

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9708897

DATE: 2-19-97

TIME: 9:15

FEE: \$ 10⁰⁰ (/ **Pages**)

GRANTOR:
(OWNER/SIGNER)

Miller and Wilcox LLC
Kay L. Niemann

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

KLN Subdivision
Final Plat
a Resubdivision of Lot 2

LEGAL:

(SECTION-TOWNSHIP-RANGE)

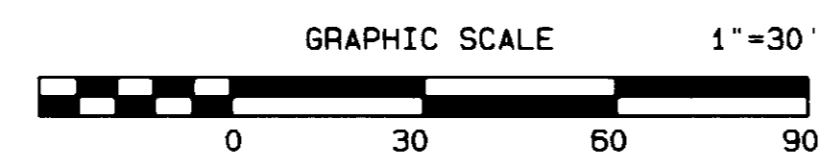
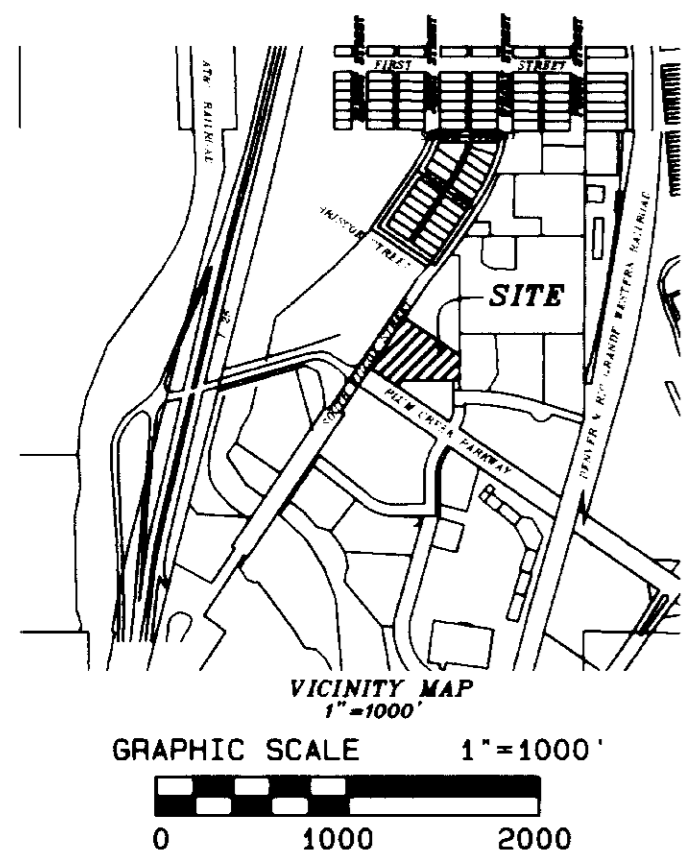
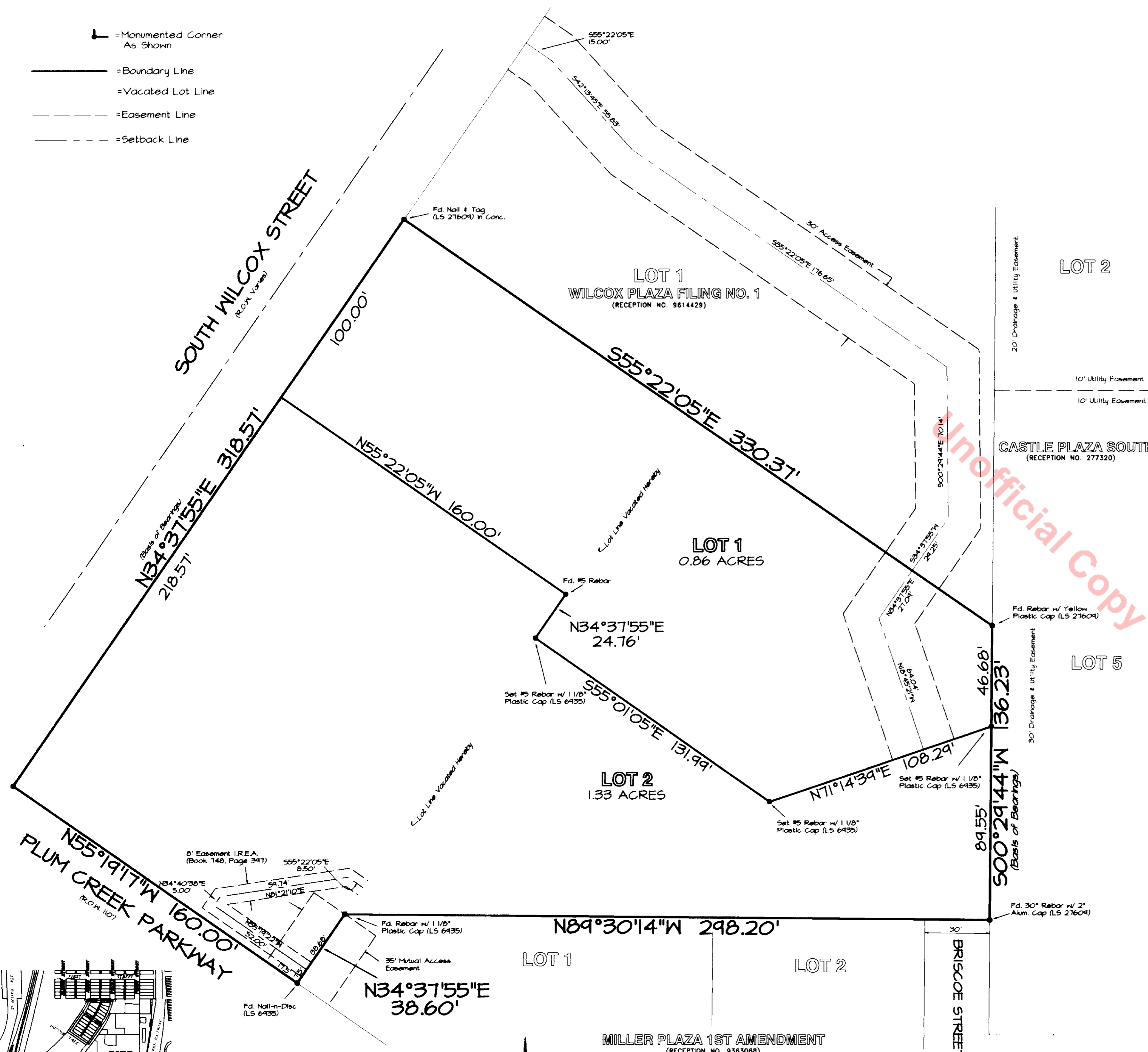
NA _____

FINAL PLAT K.L.N. SUBDIVISION

A RESUBDIVISION OF LOT 2, WILCOX PLAZA FILING NO. 1; LOT 1, HRG SUBDIVISION; LOT 1, HRG SUBDIVISION AMENDED TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LEGEND

- = Monumented Corner As Shown
- = Boundary Line
- = Vacated Lot Line
- = Easement Line
- = Setback Line



NOTE: Considering the East Line to bear S00°29'44"W with all bearings hereon to be relative thereto.

TITLE CERTIFICATE
Beth Miller 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 7 day of January, 1997.

Yolan Beth Miller
DATE LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 7 day of January, 1997, by Beth Miller as Title Officer of LAND TITLE GUARANTEE COMPANY.

Witness my hand and Official seal this 7 day of January, 1997.

My Commission Expires 3-4-98 Kathleen B. King
Notary Public

PROPERTY DESCRIPTION
Lot 1, H R G Subdivision, County of Douglas, State of Colorado and Lot 2, Wilcox Plaza Filing No. 1, County of Douglas, State of Colorado, Easement Rights As Contained in reciprocal access agreement recorded April 24, 1996 in Book 1335 at Page 2188, and Lot 1, H R G Subdivision Amended, 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 hereon have by these presents laid out, platted and subdivided the same into two lots as shown on this plat under the name and style of K.L.N. SUBDIVISION.

Executed this 10 day of JANUARY, 1997.

MORTGAGEES
M. Hal Jank
Coney Valley National Bank
Ruth Morrison
Ruth Morrison
William J. Morrison
William J. Morrison

NOTARY CERTIFICATES
STATE OF KANSAS }
COUNTY OF Montgomery } SS

The foregoing instrument was acknowledged before me this 10th day of JAN., 1997, by M. Hal Taylor as PRESIDENT of Coney Valley National Bank.

Witness my hand and Official seal this 10th day of JAN., 1997.

My Commission Expires 5-18-97 Terri S. Taylor
Notary Public

NOTARY CERTIFICATES
STATE OF COLORADO }
COUNTY OF DENVER } SS

The foregoing instrument was acknowledged before me this 14th day of JANUARY, 1997, by Ruth Morrison and William J. Morrison.

Witness my hand and Official seal this 14th day of January, 1997.

My Commission Expires May 7, 1999 Sonia B. Beaman
Notary Public

OWNERS
Selma K. Kuebler Kay L. Niemann
Miller and Wilcox LLC MANAGER
Kay L. Niemann
Notary Public

NOTARY CERTIFICATES
STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

The foregoing instrument was acknowledged before me this 14th day of JANUARY, 1997, by Kay L. Niemann.

Witness my hand and Official seal this 14th day of January, 1997.

My Commission Expires 3/27/2000 Aimee Schumann
Notary Public

NOTARY CERTIFICATES
STATE OF COLORADO }
COUNTY OF envel } SS

The foregoing instrument was acknowledged before me this 14th day of January, 1997, by Miller and Wilcox LLC.

Witness my hand and Official seal this 14th day of January, 1997.

My Commission Expires May 7, 1999 Sonia B. Beaman
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 APPROVAL
This plat was approved by the Planning Director of the Town of Castle Rock, Colorado the 10th day of JANUARY, A.D., 1997.

ATTEST:
John Frankel 3/1/97
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, on 23rd day of JANUARY, A.D., 1997.

ATTEST:
John Frankel 2/10/97
Mayor Date John Niemann 2/10/97
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 19 day of February, 1997 at 2:15 o'clock P.M. and was recorded under Reception Number 9708897.

William Gray Deputy
Douglas County Clerk and Recorder

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Desc.</td><td>12-12-96</td></tr> <tr><td>Desc.</td><td>1-7-97</td></tr> </table>	Desc.	12-12-96	Desc.	1-7-97	<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE 1"=30' DATE 9-18-96 DWG. NO. 105 REV.</p>	<p>TITLE FINAL PLAT K.L.N. SUBDIVISION</p> <p>CLIENT MIKE NIEMANN</p> <p>SHEET 1 of 1</p> <p>JOB NUMBER 96-910</p>
Desc.	12-12-96						
Desc.	1-7-97						

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.