

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9739870

**DATE:** 7-23-97

**TIME:** 9:44

**FEE: \$** 10.<sup>00</sup> ( 1 **Pages**)

**GRANTOR:**  
(OWNER/SIGNER)

Castle Properties, LLC.

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Larry's Subdivision  
Final Plat

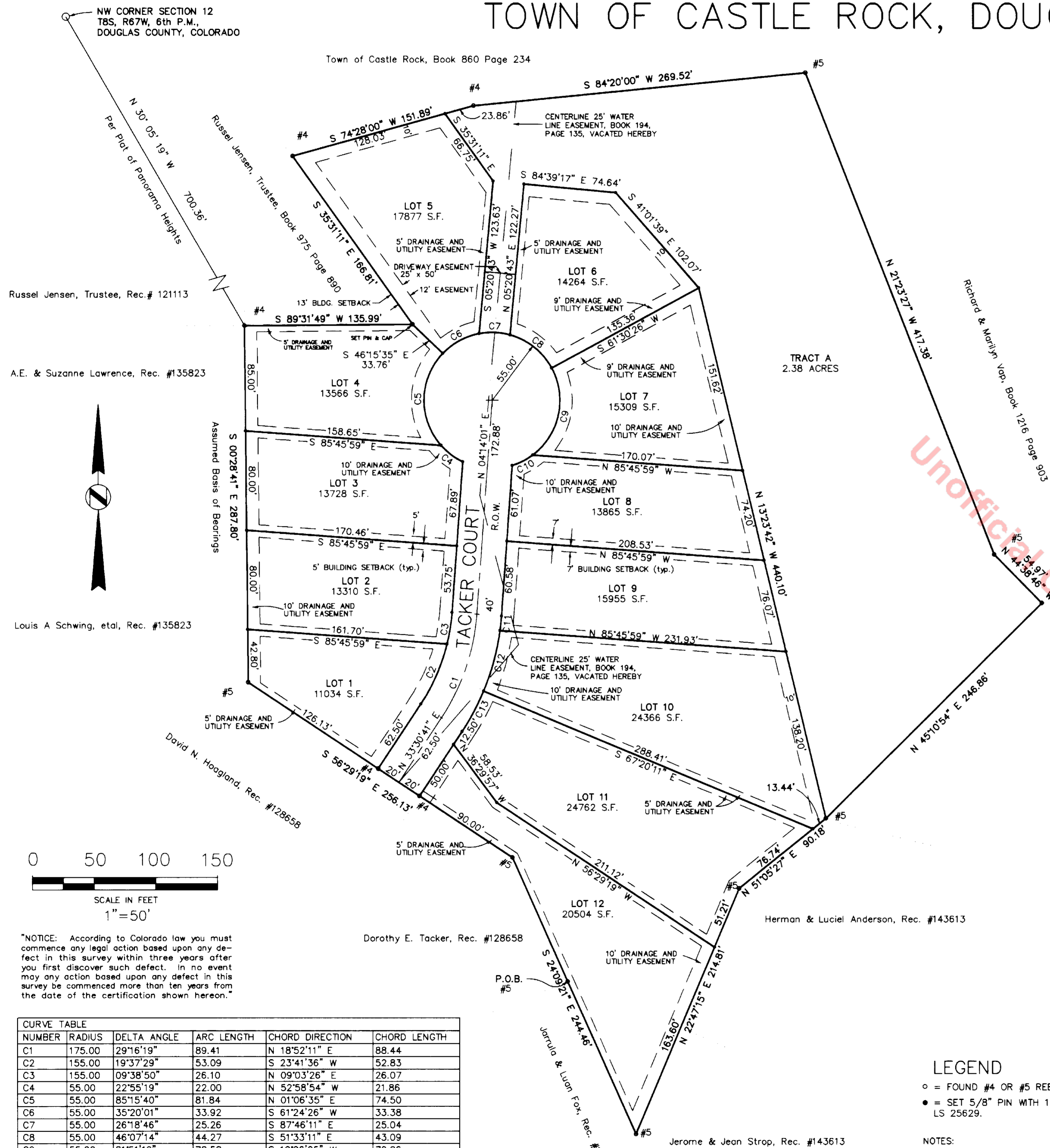
**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

12, 8, 67

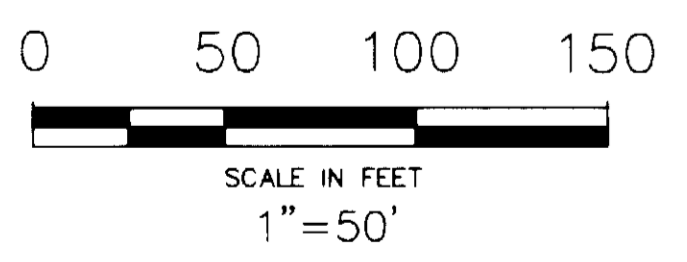
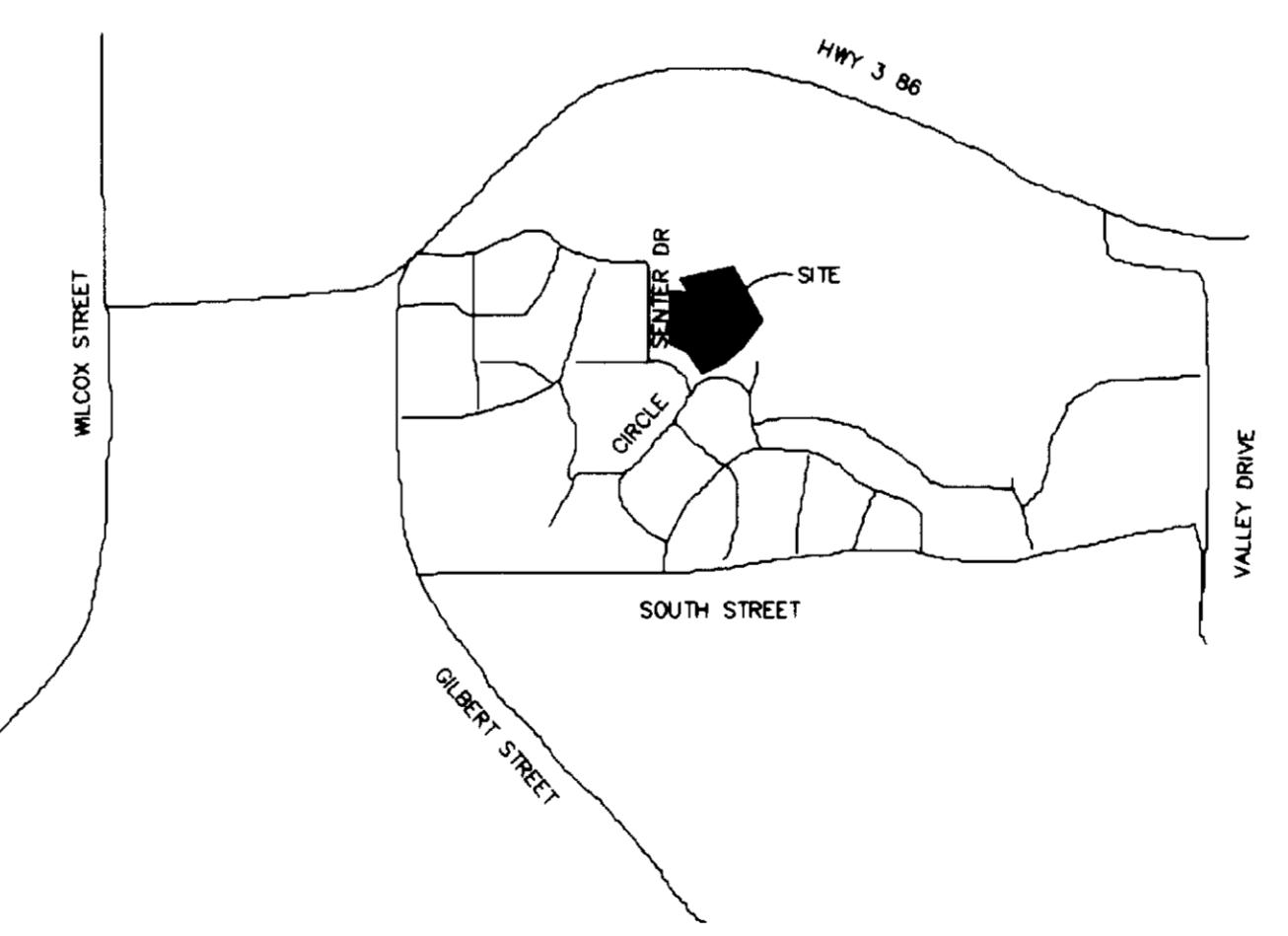
# FINAL PLAT LARRY'S SUBDIVISION

## A 12 LOT SUBDIVISION IN SECTION 12, T8S, R67W, 6th P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



**PROPERTY DESCRIPTION:**  
A tract of land situated in the Northwest 1/4 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Beginning at the most Northerly corner of Lot 2, Block 1, Young's Addition to Castle Rock, according to the recorded plat thereof; Thence Southeasterly along the Easterly line of said Lot 2 a distance of 134.89 feet; Thence Northeastly on an angle to the left of 133° 03' 36" a distance of 214.81 feet; Thence Northeastly on an angle to the right of 28° 18' 11" a distance of 90.18 feet; Thence Northeastly on an angle to the left of 5° 54' 32" a distance of 246.86 feet; Thence Northwestly on an angle to the left of 89° 49' 40" a distance of 54.97 feet; Thence Northwestly on an angle to the right of 74° 16' 33" a distance of 269.52 feet; Thence Southwestly on an angle to the left of 9° 52' 00" a distance of 151.89 feet, more or less, to a point on the Northeastly line of the Jensen property as described in Book 158 at Page 399 of the Douglas County Records; Thence Southeastly on an angle to the left of 109° 50' 12" along the Northeastly line of said Jensen property a distance of 166.81 feet to the Southeast corner of said Jensen property; Thence Westly on an angle to the right of 305° 03' 00" along the South line of said Jensen property a distance of 135.99 feet to the Southeast corner of Lot 3, Panorama Heights Subdivision; Thence Southerly at right angles a distance of 287.80 feet, more or less, to a boundary corner of Young's Addition to Castle Rock; Thence Southeastly on an angle to the right of 56° 01' 28" along a Northeastly line of said Young's Addition to Castle Rock a distance of 256.16 feet; Thence Southeastly along said Northeastly line on an angle to the right of 32° 20' 31" a distance of 109.58 feet to the Point of Beginning; Containing 7.404 acres, more or less.

**DEDICATION CERTIFICATE:**  
KNOW ALL MEN BY THESE PRESENTS: That the hereinsigned, being all of the owners, mortgagees and lienholders of the above described property in the Town of Castle Rock, Colorado, have laid out, subdivided and platted the same into lots, a street, and easements as shown hereon under the name and style of "Larry's Subdivision" and do hereby dedicate to the Town of Castle Rock, Tacker Court to be used as a utility and drainage easement and public roadway. Tract A is hereby dedicated to the Town of Castle Rock for open space, utility and drainage purposes. The drainage easement within lot 6 is hereby dedicated to the Town of Castle Rock for drainage access and drainage maintenance purposes. The driveway easement within part of Tract A is reserved for utility purposes and ingress and egress to lots 5 and 6. The public utility and drainage easements shown hereon are reserved for those purposes. The water line easement recorded in Book 194 at Page 135 of the Douglas County records is hereby vacated.



\*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.\*

CURVE TABLE	NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	175.00	29°16'19"	89.41	N 18°52'11" E	88.44	
C2	155.00	19°37'29"	53.09	S 23°41'36" W	52.83	
C3	155.00	09°38'50"	26.10	N 09°03'26" E	26.07	
C4	55.00	22°55'19"	22.00	N 52°58'54" W	21.86	
C5	55.00	85°15'40"	81.84	N 01°06'35" E	74.50	
C6	55.00	35°20'01"	33.92	S 61°24'26" W	33.38	
C7	55.00	26°18'46"	25.26	S 87°46'11" E	25.04	
C8	55.00	46°07'14"	44.27	S 51°33'11" E	43.09	
C9	55.00	81°51'19"	78.58	S 12°26'05" W	72.06	
C10	55.00	19°32'51"	18.76	S 63°08'10" W	18.67	
C11	195.00	03°30'17"	11.93	N 05°59'09" E	11.93	
C12	195.00	14°55'32"	50.80	S 15°12'04" W	50.65	
C13	195.00	10°50'31"	36.90	S 28°05'05" W	36.84	

**LEGEND**  
 ○ = FOUND #4 OR #5 REBAR AS NOTED.  
 ● = SET 5/8" PIN WITH 1-1/8" PLASTIC CAP LS 25629.

**NOTES:**  
 1. EASEMENTS SHOWN HEREON ARE RESERVED FOR UTILITY AND DRAINAGE PURPOSES.  
 2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED THE EAST LINE OF LOTS 7 & 8, PANORAMA HEIGHTS.

**PLANNING COMMISSION APPROVAL:**  
 This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the 26<sup>th</sup> day of AUGUST, 1997.  
 Chairman: [Signature] Date: 7/17/97  
 Planning Director: [Signature] Date: 7/17/97

**OWNERSHIP CERTIFICATION:**  
 The undersigned are all of the owners, mortgagees and lienholders of certain lands known and described hereon as Larry's Subdivision in the Town of Castle Rock, Colorado.  
[Signature]  
 Castle Properties, LLC.  
 By James L. Tacker, Manager

**NOTARY'S CERTIFICATE:**  
 State of Colorado ]  
 County of Douglas ] SS  
 The foregoing dedication was acknowledged before me this 28<sup>th</sup> day of April, 1997, by James L. Tacker as Manager of Castle Properties, LLC, a Colorado Limited Liability Company. Witness my hand and official seal. My commission expires: 8-9-99.  
 SUSAN L. RASMUSSEN  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires 08-09-99  
[Signature]  
 Notary Public

**TITLE CERTIFICATION:**  
Larry L. Nitsch, an authorized representative of Land Title Guarantee Co. 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 hereon in the Certificates of Ownership and Dedication. Signed this 4<sup>th</sup> day of April, 1997.  
[Signature]  
 Authorized Representative

**SURVEYOR'S CERTIFICATE:**  
 I, Jerome W. Hannigan, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my direct supervision on June 20, 1996 and the monuments shown hereon actually exist and this plat accurately represents said survey.  
[Signature]  
 Colorado Professional Land Surveyor # 25629

**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 the 13<sup>th</sup> day of MARCH, 1997.  
 Attest:  
[Signature] Date: July 17, 1997  
[Signature] Date: 7-17-97  
 Mayor Town Clerk

**DOUGLAS COUNTY CLERK & RECORDER:**  
 State of Colorado ]  
 County of Douglas ] SS  
 I hereby certify that this Plat was filed in my office on the 23 day of July, 1997, at 3:44 O'Clock P.M., and was recorded under reception number 9739870.  
[Signature]  
 Douglas County Clerk and Recorder

<b>REVISIONS</b> 10-8-96 PER ENGRNG		Jerome W. HANNIGAN and ASSOCIATES, INC. SURVEYING • PLANNING • ARCHITECTURE LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • 303-660-6262 FAX 719-481-9071	TITLE FINAL PLAT LARRY'S SUBDIVISION CASTLE ROCK, COLORADO
		SCALE 1"=50' DATE 6-25-96 DRAWN BY RJD	CLIENT CASTLE PROPERTIES, L.L.C. SHEET 1 of 1 JOB NUMBER 94-026