

# PLAT IDENTIFICATION SHEET

RECEPTION#: 224803

DATE: 10-11-78

TIME:

FEE: \$

GRANTOR:  
(owner/signer)

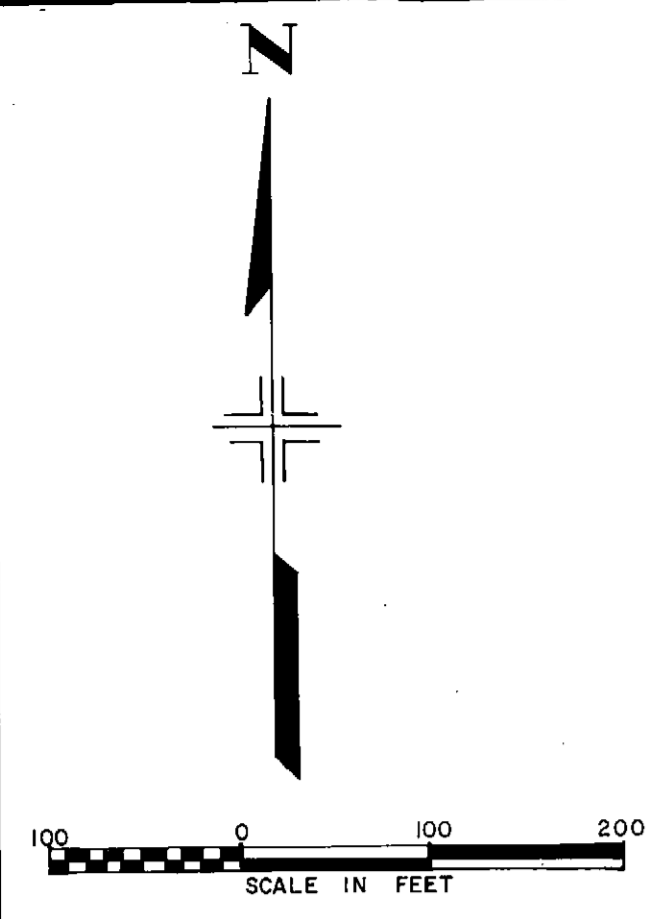
GRANTEE:  
(subdivision name or name of plat)

Castle North

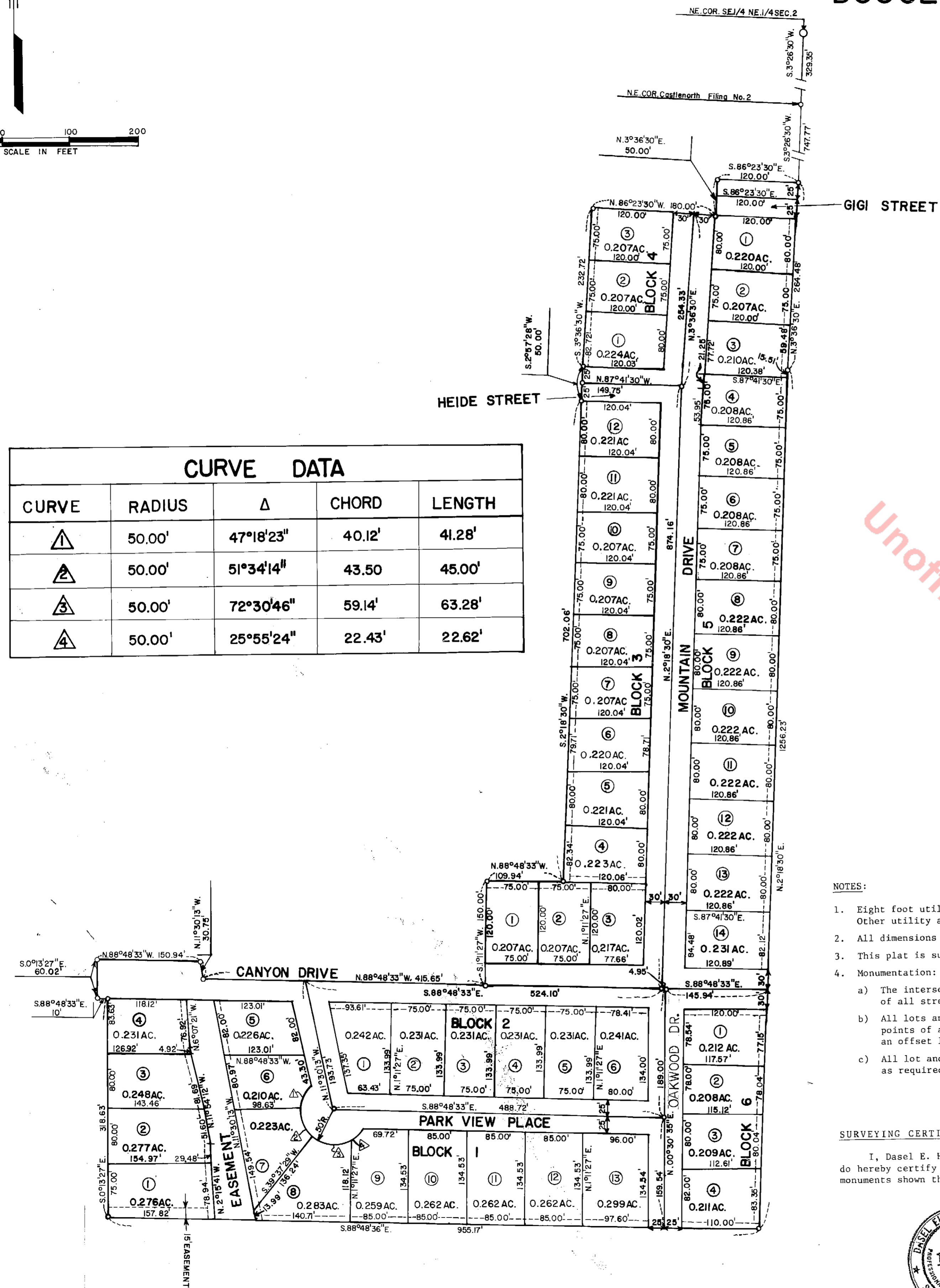
LEGAL:  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# FINAL PLAT OF CASTLENORTH FILING NO. 6 PART OF THE SE 1/4 NE 1/4 AND THE NE 1/4 SE 1/4 SEC. 2, T. 8 S., R. 67. W. DOUGLAS COUNTY, COLORADO



CURVE DATA				
CURVE	RADIUS	Δ	CHORD	LENGTH
△	50.00'	47°18'23"	40.12'	41.28'
△	50.00'	51°34'14"	43.50'	45.00'
△	50.00'	72°30'46"	59.14'	63.28'
△	50.00'	25°55'24"	22.43'	22.62'



- NOTES:**
- Eight foot utility and drainage easements are provided at the rear of all lots. Other utility and drainage easements are provided as shown on the face of the plat.
  - All dimensions shown in lots are between lot corners unless otherwise indicated.
  - This plat is subject to all easements as shown herein and all existing easements of record.
  - Monumentation:
    - The intersection points of all street centerlines and the beginning and ending points of all street centerline curves will be monumented with concrete and metal cover.
    - All lots and tract corners along street rights of way and the beginning and ending points of all street right of way curves will be monumented with metal discs set on an offset line into the street rights of way.
    - All lot and tract corners other than those covered in "b" above will be monumented as required by the Town of Castle Rock requirements.

**SURVEYING CERTIFICATE**

I, Dase E. Hallmark, a Registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat will be made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

*Dase E. Hallmark*  
 Registered Professional Engineer and Land Surveyor  
 Number 10379 Donald Sutherland Associates, Inc.  
 Date of Survey: July 1978



Filed for record this 11th day of Oct. 1978 at 9:00 A.M.

*James H. Naylor* County Clerk  
 RECEIPT No. 224803

**DEDICATION CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, the undersigned, being the owners of those lands described below, have laid out, subdivided, and platted the same into lots, tracts, blocks, streets, easements, and public ways as shown hereon under the name and style of CASTLENORTH FILING NO. 6. and do, by these presents, of our own free will and voluntarily, without coercion, threat or business compulsion, grant, dedicate and convey to the Town of Castle Rock, State of Colorado, in fee simple, subject to easements of records and easements as shown hereon, all streets and public ways for public use for road purposes and grant and convey to the Town of Castle Rock all utility easements for utility purposes and all drainage easements for drainage purposes as shown hereon. Hereby dedicated to 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 described real property.

By: Thomas H. Naylor, President  
 Attest: Stephen H. Naylor, Secretary

County of Douglas ss.  
 State of Colorado )

The foregoing instrument was acknowledged before me this 2nd day of October A.D., 19 78 by Thomas H. Naylor, President and Stephen H. Naylor, Secretary of Castlenorth Associates, Inc.

Witness my hand and seal. My commission expires: August 16, 1982

Janna Dea Taylor  
Notary Public

Donald C. Anderson  
Donald C. Anderson

County of Douglas ss.  
 State of Colorado )

The foregoing instrument was acknowledged before me this 2nd day of October A.D., 19 78 by Donald C. Anderson.

Witness my hand and seal. My commission expires: August 16, 1982

Janna Dea Taylor  
Notary Public

**LEGAL DESCRIPTION**

A parcel of land in the SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 2, Township 8 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NE 1/4 of said Section 2, thence S 3° 36' 30" W, along the East line of the NE 1/4 of said Section 2, 329.35 feet to the Northeast corner of Castle North Filing No. 2 as filed in the office of the Clerk and Recorder of Douglas County, Colorado; thence continuing along said East line also being the Easterly boundary of said Filing No. 2, S 3° 36' 30" W, a distance of 747.77 feet to the True Point of Beginning; thence leaving said East line and continuing along the Southerly boundary of said Filing No. on the following courses:

N 86° 23' 30" W, 120.00 feet;  
 S 3° 36' 30" W, 50.00 feet;  
 N 86° 23' 30" W, 180.00 feet to the Northeast corner of Castle North Filing No. 5 as filed in the office of the Clerk and Recorder of Douglas County, Colorado; thence leaving said Southerly boundary of said Filing No. 2 and continuing on the Easterly boundary of said Filing No. 5 on the following courses:

S 3° 36' 30" W, 232.72 feet;  
 S 2° 57' 28" W, 50.00 feet;  
 S 2° 18' 30" W, 702.06 feet;  
 N 88° 48' 33" W, 109.94 feet;  
 S 1° 11' 27" W, 150.00 feet;  
 N 88° 48' 33" W, 415.65 feet;  
 N 11° 30' 13" W, 30.75 feet; thence leaving the Westerly boundary of said Filing No. 5 and continuing along the following courses:

N 88° 48' 33" W, 150.94 feet;  
 S 0° 13' 27" E, 60.02 feet;  
 S 88° 48' 33" E, 10.00 feet;  
 S 0° 13' 27" E, 318.63 feet to the Northerly boundary of Oakwood Park Subdivision as filed in the office of the Clerk and Recorder of Douglas County, Colorado; thence continuing along said boundary of Oakwood Park S 88° 48' 36" E, a distance of 955.17 feet to the East line of the SE 1/4 of said Section 2; thence N 2° 18' 30" E, along said East line a distance of 1256.23 feet to the East 1/4 corner of Section 2; thence along the East line of the NE 1/4 N 3° 36' 30" E, a distance of 264.48 feet to the True Point of Beginning, containing in all 16.118 acres, more or less. Subject to all easements, roads and rights of way existing on of record.

I, William T. Carvelin, Attorney-at-Law, duly licensed to practice before the court 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 above described real property is in the above referred to dedicators.

Signed this 23rd day of August A.D. 19 78

William T. Carvelin  
Attorney-at-Law

**APPROVAL CERTIFICATE:**

Approved by the Town of Castle Rock Planning Commission this 14 day of August A.D., 19 78

Brad Jones  
 Chairman

**ACCEPTANCE CERTIFICATE:**

The foregoing plat is approved for filing; and conveyance of the streets, tracts, public ways, and easements is accepted by the Town of Castle Rock, County of Douglas, State of Colorado this 17 day of August A.D., 19 78.

Freddie Smith  
 Mayor

Ed Madison  
 Clerk