

# **PLAT IDENTIFICATION SHEET**

**Reception #:**                   **8818610**

**Number of pages:**                   **1**

**Date:**                               **08/16/88**

**Name:**                               **DAWSON RIDGE**  
   **# 1**

**MISCELLANEOUS COMMENTS:**

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# DAWSON RIDGE RECREATION CENTER NO. 1

A PART OF SEC. 28, T8S, R67W OF THE 6TH P.M.

AND A REPLAT OF PART OF TRACTS "D" & "G" OF DAWSON RIDGE FILING A  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PLAT



A part of the Northwest Quarter (NW/4) of Section 28, Township 8 South, Range 67 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Northwest Corner of said Section 28 and considering the North line of said Section 28 to bear North 89°23'58" East and all bearings contained herein relative thereto; thence South 55°46'33" East a distance of 1812.34 feet to the point of beginning; thence from said POINT OF BEGINNING South 85°02'04" East a distance of 126.70 feet; thence North 61°25'30" East a distance of 358.65 feet; thence North 75°00'30" West a distance of 49.77 feet; thence South 72°25'11" West a distance of 155.62 feet; thence South 83°27'10" West a distance of 215.54 feet; thence South 83°33'27" West a distance of 316.32 feet; thence North 58°24'13" West a distance of 112.95 feet; thence due North a distance of 158.22 feet; thence North 15°19'18" East a distance of 146.48 feet; thence North 38°59'37" East a distance of 85.82 feet to the point of beginning, containing 9.3228 Acres more or less.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DAWSON RIDGE RECREATION CENTER NO. 1. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

ALL WATER APPURTENANT TO OR UNDERLYING THE PROPERTY DESCRIBED BY THIS PLAT, AND REGARDLESS OF WHETHER SUCH WATER MAY BE DEEMED TO BE TRIBUTARY OR NON-TRIBUTARY IN NATURE, HAS BEEN SEVERED FROM AND RESERVED FOR DEDICATION TO THE TOWN OF CASTLE ROCK, COLORADO, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE ANNEXATION AND DEVELOPMENT CONTRACT BETWEEN THE TOWN OF CASTLE ROCK AND BELLAMAH COMMUNITY DEVELOPMENT APPROVED NOVEMBER 15, 1984, BY RESOLUTION NO. 84-29 OF THE BOARD OF TRUSTEES, TOWN OF CASTLE ROCK.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH 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.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, TRACT "A", AS PUBLIC LAND. THE OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, RESERVES FROM THE DEDICATION OF TRACT "A" AN EASEMENT UNDER, OVER, ON, ACROSS AND THROUGH THE PARKING AND DRIVEWAY EASEMENT AREA SHOWN HEREON FOR PURPOSES OF CONSTRUCTING AN ASPHALT PARKING LOT, TO PAVE AND MAINTAIN A DRIVEWAY AND/OR ROAD, AND FOR INGRESS AND EGRESS TO TRACT "B" SHOWN HEREON FOR PURPOSES OF CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF PROPOSED RECREATION FACILITIES, PARKING LOT, LANDSCAPING, SPRINKLER SYSTEMS, AND RELOCATION AND USE OF A FIRE HYDRANT AND ASSOCIATED WATER LINES, ALL AS MORE FULLY DESCRIBED IN A "RESERVATION OF EASEMENT" RECORDED CONTEMPORANEOUSLY WITH THIS FINAL PLAT.

### OWNER:

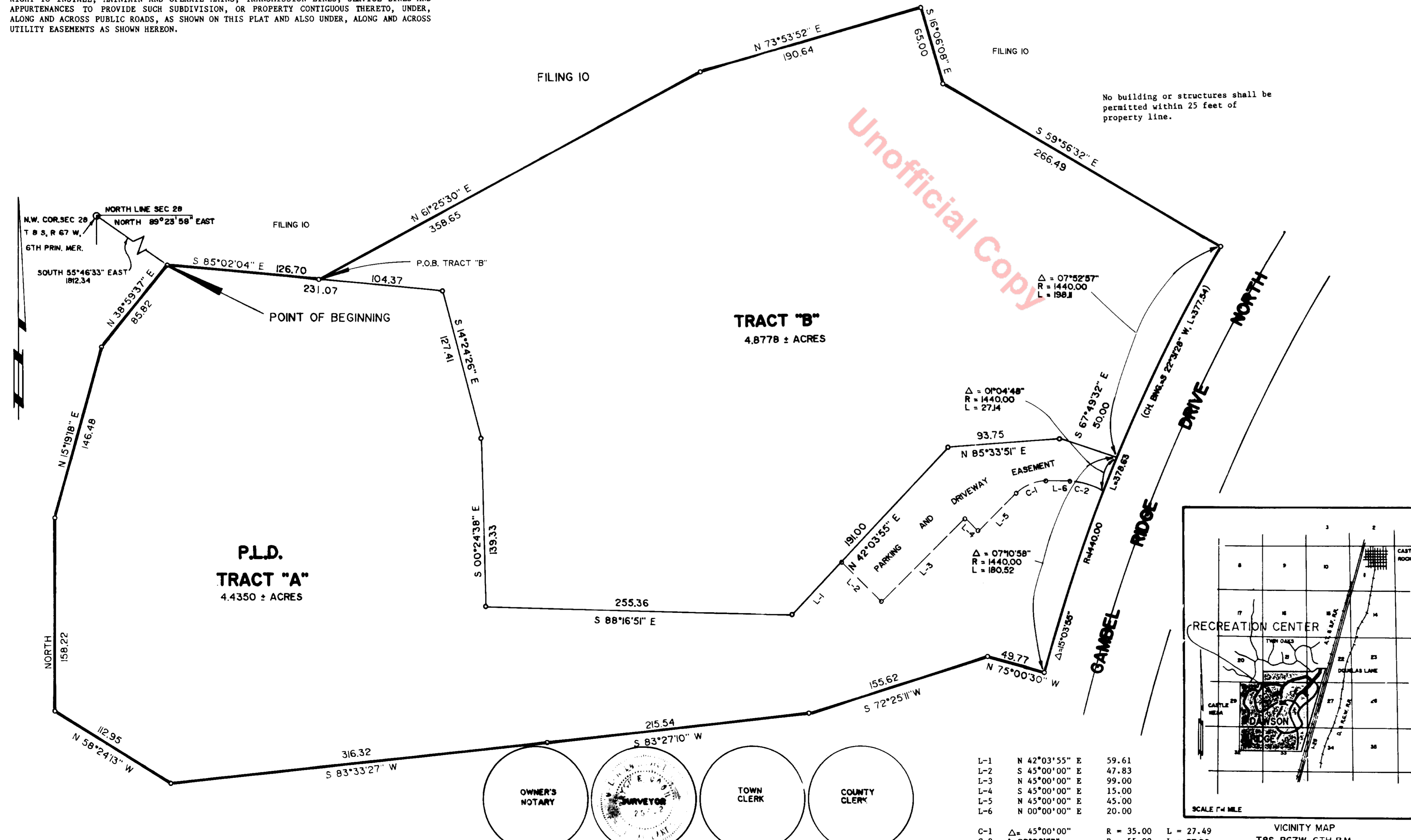
BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP

EXECUTED THIS 6th DAY OF July, 1988.  
S. MICHAEL BUCK, NORTHERN REGIONAL MANAGER OF BELLAMAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP

STATE OF COLORADO )  
COUNTY OF Arapahoe )

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 6th DAY OF July, 1988 BY S. Michael Buck, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 10-6-90.

Eric S. Jones  
NOTARY PUBLIC



### NOTES:

- Basis of bearing, the North line of Section 28, Township 8 South, Range 67 West of the Sixth Principal Meridian is considered to bear North 89°23'58" East with all bearings contained herein relative thereto.
- Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a Final P.U.D. Ordinance and a Final Site Plan have not been approved by the Town Council of the Town of Castle Rock.
- 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 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 BEEN ISSUED TO THAT EFFECT.

### SURVEYING CERTIFICATE

I, BRYAN E. COON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PARCEL WAS MADE ON OR ABOUT FEBRUARY 5, 1988 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO, AND ON THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS PLAT OF THAT SURVEY ARE TRUE AND CORRECT.

Bryan E. Coon  
REGISTERED LAND SURVEYOR  
COLORADO NO. 25362

### RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:47 A.M. ON THE 16th DAY OF August, 1988, IN BOOK 9318610, MAP 9318610, RECEPTION NUMBER 9318610.

COUNTY CLERK AND RECORDER  
BY: Rita A. Coon

### TITLE CERTIFICATE

I, Michael D. Boy, 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 OWNER AND DEDICATORS.

SIGNED THIS 6 DAY OF July, 1988.

Michael D. Boy  
ATTORNEY AT LAW

### PLANNING AND ZONING COMMISSION REVIEW

THIS PLAT REVIEWED AND APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 22 DAY OF February, 1988.

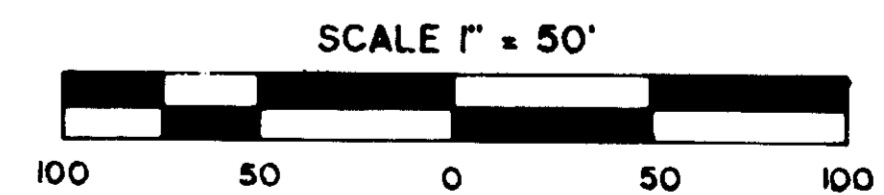
James Reagan  
CHAIRMAN

### TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON 2-11-88 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 18 DAY OF April, 1988.

TOWN OF CASTLE ROCK  
BY: William L. Hall  
MAYOR  
ATTESTED: Angela S. Brown  
TOWN CLERK



### DEVELOPER

**Bellamah Community Development**

Telephone 303/799-1919  
9085 E. Mineral Circle  
Suite 330  
Englewood, Colorado 80112

DATE OF PREPARATION NOV. 18, 1987

PLAT BY: **COON ENGINEERING INC.**  
309 Jerry Street  
Suite 201  
Castle Rock, Colorado  
80104  
(303)660-9733