

**PLAT IDENTIFICATION SHEET**

281854

02/16/1982

**GRANTOR:**  
(owner/signer)

UnKnown

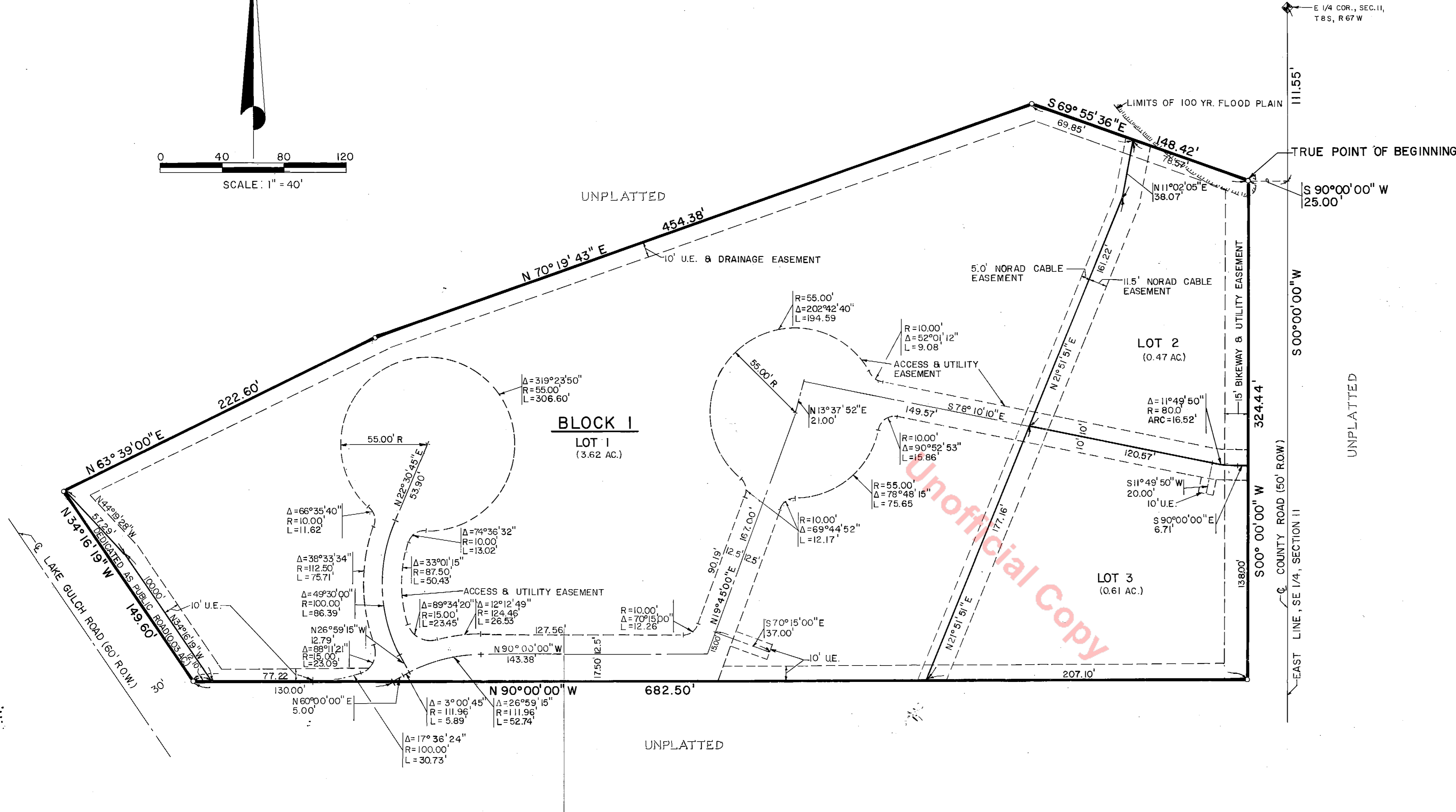
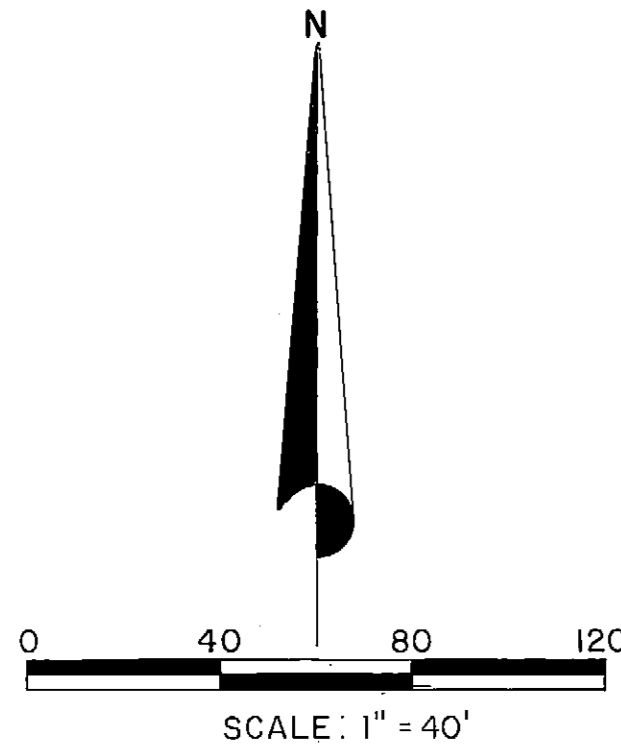
**GRANTEE:**  
(subdivision name or name of plat)

Castle Creek Commons

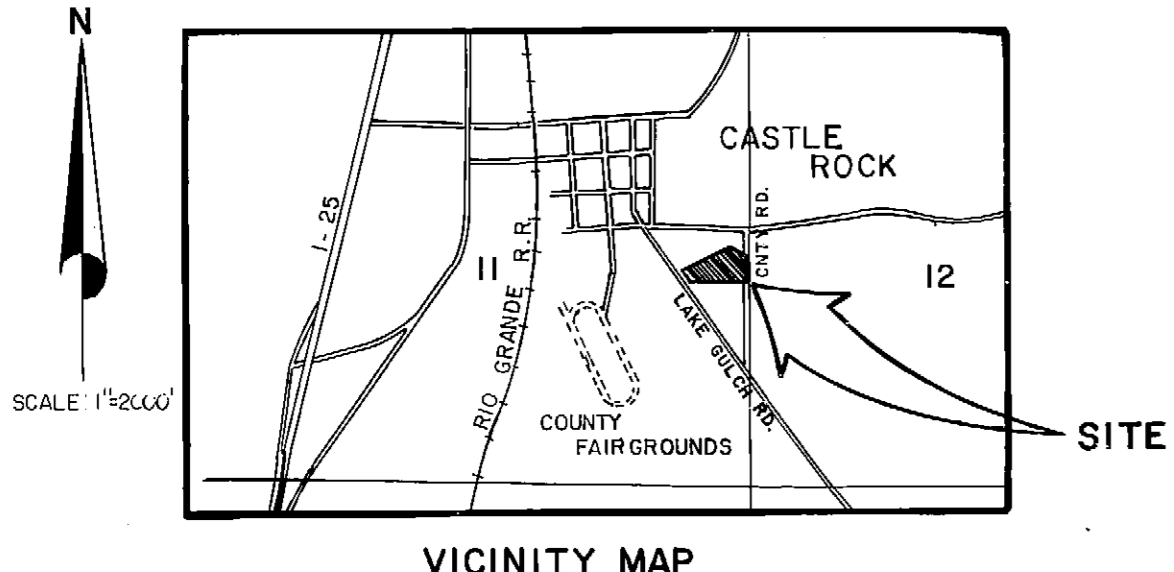
**LEGAL:**  
(section-township-range)

# CASTLE CREEK COMMONS

## A PORTION OF THE S.E. 1/4 OF SEC. 11, R 67 W, T 8 S, OF THE 6th P.M., DOUGLAS COUNTY, COLO.



NOTES:  
 - "O" DENOTES 5/8" REBAR WITH CAP. L.S. NO. 13446  
 - BASIS OF BEARING IS THE EAST LINE OF THE S.E. 1/4 OF SECTION 11, BEING S 00°00'00" W



PREPARED BY  
**ROCKY MOUNTAIN CONSULTANTS INC.**  
 4260 E. EVANS AVE. DENVER, COLORADO 80222  
 (303) 758-4532 JOB NO. 7-2607

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, DESCRIBED AS FOLLOWS:  
 A PARCEL OF LAND BEING PART OF THE SOUTH-EAST ONE QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., LOCATED IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER A DISTANCE OF 111.55 FEET; THENCE S 90°00'00" W A DISTANCE OF 25.00 FEET TO THE WEST LINE OF COUNTY ROAD AND THE TRUE POINT OF BEGINNING; THENCE S 00°00'00" W ALONG SAID WEST LINE AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ONE QUARTER A DISTANCE OF 324.44 FEET; THENCE N 90°00'00" W A DISTANCE OF 682.50 FEET TO THE EASTERLY LINE OF LAKE GULCH ROAD; THENCE N 34°16'19" W ALONG THE EASTERLY LINE OF LAKE GULCH ROAD A DISTANCE OF 149.60 FEET; THENCE N 63°39'00" E A DISTANCE OF 222.60 FEET; THENCE N 70°19'43" E A DISTANCE OF 454.38 FEET; THENCE S 69°55'36" E A DISTANCE OF 148.42 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.728 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE CREEK COMMONS AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK THE ADDITIONAL STREET RIGHT-OF-WAY AS PUBLIC ROAD AND BIKEWAY AS SHOWN ON SAID PLAT. 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.

EXECUTED THIS 7th DAY OF JANUARY, 1982

OWNERS:  
Lee S. Mendel (LEE S. MENDEL)  
Robert G. Allison (ROBERT G. ALLISON)

WITNESS MY HAND AND SEAL, THIS 7th DAY OF JANUARY, 1982 BY LEE S. MENDEL & ROBERT G. ALLISON  
 WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES Aug 21, 1984

Ronald W. Adams  
 NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
 I, RONALD W. ADAMS, 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.

Ronald W. Adams  
 RONALD W. ADAMS, R.L.S. 13446

**TITLE CERTIFICATE**  
 I, Charles P. Leder, 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 11th DAY OF JANUARY, 1982.

Charles P. Leder  
 ATTORNEY AT LAW

**PLANNING AND ZONING COMMISSION APPROVAL**  
 THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 9th DAY OF JULY, 1981

S. Colleen Payne  
 CHAIRMAN

**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 BEEN ISSUED TO THAT EFFECT.

**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 BIKEWAY EASEMENTS SHOWN HEREON.

SIGNED THIS 22ND DAY OF JANUARY, 1982.

**ATTEST:**  
Janette Hill CITY CLERK  
 TOWN OF CASTLE ROCK  
 BY: Timothy White MAYOR

**RECORDER'S CERTIFICATE**  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:29 P.M. ON THE 16th DAY OF February, 1982 IN BOOK 281864 PAGE 168 RECEPTION NO. 281864

Carroll Hiser  
 COUNTY CLERK AND RECORDER  
 BY: Cheryl Brown DEPUTY