

PLAT IDENTIFICATION SHEET

277320

11/13/81

GRANTOR:

(owner/signer)

GRANTEE:

(subdivision name or name of plat)

Castle Plaza South

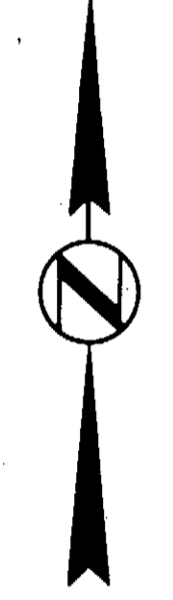
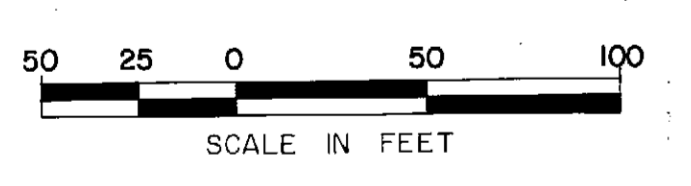
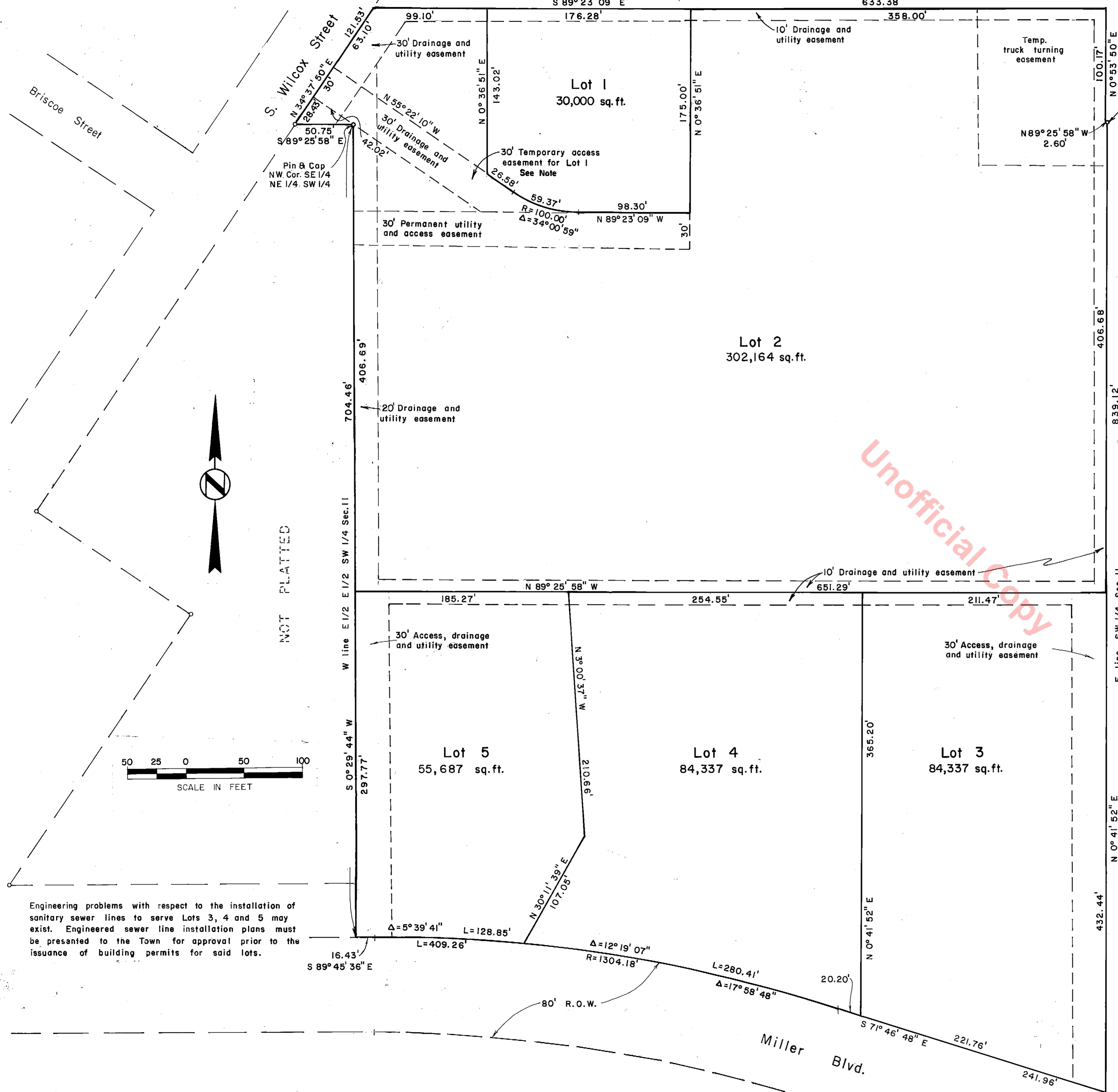
LEGAL:

(section-township-range)

CASTLE PLAZA SOUTH

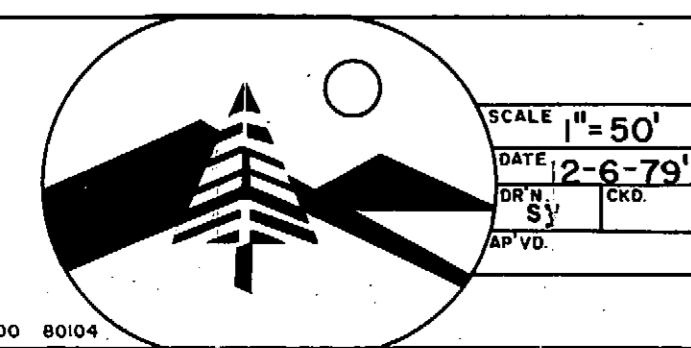
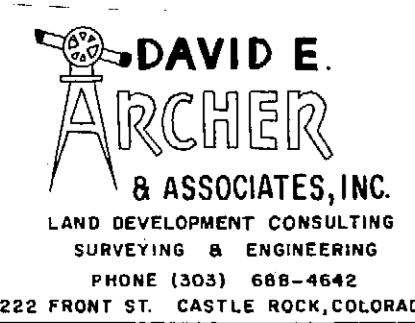
A REPLAT OF A PORTION OF THE FIRST AMENDED PLAT OF CASTLE PLAZA SUBDIVISION

NOTE: The temporary access shown is temporary until access from Wilcox Street is granted by instrument recorded in Book 307 at Page 869.



NOT PLATTED

NOT PLATTED



TITLE	FINAL PLAT CASTLE PLAZA SOUTH
DATE	2-6-79
BY	DAVID E. ARCHER
CHKD.	
APPROVED	
CLIENT	AMBROSE AND CO.
JOB NUMBER	77-525
Sheet	1 of 1

PROPERTY DESCRIPTION

A tract of land situated in the East 1/2 of the Southwest 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, in the Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11 and considering the North-South centerline of said Section 11 to bear S 0° 41' 52" W with all bearings contained herein relative thereto; Thence S 0° 41' 52" W a distance of 839.12 feet to the North line of Miller Blvd.; Thence N 71° 46' 48" W along said North line a distance of 241.96 feet to a point of curve; Thence Westerly along the arc of a curve to the left and along said North line a distance of 409.26 feet, said curve has a radius of 1304.18 feet and a central angle of 17° 58' 48" to a point of tangency; Thence N 89° 45' 36" W along said North line and along said tangent a distance of 16.43 feet to a point on the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 11; Thence N 0° 25' 44" E along said West line a distance of 704.46 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; Thence N 89° 25' 58" W 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 the East line of South Wilcox Street; Thence N 34° 37' 50" E along said East line a distance of 121.53 feet to the Southwesterly corner of the Safeway tract; Thence S 89° 23' 09" E along the South line of said Safeway tract a distance of 633.38 feet to the Southeast corner of said Safeway tract; Thence S 0° 53' 50" W a distance of 100.17 feet; Thence S 89° 25' 58" E a distance of 2.60 feet to the point of beginning; Containing 12.776 acres, more or less. The above description being a portion of the First Amended Plat of Castle Plaza Subdivision.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being all of the owners, mortgagees, and lienholders of the above described property, have by these presents laid out, platted and subdivided the same into lots as shown on this plat under the name and style of Castle Plaza South. The undersigned hereby further create easements for ingress, egress, drainage and utility purposes as indicated hereon. And the hereby undersigned dedicate to the Town of Castle Rock for public use, all water rights, both tributary and non-tributary rising upon, flowing upon or lying under the property as described and shown hereon.

TITLE CERTIFICATE

I, William M. Reed, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators. Signed this 30th day of July, 1981.
William M. Reed *1894
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 13th day of January, 1981.
John Andrews
Chairman

TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridle path easements shown hereon. Signed this 5th day of February, 1981.
Town of Castle Rock
By: Robert Fort
Mayor

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon do actually exist and this plat accurately represents said survey.

STATE OF COLORADO) SS
COUNTY OF DOUGLAS) SS
The foregoing instrument was acknowledged before me this 13th day of October, 1981 A.D. by Philip S. Miller.
My commission expires Nov. 28, 1982.
Howard Hillman
Notary Public

OWNERS

- Castle Rock Shopping Center Ltd. (a limited partnership) (Ambrose Development Company General Partner).
H. Lee Ambrose
H. Lee Ambrose (Vice President of Ambrose Development Co.)
- Castle Rock Shopping Center Company (a general partnership).
John Kostlosky
John Kostlosky (General Partner)
- South Oak Plaza East General Partnership (Landwest Development Corporation Managing General Partner).
Robert E. Rhodes Jr. LaVeta A. Zufall
Robert E. Rhodes Jr. (President) LaVeta A. Zufall (Secy-Treas.)
- South Oak Plaza West General Partnership (Landwest Development Corporation Managing General Partner).
Robert E. Rhodes Jr. LaVeta A. Zufall
Robert E. Rhodes Jr. (President) LaVeta A. Zufall (Secy-Treas.)
- South Oak Plaza General Partnership (Landwest Development Corporation Managing General Partner).
Robert E. Rhodes Jr. LaVeta A. Zufall
Robert E. Rhodes Jr. (President) LaVeta A. Zufall (Secy-Treas.)

MORTGAGEES

- Empire Savings and Loan Association
by Robert E. Rhodes Jr. Wayne L. Jones
Robert E. Rhodes Jr. Wayne L. Jones
- James and Rhodes Investment Company
William W. Collins Philip S. Miller
William W. Collins Philip S. Miller
- Castle Rock Shopping Center Ltd. (a limited partnership)
H. Lee Ambrose (Vice President)
Ambrose Development Company (General partner)

NOTARY CERTIFICATES

- STATE OF COLORADO) SS
COUNTY OF DENVER) SS
The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 1980, A.D. by H. Lee Ambrose as Vice President of Ambrose Development Company and by John Kostlosky as general partner of Castle Rock Shopping Center Company.
My commission expires 8/28/83 Julia B. Stapp
Notary Public
- STATE OF COLORADO) SS
COUNTY OF ARAPAHOE) SS
The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 1980, A.D. by Robert E. Rhodes Jr. as President and by LaVeta A. Zufall as Secretary-Treasurer of Landwest Development Corporation.
My commission expires 8/28/83 Julia B. Stapp
Notary Public
- STATE OF COLORADO) SS
COUNTY OF DENVER) SS
The foregoing instrument was acknowledged before me this 13th day of January, 1980, A.D. by John Andrews as a loan officer of Empire Savings and Loan Association.
My commission expires May 2, 1983 Marjorie Ann Thomas
Notary Public
- STATE OF COLORADO) SS
COUNTY OF ARAPAHOE) SS
The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 1980, A.D. by Robert E. Rhodes Jr. and by Wayne L. Jones as partners of James and Rhodes Investment Company.
My commission expires 8/28/83 Julia B. Stapp
Notary Public
- STATE OF NEW YORK) SS
COUNTY OF NEW YORK) SS
The foregoing instrument was acknowledged before me this 8th day of FEBRUARY, 1982, A.D. by William W. Collins.
My commission expires March 30, 1981 James A. Bryant
Notary Public

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County on the 13th day of NOVEMBER, 1981, and was recorded per Reception No. 77354.
County Clerk and Recorder
by: James A. Bryant
Deputy