

# PLAT IDENTIFICATION SHEET

351993

5-1-85

**GRANTOR:**  
(owner/signer)

Park Vista Corp

**GRANTEE:**  
(subdivision name or name of plat)

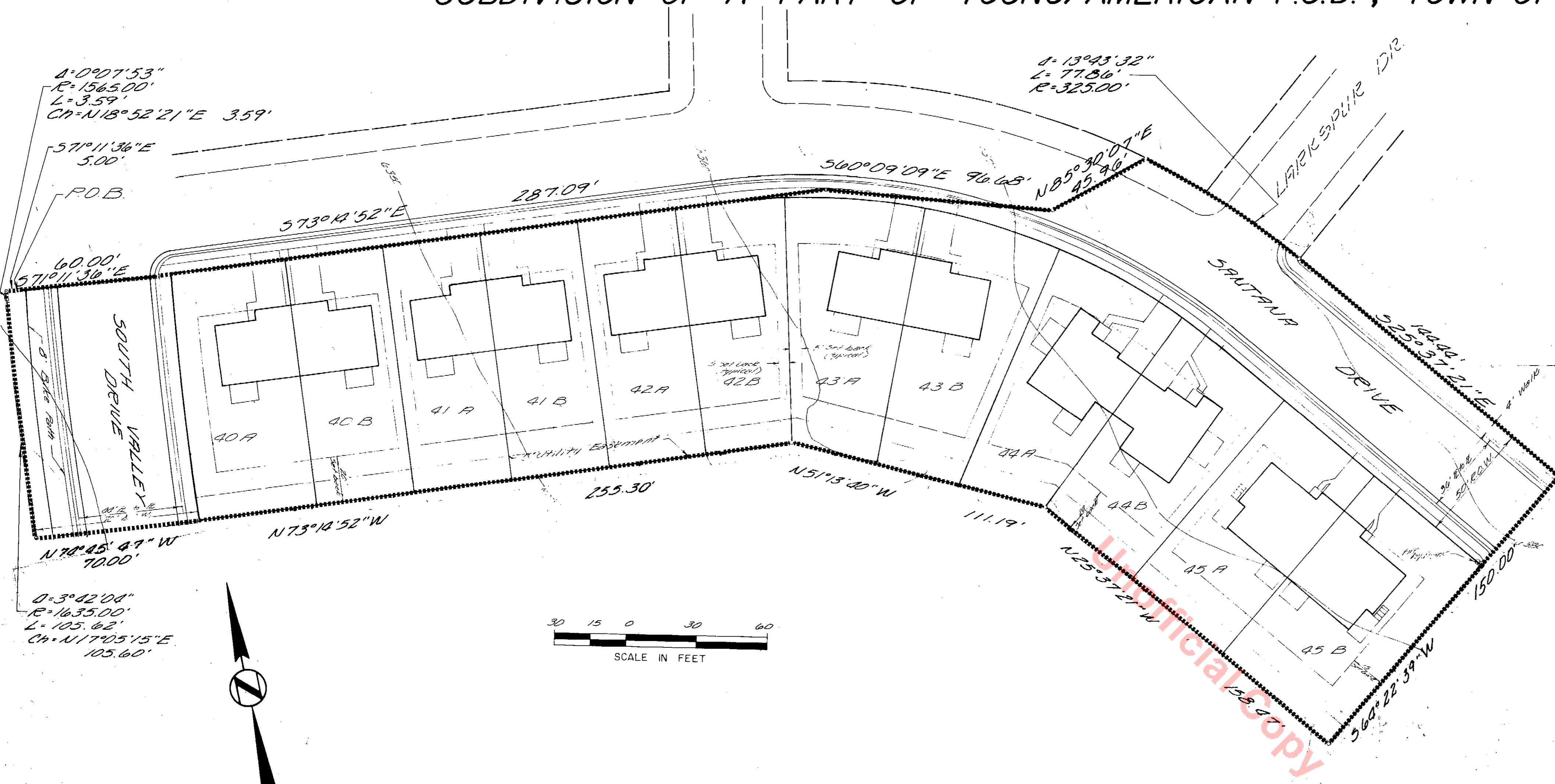
Southridge Townhouse 5A

**LEGAL:**  
(section-township-range)

# FINAL SITE PLAN

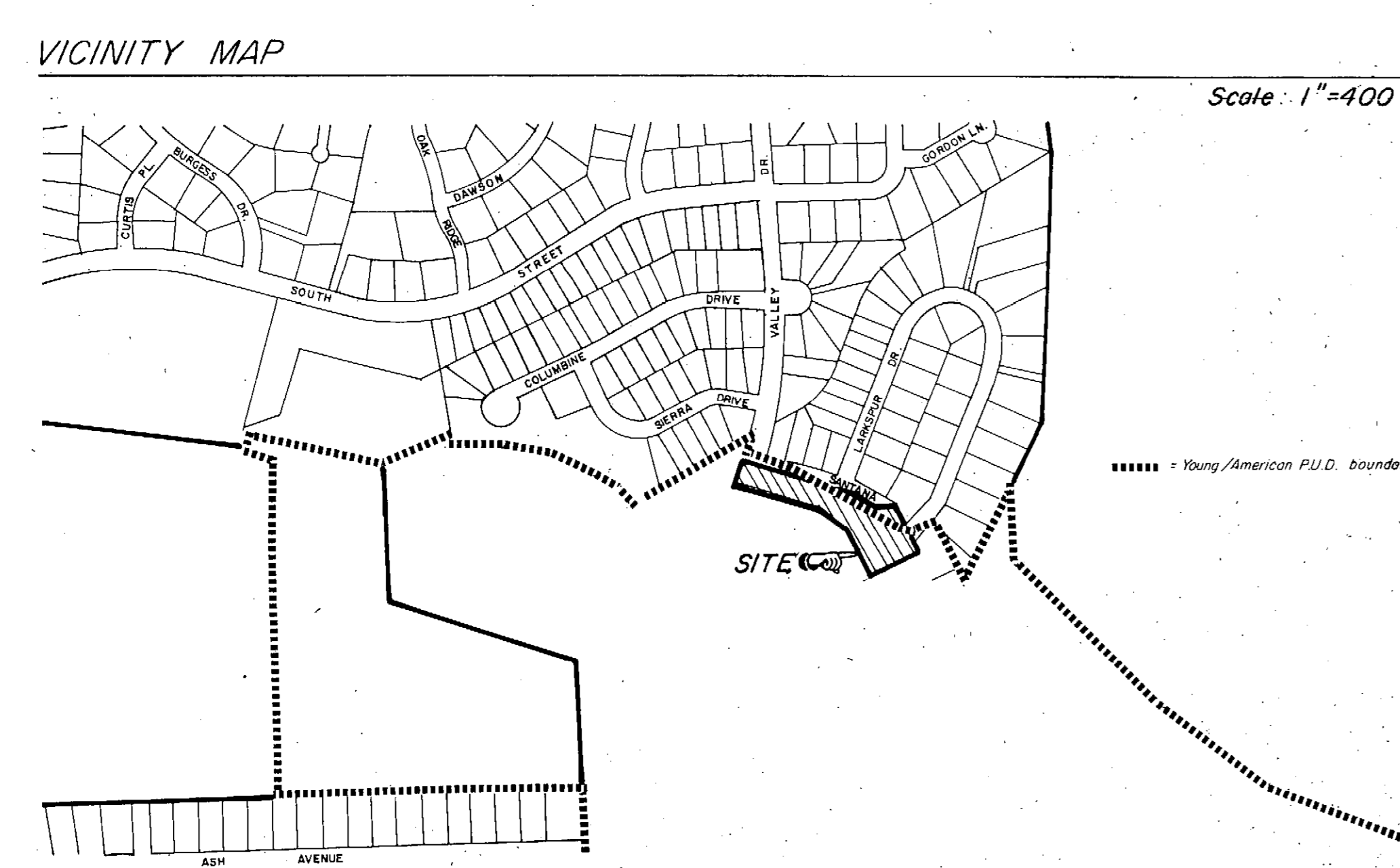
## YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A

### SUBDIVISION OF A PART OF YOUNG/AMERICAN P.U.D., TOWN OF CASTLE ROCK, COLORADO.



NOTES:

Site Utilization:	
Streets	.453 acres = 25%
Lots	1.3584 acres = 75%
Total acreage	1.8114 acres = 100%
Total number of dwelling units	12
Total number of attached single family dwelling units	6
Maximum allowable building height	35 feet
Parking required for 12 units	24 spaces
Parking provided	24 spaces



PROPERTY DESCRIPTION:-

A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of South Ridge Townhouse Subdivision Filing No. 4 being a point of the West Right of Way of South Valley Drive;

Thence S 71° 11' 36" E along the South line of said South Ridge Townhouse Subdivision Filing No. 4 a distance of 60.00 feet;

Thence S 73° 14' 52" E along said South line a distance of 287.09 feet;

Thence S 60° 09' 09" E a distance of 96.68 feet;

Thence N 85° 30' 07" E a distance of 45.96 feet to a point on a curve;

Thence Southeasterly along the arc of the curve to the right a distance of 77.86 feet, said curve has a radius of 325.00 feet and a central angle of 13° 43' 32" to a point of tangent;

Thence S 25° 37' 21" E along said tangent a distance of 144.44 feet;

Thence S 64° 22' 39" W a distance of 150.00 feet;

Thence N 25° 37' 21" W a distance of 158.47 feet;

Thence N 51° 13' 40" W a distance of 111.19 feet;

Thence N 73° 14' 52" W a distance of 255.30 feet;

Thence N 74° 45' 47" W a distance of 70.00 feet to a point on a curve;

Thence Northerly along the arc of a curve to the right a distance of 105.67 feet, said curve has a radius of 1635.00 feet, a central angle of 3° 42' 04" and a chord that bears N 17° 05' 15" E a distance of 105.60 feet to a point of reverse curve;

Thence Northerly along the arc of a curve to the left a distance of 3.59 feet, said curve has a radius of 1565.00 feet, a central angle of 0° 07' 53" and a chord that bears N 18° 52' 21" E a distance of 3.59 feet;

Thence S 71° 11' 36" E a distance of 5.00 feet to the point of beginning.

Containing 1.8114 acres, more or less.

OWNER

*Michael Young*  
Michael Young (President) of Park Vista Corp.

PREPARED BY: *Wendell E. Brown*  
Registered Land Surveyor

TOWN APPROVAL

The Town of Castle Rock hereby approves this site plan for filing this 13 day of December, 1984 A.D.

*Phyllis L. Braun* (seal)  
Town Clerk Deputy

*Wendell E. Brown* (seal)  
Registered Land Surveyor

PLANNING COMMISSION APPROVAL

The Town of Castle Rock hereby approves this site plan this 27 day of November, 1984 A.D.

*D. Melody*  
Chairman

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) ss  
COUNTY OF DOUGLAS)

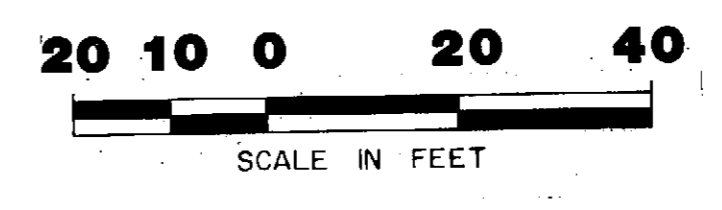
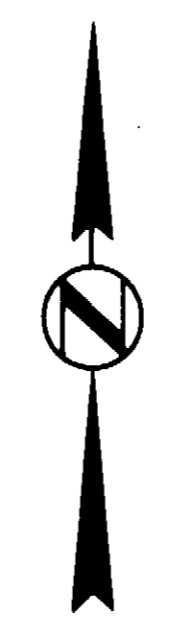
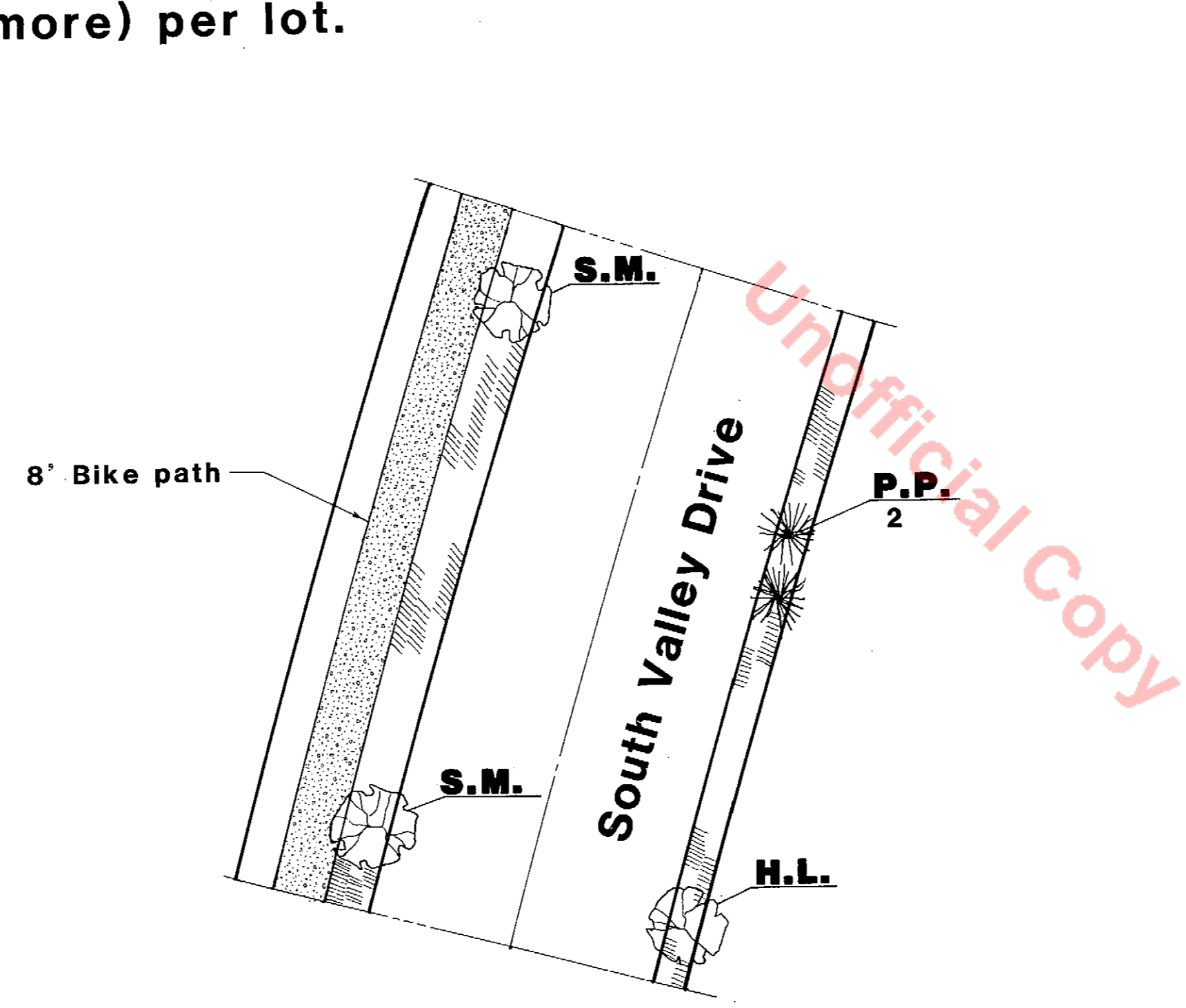
I hereby certify that this site plan was filed on this 12<sup>th</sup> day of May, 1985 A.D. at 12:45 o'clock P. M. and was recorded per Reception No. 351993

*Jane L. Brun* Deputy  
County Clerk and Recorder

REVISIONS _____ _____ _____	 <b>DAVID E. ARCHER</b> & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 222 FRONT ST. CASTLE ROCK, COLORADO 80104		TITLE: FINAL SITE PLAN YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A CLIENT: YOUNG PARTNERSHIP SCALE: 1"=30' DATE: 10/18/84 DRN: [ ] CKD: [ ] SHEET: 1 of 2 JOB NUMBER: 84-36
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LANDSCAPE PLAN  
**YOUNG/AMERICAN P.U.D.**  
**SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A**

**Note:**  
 Developer shall provide one tree  
 (2" caliper or more) per lot.



**P.P.** - Ponderosa Pine 6-8 foot minimum  
**S.M.** - Silver Maple 2 inch caliper B & B  
**H.L.** - Honey Locust 2 inch caliper B & B

<b>REVISIONS</b> added into 12-19-84 added note 4-25-85	 <b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104		<b>TITLE</b> LANDSCAPE PLAN YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A  <b>SCALE</b> 1" = 20'  <b>DATE</b> 11-26-84 <b>DRW.</b> J.M. <b>APP'VD.</b>	<b>CLIENT</b> YOUNG PARTNERSHIP  <b>SHEET</b> Sheet 2 of 2  <b>JOB NUMBER</b> 84-36
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