

PLAT IDENTIFICATION SHEET

RECEPTION#: 01101066

DATE: 10/26/01

TIME: 10.56

FEE: \$ 10.00 (1 P)

GRANTOR:

(owner/signer)

Castle Rock Church of Christ

GRANTEE:

(subdivision name or name of plat)

Castlerock Church of Christ
Final Plat

LEGAL:

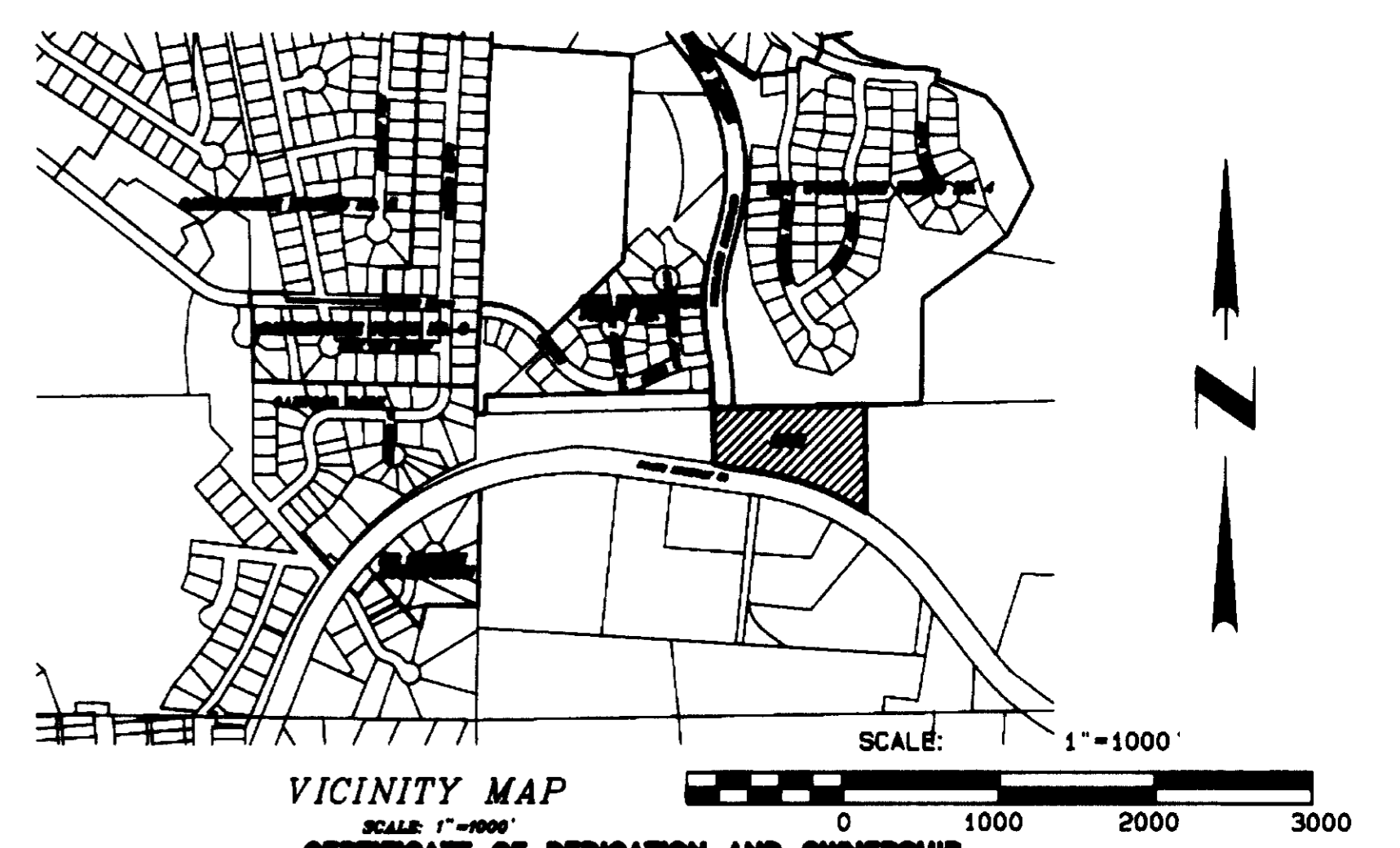
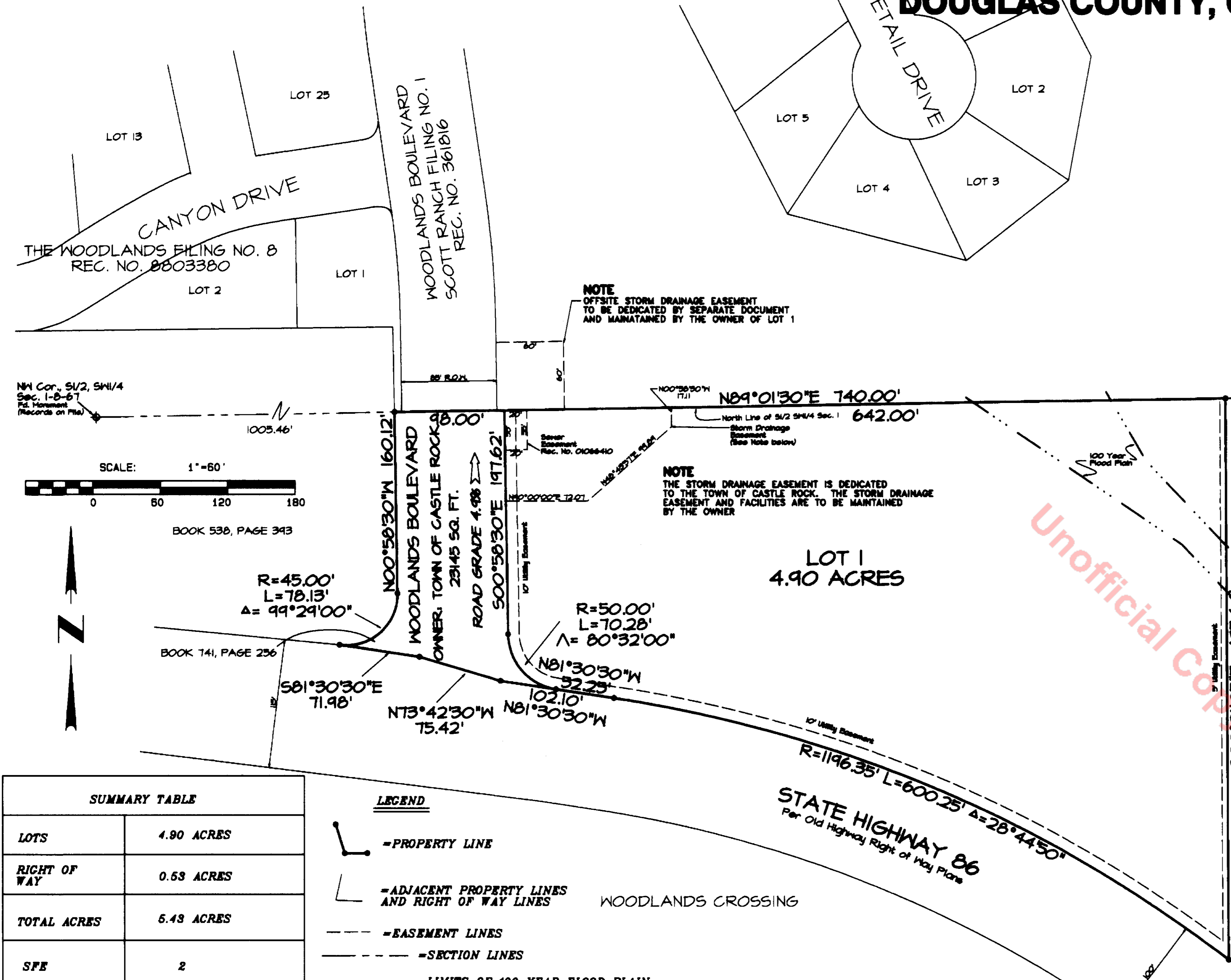
(section-township-range)

1 - 8 S - 67 W

NEW SUBDIVISION ABBREV: _____

CASTLE ROCK CHURCH OF CHRIST FINAL PLAT

A SUBDIVISION IN PART OF SECTION 1, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO



SUMMARY TABLE	
LOTS	4.90 ACRES
RIGHT OF WAY	0.53 ACRES
TOTAL ACRES	5.43 ACRES
SFE	2

LEGEND	
	= PROPERTY LINE
	= ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
	= EASEMENT LINES
	= SECTION LINES
	= LIMITS OF 100 YEAR FLOOD PLAIN

PROPERTY DESCRIPTION:
A tract of land situated in the South 1/2 of the Southwest 1/4 of Section 1, 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 South 1/2 of the Southwest 1/4 and considering the North line of said South 1/2 of the Southwest 1/4 to bear N 89°01'30"E with all bearings contained herein relative thereto;
Thence N 89°01'30"E along said North line a distance of 1005.46 feet to the true point of beginning;
Thence N 89°01'30"E along said North line a distance of 740.00 feet to the Northeast corner of that tract of land described in Book 187 at Page 424 of the Douglas County Records;
Thence S 00°21'05"E a distance of 495.64 feet to the Southeast corner of said tract and to the North Right of Way line of State Highway No. 88;
Thence Northwest along said North Right of Way line along the arc of a curve to the left a distance of 600.25 feet said curve has a radius of 1196.35 feet and a central angle of 28°44'50" to a point of tangent;
Thence N 81°30'30"W along said North Right of Way line along said tangent a distance of 102.10 feet;
Thence N 73°42'30"W along said North Right of Way line a distance of 75.42 feet;
Thence N 81°30'30"W along said North Right of Way line a distance of 71.98 feet to the most Westerly corner of that tract of land described in Book 741 at Page 256 of the Douglas County Records;
Thence Northwesterly along the arc of a curve to the left a distance of 78.13 feet, said curve has a radius of 45.00 feet and a central angle of 99°29'00" to a point of tangent and to the most Northerly corner of that tract of land described in Book 741 at Page 256 of the Douglas County Records;
Thence Northwesterly along the arc of a curve to the left a distance of 160.12 feet to the point of beginning;
Containing 5.43 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.

TITLE CERTIFICATE
Larve L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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 11th DAY OF October, 2001.
Larve L. Nitsch, AUTHORIZED REPRESENTATIVE, Land Title Guarantees Company, TITLE INSURANCE COMPANY.
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2001, BY Larve L. Nitsch, Title Officer of Land Title Guarantees Co.
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2001.
MY COMMISSION EXPIRES 9-1-03
Susan Rasmussen, NOTARY PUBLIC

BOOK 187, PAGE 424
MORTGAGEE BANKWEST
Sandra Lomasas President OF BANKWEST
NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2001, BY Sandra Lomasas as President OF BANKWEST
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2001
MY COMMISSION EXPIRES 09-27-02
Christy M. Wiseman, NOTARY PUBLIC
SURVEYOR'S CERTIFICATE
I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 28, 1998, 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, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.
David E. Archer, REGISTERED PROFESSIONAL LAND SURVEYOR, DATE 10-10-01

STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL
THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 17 DAY OF October, A.D., 2001.
ATTEST: [Signature] DIRECTOR OF PLANNING AND DEVELOPMENT OF TOWN OF CASTLE ROCK, DATE 10/17/01

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: TOWN OF CASTLE ROCK
Gally Mear, TOWN CLERK, Nick Steves, TOWN MANAGER

VICINITY MAP
SCALE: 1"=1000'

CERTIFICATE OF DEDICATION AND OWNERSHIP
THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEE AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE ROCK CHURCH OF CHRIST SUBDIVISION. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREOF. 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 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 11th DAY OF October, 2001.
OWNERS CASTLE ROCK CHURCH OF CHRIST
Roger D. Sell as President
CASTLE ROCK CHURCH OF CHRIST
2347 EAST HIGHWAY 88
CASTLE ROCK, CO 80104
TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104
TOWN MANAGER MAYOR
CLERK

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2001, BY Roger D. Sell as President OF CASTLE ROCK CHURCH OF CHRIST
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF October, 2001
MY COMMISSION EXPIRES 8/22/02
Sandra E. Archer, NOTARY PUBLIC

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 2001, BY Herb Teers as TOWN MANAGER AND BY Sally Mear as CLERK OF TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 2001
MY COMMISSION EXPIRES 9-21-03
John [Signature] NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:56 A.M. ON THE DAY OF 10-26-2001, 2001, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 01101066
DOUGLAS COUNTY CLERK AND RECORDER
BY [Signature] Deputy

REVISIONS
Revised 7-24-01
Revised 7-29-01
Revised 8-8-01

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4843
168 WILCOX ST. CASTLE ROCK, COLORADO 80104

CASTLE ROCK CHURCH OF CHRIST
FINAL PLAT
CLERK
CASTLE ROCK CHURCH OF CHRIST
JOB NUMBER
Sheet 1 of 1 98-091

Map Scale: 1"=60' 10/20/02 2001
UNOFFICIAL COPY

Unofficial Copy

