

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9711459

DATE: 03-04-97

TIME: 15:45

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR:
(OWNER/SIGNER)

Moore Family Enterprises

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

*Citadel Station # 6
5th Amendment*

LEGAL:

(SECTION-TOWNSHIP-RANGE)

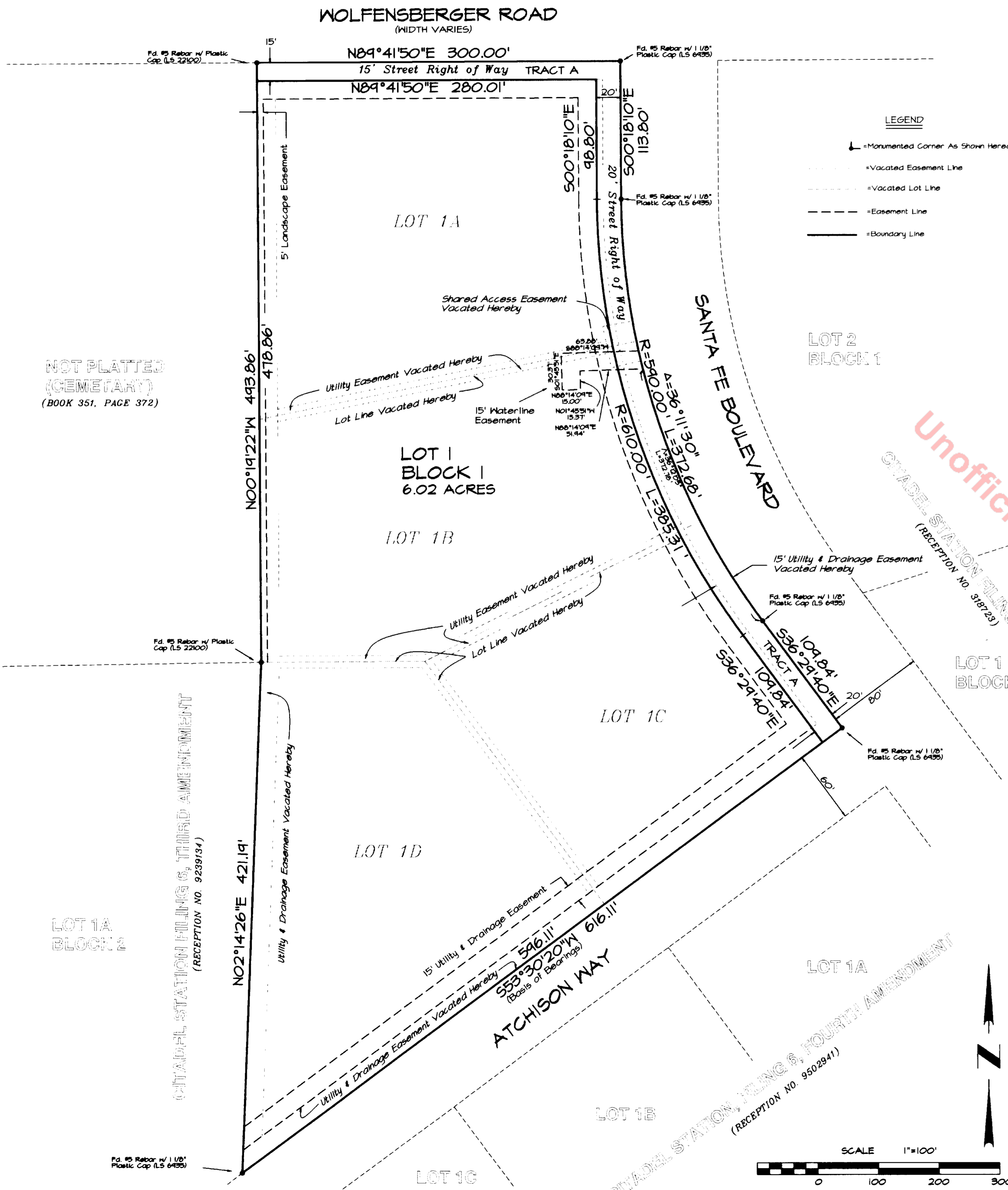
3, 8, 67

FINAL PLAT

CITADEL STATION, FILING NO. 6, FIFTH AMENDMENT

A REPLAT OF LOTS 1A, 1B, 1C, AND 1D, BLOCK 1, CITADEL STATION FILING NO. 6, FOURTH AMENDMENT

A PART OF THE SOUTHEAST 1/4 OF SECTION 3, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



TITLE CERTIFICATE

I, Diace Evans, being an authorized representative of LAND TITLE GUARANTEE 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, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 31st day of JANUARY, 1997.

1-31-97
DATE Diace Evans Vice President
LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 31st day of JANUARY, 1997, by Diace Evans as Vice President of LAND TITLE GUARANTEE COMPANY.
Witness my hand and Official seal this 31st day of JANUARY, 1997.

My Commission Expires 8-9-99
Susan I. Rasmussen
Notary Public

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO

PROPERTY DESCRIPTION

Lots 1A, 1B, 1C, and 1D, Block 1, Citadel Station Filing No. 6, Fourth Amendment, Town of Castle Rock, County of Douglas, State of Colorado.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all the Owners, Mortgagees and Lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as herein have by these presents laid out, platted and subdivided the same into one lot as shown on this plat under the name and style of CITADEL STATION, FILING NO. 6, FIFTH AMENDMENT, and do hereby dedicate to the Town of Castle Rock as public roads, Tract A as shown on said plat. The undersigned hereby further dedicate all utility easements and dedicate to the Town of Castle Rock for public use and if owned by owners, all water and water rights, both tributary and nontributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service 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 31st day of JANUARY, 1997.

OWNERS
William P. Moore Jr. as General Partner of
Moore Family Enterprises
3 Phelps Drive, Castle Rock, Colorado 80104

NOTARY CERTIFICATES
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 31st day of JANUARY, 1997, by William P. Moore Jr. as General Partner of Moore Family Enterprises.
Witness my hand and Official seal this 31st day of JANUARY, 1997.
My Commission Expires 3-8-99
William P. Moore Jr.
Notary Public

SURVEYOR'S CERTIFICATE

I, David E. Archer, 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.

D. E. Archer
Registered Professional Land Surveyor

PLANNING DEPARTMENT APPROVAL

This plat was approved by the Planning Director of the Town of Castle Rock, Colorado, the 23rd day of JANUARY, A.D., 1997.

ATTEST:
John Franklin 2/2/97
Planning Director

TOWN COUNCIL APPROVAL

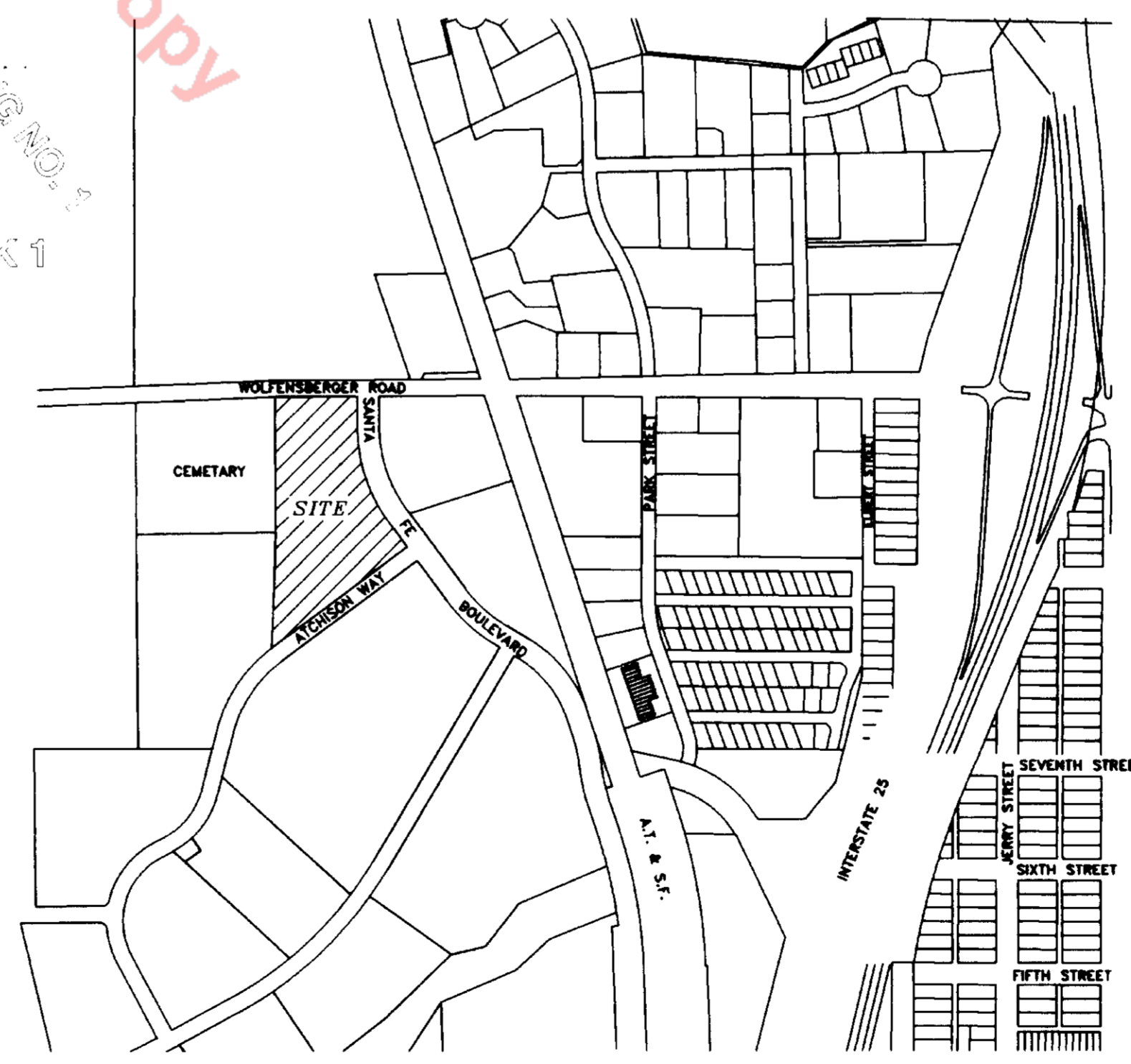
This plat was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 23rd day of JANUARY, A.D., 1997.

ATTEST:
Gally Mason 3-3-97
Mayor Date Gally Mason 3-3-97
Town Clerk Date

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

State of Colorado }
County of Douglas } SS

I hereby certify that this plat was filed in my office on the 4 day of March 1997 at 15:20 o'clock P.M. and was recorded under Reception Number 971457.
William P. Moore Jr.
Douglas County Clerk and Recorder



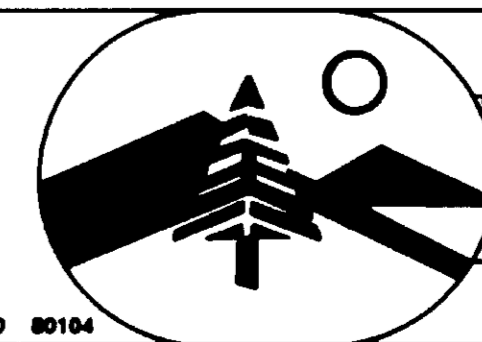
BASIS OF BEARINGS

Bearings based on the Northwesterly R.O.W. line of Atchison Way, bearing being N53°30'23" E, between monuments shown.

*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.

REVISIONS
Revised 10-11-96
Revised 10-10-96
Revised 11-14-96
Revised 11-20-96
Revised 1-6-97

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
106 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	FINAL PLAT CITADEL STATION, FILING NO. 6, FIFTH AMENDMENT
SCALE	1"=100'
DATE	9-28-96
OWNER	MOORE FAMILY ENTERPRISES
SHEET	1 of 1
JOB NUMBER	96-0876

KEVINPROJECTS\96-0876\6.plt
Thu Jan 30 15:43:21 1997