

PLAT IDENTIFICATION SHEET

RECEPTION#: 220111

DATE: 7-12-78

TIME:

FEE: \$

GRANTOR:
(owner/signer)

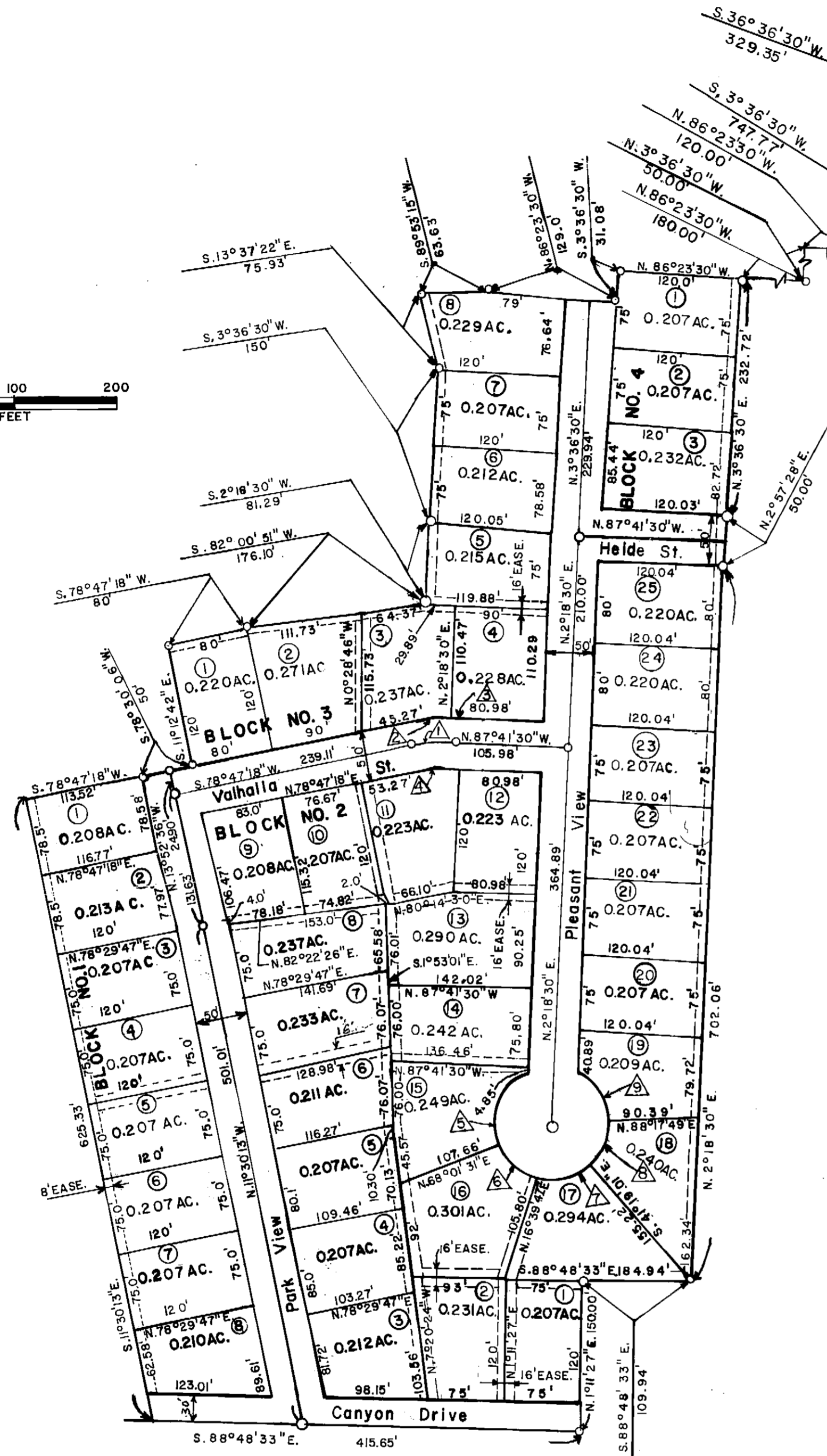
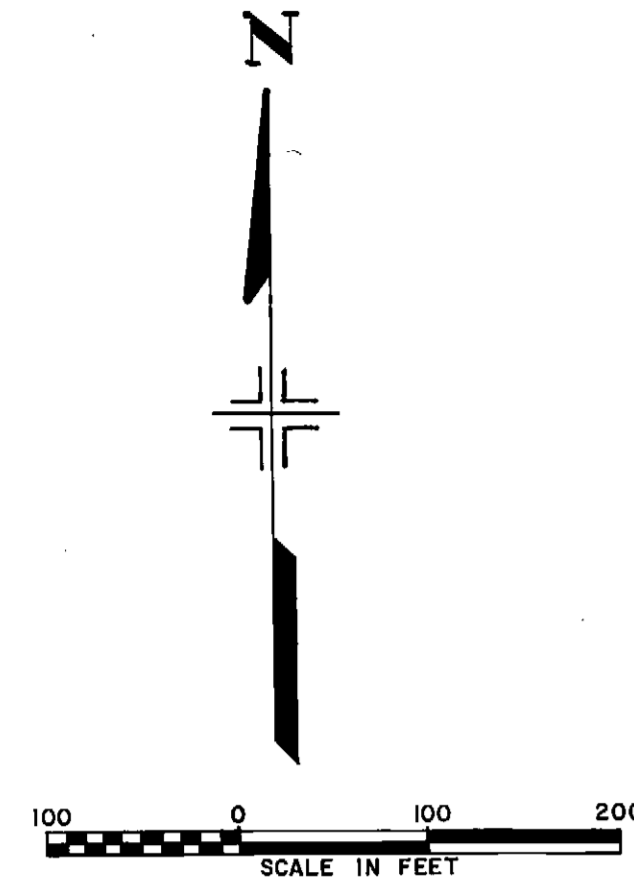
GRANTEE:
(subdivision name or name of plat)

Castle North

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

PLAT OF
CASTLENORTH FILING NO. 5
 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



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, Douglas County, 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 36° 36' 30" W, along the East line of the NE 1/4 of said Section 2, 329.35 feet to the Northeastly corner of Castle North Filing No. 2 as filed in the office of the Clerk and Recorder of Douglas County, Colorado; thence along the Easterly boundary of said Filing No. 2 on the following courses:

- S 3° 36' 30" W, 747.77 feet;
- 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 True Point of Beginning; thence continuing on the Southerly boundary of said Filing No. 2,
- N 86° 23' 30" W, 120.00 feet;
- S 3° 36' 30" W, 31.08 feet;
- N 86° 23' 30" W, 129.00 feet;
- S 89° 53' 15" W, 63.63 feet;
- S 13° 37' 22" E, 75.93 feet;
- S 3° 36' 30" W, 150.00 feet;
- S 2° 18' 30" W, 81.29 feet;
- S 82° 00' 51" W, 176.10 feet;
- S 78° 47' 18" W, 80.00 feet;
- S 11° 12' 42" E, 120.00 feet;
- S 78° 30' 06" W, 50.00 feet;
- S 78° 47' 18" W, 113.52 feet;
- S 11° 30' 13" E, 625.33 feet;
- S 88° 48' 33" E, 415.65 feet;
- N 1° 11' 27" E, 150.00 feet;
- S 88° 48' 33" E, 109.94 feet;
- N 2° 18' 30" W, 102.06 feet;
- N 2° 57' 28" E, 50.00 feet;
- S 3° 36' 30" E, 232.72 feet to the Point of Beginning, containing 12.444 acres, more or less. Subject to all easements, roads and rights of way, existing or of record.

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. 5, 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. Subsurface waters rights are dedicated to the city.

Castlenorth Associates, Inc., Owner

By: Thomas H. Naylor
 Thomas H. Naylor, President

Attest: Stephen H. Naylor
 Stephen H. Naylor, Secretary

County of Douglas ss.
 State of Colorado)

The foregoing instrument was acknowledged before me this 12th day of June, 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:

Patricia M. Steffermann
 Notary Public

June 1, 1981

MORTGAGEES:

Donald G. Anderson
 Donald G. Anderson

County of Douglas
 State of Colorado)

The foregoing instrument was acknowledged before me this 10th day of June, A.D., 19 78 by Donald G. Anderson.

Witness my hand and seal.

My commission expires:

Patricia M. Steffermann
 Notary Public

June 1, 1981

LITTLETON 1ST Industrial Bank

Charles S. Slet

Witness my hand and seal.

My commission expires:

Patricia M. Steffermann
 Notary Public

June 1, 1981

Recorded this 12th day July 1978

RECEPTION NO. 220111

James
 County Clerk

ATTORNEY'S OPINION
William J. Garvey, an Attorney at Law, duly licensed to practice before the Courts of Record, do hereby certify that I have examined the title of all land platted hereon and that title to such lands is in the dedicators.

William J. Garvey
 Attorney

APPROVAL CERTIFICATE:

Approved by the Town of Castle Rock Planning Commission this 13 day of JUNE, A. D., 19 78.

Secretary

Brad Jones
 Chairman

ACCEPTANCE CERTIFICATE:

The foregoing plat is approved for filing; and conveyance of the streets, public ways, and easements is accepted by the Town of Castle Rock, County of Douglas, State of Colorado this 15th day of June, A. D., 19 78.

City Council

John R. Hardin
 Mayor

Clerk

E. Wilson

CURVE DATA				
CURVE	RADIUS	Δ	CHORD	LENGTH
1	200.00'	13°31'12"	47.08'	47.19'
2	225.00'	11°13'19"	44.00'	44.07'
3	225.00'	2°17'53"	9.02'	9.02'
4	175.00'	13°31'12"	41.20'	41.29'
5	55.0'	87°14'51"	75.89'	83.75'
6	55.0'	51°21'44"	47.67'	49.30'
7	55.0'	57°58'48"	53.31'	55.66'
8	55.0'	50°23'10"	46.82'	48.37'
9	55.0'	58°57'11"	54.13'	56.59'

SURVEYING CERTIFICATE:

I, Dasel 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.

Dasel E. Hallmark
 Registered Professional Engineer and Land Surveyor
 Number 10379 | Donald Sutherland Associates, Inc.

Date of Survey: Oct, 1977

- 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:
 - a) 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.
 - b) 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.
 - c) All lot and tract corners other than those covered in "b" above will be monumented as required by the Town of Castle Rock requirements.