

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8721783

**Number of pages:** 3

**Date:** 07/24/87

**Name:** MEADOWS PKWY

**MISCELLANEOUS COMMENTS:**

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# LEGAL DESCRIPTION

## Meadows Parkway Phase I (Roadway)

A strip of land being a part of the Amended Meadows P.D. lying in the Northwest Quarter of Section 34 and the South Half of Section 27, Township 7 South, Range 67 West, of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the West Quarter corner of said Section 34, as monumented by a rebar with cap marked LS #14076 and considering the West line of the Northwest Quarter of said Section 34 to bear North 00°36'12" West to the Northwest corner of said Section 34, as monumented by a brass cap marked LS #7361 with all bearings contained herein relative thereto; thence North 23°29'50" East, 1500.12 feet to the Easterly right-of-way of Meadows Boulevard as platted in the Town of Castle Rock and the POINT OF BEGINNING of this description; thence along a non-tangent curve to the right having a delta of 08°53'07", a radius of 3079.00 feet, an arc of 477.48 feet, and a chord which bears North 57°03'39" East, 477.00 feet; thence along a non-tangent line, North 62°35'52" East, 314.17 feet; thence along a non-tangent curve to the left having a delta of 09°11'14", a radius of 3127.00 feet, an arc of 501.41 feet and a chord which bears North 56°54'36" East, 500.88 feet; thence North 52°18'58" East, 457.04 feet; thence along a curve to the left having a delta of 19°28'48", a radius of 1877.00 feet, an arc of 638.16 feet and a chord which bears North 42°34'34" East, 635.09 feet; thence North 32°50'10" East, 331.82 feet; thence along a curve to the right having a delta of 16°08'55", a radius of 2073.00 feet, an arc of 554.27 feet and a chord which bears North 40°54'38" East, 582.35 feet; thence North 48°59'06" East, 215.42 feet; thence South 38°17'13" East, 146.17 feet; thence South 48°59'06" West, 205.46 feet; thence along a curve to the left having a delta of 16°08'55", a radius of 1927.00 feet, an arc of 543.12 feet and a chord which bears South 40°54'38" West, 541.33 feet; thence South 32°50'10" West, 331.82 feet; thence along a curve to the right having a delta of 19°28'48", a radius of 2023.00 feet, an arc of 687.80 feet and a chord which bears South 42°34'34" West, 684.49 feet; thence South 52°18'58" West, 457.04 feet; thence along a curve to the right having a delta of 09°11'14", a radius of 3273.00 feet, an arc of 524.52 feet and a chord which bears South 56°54'36" West, 524.27 feet; thence along a non-tangent line South 62°35'52" West, 314.17 feet; thence along a non-tangent curve to the left having a delta of 08°53'04", a radius of 2933.00 feet, an arc of 437.73 feet and a chord which bears South 57°13'41" West, 437.33 feet to the Easterly right-of-way of Meadows Boulevard as platted in the Town of Castle Rock; thence along said Easterly right-of-way along a non-tangent line, North 44°03'43" West, 147.05 feet to the POINT OF BEGINNING of this description containing a gross acreage of 11.77 acres, more or less.

Except the following 2 Tracts of land lying within the rights-of-way of the Atchison, Topeka and Santa Fe Railroad and the Denver and Rio Grande Western Railroad being described as follows:

### Exception Tract 1

That portion of the Atchison, Topeka and Santa Fe Railroad right-of-way located in the Northwest Quarter of Section 34, Township 7 South, Range 67 West, of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the West Quarter corner of said Section 34 as monumented by a rebar with cap marked LS #14076 and considering the West line of the Northwest Quarter of said Section 34 to bear North 00°36'12" West to the Northwest corner of said Section 34 as monumented by a brass cap marked LS #7361 with all bearings contained herein relative thereto; thence North 40°22'43" East, 2840.20 feet to the intersection of the North right-of-way of Meadows Parkway Phase I and the Westerly right-of-way of the Atchison, Topeka and Santa Fe Railroad and the POINT OF BEGINNING of this description; thence along said Northerly right-of-way, North 52°18'58" East, 100.00 feet to the Easterly right-of-way of the Atchison, Topeka and Santa Fe Railroad; thence along said Easterly right-of-way, South 37°48'18" East, 146.00 feet, to the Southerly right-of-way of Meadows Parkway; thence along said Southerly right-of-way, South 52°18'58" West, 100.00 feet to the Westerly right-of-way of the Atchison, Topeka and Santa Fe railroad; thence along said Westerly right-of-way, North 37°48'18" West, 146.00 feet to the POINT OF BEGINNING containing 0.34 acres, more or less.

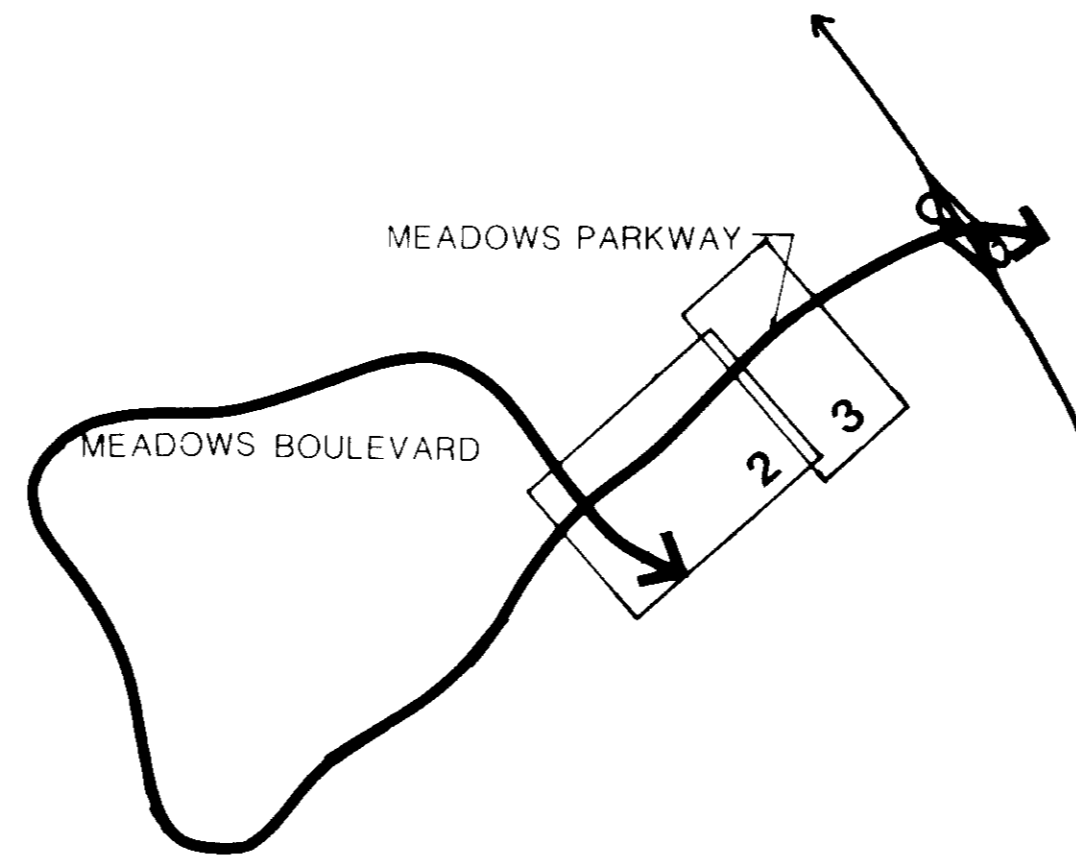
### Exception Tract 2

That portion of the Denver and Rio Grande Western Railroad right-of-way as recorded in Book 697, Page 932, lying in Section 27, Township 7 South, Range 67 West, of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the South Quarter corner of of said Section 27, as monumented by a 3 inch brass cap in concrete marked PE PLS #2690 and considering the South line of the Southeast Quarter of said Section 27 to bear South 88°58'06" East to the Southeast corner of said Section 27 as monumented by the original stone with all bearings contained herein relative thereto; thence North 35°14'42" East, 883.91 feet to the intersection of the Southerly right-of-way of Meadows Parkway Phase I and the Westerly right-of-way of said Denver and Rio Grande Western Railroad and the POINT OF BEGINNING of this description; thence departing said Southerly right-of-way and along said Westerly railroad right-of-way, North 32°25'43" West, 147.68 feet to the Northerly right-of-way of Meadows Parkway Phase I; thence along said Northerly right-of-way, North 48°59'06" East, 50.57 feet to the Easterly right-of-way of said railroad; thence along said Easterly right-of-way, South 32°25'43" East, 147.66 feet to the Southerly right-of-way of Meadows Parkway Phase I; thence along said Southerly right-of-way, South 48°59'06" West, 41.24 feet; thence continuing along said Southerly right-of-way, along a curve to the left having a delta of 00°16'38", a radius of 1927.00 feet, an arc of 9.33 feet and a chord which bears South 48°50'47" West, 9.32 feet to the POINT OF BEGINNING of this description, containing 0.17 acres, more or less.

This parcel contains a net acreage of 11.26 acres, more or less.

# SHEET KEY



# APPROVALS

Approved this 14 day of May, 1987 by Lincoln Savings and Loan Association, owner.

*Richard K... [Signature]*  
Attorney-in-Fact

Approved this 14th day of May, 1987 by *Joseph [Signature]*, land planner.

*Joseph [Signature]*  
Land Planner  
For and on behalf of Design Workshop, Inc.

I, Michael C. Cregger, 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 Final P.D. Site Plan accurately represents said survey.

*Michael C. Cregger [Signature]* Date May 22, 1987  
Professional Land Surveyor  
For and on behalf of Taranto, Stanton & Tagge, consulting engineers.

Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 7th day of March, A.D., 1982.

Attest:

*Phyllis L. Brown [Signature]* Town Clerk  
*Ray [Signature]* Chairman

Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 13th day of March, A.D., 1982.

Attest:

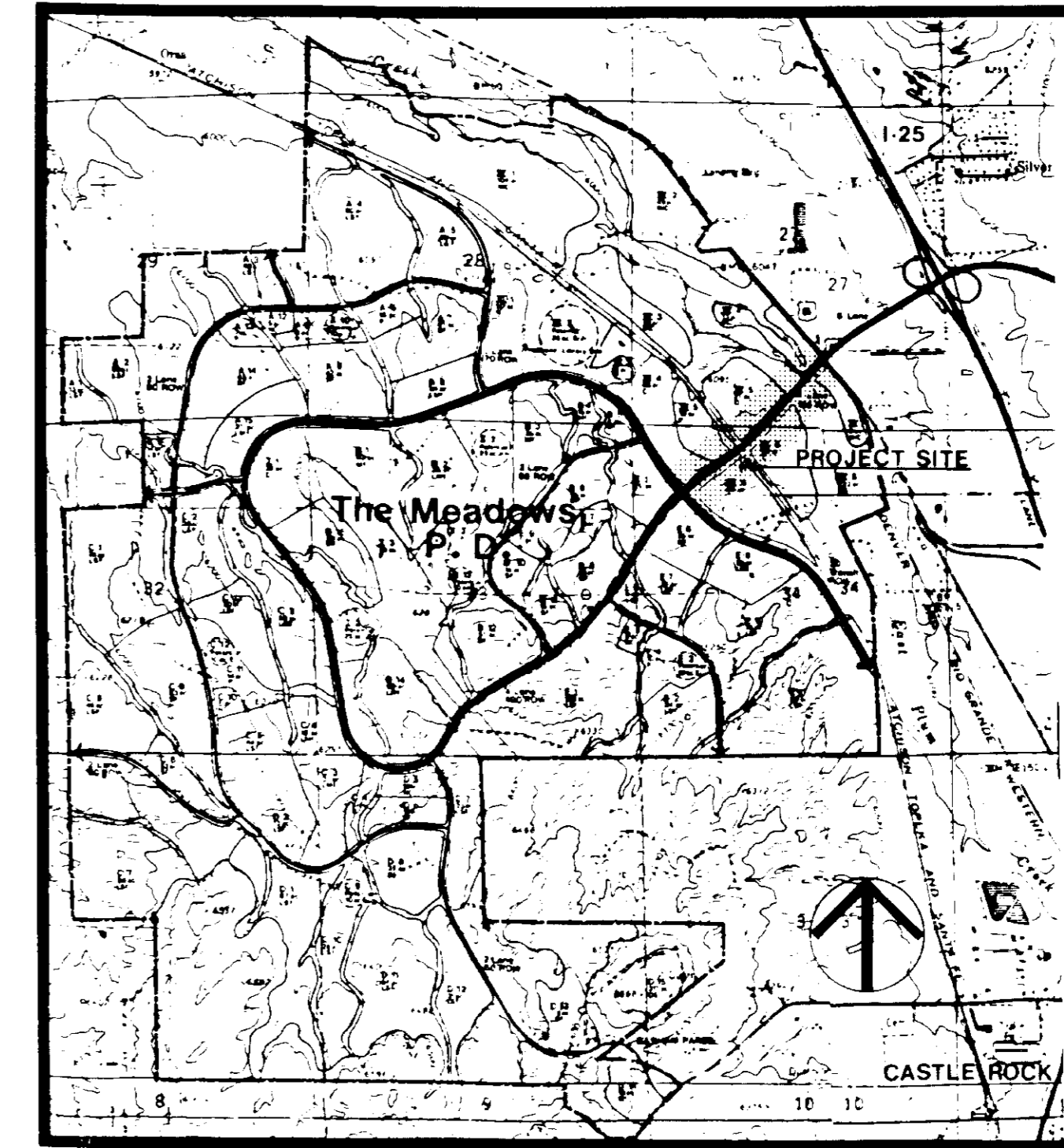
*Phyllis L. Brown [Signature]* Town Clerk  
*Fory [Signature]* Mayor

### 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 10:35 o'clock on the 24th day of July, A.D., 1987  
Book          Page          File          Map           
Reception No. 872763.

*Rita A. [Signature]*  
Clerk and Recorder

By:           
Deputy



# VICINITY MAP

# SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, VICINITY MAP, SHEET INDEX, TABULATION.
SHEET 2	SITE PLAN: STATIONS 277+62 - 327+00
SHEET 3	SITE PLAN: STATIONS 327+00 - 334+70

# TABULATION

LAND USE: MEADOWS PARKWAY R.O.W. 11.26 ACRES

# DATE

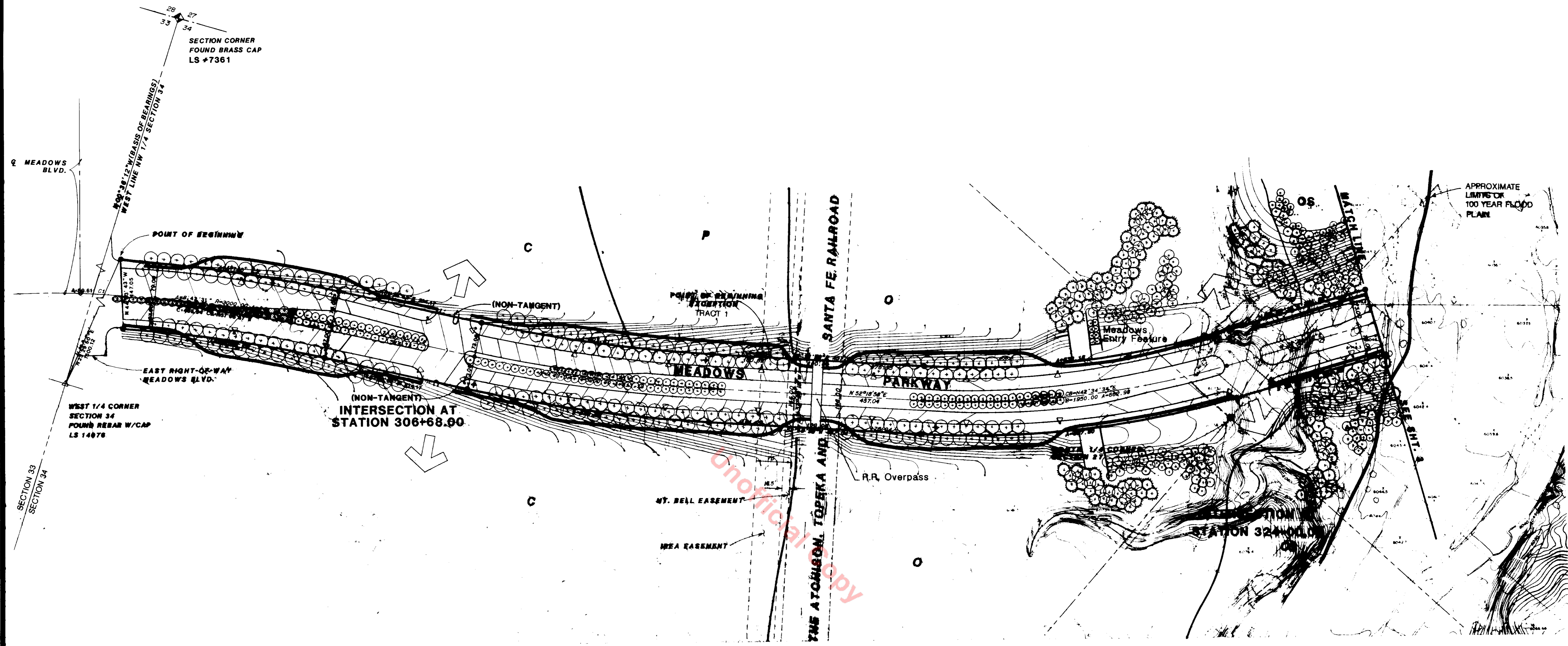
JANUARY 20, 1987

# FINAL P.D. SITE PLAN

# MEADOWS PARKWAY PHASE I

## CASTLE ROCK, COLORADO

OWNERS	SURVEYORS & ENGINEERS	PLANNERS
Lincoln Savings & Loan Assoc. 6060 South Willow Drive Suite 2204 Englewood, CO 80111 (303) 773-9977	Taranto, Stanton & Tagge 309 Inverness Way Englewood, CO 80112 (303) 782-0557	Design Workshop, Inc. 1660 17th Street Suite 325 Denver, Colorado 80202 (303) 623-5187



**CURVE DATA**

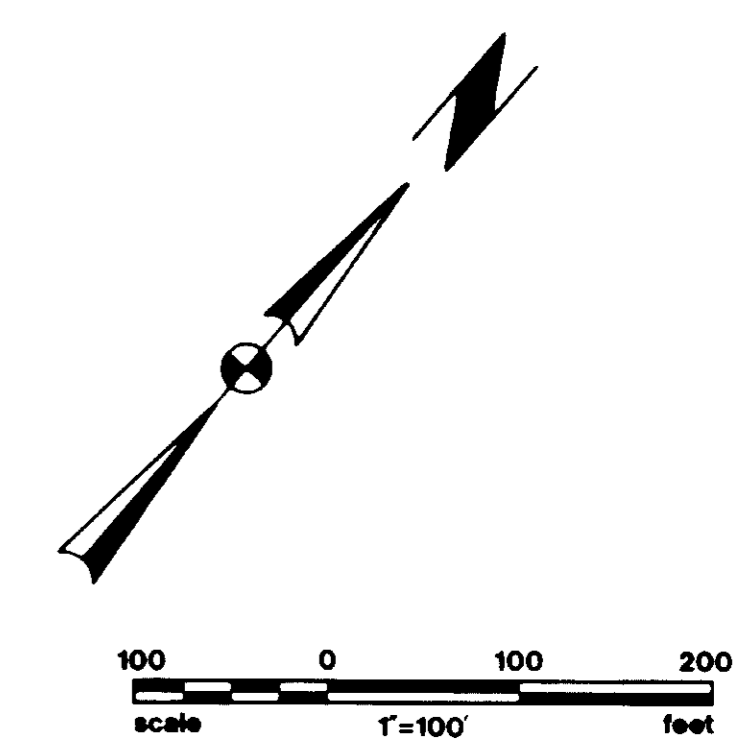
CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	1° 42' 41"	3000.00	89.61	N 51° 56' 22" E	89.61
2	8° 33' 04"	2933.00	437.73	S 57° 13' 41" W	437.33
3	8° 53' 07"	3078.00	477.48	N 57° 09' 39" E	477.00

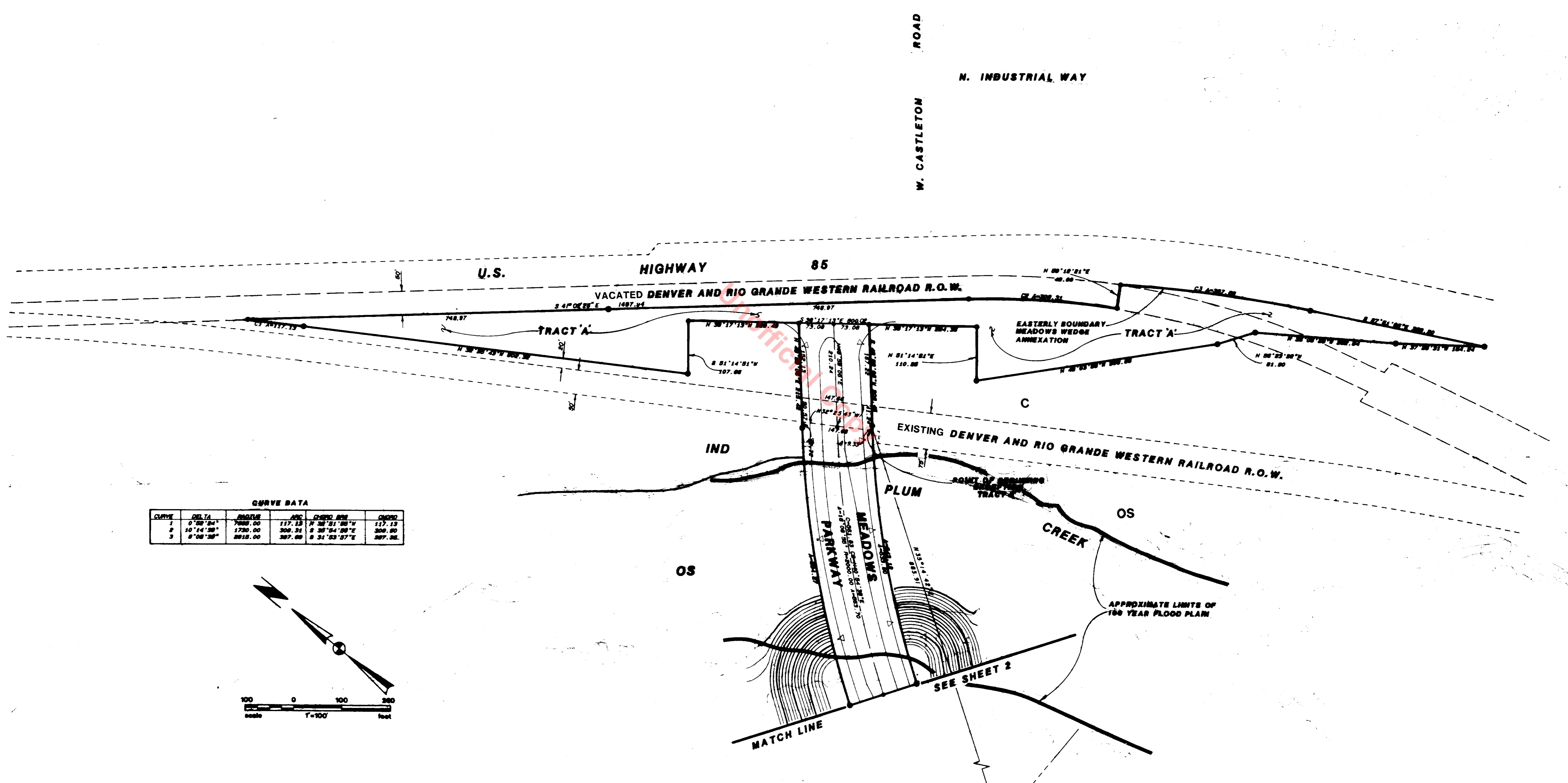
**LEGEND:**

- Sidewalk
- Street Light
- Street Tree
- Flowering Trees
- Evergreens
- Shrubs/Groundcover
- Direction of Water Flow
- Fire Hydrant
- C** Commercial
- O** Office
- IND** Industrial
- P** Public Land Dedication
- OS** Open Space
- Potential Intersections
- Proposed Contours

**NOTES:**

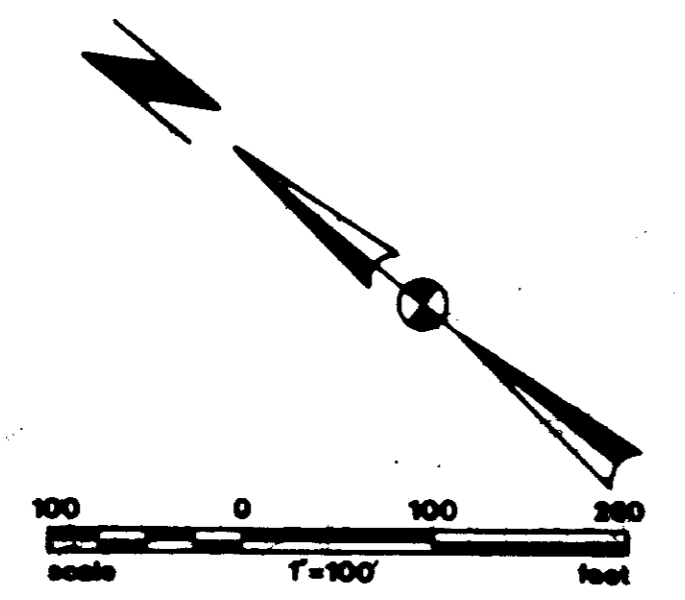
1. Tract A is not included in the Final P.D. Site Plan for Meadows Parkway Phase 1 (see Sheet 3.).
2. Contour lines are from aerial photography taken in April, 1984.
3. Street lighting is schematic per IREA standards and is subject to change at final design.
4. Sidewalks are to be 8' wide and constructed of concrete.
5. All disturbed areas are to be reseeded for erosion control.
6. Street trees are on 20' centers, flowering trees are on 10' centers. Tree setbacks from intersections are per Town of Castle Rock standards.





**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD END
1	0° 58' 00"	7000.00	117.13	N 38° 51' 00" W	117.13
2	10° 14' 30"	1730.00	306.31	S 39° 54' 00" E	306.80
3	8° 08' 30"	2815.00	387.88	S 31° 53' 17" E	387.88



NOTE: CONTOUR LINES ARE FROM AERIAL PHOTOGRAPHY TAKEN IN APRIL, 1984.  
TRACT A NOT INCLUDED IN FINAL P.D. SITE PLAN

