISTANCE OF 1,105.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;
1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 09°48'00" AND A RADIUS OF 1,105.00 FEET A DISTANCE OF 189.00 FEET;

2) THENCE NON-RADIALLY DEPARTING SAID CURVE SOUTH 45°54'43" WEST A DISTANCE OF 100.82 FEET TO A POINT ON A CURVE, WHENCE THE RADIUS POINT BEARS SOUTH 53°29'54" EAST A DISTANCE OF 1,117.00 FEET;

3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A CENTRAL ANGLE OF 05°24'10" AND A RADIUS OF 1,117.00 FEET A DISTANCE OF 105.33 FEET TO A POINT OF COMPOUND CURVATURE;

4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°28'46" AND A RADIUS OF 20.00 FEET A DISTANCE OF 30.54 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BUTTERFIELD CROSSING DRIVE THE FOLLOWING FOUR (4) COURSES;

1) NORTH 61°25'21" WEST A DISTANCE OF 421.52 FEET TO A POINT OF CURVATURE;

2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77°25'16" AND A RADIUS OF 670.00 FEET A DISTANCE OF 905.34 FEET TO A POINT OF TANGENCY;

3) THENCE NORTH 15°59'55" EAST A DISTANCE OF 90.08 FEET TO A POINT OF CURVATURE;

4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°12'56" AND A RADIUS OF 1,405.00 FEET A DISTANCE OF 1,182.34 FEET TO THE NORTHWESTERLY CORNER OF BUTTERFIELD CROSSING PARK, A PROPOSED PLAT; THENCE

ALONG THE WESTERLY BOUNDARY OF SAID BUTTERFIELD CROSSING PARK THE FOLLOWING SIX (6) COURSES;

1) NON-RADIALLY DEPARTING SAID CURVE SOUTH 25°45'54" EAST A DISTANCE OF 84.00 FEET;

2) THENCE SOUTH 44°08'21" EAST A DISTANCE OF 117.00 FEET;

3) THENCE SOUTH 89°17'59" EAST A DISTANCE OF 94.00 FEET;

4) THENCE SOUTH 42°03'56" EAST A DISTANCE OF 307.46 FEET;

5) THENCE SOUTH 00°41'19" EAST A DISTANCE OF 289.00 FEET;

6) THENCE SOUTH 53°07'47" EAST A DISTANCE OF 5.21 FEET; THENCE SOUTH 53°16'25" WEST A DISTANCE OF 472.59 FEET; THENCE SOUTH 68°11'41" WEST A DISTANCE OF 200.94 FEET; THENCE SOUTH 30°59'13" EAST A DISTANCE OF 706.98 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 32.112 ACRES.

BASIS OF BEARINGS

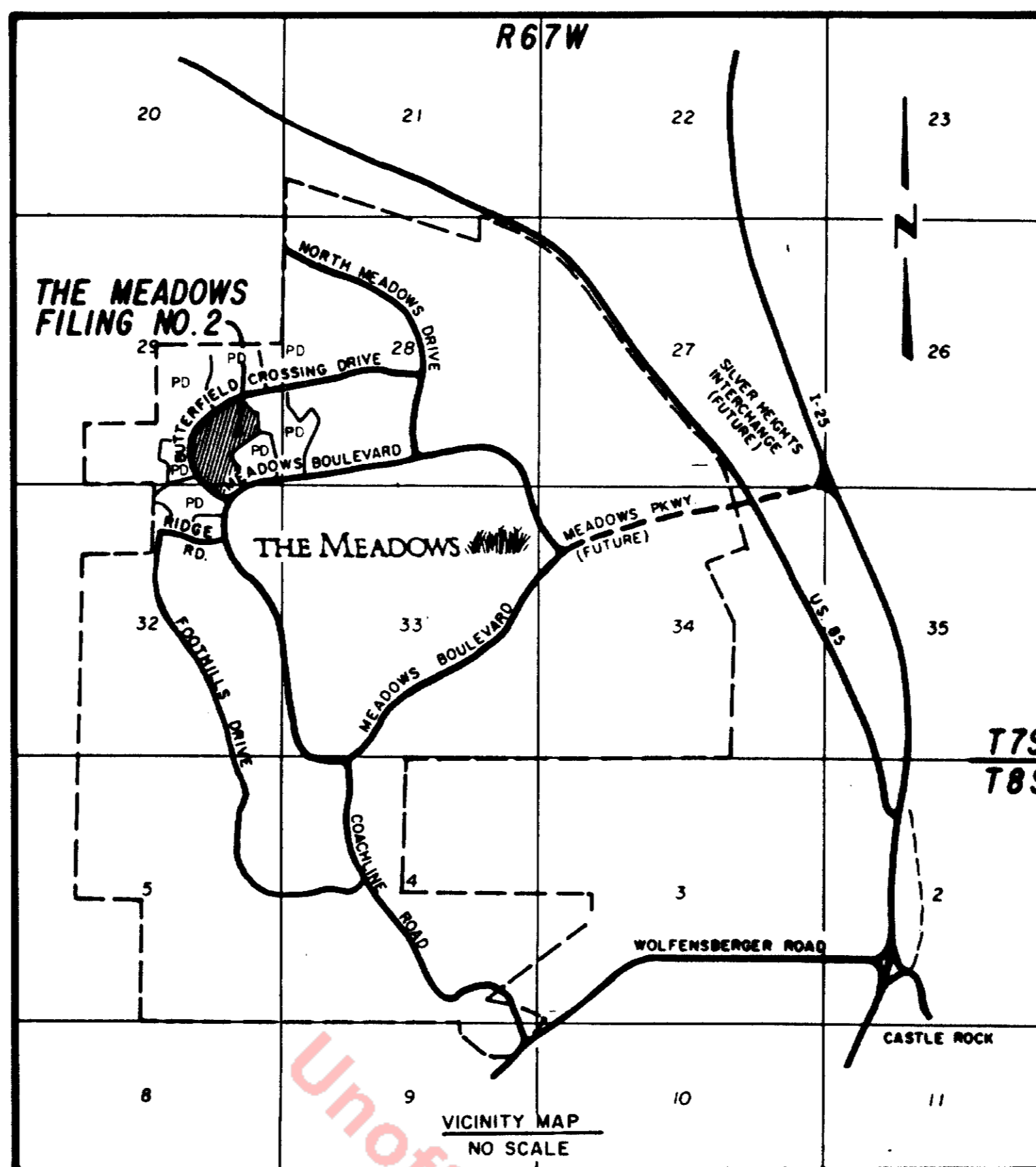
THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN, AS BEARING SOUTH 87°02'15" WEST.

ORIGIN BENCHMARK

#4 REBAR WITH ALUMINUM CAP. 250' NORTH OF BUTTERFIELD CROSSING DRIVE CENTER LINE STATION 19+00.
ELEV. = 6053.15 FT. (USC & GS DATUM)

PROJECT BENCHMARK

N.E. BONNET BOLT OF FIRE HYDRANT AT S.E. CORNER OF MEADOWS FILING NO. 2
ELEV. = 6163.96



LAND USE TABULATION

LAND USED	ACREAGE	ZONING
STREETS	6.458	PD
DEEDED PUBLIC AREA	2.550	PD
PRIVATE OPEN SPACE	23.105	PD
TOTAL SITE	GROSS - 4.640 DU/AC. NET - 6.449 DU/AC.	PD

TOTAL NUMBER OF LOTS - 149

SHEET INDEX

SHEET NO.1—COVER SHEET
SHEET NO.2—SITE PLAN

OWNER'S CERTIFICATE

APPROVED THIS 21st DAY OF July, 1987 BY LINCOLN SAVINGS AND LOAN ASSOCIATION, OWNER.

Philip K. ...
AUTHORIZED AGENT

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 20th DAY OF June, A.D., 1987.

ATTEST:

Philip L. Brown
TOWN CLERK

James Ragan
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO AT 10:30 O'CLOCK ON THE 24th DAY OF July, A.D., 1987.
BOOK _____ PAGE _____ FILE _____ MAP _____
RECEPTION NO. 292182.

Patricia ...
CLERK AND RECORDER

SURVEYING CERTIFICATE

I, DUWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBE PARCEL WAS MADE ON OR ABOUT 7-20-87 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO AND ON THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS FINAL PD SITE PLAN OF THAT SURVEY ARE TRUE AND CORRECT.

Duwayne M. Phillips
ROCKY MOUNTAIN CONSULTANTS, INC.
BY DUWAYNE M. PHILLIPS,
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 9329

TOWN APPROVAL

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 11th DAY OF June, A.D., 1987.

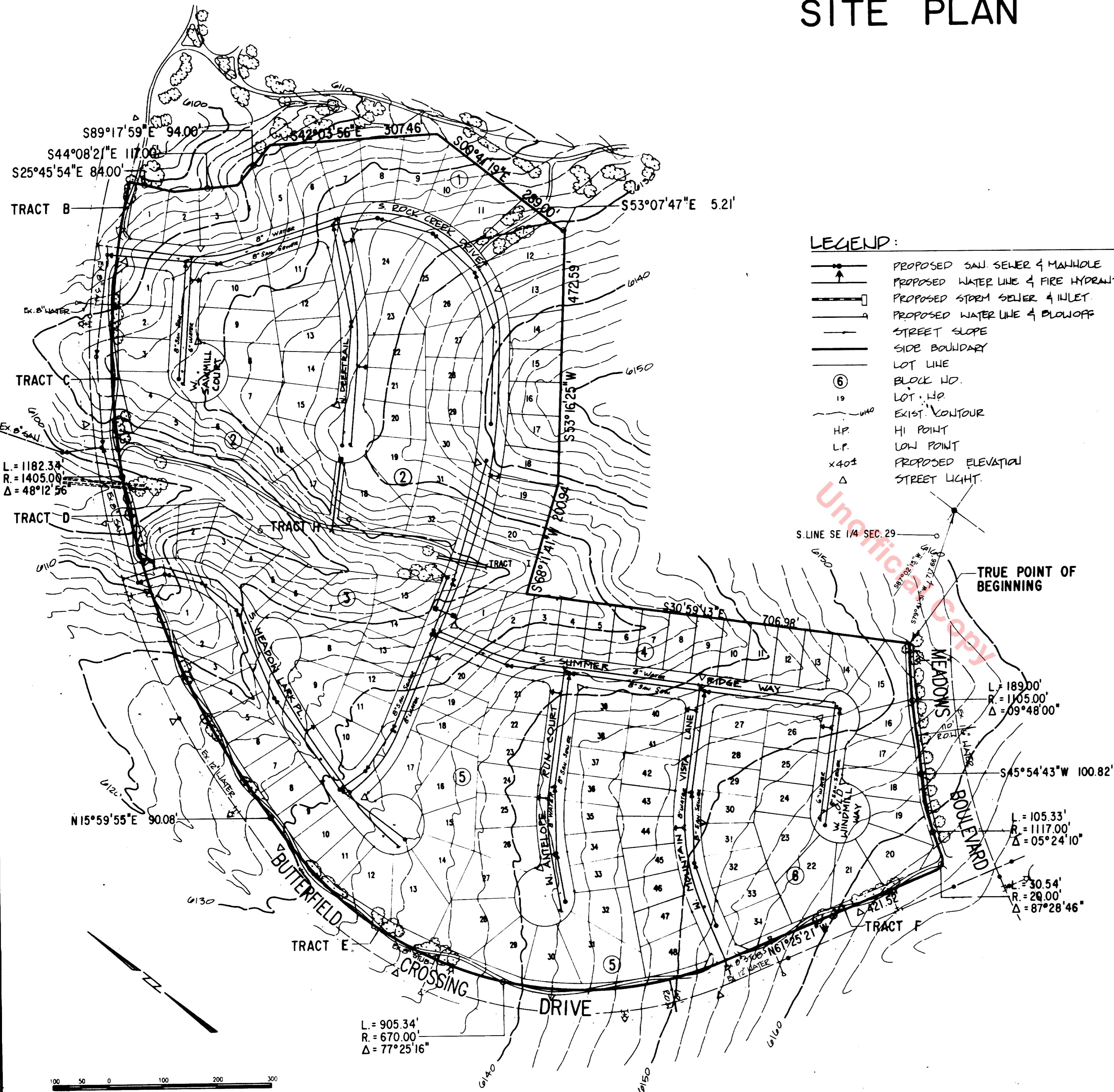
ATTEST:

Philip L. Brown
TOWN CLERK

James Ragan
MAYOR

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-8000 DATE: 5-87 JOB NO: 7-048503000

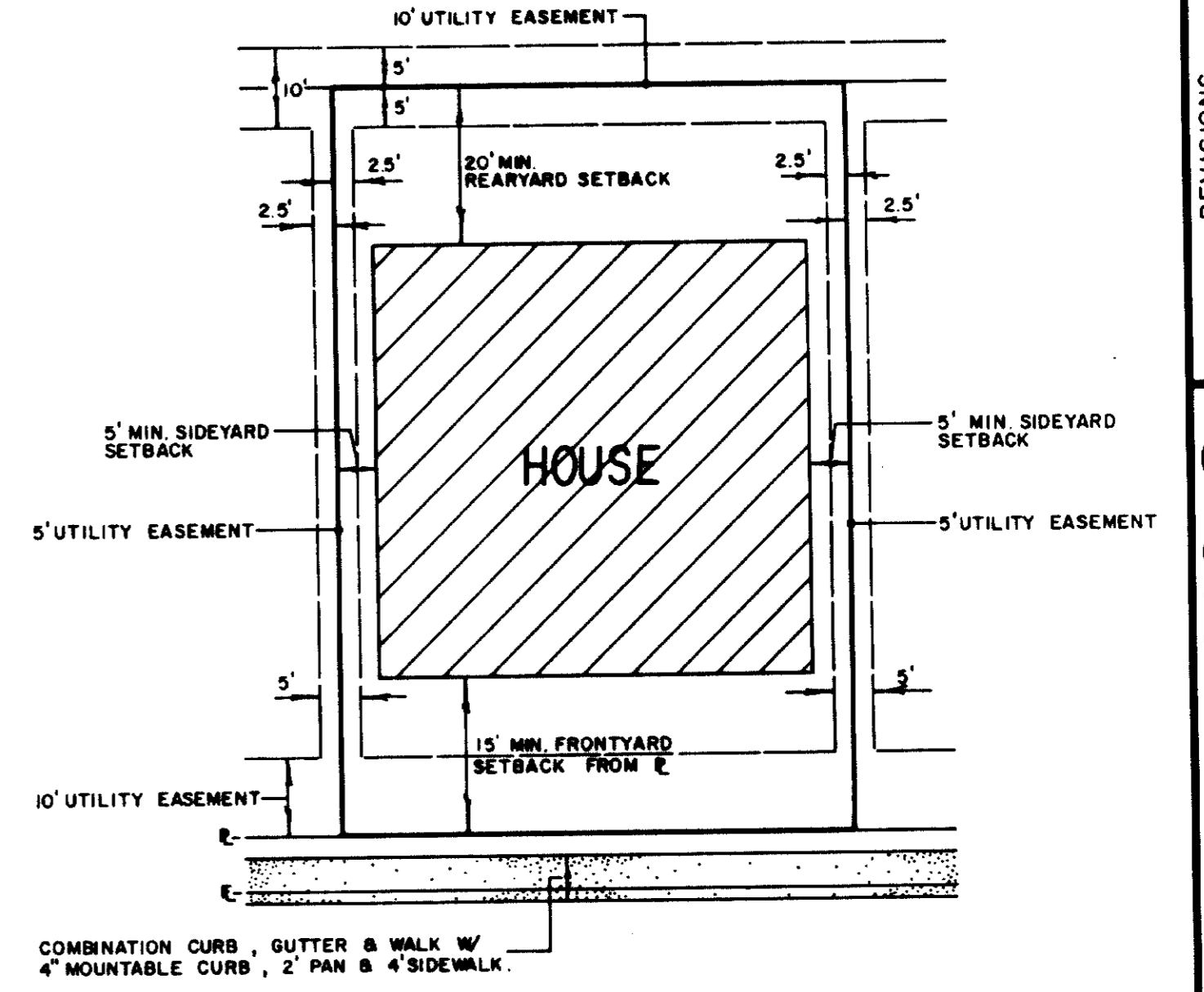
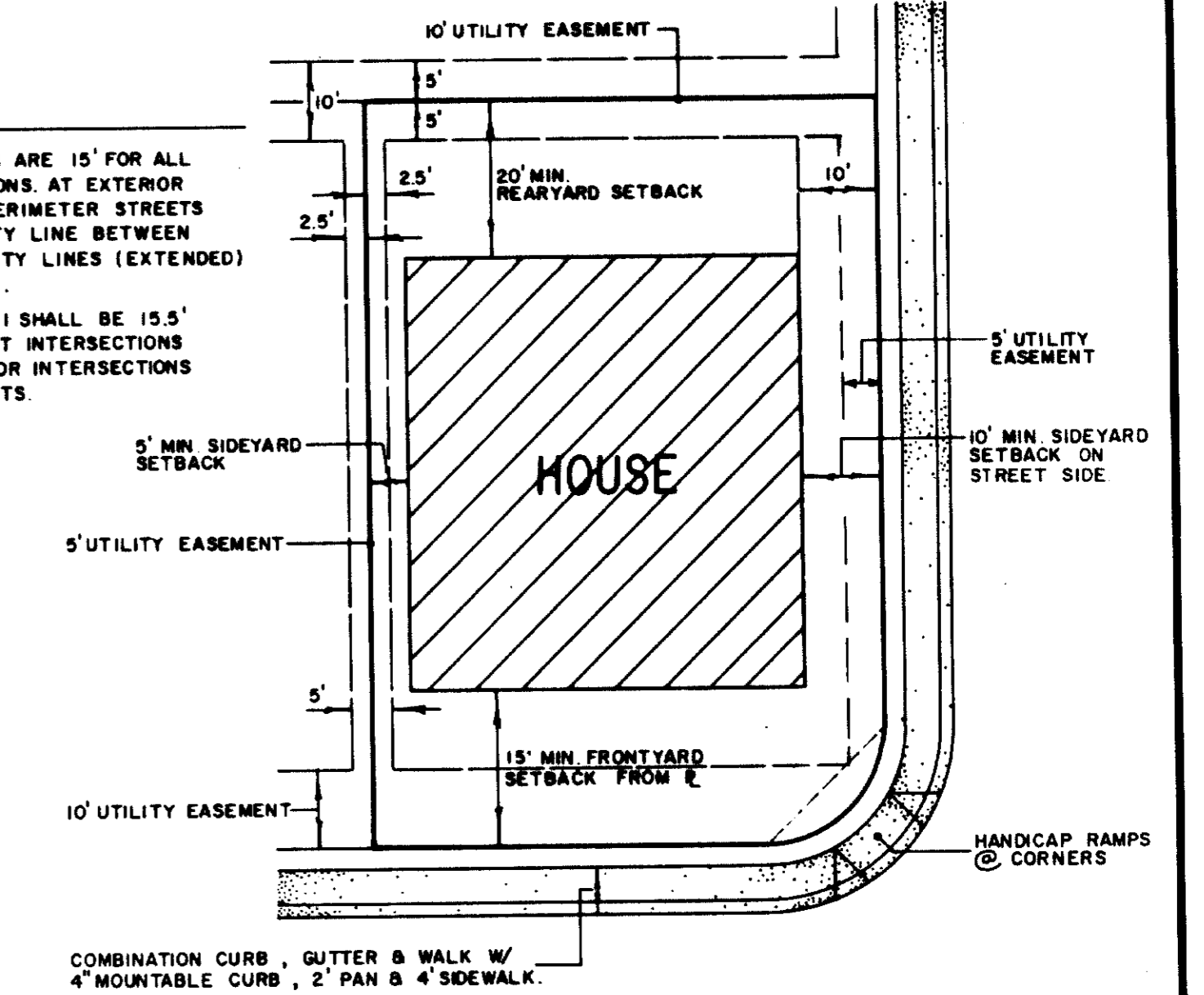
THE MEADOWS FILING NO. 2 SITE PLAN



- LEGEND:**
- PROPOSED SAN. SEWER & MANHOLE
 - PROPOSED WATER LINE & FIRE HYDRANT
 - PROPOSED STORM SEWER & INLET
 - PROPOSED WATER LINE & BLOWOFF
 - STREET SLOPE
 - SIDE BOUNDARY
 - LOT LINE
 - BLOCK NO.
 - LOT NO.
 - EXIST. CONTOUR
 - H.P. HI POINT
 - L.P. LOW POINT
 - x40± PROPOSED ELEVATION
 - Δ STREET LIGHT.

NOTES:

- PROPERTY LINE RADII ARE 15' FOR ALL INTERIOR INTERSECTIONS. AT EXTERIOR INTERSECTIONS W/ PERIMETER STREETS A STRAIGHT PROPERTY LINE BETWEEN PTS. 20' FROM PROPERTY LINES (EXTENDED) SHALL BE PROVIDED.
- CURB FLOWLINE RADII SHALL BE 15.5' FOR INTERIOR STREET INTERSECTIONS AND 25' FOR EXTERIOR INTERSECTIONS W/ PERIMETER STREETS.



BUILDING FOOTPRINTS

GENERAL NOTES:

- ALL INTERIOR STREETS HAVE 50' RIGHT OF WAY WITH 36" FLOWLINE WIDTH.
- ALL INTERIOR STREETS SHALL HAVE COMBINATION CURB, GUTTER & WALK W/ 4" MOUNTABLE CURB.
- ALL INTERIOR STREET LIGHTING SHALL BE LAID-OUT & DESIGNED BY IKEA.
- SITE GRADING SHALL CONFORM W/ FHA/VA REQUIREMENTS.
- ALL STREETS AND UTILITY DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 1902 TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

SCALE 1"=100'
DATE PREPARED: MAY 5, 1987 JOB NUMBER: 7-0485.030.07

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: 5-87 JOB NO: 7-0485.030.00

RMC ROCKY MOUNTAIN CONSULTANTS
 8301 EAST PRENTICE AVENUE, SUITE 101
 ENGLEWOOD, COLORADO 80111
 (303) 741-6000

NO.	DESCRIPTION	DATE BY

**THE MEADOWS FILING NO. 2
SITE PLAN**

DATE: MAY 18, 1987
 DESIGNED BY: K.R.
 DRAWN BY: BOG
 CHECKED BY:

JOB NO. 7-0485.030.00
 SHEET 2 OF 2