

PLAT IDENTIFICATION SHEET

RECEPTION#: 133720

DATE: 6/26/69

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

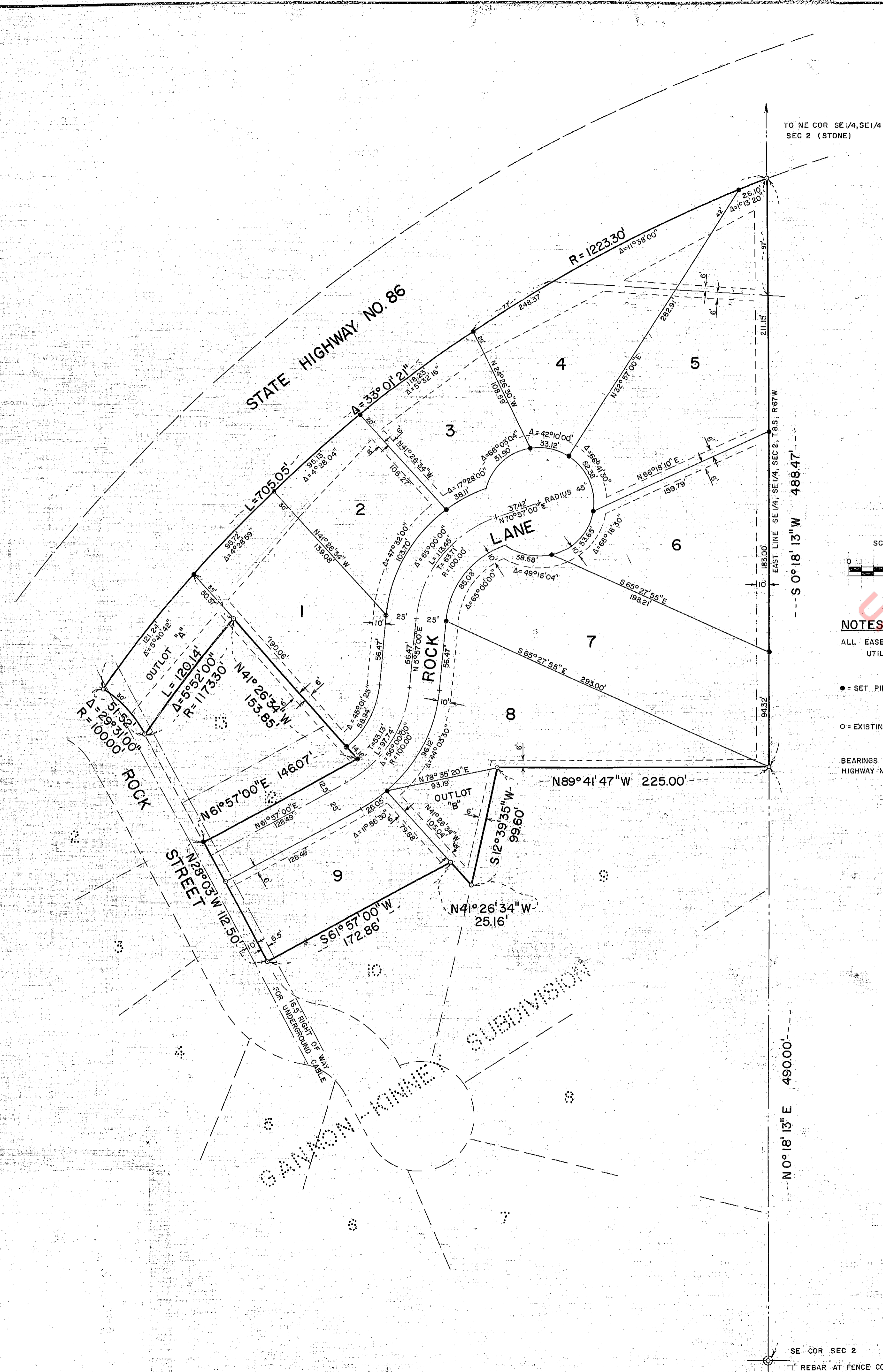
1. Gannon H.R.

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

H. R. GANNON SUBDIVISION

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

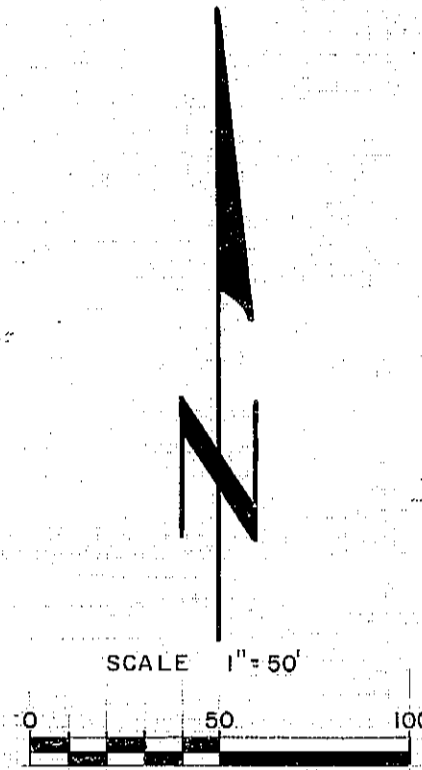


TO NE COR SE 1/4, SE 1/4 SEC 2 (STONE)

EAST LINE SE 1/4, SE 1/4, SEC 2, T8S, R67W
S 0° 18' 13" W 488.47'

N 0° 18' 13" E 490.00'

SE COR SEC 2
1" REBAR AT FENCE CORNER



NOTES
ALL EASEMENTS ARE FOR UNDERGROUND UTILITIES ONLY.
• SET PIN & CAP
○ EXISTING NO. 5 REBAR
BEARINGS DETERMINED FROM STATE HIGHWAY NO. 86 PLANS

Unofficial Copy

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that H. R. Gannon, being the owner of a part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
Beginning at a point on the East line of said Section 2, 490.00 feet North of the Southeast corner of said Section 2, said point being the Northeast corner of Lot 9, GANNON - KINNEY SUBDIVISION; Thence N 89° 41' 47" W along the North line of said Lot 9 a distance 225.00 feet to the Northwest corner of said Lot 9; Thence S 12° 39' 35" W along the West line said Lot 9 a distance of 99.60 feet to the most Easterly corner of lot 10, GANNON - KINNEY SUBDIVISION; Thence N 41° 26' 34" W along the Northeasterly line of said lot 10 a distance of 25.16 feet to the most Northerly corner of said lot 10; Thence S 61° 57' 00" W along the Southeasterly line of said lot 10 a distance of 172.86 feet to the most Southerly corner of said lot 10; Thence N 28° 03' 00" W along the Northerly line of Rock Street a distance of 112.50 feet; Thence N 61° 57' 00" E a distance of 146.07 feet to a point on the Northeasterly line of Lot 12, GANNON-KINNEY SUBDIVISION; Thence N 41° 26' 34" W along the Northeasterly lines of Lots 12 & 13, GANNON - KINNEY SUBDIVISION to the most Northerly corner of said Lot 13; Thence Southwesterly along the arc of curve to the left and along the Northwesterly line of said Lot 13 distance of 120.14 feet, said curve has a radius of 1173.30 feet and a central angle of 5° 52' 00" and a chord that bears S 38° 49' 15" W a distance of 120.08 feet to the most Westerly corner of said Lot 13; Thence Northwesterly along the arc of a curve to the left and along the North line of Rock Street a distance of 51.52 feet, said curve has a radius of 100.00 feet, a central angle of 29° 31' 00" and a chord that bears N 42° 48' 30" W a distance of 50.95 feet to a point on the Southeasterly line of Colorado State Highway No. 86; Thence Northeasterly along the arc of a curve to the right and along said Southeasterly line a distance of 705.05 feet, said curve has a radius of 1223.30 feet, a central angle of 33° 01' 21" and a chord that bears N 52° 52' 00" E a distance of 695.33 feet to a point on the East line of said Section 2; Thence S 00° 18' 13" W along said East line a distance of 488.47 feet to the point of beginning, has laid out, platted, and subdivided the above described land into Lots under the name of "H.R. GANNON SUBDIVISION" and by these presents dedicates for the perpetual use of the public, the Streets and other public places shown hereon, and grants easements for drainage, utility installation and maintenance as shown on this plat.

Witness my hand and seal this 6 day of May 1969 AD

H. R. Gannon
H. R. GANNON

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6th day of May 1969 A.D. by H. R. Gannon.

Witness my hand and seal, my commission expires Feb. 29, 1972
David E. Archer
Notary Public

APPROVAL FOR FILING

Approved by the Town of Castle Rock this 17th day of April 1969 AD
John D. [Signature]
Mayor
David [Signature]
City Clerk

CLERK AND RECORDERS CERTIFICATE:

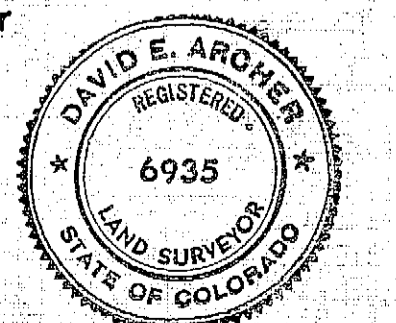
I hereby certify that this plat was filed in my office this _____ day of _____ 1969 AD at _____ o'clock

County Clerk & Recorder

SURVEYORS CERTIFICATE:

I, David E. Archer, a Registered Land Surveyor in the state of Colorado, do hereby certify that the survey of "H. R. GANNON SUBDIVISION" was made by me and that this plat accurately represents said survey.

David E. Archer
Registered Land Surveyor



133720
June 26 1969
C. O. [Signature]