

PLAT IDENTIFICATION SHEET

352970

5-14-85

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

Talley Corp

GRANTEE:
(subdivision name or name of plat)

Woodlands

LEGAL:
(section-township-range)

NOTES:

- 4 SPACES OF OFF STREET PARKING PER UNIT, 2 IN GARAGE, 2 IN DRIVEWAY.
- MAXIMUM BUILDING HEIGHT IS 35'.
- 21 TOTAL BUILDING UNITS.
- BUILDINGS WILL BE FACED WITH BRICK AND PRESSBOARD SIDING WITH WHITE TRIM, SIDING WILL BE PAINTED WITH SUBTLE ACCENT COLORS.
- ANTICIPATED COMPLETION, 1985.

NO PRINCIPAL STRUCTURE SHALL BE CLOSER THAN 14' TO ANY OTHER PRINCIPAL STRUCTURE

Type 1 - Coniferous Trees 6' ht.

- Ponderosa pine.
- Scotch pine
- Bristlecone pine
- Pinon pine
- Colorado spruce
- Austrian pine

Type 2 - Deciduous Trees 2" cal.

- Burr oak
- Green ash
- Sycamore
- Sargent cottonwood
- Narrowleaf cottonwood

Type 3 - Flowering Ornamental Trees 2" cal.

- Chokecherry
- Mountain ash

Legend

- Streetlight
- Streetlight with Streetsign
- Mailbox
- Sewer Line
- Water Line
- Irrigation Line
- Building Set Back Line
- Fire Hydrant
- Sidewalk 4'
- Sidewalk 8'

LAND USE AREAS

PRIVATE LOTS	5.11 AC.
PRIVATE OPEN SPACE	2.92
ROADWAY	2.77
TOTAL	10.80 AC.

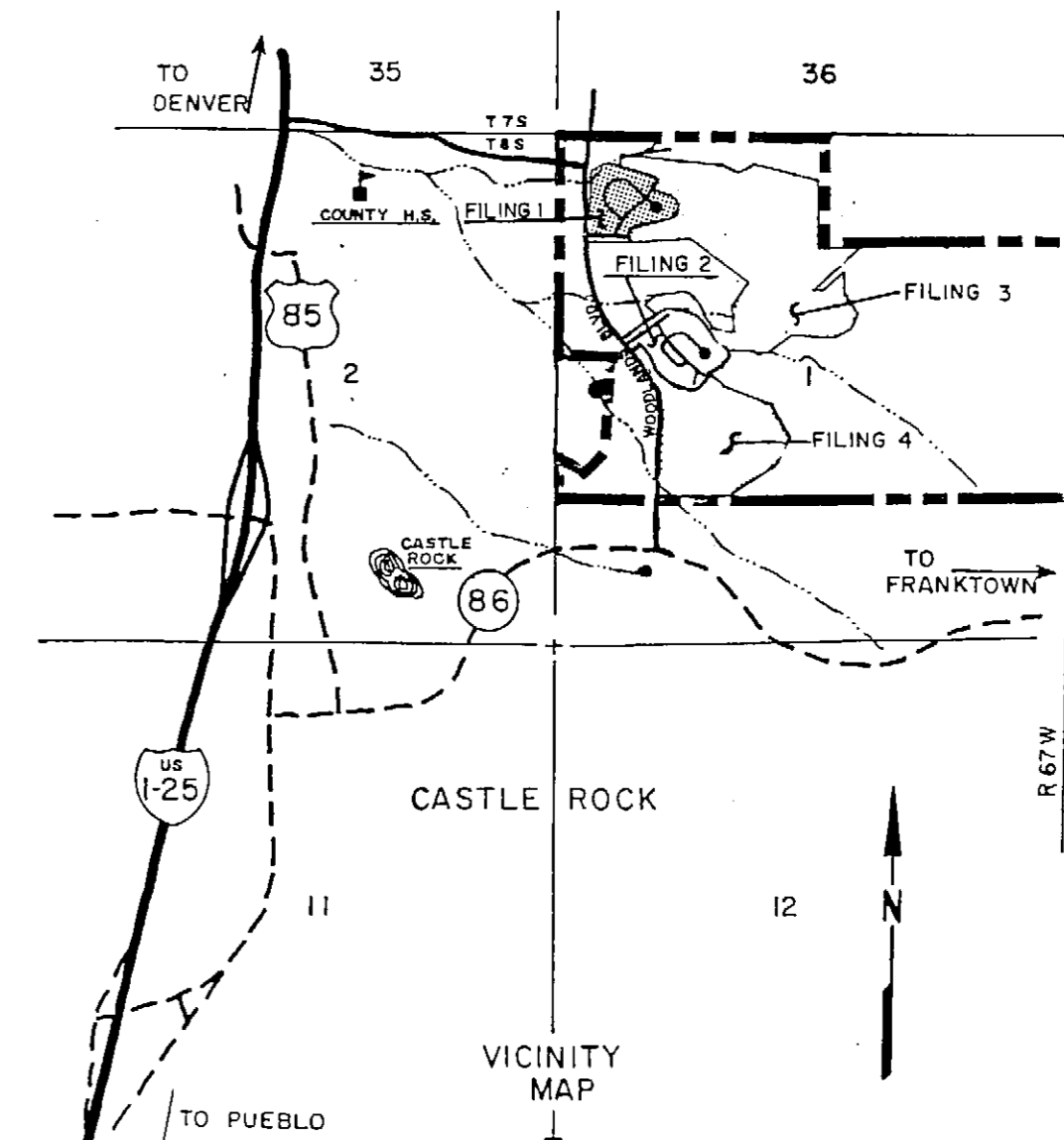
DENSITY

NET DENSITY:	0.24 AC./LOT
GROSS DENSITY:	0.51 AC./LOT
LARGEST LOT:	12,506.81 SQ.FT.
SMALLEST LOT:	8,750.0 SQ.FT.

ZONING

PUD - RA

VICINITY MAP



LAND PLANNER
PREPARED BY:
DESIGN STUDIOS WEST, INC.

RICHARD Y. BUCKTON

SURVEYOR
PREPARED BY:

Richard F. Barton
RICHARD F. BARTON
L.S. #9872

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE S 89°51'27" W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 11 A DISTANCE OF 1254.23 FEET; THENCE S 82°08'33" E A DISTANCE OF 127.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AND BEING THE POINT OF BEGINNING;
THENCE N 03°51'27" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 788.17 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 64°35'44" E A DISTANCE OF 167.20 FEET;
THENCE S 74°56'08" E A DISTANCE OF 281.43 FEET;
THENCE S 53°38'33" E A DISTANCE OF 139.35 FEET;
THENCE S 36°21'27" W A DISTANCE OF 20.00 FEET;
THENCE S 53°38'33" E A DISTANCE OF 45.00 FEET;
THENCE S 46°21'39" E A DISTANCE OF 22.93 FEET;
THENCE S 68°08'33" E A DISTANCE OF 90.00 FEET;
THENCE S 68°29'05" E A DISTANCE OF 90.31 FEET;
THENCE S 44°14'57" E A DISTANCE OF 125.00 FEET;
THENCE S 02°51'27" W A DISTANCE OF 144.84 FEET;
THENCE S 45°51'27" W A DISTANCE OF 131.54 FEET;
THENCE S 76°26'48" W A DISTANCE OF 23.43 FEET;
THENCE S 13°33'38" E A DISTANCE OF 42.38 FEET;
THENCE S 73°18'34" W A DISTANCE OF 12.96 FEET;
THENCE N 23°08'53" W A DISTANCE OF 212.38 FEET;
THENCE N 21°51'27" E A DISTANCE OF 29.51 FEET;
THENCE N 50°33'00" W A DISTANCE OF 90.21 FEET;
THENCE S 46°21'27" W A DISTANCE OF 81.85 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 33°10'01" AND A RADIUS OF 270.00 FEET, THE CHORD BEARING S 2°46'21" W A DISTANCE OF 154.12 FEET, A DISTANCE OF 154.12 FEET TO A POINT OF BEGINNING OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 104°27'11" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING S 32°02'18" E A DISTANCE OF 31.42 FEET;
A DISTANCE OF 36.48 FEET TO A POINT;
THENCE S 81°15'45" E A DISTANCE OF 68.00 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 85°67'12" AND A RADIUS OF 1290.00 FEET, THE CHORD BEARING N 88°42'09" W A DISTANCE OF 115.24 FEET, A DISTANCE OF 115.28 FEET TO A POINT OF TANGENT;
THENCE N 82°08'33" W A DISTANCE OF 242.50 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET, THE CHORD BEARING S 45°51'27" W A DISTANCE OF 29.28 FEET, A DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING;
CONTAINING 10.80 ACRES, MORE OR LESS.

OWNERS
TALLEY CORPORATION
5500 EAST YALE
DENVER, COLORADO 80222



David L. Forsen
DAVID L. FORSEN
CASTLE ROCK
REGIONAL MANAGER

Steve B. Humann
STEVE B. HUMANN
CORPORATE SECRETARY

PLANNING AND ZONING
COMMISSION APPROVAL

THIS SITE PLAN APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION, THIS 11th DAY OF DECEMBER, 1985.

Attest:
Theresa L. Brown, Deputy
TOWN CLERK

J. Melody
CHAIRMAN

TOWN APPROVAL

THIS SITE PLAN IS APPROVED FOR FILING BY THE TOWN OF CASTLE ROCK BOARD OF TRUSTEES, THIS 20th DAY OF DECEMBER, 1985.

Attest:
Theresa L. Brown, Deputy
TOWN CLERK

Theresa L. Brown
MAYOR

RECORDERS CERTIFICATE

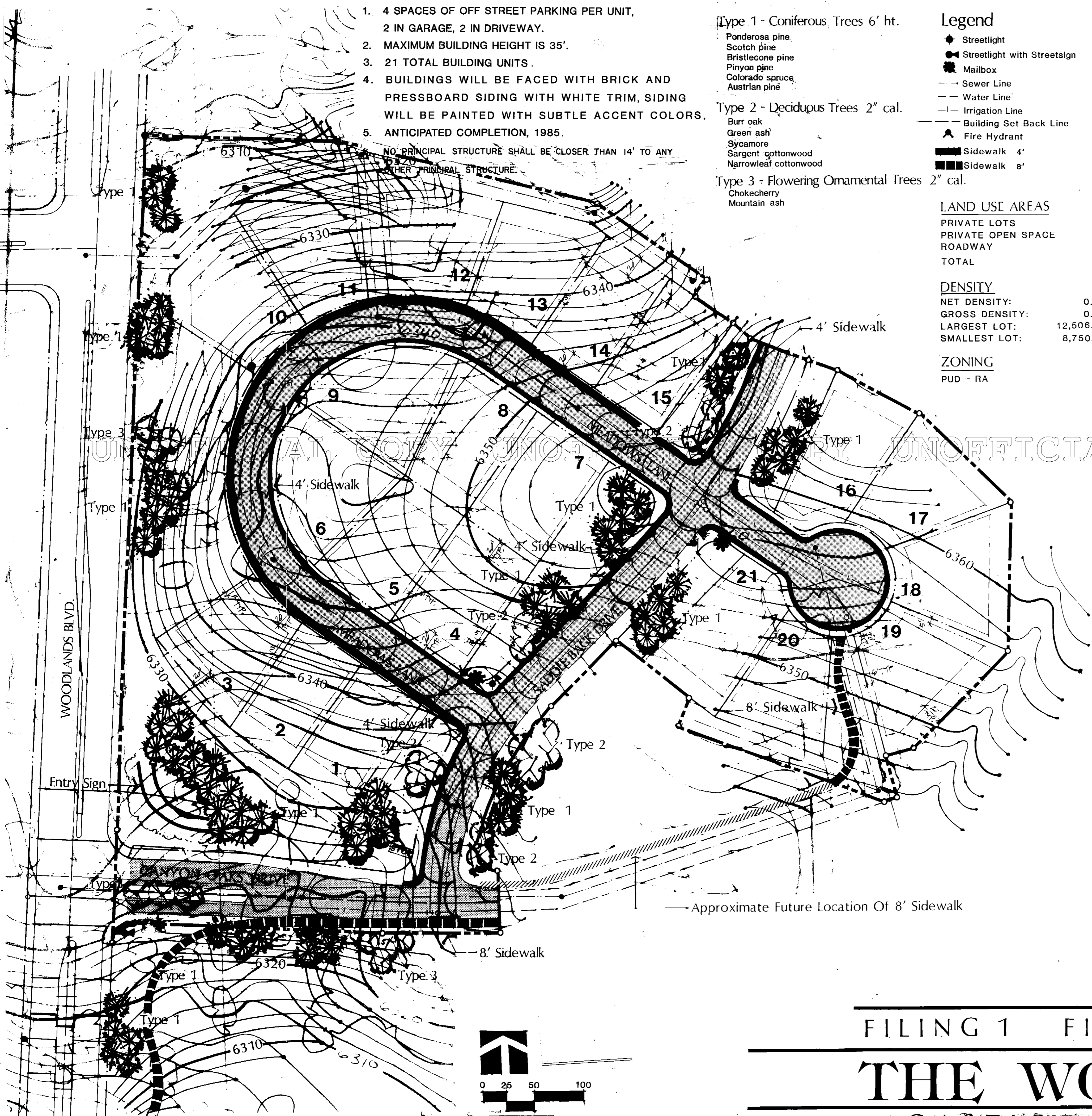
THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:03 A.M. ON THE 11th DAY OF May, 1985. UNDER RECEPTION NO. 352970

David L. Brown
DEPUTY

* Acknowledgements: The foregoing statement of ownership was acknowledged before me this 11th day of February, A.D., 1985, by David L. Forsen as Castle Rock Region Manager, Talley Residential, a Division of Talley Corporation, and Steve B. Humann as Secretary of Talley Corporation, a Colorado Corporation.

Penny L. Sheppard
Notary Public
5500 E. Yale Ave., Denver CO 80222

My commission expires 6-2-87



FILING 1 FINAL SITE PLAN
THE WOODLANDS
CASTLE ROCK COLORADO

PREPARED BY
DESIGN STUDIOS WEST, INC.
Denver, Co.