

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99095389

DATE: 11-12-99

TIME: 16:29

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR: *Bart Poladsky*
(OWNER/SIGNER)

GRANTEE: *Meadows Parkway Phase 11*
(SUBDIVISION NAME OR NAME OF PLAT)
2nd Amendment

LEGAL: 7.67,6
(SECTION-TOWNSHIP-RANGE)

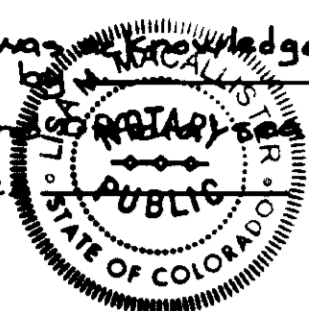
MEADOWS PARKWAY PHASE II, 2nd AMENDMENT FINAL PLAT

A VACATION OF A PORTION OF WEST CASTLETON ROAD AND A REPLAT OF LOT GI 3 & TRACT F, A PART OF SECTION 27, T7S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

Edward Yenkinson
877 Wyandot Street
Denver, CO. 80204

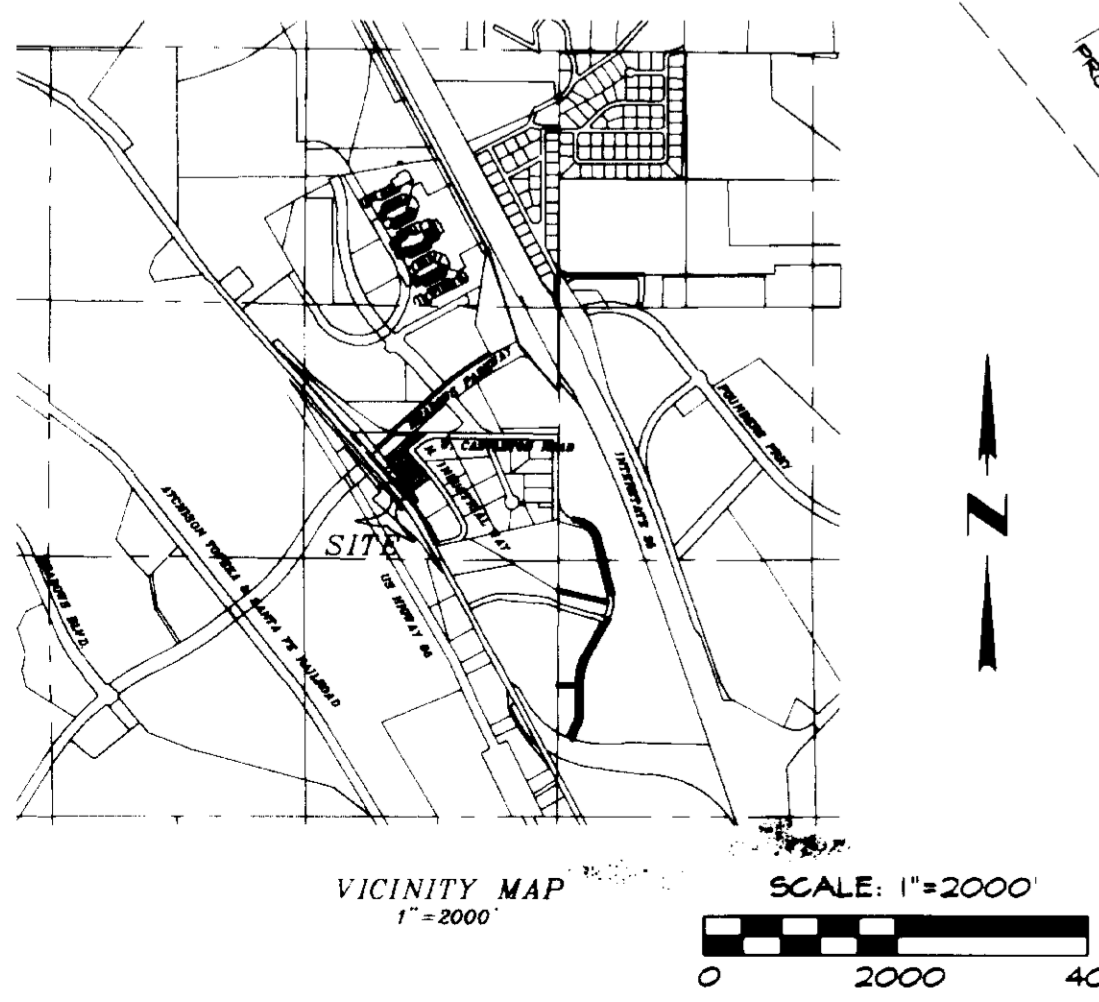
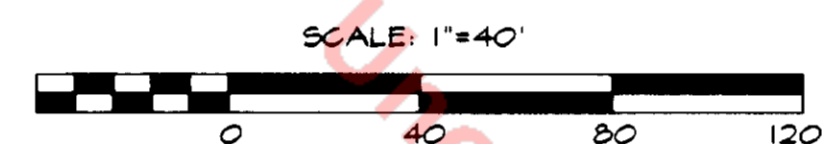
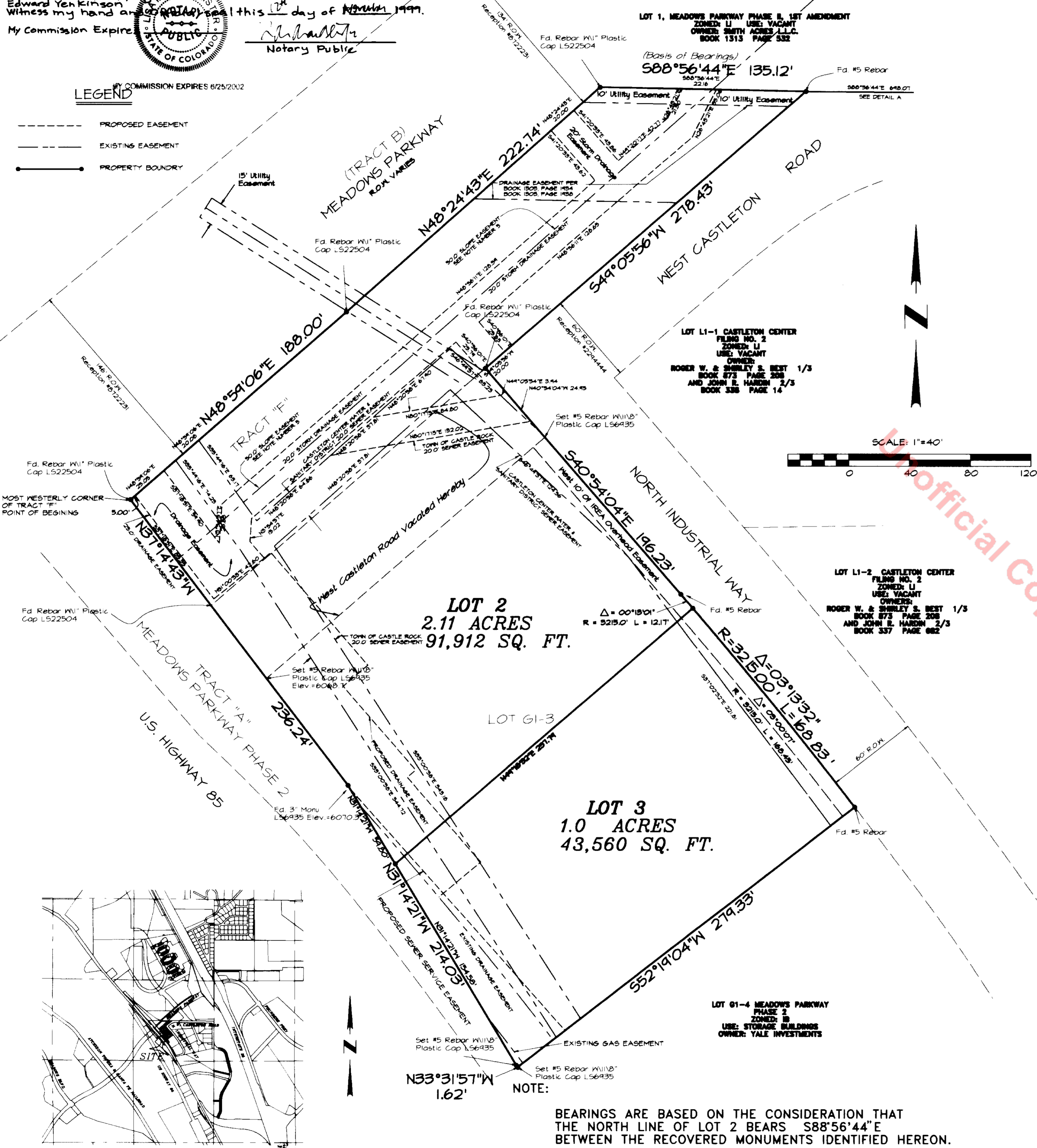
NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 14th day of October, 1999, by GREG ERPELDING as MANAGER of EMPIRE TIME & ESCROW CORPORATION.
Witness my hand and Official seal this 14th day of October, 1999.
My Commission Expires 10/08/2001



LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY

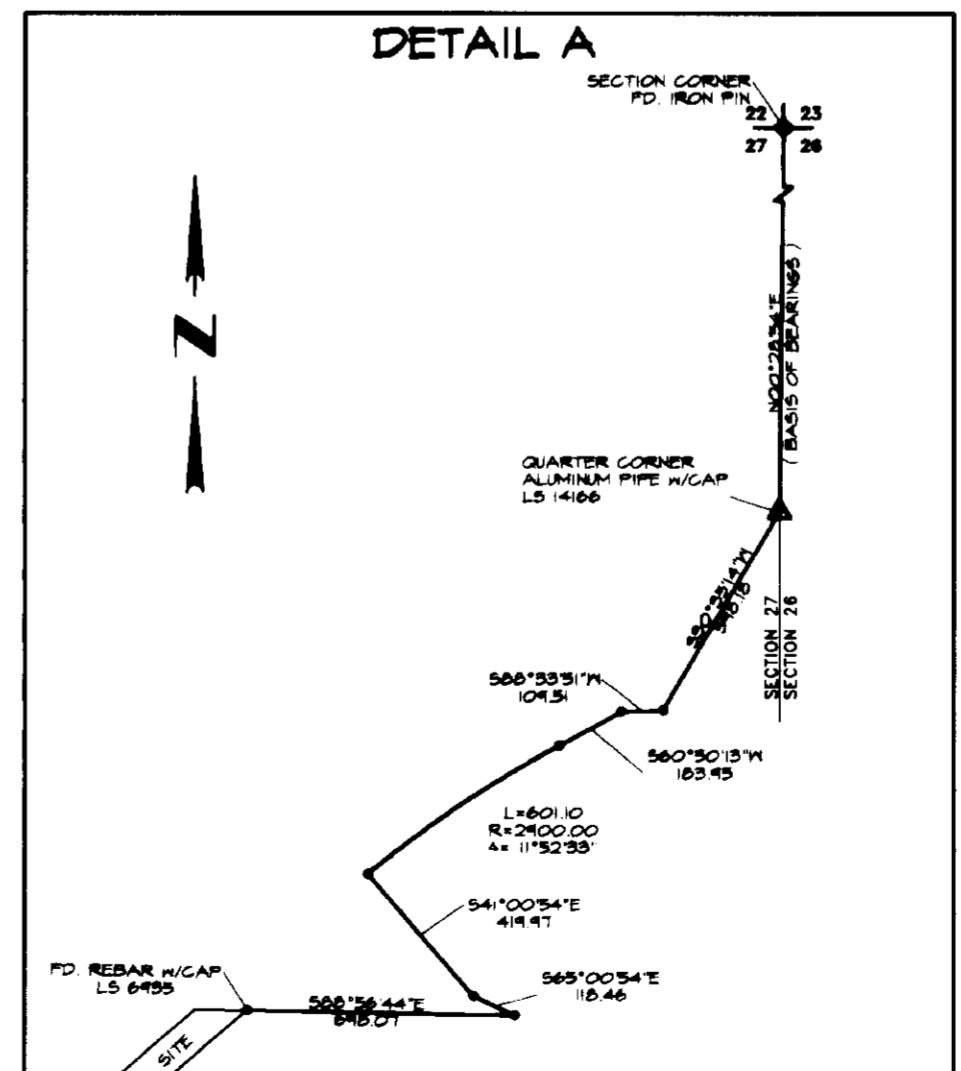


TITLE CERTIFICATE
GREG ERPELDING being an authorized representative of EMPIRE TIME & ESCROW CORPORATION, a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.
Signed this 14th day of October, 1999.
DATE 10/14/99
Greg Erpelding
DATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 14th day of October, 1999, by GREG ERPELDING as MANAGER of EMPIRE TIME & ESCROW CORPORATION.
Witness my hand and Official seal this 14th day of October, 1999.
My Commission Expires 10/08/2001
Perry Burdick
Notary Public

PROPERTY DESCRIPTION
A tract of land being a portion of "Meadows Parkway Phase II" (Reception Number 8722231), said tract being more particularly described as follows:
Beginning at the most westerly corner of Tract F;
Thence N48°59'08" E a distance of 188.00 feet;
Thence N48°24'43" E a distance of 222.74 feet;
Thence S88°56'44" E a distance of 135.12 feet;
Thence S49°03'56" W a distance of 278.43 feet;
Thence S47°54'04" E a distance of 198.23 feet to a point of curve;
Thence Southeast along the arc of a curve to the right a distance of 180.62 feet, said curve has a radius of 3215.00 feet and a central angle of 03°13'05";
Thence S52°19'04" W a distance of 279.33 feet;
Thence N33°31'57" W a distance of 1.62 feet;
Thence N31°14'21" W a distance of 214.03 feet;
Thence N37°14'43" W a distance of 236.24 feet to the point of beginning;
Containing 3.11 acres, more or less.
This property description was prepared under the direct supervision of David E. Archer (P.L.S. 6935), 105 Wilcox Street, Castle Rock, CO 80104.

- PLAT NOTES:**
- Lot 2 = 2.11 Acres
Lot 3 = 1.0 Acres
Total Acres = 3.11
 - Taken from the Affidavit of Correction recorded in Douglas County on March 16, 1988 under Reception #DC8805000, the acreage figure for the vacated portion of West Castleton Road is 0.41 acres and measures 80 feet by 300 feet.
 - No 100 year Floodplain exists within boundaries of subject property per FIRM Map No. 080049-0170 C dated September 30, 1987.
 - Detention easement described in Book 1303, Page 1934 and Page 1938 of Douglas County Records.
 - Property owners are required to maintain the slopes within their properties adjacent to Meadows Parkway to ensure the structural capability of the roadway fill. No building or earth moving is permitted within 50 feet of Tract B (Meadows Parkway).
 - This project will be serviced by the Castleton Center Water and Sanitation District, per the Meadows Parkway, Phase II Final Plat.
 - Access is not guaranteed through the plat process. Access permits must be requested and processed through Douglas County.



OWNER/SUBDIVIDER
Bart Poladsky
8101 East Bellevue Avenue
Denver, Colorado 80237

ENGINEER
David E. Archer & Associates
105 Wilcox Street
Castle Rock, Colorado 80104

PLANNER
Community Resource Associates, Inc.
10086 Granite Hill Drive
Parker, Colorado 801034

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 vacated that portion of West Castleton Road as shown hereon and included within the hereon described property and by these presents laid out, platted and subdivided on this plat under the name and style of MEADOWS PARKWAY PHASE II, SECOND AMENDMENT. The undersigned hereby further dedicate all utility easements to the utility provider indicated hereon, and dedicate to the Town of Castle Rock for the public use and it owned by owners, all water and water rights, both tributary and non-tributary, acting upon, flowing upon, or lying under the property so 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.
Executed this 14th day of October, 1999.

OWNER
Bart Poladsky
8101 E. Bellevue Avenue, Suite F
Denver, CO 80237

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }
The foregoing instrument was acknowledged before me this 14th day of October, 1999, by Bart Poladsky.
Witness my hand and Official seal this 14th day of October, 1999.
My Commission Expires 10/08/2001
Perry Burdick
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.
D. E. Archer
Registered Professional Land Surveyor

Castleton Center Water and Sanitation District
This final plat was approved by Castleton Center Water and Sanitation District, Douglas County, Colorado, on the 28th day of September, 1999.
[Signature]
By Date

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL
THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF July, 1999.
John Frenkel
COMMUNITY DEVELOPMENT DIRECTOR

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
State of Colorado } SS
County of Douglas }
I hereby certify that this plat was filed in my office on the 12th day of November, 1999 at 10:00 clock A.M. and was recorded under Reception Number 99095389.
Sheryl Muehlstein
Deputy
Douglas County Clerk and Recorder

REVISIONS	DAVID E. ARCHER & ASSOCIATES, INC.	TITLE
Rev. per Town Comm. 11-23-98	LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING	FINAL PLAT
Rev. per Town Comm. 7-23-99	PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	MEADOWS PARKWAY, PHASE II, 2nd AMENDMENT Town of Castle Rock, Douglas County, Colorado
		DATE 12-1-99
		BY BART POLADSKY
		JOB NUMBER 96-1107
		Sheet 1 of 1

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Fri, Aug 06 4:15:57 PM '99