

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9645871

**DATE:** 8-22-96

**TIME:** 11:31

**FEE:** \$ 10<sup>00</sup> ( 1 Pages)

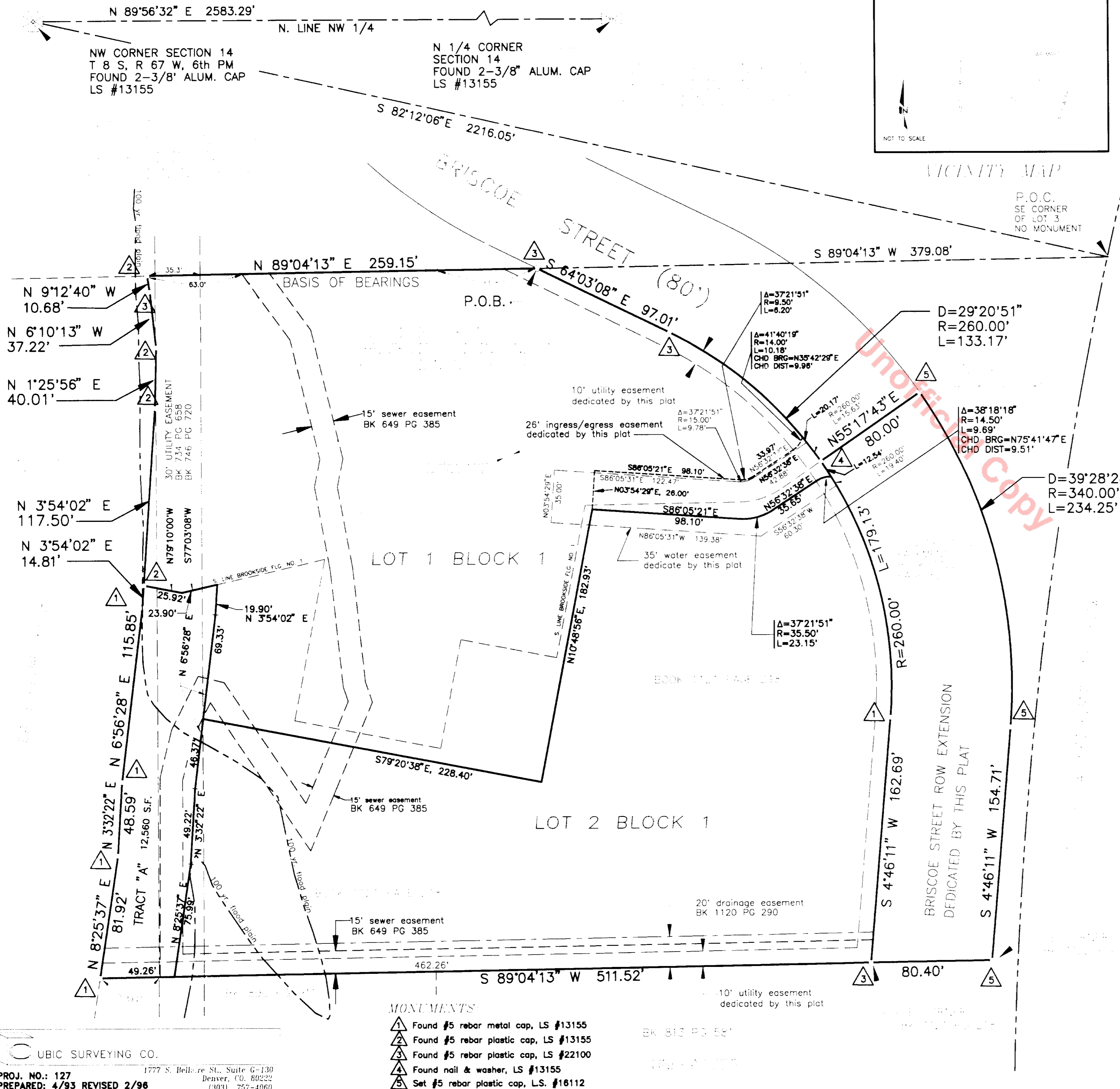
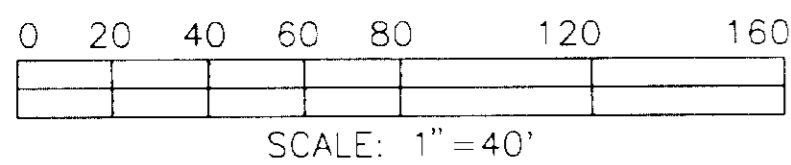
**GRANTOR:** Columbia Health One, LLC  
(OWNER/SIGNER)

**GRANTEE:** Castle Rock Health Campus  
(SUBDIVISION NAME OR NAME OF PLAT)

**LEGAL:** 14, 8, 67  
(SECTION-TOWNSHIP-RANGE)

# FINAL PLAT CASTLE ROCK HEALTH CAMPUS

A REPLAT OF LOT 1, BLOCK 1, BROOKSIDE FILING NO. 1, TOGETHER WITH ADJOINING UNPLATTED LAND  
A PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 1 OF 1



- MONUMENTS**
- ▲ Found #5 rebar metal cap, LS #13155
  - ▲ Found #5 rebar plastic cap, LS #13155
  - ▲ Found #5 rebar plastic cap, LS #22100
  - ▲ Found nail & washer, LS #13155
  - ▲ Set #5 rebar plastic cap, L.S. #18112

### CERTIFICATE OF OWNERSHIP AND DEDICATION

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:

Lot 1, Block 1, Brookside Filing No. 1, together with those parcels of land described in Book 1121 at Page 218 and in Book 1122 at Page 520, all situated in the Northwest One-Quarter of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of Lot 3, The Centre on Plum Creek Filing No. 3; Thence S89°04'13" W along the South line of The Centre on Plum Creek Filing No. 3, a distance of 379.08 feet to the POINT OF BEGINNING at the Northeastly corner of said Lot 1, Block 1; Thence along the boundary lines of said Lot 1, Block 1 the following Two (2) courses: (1) S64°03'08" E, a distance of 97.01 feet to the point of curve; (2) along the arc of said curve to the right, having a radius of 260.00 feet and a central angle of 29°20'51", a distance of 133.17 feet; Thence N55°17'43" E along the Southerly right-of-way line of Briscoe Street, a distance of 80.00 feet to the Southeastly corner of said right-of-way; Thence along the arc of a curve to the right, having a radius of 340.00 feet and a central angle of 39°28'28", the center of which bears S55°17'43" W, a distance of 234.25 feet to the point of tangent; Thence S4°46'11" W along said tangent, a distance of 154.71 feet to the Southeast corner of said parcel of land described in Book 1122 at Page 520; Thence S89°04'13" W, a distance of 80.40 feet to the Southeast corner of said parcel of land described in Book 1121 at Page 218; Thence along the boundary lines of said parcel the following Five (5) courses: (1) S89°04'13" W a distance of 511.52 feet; (2) N8°25'37" E a distance of 81.92 feet; (3) N3°32'22" E a distance of 48.59 feet; (4) N6°56'28" E a distance of 115.85 feet; (5) N3°54'02" E a distance of 14.81 feet to the Southwest corner of said Lot 1, Block 1; Thence along the boundary lines of said Lot 1, Block 1 the following Five (5) courses: (1) continuing N3°54'02" E, a distance of 117.50 feet; (2) N1°25'56" E, a distance of 40.01 feet; (3) N6°10'13" W, a distance of 37.22 feet; (4) N9°12'40" W, a distance of 10.68 feet to the Northwest corner of said Lot 1, Block 1; (5) N89°04'13" E, a distance of 259.15 feet to the POINT OF BEGINNING. Containing 5.560 acres, more or less.

have by these presents laid out, platted and subdivided the same into lots, a tract, a street and easements, as shown on this plat, under the name and style of CASTLE ROCK HEALTH CAMPUS. The undersigned hereby dedicate to the Town of Castle Rock Tract "A" and, as a public road, the street as shown on this plat. The undersigned hereby dedicate all utility easements to the Town of Castle Rock.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances... provide such utility services within this subdivision or property contiguous thereto, under, along and across the public road and tract shown on this plat and also under, along and across the... easements as shown hereon.

Executed this 25th day of MAY, 1995 A.D.

### TITLE CERTIFICATE

I, Stefan C. Peaw, being an authorized representative of Chicago Title of Colorado, Inc., 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 27th day of JUNE, 1996 A.D.  
Chicago Title of Colorado, Inc.

By: Stefan C. Peaw  
Authorized Representative

### PLANNING DEPARTMENT APPROVAL

This plat was approved by the Planning Director of the Town of Castle Rock, Colorado, the 17th day of MAY, 1995 A.D.

By: [Signature] Planning Director Date: 5/17/95

### STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public road shown on this plat will not be maintained by the town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this Plat and approval of the Town has issued to that effect.

### FINAL PLAT NOTES

- BASIS OF BEARINGS: N 89°04'13" E along the North line of Lot 1, Block 1, Brookside Filing No. 1, between the monuments described hereon.
- NOTICE: According to Colorado law, you MUST commence any legal action based on 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.
- OWNERS/SUBDIVIDERS: Robert L. Linder; 470 Burgess Drive, Castle Rock, CO 80104; H.R. Gannon; 10 Rock Street, Castle Rock, CO 80104; Columbia-HealthOne LLC; 4643 South Ulster, Suite 1200, Denver, CO. 80237
- Flood plain limits shown hereon per Letter of Map Revision based on Fill (LOMR-F), dated June, 1994.
- Total area platted - 5.560 acres.

### ENGINEER'S STATEMENT

I, James C. Atkinson, being a Registered Professional Engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Final Plat have been designed and engineered in conformance with all Town of Castle Rock Public Works Construction Standards.

By: James C. Atkinson  
James C. Atkinson, P.E. No. 18828

### SURVEYOR'S STATEMENT

I, Larry W. Hagan, being a Registered Professional Land Surveyor in the State of Colorado, attest that the graphic boundary depicted on this Final Plat is a true and accurate representation of the officially recorded legal description. Furthermore, that this subdivision is in conformance with all Town of Castle Rock and State of Colorado Subdivision requirements.

By: Larry W. Hagan  
Larry W. Hagan, P.L.S. No. 18112

### OWNERS:

Columbia-HealthOne, LLC a Colorado limited liability company, by its Manager, Columbia/HCA of Denver, Inc. a Colorado corporation  
Town of Castle Rock

By: David J. Melan, Jr. Vice President  
By: [Signature] Mayor  
Title: \_\_\_\_\_ Title: \_\_\_\_\_

State of Colorado } SS  
County of Douglas }  
The foregoing dedication was acknowledged before me this 9th day of August, 1996 by Donald K. Jones Mayor of the Town of Castle Rock.  
Witness my hand and seal. My commission expires: 11-13-98

State of Tennessee } SS  
County of Davidson }  
The foregoing dedication was acknowledged before me this 24th day of June, 1996 by David Malone, Jr. as the President of Columbia/HCA of Denver, Inc., a Colorado Corporation, as Manager of Columbia-HealthOne LLC, a Colorado limited liability company. Witness my hand and seal.  
My commission expires: July 24, 1999

By: [Signature] Notary Public  
By: [Signature] Notary Public  
By: [Signature] Notary Public

### MORTGAGEES:

Rose Medical Center, Inc. Galen Health Care, Inc.

By: [Signature] Notary Public  
By: [Signature] Notary Public  
State of Colorado } SS  
County of Davidson }

The foregoing dedication was acknowledged before me this 24th day of June, 1996 by David Malone, Jr. for Rose Medical Center, Inc. Witness my hand and seal.  
My commission expires: July 24, 1999

By: [Signature] Notary Public  
State of Tennessee } SS  
County of Davidson }

The foregoing dedication was acknowledged before me this 24th day of June, 1996 by David Malone, Jr. for Galen Health Care, Inc. Witness my hand and seal.  
My commission expires: July 24, 1999

By: [Signature] Notary Public

### 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, the 15th day of MAY, 1995 A.D.

Attest:  
By: [Signature] Mayor Date: 5/15/95  
By: [Signature] Town Clerk Date: 5-15-96

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

State of Colorado } SS  
County of Douglas }

I hereby certify that this Plat was filed in my office on the 22nd day of August, 1996 A.D., at 11:31 o'clock P.M., and was recorded under Reception Number 9645571

By: [Signature]  
Douglas County Clerk and Recorder