

PLAT IDENTIFICATION SHEET

8600802

2-28-86

GRANTOR:
(owner/signer)

Town of Castle Rock

GRANTEE:
(subdivision name or name of plat)

Citadel Station 5
amended

LEGAL:
(section-township-range)

CITADEL STATION, FILING NO. 5, AMENDED PLAT

A PART OF SECTION 10, T.8 S., R.67 W., 6th P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NORTH QUARTER CORNER
FOUND #5 REBAR, NO CAP

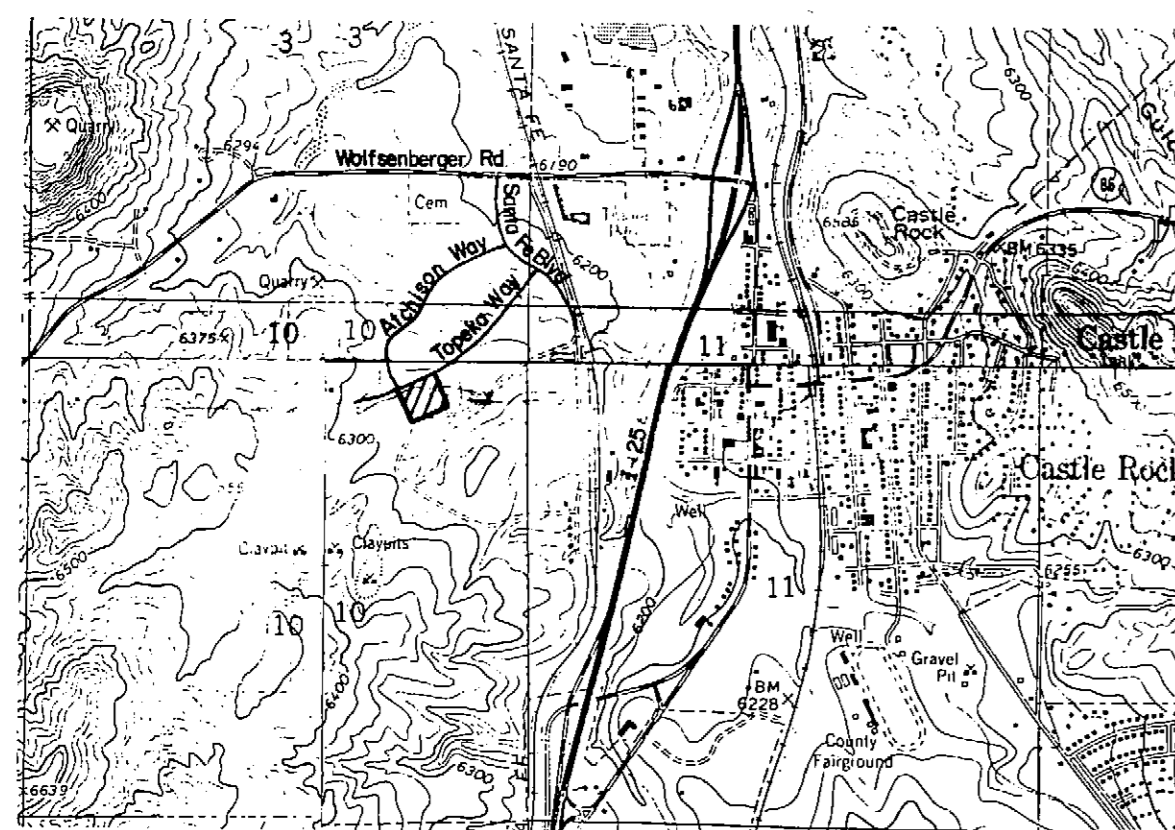
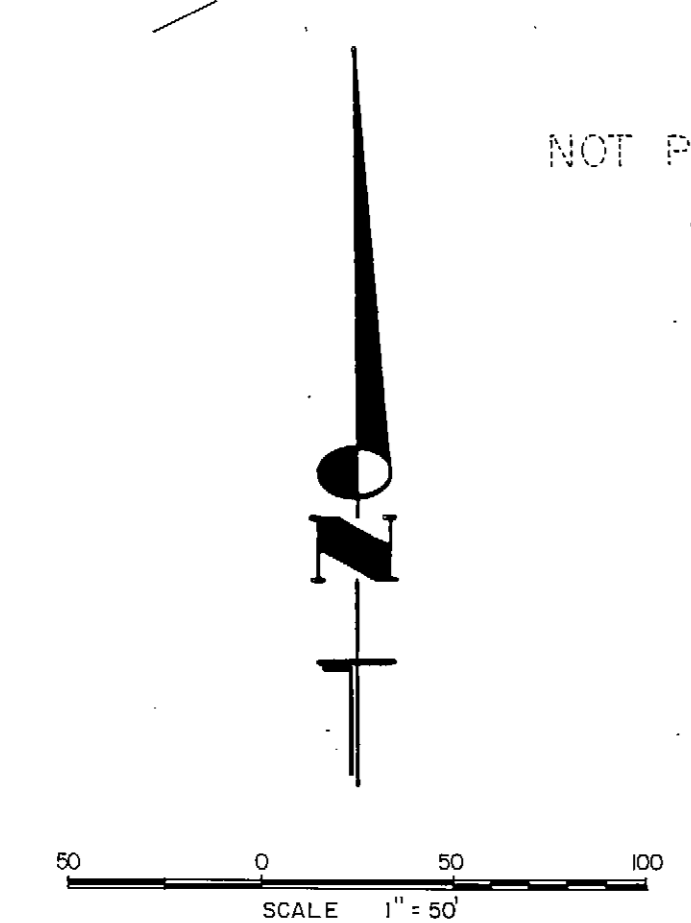
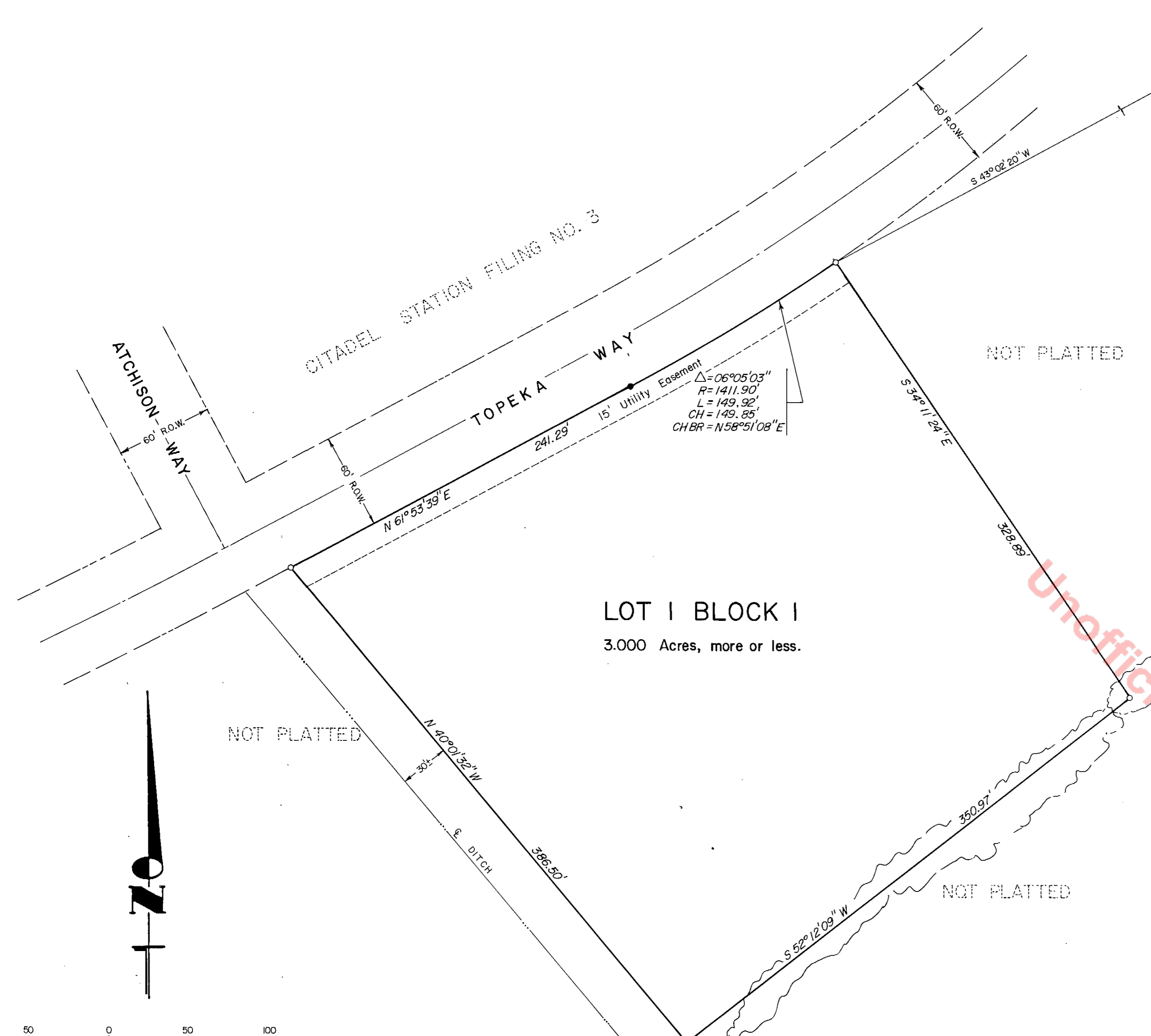
2624.01'

NORTHERLY LINE NORTHEAST QUARTER SECTION 10

N 89° 54' 21" W

BASIS OF BEARING

NORTHEAST CORNER
FOUND STONE



T.8 S., R.67 W., 6th P.M.
SCALE 1" = 200'

LOT 1 BLOCK 1
3.000 Acres, more or less.

LEGAL DESCRIPTION
3 ACRE PARCEL

A parcel of land located in the Northeast Quarter of Section 10, Township 8 South, Range 67 West of the Sixth Principal Meridian, City of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:
 COMMENCING at the Northeast corner of Northeast Quarter of said Section 10, whence the Northwest corner of the Northeast Quarter of said Section bears N89°54'21"W a distance of 2624.01 feet;
 THENCE S43°02'20"W a distance of 1207.35 feet to the southeasterly right-of-way line of Topeka Way as shown on Citadel Station, Filing No. 3 Final Plat recorded in Douglas County Clerk and Recorders Office reception no. 328710 and the POINT OF BEGINNING;
 THENCE S34°11'24"E a distance of 328.89 feet;
 THENCE S52°12'09"W a distance of 350.97 feet;
 THENCE N40°01'32"W a distance of 386.50 feet to the southwesterly right-of-way line of Topeka Way;
 THENCE along said southwesterly right-of-way line the following (2) courses:
 1. N61°53'39"E a distance of 241.29 feet;
 2. THENCE along the arc of a curve to the left having a central angle of 6°05'03" a radius of 1411.90 feet, a chord bearing N58°51'08"E, a chord distance of 149.85 feet and an arc distance of 149.92 feet, to the POINT OF BEGINNING;

Containing 3.000 Acres more or less.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the owners of certain lands in the Town of Castle Rock, Colorado have by these presents laid out, platted and subdivided the same into lots, blocks and tracts, as shown on this plat, under the name and style of Citadel Station, Filing No. 5 Amended Plat. The undersigned hereby dedicate to the Town of Castle Rock all roads shown hereon for road purposes, and all utility easements and dedicate to the Town of Castle Rock for public use 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 dedicate to the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, cable television services and other communications 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 27th day of February, 1986.

Owner: Citadel Station Associates
A Colorado Limited Partnership

By: W.D. Development Corp.,
A Colorado Corporation, General Partner

By: Joseph Beranbaum
Asst. Vice Pres.

County of Douglas }
State of Colorado } SS

The foregoing dedication was acknowledged before me this 27th day of February, 1986, by Joseph Beranbaum
 Witness my hand and seal of my Commission expires: 1-30-1990

Marie E. Arnold
Notary Public

SURVEYOR'S CERTIFICATE

I, Nelson L. O'Connor, 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.

Nelson L. O'Connor
Nelson L. O'Connor
P.L.S. 22100
For and on behalf of
Merrick & Co.

Mortgagee: Lee. H. Weinstein, David Brown, Adam Brown, and Peter Brown.

Lee H. Weinstein
Lee H. Weinstein, individually and Lee Weinstein Attorney in Fact for David Brown, Adam Brown, and Peter Brown.

County of Douglas }
State of Colorado } SS

The foregoing dedication was acknowledged before me this 28th day of February, 1986, by Lee H. Weinstein
 Witness my hand and seal of my Commission expires: 1-30-1990

Marie E. Arnold
Notary Public

- Found #5 Rebar L.S. 16112
- Set #5 Rebar L.S. 22100
- Wooded Areas

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within six 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.

STREET MAINTENANCE

It is mutually understood and agreed by the Subdivider and the Town of Castle Rock that the dedicated public roads 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.

TITLE CERTIFICATE

I, James B. Follert, 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 the 27th day of February, 1986.

James B. Follert
Attorney at Law

PLANNING AND ZONING COMMISSION REVIEW

This plat recommended for approval by the Town of Castle Rock Planning and Zoning Commission this 17th day of December, 1985.

By: Angus Reagan
Planning Commission Chairman

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 shown hereon.

Signed this 9th day of January, 1986.

TOWN OF CASTLE ROCK

By: Angus Reagan Mayor
Phillip L. Brown Clerk
 Attest:

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 1:02 P.M. on the 27th day of February, 1986 in Book 1745, Page 1, Map 1745, Reception No. DC 8082.

County Clerk and Recorder

By: Peta L. Crawford
Deputy

MERRICK
Merrick & Company • Telephone 303/751-0741
10855 E. Bethany Drive • Aurora, Colorado 80014
Post Office Box 22026 • Denver, Colorado 80222
210-5725