

PLAT IDENTIFICATION SHEET

Reception #: 8711348

Number of pages: 2

Date: 04/20/87

Name: MEADOWS DR WEST

MISCELLANEOUS COMMENTS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00°00'06" EAST A DISTANCE OF 2,644.40 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION, THENCE SOUTH 50°57'21" WEST, A DISTANCE OF 680.21 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 69°08'58" EAST, A DISTANCE OF 83.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°51'02" AND A RADIUS OF 585.00 FEET, A DISTANCE OF 274.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" EAST, A DISTANCE OF 335.39 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°59'08" AND A RADIUS OF 515.00 FEET, A DISTANCE OF 548.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°00'52" EAST, A DISTANCE OF 100.24 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°38'08" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.24 FEET TO A POINT ON A CURVE; WHENCE THE RADIUS POINT BEARS NORTH 38°22'44" EAST A DISTANCE OF 917.00 FEET, SAID POINT ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MEADOWS BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

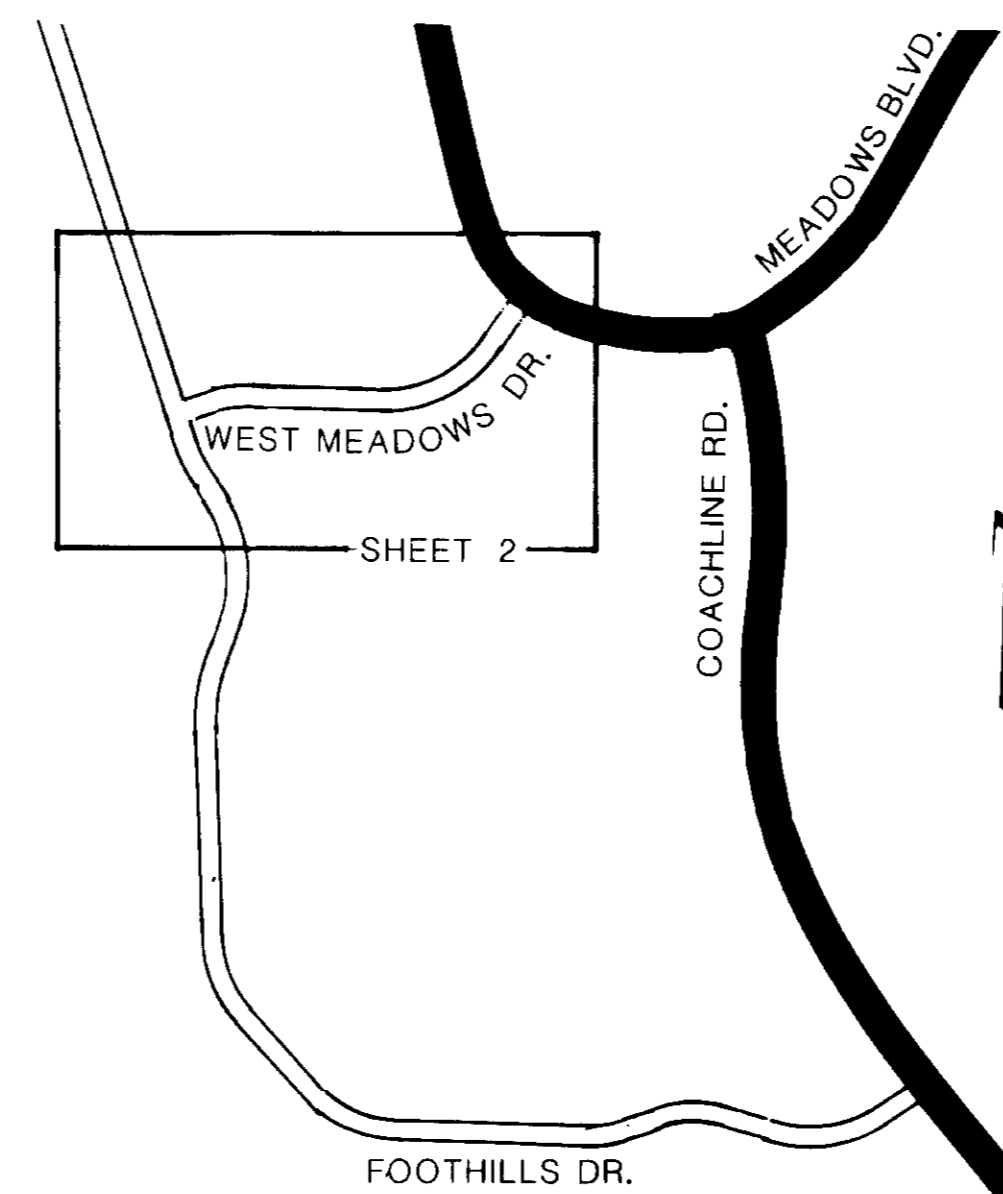
- 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°18'23" AND A RADIUS OF 917.00 FEET, A DISTANCE OF 4.90 FEET TO A POINT OF REVERSE CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°56'28" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.35 FEET;
- 3) THENCE SOUTH 54°59'08" EAST, A DISTANCE OF 60.00 FEET;
- 4) THENCE NORTH 35°00'52" EAST, A DISTANCE OF 12.02 FEET TO A POINT OF CURVATURE;
- 5) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°54'05" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.33 FEET TO A POINT OF REVERSE CURVATURE;
- 6) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°18'39" AND A RADIUS OF 905.00 FEET, A DISTANCE OF 4.91 FEET TO A POINT OF CURVATURE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

- 1) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 78°18'35" WEST, HAVING A CENTRAL ANGLE OF 86°35'26" AND A RADIUS OF 20.00 FEET, A DISTANCE OF 30.23 FEET TO A POINT OF TANGENCY;
- 2) THENCE SOUTH 35°00'52" WEST A DISTANCE OF 112.26 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°59'08" AND A RADIUS OF 585.00 FEET, A DISTANCE OF 622.67 FEET TO A POINT OF TANGENCY;
- 4) THENCE NORTH 84°00'00" WEST, A DISTANCE OF 335.39 FEET TO A POINT OF CURVATURE;
- 5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°51'02" AND A RADIUS OF 515.00 FEET, A DISTANCE OF 241.34 FEET TO A POINT OF TANGENCY;
- 6) THENCE SOUTH 69°08'58" WEST, A DISTANCE OF 83.64 FEET;
- 7) THENCE NORTH 20°51'02" WEST, A DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.195 ACRES.

SHEET KEY



APPROVALS

Approved this 23rd day of February, 1987 by
Lincoln Savings and Loan Association, owner.

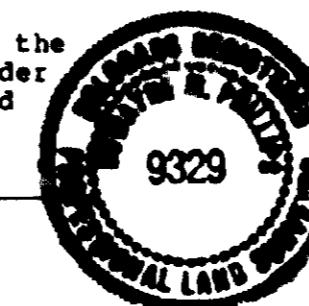
R. Jack King
Attorney in fact.

Approved this 23rd day of Feb., 1987 by
[Signature], land planner.

Land Planner
For and on behalf of Design Workshop, Inc.

I, Dwayne M. Phillips, 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 plan accurately represents said survey.

Dwayne M. Phillips 3-3-87
Professional Land Surveyor Date
For and on behalf of Rocky Mountain Consultants, consulting engineers.



Approved by the Planning Commission of the Town of Castle Rock, Colorado, this 3rd day of February, A.D., 1987.

Attest:
Phyllis L. Brown Town Clerk
Anna R. Logan Chairman

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

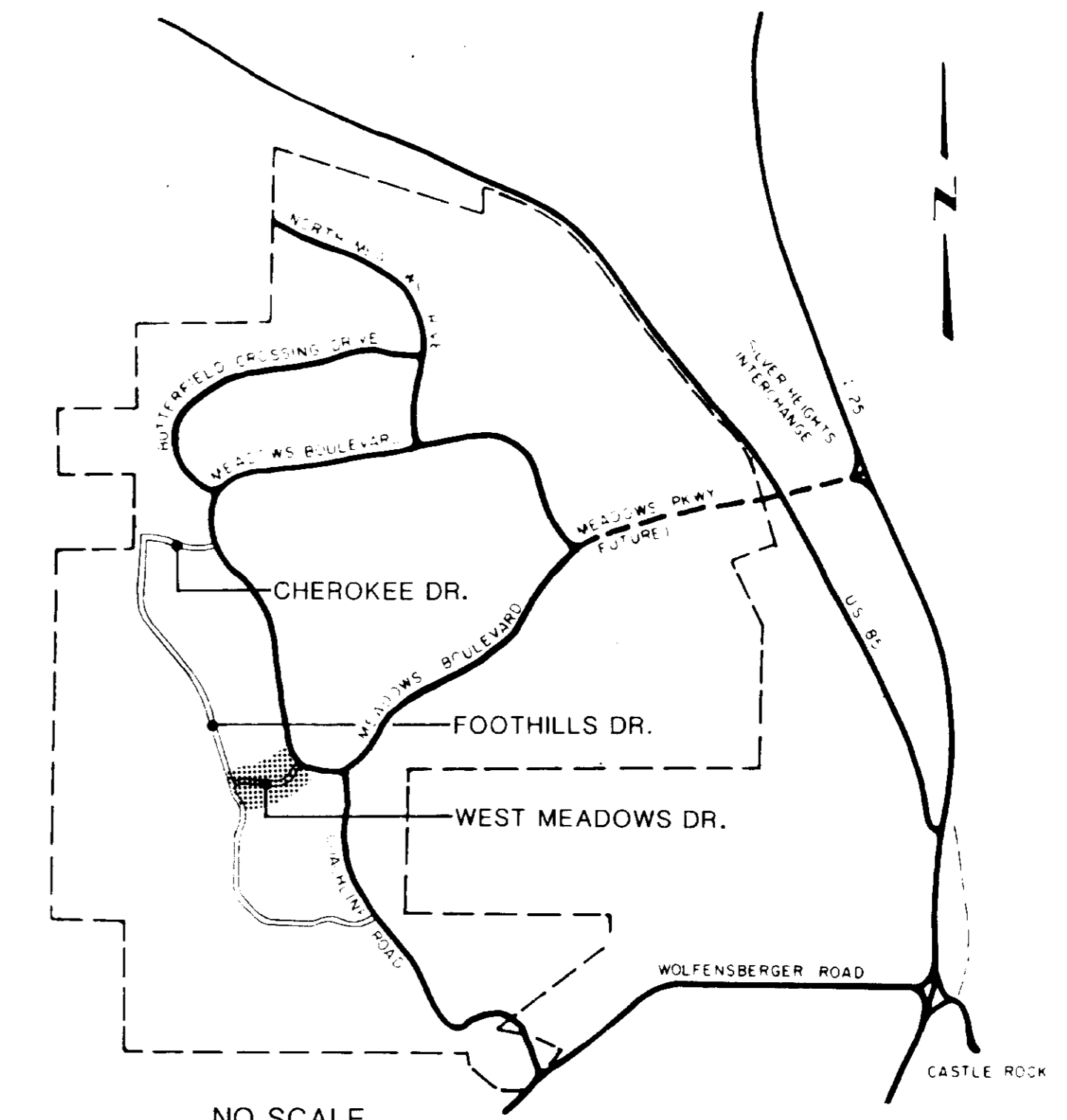
Attest:
Phyllis L. Brown Town Clerk
[Signature] Mayor

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 10:49 a.m. o'clock on the 26th day of April, A.D., 1987.
Book Page File Map
Reception No. 871648

Reta A. Quinn
Clerk and Recorder
By: [Signature]
Deputy

VICINITY MAP



SHEET INDEX

- SHEET 1 LEGAL DESCRIPTION, VICINITY MAP, SHEET INDEX, TABULATION
- SHEET 2 SITE PLAN: STATIONS 0+38 - 14+96.55

TABULATION

LAND USE: WEST MEADOWS DRIVE R.O.W. 2.195 ACRES
DATE
January 16, 1987

FINAL P.D. SITE PLAN

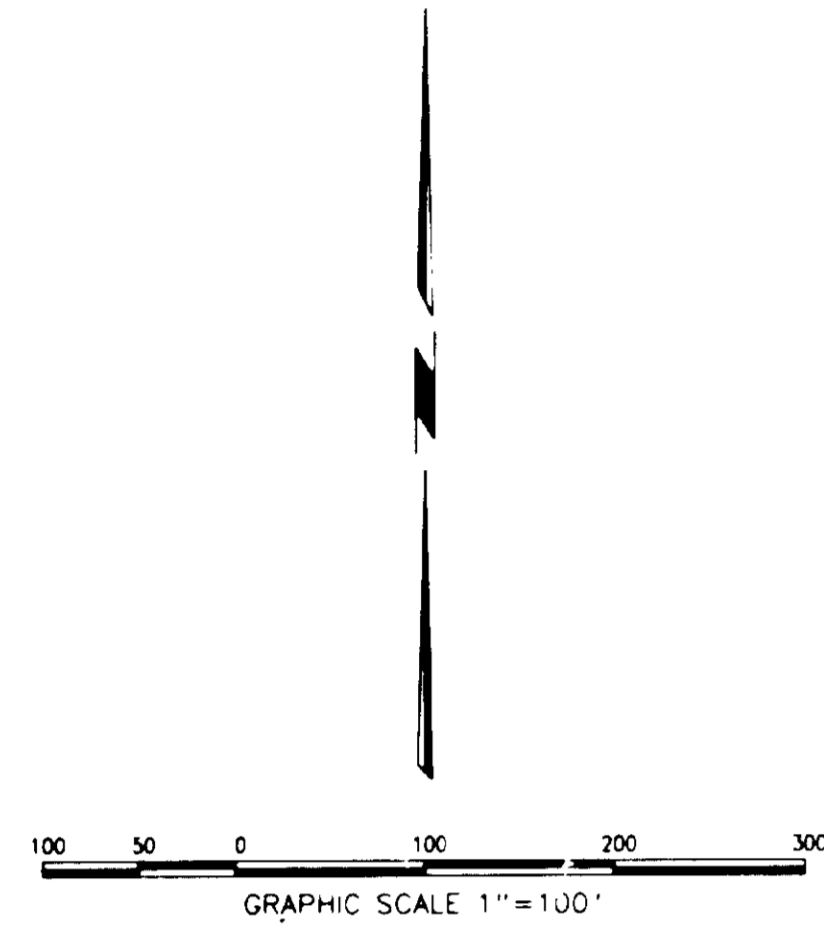
WEST MEADOWS DRIVE THE MEADOWS CASTLE ROCK, COLORADO

OWNERS	SURVEYORS & ENGINEERS	PLANNERS
Lincoln Savings & Loan Assoc. 6060 South Willow Drive Suite 2204 Englewood, Colorado 80111 (303) 773-9977	Rocky Mountain Consultants 8301 East Prentice Avenue Bldg. 30 Suite 101 Englewood, Colorado 80111 (303) 741-6000	Design Workshop, Inc 1660 17th Street Suite 324 Denver, Colorado 80202 (303) 623-5186

A FINAL P.D. SITE PLAN
WEST MEADOWS DRIVE
 A PART OF THE AMENDED MEADOWS P.D.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

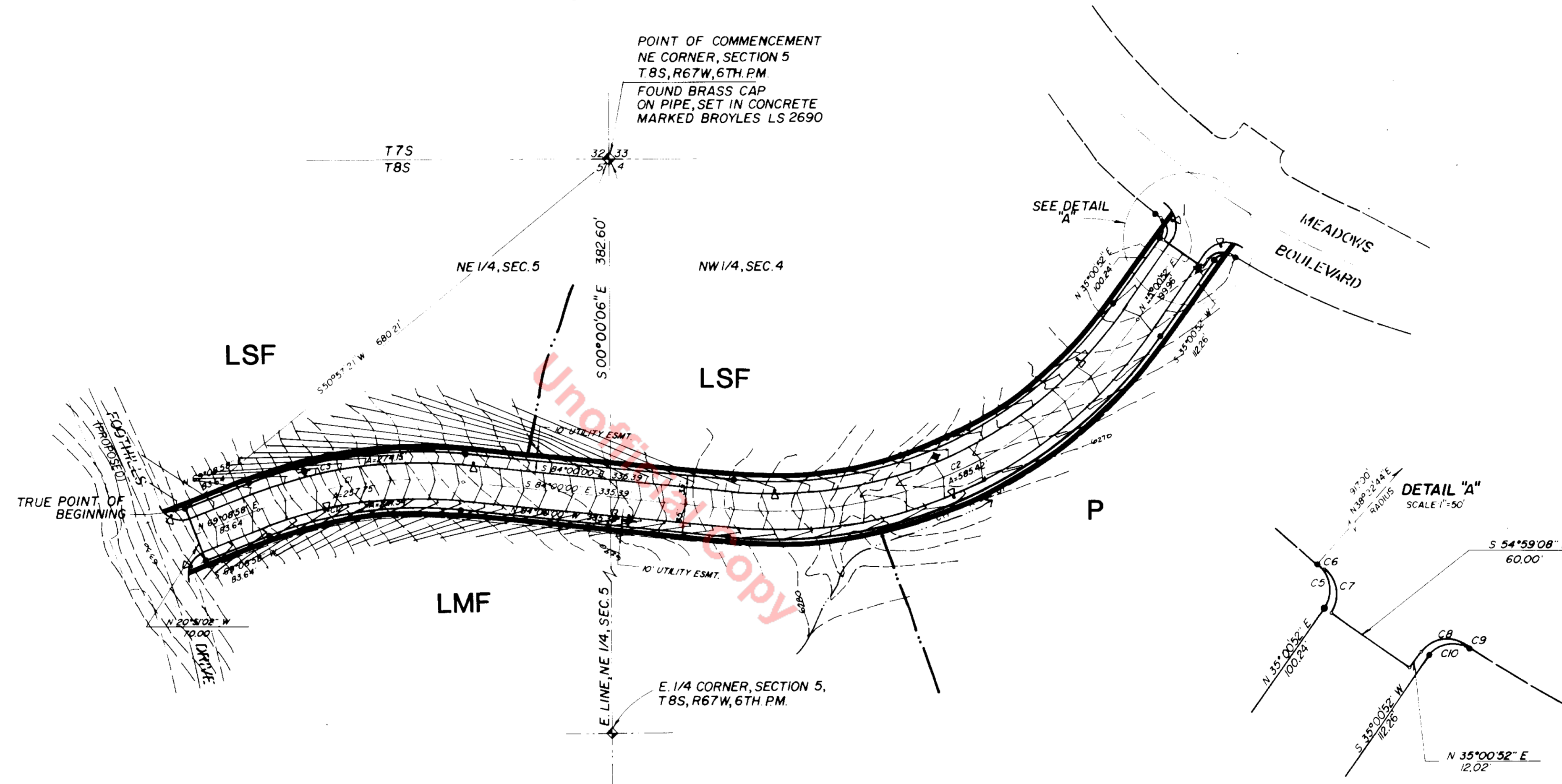
GENERAL NOTES

1. All disturbed areas to be seeded with native grasses for revegetation.
2. Street lighting is diagrammatic and per IREA standards. Fixture locations may vary with final engineering.
3. Fire hydrant locations are diagrammatic and may vary with final engineering.
4. Sidewalks are 5 feet wide concrete per town of Castle Rock standards.
5. Erosion protection during construction will be per Douglas County and Town of Castle Rock standards.



LEGEND

- Street Lights
- Fire Hydrants
- Proposed Intersection
- Proposed Contour
- Sidewalks
- Drainage
- Land Use Boundary
- LSF Low Single Family
- SF Single Family
- LMF Low Multi Family
- OS Open Space
- P Park



CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	26°51'02"	550.00	257.75	255.40	N82°34'29"E
2	60°59'08"	550.00	585.42	558.17	N65°30'26"E
3	26°51'02"	585.00	274.15	271.65	N82°34'29"E
4	60°59'08"	515.00	548.16	522.65	N65°30'26"E
5	86°38'08"	20.00	30.24	27.44	N08°18'12"W
6	00°18'23"	917.00	4.90	4.90	S51°46'27"E
7	86°56'28"	20.00	30.35	27.52	S08°27'17"E
8	86°54'05"	20.00	31.32	27.50	S78°27'54"W
9	00°18'39"	905.00	4.91	4.91	S58°14'23"E
10	86°35'28"	20.00	30.23	27.43	S78°18'35"W
11	60°59'08"	565.00	522.67	593.69	S65°30'26"W
12	26°51'02"	515.00	241.34	239.14	S82°34'29"W

