

2007096197 3 PGS

2007096197
12/13/2007 10:31 AM

PLAT IDENTIFICATION SHEET

✓ LaFarge West, Inc.

Grantor (owner)

Grantor (owner)

✓ LAFARGE READY MIX FINAL PLAT

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Filing _____ Lot _____ Block _____

Condo Info: Phase _____ Bldg _____ Unit _____

✓ 11

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

493-6853

LEGAL DESCRIPTION

(PER SECURITY TITLE GUARANTY CO. FILE NO. S0106180)

THREE PARCELS OF LAND LOCATED IN THE NE1/4 SE1/4, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/5; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/5 A DISTANCE OF 180.50 FEET TO THE WESTERLY LINE OF THE LAKE GULCH ROAD; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 265.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE A DISTANCE OF 400.00 FEET; THENCE NORTHEASTERLY ON AN ANGLE TO THE RIGHT OF 71°44'40" A DISTANCE OF 370.00 FEET; THENCE NORTHEASTERLY ON AN ANGLE TO THE RIGHT OF 79°38'28" A DISTANCE OF 430.00 FEET TO THE WESTERLY LINE OF THE LAKE GULCH ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE A DISTANCE OF 193.00 FEET TO A POINT, SAID POINT BEING 495.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/5 AS MEASURED ALONG THE WESTERLY LINE OF THE LAKE GULCH ROAD; THENCE SOUTHWESTERLY ON AN ANGLE TO THE RIGHT 69°32'49" A DISTANCE OF 229.85 FEET; THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 69°42'05" A DISTANCE OF 259.29 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/5; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/5 A DISTANCE OF 180.50 FEET TO THE WESTERLY LINE OF THE LAKE GULCH ROAD; THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 54°06'00" A DISTANCE OF 150.00 FEET ALONG THE WESTERLY LINE OF LAKE GULCH ROAD TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF LAKE GULCH ROAD A DISTANCE OF 345.00 FEET; THENCE ON AN ANGLE TO THE LEFT OF 110°27'11" A DISTANCE OF 229.85 FEET; THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 69°42'05" A DISTANCE OF 109.00 FEET; THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 53°56'44" A DISTANCE OF 265.50 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO BEAR SOUTH 0°28'24"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 0°28'24"E ALONG SAID EAST LINE A DISTANCE OF 1321.42 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N88°45'24"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 180.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH GILBERT STREET; THENCE CONTINUING NORTH 88°45'24"W ALONG SAID SOUTH LINE A DISTANCE OF 665.00 FEET; THENCE NORTH 17°00'44"W ALONG SAID SOUTH LINE A DISTANCE OF 370.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°37'44"E A DISTANCE OF 430.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH GILBERT STREET; THENCE NORTH 34°21'38" ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 20.18 FEET; THENCE SOUTH 62°37'44"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 423.88 FEET; THENCE SOUTH 17°00'44"E A DISTANCE OF 20.36 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE DITCH OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO BEAR S0°28'24"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S0°28'24"E ALONG SAID EAST LINE A DISTANCE OF 1321.42 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N88°45'24"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 180.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH GILBERT STREET; THENCE CONTINUING N88°45'24"W ALONG SAID SOUTH LINE A DISTANCE OF 665.00 FEET; THENCE N17°00'44"W A DISTANCE OF 370.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S62°37'44"W A DISTANCE OF 150.00 FEET; THENCE S17°00'44"E A DISTANCE OF 10.18 FEET; THENCE N62°37'44"E A DISTANCE OF 150.00 FEET; THENCE N17°00'44"W A DISTANCE OF 10.18 FEET TO THE POINT OF BEGINNING.

COUNTY OF DOUGLAS, STATE OF COLORADO

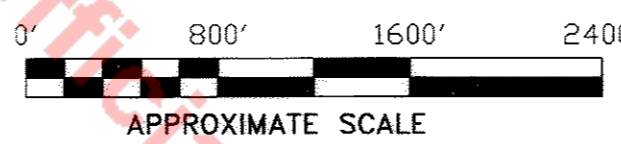
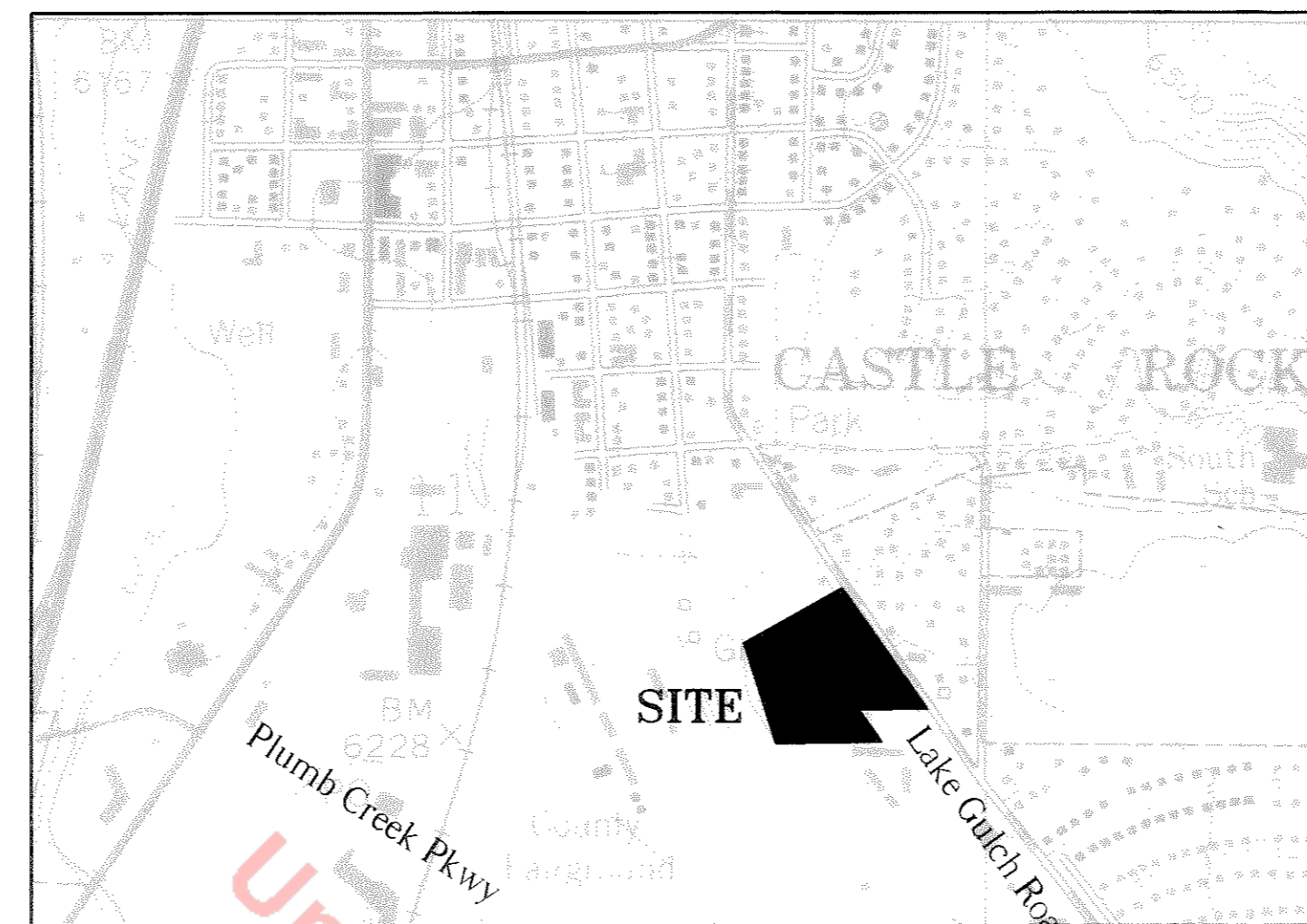
NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE A LEGALLY SUBDIVIDED LOT.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT, PREPARED BY SECURITY TITLE GUARANTY CO. AT FILE NUMBER S0106180. THE FOLLOWING ARE ITEMS FROM THE SCHEDULE B-2 EXCEPTIONS THAT ARE ADDRESSED BY THIS PLAT:
ITEM 8. THE RIGHT OF PROPRIETOR OF A LOAD OR VEIN TO EXTRACT AND REMOVE HIS ORE, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1875 IN BOOK E, PAGE 532; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN: BLANKET IN NATURE.
ITEM 9. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES OF AMERICA AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1875 IN BOOK E AT PAGE 532: BLANKET IN NATURE.
ITEM 10. AN EASEMENT FOR TRANSMISSION LINE RIGHT OF WAY AND INCIDENTAL PURPOSES GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED AUGUST 31, 1951 IN BOOK 103 AT PAGE 321: BLANKET IN NATURE.
ITEM 11. AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES GRANTED TO PEOPLES NATURAL GAS COMPANY BY INSTRUMENT RECORDED OCTOBER 11, 1983 IN BOOK 493 AT PAGE 653: PLOTTED AS SHOWN.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR.
4. BEARINGS ARE BASED ON THE DESIGNATED LINE AS SHOWN ON THIS DRAWING WHICH IS CONSIDERED TO BEAR SOUTH 00°54'21" EAST. MONUMENTATION AT THE POINTS OF TERMINATION OF SAID LINE ARE A 3.25" ALUMINUM CAP, PLS 6935 IN A RANGE BOX PER THE MONUMENT RECORD AT THE NORTH END, AND A 3.25" ALUMINUM CAP PLS 6935 SET IN A RANGE BOX, PER THE MONUMENT RECORD AT THE SOUTH END OF SAID LINE.
5. HORIZONTAL CONTROL IS ON THE DOUGLAS COUNTY CONTROL NETWORK, VERTICAL CONTROL IS NAD83.
6. THIS LAND SURVEY PLAT AND THE INFORMATION SHOWN HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
7. FLOOD WAY DATA WAS SCALED FROM MAP PANEL 08035C0301F, DATED SEPT. 30, 2005.
8. ALL REFERENCES TO BOOKS, PAGES AND RECEPTION NUMBERS ARE TO PUBLIC RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.

LAFARGE READY MIX FINAL PLAT

FOR A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

VICINITY MAP



CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT AND PLATTED THE SAME INTO A LOT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF LAFARGE READY MIX FINAL PLAT.

THE UNDERSIGNED HEREBY DEDICATE ALL UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 26th DAY OF NOVEMBER, 2007

OWNER: LAFARGE WEST, INC. 10177 CHURCH RANCH WAY, WESTMINSTER, COLORADO 80021

Signature of Allen Lane

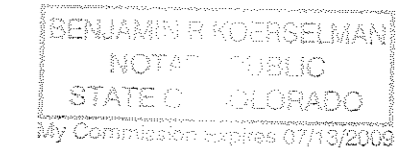
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF NOVEMBER, 2007

BY ALLEN LANE

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 7/13/2009

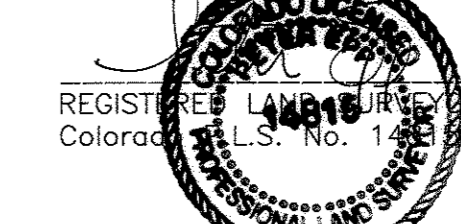
Signature of Benjamin R Koerselman

NOTARY PUBLIC



SURVEYOR'S STATEMENT

I, PETER EPP, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 15, 2006, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



REGISTERED LAND SURVEYOR DATE 01 OCT 07

TITLE CERTIFICATE

I, John F. Ellis, BEING AN AUTHORIZED REPRESENTATIVE OF Security Title, 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 November, 2007.

Signature of John F. Ellis, Vice Pres.

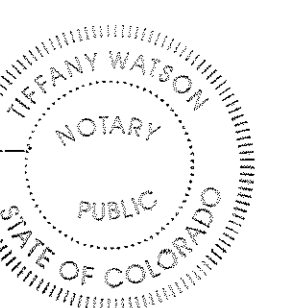
Security Title Guaranty Co. TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2007, BY John F. Ellis

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 12-30-2009

Signature of Jeffrey Watson

NOTARY PUBLIC



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN. ATTEST: TOWN OF CASTLE ROCK



Signature of Sally A. ... TOWN CLERK

Signature of ... TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 27 DAY OF November, 2007.

Signature of ... DEVELOPMENT SERVICES DIRECTOR

SHEET 1 OF 2

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:21 A.M. ON THE 13th DAY OF December, 2007, IN BOOK 11 MAP 11. RECEPTION NO. 2007 0916197. DOUGLAS COUNTY CLERK AND RECORDER BY: Christine Davis DEPUTY

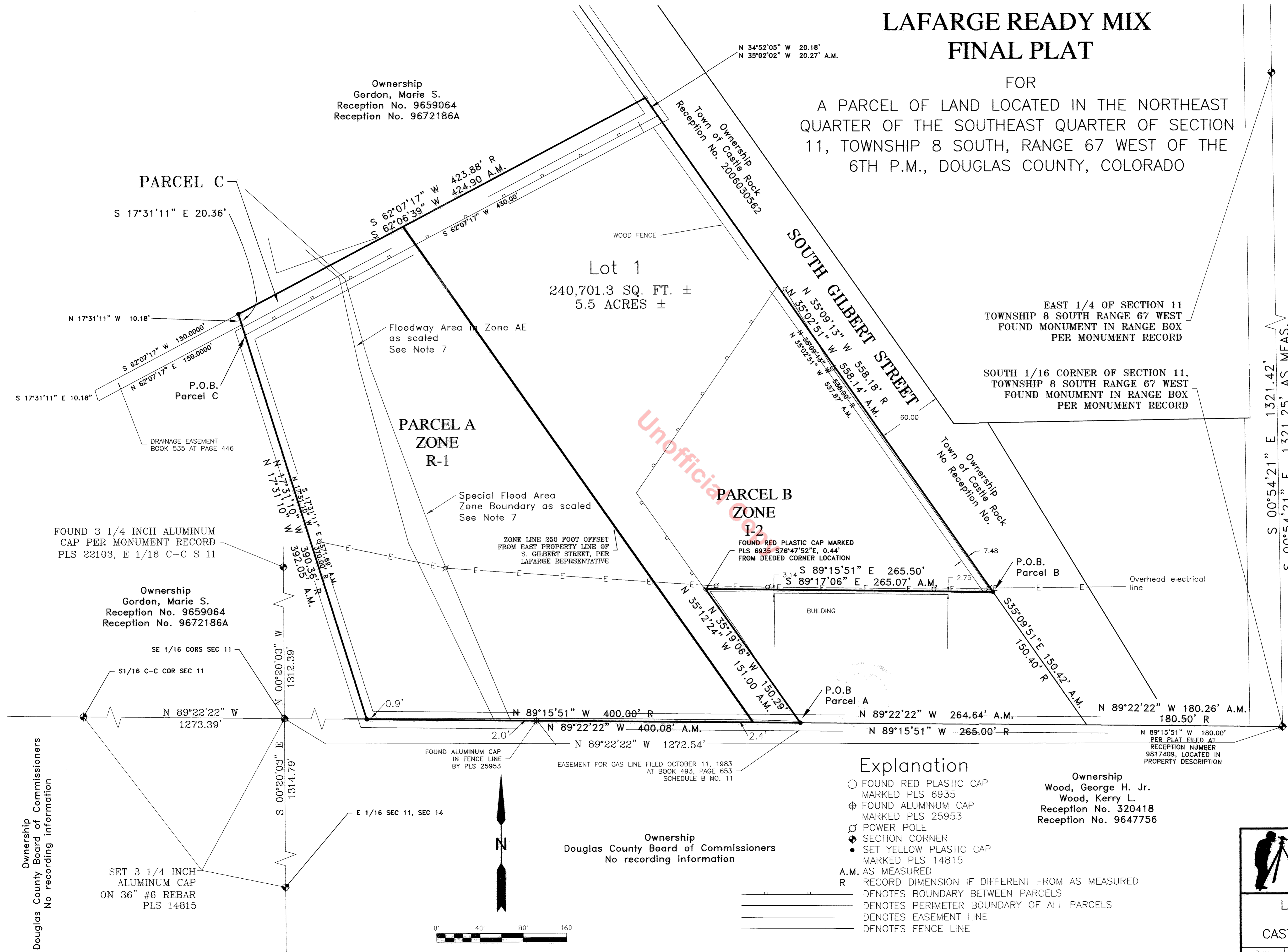


Advertisement for EPP & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS. 433 4th Avenue West, P.O. Box 837, Craig, CO 81625. Phone (970) 824-8236, Fax (970) 824-5227. LAFARGE READY MIX FINAL PLAT CASTLE ROCK, COLORADO. Scale as shown, Date 29SEP07, Drawing No. K, Drawn By THULLEN, Job No. 05.147-04.

LAFARGE READY MIX FINAL PLAT

FOR
A PARCEL OF LAND LOCATED IN THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION
11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE
6TH P.M., DOUGLAS COUNTY, COLORADO

Ownership
Gordon, Marie S.
Reception No. 9659064
Reception No. 9672186A



EAST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST
FOUND MONUMENT IN RANGE BOX
PER MONUMENT RECORD

SOUTH 1/16 CORNER OF SECTION 11,
TOWNSHIP 8 SOUTH RANGE 67 WEST
FOUND MONUMENT IN RANGE BOX
PER MONUMENT RECORD

S 00°54'21" E 1321.42'
S 00°54'21" E 1321.25' AS MEAS.
BASIS OF BEARINGS

Ownership
Douglas County Board of Commissioners
No recording information

SET 3 1/4 INCH
ALUMINUM CAP
ON 36" #6 REBAR
PLS 14815



Ownership
Douglas County Board of Commissioners
No recording information

Explanation

- FOUND RED PLASTIC CAP
MARKED PLS 6935
- ⊕ FOUND ALUMINUM CAP
MARKED PLS 25953
- ⊙ POWER POLE
- SECTION CORNER
- SET YELLOW PLASTIC CAP
MARKED PLS 14815
- A.M. AS MEASURED
- R RECORD DIMENSION IF DIFFERENT FROM AS MEASURED
- DENOTES BOUNDARY BETWEEN PARCELS
- DENOTES PERIMETER BOUNDARY OF ALL PARCELS
- DENOTES EASEMENT LINE
- DENOTES FENCE LINE

Ownership
Wood, George H. Jr.
Wood, Kerry L.
Reception No. 320418
Reception No. 9647756

SHEET 2 OF 2

EPP & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

433 4th Avenue West
P.O. Box 837
Craig, CO 81625

Phone (970) 824-8236
Fax (970) 824-5227

LAFARGE READY MIX
PLANT
CASTLE ROCK, COLORADO

Scale 1" = 40'	Date 29sep07	Drawing No.	Drawn By K THULLEN	Job No. 05.147-04
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J:\Lafarge\Castle Rock Ready Mix\CASTLE ROCK READY - Final Plat - 29sep07.dwg, 9/29/2007 12:02:13 PM, HP Designer - 400dpi (PCL2) (R1)