

PLAT IDENTIFICATION SHEET

Reception #: 8814213

Number of pages: 3

Date: 06/24/88

Name: MEADOWS # 6

MISCELLANEOUS COMMENTS:

THE MEADOWS FILING NO. 6

FINAL PD SITE PLAN

SHEET 1 OF 3

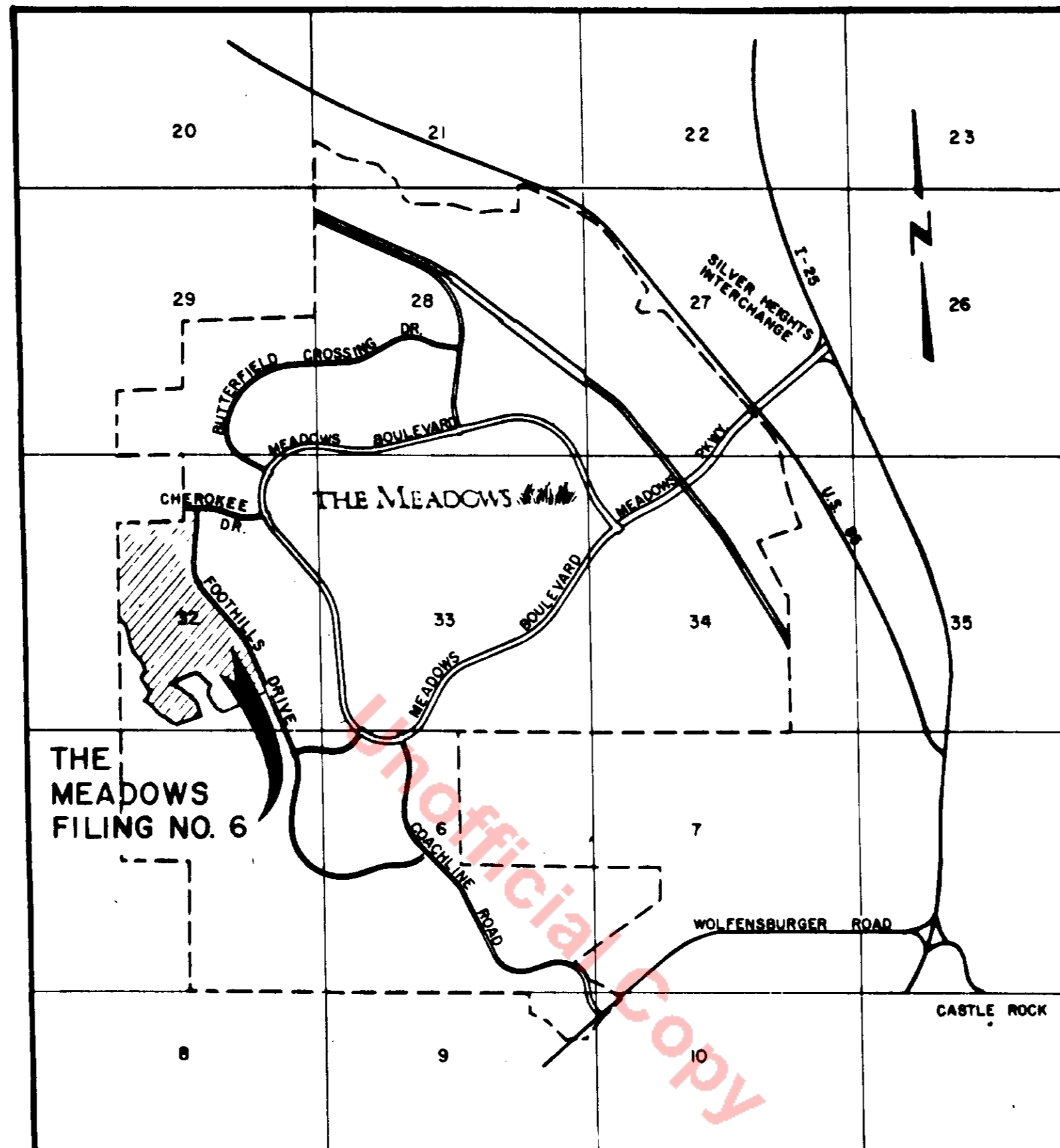
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, THENCE NORTH 00°25'06" WEST A DISTANCE OF 204.83 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHEROKEE DRIVE AS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 8727777; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 89°41'03" EAST A DISTANCE OF 195.31 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET AND A DISTANCE 31.42 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY LINE OF FOOTHILLS DRIVE AS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 8727782 THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTH 00°18'57" EAST A DISTANCE OF 198.70 FEET TO A POINT OF CURVATURE;
- 2) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT 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;
- 3) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 05°15'52" WEST A DISTANCE OF 709.52 FEET TO A POINT OF CURVATURE;
- 4) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 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;
- 5) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 40°12'54" EAST A DISTANCE OF 1059.87 FEET TO A POINT OF CURVATURE;
- 6) THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT 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;
- 7) THENCE SOUTH 23°08'20" EAST A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 66°54'40" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 06°32'33" WEST A DISTANCE OF 317.35 FEET; THENCE SOUTH 64°32'36" WEST A DISTANCE OF 129.76 FEET; THENCE SOUTH 73°13'34" WEST A DISTANCE OF 134.20 FEET; THENCE NORTH 35°26'59" WEST A DISTANCE OF 134.95 FEET; THENCE NORTH 76°15'02" WEST A DISTANCE OF 48.85 FEET; THENCE NORTH 67°00'00" WEST A DISTANCE OF 227.07 FEET; THENCE SOUTH 49°47'06" WEST A DISTANCE OF 459.97 FEET; THENCE NORTH 89°09'08" EAST A DISTANCE OF 228.55 FEET; THENCE SOUTH 50°24'09" EAST A DISTANCE OF 339.62 FEET; THENCE SOUTH 39°01'28" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 49°36'54" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 61°06'11" WEST A DISTANCE OF 370.00 FEET; THENCE NORTH 02°43'29" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 40°04'37" WEST A DISTANCE OF 313.13 FEET; THENCE NORTH 13°00'00" WEST A DISTANCE OF 87.00 FEET; THENCE NORTH 61°00'00" WEST A DISTANCE OF 129.00 FEET; THENCE NORTH 31°00'00" WEST A DISTANCE OF 241.00 FEET; THENCE NORTH 56°30'00" WEST A DISTANCE OF 219.00 FEET; THENCE NORTH 46°00'00" WEST A DISTANCE OF 203.00 FEET; THENCE NORTH 20°30'00" WEST A DISTANCE OF 74.00 FEET; THENCE NORTH 58°30'00" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 35°00'00" WEST A DISTANCE OF 108.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32; THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 00°16'44" WEST A DISTANCE OF 533.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32 NORTH 00°07'40" WEST A DISTANCE OF 1346.63 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THENCE NORTH 87°35'05" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 A DISTANCE OF 1307.30 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 113.757 ACRES.



PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 7th DAY OF June, A.D., 1988.

ATTEST:

Phyllis L. Brown TOWN CLERK *William D. Swann* VICE CHAIRMAN

TOWN APPROVAL

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 16th DAY OF June, A.D., 1988.

ATTEST:

Phyllis L. Brown TOWN CLERK *William D. Swann* MAYOR

SURVEYING CERTIFICATE

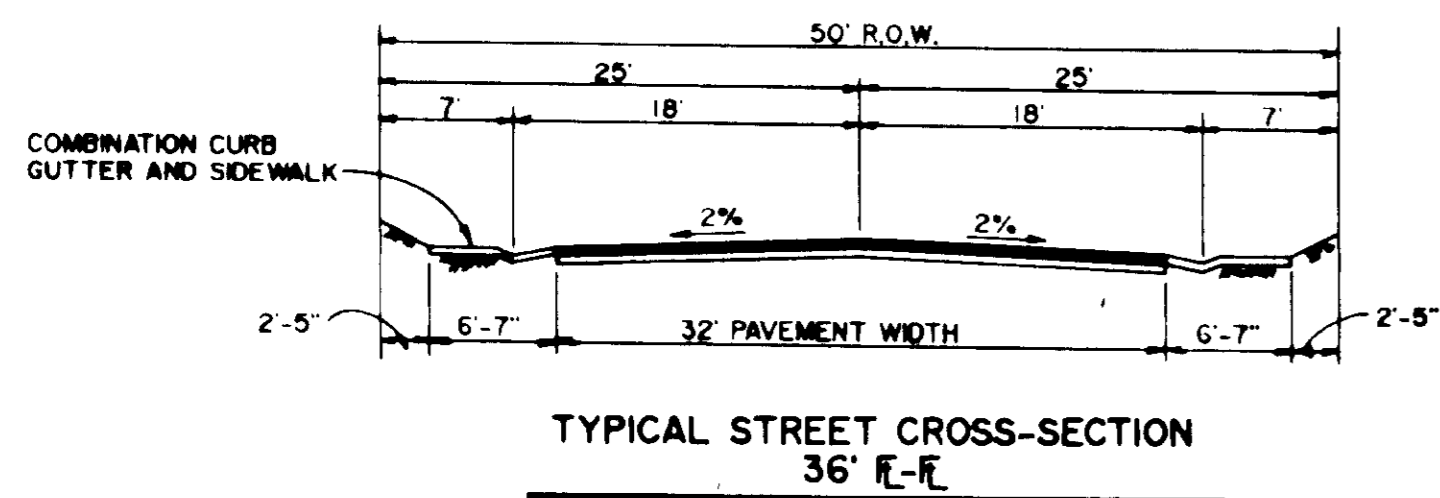
I, DUWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PARCEL WAS MADE ON OR ABOUT JUNE 1988 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING 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

OWNER'S CERTIFICATE

APPROVED THIS 20th DAY OF June, 1988 BY CASTLE MEADOWS, INC., OWNER

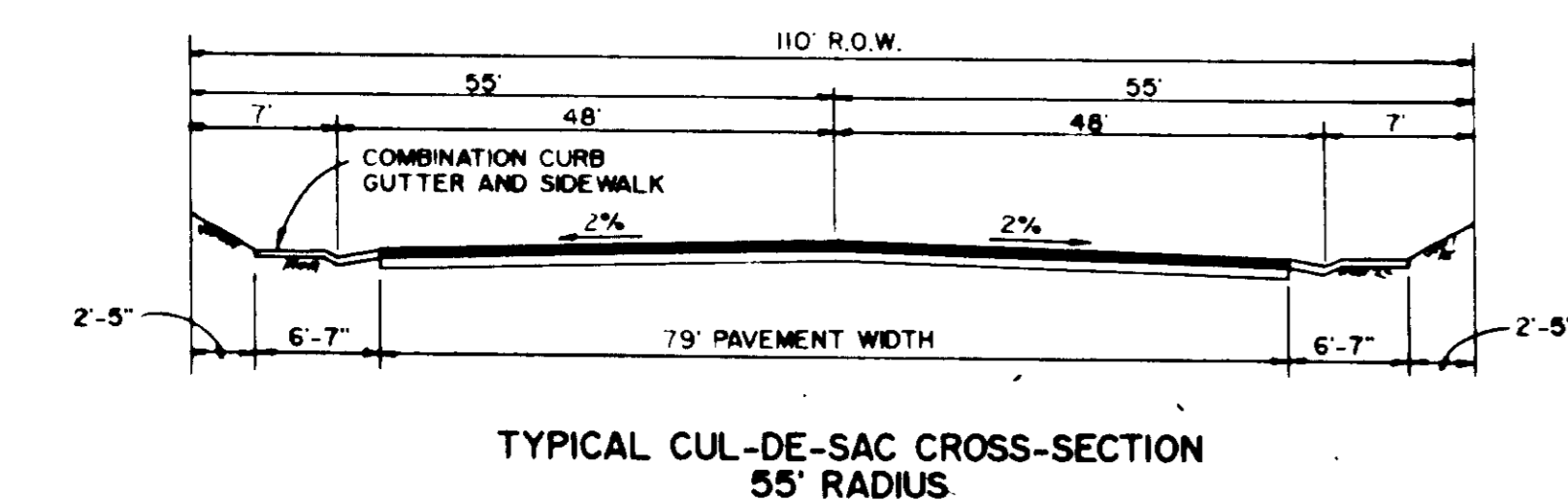
Phyllis L. Brown
Vice President AUTHORIZED AGENT



LAND USE TABULATION

LAND USE	ACREAGE	ZONING
STREETS	15.796 Ac.	PD
DEEDED PUBLIC AREAS	11.817 Ac.	PD
BUILDING LOT AREA	85.906 Ac.	PD
TOTAL SITE	GROSS = 1,864 DU/Ac. NET = 2,467 DU/Ac.	PD

TOTAL NUMBER OF LOTS = 212



SHEET INDEX

COVER SHEET	SHEET 1 OF 3
SITE PLAN	SHEET 2 OF 3
SITE PLAN	SHEET 3 OF 3

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E. PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: JUNE 88 JOB NO: T-0874-023

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 9:25 AM CLOCK ON THE 24th DAY OF JUNE, A.D., 1988.
BOOK 247 PAGE 1 FILE MAP
RECEPTION NO. 8814213

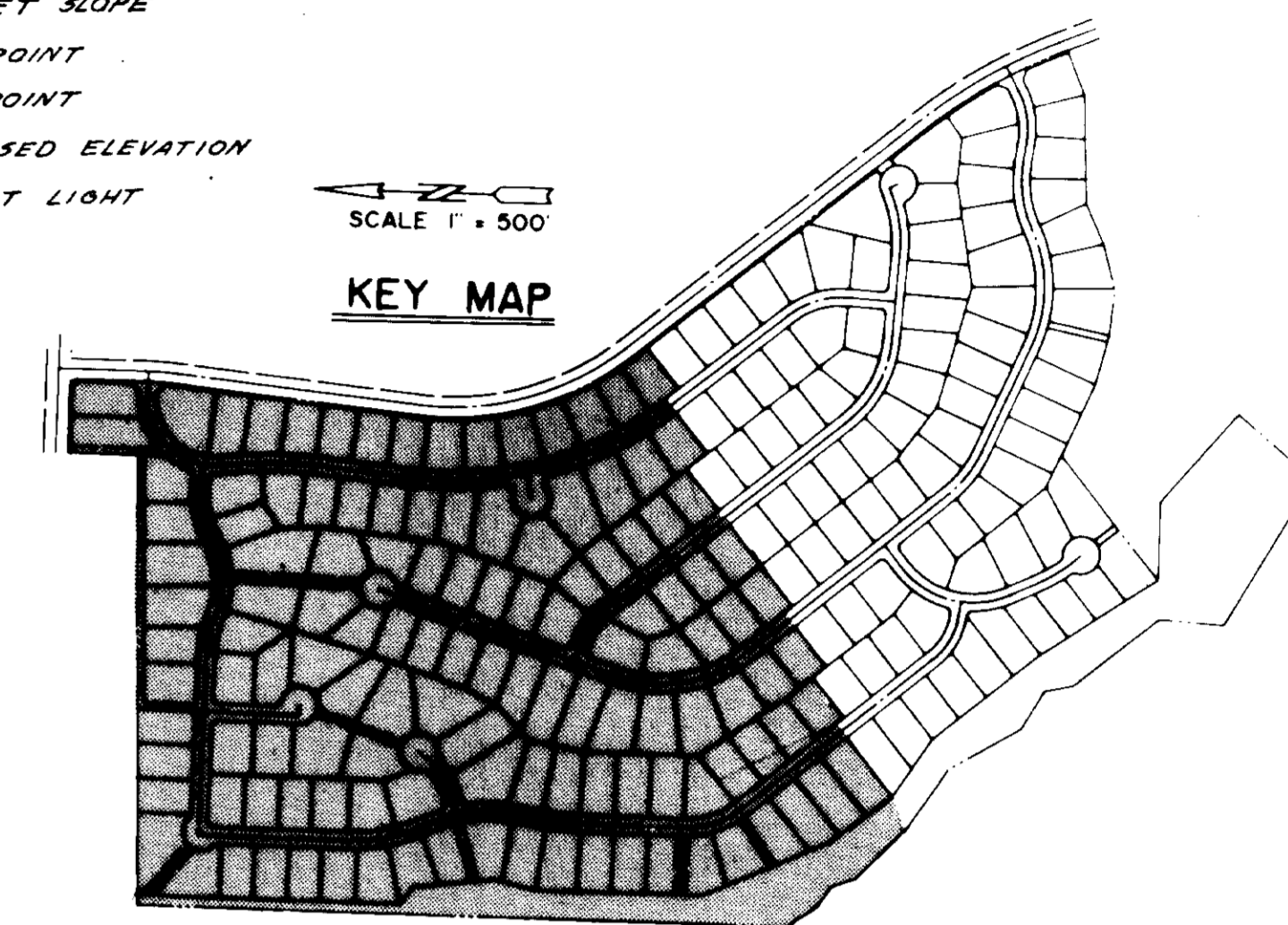
Lois L. Thompson
CLERK AND RECORDER Deputy

THE MEADOWS - FILING NO. 6 FINAL PD SITE PLAN

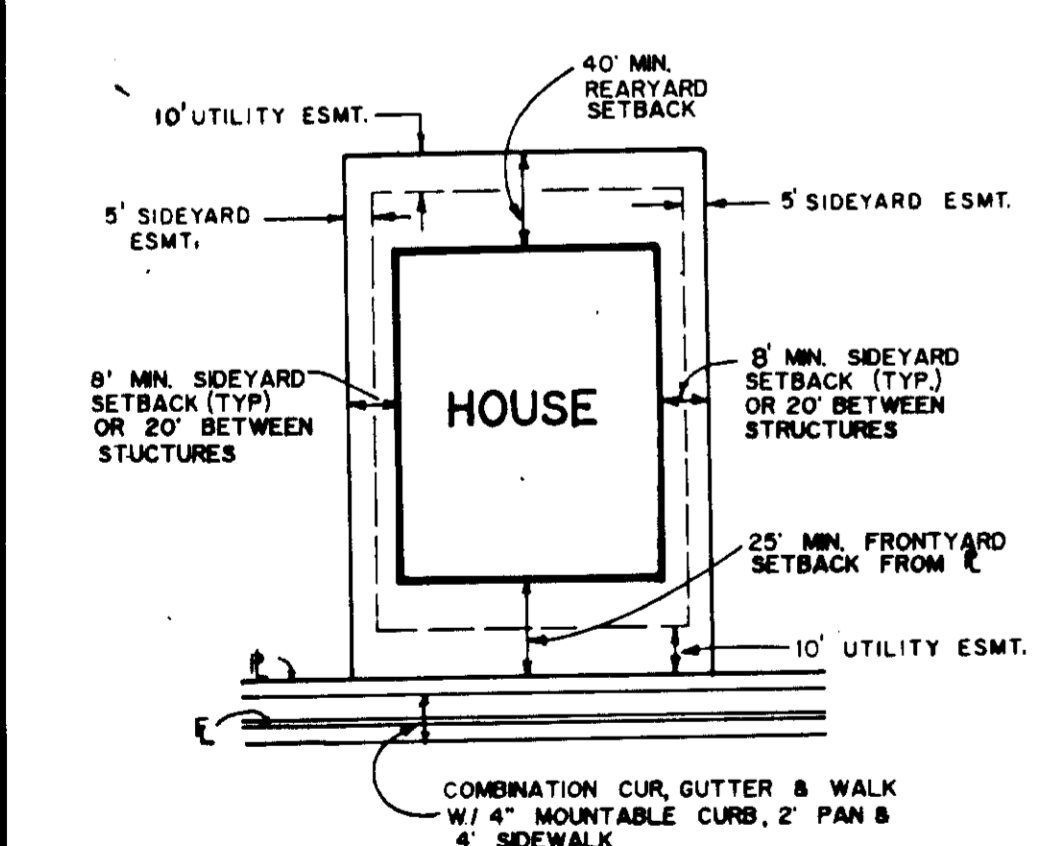
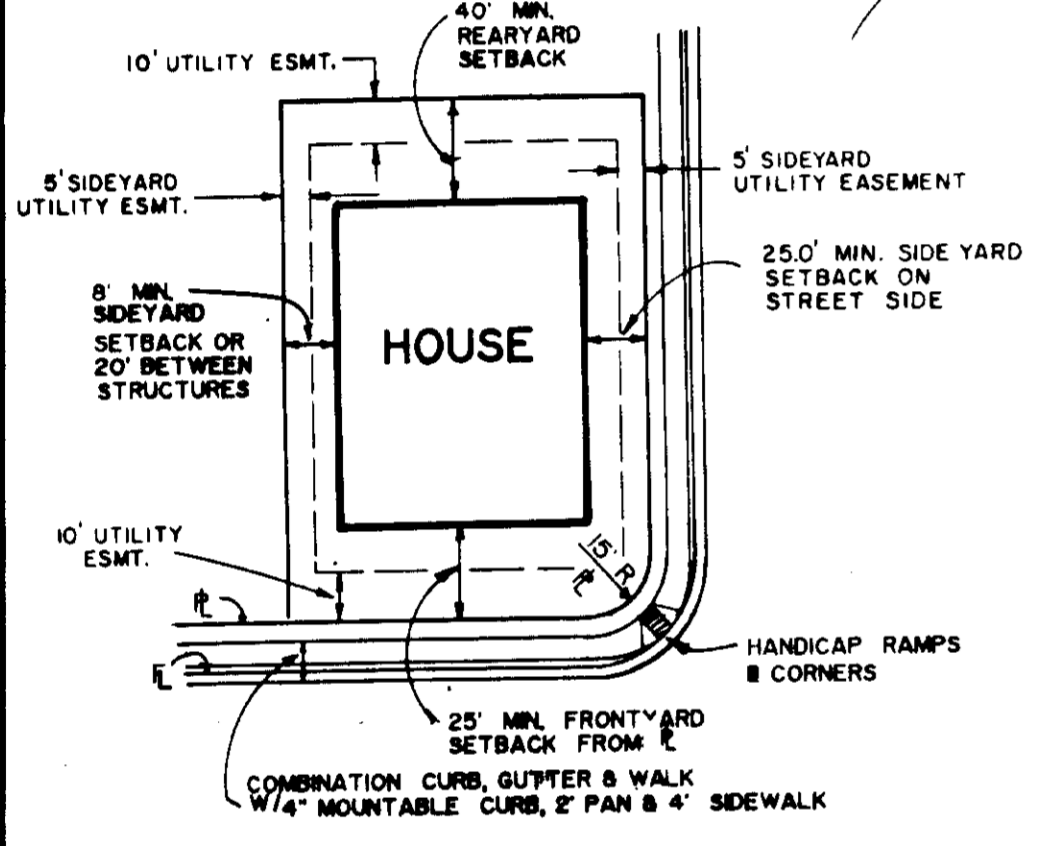
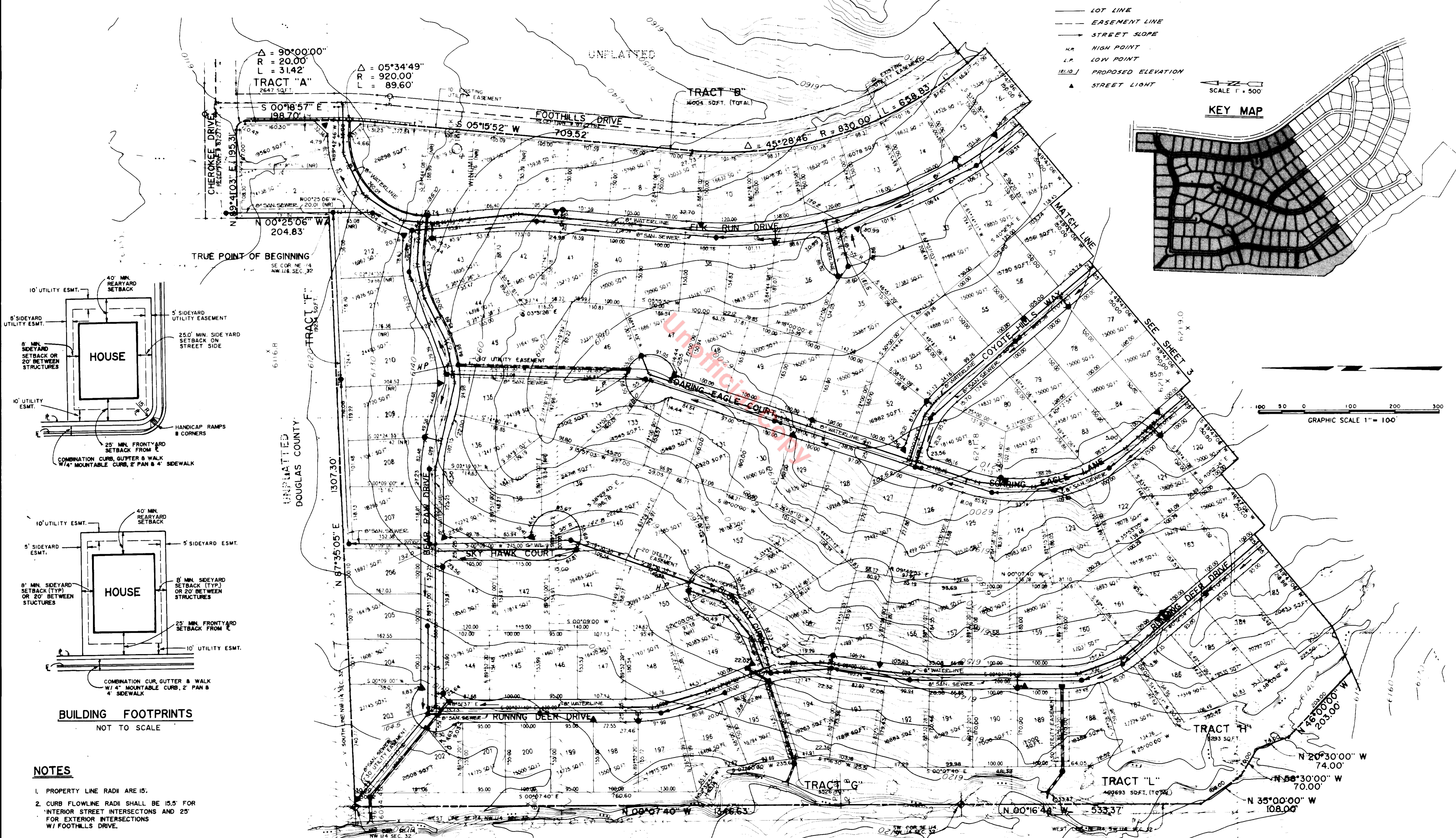
SHEET 2 OF 3

- LEGEND**
- EXIST. SAN SEWER & MANHOLE
 - PROP. SAN SEWER & MANHOLE
 - EXIST. WATER LINE & FIRE HYDRANT
 - PROP. WATER LINE & FIRE HYDRANT
 - PROP. WATER LINE & BLOW-OFF
 - EXIST. STORM SEWER
 - PROP. STORM SEWER & CATCH BASIN
 - SITE BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - STREET SLOPE
 - HP HIGH POINT
 - LP LOW POINT
 - (BLU) PROPOSED ELEVATION
 - ▲ STREET LIGHT

SCALE 1" = 500
KEY MAP



GRAPHIC SCALE 1" = 100'



BUILDING FOOTPRINTS
NOT TO SCALE

NOTES

1. PROPERTY LINE RADII ARE 15'.
2. CURB FLOWLINE RADII SHALL BE 15.5' FOR INTERIOR STREET INTERSECTIONS AND 25' FOR EXTERIOR INTERSECTIONS W/ FOOTHILLS DRIVE.

PREPARED BY:
ROCKY MOUNTAIN CONSULTANTS INC.
8301 E PRENTICE AVE. ENGLEWOOD, CO. 80111
741-6000 DATE: MAY 88 JOB NO. 7-0874-023

UNPLATTED
DOUGLAS COUNTY

THE MEADOWS - FILING NO. 6 FINAL PD SITE PLAN

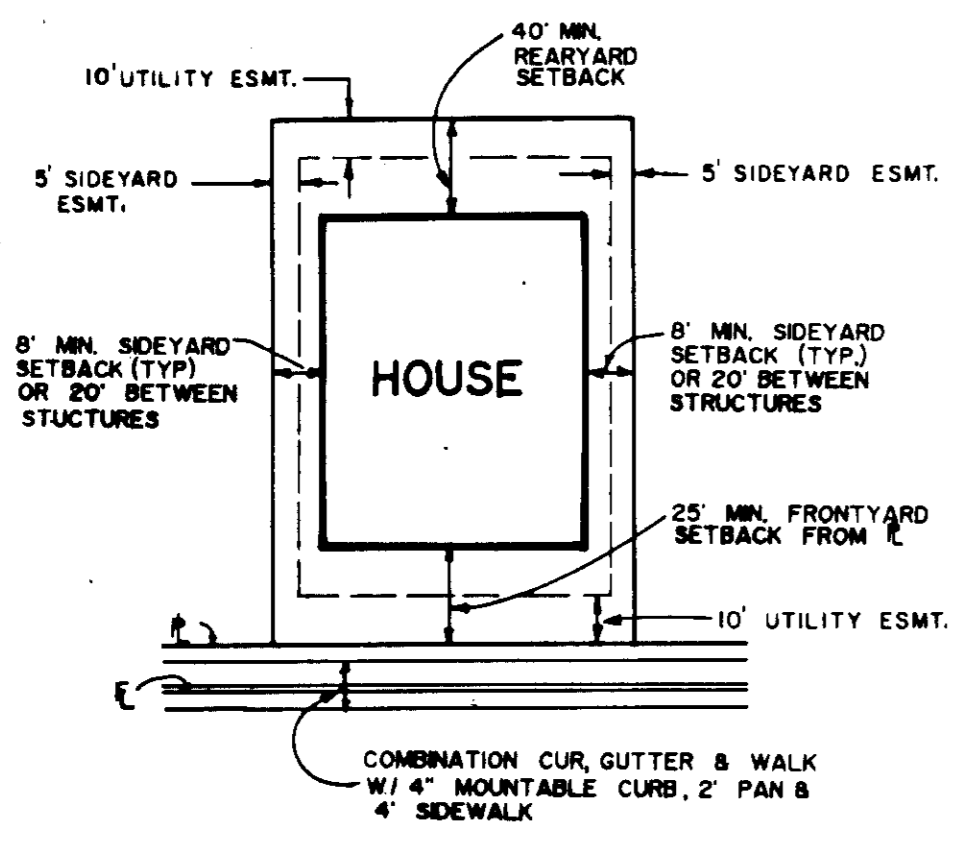
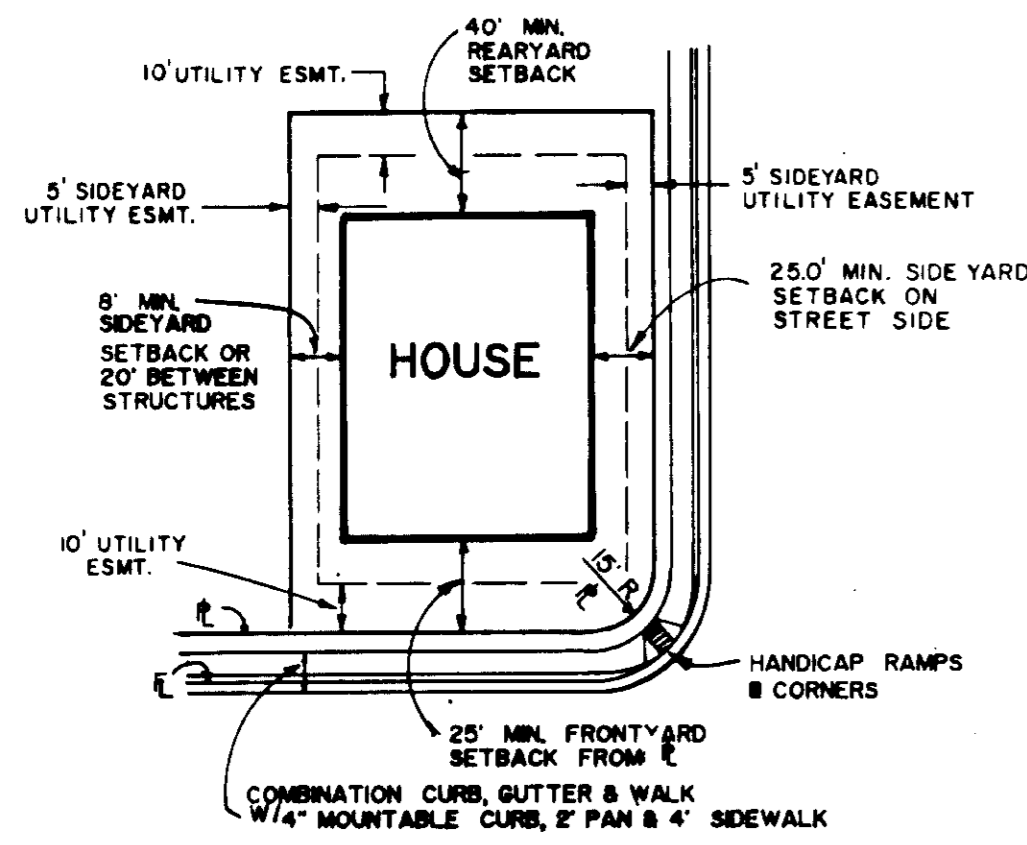
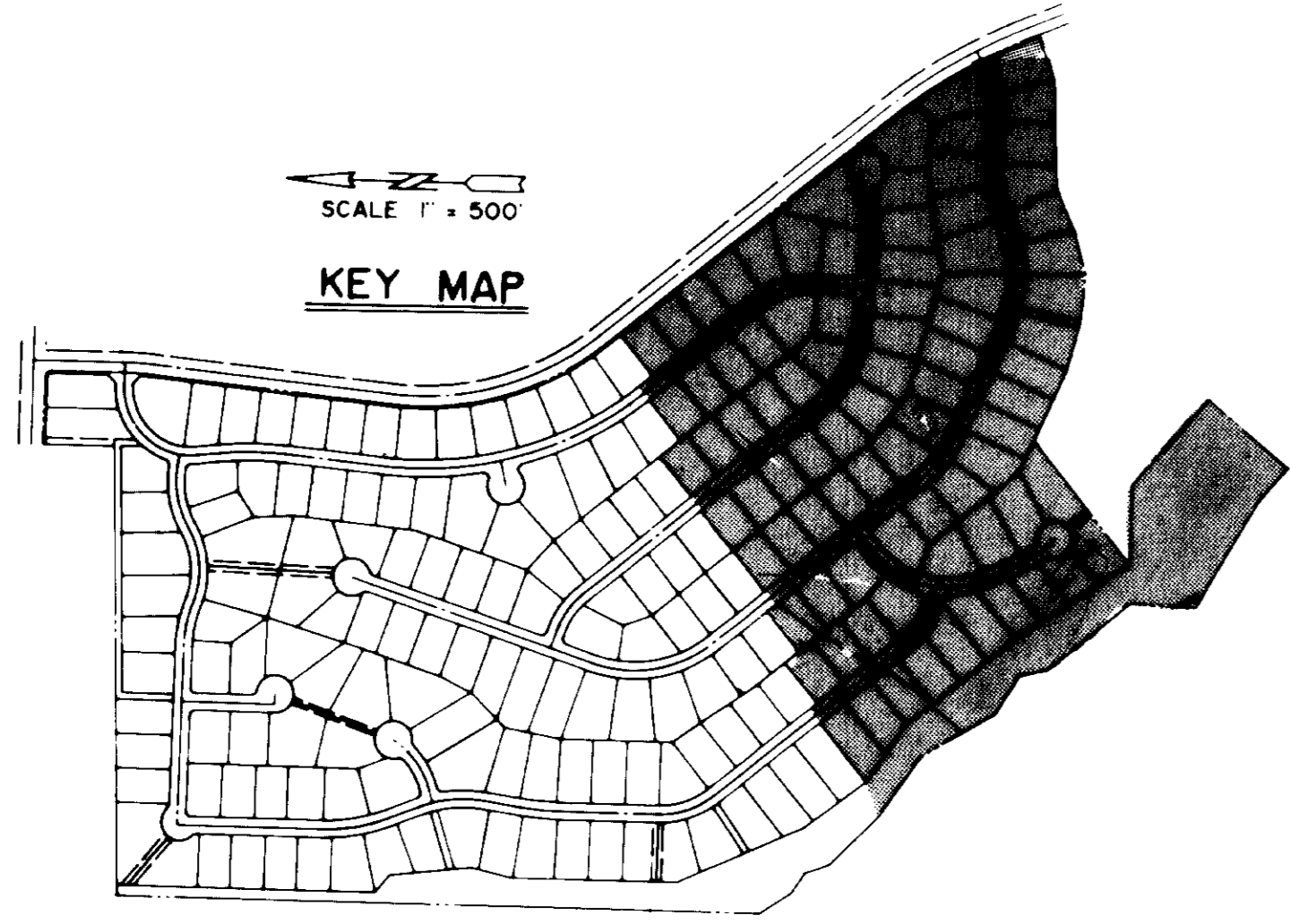
SHEET 3 OF 3

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