

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9853593

DATE: 7-13-98

TIME: 16:04

FEE: \$ 10.00 (1 Pages)

GRANTOR: John Nelson

(OWNER/SIGNER)

William L. Harney

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

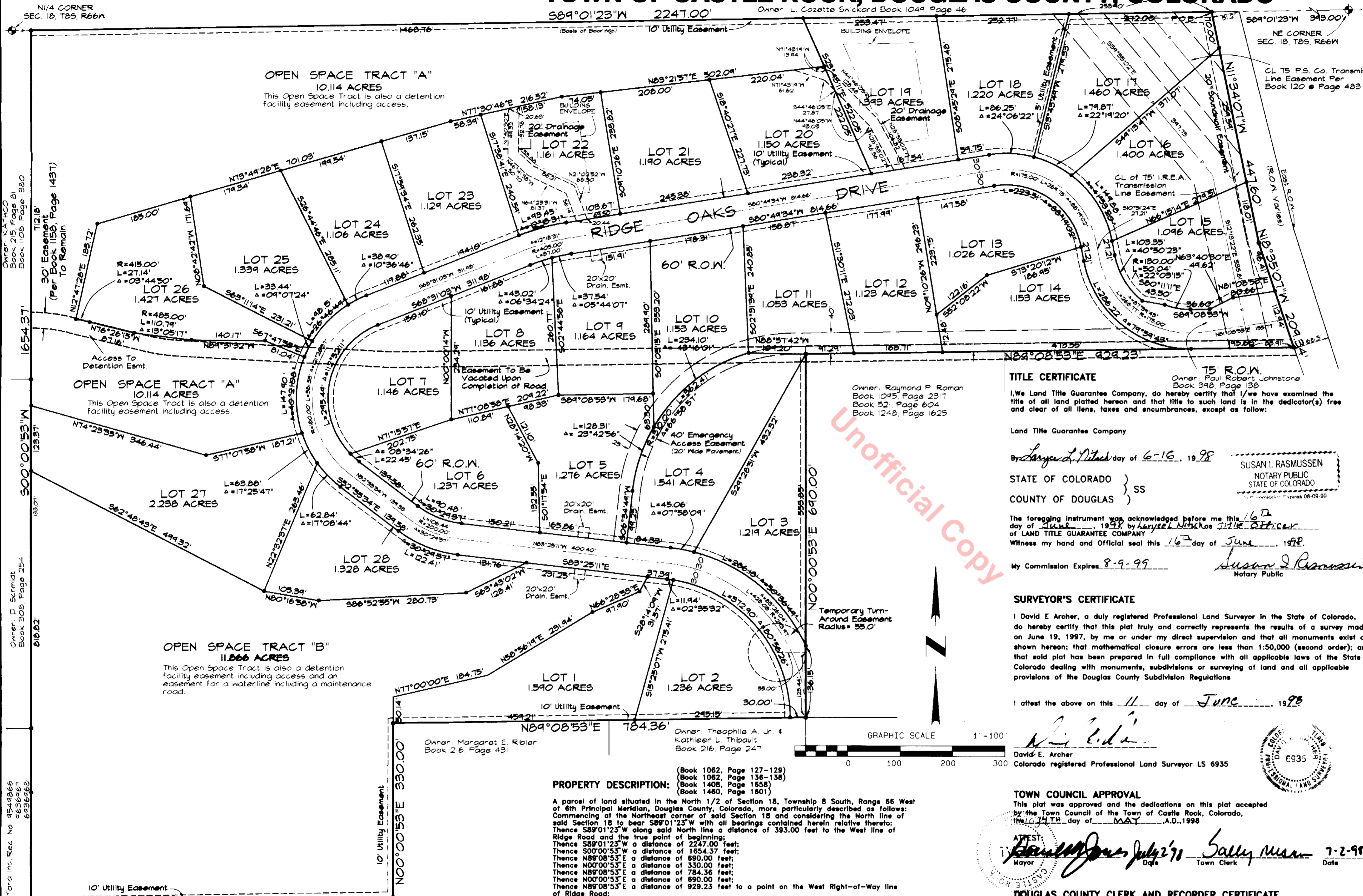
Castle Ridge East
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

18, 8, 6

FINAL PLAT CASTLE RIDGE EAST IN THE NE1/4 OF SECTION 18, T8S, R66W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



WATER RIGHTS DEDICATION AGREEMENT
The provision of municipal water to this subdivision is subject to the terms and conditions of the Castle Ridge Annexation Contract, recorded July 8, 1996 at Reception No. 9636974 and accordingly 28 SFE are debited from the Water Bank.

NOTE
No structural building permit will be issued for lots within this subdivision until a Final PD Site Plan has been approved for the subdivision and filed for public record. Building envelopes will be established on the Final PD Site Plan.

CERTIFICATE OF DEDICATION AND OWNERSHIP
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interest in the land described herein, have laid out, subdivided and platted said lands into 28 lots as shown hereon under the name and subdivision of CASTLE RIDGE EAST. The utility easements shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. Open Space Tracts A and B and the maintenance thereof are hereby dedicated to the Castle Ridge East Property Owners Association. Ridge Oaks Drive Right-of-way, 40 foot Emergency Access 20 foot Drainage Easements, Detention Pond Easements and access to these ponds in Open Space Tracts A and B are dedicated to and shall be maintained by the Town of Castle Rock upon acceptance.

TITLE CERTIFICATE
We, the Land Title Guarantee Company, do hereby certify that I/We have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows:
Land Title Guarantee Company
By *Suzanne L. Nitchas* day of 6-16, 1998

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 16th day of June, 1998, by Suzanne L. Nitchas as Notary Public.
Witness my hand and Official seal this 16th day of June, 1998.
My Commission Expires 8-9-99
Susan I. Rasmussen
Notary Public

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 June 19, 1997, 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 applicable provisions of the Douglas County Subdivision Regulations.
I attest the above on this 11 day of June, 1998.
David E. Archer
Colorado registered Professional Land Surveyor LS 6935

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, on this 14th day of MAY, A.D., 1998.
ATTEST:
Frank Jones Mayor
Sally Mason Town Clerk
Date 7-2-98

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
State of Colorado } SS
County of Douglas }
I hereby certify that this plat was filed in my office on the 13 day of July, 1998 at 4:04 a.m./p.m., and was recorded under Reception Number 9837599.
William Schaubauer
Douglas County Clerk and Recorder

PROPERTY DESCRIPTION:
(Book 1062, Page 127-129)
(Book 1062, Page 136-138)
(Book 1408, page 1858)
(Book 1480, Page 1801)
A parcel of land situated in the North 1/2 of Section 18, Township 8 South, Range 66 West of 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the Northeast corner of said Section 18 and considering the North line of said Section 18 to bear S89°01'23\"/>

PLANNING COMMISSION APPROVAL
This plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 13th day of APRIL, A.D., 1998.
ATTEST:
Frank Jones Planning Director
Date 6/17/98

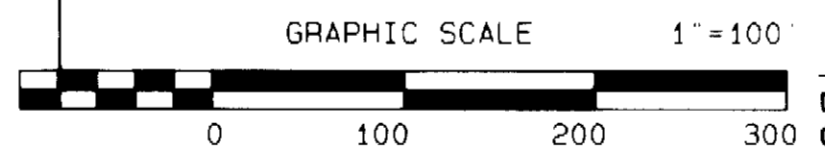
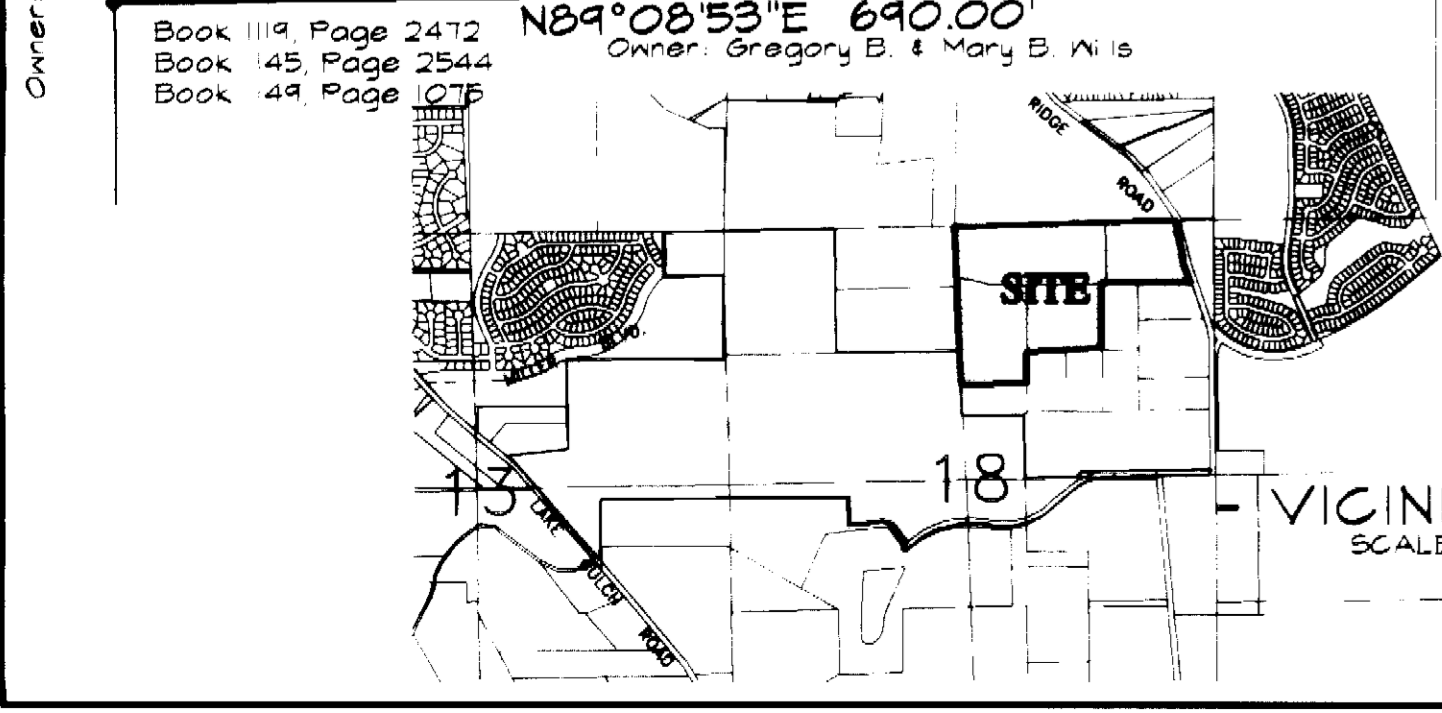
OWNER
John F. Nelson
John F. Nelson
4735 Valley View Road
Laramie, WY 82070

MORTGAGEE
William L. Harvey
Community Bank of Parker
19590 E. Mainstreet
Parker, CO 80134

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 16th day of June, 1998, by William L. Harvey as President of Community Bank of Parker.
Witness my hand and Official seal this 16th day of June, 1998.
My Commission Expires 8-9-99
Susan I. Rasmussen
Notary Public

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 16th day of June, 1998, by William L. Harvey as President of Community Bank of Parker.
Witness my hand and Official seal this 16th day of June, 1998.
My Commission Expires 02/06/2001
William Schaubauer
Notary Public

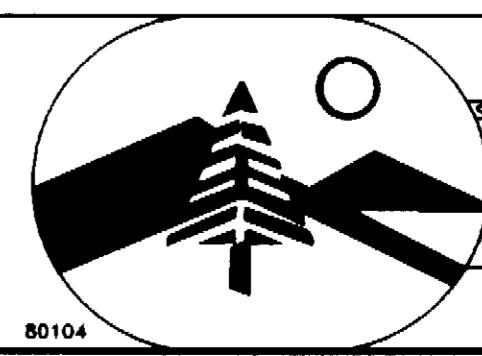
NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 12th day of June, 1998, by John F. Nelson as owner.
Witness my hand and Official seal this 12th day of June, 1998.
My Commission Expires 1-24-99
William Schaubauer
Notary Public



Unofficial Copy

REVISIONS	DATE
Mac 1-5-98	
Mac 2-28-98	
Mac 4-1-98	
Mac 5-8-98	

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4442
105 WILCOX ST., CASTLE ROCK, COLORADO 80104



CASTLE RIDGE EAST FINAL PLAT
in Sec. 18, T8S, R66W
Douglas County, Colorado
CLIENT: Harvey Development Co.
JOB NUMBER: 95-0417
Sheet 1 of 1

PENTLUM1\PROJECTS\95-0417\CREPLAT Mon Jun 30 15:10:46 1997