PLAT IDENTIFICATION SHEET

RECEPTION#: 02018397

DATE: 2.22.02

TIME: 10:26

FEE: $ 10 (1 P)

GRANTOR: Bruff Shea, Andrew Volk, Benny Cox
(owner/signer)

GRANTEE: Craig & Gauld's Addition to Castle Rock 7th Amendment
(subdivision name or name of plat)

LEGAL: N/A
(section-township-range)

NEW SUBDIVISION ABBREV: _____

CRAIG AND GOULD'S ADDITION TO CASTLE ROCK 7TH AMENDMENT

A RESUBDIVISION OF LOTS 11 AND 12, BLOCK 5 , CRAIG AND GOULD'S ADDITION, AND THE EAST 1/2 OF THE VACATED ALLEY ALL IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

2 LOTS - 0.34 ACRES

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRAIG AND GOULD'S ADDITION TO CASTLE ROCK 7TH AMENDMENT.

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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 15TH DAY OF February, 2002.

OWNER:

BRUFF L. SHEA — ANDREW S. VOLK — BENNY H. COX

SUBSCIRBED AND SWORN TO BEFORE ME THIS 15th DAY OF February, 2002. BY
BRUFF L. SHEA
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-03

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

SUBSCIRBED AND SWORN TO BEFORE ME THIS 15th DAY OF February, 2002. BY
ANDREW S. VOLK
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-03

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

SUBSCIRBED AND SWORN TO BEFORE ME THIS 15th DAY OF February, 2002. BY
BENNY H. COX
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-03

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

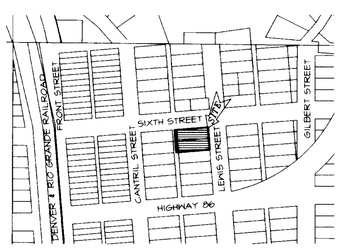
Unofficial Copy

PROPERTY DESCRIPTION

LOTS 11 AND 12, BLOCK 5 AND THE EAST 1/2 OF THE VACATED ALLEY, GRAIG AND GOULD'S ADDITION TO CASTLE ROCK, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

NOTES

1. THERE ARE NO 100 YEAR FLOODPLAINS AFFECTING THIS PROPERTY.
2. BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11 BEARS N88°23'46"E BETWEEN THE MONUMENTS HEREON IDENTIFIED.
3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST 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.



- VICINITY MAP -

SURVEYOR'S CERTIFICATE

I, DAVID E ARCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CRAIG AND GOULD'S ADDITION TO CASTLE ROCK 7TH AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

2-15-02

TITLE CERTIFICATE

I Lawyer L. Nitsch AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co. 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED 15th THIS DAY 15th OF February, 2002.

Lawyer L. Nitsch - Title Officer
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

Subscribed and sworn to me before me this 15th day of February 2002 by Lawyer L Nitsch

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

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: — TOWN OF CASTLE ROCK

Janet Tuckett, Deputy — Mark Sheram
TOWN CLERK — TOWN MANAGER

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE TOWN OF CASTLE ROCK, COLORADO, THE 21ST DAY OF February, 2002.

DIRECTOR OF PLANNING AND DEVELOPMENT

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:24 ON THE DAY OF Feb 22, 2002, IN BOOK ——, PAGE ——, MAP ——, RECEPTION NO. 02018397.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Marion Jenkins
DEPUTY

REVISIONS		
Revised 2-15-02	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 165 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=30' DATE 1-01-02 DR. ZGM CHK. DWG. NO.

TITLE: CRAIG & GOULD'S ADDITION TO CASTLE ROCK, 7TH AMENDMENT

CLIENT: BEN COX

Sheet 1 of 1 — JOB NUMBER 00-947

Fr, Feb 15 04:46:16 2002
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