

PLAT IDENTIFICATION SHEET

RECEPTION#: 218304

DATE: 6-6-78

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Castro Ind Park

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

CASTLE PARK WEST

CASTLE INDUSTRIAL PARK

Being a re-plot of a portion of
Castle Park Mobile Homes, Castle
Rock, Colorado.

PROPERTY DESCRIPTION & DEDICATION

A re-plot of a portion of Castle Park Mobile Homes, also situated in Sections 2 and 11, 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 Northeast corner of Lot 7 according to the recorded plat of Castle Park West and considering the East line of said Lot 7 to bear S 00°33'00"W with all bearings contained herein relative thereto;

Thence S 00°33'00"W along the East line of said Lot 7, a distance of 120.00 feet to the true point of beginning;

Thence N 89°27'00"W a distance of 248.31 feet to the East Right of Way line of the Atchison, Topeka and Santa Fe Railroad;

Thence S 17°49'40"E along said East Right of Way line a distance of 692.64 feet to the North Right of Way line of the State Highway property;

Thence S 78°09'40"E along said North Right of Way line a distance of 161.00 feet to a point of curve;

Thence Easterly along said North Right of Way line along the arc of a curve to the right a distance of 71.96 feet, said curve has a radius of 459.30 feet and a central angle of 8°58'35";

Thence leaving said Right of Way line, Northerly along the arc of a curve to the left a distance of 130.72 feet, said curve has a radius of 200.58 feet and a central angle of 37°20'23" to a point of tangent;

Thence N 19°27'00"W along said tangent, a distance of 324.50 feet to a point of curve;

Thence along the arc of a curve to the right a distance of 191.93 feet, said curve has a radius of 549.85 feet and a central angle of 20°00'00" to a point of tangent;

Thence N 00°33'00"E, along said tangent, a distance of 87.00 feet;

Thence N 89°27'00"W a distance of 50.00 feet to the point of beginning.

Containing in all 3.920 Acres more or less; has laid out, platted and subdivided the above described land into lots under the name and style of "CASTLE INDUSTRIAL PARK" and by these presents do dedicate to the public the right of thoroughfare and to public utilities and water and sanitation districts the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and water and sanitary sewer services within this subdivision or property contiguous thereto, over and across the street, also easement as shown for utility, drainage, and drainage control purposes. Together with all water and water rights both tributary and non-tributary, arising upon, flowing upon or lying under the hereon described property.

OWNER: Alonzo C. Hall Vivian Hall
Alonzo C. Hall Vivian Hall

NOTARY CERTIFICATE

STATE OF COLORADO) SS The foregoing instrument was acknowledged before me
COUNTY OF DOUGLAS) this 27th day of April 1978 A.D. by Alonzo C. Hall and Vivian Hall. Witness my hand and seal

My commission expires November 11, 1980

James B. Ballentine
Notary Public

PLANNING COMMISSION

Approved by the Planning Commission of the Town of Castle Rock this 20th day of March 1978 A.D.

Stephen D. Jones
Chairman

TOWN BOARD APPROVAL

Approved by the Town of Castle Rock this 6th day of April 1978 A.D.

Freddie Smith E. Wilson
Mayor City Clerk

RECORDERS CERTIFICATE

STATE OF COLORADO) SS I hereby certify that this plat was filed in my
COUNTY OF DOUGLAS) office on the 7th day of JUNE 1978 at 10:50 o'clock and was recorded in plat book _____ at page _____

James J. ...
County Clerk and Recorder

RECEPTION No. 218304

| | | |
|---|---------------|----------------|
| Castle Industrial Park | | DRAWN BY |
| SCALE: 1"=50' | DATE: 3-20-78 | REVISOR |
| David E. Archer & Assoc., Inc. Registered Land Surveyors 222 Front St. 888-4642 CASTLE ROCK, COLO. 80104 | | DRAWING NUMBER |
| A.C. (Sam) Hall | | 69-59 |

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Land Surveyor in the State of Colorado do hereby certify that the survey of CASTLE INDUSTRIAL PARK was made by me and properly represents said survey.

Signed David E. Archer
Registered Land Surveyor

DAVID E. ARCHER
REGISTERED
LAND SURVEYOR
6935
STATE OF COLORADO

ATTORNEY'S OPINION

I, James B. Falkesrud, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title to such land is in the dedicators, and is free and clear of all liens and encumbrances.

Dated this 27th day of April 1978 A. D.

James B. Falkesrud
Attorney at Law

