

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8808525

**Number of pages:** 2

**Date:** 04/15/88

**Name:** MEADOWS # 5

**MISCELLANEOUS COMMENTS:**

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# THE MEADOWS FILING NO. 5 FINAL PD SITE PLAN

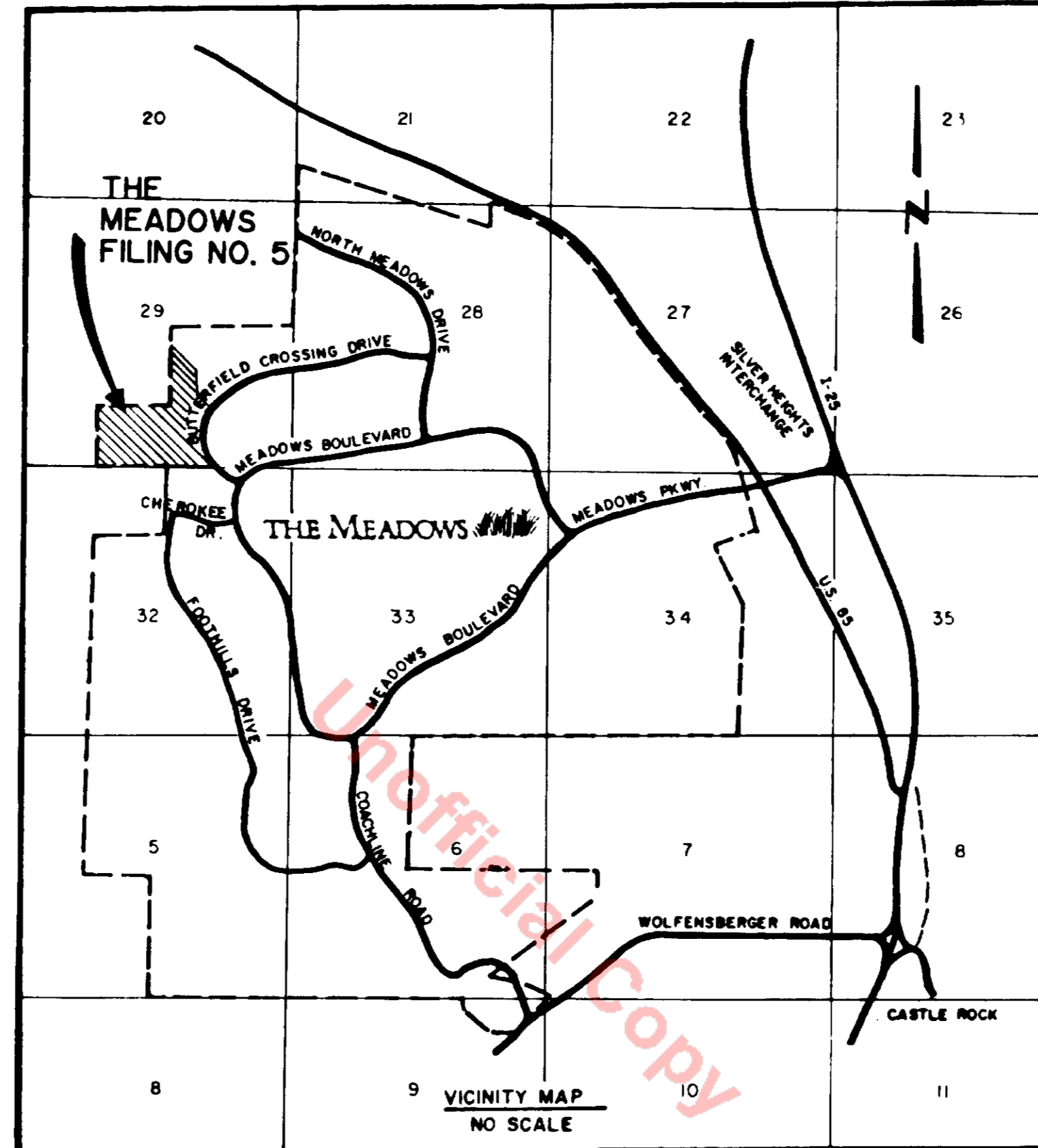
**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29 WHENCE THE SOUTH LINE OF SAID SECTION 29 BEARS SOUTH 87°01'04" WEST SAID LINE BEING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE WESTERLY ALONG SAID SOUTH LINE, SOUTH 87°01'04" WEST A DISTANCE OF 1,300.98 TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, NORTH 00°16'12" EAST A DISTANCE OF 1,330.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, NORTH 87°14'24" EAST A DISTANCE OF 1,302.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, NORTH 00°20'45" EAST A DISTANCE OF 850.00 FEET; THENCE SOUTH 52°43'29" EAST A DISTANCE OF 850.00 FEET; THENCE SOUTH 03°38'30" EAST A DISTANCE OF 552.16 FEET; THENCE SOUTH 65°48'49" EAST A DISTANCE OF 217.84 FEET; THENCE NORTH 69°58'09" EAST A DISTANCE OF 43.00 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY OF BUTTERFIELD CROSSING DRIVE, WHENCE THE RADIUS POINT OF SAID CURVE BEARS SOUTH 63°39'45" EAST A DISTANCE OF 1,465.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1) SOUTHERLY ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 10°20'19" AND A RADIUS OF 1,465.00 FEET A DISTANCE OF 264.35 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 15°59'56" WEST A DISTANCE OF 90.08 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°11'12" AND A RADIUS OF 730.00 FEET A DISTANCE OF 333.54 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 52°25'33" WEST A DISTANCE OF 43.57 FEET; THENCE SOUTH 84°07'46" WEST A DISTANCE OF 52.63 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°14'29" AND A RADIUS OF 728.31 FEET A DISTANCE OF 219.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°53'16" WEST A DISTANCE OF 104.57 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°59'08" AND A RADIUS OF 250.00 FEET A DISTANCE OF 157.00 FEET; THENCE SOUTH 12°52'25" WEST A DISTANCE OF 114.00 FEET; THENCE SOUTH 29°34'15" WEST A DISTANCE OF 189.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, SOUTH 87°02'15" WEST A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 69.292 ACRES.



**PLANNING COMMISSION REVIEW**

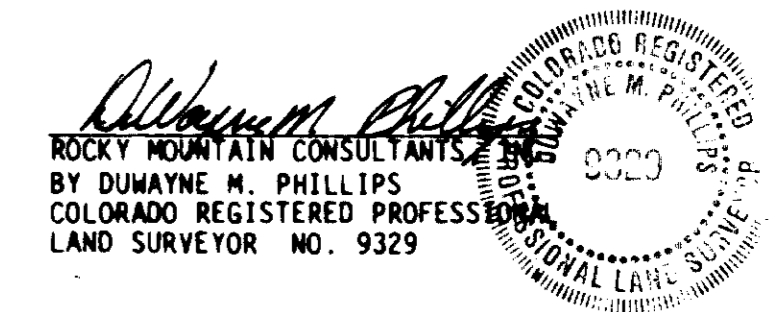
REVIEWED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 1 DAY OF March, A.D., 1988.

**ATTEST:**

*Phyllis L. Brown*  
TOWN CLERK  
*James D. Engen*  
CHAIRMAN

**SURVEYING CERTIFICATE**

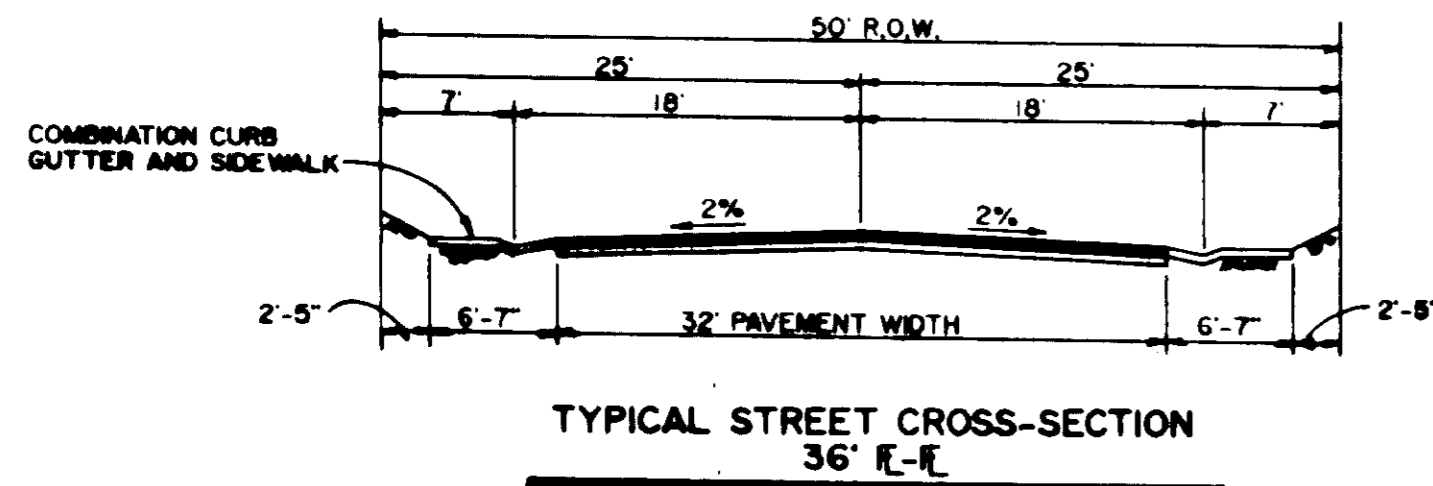
I, DUWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBE PARCEL WAS MADE ON OR ABOUT \_\_\_\_\_ UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING 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.



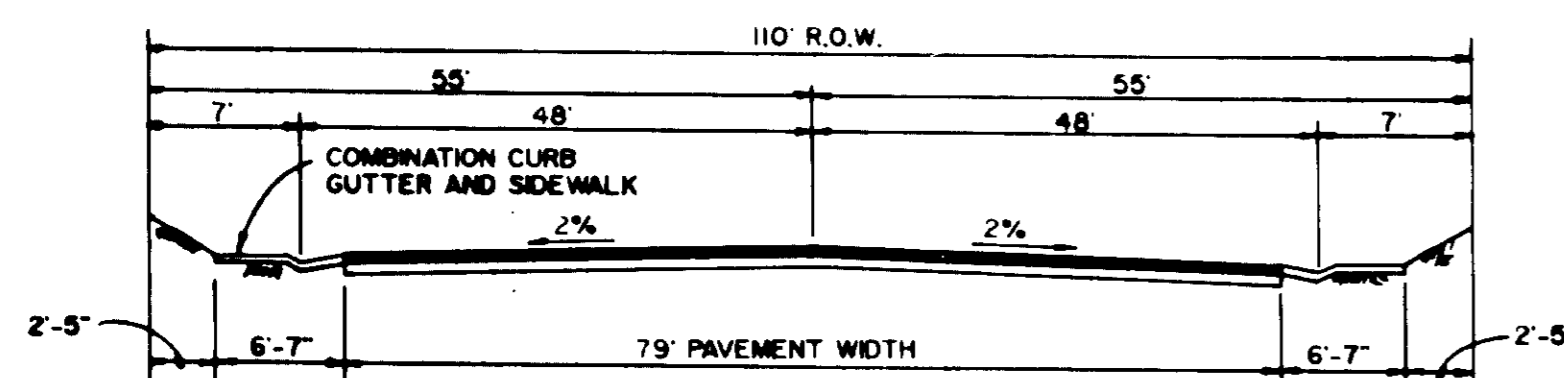
**OWNER'S CERTIFICATE**

APPROVED THIS 14<sup>th</sup> DAY OF April, 1988 BY CASTLE MEADOWS, INC., OWNER

*P. Joseph V.*  
Vice President AUTHORIZED AGENT



TYPICAL STREET CROSS-SECTION  
36' E-E



TYPICAL CUL-DE-SAC CROSS-SECTION  
55' RADIUS

**LAND USE TABULATION**

LAND USE	ACREAGE	ZONING
STREETS	13.624 AC.	PD
DEEDED PUBLIC AREAS	11.258 AC.	PD
BUILDING LOT AREA	44.410 AC.	FD
TOTAL SITE	GROSS = 2,526 DU/AC NET = 394 DU/AC	PD
TOTAL NUMBER OF LOTS = 175		

**SHEET INDEX**

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

PREPARED BY:  
ROCKY MOUNTAIN CONSULTANTS INC.  
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111  
741-8000 DATE: JAN 88 JOB NO: 7-0874005 00

**TOWN APPROVAL**

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 17<sup>th</sup> DAY OF March, A.D., 1988.

**ATTEST:**

*Phyllis L. Brown*  
TOWN CLERK  
*William R. Suñer*  
MAYOR

**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 10:27 O'CLOCK ON THE 15<sup>th</sup> DAY OF April, A.D., 1988.  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FILE \_\_\_\_\_ MAP \_\_\_\_\_  
RECEPTION NO. 8808575

*Robert A. Crain*  
CLERK & RECORDER

