

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9755759

**DATE:** 10-3-97

**TIME:** 15:36

**FEE: \$** 16.00 ( 1 Pages)

**GRANTOR:**  
(OWNER/SIGNER) John Wilcox

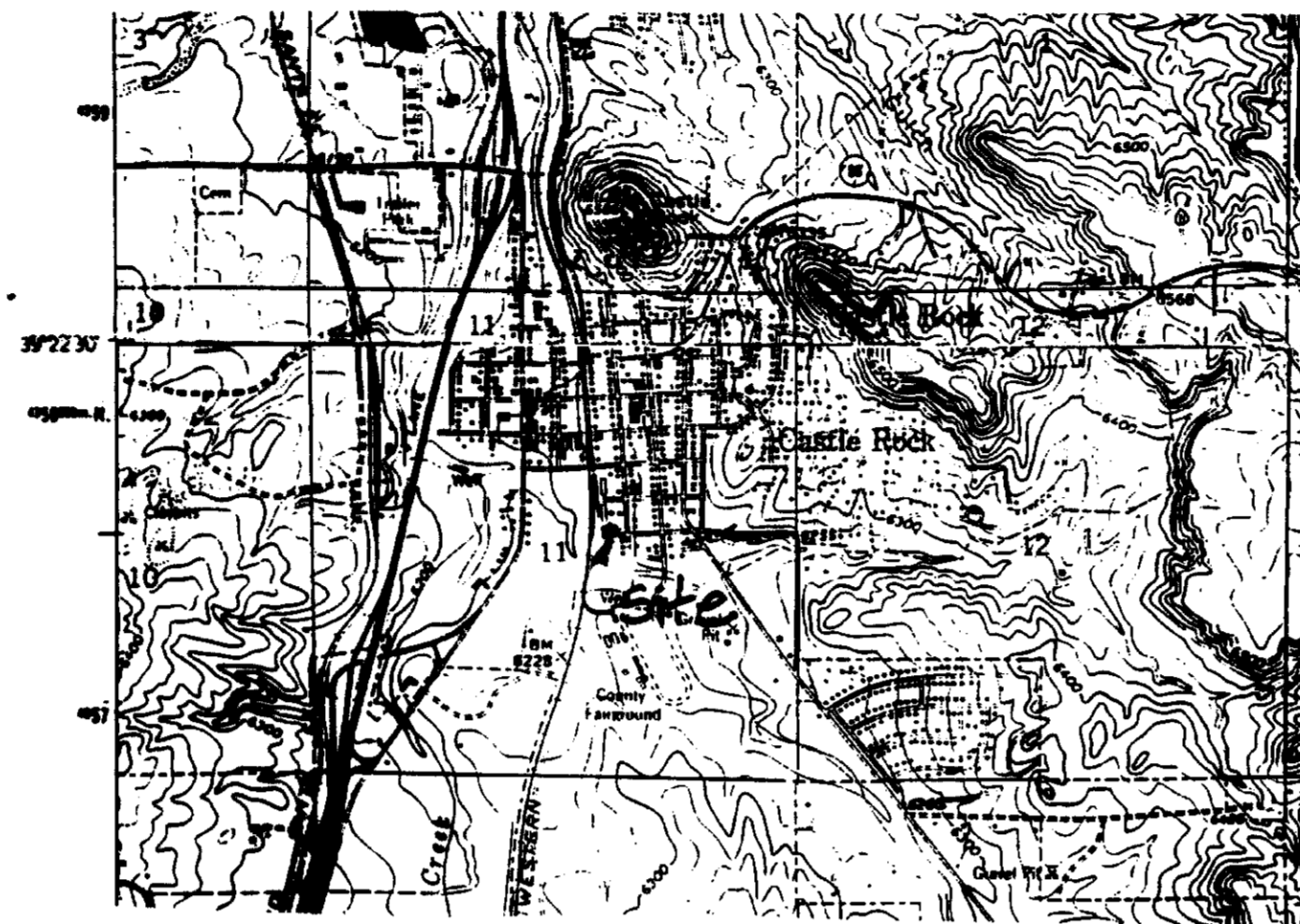
**GRANTEE:**  
(SUBDIVISION NAME OR NAME OF PLAT) Craig & Gould's Addition to  
Castle Rock, 4th Amendment  
Final Plat

**LEGAL:** 11, 8, 67  
(SECTION-TOWNSHIP-RANGE)

# Final Plat

## Craig and Gould's Addition to Castle Rock, 4th Amendment

A replat of Lots 10, 11 & 12, Block 19, Craig and Goulds Addition  
being a part of the East 1/2 of Section 11  
Township 8 South, Range 67 West of the 6th P.M.,  
Town of Castle Rock, County of Douglas, State of Colorado  
Sheet 1 of 1



Vicinity Map  
Scale 1" = 3000'

**Property Description**

ALL OF LOTS 10, 11 AND 12, BLOCK 19, CRAIG AND GOULDS ADDITION, BEING A PART OF THE EAST ONE-HALF OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.21 ACRES, MORE OR LESS.

**Certificate of Dedication and Ownership**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT, AND BLOCK, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 4TH AMENDMENT" AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, IF ANY, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN 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 APPURTENANCES 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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNER: JOHN WILLCOX  
ATTEST: BY: *John Willcox*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF September, 1997

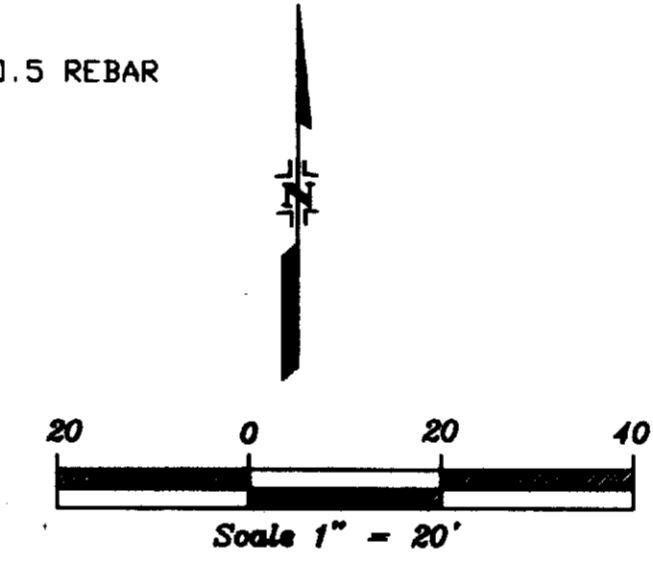
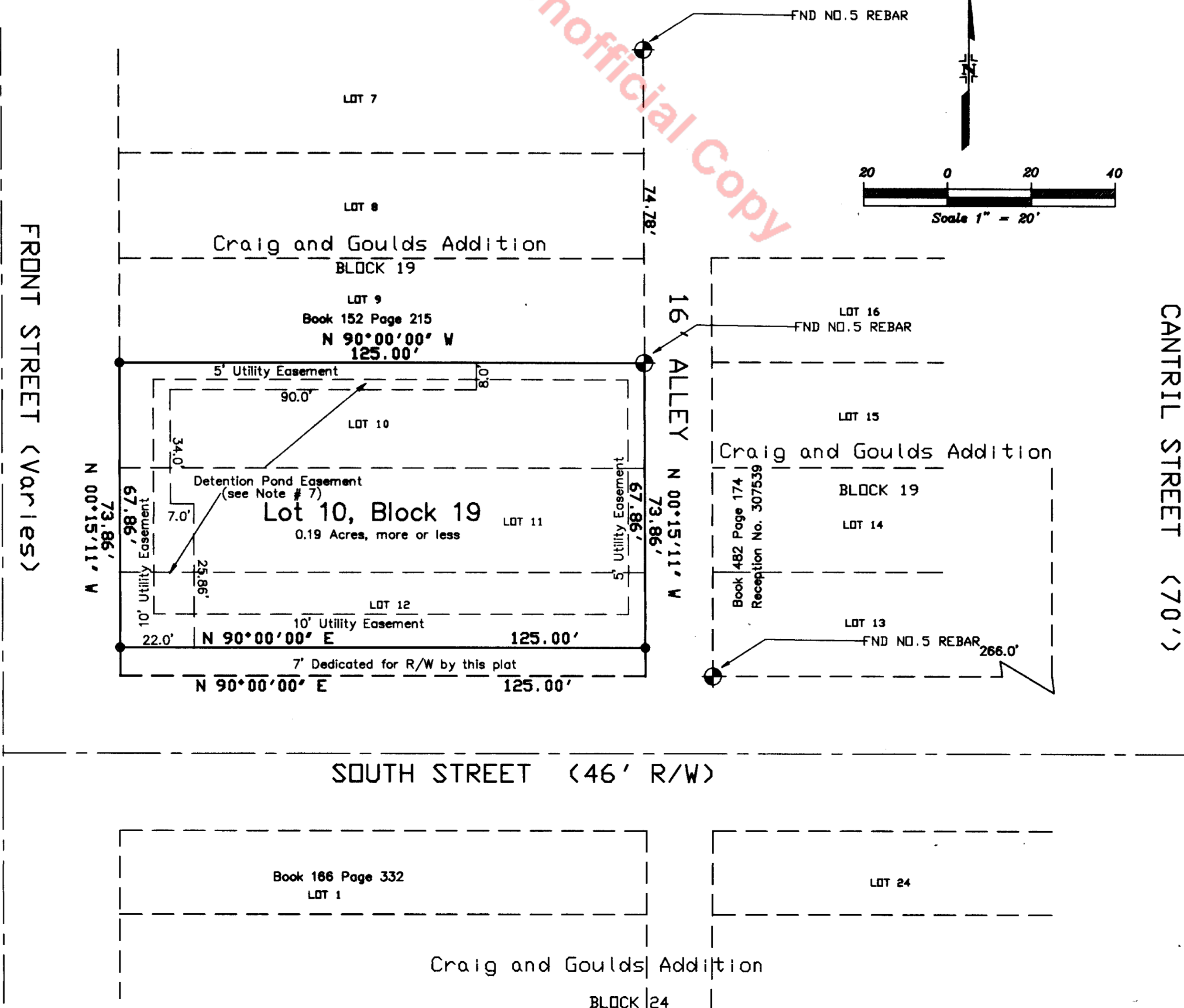
BY: *John Willcox*  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 1, 2000

ATTEST: BY: *J. Whitney*

**Notes**

- 1) FOUND EXISTING MONUMENTATION AS NOTED, BY UNLESS OTHERWISE NOTED
- 2) SET BOUNDARY CORNER - No. 5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION No. 11330, INDICATED BY
- 3) DATE OF SURVEY: MARCH, 1997
- 4) BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 19, CRAIG AND GOULD ADDITION TOWN OF CASTLE ROCK, BEING N 00°15'11" W
- 5) THERE IS 1 (ONE) COMMERCIAL LOT IN THIS SUBDIVISION.
- 6) THE LOT SHALL HAVE UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE LOCATED AS FOLLOWS:  
FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 10'; REAR LOT 5'; AND SIDE LOT, WHERE SHOWN, 5'.
- 7) THE DETENTION POND EASEMENT IS HEREBY GRANTED TO THE TOWN OF CASTLE ROCK FOR ACCESS AND EMERGENCY MAINTENANCE PURPOSES, HOWEVER WILL BE OWNED AND MAINTAINED BY THE OWNER.
- 8) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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.



**Title Certificate**

I, Greg ERPELDING AN AUTHORIZED REPRESENTATIVE OF EMMETT TITLE & Escrow 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 3rd DAY OF September, 1997.  
*Greg Erpelding*  
AUTHORIZED REPRESENTATIVE  
EMMETT TITLE & Escrow Company  
TITLE INSURANCE COMPANY

**Planning Department Approval**

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 1st DAY OF August, 1997.

*John Fendler* 9/4/97  
PLANNING DIRECTOR DATE

**Town Council Approval**

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14th DAY OF August, 1997.

*Sally A. Nelson* 9/20/97  
MAYOR DATE TOWN CLERK DATE

**Surveyor's Certificate**

I, PAUL D. NELSON JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

PAUL D. NELSON JR., PROFESSIONAL LAND SURVEYOR COLORADO REGISTRATION NO. 11330  
*P.D. Nelson* 9/20/97  
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 3rd DAY OF Oct. 1997 AT 15:36 O'CLOCK P.M. AND WAS RECORDED UNDER

RECEPTION NUMBER 9755759 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

*Sally A. Nelson*  
DOUGLAS COUNTY CLERK AND RECORDER

**COSTIN ENGINEERING CONSULTANTS, INC.**  
ENGINEERING  
LAND SURVEYING  
CONSTRUCTION MANAGEMENT  
6801 S. Emporia Street, Suite 205 Revised July 7, 1997  
Englewood, Colorado 80112 DATE May 5, 1997  
PH (303) 790-4989 PROJ. NO. 3380064e  
SHEET 1 OF 1