

# PLAT IDENTIFICATION SHEET

RECEPTION#: 126514

DATE: 11/17/66

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

**GRANTEE:**  
(subdivision name or name of plat)

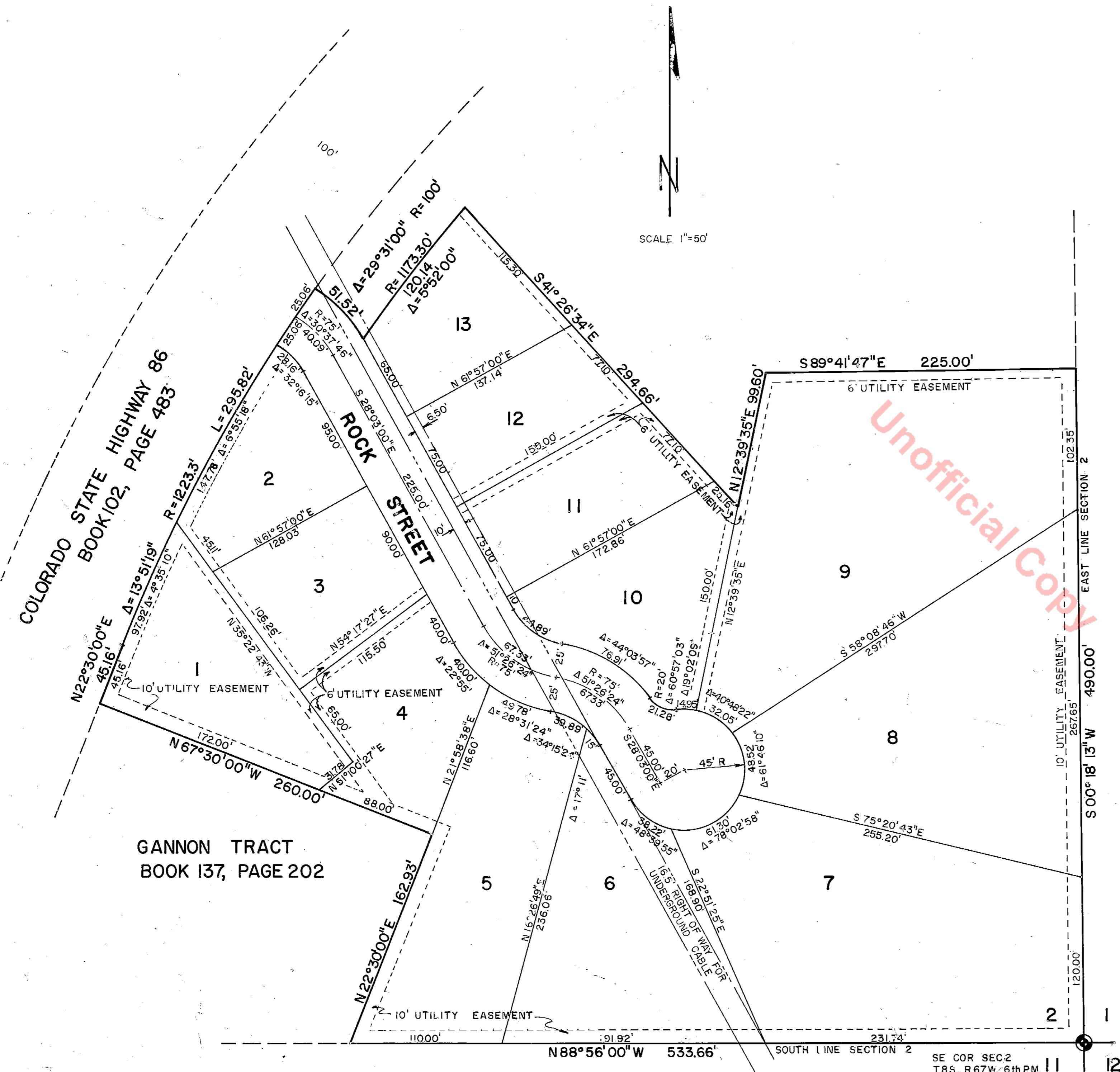
Gannon-Kunney

**LEGAL:**  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# GANNON - KINNEY SUBDIVISION

A PART OF THE SE 1/4, SE 1/4, SEC 2, T8S, R67W, 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLO.



SCALE 1"=50'

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT H.R. GANNON AND G.W. KINNEY, TRUSTEES, BEING OWNERS OF PART OF THE SE 1/4, SE 1/4, SEC 2, T8S, R67W, OF THE 6th P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE COR SAID SEC 2; THENCE N 88°56'00"W A DISTANCE OF 533.66 FEET ALONG THE SOUTH LINE OF SEC 2 TO THE SE COR OF THE GANNON PROPERTY DESCRIBED IN BOOK 137, PAGE 202 OF THE DOUGLAS COUNTY RECORDS; THENCE N 22°30'00"E A DISTANCE OF 162.93 FEET ALONG THE EAST LINE OF THE SAID GANNON PROPERTY TO THE NE COR OF THE SAID GANNON PROPERTY; THENCE N 67°30'00"W A DISTANCE OF 260.00 FEET ALONG THE NORTH LINE OF THE SAID GANNON PROPERTY, TO THE NW COR OF THE SAID GANNON PROPERTY, ALSO A POINT ON THE EASTERLY R.O.W. LINE OF STATE HIGHWAY NO. 86 DESCRIBED IN BOOK 102, PAGE 483, OF THE DOUGLAS COUNTY RECORDS; THENCE N 22°30'00"E A DISTANCE OF 451.16 FEET ALONG SAID EASTERLY R.O.W. LINE TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID EASTERLY R.O.W. LINE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 295.82 FEET, THE RADIUS OF WHICH ARC HAS A LENGTH OF 1223.30 FEET, A CENTRAL ANGLE OF 13°5'19" AND THE CHORD OF WHICH ARC BEARS N 29°25'40"E A DISTANCE OF 295.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 51.52 FEET, THE RADIUS OF WHICH ARC HAS A LENGTH OF 100.00 FEET A CENTRAL ANGLE OF 29°3'00" AND THE CHORD OF WHICH ARC BEARS S 42°48'30"E A DISTANCE OF 50.95 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 120.14 FEET, THE RADIUS OF WHICH ARC HAS A LENGTH OF 1173.30 FEET, A CENTRAL ANGLE OF 5°52'00" AND THE CHORD OF WHICH ARC BEARS N 38°49'15"E A DISTANCE OF 120.08 FEET; THENCE S 41°26'34"E A DISTANCE OF 294.66 FEET; THENCE N 12°39'35"E A DISTANCE OF 99.60 FEET, THENCE S 99°41'47"E A DISTANCE OF 225.00 FEET TO A POINT ON THE EAST LINE OF SAID SEC 2; THENCE S 00°18'13"W A DISTANCE OF 490.00 FEET ALONG THE EAST LINE OF SAID SEC 2 TO THE POINT OF BEGINNING, CONTAINING 6.9 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS UNDER THE NAME AND STYLE OF "GANNON-KINNEY SUBDIVISION" AND BY THESE PRESENTS DO DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND OTHER PUBLIC PLACES SHOWN HEREON AND HEREBY DEDICATE FOR THE PERPETUAL USE OF THE TOWN OF CASTLE ROCK, ALL WATER AND SEWER LINES AND CONNECTIONS THERETO, LYING UNDER THAT PART OF ROCK STREET LOCATED EASTERLY OF STATE HIGHWAY NO. 86, TOGETHER WITH ALL WATER AND SEWER LINES AND CONNECTIONS BY THEM INSTALLED OR TO BE INSTALLED UNDER STATE HIGHWAY NO. 86 AND OTHER STREETS OF THE TOWN OF CASTLE ROCK, AND DO GRANT EASEMENTS FOR DRAINAGE, UTILITY INSTALLATION AND MAINTENANCE AS SHOWN ON THIS PLAT.

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1966 A.D.

H. R. GANNON G. W. KINNEY

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1966 A.D. BY H.R. GANNON AND G.W. KINNEY.

WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF CASTLE ROCK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1966 A.D.

MAYOR CITY CLERK

## CLERK AND RECORDERS CERTIFICATE

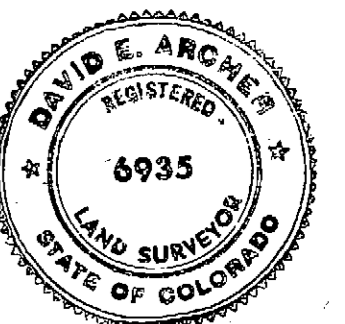
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 17th DAY OF November 1966 A.D. AT 9:00 O'CLOCK A.M.

Charles A. ...  
CLERK AND RECORDER

## SURVEYORS CERTIFICATE

I, DAVID E. ARCHER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF "GANNON-KINNEY SUBDIVISION" WAS MADE BY ME AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY REPRESENTS SAID SUBDIVISION.

David E. Archer  
REGISTERED LAND SURVEYOR



RECEPTION NO. 126514  
STATE OF COLORADO }  
Douglas County } ss  
I hereby certify that this instrument  
filed for record in my office at 9:00 A.M.  
A. M. November 17, 1966  
and is duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
David E. Archer  
RECORDED