

# PLAT IDENTIFICATION SHEET

RECEPTION#: 244111

DATE: 10/26/79

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

**GRANTEE:**  
(subdivision name or name of plat)

Michael's Addition

**LEGAL:**  
(section-township-range)

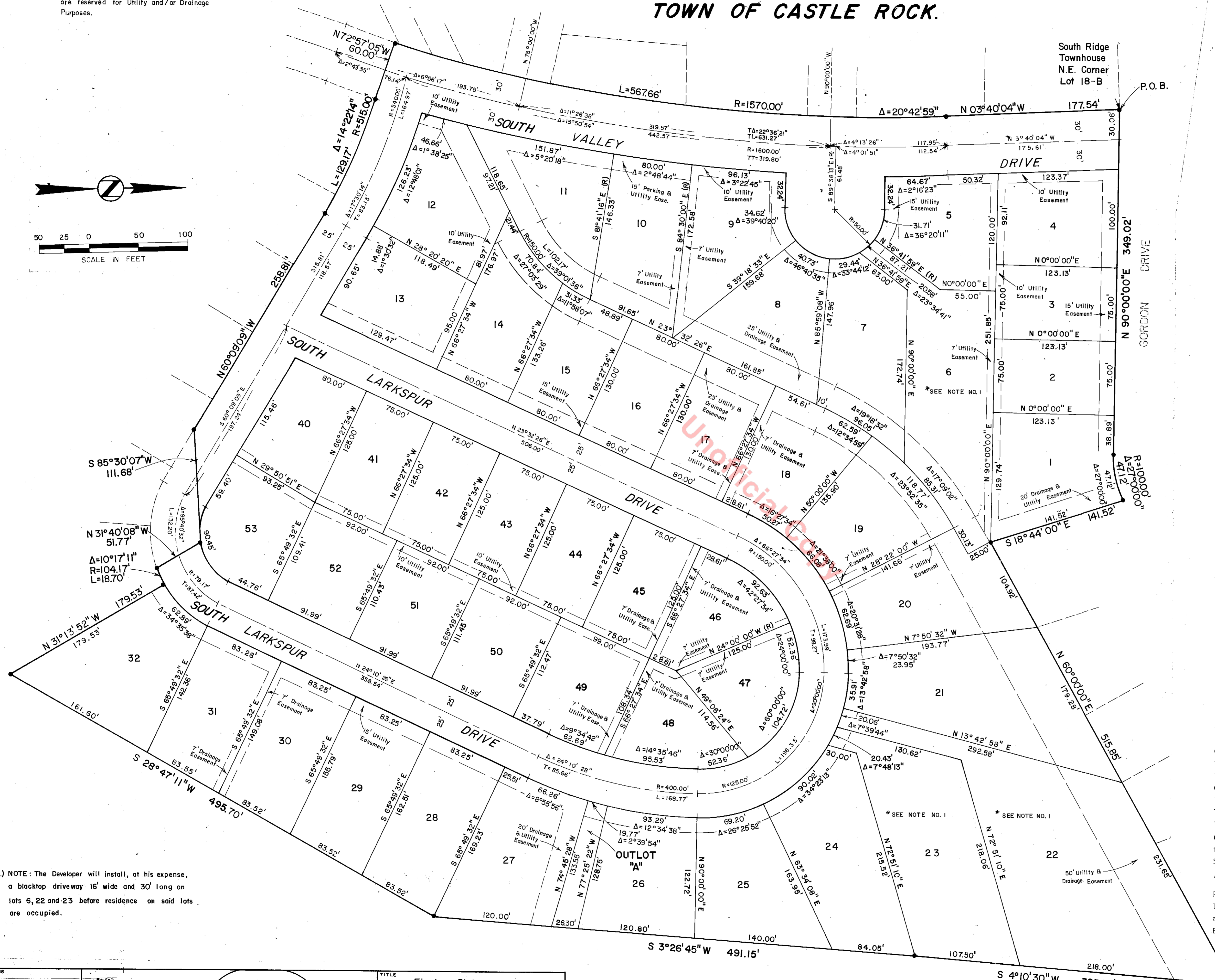
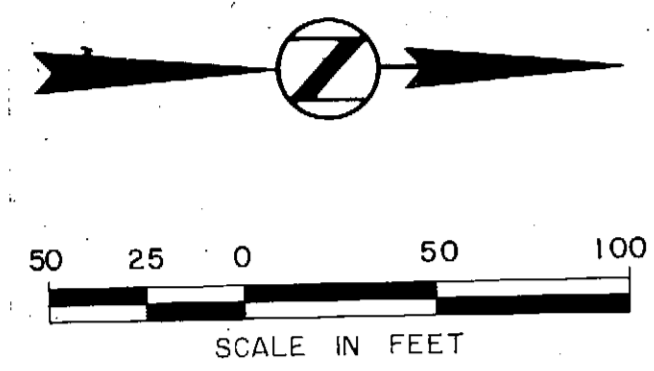
NEW SUBDIVISION ABBREV: \_\_\_\_\_

# MICHAEL'S 2nd ADDITION to CASTLE ROCK

## A SUBDIVISION OF PART OF SECTION 12, T8S, R67W OF THE 6th P.M.

### TOWN OF CASTLE ROCK.

2.) NOTE: All easements as shown hereon are reserved for Utility and/or Drainage Purposes.



1.) NOTE: The Developer will install, at his expense, a blacktop driveway 16' wide and 30' long on lots 6, 22 and 23 before residence on said lots are occupied.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents, that the undersigned, being all of the Owner (s), the Mortgage (s) and Lienholder (s) of 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 intersection of the West line of Valley Drive and the South line of South Street, said point being the Northeast corner of Lot 18-B, South Ridge Townhouse Subdivision; Thence N 90°00'00"E along the Southern boundary of Memmen's Second Addition to Castle Rock, a distance of 349.02 feet to a point of curve;

Thence Easterly along the arc of a curve to the left and along said Southern boundary, a distance of 47.12 feet, said curve has a radius of 100.00 feet and a central angle of 27°00'00";

Thence S 18°44'00"E along said Southern boundary a distance of 141.52 feet;

Thence N 60°00'00"E along said Southern boundary a distance of 515.85 feet to the most Easterly corner of Lot 5, Block 4, Memmen's Second Addition to Castle Rock;

Thence S 04°10'30"W a distance of 325.50 feet;

Thence S 03°26'45"W a distance of 491.15 feet;

Thence S 28°47'11"W a distance of 179.53 feet to a point of tangency;

Thence N 31°15'52"W a distance of 179.53 feet to a point on a curve;

Thence Southwesterly along the arc of a curve to the right a distance of 18.70 feet, said curve has a radius of 104.17 feet, a central angle of 10°17'11", and a chord that bears S 63°54'44"W a distance of 18.68 feet;

Thence N 31°40'08"W a distance of 51.77 feet;

Thence S 85°30'07"W a distance of 111.68 feet;

Thence N 60°09'09"W a distance of 258.81 feet to a point of curve;

Thence Westerly along the arc of a curve to the left a distance of 129.17 feet, said curve has a radius of 515.00 feet and a central angle of 14°22'14";

Thence N 72°57'05"W a distance of 60.00 feet to the left; a distance of 567.66 feet, said curve has a radius of 1570 feet and a central angle of 20°42'59" to a point of tangency;

Thence N 03°40'04"W along said tangent a distance of 177.54 feet to the point of beginning; Containing 17.485 acres, more or less,..... have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, 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 and roads as shown on said plat, these being Valley Dr and Larkspur Dr

The undersigned hereby further dedicate all utility easements and 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 described and shown hereon.

The undersigned 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.

The lands comprising this subdivision are subject to certain covenants which are recorded in Book..... at Page..... of the Douglas County Records.

Executed this 18th day of October, 1979.....

Owner(s).....

SS:  
County of Douglas  
The foregoing dedication was acknowledged before me this 18th day of October 1979, by Michael Young Partnership, P.P.S. and James E. Archer, Notary Public

TITLE 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 the laws of the State of Colorado and the monuments shown thereon actually exist and this is an accurate and correct survey.  
Notary Public

PLANNING AND ZONING COMMISSION APPROVAL  
This plat approved by the Town of Castle Rock Planning and Zoning Commission this 5th day of June, 1979.....  
Chairman

TOWN APPROVAL  
This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above and further accepts the dedication of the utility easements and bridle path easements shown hereon.  
Signed this 21st day of June, 1979.....  
Attest: James E. Archer, Recorder  
By: Freddie Smith, Mayor (TOWN OF CASTLE ROCK)

RECORDER'S CERTIFICATE  
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:30 A.M. on the 26th day of OCTOBER, 1979, in Book..... at Page....., Map....., Reception No. 244111.

REVISIONS	<p>DAVID E. ARCHER &amp; ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING PHONE (303) 888-4642 222 FRONT ST. CASTLE ROCK, COLORADO 80042</p>	<p>TITLE Final Plat Michael's 2nd Addition to Castle Rock</p> <p>DATE 5-21-79</p> <p>CLIENT Young Partnership</p> <p>Sheet 1 of 1</p>
<p>Note: The Owner hereby conveys to the Town of Castle Rock, County of Douglas, State of Colorado, all water &amp; water rights both tributary and non-tributary, arising upon, or flowing under the hereon described property.</p>	<p>Scale 1"=50'</p> <p>DATE 5-21-79</p> <p>DR: EM CKD</p> <p>AP: VD</p> <p>JOB NUMBER 77-491</p>	