

PLAT IDENTIFICATION SHEET

RECEPTION # : 99016484

DATE: 2-23-99

TIME: 15:14

FEE: \$ 10⁰⁰ (1 **Pages**)

GRANTOR:
(OWNER/SIGNER)

Cat Works LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

*Citadel Station # 6
17 Amendment
Final Plat*

LEGAL:

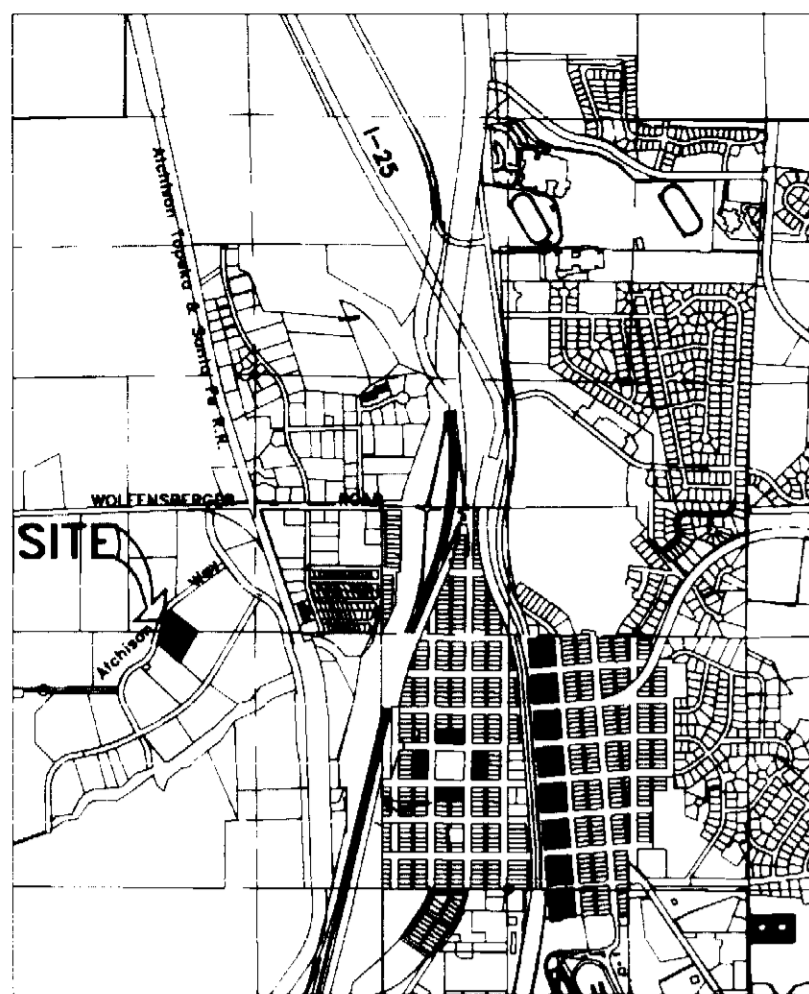
(SECTION-TOWNSHIP-RANGE)

3-10, 8, 67

CITADEL STATION, FILING NO.6, SEVENTH AMENDMENT

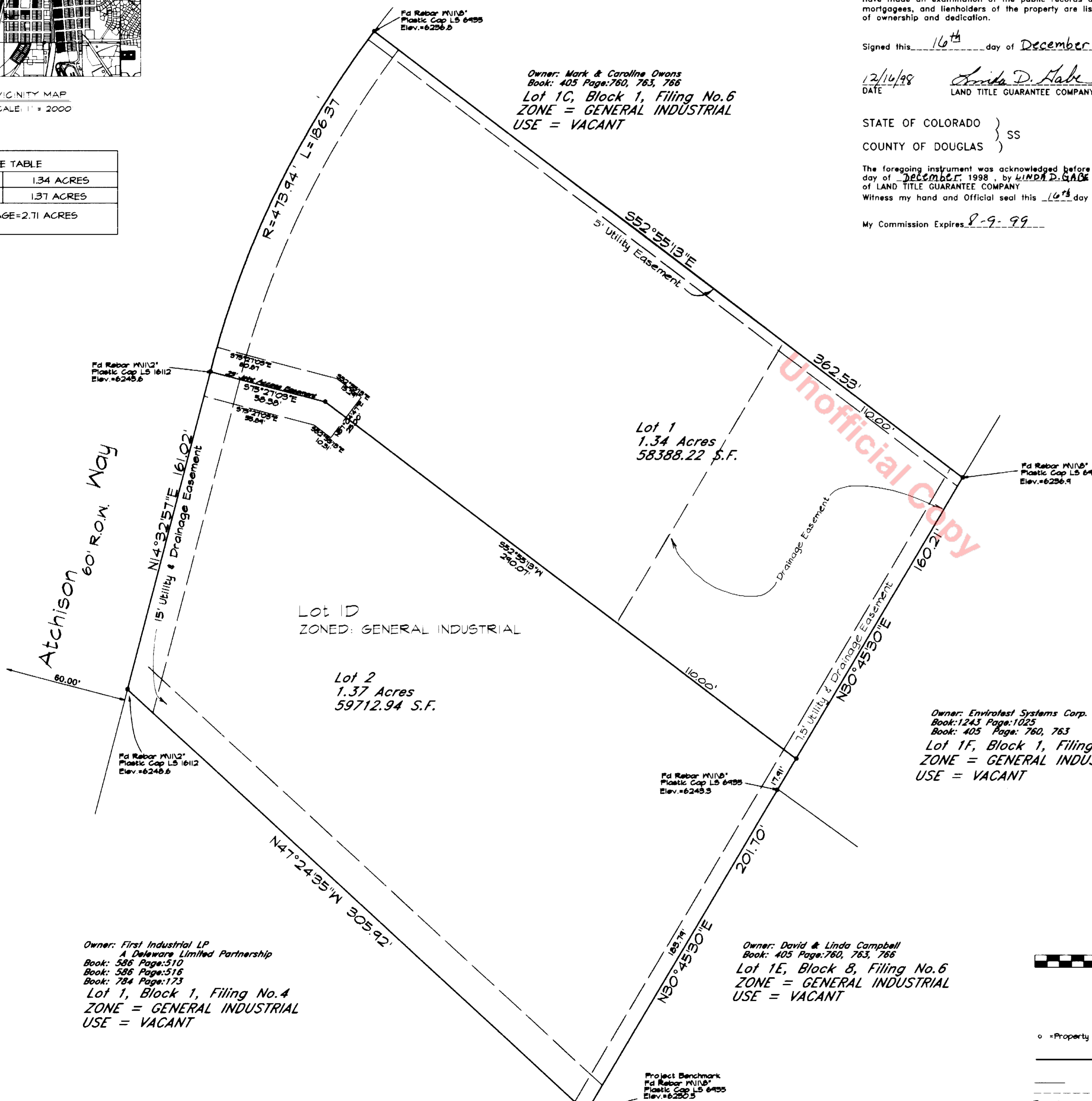
FINAL PLAT

A REPLAT OF LOT 1D, BLK 8, CITADEL STATION, FILING NO. 6, FOURTH AMENDMENT A PORTION OF SECTIONS 3 & 10, T8S, R67W, OF THE 6th P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP
SCALE: 1" = 2000'

ACREAGE TABLE	
LOT 1	1.34 ACRES
LOT 2	1.37 ACRES
TOTAL ACREAGE=2.71 ACRES	



Owner: Mark & Caroline Owens
Book: 405 Page: 760, 763, 766
Lot 1C, Block 1, Filing No. 6
ZONE = GENERAL INDUSTRIAL
USE = VACANT

Owner: Envirotest Systems Corp.
Book: 1243 Page: 1025
Book: 405 Page: 760, 763
Lot 1E, Block 1, Filing No. 6
ZONE = GENERAL INDUSTRIAL
USE = VACANT

Owner: David & Linda Campbell
Book: 405 Page: 760, 763, 766
Lot 1E, Block 8, Filing No. 6
ZONE = GENERAL INDUSTRIAL
USE = VACANT

Owner: First Industrial LP
Book: 586 Page: 510
Book: 586 Page: 516
Book: 784 Page: 173
Lot 1, Block 1, Filing No. 4
ZONE = GENERAL INDUSTRIAL
USE = VACANT

TITLE CERTIFICATE

I, LINDA D. GABE 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, mortgagees, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 16th day of December, 1998.

DATE 12/16/98 Linda D. Gabe
LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 16th day of December, 1998, by LINDA D. GABE as TITLE OFFICER of LAND TITLE GUARANTEE COMPANY.
Witness my hand and Official seal this 16th day of December, 1998.

My Commission Expires 8-9-99

Susan I. Rasmussen
Notary Public

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08-09-99

PROPERTY DESCRIPTION

Lot 1D, Block 8, Citadel Station Filing 6, Fourth Amendment
Town of Castle Rock, County of Douglas, State of Colorado.

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 2 lots as shown hereon under name and subdivision of CITADEL STATION, FILING NO. 6, SEVENTH AMENDMENT. The joint access easement shown hereon is hereby dedicated.

Executed this 16th day of December, 1998.

OWNER
Cat Specialist, L.L.C., NKA CAT WORKS L.L.C.
by Jim Baker as MANAGER

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 16th day of December, 1998, by Lisa Baker as Manager of Cat Specialist, L.L.C., NKA CAT WORKS L.L.C.
Witness my hand and Official seal this 16th day of December, 1998.

My Commission Expires 2-02-2000

Michelle L. Carter
Notary Public

Mortgagee
Colorado Community Bank of Castle Rock

by Cynthia A. Swelberg as Mortgage Loan Officer

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 16th day of December, 1998, by Cynthia Swelberg as Mortgage Loan Officer of Colorado Community Bank of Castle Rock, Colorado.
Witness my hand and Official seal this 16th day of December, 1998.

My Commission Expires 2-02-2000

Michelle L. Carter
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.

David E Archer
Registered Professional Land Surveyor

PLANNING DEPARTMENT RECOMMENDATION
This plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 2ND day of DECEMBER, A.D., 1998.

NOT APPLICABLE
Chairman Date

ATTEST:
John Frank 12/17/98
Planning Director Date

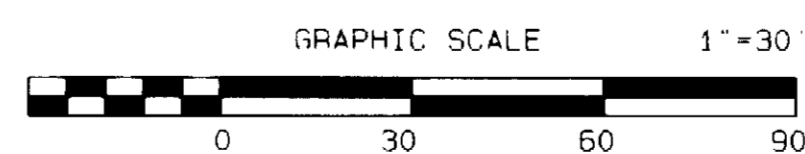
TOWN COUNCIL APPROVAL
This plat was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, on the 10TH day of DECEMBER, A.D., 1998.

ATTEST:
[Signature] 2/22/99 Jolly Mann 2/22/99
Mayor Date Town Clerk Date

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 23 day of Feb, 1999 at 2:40 o'clock P.M. and was recorded under Reception Number 99-016-484

[Signature]
Douglas County Clerk and Recorder



LEGEND

- o - Property Corner
- - Property Line
- - - - - Easement Lines

Bearings are based on the South Line of Lot 1D of Citadel Station, Filing No. 6, Fourth Amendment, Town of Castle Rock, Douglas County, Colorado, between the monuments as shown hereon.

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

GENERAL REVISIONS: 1-2-99
APPROVAL BLOCKS REVISION 8-27-98

REV. 5/03

CAT WORKS
CAT SPECIALISTS, L.L.C.
Final Plat
CITADEL STATION FILING NO.6
SEVENTH AMENDMENT
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SCALE	1"=30'
DATE	5-12-98
DRN	JAT
APVD	JKD KEA
JOB NUMBER	96-030
SHEET	1 OF 1