PLAT IDENTIFICATION SHEET

RECEPTION#: 170542

DATE: 5-2-24

TIME:

FEE: $

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat) Castle Plaza

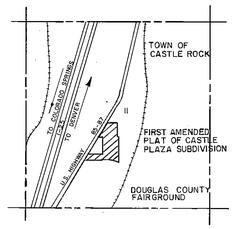
LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

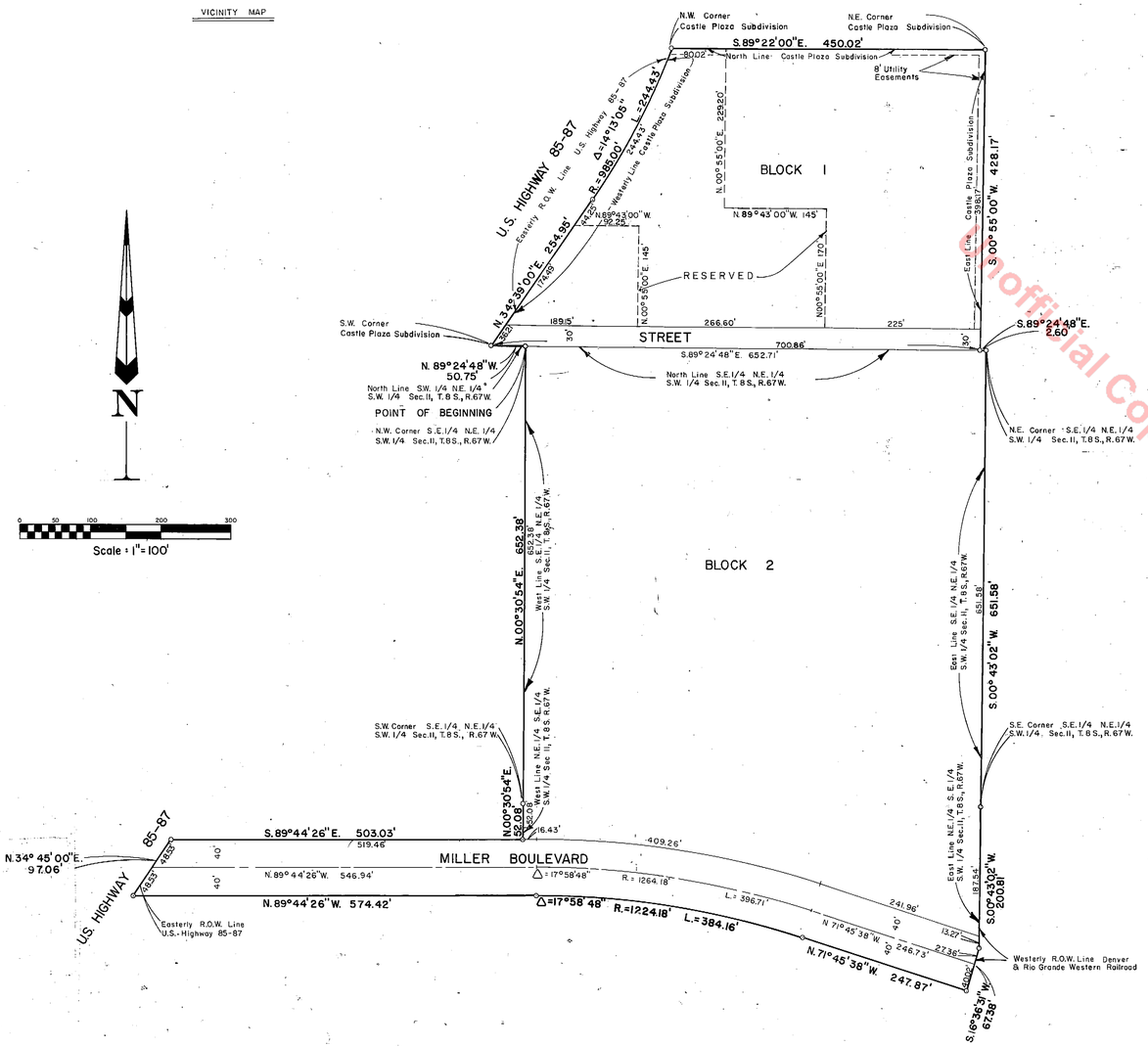
FIRST AMENDED PLAT OF CASTLE PLAZA SUBDIVISION

Being a Portion of the Southwest 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado

sheet 1 of 1



VICINITY MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT The undersigned, being the owners of a tract or parcel of land in Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, described as follows: Beginning at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence North 89°24'48" West, along the North line of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11, a distance of 50.75 feet to a point on the Easterly Right of Way line of U.S. Highway 85-87, said point being the Southwest corner of CASTLE PLAZA SUBDIVISION; thence North 34°39'00" East, along said Easterly Right of Way line and the Westerly line of CASTLE PLAZA SUBDIVISION, a distance of 254.95 feet; thence on a curve to the left being tangent to the last described course, continuing along said Easterly Right of Way line and the Westerly line of CASTLE PLAZA SUBDIVISION, said curve having a central angle of 14°13'05", a radius of 985.00 feet, an arc distance of 244.43 feet to the Northwest corner of CASTLE PLAZA SUBDIVISION; thence South 89°22'00" East along said North line, a distance of 450.02 feet to a point on the East line of CASTLE PLAZA SUBDIVISION; thence South 00°55'00" West, along said East line, a distance of 428.17 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence South 89°24'48" East, along said North line, a distance of 2.60 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence South 00°43'02" West, along the East line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11, a distance of 651.58 feet to the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11, said point also being on the Northerly extension of the Westerly Right of Way line of the Denver and Rio Grande Western Railroad; thence continuing South 00°43'02" West, along the East line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 11 and along said Westerly Right of Way line and its Northerly extension, a distance of 200.81 feet; thence South 16°36'31" West, continuing along said Westerly Right of Way line, a distance of 67.38 feet; thence North 71°45'38" West, a distance of 247.87 feet; thence on a curve to the left being tangent to the last described course, said curve having a central angle of 17°58'48", a radius of 1224.18 feet, an arc distance of 384.16 feet; thence North 89°44'26" West, being tangent to the last described curve, a distance of 574.42 feet to a point on the Easterly Right of Way line of U.S. Highway 85-87; thence North 34°45'00" East, along said Right of Way line, a distance of 97.06 feet; thence South 89°44'26" East, a distance of 503.03 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 11; thence North 00°30'54" East, along said West line, a distance of 52.08 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence continuing North 00°30'54" East, along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 11, a distance of 652.38 feet to the point of beginning, containing 18.987 acres, all in Douglas County, Colorado, has laid out, platted and subdivided as shown on this map and shall be known under the name and style of "FIRST AMENDED PLAT OF CASTLE PLAZA SUBDIVISION" and by these presents do grant and dedicate to the City of Castle Rock and the public, the perpetual use of all streets as shown hereon not previously dedicated and do grant 8 feet Utility Easements as shown hereon. Witness our hand and seal this ____ day of _____, A.D. 19__.

OWNERS

CASTLE ROCK SHOPPING CENTER, LTD.
By Ambrose Development Company
General Partner

By Paul D. Ambrose
President

ATTEST: Richard P. Hall
Secretary

AMBROSE DEVELOPMENT COMPANY

By Paul D. Ambrose
President

ATTEST: Richard P. Hall
Secretary

CASTLE ROCK SOUTH
By: A. W. Investments, Inc.
Managing General Partner

By Robert V. Ross
President

ATTEST: D. Fu Lindsure
Secretary

OWNER AND MORTGAGEE

Philip S. Miller, also known as
Phillip S. Miller

Philip S. Miller a/k/a Phillip S. Miller

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 25th day of March, A.D. 1974, by Paul D. Ambrose and Richard P. Hall as _____ President and _____ Secretary, respectively, of AMBROSE DEVELOPMENT COMPANY, a Colorado corporation individually and as General Partner of CASTLE ROCK SHOPPING CENTER, LTD., a Colorado limited partnership.

Witness my hand and official seal.
My commission expires [illegible]

Geldy B. Campbell
Notary Public

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 25th day of March, A.D. 1974, by Robert V. Ross and D. Fu Lindsure as _____ President and _____ Secretary, respectively of A.W. Investments, Inc., a Colorado corporation, Managing Partner of CASTLE ROCK SOUTH, a Colorado limited partnership.

Witness my hand and official seal.
My commission expires [illegible]

Geldy B. Campbell
Notary Public

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

The foregoing instrument was acknowledged before me this 25th day of _____, A.D. 19__, by PHILIP S. MILLER, also know as Phillip S. Miller.

Witness my hand and official seal.
My commission expires _____

Philip S. Miller a/k/a Phillip S. Miller
Notary Public

SURVEYOR'S CERTIFICATE

I, Richard L. Powers, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of FIRST AMENDED PLAT OF CASTLE PLAZA SUBDIVISION and of the hereon plat was made by me and accurately shows said subdivision to the best of my knowledge and belief and that monuments have been set to conform to Colorado State Law.

Richard L. Powers, R.L.S. No. 3913

PLANNING COMMISSION APPROVAL: This plat has been approved by the Town of Castle Rock Planning Commission this ____ day of _____, A.D. 19__.

Chairman

BOARD OF TRUSTEES APPROVAL: This plat has been approved and is accepted for filing by the Board of Trustees of the Town of Castle Rock this ____ day of _____, A.D. 19__.

Mayor

ATTORNEY'S CERTIFICATE: I, _____, an Attorney at Law, duly licensed to practice before Courts of Record in the State of Colorado, do hereby certify that I have examined the title of all lands herein described and shown upon the within plat as a public way and the title of such land is in the dedicator free and clear of all liens and encumbrances.

Attorney at Law

CLERK & RECORDERS CERTIFICATE: Accepted for filing and recording in the office of the Clerk and Recorder of Douglas County, Colorado, this ____ day of _____, A.D. 19__. Platbook _____, Page _____, Reception No. _____.

Clerk & Recorder

NOTICE TO BE SENT TO: Mr. Paul D. Ambrose
Ambrose Development Company
821 Seventeenth Street
Denver, Colorado 80202

RESTRICTIVE COVENANTS:
The area outlined and shown hereon as "RESERVED" shall be convenanted and reserved for parking, traffic flow, pedestrian ways, planting and decorative strips, utilities, and lighting only and no building shall be constructed within such area without a written amendment recorded by mutual consent of the owners and the Board of Trustees of the Town of Castle Rock.

Prepared by: BELL SURVEYING & ENGINEERING CO. INC.
500 Kalamath St., Denver, Colo. 80204

Unofficial Copy