

# PLAT IDENTIFICATION SHEET

RECEPTION#: 02038161

DATE: 4-19-02

TIME: 14:20

FEE: \$ 10 (1 P)

GRANTOR: HR Bammon  
(owner/signer)

GRANTEE: Brookside Business Center  
(subdivision name or name of plat) Filing #5

LEGAL: 14-8-67  
(section-township-range)

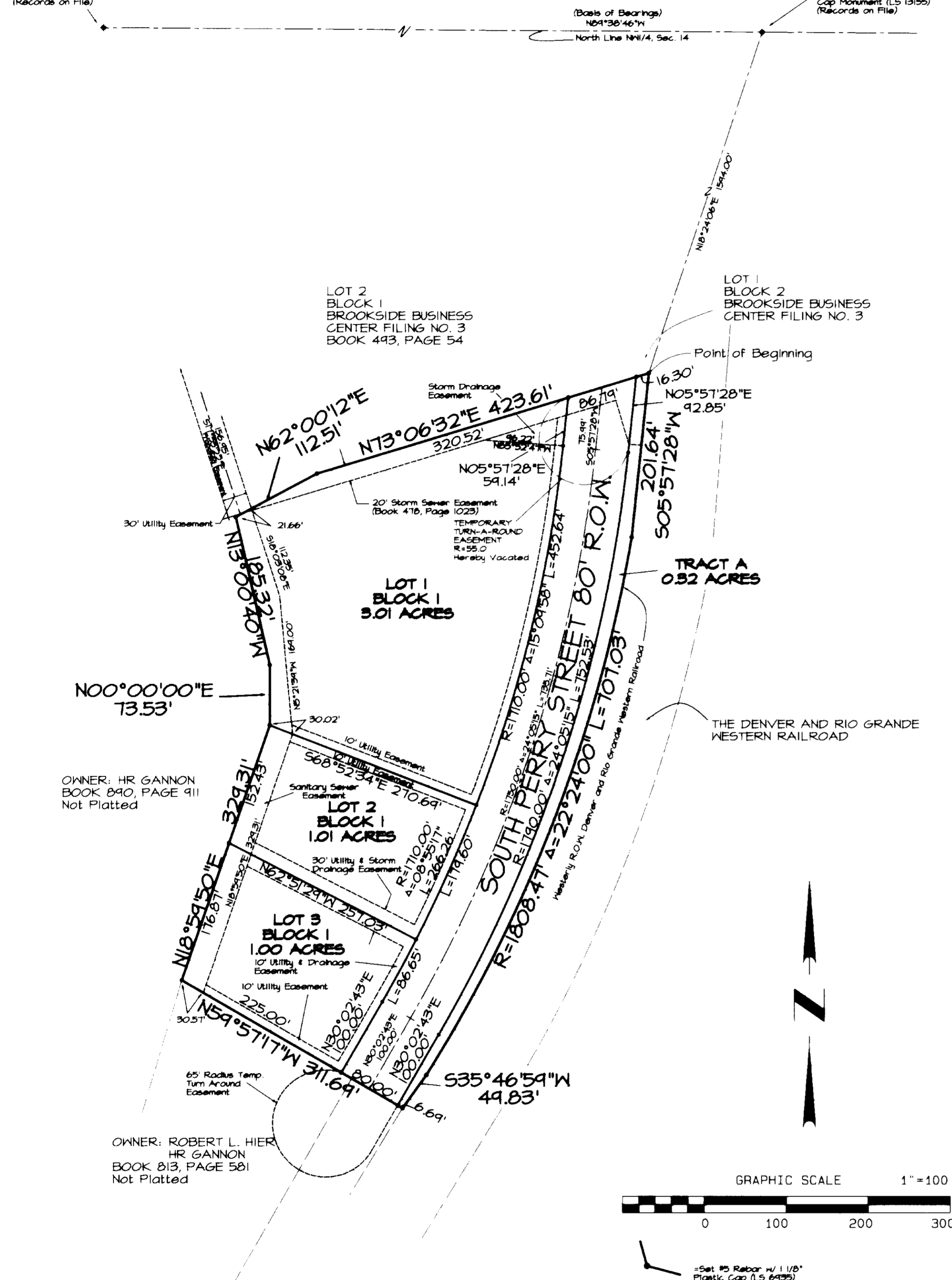
NEW SUBDIVISION ABBREV: \_\_\_\_\_

# FINAL PLAT BROOKSIDE BUSINESS CENTER FILING NO. 5 IN SECTION 14, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

NW Corner  
Sec. 14-8-67  
Recovered 2 1/2" Alum.  
Cap Monument (L.S. 6455)  
(Records on File)

NE 1/4 Corner  
Sec. 14-8-67  
Recovered 2 3/8" Alum.  
Cap Monument (L.S. 6155)  
(Records on File)

(Basis of Bearings)  
N64°36'46"W  
North Line NW 1/4, Sec. 14



LOT 2  
BLOCK 1  
BROOKSIDE BUSINESS  
CENTER FILING NO. 3  
BOOK 493, PAGE 54

LOT 1  
BLOCK 2  
BROOKSIDE BUSINESS  
CENTER FILING NO. 3

LOT 1  
BLOCK 1  
3.01 ACRES

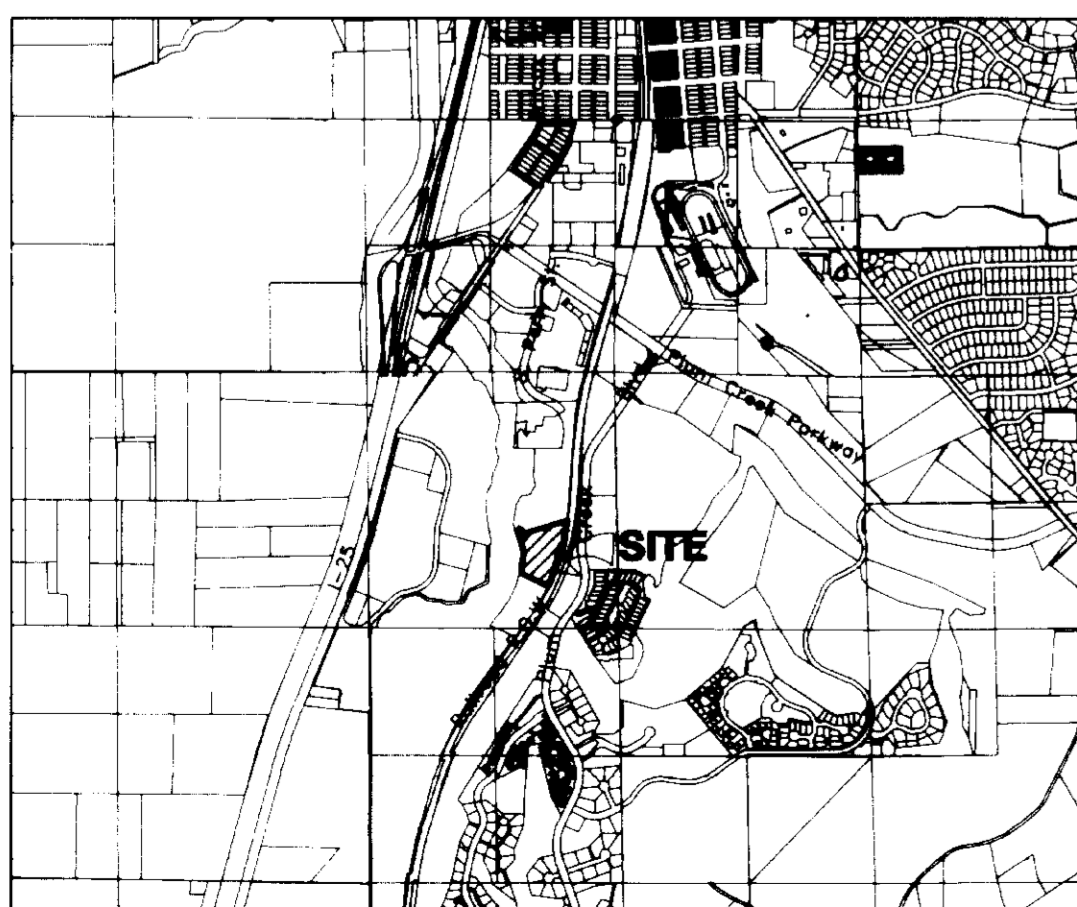
TRACT A  
0.32 ACRES

LOT 2  
BLOCK 1  
1.01 ACRES

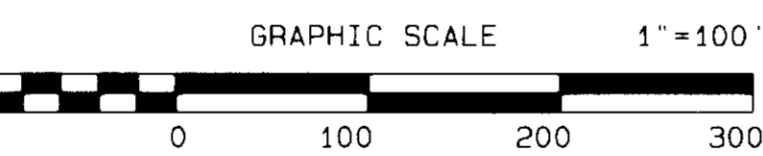
LOT 3  
BLOCK 1  
1.00 ACRES

OWNER: HR GANNON  
BOOK 290, PAGE 911  
Not Platted

OWNER: ROBERT L. HIER  
HR GANNON  
BOOK 213, PAGE 581  
Not Platted



VICINITY MAP



Set 1/2" Radius w/ 1 1/8" Plastic Cap (L.S. 6455)

ACREAGE TABLE	
LOT 1 BLOCK 1	3.01 ACRES
LOT 2 BLOCK 1	1.01 ACRES
LOT 3 BLOCK 1	1.00 ACRES
TRACT A	0.32 ACRES
South Perry St.	1.67 ACRES
TOTAL ACREAGE=7.01 ACRES	

### TITLE CERTIFICATE

I, Diane Evans, 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 16th DAY OF April, 2002.

DATE: 4/16/2002  
LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2002, BY Diane Evans AS Vice President OF LAND TITLE GUARANTEE COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 2002.

MY COMMISSION EXPIRES 9-1-2003

SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Sept. 1, 2003

### PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 14, T8S, R67W OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 14 AND CONSIDERING THE NORTH LINE OF SAID NW 1/4 TO BEAR N89°38'46"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. THENCE S18°24'06"W A DISTANCE OF 1594.00 FEET TO THE WEST RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD AND TO THE SE CORNER OF LOT 1, BLOCK 2, BROOKSIDE BUSINESS CENTER FILING NO. 3 AND TO THE TRUE POINT OF BEGINNING. THENCE S05°57'28"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 201.64 FEET. THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE 707.03 FEET SAID CURVE HAS A RADIUS OF 1808.47 FEET, A CENTRAL ANGLE OF 22°24'00" AND A CHORD THAT BEARS S20°52'13"W A DISTANCE OF 702.53 FEET. THENCE S35°46'59"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 49.83 FEET; THENCE N59°57'17"W A DISTANCE OF 311.69 FEET; THENCE N18°59'50"E A DISTANCE OF 329.31 FEET; THENCE N00°00'00"E A DISTANCE OF 73.53 FEET; THENCE N15°00'40"W A DISTANCE OF 185.32 FEET; THENCE N82°00'12"E A DISTANCE OF 112.51 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 1, BROOKSIDE BUSINESS CENTER; FILING NO. 3. THENCE N73°06'32"E A DISTANCE OF 423.61 FEET TO THE POINT OF BEGINNING. CONTAINING 7.01 ACRES, MORE OR LESS. THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX, CASTLE ROCK, CO 80104.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDERS(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, 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 BROOKSIDE BUSINESS CENTER FILING NO. 5. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS AS DESCRIBED HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCE 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 AND ALSO UNDER, ALONG AND ACROSS TRACT A AS SHOWN ON THIS PLAT.

**NOTE**  
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF THE NW 1/4 OF SECTION 14 BEARS N89°38'46"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

### OWNERS

H.R. Gannon  
H.R. GANNON  
801 SOUTH PERRY STREET  
CASTLE ROCK, COLORADO 80104

### NOTARY CERTIFICATES

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF April, 2002, BY H.R. GANNON

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF April, 2002

### MY COMMISSION EXPIRES

DIANE EVANS  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Oct. 29, 2004

Robert L. Hier  
ROBERT L. HIER  
801 SOUTH PERRY STREET  
CASTLE ROCK, COLORADO 80104

### NOTARY CERTIFICATES

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2002, BY ROBERT L. HIER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF April, 2002

### MY COMMISSION EXPIRES

DIANE EVANS  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Oct. 29, 2004

### SURVEYOR'S CERTIFICATE

I, DAVID E. ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE STATE OF COLORADO SUBDIVISION REGULATIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
6935

### STATEMENT OF PLANNING & DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16th DAY OF April, A.D., 2002.

ATTEST:

Robert L. Hier  
COMMUNITY DEVELOPMENT DIRECTOR

### 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.

ATTEST:

Shelly DeMunn  
TOWN CLERK  
Maie Stuss  
TOWN MANAGER

### DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

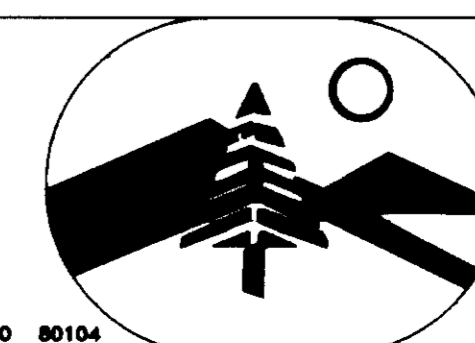
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, AT 105 W. ON THE 16th DAY OF April, 2002 (year), IN BOOK 105, PAGE 28101, MAP 28101, RECEPTION NO. 02028101

DOUGLAS COUNTY CLERK AND RECORDER

BY: Shelly DeMunn  
DEPUTY

REVISIONS  
Lot Line Added 12-4-98  
Misc 12-11-98  
Revised per Town Comments 1-13-99  
Revised per Town Comments 5-20-99  
Revised Signature Blocks 7-7-99  
Easements Revised 8-31-00  
Lot 2 Removed 2-25-02  
Dates changed 04-11-02

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



TITLE: FINAL PLAT  
BROOKSIDE BUSINESS CENTER FILING NO. 5  
CLIENT: H.R. GANNON/ROBERT L. HIER  
JOB NUMBER: 98-837  
Sheet 1 of 1