

# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$11.00  
1 PG

# 2003095849  
06/27/2003 01:43 PM



2003095849 1 PG

**GRANTOR:**  
(owner/signer)

Castle Park Inc

**GRANTEE:**  
(subdivision name or name of plat)

Castle Park South #1  
Final Plat

**LEGAL:**  
(section-township-range)

11-8-67

# CASTLE PARK SOUTH FILING NO. 1 FINAL PLAT

In Section 11, Township 8 South, Range 67 West,  
6th P.M, Douglas County, Colorado

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL OF THE OWNER'S, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF CASTLE PARK SOUTH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE 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, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES TO THE 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.

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11 AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11 TO BEAR SOUTH 00 DEGREES 25 MINUTES 20 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 88 DEGREES 17 MINUTES 07 SECONDS EAST A DISTANCE OF 731.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PARK STREET THAT IS 20.00 FEET SOUTH OF THE SOUTH LINE OF LOTS 86 THROUGH 96 INCLUSIVE, CASTLE PARK MOBILE HOMES, RECEPTION NUMBER 172890 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE RIGHT OF WAY LINE OF PARK STREET FOR THE NEXT SEVEN (7) COURSES:

1. THENCE SOUTH 01 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 32.82 FEET;
2. THENCE SOUTH 07 DEGREES 07 MINUTES 08 SECONDS EAST A DISTANCE OF 144.00 FEET;
3. THENCE SOUTH 18 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 101.93 FEET TO A POINT OF CURVE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 59.23 FEET, SAID CURVE HAVING A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 56 MINUTES 52 SECONDS TO A POINT OF TANGENT;
5. THENCE SOUTH 07 DEGREES 07 MINUTES 08 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 172.93 FEET TO A POINT OF CURVE;
6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 132.86 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 69 DEGREES 12 MINUTES 04 SECONDS TO A POINT OF TANGENT;
7. THENCE SOUTH 76 DEGREES 19 MINUTES 12 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 78.15 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE NORTH 09 DEGREES 44 MINUTES 43 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 4.92 FEET;
8. THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST A DISTANCE OF 32.87 FEET TO THE SOUTHEASTERLY CORNER OF OUTLOT B, CASTLE PARK MOBILE HOMES;
9. THENCE NORTH 39 DEGREES 11 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 175.50 FEET;
10. THENCE NORTH 13 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE A DISTANCE OF 100.67 FEET TO A POINT THAT IS 20.00 FEET TO THE SOUTH OF SAID LOTS 86 THROUGH 95 INCLUSIVE;
11. THENCE NORTH 89 DEGREES 42 MINUTES 10 SECONDS WEST PARALLEL TO AND 20.00 FEET SOUTH OF THE SOUTH LINE OF SAID LOTS 86 THROUGH 95 INCLUSIVE A DISTANCE OF 513.64 FEET TO THE POINT OF BEGINNING.

**TITLE CERTIFICATE**

Laroyce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 25<sup>th</sup> DAY OF June, 2003.

Laroyce L. Nitsch, Title Officer  
AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company  
TITLE INSURANCE COMPANY

**NOTARY CERTIFICATES**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF June, 2003, BY Laroyce L. Nitsch AS TITLE OFFICER FOR CASTLE PARK INC. LAND TITLE GUARANTEE CO.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF June, 2003.  
MY COMMISSION EXPIRES 9-1-03

Susan J. Rasmussen  
NOTARY PUBLIC

**STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL**

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 25<sup>th</sup> DAY OF June, 2003.

Hatueen A. Sellman  
COMMUNITY DEVELOPMENT DIRECTOR

**SURVEYOR'S CERTIFICATE**

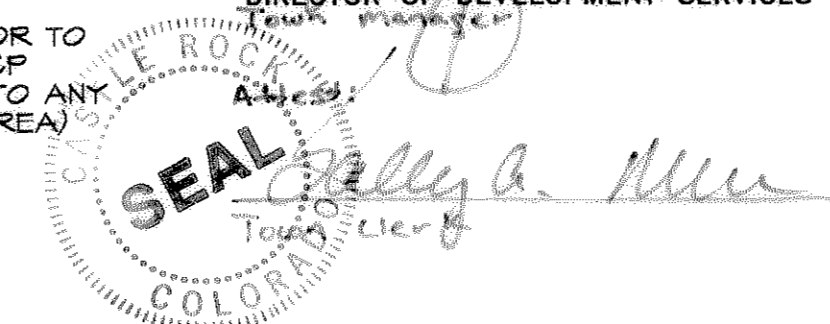
I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 12, 2003, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL 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 CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

David E. Archer  
REGISTERED LAND SURVEYOR

**TOWN CERTIFICATION**

THIS FINAL PLAT FOR THE CASTLE PARK SOUTH FILING NO. 1 SUBDIVISION WAS APPROVED BY THE TOWN OF CASTLE ROCK ON THE 25<sup>th</sup> DAY OF June, 2003.

Hatueen A. Sellman  
DIRECTOR OF DEVELOPMENT SERVICES



DATE 6/25/03

DATE 6/25/03

EXECUTED THIS 25<sup>th</sup> DAY OF June, 2003.

**OWNERS**

Stan W. Hall, PRESIDENT  
CASTLE PARK INC.  
2 DARREN STREET  
CASTLE ROCK, CO 80106

**NOTARY CERTIFICATES**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF June, 2003, BY STAN W. HALL AS PRESIDENT OF CASTLE PARK INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25<sup>th</sup> DAY OF June, 2003.  
MY COMMISSION EXPIRES 9-1-03

Susan J. Rasmussen  
NOTARY PUBLIC

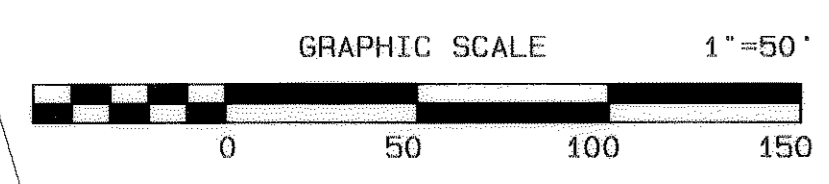
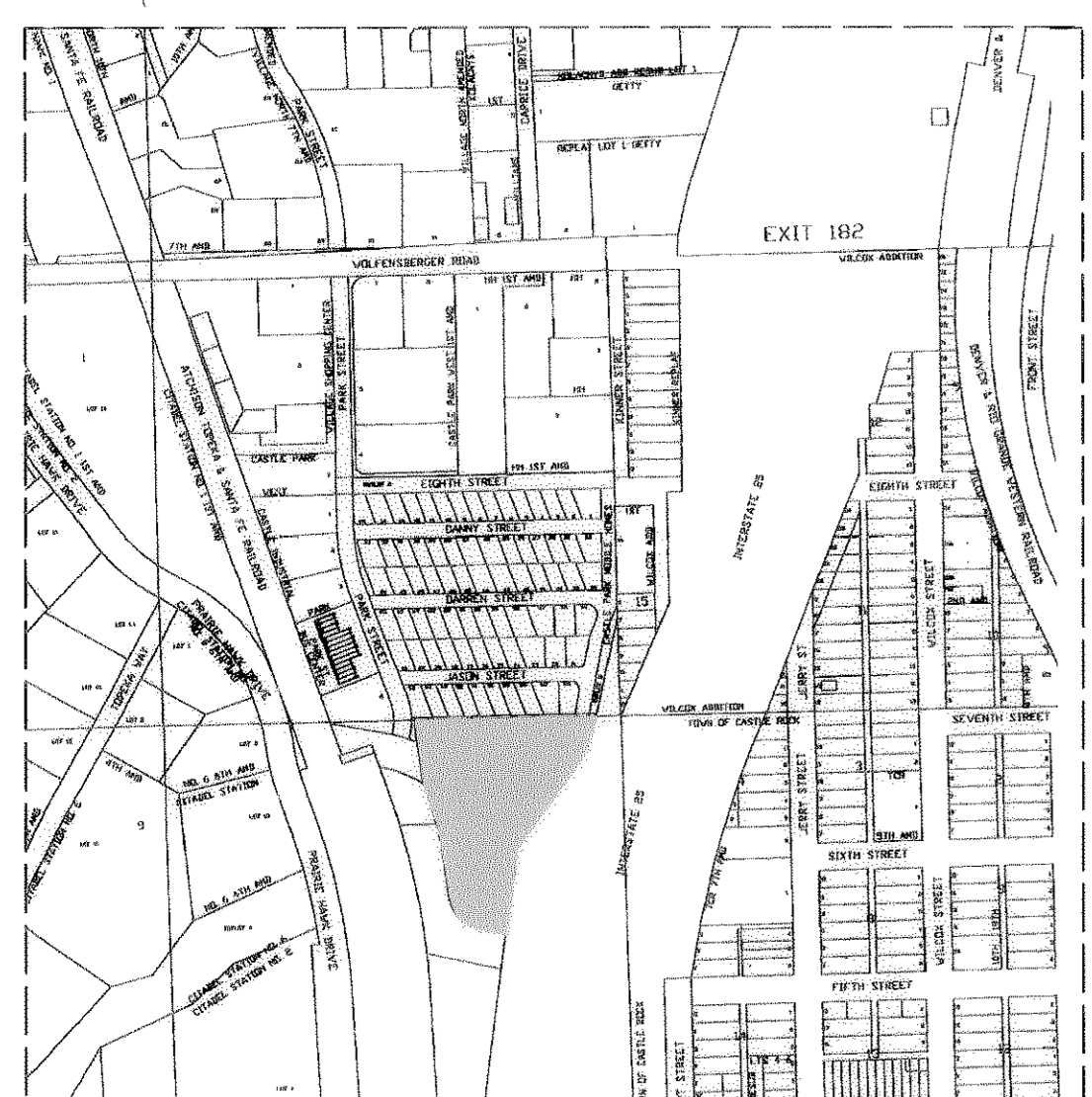
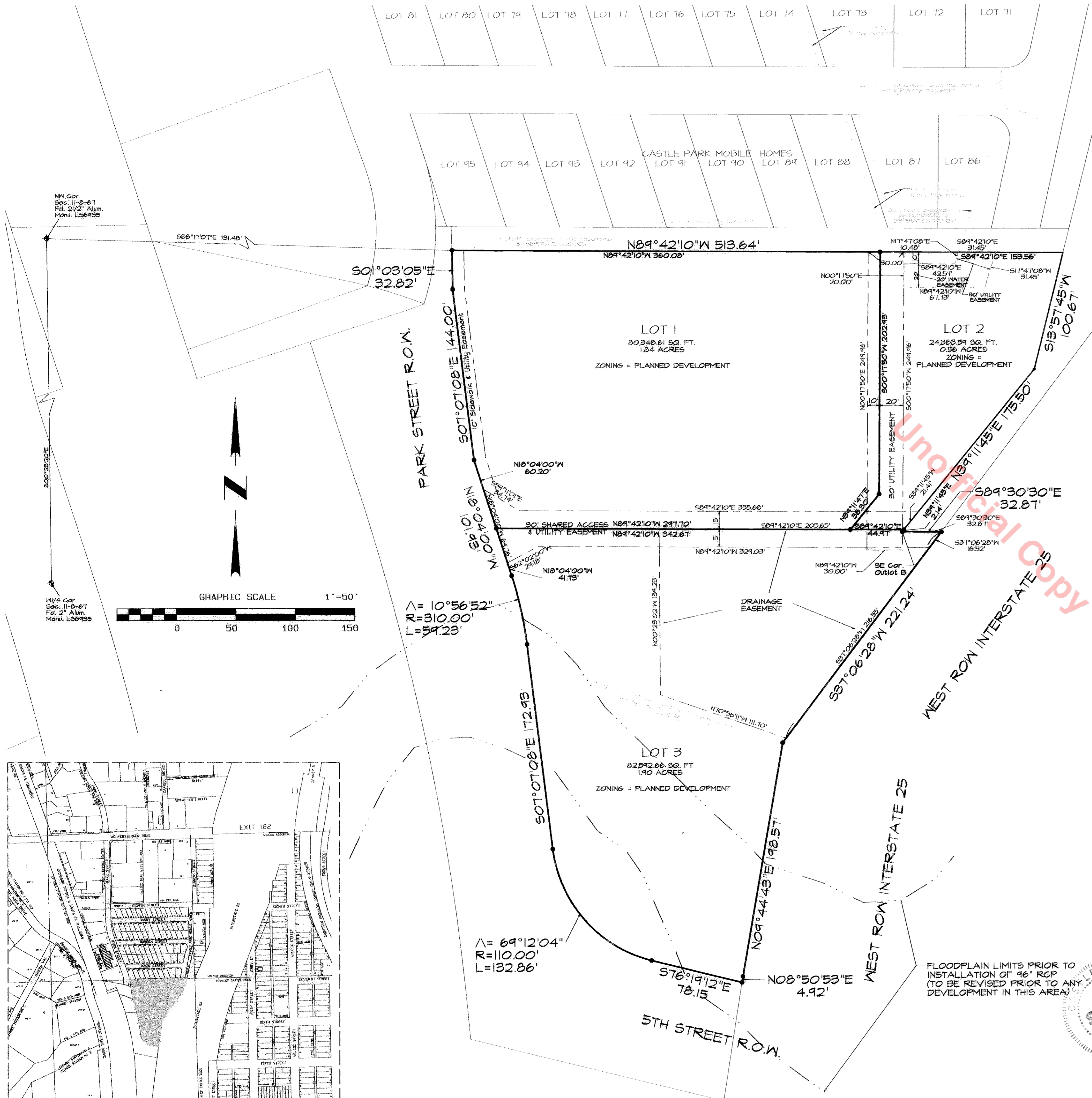
**DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:43 PM ON THE 27<sup>th</sup> DAY OF June, 2003.

Reception # 2003095849

DOUGLAS COUNTY CLERK AND RECORDER  
By: Laroyce Nitsch  
DEPUTY



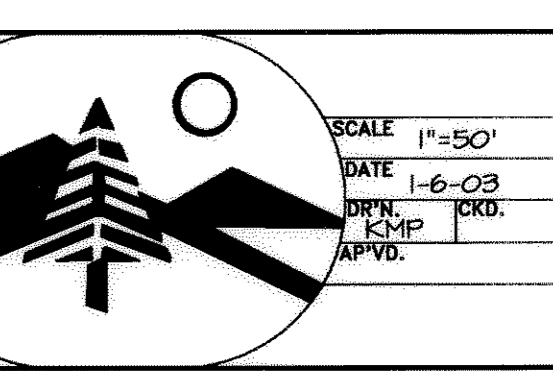
**OWNER/DEVELOPER**  
CASTLE PARK, INC.  
2 DARREN STREET  
CASTLE ROCK, CO. 80104  
(303) 688-4148

**MORTGAGEES/LIENHOLDERS**  
NONE

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.

REVISIONS	DATE	BY
5-16-03 Misc.		
6-24-03 Misc.		
6-24-03 Utility		

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (303) 688-4842  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	CASTLE PARK SOUTH FILING NO. 1 FINAL PLAT
SCALE	1"=50'
DATE	6-25-03
BY	D.E.A.
CHKD.	
APVD.	
CLIENT	CASTLE PARK SOUTH INC.
JOB NUMBER	96-0457
Sheet	1 of 1

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