

HAZEN-MOORE FILING NO. 1

PLAT

BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
21.12 ACRES - 85 RESIDENTIAL LOTS - 5 TRACTS
SHEET 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 27 MINUTES 39 SECONDS EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 789.81 FEET TO A POINT OF CURVE WHENCE THE RADIUS POINT BEARS NORTH 67 DEGREES 24 MINUTES 00 SECONDS EAST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD, AS SHOWN ON THE FINAL PLAT OF HAZEN/MOORE FILING NO. 2 AS RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 2003163943, THE FOLLOWING COURSES:

ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 46 SECONDS AND A RADIUS OF 1050.00 FEET, AN ARC LENGTH OF 71.71 FEET AND WHOSE CHORD BEARS SOUTH 24 DEGREES 51 MINUTES 40 SECONDS EAST A DISTANCE OF 71.69 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 102.92 FEET; THENCE SOUTH 21 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 127.72 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 202.85 FEET; THENCE SOUTH 20 DEGREES 15 MINUTES 09 SECONDS WEST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 63 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 83 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTH 73 DEGREES 53 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 26 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 221.43 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 41 SECONDS WEST, A DISTANCE OF 1411.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 03 DEGREES 36 MINUTES 18 SECONDS WEST, A DISTANCE OF 745.59 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 293.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.12 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS S89°27'39"E AS ESTABLISHED BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER MONUMENTS OF SAID SECTION 35, AS SHOWN HEREON.

BENCHMARK: A 3/4" DIAMETER ALUMINUM CAP STAMPED "DOUGLAS COUNTY GLS, 2.020020 AT A VERTICAL ELEVATION OF 6252.05" NAVD88 LOCATED ON THE HOME STREET IN FRONT OF THE CASTLE ROCK CARE CENTER.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HAZEN-MOORE FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE SIGHT DISTANCE & EMERGENCY VEHICLE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, STREET SIGNS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

SIR THOMAS LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 13th DAY OF May, 2015

NOTARY BLOCK:

STATE OF COLORADO }
COUNTY OF Douglas } SS
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May, 2015,
BY Glen R. Smith, AS AUTHORIZED AGENT OF SIR THOMAS LLC, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL:

Jessica Haab
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216
MY COMMISSION EXPIRES: 10/21/17

OWNERSHIP CERTIFICATE:

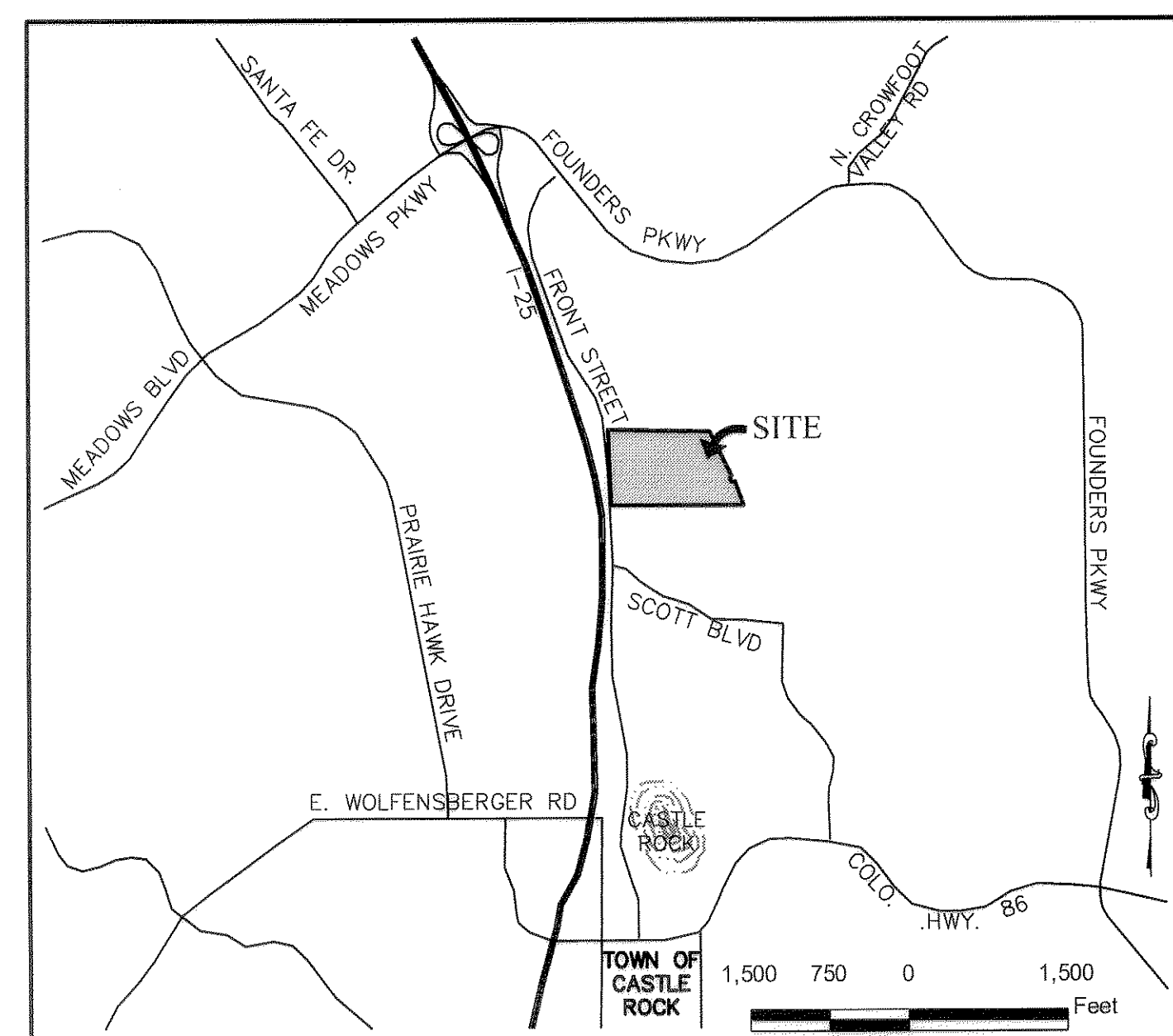
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

SIR THOMAS LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 13th DAY OF May, 2015

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF May, 2015, BY Glen R. Smith AS Manager OF SIR THOMAS LLC.
WITNESS MY HAND AND OFFICIAL SEAL:

Jessica Haab
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216
MY COMMISSION EXPIRES: 10/21/17



Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PLAT

TRACT SUMMARY

TRACT	AREA (AC)	USE	OWNER
TRACT A	1.93	OPEN SPACE, DRAINAGE, UTILITY EASEMENT	HOA
TRACT B	1.98	FUTURE COMMERCIAL	SIR THOMAS LLC
TRACT C	1.36	OPEN SPACE, DRAINAGE, UTILITY EASEMENT	HOA
TRACT D	0.04	OPEN SPACE, SIGHT LINE	HOA
TRACT E	0.01	UTILITY EASEMENT, RIGHT-OF-WAY	TOWN OF CASTLE ROCK

LAND USE SUMMARY

NAME	AREA (ACRES)	PERCENTAGE
SITE	21.13	
ROW	3.49	16.52%
LOTS	12.32	58.31%
TRACTS	5.32	25.17%

GENERAL NOTES:

- 1) FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-882648-CO, DATED OCTOBER 07, 2014 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY PEAK CIVIL CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 2) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 4) ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE HEREBY GRANTED TO THE TOWN OF CASTLE ROCK
- 5) THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 6) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT SIGNAGE AND STREET LIGHTING UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHT-OF-WAY AND SHALL HAVE A 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ALONG THE REAR LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 7) NO FEMA REGULATED FLOODPLAIN ON-SITE. A FEMA REGULATED FLOODPLAIN ZONE AE LIES NORTH OF THE SITE ON TOWN OWNED PROPERTY. SEE FIRM MAP 08035C0188G. THERE ARE NO WETLANDS ON THE SITE.
- 8) TRACTS A, C AND D WILL BE DEDICATED TO A HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT FOR THE PURPOSE OF OPEN SPACE, DRAINAGE AND UTILITY EASEMENTS.
- 9) NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 10) LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOA.
- 11) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED APRIL 18, 2002 IN BOOK 2312 AT PAGE 116 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AS DEPICTED HEREON.
- 12) EMERGENCY VEHICLE ACCESS AND GATES WILL BE THE RESPONSIBILITY OF THE HOA FOR MAINTENANCE.
- 13) TRACT E WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR THE PURPOSE OF RIGHTS-OF-WAY.

TITLE CERTIFICATE:

I, Randy Bartz, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

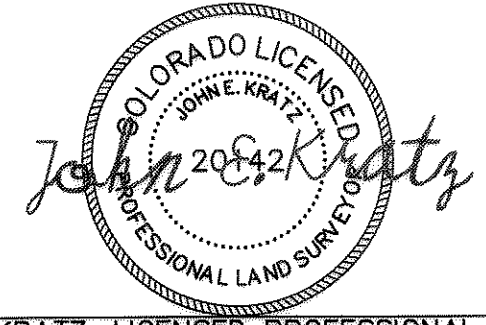
Randy Bartz
AUTHORIZED REPRESENTATIVE
First American Title Insurance Company
TITLE COMPANY
SIGNED THIS 13th DAY OF May, 2015

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May, 2015, BY Randy Bartz
WITNESS MY HAND AND OFFICIAL SEAL:
Jessica Haab
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134067216
MY COMMISSION EXPIRES: 10/21/17

SURVEYOR'S CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

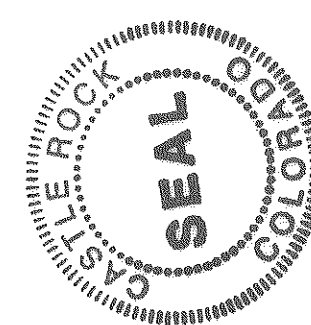


John E. Kratz
DATE 5/11/15
JOHN E. KRATZ, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 20142
FOR AND ON BEHALF OF PEAK CIVIL CONSULTANTS, INC.

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

Sally Mue DATE 5/13/2015
TOWN MANAGER
Sally Mue DATE May 13, 2015
TOWN CLERK



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THE PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:40 PM ON THE 15th DAY OF May, 2015, AT RECEPTION NO. 2015031654

DOUGLAS COUNTY CLERK AND RECORDER
BY: Andrus Maden
DEPUTY



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13 DAY OF May, 2015.

John M. ...
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE HAZEN/MOORE DEVELOPMENT AGREEMENT, RECORDED ON THE 17TH DAY OF OCTOBER, 2001 IN BOOK 2155, PAGE 18 AT RECEPTION NO. 01097410 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND ACCORDINGLY 87.2 SFE ARE DEBITED FROM THE WATER BANK.

JOB NO.: 14.24 DATE: 5/11/15

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.528.8167
CONTACT: JEFF FRENCH, P.E.

HAZEN/MOORE FILING NO. 1 PLAT
PROJECT NO. PL14-0016
SHEET 1 OF 2
COVER SHEET

HAZEN-MOORE FILING NO. 1

PLAT

BEING A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
21.12 ACRES - 85 RESIDENTIAL LOTS - 5 TRACTS
SHEET 2 OF 2

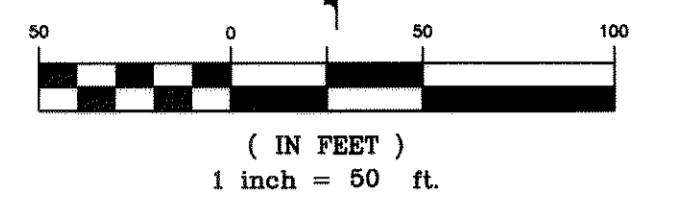
E 1/4 CORNER 35-7-67
FOUND 2 1/2" ALUMINUM MONUMENT
LS 6935

W 1/4 CORNER 35-7-67
FOUND 2 1/2" ALUMINUM MONUMENT
LS 12046

POINT OF BEGINNING
C 1/4 CORNER SECTION 35
T.7.S., R.67.W., 6TH P.M.
FOUND 3 1/4" ALUMINUM CAP
STAMPED PLS 26285

METZLER RANCH
FILING NO. 9
REC. NO. 020088720

UTILITY EASEMENT
REC. NO. 2003163946



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING SECTION CORNER
- FOUND MONUMENT (AS DESCRIBED)
- SET #5, 24" REBAR W/ 5/8" PURPLE PLASTIC CAP, L.S. #20142
- SEE NOTE 9 ON SHEET 1 FOR SIGHT TRIANGLE INFORMATION
- UTILITY, SIGNAGE & LIGHTING EASEMENT
- SIGHT TRIANGLE EASEMENT

Curve #	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	27.10'	20.00'	77°37'35"
C3	129.19'	50.00'	148°02'40"
C4	32.09'	20.00'	91°55'36"
C5	77.67'	175.00'	25°25'46"
C7	95.37'	50.00'	109°17'10"
C8	27.10'	20.00'	77°37'35"
C9	31.42'	20.00'	90°00'00"
C10	30.80'	20.00'	88°13'57"

Curve #	LENGTH	RADIUS	DELTA
C11	22.69'	20.00'	69°00'35"
C12	74.39'	50.00'	85°14'36"
C13	13.14'	20.00'	37°38'39"
C14	31.42'	20.00'	90°00'00"
C15	31.75'	20.50'	88°44'55"
C16	16.43'	50.00'	18°49'35"
C17	31.42'	20.00'	90°00'00"
C19	7.31'	250.00'	1°40'32"
C20	48.45'	250.00'	11°06'15"

Curve #	LENGTH	RADIUS	DELTA
C21	43.92'	250.00'	10°03'59"
C22	19.68'	250.00'	4°30'37"
C23	30.43'	52.00'	33°31'54"
C24	11.25'	52.00'	12°23'34"
C25	11.85'	52.00'	13°03'29"
C26	34.53'	52.00'	38°02'54"
C27	20.13'	52.00'	22°10'32"
C28	2.20'	52.00'	2°25'12"

JOB NO.: 14.24 DATE: 5/11/15

Peak
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200 W. HAMPDEN AVE., SUITE 200
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HAZEN-MOORE FILING NO. 1 PLAT
PROJECT NO. PL14-0016
SHEET 2 OF 2
PLAT