

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99101714

DATE: 12-7-99

TIME:

12:36

FEE: \$ 10⁰⁰

(1 Pages)

GRANTOR:
(OWNER/SIGNER)

Lijin Jhone and Town of
Castle Rock

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Plaza South
2nd Amendment

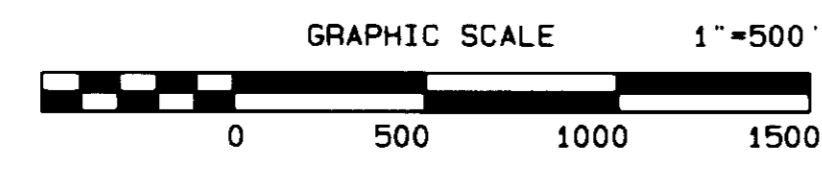
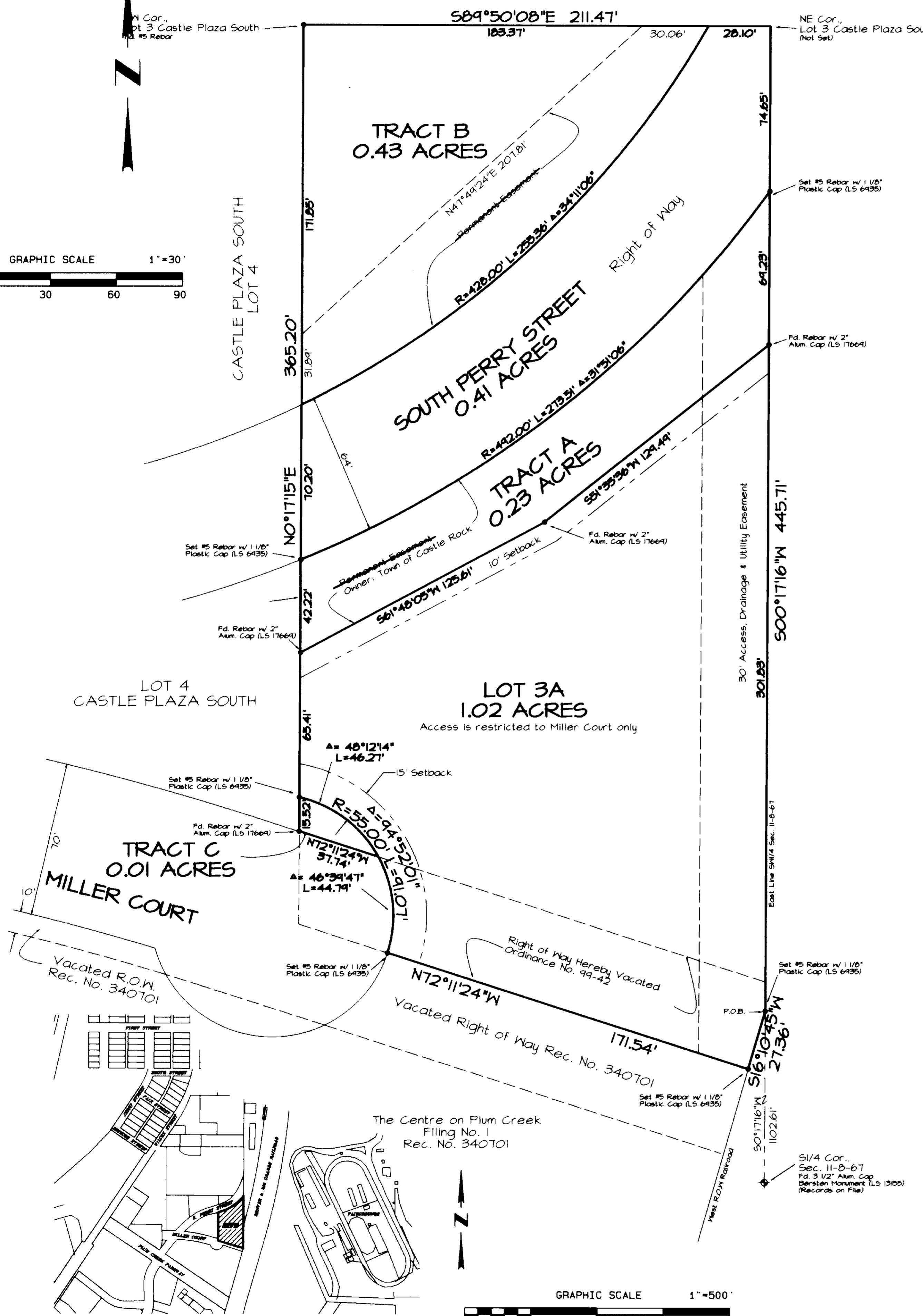
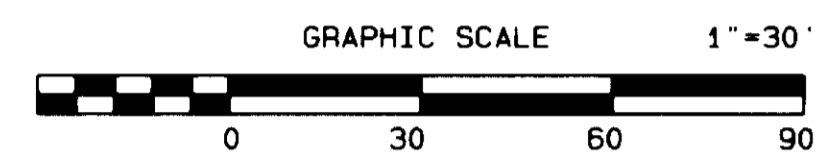
LEGAL:

(SECTION-TOWNSHIP-RANGE)

11, 8, 67

CASTLE PLAZA SOUTH SECOND AMENDMENT FINAL PLAT

A REPLAT OF LOT 3, CASTLE PLAZA SOUTH AND A VACATION OF A PORTION OF MILLER BOULEVARD IN SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



TITLE CERTIFICATE

I, LARRY L. NITSCH BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE CO.
A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO,
HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS,
MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE
OF OWNERSHIP AND DEDICATION.

SIGNED THIS 14th DAY OF OCTOBER, 1999.

Larry L. Nitsch, title officer
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE CO.
TITLE INSURANCE COMPANY

PROPERTY DESCRIPTION

A tract of land situated in the Southwest 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
Commencing at the Southeast corner of said Southwest 1/4 and considering the East line of said Southwest 1/4 to bear N00°17'16"E with all bearings contained herein relative thereto;
Thence N00°17'16"E along said East line a distance of 1102.61 feet to the West Right of Way line of the Denver and Rio Grande Railroad and to the true point of beginning;
Thence S16°10'45"W along said West Right of Way line a distance of 27.36 feet to the centerline of Miller Boulevard;
Thence N72°11'24"W along said centerline a distance of 171.54 feet;
Thence Northerly along the arc of a curve to the left a distance of 44.79 feet, said curve has a radius of 55.00 feet, a central angle of 46°39'47" and a chord that bears N05°31'16"W a distance of 43.57 feet to the South line of Lot 3, Castle Plaza South;
Thence N72°11'24"W along said South line a distance of 37.74 feet to the Southwest corner of said Lot 3;
Thence N00°17'16"E along the West line of Lot 3 a distance of 365.20 feet to the Northwest corner of said Lot 3;
Thence S89°50'08"E along the North line of said Lot 3 a distance of 211.47 feet to the Northeast corner of Lot 3;
Thence S00°17'16"W along the East line of Lot 3 and along the East line of aforesaid Southwest 1/4 a distance of 445.71 feet to the point of beginning;
Containing 2.10 acres, more or less.
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

SURVEYOR'S CERTIFICATE

I DAVID E. ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 1999, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR SURVEYING OF LAND AND ALL PROVISION, WITHIN MY CONTROLLING JURISDICTION OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

David E. Archer
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 10-12-99

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 1st DAY OF November, 1999.

John Franklin
COMMUNITY DEVELOPMENT DIRECTOR

SQUARE FOOTAGE TABLE	
LOT 3A	44232 SQ. FT.
TRACT A	9813 SQ. FT.
TRACT B	18941 SQ. FT.
TRACT C	424 SQ. FT.
TOTAL SQ. FT.	73410 SQ. FT.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN HAVE LAID OUT, PLATED AND SUBDIVIDED THE SAME INTO 1 LOT, 3 TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE PLAZA SOUTH SECOND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACTS A, B AND C, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICES LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 30th DAY OF November, 1999.

OWNERS

Iljin Jhong
Iljin Jhong
The Mayor of Castle Rock
Jally A. Rasmussen
Jally A. Rasmussen
Clerk

NOTARY CERTIFICATES

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF October, 1999, BY ILJIN JHONG
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF October, 1999
Susan J. Rasmussen
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-03
Susan J. Rasmussen
NOTARY PUBLIC
State of Colorado
My Commission Expires 9-1-03

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Jally A. Rasmussen
TOWN CLERK
Iljin Jhong
ACTING TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:36 PM ON THE 7 DAY OF Dec, 1999, IN BOOK N/A, PAGE N/A, MAP N/A, REGISTRATION NO. 99101714
DOUGLAS COUNTY CLERK AND RECORDER
BY: *Sheryl Muehlfeld*
DEPUTY

REVISIONS Revised 9-21-99 Revised 10-2-99	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=30' DATE 4-1-99 CLIENT RADIO SHACK SHEET 1 of 1 JOB NUMBER 98-512
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