

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8705480

**Number of pages:** 1

**Date:** 02/25/87

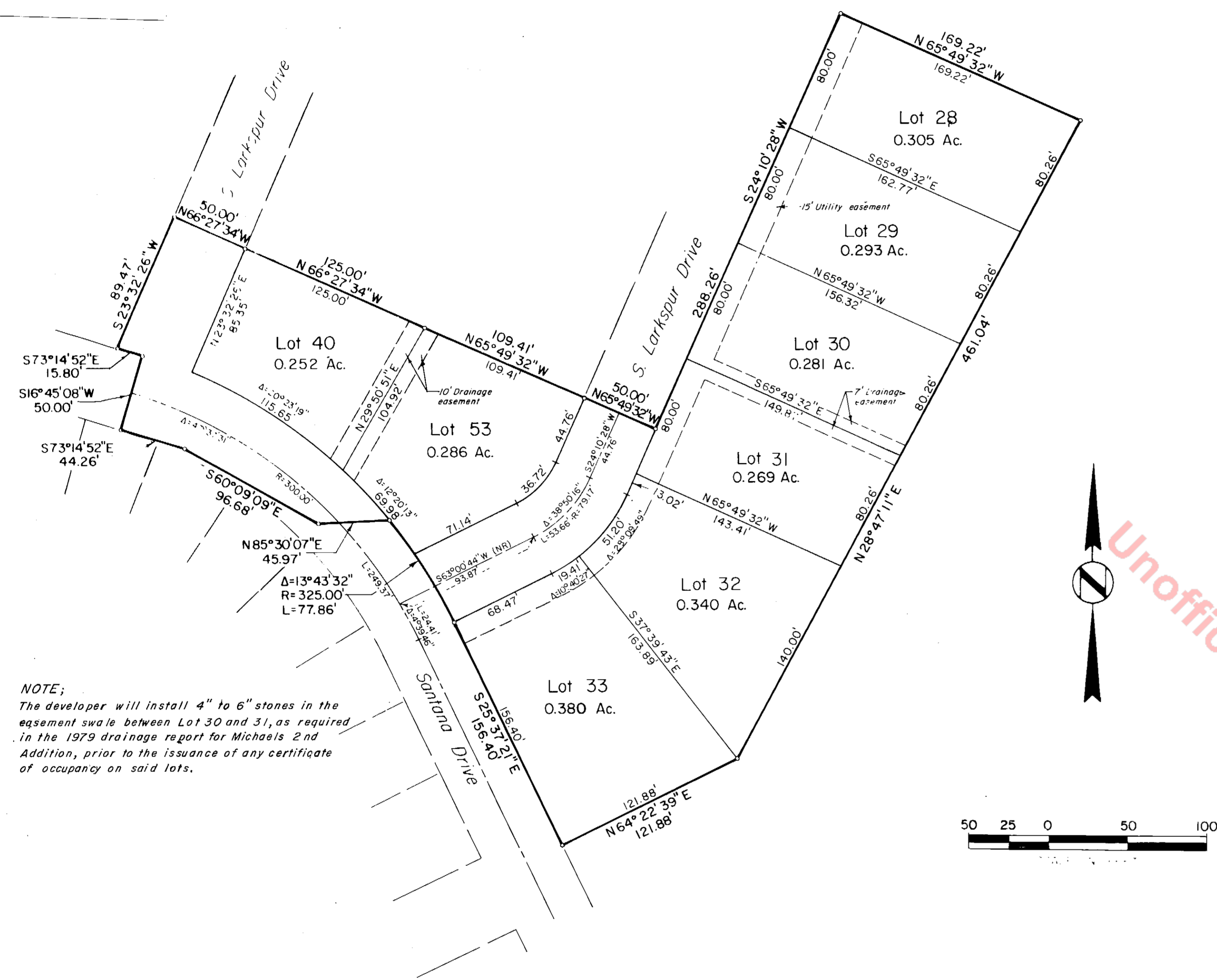
**Name:** MICHAELS  
2ND ADDITION

**MISCELLANEOUS COMMENTS:**

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# MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED

A Subdivision of Part of the SE1/4 of Sec. 12, T8S, R67W  
of the 6th P.M., Town of Castle Rock, Douglas County, Colo.



**NOTE:**  
The developer will install 4" to 6" stones in the easement swale between Lot 30 and 31, as required in the 1979 drainage report for Michael's 2nd Addition, prior to the issuance of any certificate of occupancy on said lots.

### PLANNING and ZONING COMMISSION APPROVAL

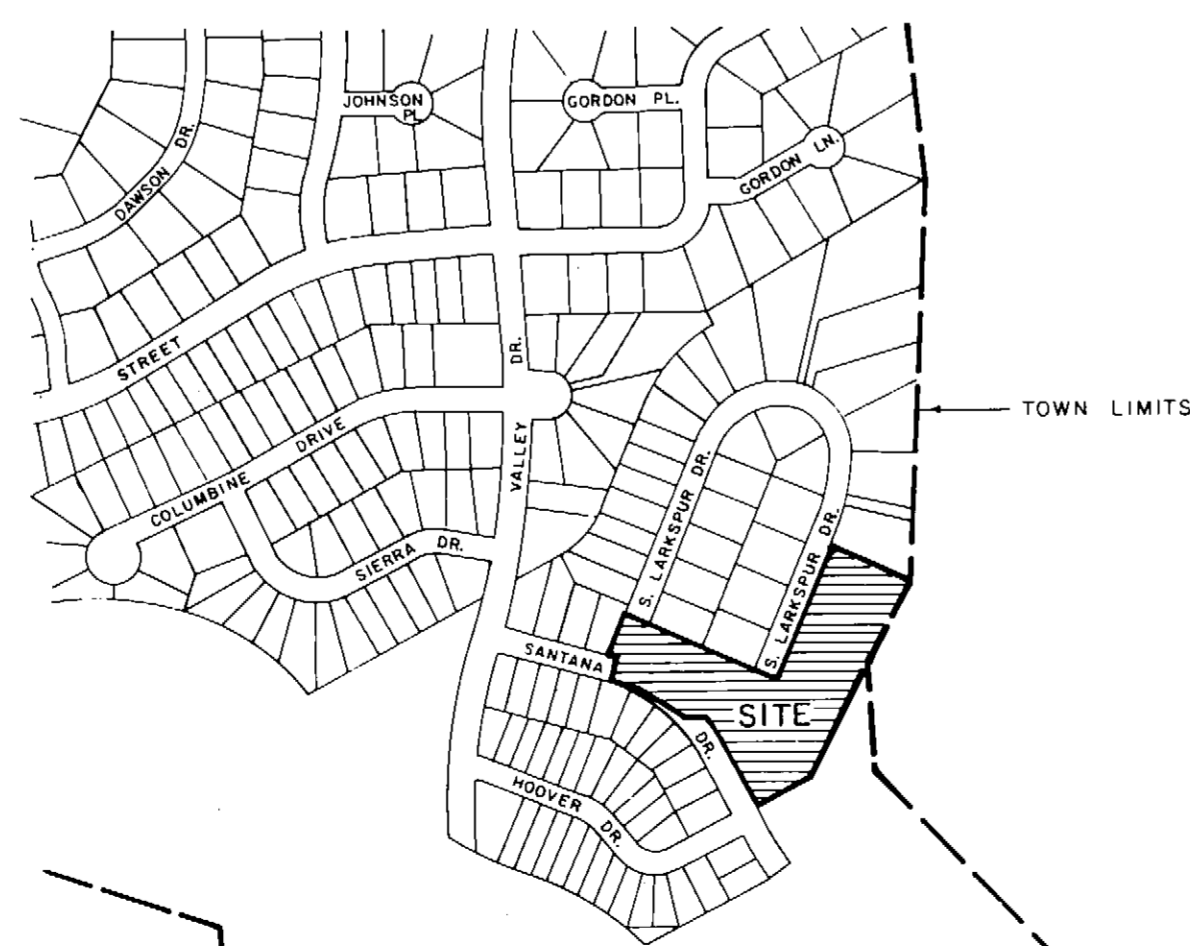
This plat is approved by the Town of Castle Rock Planning and Zoning Commission this 2<sup>nd</sup> day of April, 1986 A.D.

*P. Melody*  
Chairman

### ATTORNEY'S OPINION

I, \_\_\_\_\_, an attorney at law, duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title to such land is in the dedicators.

Dated: \_\_\_\_\_  
Attorney at Law



VICINITY MAP  
1" = 400'

### PROPERTY DESCRIPTION

A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:  
Beginning at the Northwest corner of Lot 28, Michael's 2nd Addition to Castle Rock; Thence S24°10'28"W along the West line of South Larkspur Drive a distance of 288.26 feet; Thence N65°49'32"W a distance of 50.00 feet to the Southeast corner of Lot 52, Michael's 2nd Addition to Castle Rock; Thence N65°49'32"W a distance of 109.41 feet to the Southwest corner of said Lot 52; Thence N66°27'34"W a distance of 125.00 feet to the Northwest corner of Lot 40, Michael's 2nd Addition to Castle Rock; Thence N66°27'34"W a distance of 50.00 feet to a point on the West line of South Larkspur Drive; Thence S23°32'26"W a distance of 89.47 feet; Thence S73°14'52"E a distance of 15.80 feet; Thence S16°45'08"W a distance of 50.00 feet; Thence S73°14'52"E a distance of 44.26 feet; Thence S60°09'09"E a distance of 96.68 feet; Thence N85°30'07"E a distance of 45.97 feet to a point on a curve; Thence Southeasterly along the arc of a curve to the right a distance of 77.86 feet, said curve has a radius of 325.00 feet and a central angle of 13°43'32" to a point of tangent; Thence S25°37'21"E along said tangent a distance of 156.40 feet; Thence N64°22'39"E a distance of 121.88 feet; Thence N28°47'11"E a distance of 461.04 feet to the Northeast corner of Lot 28, Michael's 2nd Addition to Castle Rock; Thence N65°49'32"W a distance of 169.23 feet to the point of beginning;  
Containing 2.8694 acres, more or less.

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being the owner of the above described property has laid out, subdivided and replatted the same into lots, streets and easements under the name and style of "MICHAEL'S 2ND ADDITION TO CASTLE ROCK" and do hereby dedicate to the Town of Castle Rock as public roads, the streets as shown hereon, these being South Larkspur Drive and Santana Drive. The hereonsigned hereby further dedicate to the Town of Castle Rock for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as shown and described hereon and by these presents do dedicate all utility easements to the Town. The hereonsigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility 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 utility easements as shown hereon.

### TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the utility easements and streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth hereon.  
Signed this 11<sup>th</sup> day of April, 1986 A.D.

*Phyllis L. Brown*  
Town Clerk

*Arny J. Hamley*  
Mayor

### STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has issued to that effect.

### OWNER

*Michael Young*  
Michael Young  
*David R. Baumgartner III*  
David R. Baumgartner III  
*Denise Baumgartner*  
Denise Baumgartner

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS) SS  
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 1986 A.D. by Michael Young, David R. Baumgartner III, and Denise Baumgartner.

My commission expires August 12, 1988  
Address: 100 1/2 W. Willow  
Castle Rock, CO 80108

*Barney E. Oberlin*  
Notary Public

### MORTGAGEE

Mellon Mortgage N/A  
Mellon Financial Services, Corp. a.s.  
by *Ruth S. Johnson*, Assoc. Vice President  
Ruth S. Johnson

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS) SS  
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 1986 A.D. by Ruth S. Johnson as Ass. Vice Pres. of Mellon Mortgage Financial Services, Corp. a.s.

My commission expires 5-28-89  
Address: 2300 N. Lincoln  
Denver, CO 80203

*Verli J. Alfred*  
Notary Public

### SURVEYOR'S CERTIFICATE

I, David E. Archer, a professional land surveyor in the State of Colorado, do hereby certify that the survey of "MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED" was made under my direct supervision and that the accompanying plat accurately and properly represents said subdivision.

*David E. Archer*  
Professional Land Surveyor



### CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS) SS  
I hereby certify that this plat was filed in my office on this 26<sup>th</sup> day of February, 1986 A.D. at 1:55 O'clock P.M. and was recorded per Reception No. 8705480.

*Linnie L. Thompson*  
County Clerk and Recorder

|                |   |               |
|----------------|---|---------------|
|                | TITLE   | FINAL PLAT    |
|                | MICHAEL'S 2ND ADDITION TO CASTLE ROCK AMENDED |               |
| SCALE 1" = 50' | DATE  | 5-14-84       |
| DRN sy         | CKD   |               |
| AP'GS          | CLIENT  | MICHAEL YOUNG |
| Sheet          | of  | 1             |
| JOB NUMBER     |   | 84-97         |