

PLAT IDENTIFICATION SHEET

RECEPTION#: 189267

DATE: 6-8-76

TIME:

FEE: \$

GRANTOR:
(owner/signer)

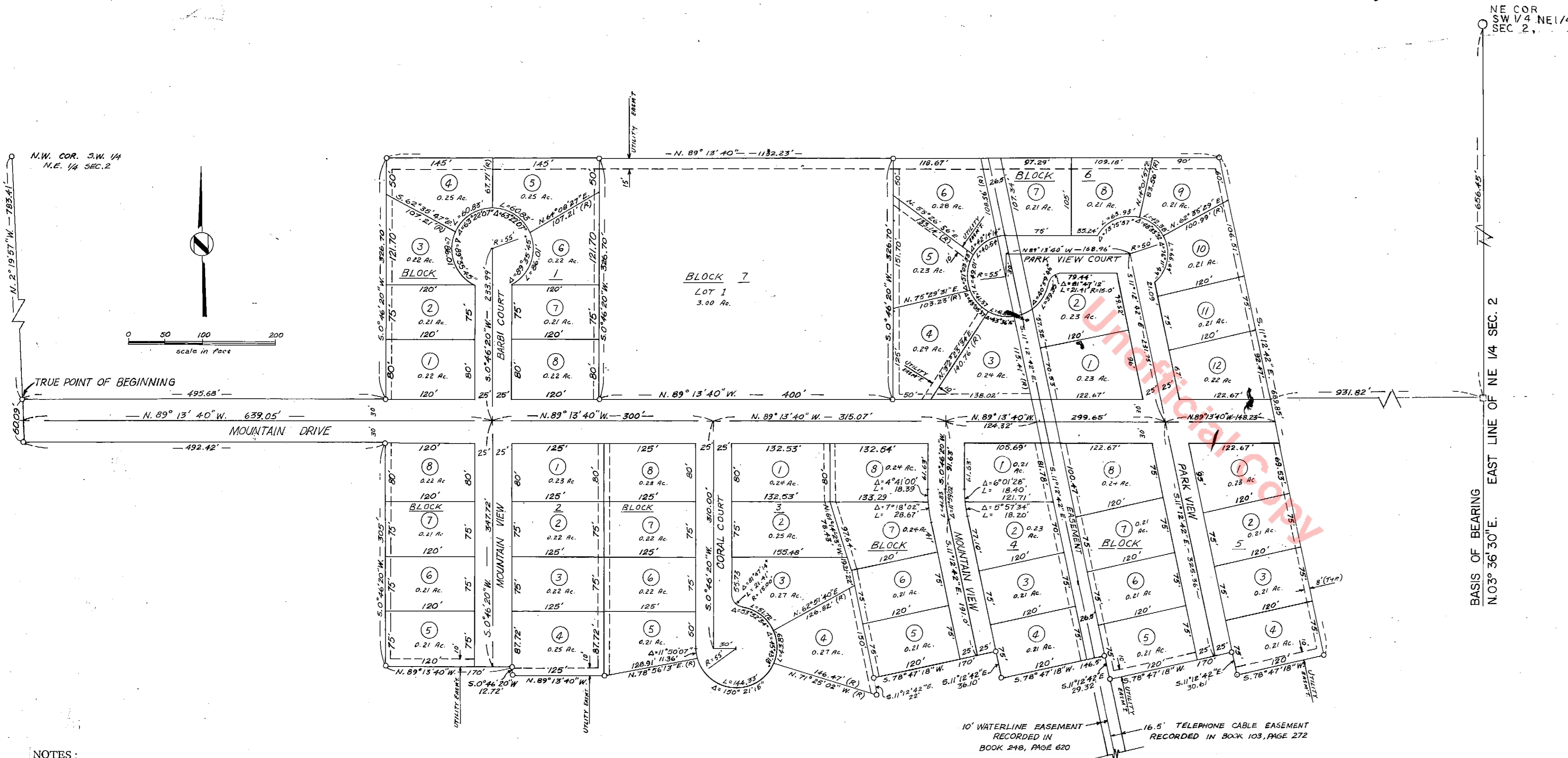
GRANTEE:
(subdivision name or name of plat)

Castle North

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

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



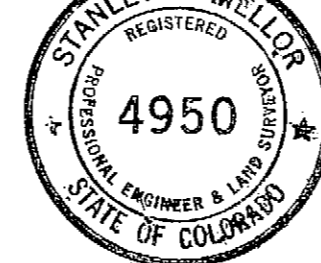
- NOTES:**
- The basis of bearings is the east line of the NE 1/4 of Section 2, Township 8 South, Range 67 West of the 6th P.M. (N3°36'30"E).
 - Eight foot utility and drainage easements are provided at the rear of all lots. Other utility and drainage easements are provided as shown on the face of the plat.
 - All dimensions shown in lots are between lot corners unless otherwise noted.
 - This plat is subject to all easements as shown herein and all existing easements of record.
 - Monumentation:
 - Existing section monuments are shown on the face of this plat.
 - 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 monuments depressed below street grade and encased within an approved box and cover.
 - All lot 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 "c" above will be monumented as required by the Town of Castle Rock requirements.

Land Surveyors Certificate

I, Stanley R. Mellor, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of CASTLENORTH FILING NO. 1 will be made under my supervision and that the accompanying plat accurately and properly shows said subdivision and the survey thereof.

April 15, 1976

Stanley R. Mellor
Registered Colorado Land Surveyor
Number 4950 - Sutherland Assoc., Inc.



DEDICATION CERTIFICATE:

KNOWN 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. 1, 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 record 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.

Castlenorth Associates, Inc., Owner
By: *Thomas H. Naylor, Pres*
Thomas H. Naylor, President
Attest: *Stephen H. Naylor, Secy*
Stephen H. Naylor, Secretary
County of State of Colorado) ss.

The foregoing instrument was acknowledged before me this 5th day of June A.D., 1976 by Thomas H. Naylor, President and Stephen H. Naylor, Secretary of Castlenorth Associates, Inc.
Witness my hand and seal.
Pauline G. Sims
Notary Public
My commission expires: 8/14/78

MORTGAGEES:

Denver Wholesale Florists Credit Union, Denver, Colorado
Robert T. Brink, Manager
Robert Brink, Manager
County of State of Colorado) ss.

The foregoing instrument was acknowledged before me this 5th day of June A.D., 1976 by Robert Brink, Manager of Denver Wholesale Florists Credit Union.
Witness my hand and seal.
Pauline G. Sims
Notary Public
My commission expires: 8/14/78

Castle Rock Industrial Bank, Castle Rock, Colorado

Norman P. Dubois, President
Norman P. Dubois, President
County of State of Colorado) ss.

The foregoing instrument was acknowledged before me this 4th day of June A.D., 1976 by Norman P. Dubois, President of Castle Rock Industrial Bank, Castle Rock, Colorado.
Witness my hand and seal.
Burke J. Hemmighausen
Notary Public
My commission expires: Oct. 20, 1976

Donald G. Anderson
Donald G. Anderson

County of State of Colorado) ss.
The foregoing instrument was acknowledged before me this 4th day of June A.D., 1976 by Donald G. Anderson.
Witness my hand and seal.
Donald G. Anderson
Notary Public
My commission expires: May 6, 1979

DESCRIPTION:

A parcel of land in the S 1/2 NE 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:

Beginning at the northwest corner of the SW 1/4 NE 1/4 of Section 2, Township 8 South, Range 67 West, thence S 2° 19' 57" E, along the West line of said SW 1/4, NE 1/4 783.41 feet to the TRUE POINT OF BEGINNING.

thence S 89° 13' 40" E, 495.68 feet;
thence N 0° 46' 20" E, 326.70 feet;
thence S 89° 13' 40" E, 1132.23 feet;
thence S 11° 12' 42" E, 689.85 feet;
thence S 78° 47' 18" W, 120.00 feet;
thence N 11° 12' 42" W, 30.61 feet;
thence S 78° 47' 18" W, 170.00 feet;
thence N 11° 12' 42" W, 29.32 feet;
thence S 78° 47' 18" W, 146.30 feet;
thence N 11° 12' 42" W, 36.10 feet;
thence S 78° 47' 18" W, 170.00 feet;
thence S 11° 12' 42" E, 22.00 feet;
thence N 71° 25' 02" W, 146.47 feet, to a non-tangent point on an arc of a circle with a radius of 55.00 feet and central angle of 150° 21' 15";
thence along said arc of a curve to the right 144.33 feet and whose chord bears N 86° 14' 28" W, 106.34 feet;
thence S 78° 56' 13" W, 128.91 feet;
thence N 89° 13' 40" W, 125.00 feet;
thence N 0° 46' 20" E, 12.72 feet;
thence N 89° 13' 40" W, 170.00 feet;
thence N 0° 46' 13" E, 305.00 feet;
thence N 89° 13' 40" W, 492.42 feet;
thence N 2° 19' 57" W, 60.09 feet to the TRUE POINT OF BEGINNING containing 19.73 acres, more or less.

APPROVAL CERTIFICATE:

Approved by the Town of Castle Rock Planning Commission this 31st day of March A.D., 1976
Wendell A. Kaut
Secretary
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 15th day of April A.D., 1976.
Ed Nelson
Clerk
Kessie Smith
Mayor

CLERK AND RECORDERS CERTIFICATE:

Accepted for filing in the office of the County Clerk and Recorder of Douglas County at Castle Rock, Colorado, this 15th day of June A.D., 1976.
Stanley R. Mellor
County Clerk and Recorder
Record No. 189267
Time: 11:00 A.M.