

PLAT IDENTIFICATION SHEET

Reception #: **8727647**

Number of pages: **1**

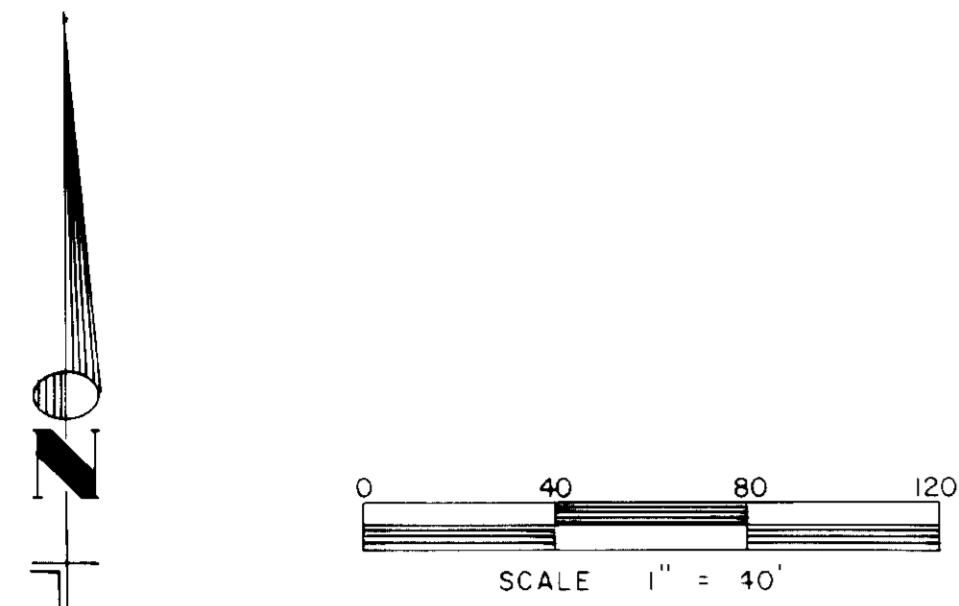
Date: **09/23/87**

Name: **BROOKSIDE**
 #1

MISCELLANEOUS COMMENTS:

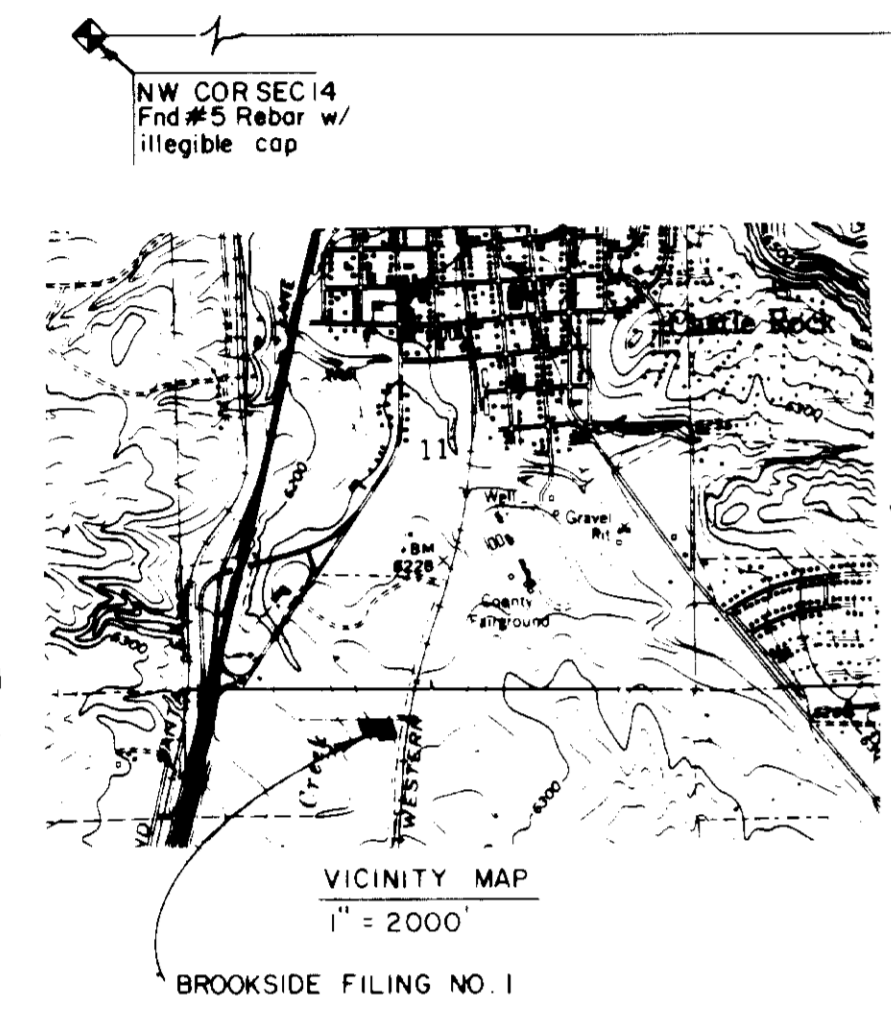
FINAL PLAT BROOKSIDE FILING NO. 1

A PART OF THE NW1/4 SECTION 14, T. 8 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



REPLAT OF
THE CENTRE ON
PLUM CREEK FILING
NO. 2

POINT OF COMMENCEMENT
NW1/4 COR. SEC 14, T. 8 S., R. 67 W., 6TH P.M.
Fnd #4 Rebar, No cap.



PROPERTY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

COMMENCING at the north quarter corner of said Section 14, whence the northwest corner of said Section 14 bears S89°56'32"W a distance of 2583.29 feet;

THENCE S51°58'00"W a distance of 492.26 feet to the southeast corner of the Replat of the Centre on Plum Creek Filing No. 2, as recorded at Reception No. 340702, on November 28th, 1984, Douglas County Clerk and Recorder's Office;

THENCE S89°04'13"W along the southerly line of said Replat of the Centre on Plum Creek Filing No. 2, and being non-tangent with the following described curve a distance of 211.22 feet to the POINT OF BEGINNING;

THENCE along the arc of a curve to the right having a central angle of 20°25'39", a radius of 340.00 feet, a chord bearing S44°55'07"E a distance of 121.22 feet, and an arc distance of 121.22 feet;

THENCE S55°17'43"W along a line radial to the last described curve and tangent with the following described curve a distance of 111.88 feet;

THENCE along the arc of a curve to the right having a central angle of 33°46'30", a radius of 50.00 feet, a chord bearing S72°10'58"W a distance of 29.05 feet, and an arc distance of 29.47 feet;

THENCE S89°04'13"W along a line tangent with the last described curve a distance of 102.55 feet;

THENCE S10°50'00"W a distance of 102.34 feet;

THENCE N79°10'00"W a distance of 64.76 feet;

THENCE S10°50'00"W a distance of 73.06 feet;

THENCE N79°10'00"W a distance of 98.48 feet;

THENCE N10°50'00"E a distance of 108.39 feet;

THENCE S77°03'08"W a distance of 97.29 feet;

THENCE N79°10'00"W a distance of 25.92 feet;

THENCE N03°54'02"E a distance of 117.50 feet;

THENCE N01°25'56"E a distance of 40.01 feet;

THENCE N06°10'13"W a distance of 37.22 feet;

THENCE N09°12'40"W a distance of 10.68 feet to the southerly line of the Replat of the Centre on Plum Creek Filing No. 2;

THENCE N89°04'13"E along said southerly line a distance of 427.01 feet to the POINT OF BEGINNING.

This parcel contains 2.286 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Nelson L. O'Connor, 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 hereon actually exist and this plat accurately represents said survey.

Nelson L. O'Connor
P.L.S. 2287
For and on behalf of
Merrick & Company
Job No: 257
Date: 5-2

STREET MAINTENANCE

It is mutually understood and agreed by the Subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the Subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has issued to that effect.

TITLE CERTIFICATE

I, Greg Edwards, a Title Officer at Western Title Corporation, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I have examined title to all land platted hereon and that title to such land is in the dedicators.

Signed the 28th day of August, 1987.

Greg Edwards
Vice President

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the owners of certain lands in the Town of Castle Rock, Colorado have by these presents laid out, platted and subdivided the same into lots, blocks, and roads as shown on this plat, under the name and style of Brookside Filing No. 1. The undersigned hereby dedicate to the Town of Castle Rock all roads shown hereon for road purposes, and dedicate to the Town of Castle Rock for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The undersigned hereby further dedicate to the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, cable television services and other communications 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 utility easements as shown hereon.

Executed this 25th day of SEPT, 1987.

Owner: **CASTLE ROCK MEDICAL CENTER, LTD**
Insert address of owner here
By: **Timothy L. White**, General Partner
For and on behalf of himself
County of Douglas, State of Colorado
The foregoing dedication was acknowledged before me this 25th day of SEPT, 1987, by Timothy L. White.
Witness my hand and seal. My Commission expires: FEB 22, 1991.
Notary Public

Owner: **OSTRICH INVESTMENTS, INC., A COLORADO CORPORATION**
Insert address of owner here
By: **Joseph Berenbaum**, ASST. VICE-PRESIDENT
County of Douglas, State of Colorado
The foregoing dedication was acknowledged before me this 14th day of JULY, 1987, by Joseph Berenbaum, ASST. V.P. of Ostrich Investments, Inc.
Witness my hand and seal. My Commission expires: 4-12-91.
Notary Public

Mortgagee: **Central Bank Denver**
County of Douglas, State of Colorado
The foregoing dedication was acknowledged before me this 5th day of AUGUST, 1987, by TAMARA L. NELSON.
Witness my hand and seal. My Commission expires: NOVEMBER 29, 1989.
Notary Public

Mortgagee: **THE LONG TRAM CREDIT BANK OF DENVER, LTD**
County of Douglas, State of Colorado
The foregoing dedication was acknowledged before me this 9-17-90 day of SEPTEMBER, 1987, by LUISE HIDALGO.
Witness my hand and seal. My Commission expires: 9-17-90.
Notary Public

Mortgagee: **THE LONG TRAM CREDIT BANK OF DENVER, LTD**
County of Douglas, State of Colorado
The foregoing dedication was acknowledged before me this 9-17-90 day of SEPTEMBER, 1987, by LUISE HIDALGO.
Witness my hand and seal. My Commission expires: 9-17-90.
Notary Public

PLANNING AND ZONING COMMISSION REVIEW

This plat recommended for approval by the Town of Castle Rock Planning and Zoning Commission this 6th day of January, 1987.

By: **Tommy Reagan**, Planning Commission Chairman
TOWN APPROVAL

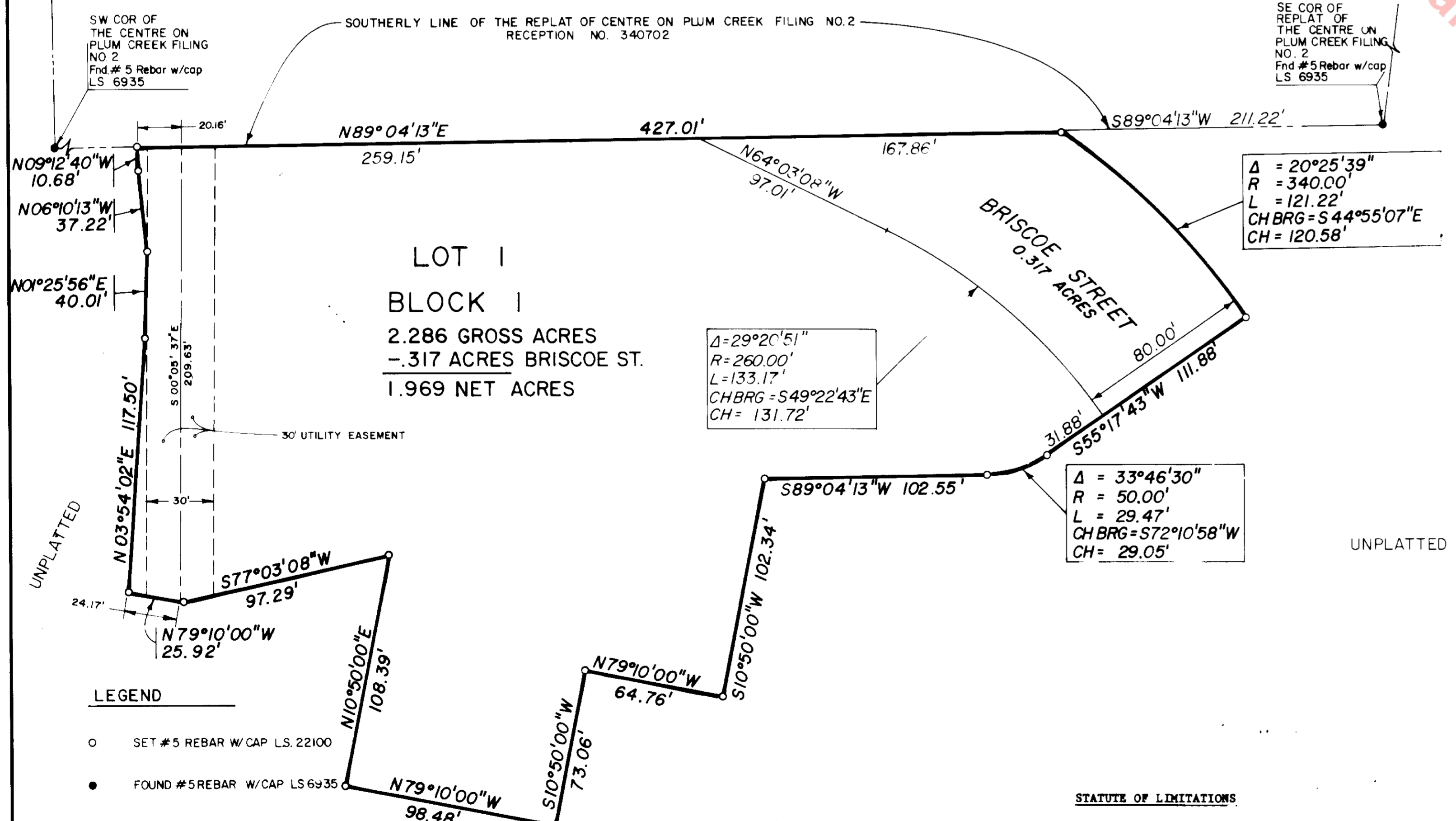
This plat is approved for filing and the Town hereby accepts the dedication of the road and utility easement shown hereon subject to the provisions in "Street Maintenance" set forth above. Approved 1-22-87.
Signed this 22nd day of September, 1987.

TOWN OF CASTLE ROCK
By: **Ray J. Kennedy**, Mayor
Attest: **Phyllis L. Brown**, Clerk
Secretary: **NA**

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 1:30 P.M. on the 23rd day of September, 1987, in Book _____, Page _____, Map _____, Reception No. **2727647**.

County Clerk and Recorder
By: **Laura Thompson**, Deputy



LEGEND

- SET #5 REBAR W/CAP LS. 22100
- FOUND #5 REBAR W/CAP LS. 6935

BASIS OF BEARINGS. Bearings are based on the northerly line of the Northwest Quarter of Section 14, T8S, R67W of the 6th P.M., being S89°56'32"W, (Assumed).

STATUTE OF LIMITATIONS

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

Unofficial Copy

