PLAT IDENTIFICATION SHEET

RECEPTION # : DC9667859

DATE: 12-4-96

TIME: 11:29

FEE: $ 10 00 **(1 Pages)**

GRANTOR:
(OWNER/SIGNER)

Ray Shelton
Ralph Murphy
Robert P. Murphy
Tom Murphy
Shirley Shelton
Charolette Murphy
Stephanie Murphy
Era M. Murphy

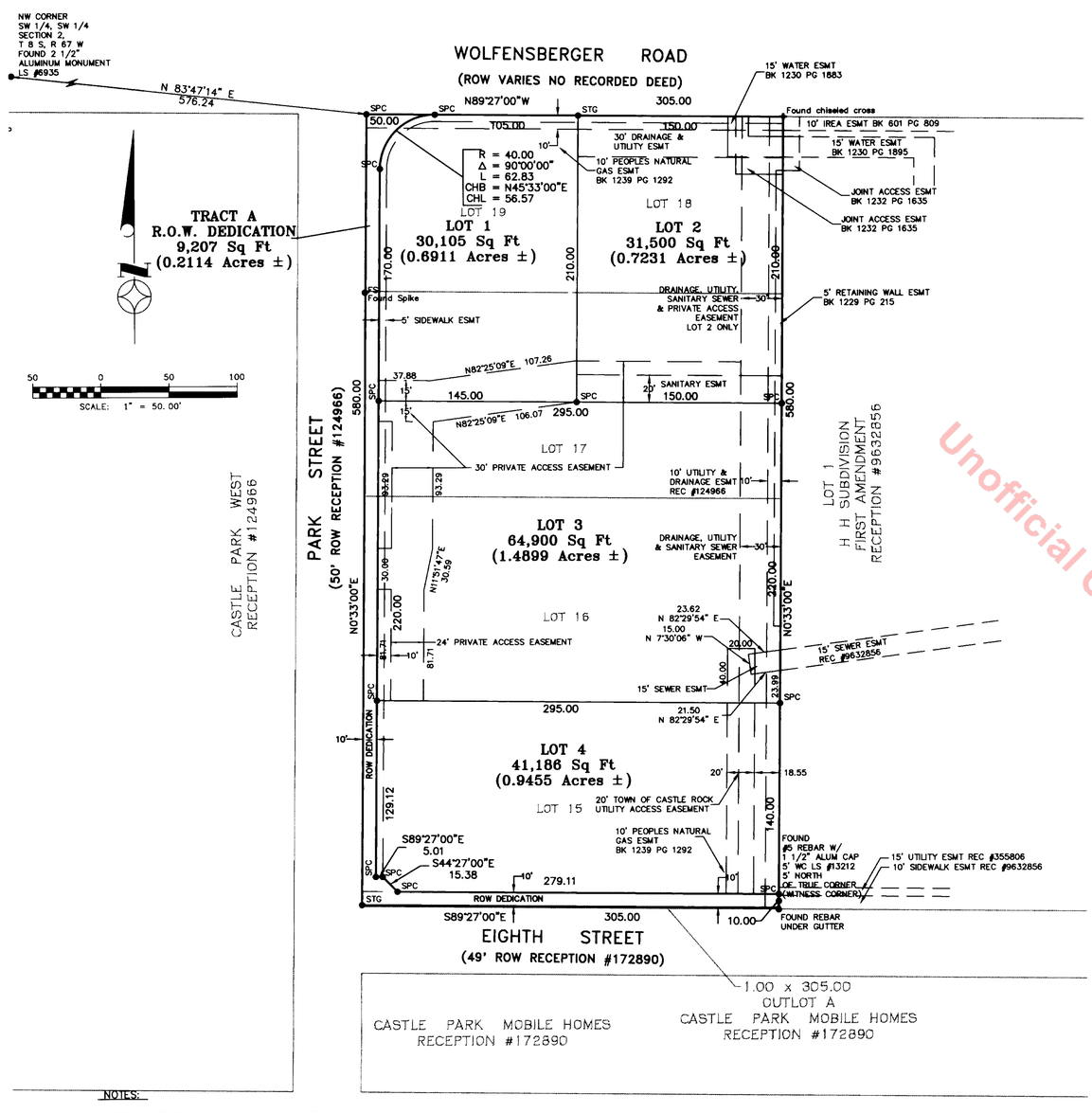
GRANTEE: Castle Park West 1st Amendment
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 2, 8, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

CASTLE PARK WEST 1ST AMENDMENT

A REPLAT OF LOTS 15–19, CASTLE PARK WEST
A PART OF THE SW1/4 OF SECTION 2, T. 8 S., R. 67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT 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 AS FOLLOWS:

LOTS 15–19, CASTLE PARK WEST,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 176,900 SQUARE FEET (4.0611 ACRES), MORE OR LESS,

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND RESUBDIVIDED THE SAME INTO LOTS AND TRACT A, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "CASTLE PARK WEST 1ST AMENDMENT", AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK TRACT A FOR PUBLIC ROAD, AND FURTHER DEDICATE FOR PUBLIC USE ALL EXCLUSIVE UTILITY EASEMENTS AND ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON–TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATED TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICES LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 29TH DAY OF NOVEMBER, 1996

OWNER(S):

RAY SHELTON

SHIRLEY K. SHELTON

J. RALPH MURPHY

ROBERT P. MURPHY AS ATTORNEY–IN–FACT FOR CHARLOTTE M. MURPHY

ROBERT P. MURPHY

ROBERT P. MURPHY, AS ATTORNEY–IN–FACT FOR STEPHANIE M. MURPHY

ROBERT P. MURPHY, AS ATTORNEY–IN–FACT FOR TOM A. MURPHY

ROBERT P. MURPHY, AS ATTORNEY–IN–FACT FOR EVA M. MURPHY

ADDRESS: C/O RAY SHELTON
1060 W. LITTLETON BLVD.
LITTLETON, CO 80120

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF NOVEMBER, A.D. 1996 BY RAY SHELTON.

MY COMMISSION EXPIRES: JUNE 9, 1997

NOTARY PUBLIC

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF NOVEMBER, A.D. 1996 BY SHIRLEY K. SHELTON.

MY COMMISSION EXPIRES: JUNE 9, 1997

NOTARY PUBLIC

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF NOVEMBER, A.D. 1996 BY J.RALPH MURPHY.

MY COMMISSION EXPIRES: JUNE 9, 1997

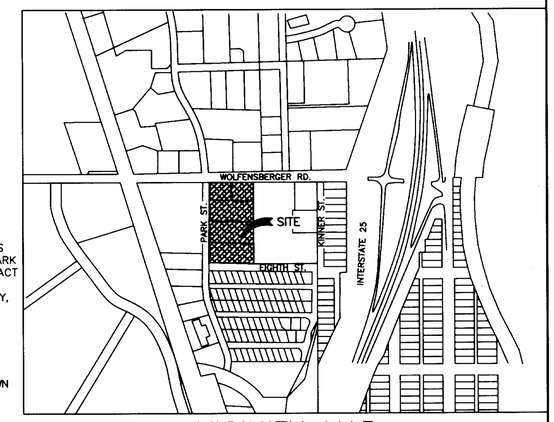
NOTARY PUBLIC

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29TH DAY OF NOVEMBER, A.D. 1996 BY ROBERT P. MURPHY. INDIVIDUALLY AND AS Attorney-in-Fact For Tom A. Murphy, Charlotte M. Murphy, Stephanie M. Murphy AND Eva M. Murphy

MY COMMISSION EXPIRES: JUNE 9, 1997

NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 500'

TITLE CERTIFICATE

I, LARRY R. CROWLEY BEING AN AUTHORIZED REPRESENATIVE OF SECURITY TITLE GUARANTY 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 DEDICATION.

SIGNED THIS 2 DAY OF DECEMBER, 1996

AUTHORIZED REPRESENTATIVE
SECURITY TITLE GUARANTY COMPANY

SURVEYING CERTIFICATE

I, JAMES D. RIHANEK, 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 ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

12/2/96

FOR AND ON BEHALF OF
WESTERN STATES SURVEYING, INC.
JAMES D. RIHANEK, P.L.S. NO. 23053

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.

PLANNING DEPARTMENT APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THIS 6TH DAY OF September, A.D., 1996.

PLANNING DIRECTOR — DATE 12-2-96

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 19TH DAY OF November, A.D., 1996.

ATTEST:

MAYOR — DATE Dec 2 '96 — TOWN CLERK — DATE 12-2-96

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 4 DAY OF December, 1996 AT 10:20 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NO. 9667859

BY: Chief Deputy
DOUGLAS COUNTY CLERK AND RECORDER
DEPUTY

NOTES:

1. IREA EASEMENTS ARE HEREBY GRANTED AS FOLLOWS:
   7 FOOT ALONG ALL FRONT LOT LINES, 10 FOOT ALONG ALL REAR LOT LINES, & 5 FOOT ALONG ALL SIDE LOT LINES.

2. FOR THE PURPOSE OF THIS PLAT THE BEARINGS ARE BASED ON THE EASTERLY LINE OF LOTS 15 THRU 18, CASTLE PARK WEST BEARING N. 00°33'00" E., AS SHOWN ON SAID PLAT, BEING MONUMENTED AS SHOWN HEREON.

PLAT MONUMENTATION

SPC – SET #4 REBAR WITH YELLOW PLASTIC CAP LS #23053

STG – SET NAIL WITH WASHER LS #23053

Western States Surveying, Inc.
19029 EAST PLAZA DRIVE, SUITE 252
PARKER, COLORADO 80134 (303) 841–7436