

PLAT IDENTIFICATION SHEET

316 992

11/28/83

GRANTOR:

(owner/signer)

Canyon Drive Associates

GRANTEE:

(subdivision name or name of plat)

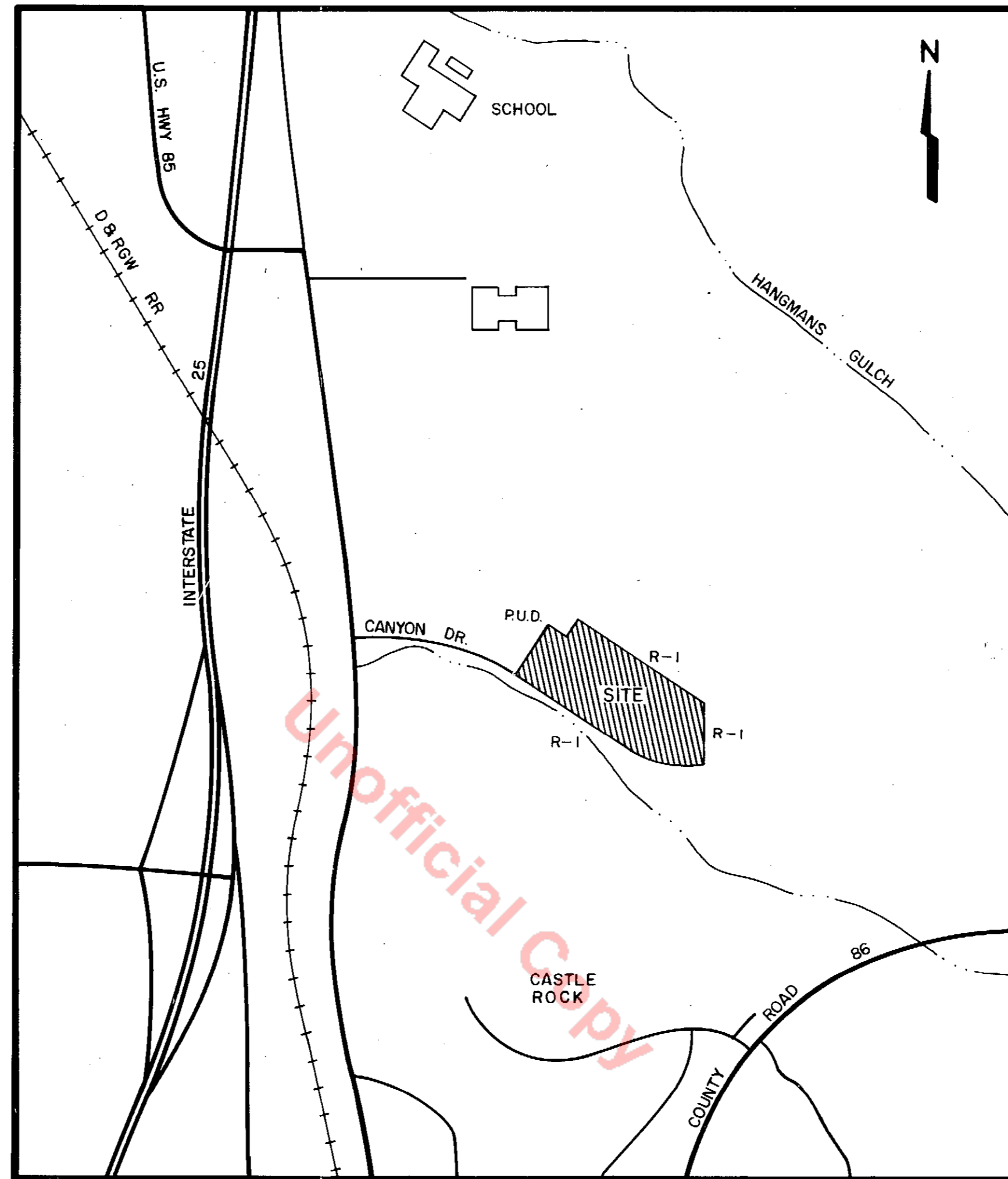
Castleview Condominiums

LEGAL:

(section-township-range)

CASTLEVIEW CONDOMINIUMS

BEING A PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP
N.T.S.

BENCH MARK

CHISELED "I" ON WEST-MOST
FLANGE BOLT ON FIRE HYDRANT AT
NORTHEAST CORNER OF INTERSECTION
OF PARKVIEW STREET & VALHALLA
STREET.
ELEV. = 5285.26 (U.S.G.S. DATUM)

OWNER AND SUBDIVIDER

CANYON DRIVE ASSOCIATES
25178 GENESSE TRAIL ROAD
GOLDEN, CO. 80401

TOTAL ACREAGE	TOTAL NO. OF UNITS	TOTAL NO. OFF ST. PARKING	DENSITY UNITS PER ACRE
6.874	72	151	10.47

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the Owner(s), Mortgage(s) and Lienholder(s) of certain lands in the Town of Castle Rock, Colorado, described as follows:

A parcel of land in the Southeast Quarter of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

Commencing at the center quarter corner of said Section 2; thence S 88° 57' 57" E, 56.02 feet to a point on the easterly right of way line of the I-25 Frontage road; thence, along the boundary of Mountain Shadows Condominiums Filing No. 1. as filed in the office of the Clerk and Recorder of said Douglas County on the following courses:

N 7° 55' 30" W, 156.00 Feet;
S 87° 41' 13" E, 426.91 Feet;
S 0° 46' 20" W, 37.97 Feet;
S 57° 00' 49" E, 580.53 Feet, the point of beginning

Thence leaving the boundary of said Mountain Shadows, Filing No. 1 and continuing S 57° 00' 49" E, 706.46 feet; thence S 0° 13' 27" E, 360.34 feet; thence N 88° 48' 33" W, 50.01 feet to a point of curve; thence along the arc of a curve to the right having a central angle of 37° 00' 00" and a radius of 330.00 feet, a distance of 213.10 feet; thence W 51° 48' 33" W, 750.91 feet; thence along the boundary of said Mountain Shadows condominiums, Filing No. 1 on the following courses:

N 38° 11' 27" E, 173.00 feet;
S 52° 49' 16" E, 77.95 feet;
N 31° 42' 47" E, 141.33 feet to the point of beginning.

Containing in all 6.874 acres, more or less. Subject to all easements, roads and right of way, existing or of record.

have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of Castleview Condominiums, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being, Canyon Drive. The undersigned hereby further dedicate all utility easements 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 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.

Owner(s):

Edward F. Miller

Mortgagee(s) and Lienholder(s):

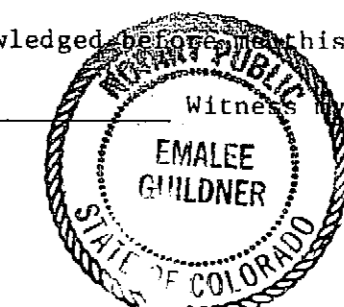
Metro National Bank
by [Signature] Assistant Vice President
Gilpin County Bank
by [Signature] President

SS:

County of Douglas

The foregoing dedication was acknowledged by this 15th day of June 19 83

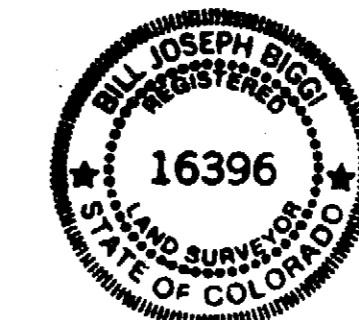
by Emalee Schildner



Witness hand and seal. My commission expires: 1/18/87
Emalee Schildner
Notary Public

SURVEYING CERTIFICATE

I, BILL J. BIGGI, 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.



Bill J. Biggi 5/17/83
Registered Land Surveyor

TITLE CERTIFICATE

I, JACK SILVER (Reg. No. 3891), an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed this 16th day of September 19 83

[Signature]
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 21st day of April 19 83

[Signature]
Chairman

TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridle path easements shown hereon.

Signed this 3^d day of May 19 83

TOWN OF CASTLE ROCK
Robert Fols
Mayor

RECORDER'S CERTIFICATE

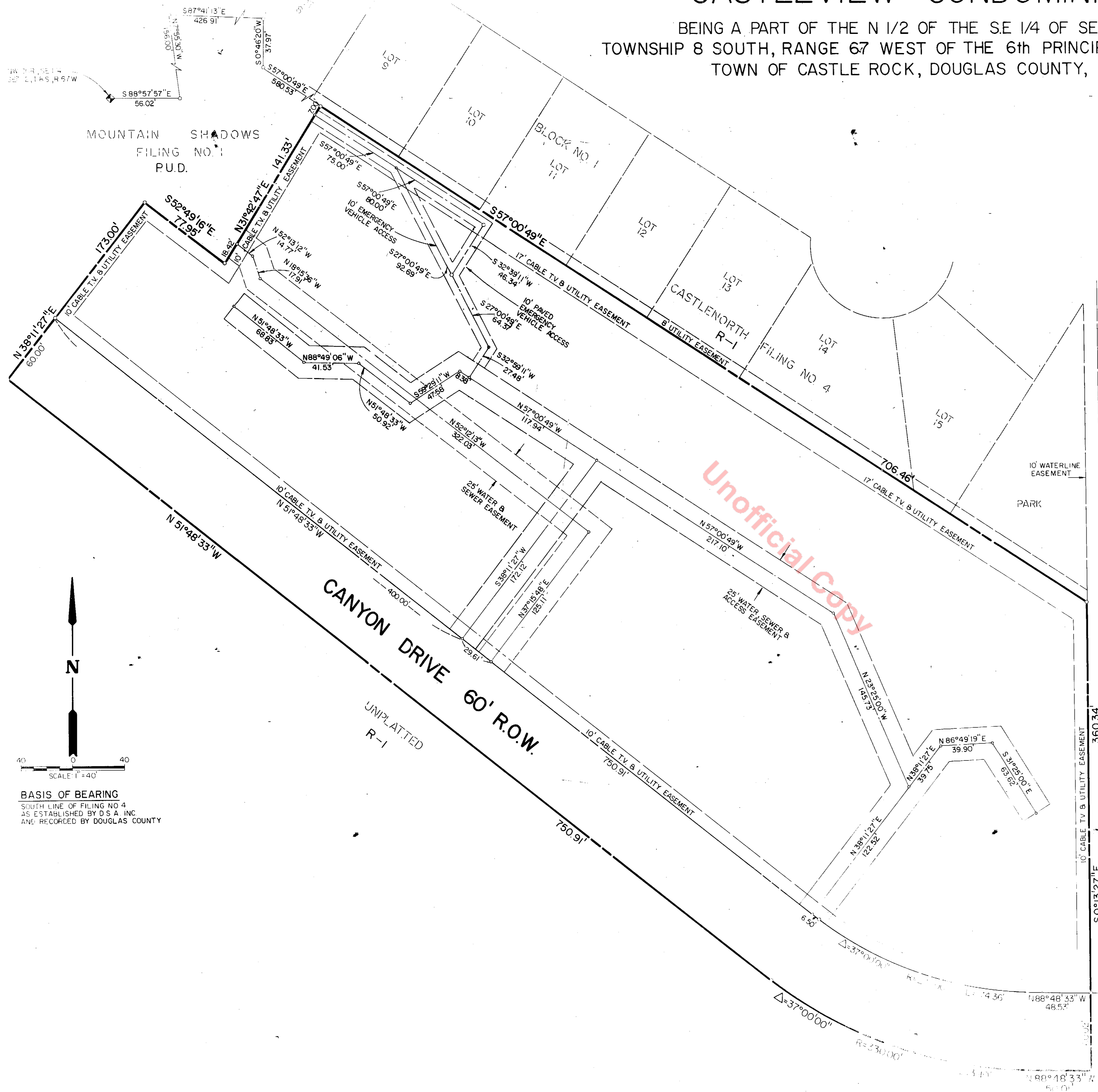
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 4:02 P.M. on the 28th day of November 19 83 in book ---, page ---, map --- reception 316992

County Clerk and Recorder
RETA A. ORAZIN
[Signature]
Deputy

SEI	engineers - planners - surveyors	Date	MARCH 15/83	Job No.	283-1
	SUTHERLAND ENGINEERS, INC. 2140 SOUTH IVANHOE STREET SUITE 210 DENVER, COLORADO 80222 (303) 759-0951	Drawn By	J.W.	Designed By	NOT TO SCALE
		Sheet	1	OF	2

CASTLEVIEW CONDOMINIUMS

BEING A PART OF THE N 1/2 OF THE SE 1/4 OF SECTION 2
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGAL DESCRIPTION

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Commencing at the center quarter corner of said Section 2; thence S 87° 41' 13" E, 426.91 feet; thence along the easterly right of way line of the 1-2 1/2 Frontage Road; thence along a bearing and distance to the Condominiums Filing No. 1 as filed in the office of the Clerk and Recorder of Douglas County, Colorado, the following courses:

N 7° 53' 30" W, 156.00 Feet;
S 87° 41' 13" E, 426.91 Feet;
S 0° 46' 20" W, 37.97 Feet;
S 57° 00' 49" E, 580.53 Feet, the point of beginning.

Thence leaving the boundary of said Mountain Shadows, Filing No. 1 and continuing S 57° 00' 49" E, 706.46 feet; thence along the arc of a curve to the right having a central angle of 111° 00' 00" and a radius of 349.00 feet, a distance of 213.10 feet; thence S 31° 48' 43" W, 700.93 feet; thence along the boundary of said Mountain Shadows Condominiums, Filing No. 1 on the following courses:

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