

PLAT IDENTIFICATION SHEET

Reception #: **8721784**

Number of pages: **2**

Date: **07/24/87**

Name: **MEADOWS PKWY**

MISCELLANEOUS COMMENTS:

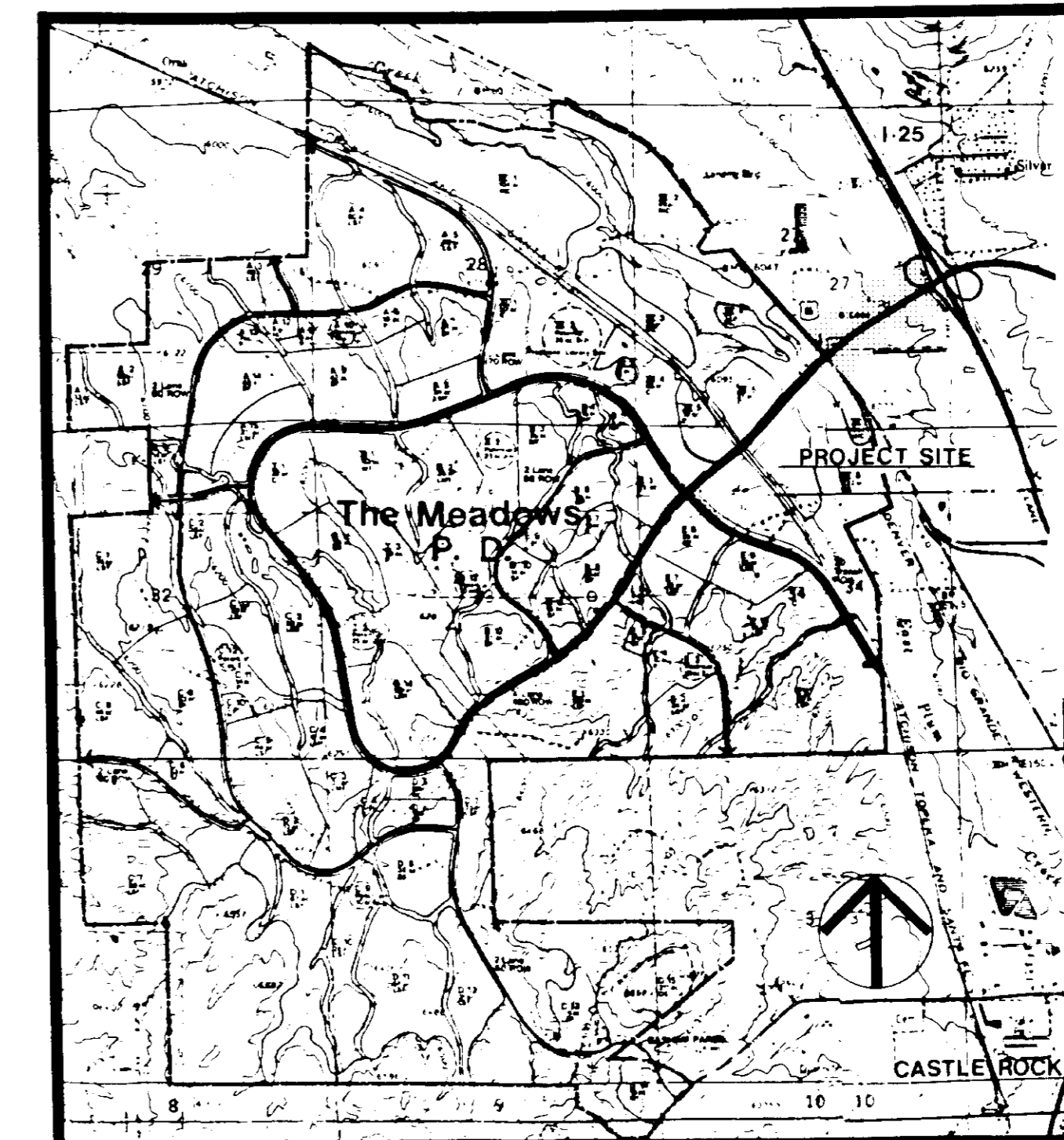
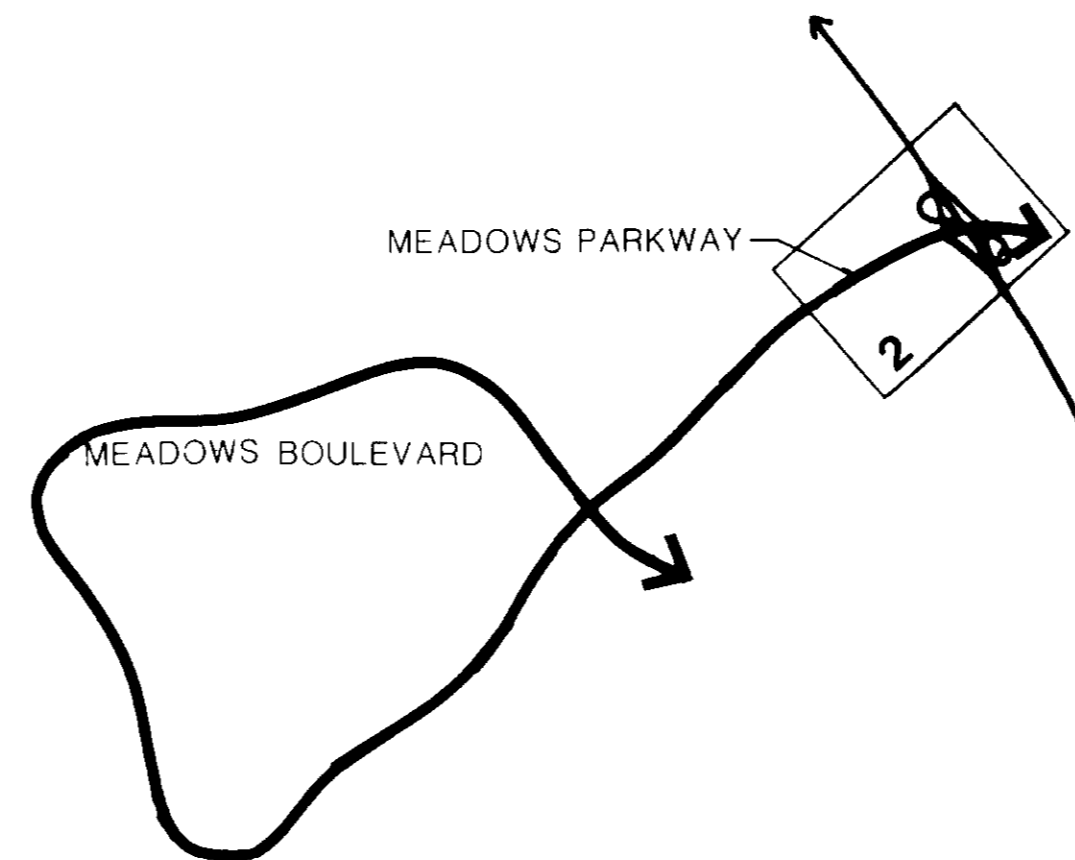
LEGAL DESCRIPTION

Meadows Parkway Phase II Tract B

A portion of Castleton Center Filing No 1, according to the recorded plat thereof and a parcel of land in the North Half of the Southeast Quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado being described as follows:

Commencing at the East Quarter corner of said Section 27 as monumented by an aluminum pipe with cap, IS 14166 and considering the East line of the Northeast Quarter of said Section 27 to bear North 00°28'54" East to the Northeast corner of said Section 27 as monumented by an iron pin with all bearings contained herein relative thereto; thence South 30°35'14" West, 598.18 feet to a point on the Westerly right-of-way of Interstate Highway 25 and the POINT OF BEGINNING; thence departing said Westerly right-of-way North 88°33'51" West, 109.51 feet; thence South 71°02'53" West, 186.09 feet; thence along a curve to the left having a delta of 11°51'27", a radius of 2933.00 feet, an arc of 607.00 feet and a chord which bears South 56°18'55" West, 605.92 feet; thence along a curve to the left having a delta of 91°24'05", a radius of 30.00 feet, an arc of 47.86 feet and a chord which bears South 04°41'08" West, 42.94 feet; thence South 41°00'54" East, 357.53 feet; thence along a curve to the left having a delta of 47°55'51", a radius of 233.90 feet, an arc of 195.67 feet and a chord which bears South 64°58'50" East, 190.01 feet to the Northerly right-of-way of West Castleton Road; thence along said Northerly right-of-way North 88°56'45" West, 220.56 feet; thence departing said Northerly right-of-way along a non-tangent curve to the right having a delta of 08°23'36", a radius of 321.49 feet, an arc of 47.10 feet and a chord which bears North 41°25'50" West, 47.05 feet; thence along a curve to the left having a delta of 88°28'06", a radius of 30.00 feet, an arc of 46.32 feet and a chord which bears North 86°46'51" West, 41.86 feet; thence South 48°59'06" West, 40.36 feet; thence along a curve to the right having a delta of 03°00'52", a radius of 270.00 feet, an arc of 14.21 feet and a chord which bears South 50°29'32" West, 14.20 feet to the Northerly right-of-way of West Castleton Road; thence along said Northerly right-of-way North 88°56'45" West, 170.19 feet; thence departing said Northerly right-of-way along a non-tangent curve to the left having a delta of 42°05'19", a radius of 210.00 feet, an arc of 154.26 feet and a chord which bears North 70°01'45" East, 150.82 feet; thence North 48°59'06" East, 40.24 feet; thence along a curve to the left having a delta of 90°00'00", a radius of 30.00 feet, an arc of 47.12 feet and a chord which bears North 86°00'54" West, 42.43 feet; thence South 48°59'06" West, 47.05 feet; thence South 48°24'43" West, 600.03 feet; thence South 48°59'06" West, 188.00 feet; thence North 37°52'43" West, 146.22 feet; thence North 48°59'06" East, 180.00 feet; thence North 49°33'28" East, 600.03 feet; thence North 48°59'06" East, 123.05 feet; thence along a curve to the right having a delta of 13°15'33", a radius of 3067.00 feet, an arc of 709.75 feet and a chord which bears North 55°36'52" East, 708.17 feet; thence North 62°14'38" East, 242.38 feet to the Westerly right-of-way line of Interstate Highway 25; thence along said Westerly right-of-way line South 17°54'09" East, 28.57 feet; thence South 40°21'57" East, 192.39 feet to the POINT OF BEGINNING of this description, containing 7.10 acres, more or less.

SHEET KEY



APPROVALS

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

P. Joseph Kuyich
Attorney-in-Fact

Approved this 14th day of May, 1987 by *Speck*, land planner.

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 F.D. Site Plan was made under my supervision and that this Final P.D. Site Plan accurately represents said survey.

Michael C. Cregger 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 3rd day of March, A.D., 1987.

Attest:

Phyllis L. Brown *Lang Reagan*
Town Clerk Chairman

Approved by the Board of Trustees of the Town of Castle Rock, Colorado, this 12th day of March, A.D., 1987.

Attest:

Phyllis L. Brown *Lang Reagan*
Town Clerk 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 10:45 o'clock on the 24th day of July, A.D., 1987.
Book Page File Map
Reception No. 8781784

Rita A. Crain
Clerk and Recorder

By: _____
Deputy



VICINITY MAP

SHEET INDEX

- SHEET 1 LEGAL DESCRIPTION, VICINITY MAP, SHEET INDEX, TABULATION.
- SHEET 2 SITE PLAN: STATIONS 334+70 - 355+60

TABULATION

LAND USE: MEADOWS PARKWAY R.O.W. 7.10 ACRES

DATE

JANUARY 20, 1987

FINAL P.D. SITE PLAN FOR TRACT B

MEADOWS PARKWAY PHASE II

CASTLE ROCK, COLORADO

OWNERS

Lincoln Savings & Loan Assoc.
6060 South Willow Drive
Suite 2204
Englewood, CO 80111
(303) 773-9977

SURVEYORS & ENGINEERS

Taranto, Stanton & Tagge
309 Inverness Way
Englewood, CO 80112
(303) 782-0557

PLANNERS

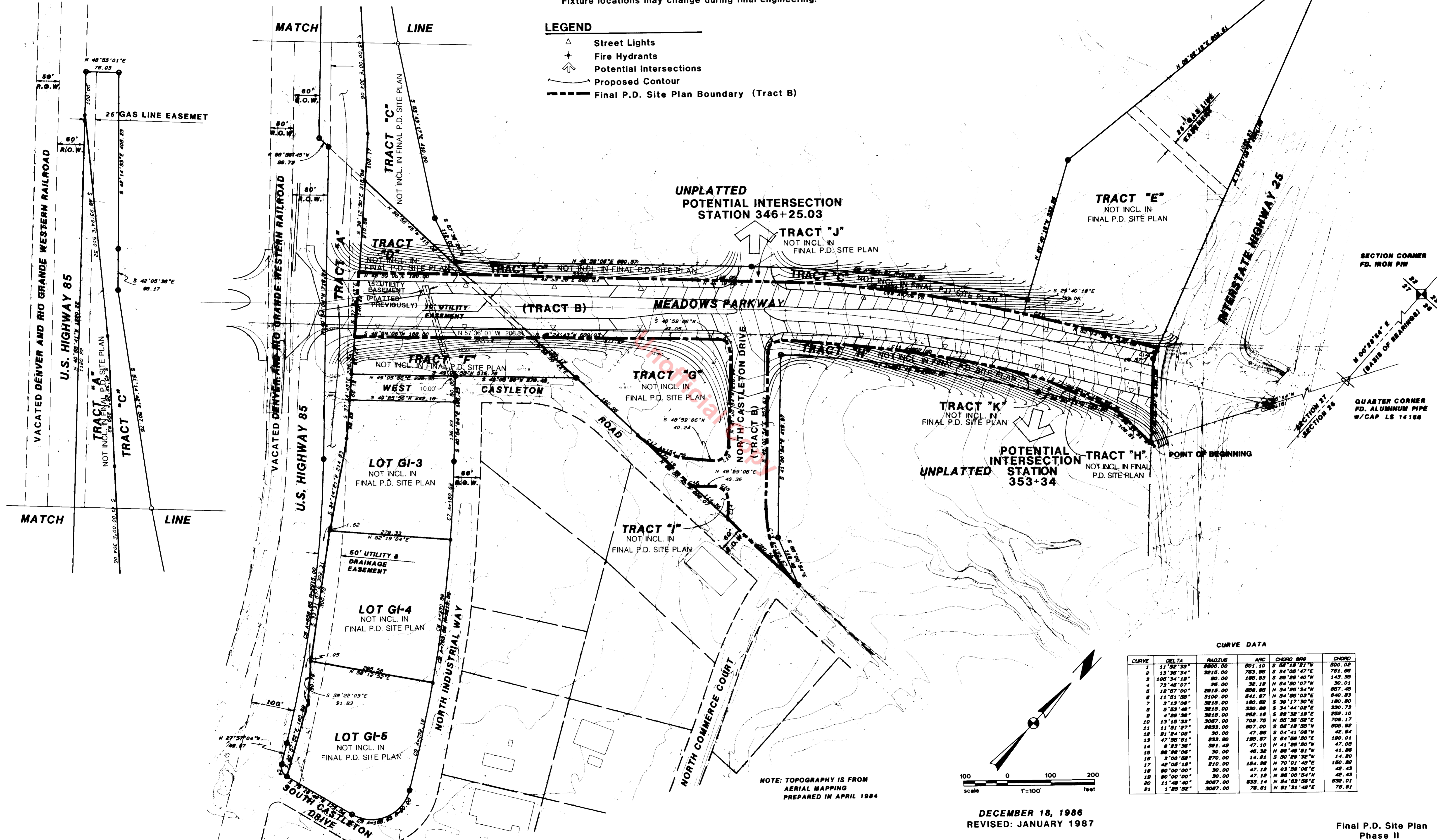
Design Workshop, Inc.
1660 17th Street Suite 325
Denver, Colorado 80202
(303) 623-5187

GENERAL NOTES

1. Final P.D. Site Plan for Tract B of Meadows Parkway Phase II only.
All other tracts not part of Final P.D. Site Plan.
2. All disturbed areas to be re-seeded with native grasses.
3. Street lighting is diagrammatic and per IREA standards.
Fixture locations may change during final engineering.

LEGEND

- △ Street Lights
- + Fire Hydrants
- ↕ Potential Intersections
- Proposed Contour
- Final P.D. Site Plan Boundary (Tract B)



CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	11°52'33"	2800.00	801.10	S 58°18'21"W	800.02
2	13°38'54"	3215.00	783.88	S 34°08'47"E	781.86
3	105°34'18"	80.00	185.83	S 85°29'40"W	143.35
4	73°48'07"	25.00	32.18	N 84°50'07"W	30.01
5	18°57'00"	2915.00	826.88	N 84°29'34"W	827.45
6	11°51'58"	3100.00	841.87	N 84°28'03"E	840.83
7	3°13'08"	3215.00	180.82	S 38°17'30"E	180.80
8	5°53'48"	3215.00	330.88	S 34°44'08"E	330.73
9	4°29'38"	3215.00	252.18	S 28°38'18"E	252.10
10	13°18'53"	3067.00	708.78	N 85°38'52"E	708.17
11	11°51'27"	2833.00	807.00	S 58°18'58"W	805.82
12	81°24'08"	30.00	47.88	S 04°41'08"W	48.84
13	47°58'51"	233.80	185.87	S 84°58'50"E	180.01
14	8°23'38"	321.48	47.10	N 41°28'50"W	47.05
15	88°28'08"	30.00	48.32	N 88°48'51"W	41.88
16	3°00'58"	270.00	14.21	S 30°28'38"W	14.20
17	42°08'18"	210.00	154.38	N 70°01'45"E	150.82
18	80°00'00"	30.00	47.12	N 03°58'08"E	42.43
19	80°00'00"	30.00	47.12	N 86°00'54"W	42.43
20	11°48'40"	3067.00	833.14	N 84°53'58"E	832.01
21	1°25'02"	3067.00	78.81	N 81°31'48"E	78.81

