

# PLAT IDENTIFICATION SHEET

RECEPTION#: 207418

DATE: 10/28/77

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

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

Memmens Addition

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

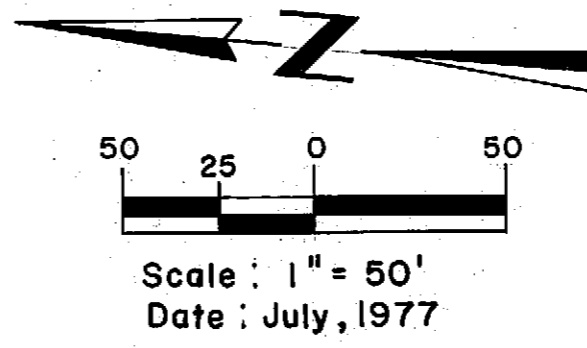
NEW SUBDIVISION ABBREV: \_\_\_\_\_

# MEMMEN'S 3RD ADDITION TO CASTLE ROCK

## A PART OF SECTION 12, T8S, R67W OF THE 6th P.M. DOUGLAS COUNTY, COLO.

### PROPERTY DESCRIPTION

A tract of land situated in the NE 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 7, Block 4, Memmen's 2nd Addition to Castle Rock, said point of beginning bears S 38° 05' 04" W a distance of 2245.49 feet from the Northeast corner of said Section 12, (all bearings contained herein based on Memmen's 2nd Addition to Castle Rock and relative thereto) Thence S 62° 20' 00" W along the boundary of Memmen's 2nd Addition to Castle Rock a distance of 93.38 feet; Thence N 36° 29' 56" W along said boundary a distance of 398.09 feet; Thence N 90° 00' 00" W along said boundary a distance of 487.76 feet to the East boundary of Memmen Addition to Castle Rock; Thence Northerly along said East boundary along the arc of a curve to the left a distance of 281.82 feet, said curve has a radius of 1070.00 feet a central angle of 15° 05' 27" and a chord that bears N 4° 50' 54" W a distance of 281.00 feet to the Northeast corner of said Memmen Addition to Castle Rock, and to a point of reverse curve; Thence along the arc of a curve to the right a distance of 359.54 feet said curve has a radius of 1955.00 feet and a central angle of 10° 32' 14" to a point of reverse curve; Thence along the arc of a curve to the left a distance of 241.66 feet said curve has a radius of 1470.00 feet and a central angle of 9° 56' 09"; Thence N 78° 43' 30" E radial with the last mentioned curve a distance of 244.00 feet to the boundary of that tract described in Book 178 at Page 494 of the Douglas County Records; Thence S 45° 40' 07" E along said boundary a distance of 317.86 feet; Thence S 52° 40' 07" E along said boundary a distance of 452.19 feet; Thence S 6° 14' 05" E a distance of 294.94 feet; Thence S 31° 38' 42" E a distance of 134.17 feet; Thence S 9° 27' 44" E a distance of 152.07 feet; Thence S 19° 00' 12" W a distance of 155.11 feet to the point of beginning; Containing 14.780 acres, more or less.



### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that Michael Young, being the owner of the hereon described tract of land has laid out, platted and subdivided the above described land into tract, lots and blocks under the name and style of "MEMMEN'S 3RD ADDITION TO CASTLE ROCK" and by these presents do dedicate to the public the right of thoroughfare and to public utilities and water and sanitation districts the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provided such utility and water and sanitary sewer services within this subdivision or property contiguous thereto, over and across the street, drive and other public places hereon shown, also easements as shown for utility, drainage, and drainage control purposes.

### APPROVAL of TOWN of CASTLE ROCK

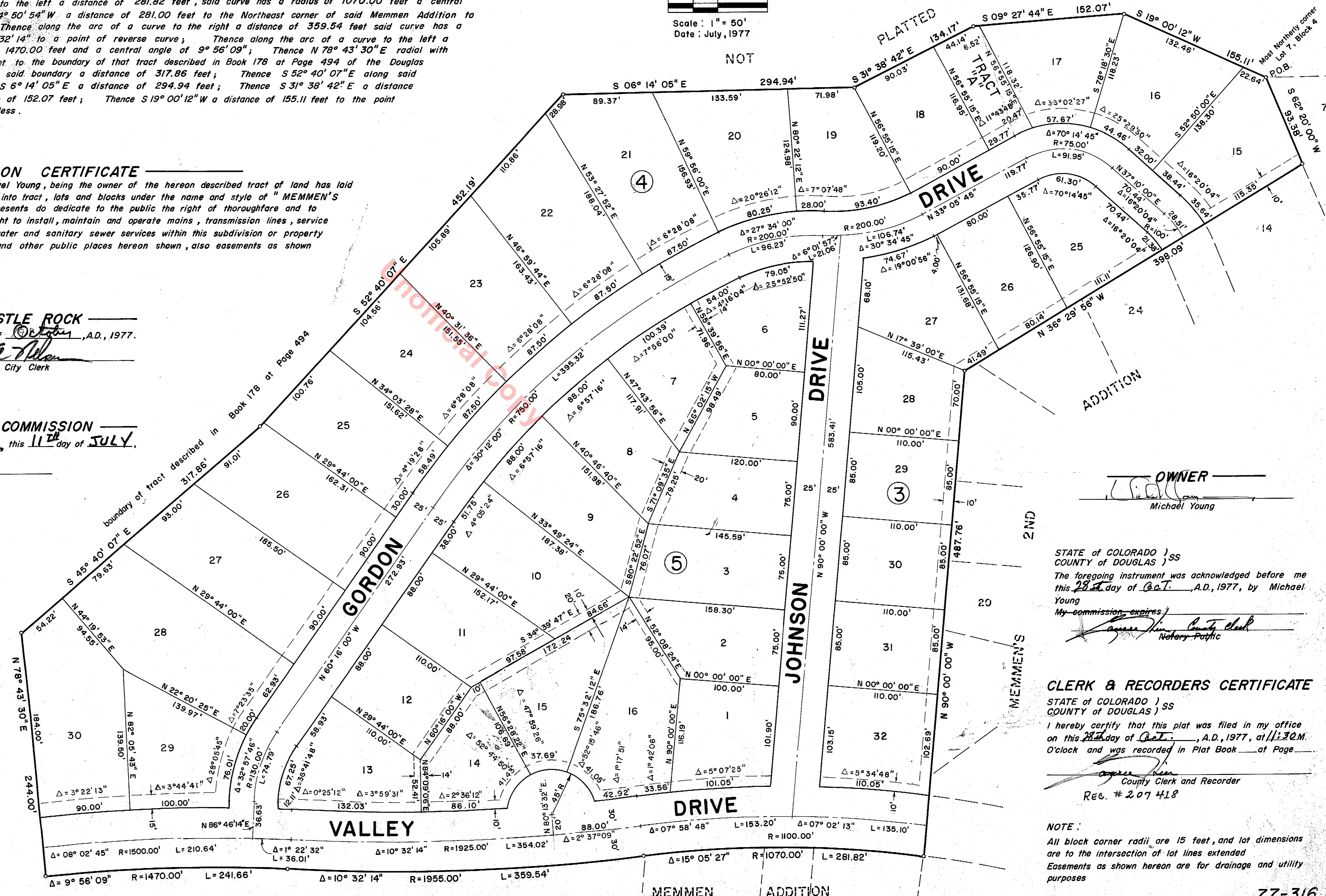
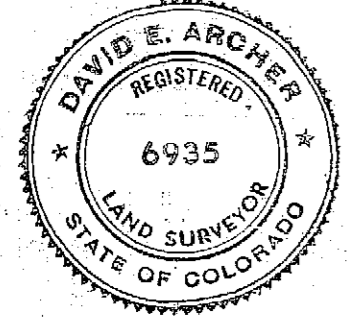
Approved by the Town of Castle Rock this 27 day of October, A.D., 1977.  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ City Clerk

### APPROVAL of PLANNING COMMISSION

Approved by the Planning Commission of Castle Rock this 11 day of JULY, A.D., 1977.  
 \_\_\_\_\_ Chairman

### SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of "MEMMEN'S 3RD ADDITION TO CASTLE ROCK" was made under my direct supervision and that the accompanying plat accurately and properly shows said subdivision.  
 \_\_\_\_\_  
 Registered Land Surveyor



OWNER  
 \_\_\_\_\_  
 Michael Young

STATE of COLORADO )  
 COUNTY of DOUGLAS ) SS  
 The foregoing instrument was acknowledged before me this 27 day of Oct, A.D., 1977, by Michael Young  
 My commission expires \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

### CLERK & RECORDERS CERTIFICATE

STATE of COLORADO )  
 COUNTY of DOUGLAS ) SS  
 I hereby certify that this plat was filed in my office on this 27 day of Oct, A.D., 1977, at 11:30 M. O'clock and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_  
 \_\_\_\_\_  
 County Clerk and Recorder  
 REC. # 207 418

NOTE:  
 All block corner radii are 15 feet, and lot dimensions are to the intersection of lot lines extended  
 Easements as shown hereon are for drainage and utility purposes