

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00004937

DATE: 1-24-00

TIME 13:24

FEE: \$ 20⁰⁰ (2 P)

GRANTOR: Canyon Drive Development LLC
(OWNER/SIGNER)

GRANTEE: Castleview Condominiums 1st
(SUBDIVISION NAME OR NAME OF PLAT)
Amendment, Lot 1 - Final Plat

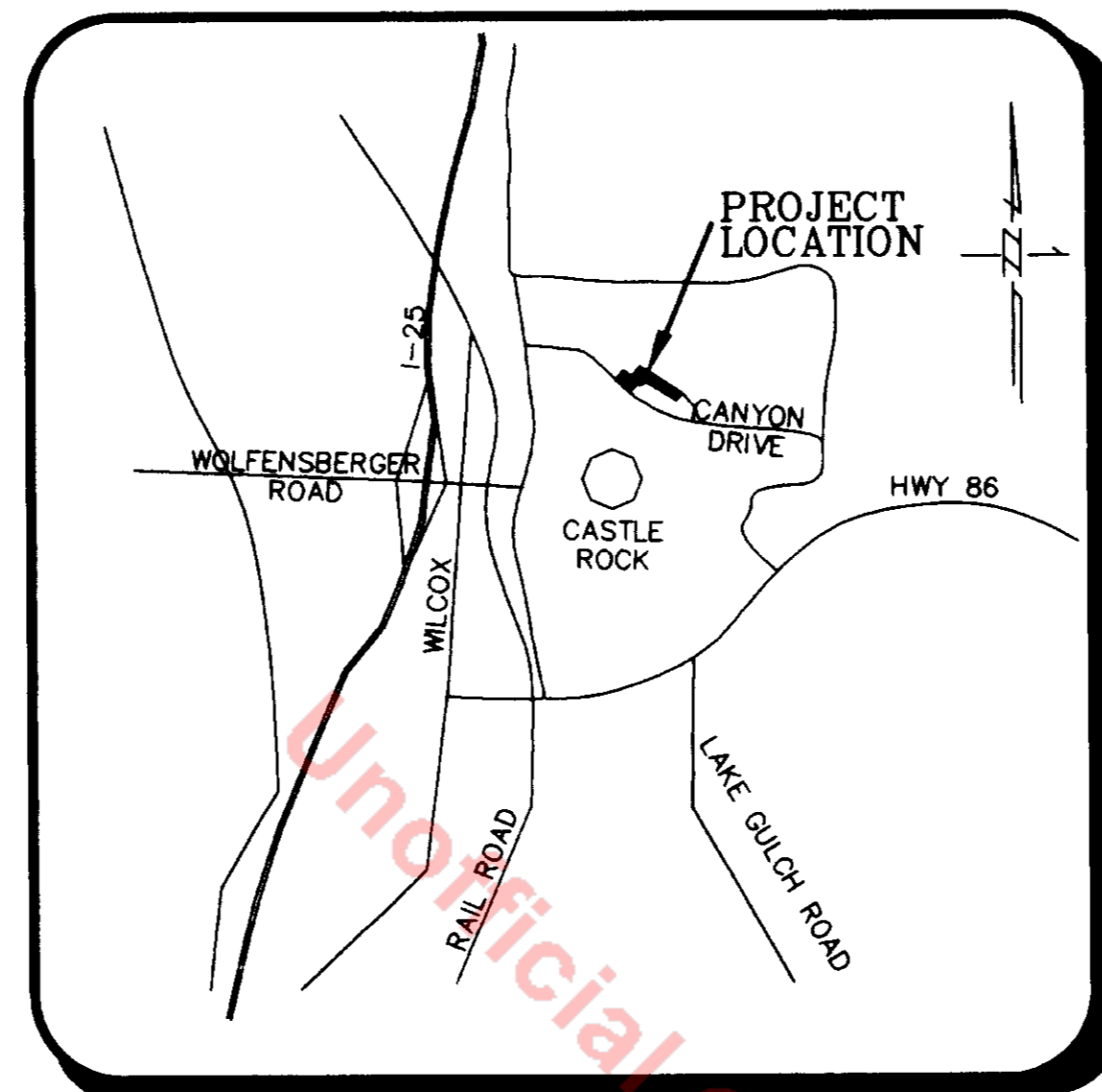
LEGAL: 2, 8, 67
(SECTION-TOWNSHIP-RANGE)

CASTLEVIEW CONDOMINIUMS, 1st AMENDMENT, LOT 1

A REPLAT OF A PORTION OF CASTLEVIEW CONDOMINIUMS, SITUATED IN THE S.E. 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

FINAL PLAT

ADJACENT PROPERTY OWNERS			
STREET ADDRESS	OWNER	BOOK	PAGE
929 MOUNTAIN VIEW DR.	LOREN W. & MARGIE E. PUYEAR	336	613
931 MOUNTAIN VIEW DR.	PETER PICKA & JENIFER HARRIS	1035	907
933 MOUNTAIN VIEW DR.	DONALD G. & SYLVIA J. TYSON	373	942
935 MOUNTAIN VIEW DR.	JOHN L. & MARBLE I. MCLIMANS	379	620
937 MOUNTAIN VIEW DR.	LUANN FOX	1459	1121
939 MOUNTAIN VIEW DR.	ALAN R. BLAKLEY	1079	1079
941 MOUNTAIN VIEW DR.	MICHAEL A. ORENDORF	1574	983
942 MOUNTAIN VIEW DR.	RICHARD E. & ROSEMARIE CASHION	1587	645
101 MOUNTAIN SHADOW LN.	GLEND A. FILLAT	1384	104
102 MOUNTAIN SHADOW LN.	DAVID A. JOHNSON	1383	933
103 MOUNTAIN SHADOW LN.	KAYEDEANE L. MILLER	1380	2169
104 MOUNTAIN SHADOW LN.	FERN B. LOVELADY	1380	1372
121 MOUNTAIN SHADOW LN.	ESTER J. WHITE	1558	1553
122 MOUNTAIN SHADOW LN.	MARY K. VAN BECELAERE	1592	1007
131 MOUNTAIN SHADOW LN.	JEFFERY J. & APRIL L. CUDDLEBACH	1547	493
132 MOUNTAIN SHADOW LN.	MARIE MCELORY	1546	769
689 CANYON DR.	JON L. & JENNIE M. SWANSON	1115	1080
691 CANYON DR.	ROGER K. SUNG & MOO WOONG LEE	1555	784
693 CANYON DR.	ROBERT J. & DONNA J. NOVORYTA	1340	740
695 CANYON DR.	WILLIAM L. & RUTH CAREW	898	42
697 CANYON DR.	FRANCIS R. SKIBA	756	408
699 CANYON DR.	LISBETH M. HOPPER	756	431
701 CANYON DR.	TIMOTHY A. & PAMELA J. MCTAVISH	929	781
703 CANYON DR.	SHIRLEY N. PILANT	1441	412
737 CANYON DR.	JOHN F. & SHEILA L. BARKER	699	387
739 CANYON DR.	LELAND K. MORRISON	1361	2386
741 CANYON DR.	FRANK YARBERRY	988	706
743 CANYON DR.	CAROL A. KANESS	1527	938
745 CANYON DR.	DENNIS P. SCHUBERT	1267	259
747 CANYON DR.	TIM E. ZEGERS	962	37
749 CANYON DR.	BRUCE S. & SUSAN F. WEINROTH	1235	1751
751 CANYON DR.	DEBRA F. STEWART	1255	2278
753 CANYON DR.	JO ELLEN DOLBY	1272	1895
755 CANYON DR.	JOSEPH L. GALLEGOS	1403	1117
757 CANYON DR.	ROGER WAYNE ANDERSON	1067	802
759 CANYON DR.	DONALD LEE ROUSH	1457	379
761 CANYON DR.	CALVIN R. SHEELEY	983	71
763 CANYON DR.	ROGER W. & LINDA K. ANDERSON	1516	2318
765 CANYON DR.	ROGER W. & LINDA K. ANDERSON	1530	1354
767 CANYON DR.	AMY A. NEAL	647	772
769 CANYON DR.	GLEND A. J. DUMLER	1190	808
771 CANYON DR.	CON D. & CLELLEN D. FITZGERALD	1325	867
773 CANYON DR.	ROBERT A. GOTTSCHALK	1170	1443
775 CANYON DR.	WILLIAM R. ZICH	1501	1866
777 CANYON DR.	EDITH V. WEAVER	966	258
779 CANYON DR.	LEE B. & GAIL ADAMS JACOBY	1223	1365
781 CANYON DR.	WINNIE A. SIMONS	1128	2144
783 CANYON DR.	CYNTHIA S. ALLSPACH	1404	1630



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- COVER SHEET
- FINAL PLAT

LEGAL DESCRIPTION, LOT 1

A parcel of land situated in the southeast one-quarter of Section 2, Township 8 South, Range 67 West, of the 6th P.M., Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the northwest corner of the southeast 1/4, Section 2, T8S, R67W, thence S88°57'57"E a distance of 56.02 feet to a point on the west boundary of Mountain Shadows P.U.D. Filing No. 1, thence continuing along the boundary the following 4 courses:

Thence N07°55'30"W a distance of 156.00 feet;
Thence S87°41'13"E a distance of 426.91 feet;
Thence S00°46'20"W a distance of 37.97 feet;
Thence S57°00'49"W a distance of 580.53 feet to the Point of Beginning.

Thence departing said boundary the following 6 courses:

Thence S57°00'49"E a distance of 581.46 feet;
Thence S50°18'42"W a distance of 118.38 feet;
Thence N57°00'49"W a distance of 343.42 feet;
Thence S59°29'11"W a distance of 47.58 feet;
Thence N51°48'33"W a distance of 39.92 feet;
Thence S38°11'27"W a distance of 116.33 feet;
Thence N51°48'33"W along the north right-of-way of Canyon Drive a distance of 217.00 feet to a point; thence departing said northerly right-of-way line N38°11'27"E along a line common to Mountain Shadows P.U.D. Filing No. 1 a distance of 113.00 feet; thence S52°49'16"E a distance of 77.95 feet; thence N31°42'47"E a distance of 141.33 feet to the Point of Beginning.

Containing 95,218.62 square feet or 2.186 acres more or less.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility 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.

The lands comprising this subdivision are subject to certain covenants which are recorded in Book 222 at Page 227 of the records of Douglas County, Colorado.

Executed this 24 day of June, 1999.

Owner(s):
Randal A. Craven, Canyon Drive Development, LLC, Principal

SS:
County of Douglas

The foregoing dedication was acknowledged before me the 24 day of June, 1999 by Randal A. Craven. Witness by hand and seal

My Commission expires: 02-03-2002

Notary Public

LIENHOLDER

FIRSTIER BANK OF COLORADO

BY: *Rebecca A. Villani*
Branch PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO
COUNTY OF Adams

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August 19 99 BY *Rebecca A. Villani* AS Branch President OF FIRSTIER BANK OF COLORADO.

WITNESSED MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC *Julie S. Green* NOTARY ADDRESS 11216 HUNTER ST
12-16-99 Northglenn, Colo. 80224

Rebecca A. Villani as Branch President
SUBSCRIBED AND ACKNOWLEDGED BEFORE ME IN THE COUNTY OF ADAMS STATE OF COLORADO this 28th day of August 1999
Julie S. Green
NOTARY PUBLIC STATE OF COLORADO

PLANNING COMMISSION APPROVAL

This plan was recommended for approval by the planning commission of the Town of Castle Rock, Colorado, the 16th day of May, A.D., 1999.

ATTEST:

John Franklin 1/20/2000
Chairman Date

John Franklin 7/9/99
Planning Director Date

TOWN COUNCIL APPROVAL

This plan was approved and the dedications on the plat, accepted by the Town of Castle Rock, Colorado, the 27th day of May, A.D., 1999.

ATTEST:

Jolly Mauer 1-7-2000
Town Clerk Date

Jolly Mauer 1-7-2000
Town Clerk Date

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I hereby certify that this plat was filed in my office on the 24 day of JAN, 2000 at 10:24 a.m. and was recorded under reception number 00004637

Sharon Muehlhelt Deputy
Douglas County Clerk and Recorder

TITLE CERTIFICATE

I, *Phil Van Horn* being an authorized representative of *First American Heritage Title 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, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 21 day of June, 1999.

Phil Van Horn
Authorized Representative
First American Heritage
Title Insurance Company

SURVEYOR'S CERTIFICATE

I, Donald J. Gillard, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plan was made under my supervision and the monuments shown thereon actually exist and this plan accurately represents said survey.

Donald J. Gillard June 8, 1999
Donald J. Gillard - CO PLS #13487
FUTURA ENGINEERING, INC.

OWNER / DEVELOPER:
CANYON DRIVE DEVELOPMENT, LLC
10421 EAST 107TH PLACE
BRIGHTON, CO 80601
(303) 287-5175

PREPARED BY:
FUTURA ENGINEERING INC.
12741 E. CALEY AVENUE, SUITE 126
ENGLEWOOD, CO 80111
(303) 649-9292

FINAL PLAT CASTLEVIEW CONDOMINIUMS, 1st AMENDMENT, LOT 1

Futura Engineering Inc.
Engineering Consultants and Surveyors
12741 East Caley Avenue, Suite 126
Englewood, Colorado 80111 - (303) 649-9292
FAX (303) 649-9499

DATE: March 22, 1999
DRAWN: BLN
CHECKED: DJG
SCALE: 99-670.00
Sheet 1 of 2

