

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9750681

DATE: 9-11-97

TIME: 12:49

FEE: \$ 10.⁰⁰ (/ **Pages**)

GRANTOR: *First Bank of Douglas County*
(OWNER/SIGNER)

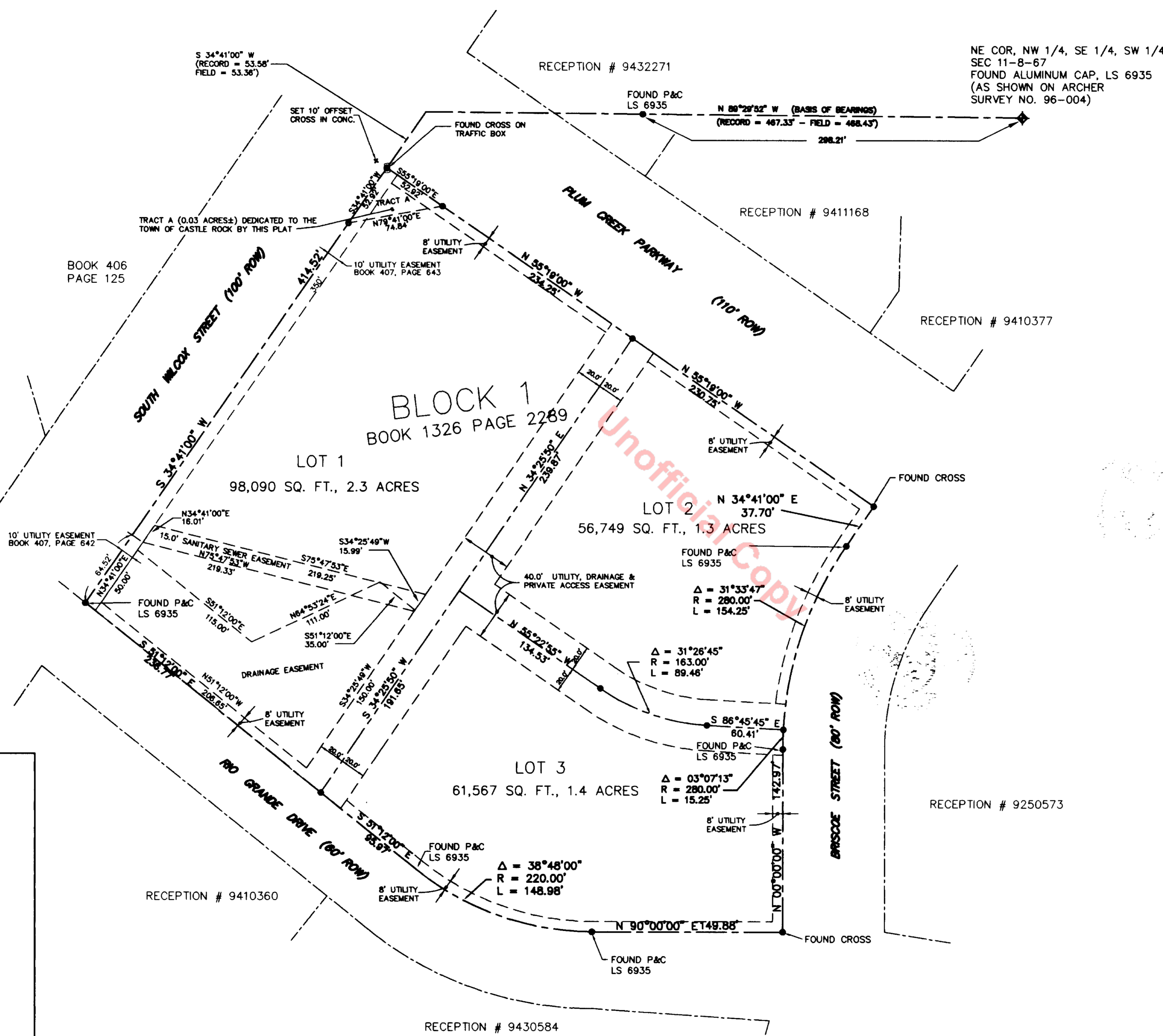
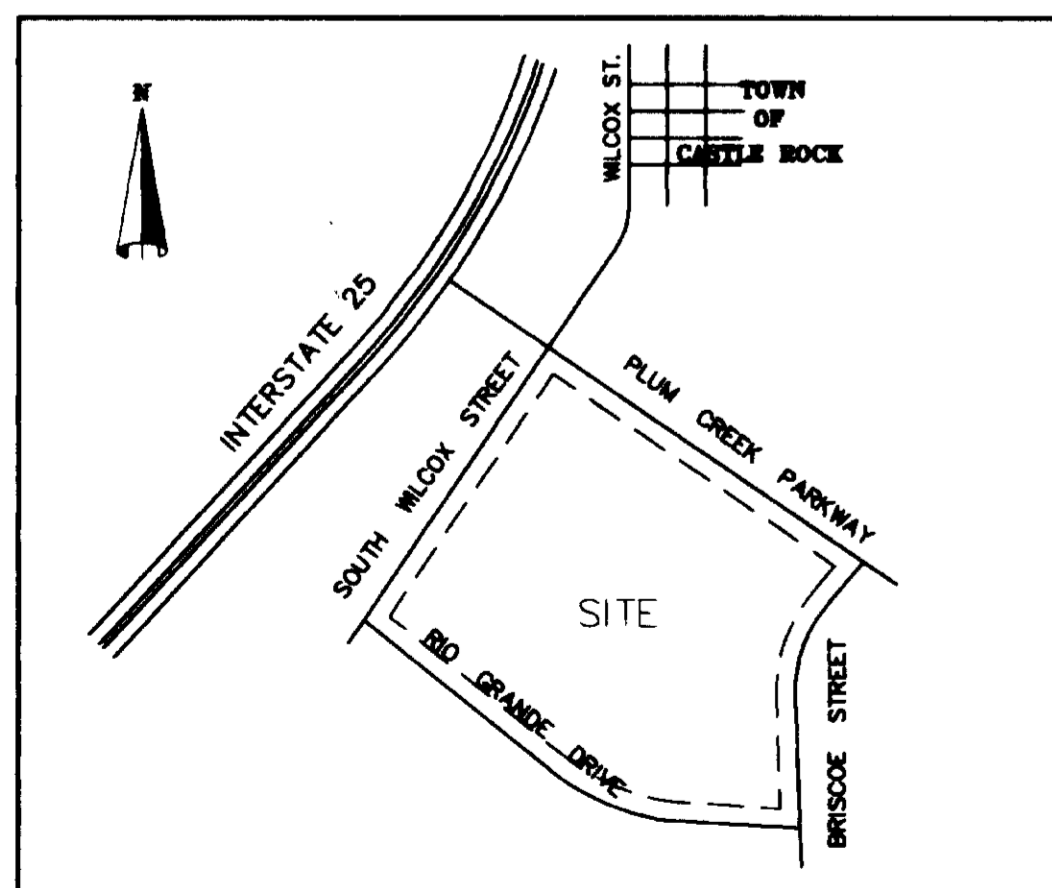
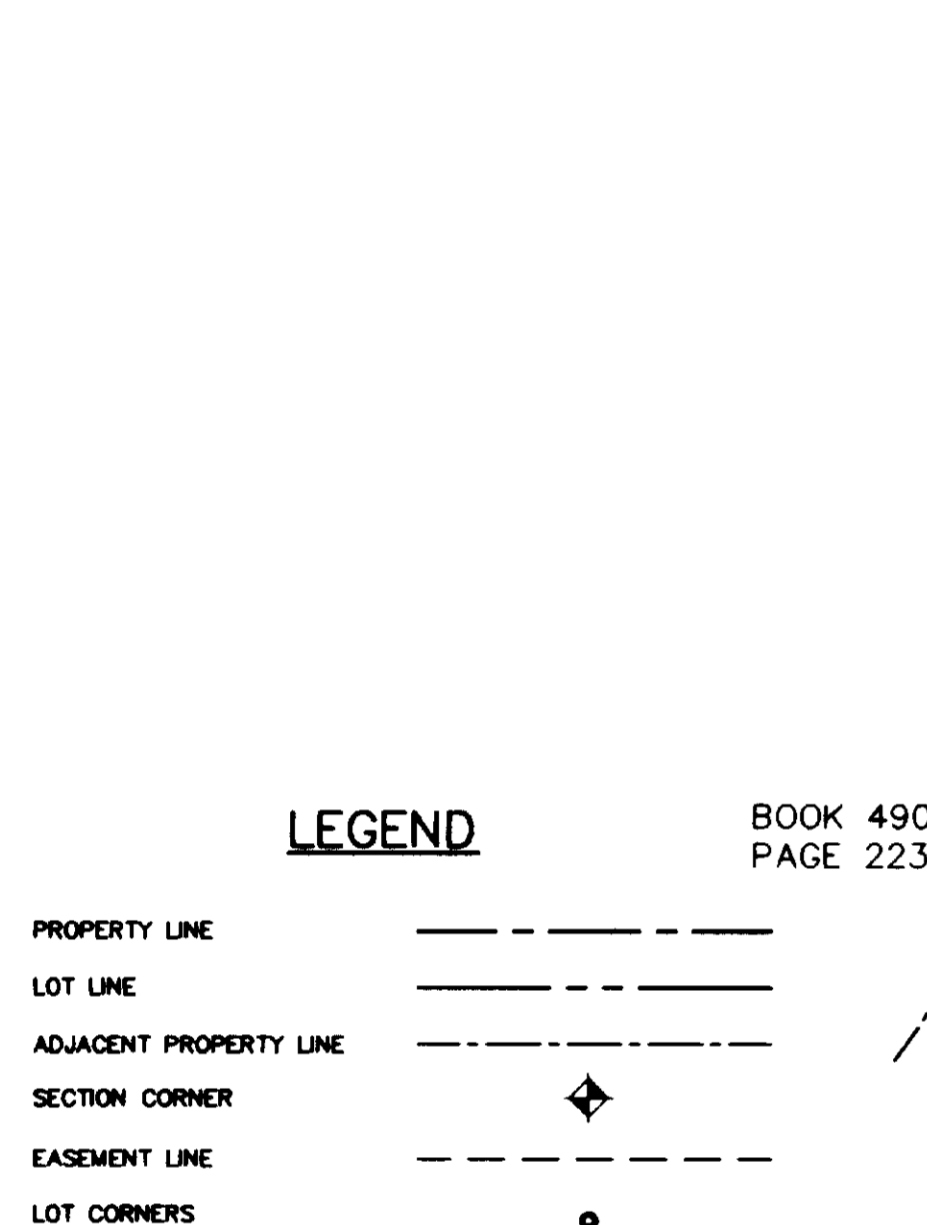
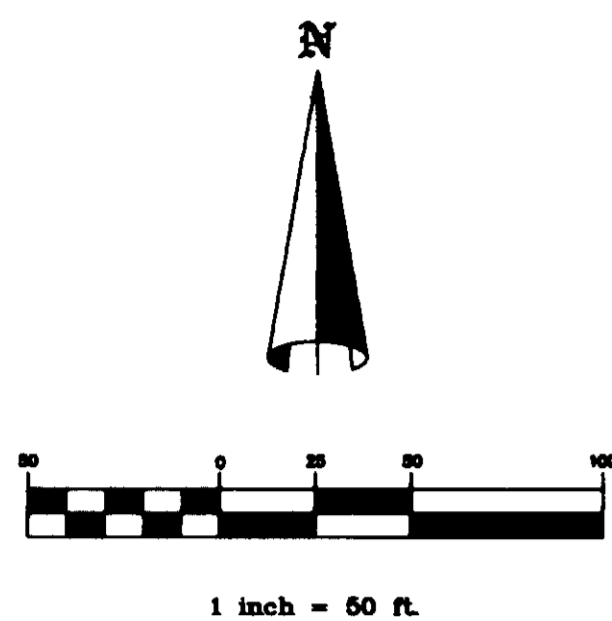
GRANTEE: *1st Bank of Douglas County*
(SUBDIVISION NAME OR NAME OF PLAT) *Subdivision - Final Plat*

LEGAL: *11, 8, 67*
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

1STBank of DOUGLAS COUNTY SUBDIVISION

A PART OF THE SW 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, (RECORDED IN BOOK 1326, PAGE 2289), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO BEAR N 89°29'52" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°29'52" W ALONG SAID NORTH LINE A DISTANCE OF 467.33 FEET TO A POINT ON THE EAST LINE OF SOUTH WILCOX STREET;

THENCE S 34°41'00" W ALONG SAID EAST LINE A DISTANCE OF 53.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S 34°41'00" W ALONG SAID EAST LINE A DISTANCE OF 414.52 FEET;

THENCE S 51°12'00" E A DISTANCE OF 332.74 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 148.98 FEET, SAID CURVE HAS A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 38°48'00" TO A POINT OF TANGENT;

THENCE N 90°00'00" E ALONG SAID TANGENT A DISTANCE OF 148.88 FEET;

THENCE N 0°00'00" W A DISTANCE OF 142.87 FEET TO A POINT OF CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 169.50 FEET, SAID CURVE HAS A RADIUS OF 280.00 FEET A CENTRAL ANGLE OF 34°41'00" TO A POINT OF TANGENT;

THENCE N 34°41'00" E ALONG SAID TANGENT A DISTANCE OF 37.70 FEET;

THENCE N 55°19'00" W A DISTANCE OF 483.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 217,806 SQUARE FEET (5.0 ACRES), MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO A BLOCK AND LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 1STBank OF DOUGLAS COUNTY SUBDIVISION, AND HEREBY DEDICATE PRIVATE DRIVES AS UTILITY, DRAINAGE, AND PRIVATE ACCESS EASEMENTS FOR THE MUTUAL BENEFIT OF ALL THREE LOTS. THE 8' PUBLIC UTILITY EASEMENTS AROUND THE OUTSIDE LOT LINES OF ALL THREE LOTS ARE HEREBY DEDICATED TO SEVERAL PUBLIC UTILITY COMPANIES FOR INSTALLATION, OPERATION, AND MAINTENANCE OF MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR CONTIGUOUS PROPERTY. ALSO, THE DRAINAGE EASEMENT LOCATED IN THE SOUTHERN END OF LOT 1 IS DEDICATED FOR LOTS 2 AND 3 TO DRAIN STORMWATER RUNOFF ACROSS LOT 1. THE OWNER SHALL BE RESPONSIBLE FOR ALL NECESSARY URKEEP AND MAINTENANCE OF DRAINWAYS AND DRAINAGE STRUCTURES WITHIN SAID EASEMENT. IN THE EVENT OF EMERGENCY OR NONCOMPLIANCE BY THE OWNER, THE TOWN OF CASTLE ROCK RESERVES THE RIGHT TO ACT IN THE PUBLIC INTEREST AND MAINTAIN SAID EASEMENT. TRACT 'A' IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE SOLE PURPOSES OF THE INSTALLATION OF AN ENTRYWAY FEATURE AND LANDSCAPING TO BE ERCTED AND MAINTAINED AT THE SOLE EXPENSE OF THE TOWN OF CASTLE ROCK. ALL IMPROVEMENTS TO BE INSTALLED ON TRACT 'A' SHALL BE SUBJECT TO THE APPROVAL OF FIRSTBANK OF PLUM CREEK FOR SO LONG AS IT OWNS THE ADJOINING PARCEL. ALSO, THE 15' SANITARY SEWER EASEMENT IN LOT 1 IS GRANTED AND CONVEYED TO THE TOWN OF CASTLE ROCK BY THIS PLAT.

BY: FirstBank of Douglas County BY: *Jay V. Hall* SEAL

ACKNOWLEDGEMENT

COUNTY OF DOUGLAS }
STATE OF COLORADO } SS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, A.D. 19 97.

BY Gregory V. Hall AS President - FirstBank AND BY Jay V. Hall AS President - FirstBank AND BY Jay V. Hall AS President - FirstBank OF Douglas County, N.A.

WITNESS MY HAND AND SEAL IN THE PRESENCE OF

NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 06/30/98 *Sharon L. Elgirth*
NOTARY PUBLIC

PLANNING DEPARTMENT APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING DEPARTMENT OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF JULY, A.D. 19 97.

Franklin 8/1/97
PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 30th DAY OF JULY, A.D. 19 97.

ATTEST:

Janet Jones *Sally Mason* 9-8-97
TOWN CLERK TOWN CLERK DATE

SURVEYORS CERTIFICATE

I, Boris S. Voukovich, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Boris S. Voukovich
BORIS S. VOUKOVICH
COLORADO REGISTERED PE & LS #4528 SEAL

TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 5 DAY OF August, 19 97.

Eric Stearns
TITLE INSURANCE COMPANY REPRESENTATIVE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 11 DAY OF Sept., 1997 AT 12:48 O'CLOCK P M AND WAS RECORDED UNDER RECEPTION NUMBER 9750681.

Chapman
DOUGLAS COUNTY CLERK AND RECORDER SEAL

MOUNTAIN STATES ENGINEERING ASSOCIATES, P.C.
12860 West Cedar Dr., Suite 102
Lakewood, Colorado 80228
(303) 987-3980 (303) 987-3988 Fax

PROPERTY OWNER:
1STBank OF DOUGLAS COUNTY
221 WILCOX STREET
CASTLE ROCK, CO 80104
TELEPHONE: (303) 688-5000

FINAL PLAT
1STBank of DOUGLAS COUNTY SUBDIVISION