

# PLAT IDENTIFICATION SHEET

RECEPTION#: 198344

DATE: 2-4-77

TIME:

FEE: \$

GRANTOR:  
(owner/signer)

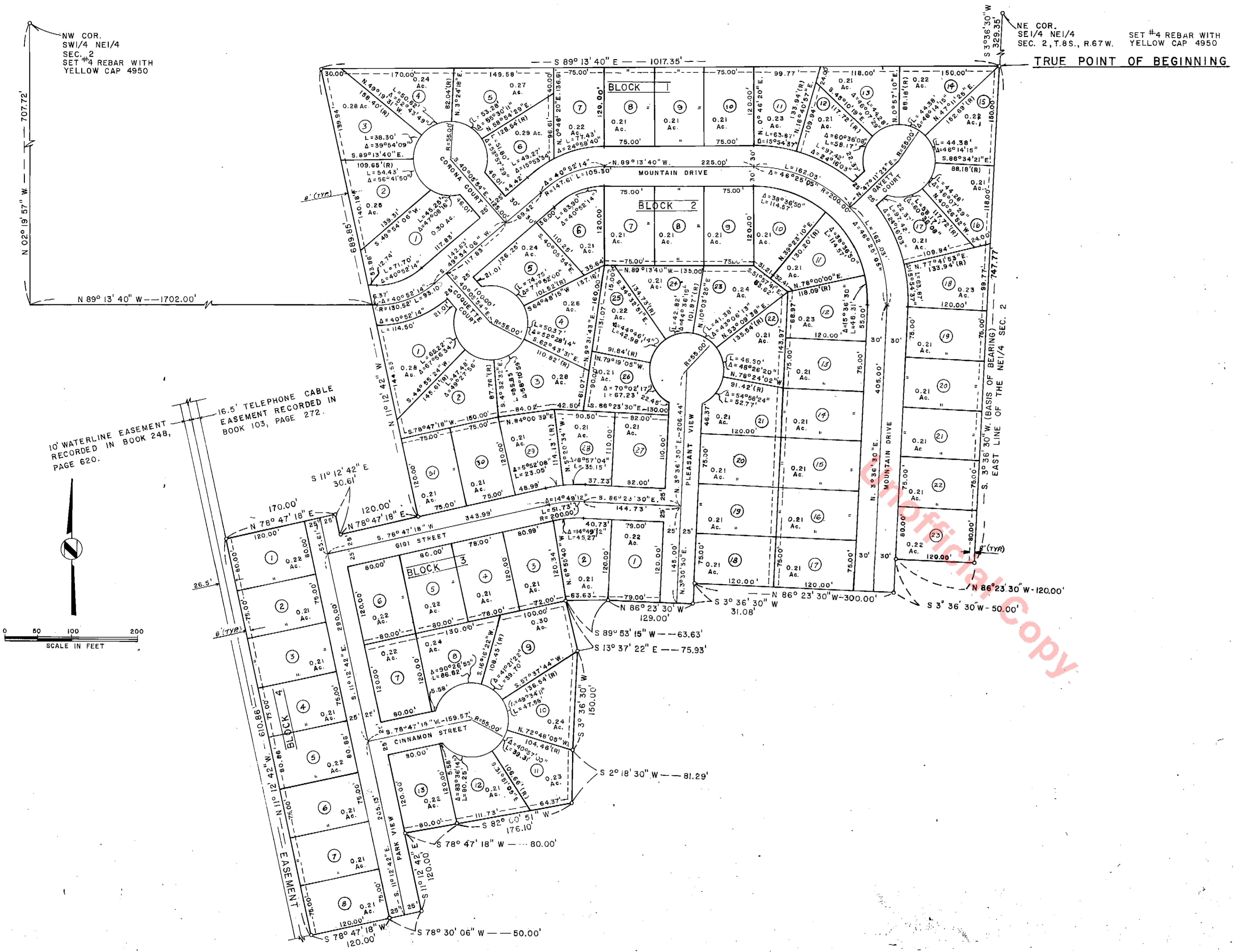
GRANTEE:  
(subdivision name or name of plat)

Castle North

LEGAL:  
(section-township-range)

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

# PLAT OF CASTLENORTH FILING NO. 2 PART OF THE S1/2NE1/4 AND THE N1/2SE1/4 SEC. 2, T. 8 S., R. 67 W. DOUGLAS COUNTY, COLORADO



**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. 2, 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 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, President Attest: Stephen H. Naylor, Secretary

County of: ) ss.  
State of Colorado )

The foregoing instrument was acknowledged before me this 4th day of February, A.D., 19 77 by Thomas H. Naylor, President and Stephen H. Naylor, Secretary of Castlenorth Associates, Inc.  
Witness my hand and seal.  
My commission expires: 6-10-77

Notary Public

**MORTGAGEES:**

Donald G. Anderson  
Donald G. Anderson  
County of ) ss.  
State of Colorado )

The foregoing instrument was acknowledged before me this 1st day of January, A.D., 19 77 by Donald G. Anderson.  
Witness my hand and seal.  
My commission expires: January 19, 1977

Notary Public

**DESCRIPTION**

A parcel of land in the S 1/2 NE 1/4 and the N 1/2 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:

Beginning at the northeast corner of the S 1/2 NE 1/4 of Section 2, Township 8 South, Range 67 West, thence S 3° 36' 30" W. along the east line of the NE 1/4 of Section 2, 329.35 feet to the TRUE POINT OF BEGINNING.

thence S 3° 36' 30" W,	747.77 feet;
thence N 86° 23' 30" W,	120.00 feet;
thence S 3° 36' 30" W,	50.00 feet;
thence N 86° 23' 30" W,	300.00 feet;
thence S 3° 36' 30" W,	31.98 feet;
thence N 86° 23' 30" W,	129.00 feet;
thence S 89° 53' 15" W,	63.63 feet;
thence S 13° 37' 22" E,	75.93 feet;
thence S 3° 36' 30" W,	150.00 feet;
thence S 2° 18' 30" W,	81.29 feet;
thence S 82° 00' 51" W,	176.10 feet;
thence S 78° 47' 18" W,	80.00 feet;
thence S 11° 12' 42" E,	120.00 feet;
thence S 78° 30' 06" W,	50.00 feet;
thence S 78° 47' 18" W,	120.00 feet;
thence N 11° 12' 42" W,	610.86 feet;
thence N 78° 47' 18" E,	170.00 feet;
thence S 11° 12' 42" E,	30.61 feet;
thence N 78° 47' 18" E,	120.00 feet;
thence N 11° 12' 42" W,	663.85 feet;
thence S 89° 13' 40" E,	1,017.35 feet;

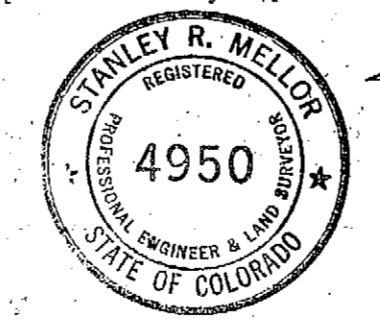
to the TRUE POINT OF BEGINNING containing 21.417 acres, more or less.

**APPROVAL CERTIFICATE:**  
Approved by the Town of Castle Rock Planning Commission this 5th day of January, A.D., 19 77.  
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 5th day of January, A.D., 19 77.  
City Council  
Mayor  
Clerk

- 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. (N 3° 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.

**SURVEYING CERTIFICATE:**  
I, Stanley R. Mellor, 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.  
Stanley R. Mellor  
Registered Professional Engineer and Land Surveyor  
Number 4950 Donald Sutherland Associates, Inc.  
Date of Survey: Feb. 3, 1977



**CLERK AND RECORDERS CERTIFICATE:**  
Accepted for filing in the office of the County Clerk and Recorder of Douglas County at Castle Rock, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19 \_\_\_\_.  
County Clerk and Recorder  
Reception No. \_\_\_\_\_  
Time: \_\_\_\_\_

