

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS



2005018416
03/03/2005 09:53 AM

2005018416 2 PGS

PLAT IDENTIFICATION SHEET

✓ Timothy L. White

GRANTOR(owner)

✓ 18 Wilcox Final Plat

GRANTEE(name of plat)

✓ 18 Wilcox

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

✓ 11

8

67

OLD LEGAL(Section)

(Township)

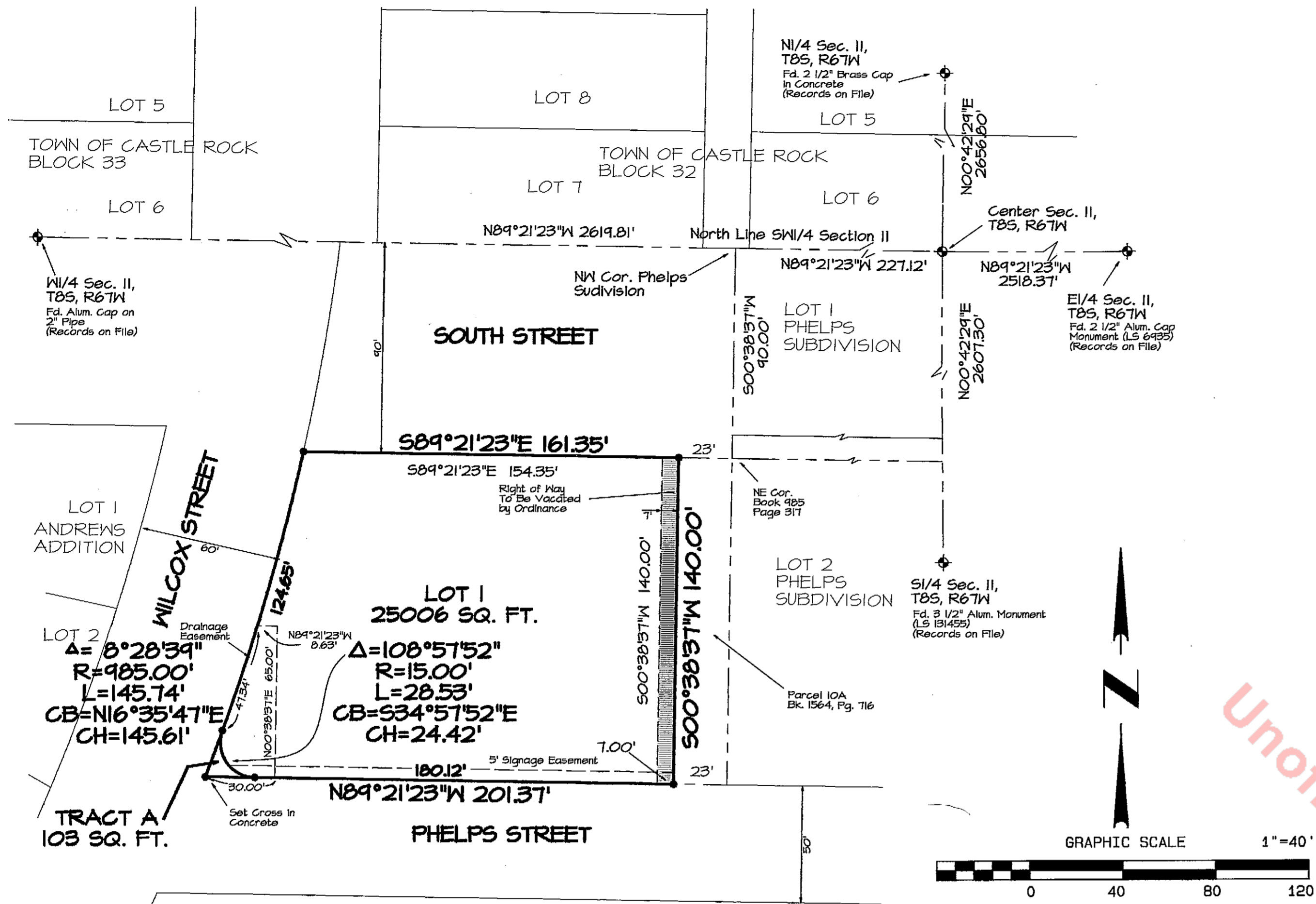
(Range)

1584-579

Cross reference#s (reception#s Book – Page)

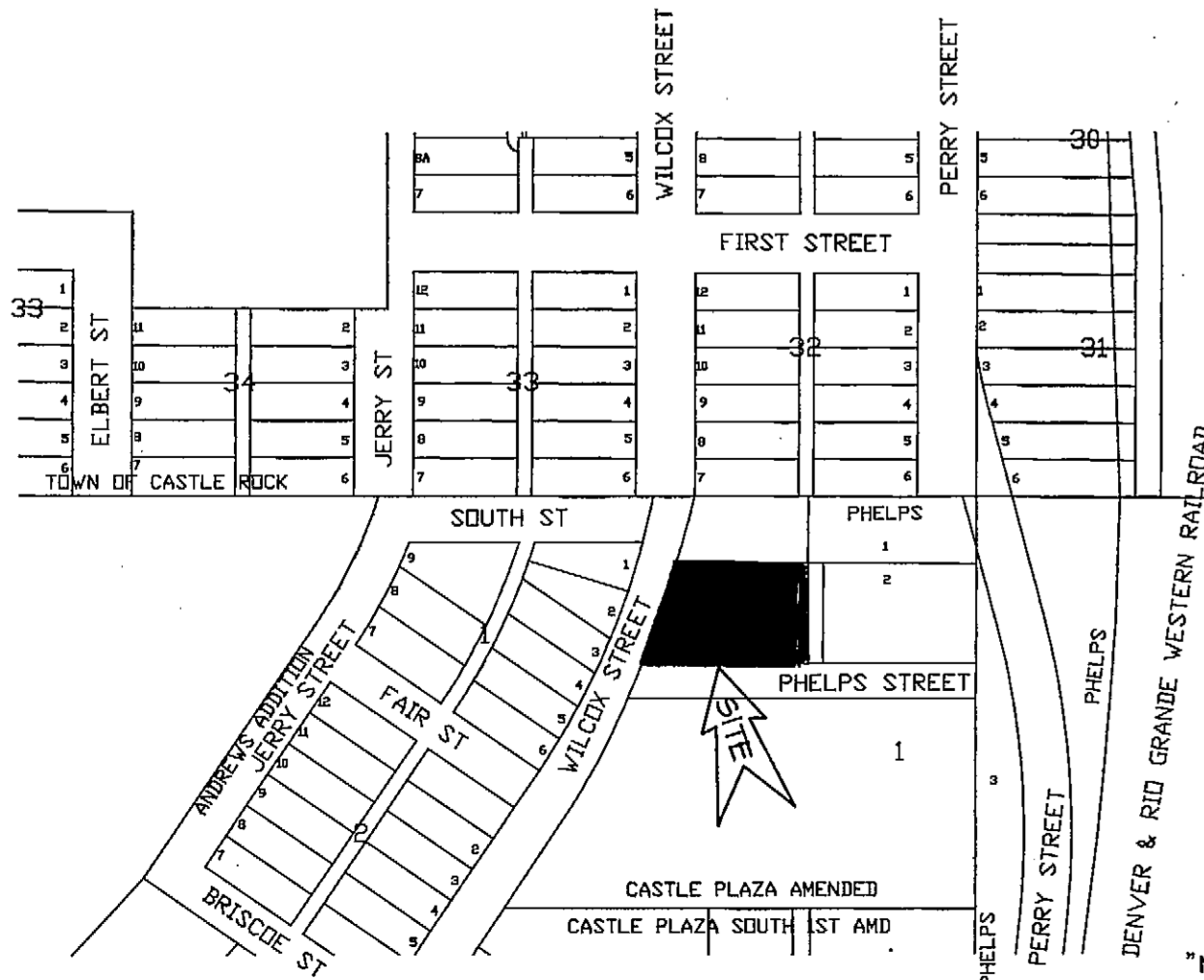
18 WILCOX

A PART OF THE SOUTHWEST 1/4 OF SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO



SUMMARY TABLE	
LOT	25006 SQ. FT.
TRACT A	103 SQ. FT.
TOTAL SQ. FT.	25109 SQ. FT.

- LEGEND**
- = PROPERTY LINE
 - = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
 - = VACATED LOT LINE
 - = SECTION LINES



LIENHOLDERS:
 ASH AND WHITE CONSTRUCTION CO. (221 WILCOX CASTLE ROCK CO. 80104)
 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998 IN BOOK 1584, PAGE 28.
[Signature] 09-09-04 DATE
 ASH AND WHITE CONSTRUCTION CO.

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004, BY TIMOTHY WHITEAS, PRESIDENT OF ASH AND WHITE CONSTRUCTION CO.
 WITNESS MY HAND AND OFFICIAL SEAL *[Signature]* NOTARY PUBLIC
 MY COMMISSION EXPIRES 03/16/2008

RAY H. BROWN AND MARY L. BROWN (5320 WILLOW CREEK ROAD, CASTLE ROCK CO. 80104)
 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998, BOOK 1584, PAGE 579.
[Signature] AND *[Signature]* 09-09-04 DATE
 RAY H. BROWN AND MARY L. BROWN

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004, BY RAY H. BROWN AND MARY L. BROWN
 WITNESS MY HAND AND OFFICIAL SEAL *[Signature]* NOTARY PUBLIC
 MY COMMISSION EXPIRES 03/16/2008

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.

PROPERTY DESCRIPTION
 A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 TO BEAR N 89°21'23" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 THENCE IN 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 227.12 TO THE NORTHWEST CORNER OF PHELPS SUBDIVISION;
 THENCE S 00°38'37" W ALONG THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET AS DESCRIBED IN BOOK 1380 AT PAGE 1390 OF THE DOUGLAS COUNTY RECORDS;
 THENCE N 89°21'23" W ALONG SAID SOUTH LINE A DISTANCE OF 23.00 FEET TO A LINE THAT IS 7.00 FEET EAST OF THE WEST LINE OF PARCEL 10A AS DESCRIBED IN SAID BOOK 1380 AT PAGE 1390 AND TO THE TRUE POINT OF BEGINNING;
 THENCE S 00°38'37" W ALONG A LINE 23.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 140.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PHELPS STREET;
 THENCE N 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 201.37 FEET TO THE EAST RIGHT OF WAY LINE OF WILCOX STREET;
 THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 145.74 FEET, SAID CURVE HAS A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°28'39" AND A CHORD THAT BEARS N 16°35'47" E A DISTANCE OF 145.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 10A AS RECORDED IN BOOK 1584 AT PAGE 716 OF THE DOUGLAS COUNTY RECORDS AND TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET;
 THENCE S 89°21'23" E ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.58 ACRES MORE OR LESS.
 THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

TITLE CERTIFICATE
 I, Laryce L. Nitsch BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 DEDICATION.
 SIGNED THIS 9th DAY OF September, 2004.

[Signature] AUTHORIZED REPRESENTATIVE
[Signature] LAND TITLE GUARANTEE COMPANY
 TITLE INSURANCE COMPANY

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF September, 2004, BY Laryce L. Nitsch Title Officer of Land Title Guarantee Co
 WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September 2004
 MY COMMISSION EXPIRES 9-1-2007
[Signature] NOTARY PUBLIC

TOWN APPROVAL AND ACCEPTANCE
 ATTEST: TOWN OF CASTLE ROCK
 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.
[Signature] TOWN CLERK
[Signature] TOWN MANAGER

SURVEYOR'S CERTIFICATE
 I DAVID E. ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY 18 WILCOX FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACUTALLY EXIST AND THE SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.
[Signature] 9-9-04 DATE
 DAVID E. ARCHER (P.L.S. 6935)

REVISIONS
Revised 6-23-04
Revised 8-25-04
Revised 9-8-04
1-7-05

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	SCALE	DATE	CLIENT	JOB NUMBER
18 WILCOX	1"=40'	4-29-03	FOLKESTAD & FAZEKAS P.C.	02-1244
Sheet 1 of 1				

CERTIFICATE OF DEDICATION AND OWNERSHIP
 THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEE AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, 2ND ONE TRACT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 18 WILCOX
 TRACT A IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK AS PUBLIC RIGHT OF WAY.

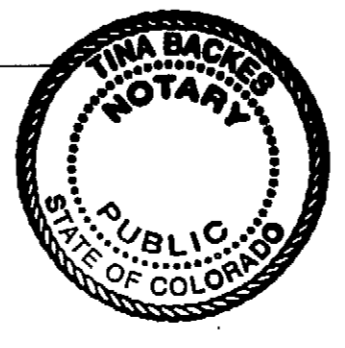
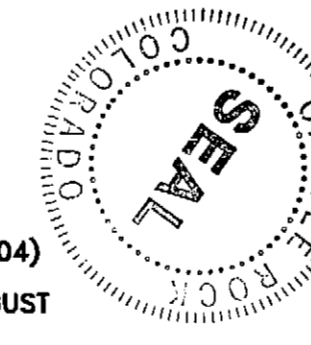
EXECUTED THIS 9th DAY OF September, 2004.
OWNERS
[Signature]
 TIMOTHY L. WHITE
 221 WILCOX STREET
 CASTLE ROCK, CO 80104
NOTARY CERTIFICATES
 STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF September, 2004.
 BY TIMOTHY L. WHITE
 WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2004
 MY COMMISSION EXPIRES 03/21/07
[Signature] NOTARY PUBLIC

BY _____ AS MAYOR OF THE TOWN OF CASTLE ROCK
TOWN MANAGER
 ATTEST
 TOWN CLERK
NOTARY CERTIFICATES
 STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2004.
 BY _____ AS MAYOR OF THE TOWN OF CASTLE ROCK
 WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2004
 MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES
 THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 1st DAY OF October, 2004.
[Signature] 10-1-04
 DIRECTOR OF DEVELOPMENT SERVICES DATE

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:50 AM ON THE DAY OF 3rd of March, 2004
 RECEPTION NO. 2005018416
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: *[Signature]* Deputy

Unofficial Copy



The map on 03/20/11, 2004, contains a map of the area shown on this plat.