

# PLAT IDENTIFICATION SHEET

RECEPTION#: 171557

DATE: 6/14/74

TIME:

FEE: \$

**GRANTOR:**

(owner/signer)

**GRANTEE:**

(subdivision name or name of plat)

Memmens Addition

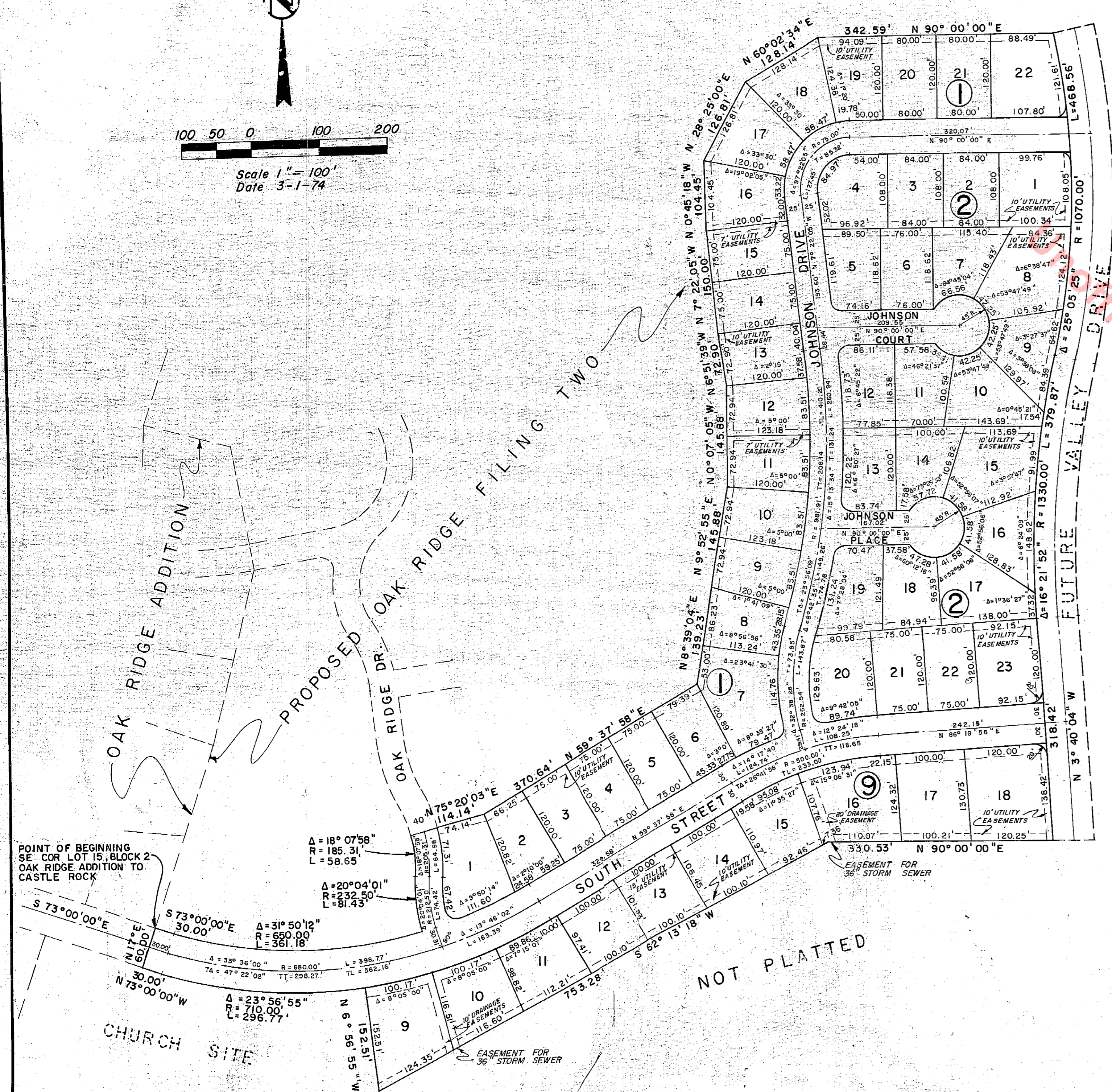
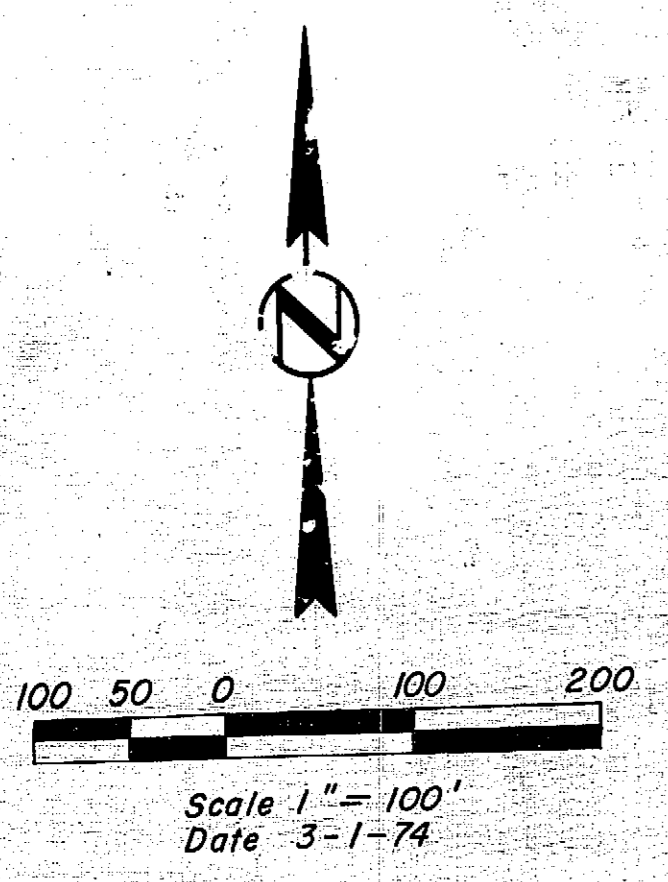
**LEGAL:**

(section-township-range)

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

# MEMMEN ADDITION TO CASTLE ROCK

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



**DEDICATION :**

KNOW ALL MEN BY THESE PRESENTS: that Michael Young, being the owner of a tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Block 2, Oak Ridge Addition To Castle Rock and considering the South line of said Lot 15, Block 2 to bear S 73° 00' 00" E with all bearings contained herein relative thereto; Thence S 73° 00' 00" E a distance of 30.00 feet to a point of curve; Thence Easterly along the arc of a curve to the left a distance of 361.18 feet, said curve has a radius of 650.00 feet and a central angle 31° 50' 12"; Thence Northerly along the arc of a curve to the right a distance of 81.43 feet, said curve has a radius of 232.50 feet, and a central angle of 20° 04' 01" and a chord that bears N 6° 34' 00" W 81.01 feet to a point of reverse curve; Thence along the arc of a curve to the left a distance of 58.65 feet, said curve has a radius of 185.31 feet and a central angle of 18° 07' 58"; Thence N 75° 20' 03" E a distance of 114.14 feet; Thence N 59° 37' 58" E a distance of 370.64 feet; Thence N 8° 39' 04" E a distance of 139.23 feet; Thence N 9° 52' 55" E a distance of 145.88 feet; Thence N 0° 07' 05" W a distance of 145.88 feet; Thence N 6° 51' 39" W a distance of 72.90 feet; Thence N 7° 22' 05" W a distance of 150.00 feet; Thence N 0° 45' 18" W a distance 104.45 feet; Thence N 28° 25' 00" E a distance of 126.81 feet; Thence N 60° 02' 34" E a distance of 128.14 feet; Thence N 90° 00' 00" E a distance of 342.59 feet to a point on a curve; Thence Southerly along the arc of a curve to the right a distance of 468.56 feet, said curve has a radius of 1070.00 feet, a central angle of 25° 05' 25" and a chord that bears S 0° 09' 06" W a distance of 464.83 feet, to a point of reverse curve; Thence Southerly along the arc of said reverse curve a distance of 379.87 feet, said curve has a radius of 1330.00 feet and a central angle of 16° 21' 52" to a point of tangent; Thence S 3° 40' 04" E along said tangent a distance of 318.42 feet; Thence N 90° 00' 00" W a distance of 330.53 feet; Thence S 62° 13' 18" W a distance of 753.28 feet; Thence N 6° 56' 55" W radial to a curve a distance of 152.51 feet; Thence Westerly along the arc of said curve to the right a distance of 296.77 feet, said curve has a radius of 710.00 feet, a central angle of 23° 56' 55" to a point of tangent; Thence N 73° 00' 00" W a distance of 30.00 feet; Thence N 17° 00' 00" E a distance of 60.00 feet to the point of beginning, containing 17.22 acres, more or less; has laid out, platted and subdivided the above described land into tracts, lots and blocks under the name and style of "MEMMEN 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 provide 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.

*Michael Young*  
Michael Young

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of JUNE, A.D. 1974, by Michael Young.

My commission expires \_\_\_\_\_

*Notary Public*  
Notary Public

Approved by the Town of Castle Rock this 4<sup>th</sup> day of April, A.D. 1974

*Mark E. Johnson*  
Mayor

*City Clerk*  
City Clerk

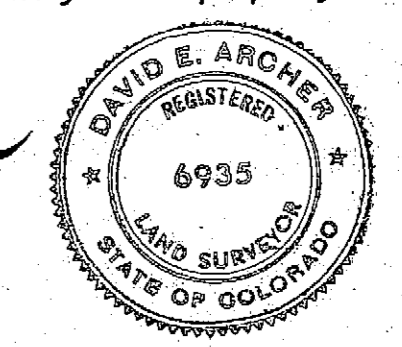
STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

I, hereby certify that this plat was filed in my office on the 14<sup>th</sup> day of JUNE, A.D. 1974 at 3:45 M. O'clock and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ RECEPTION NO 171557

*County Clerk and Recorder*  
County Clerk and Recorder

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

*David E. Archer*  
Registered Land Surveyor



**NOTE :**

All block corner radii are 15 feet unless noted otherwise, and lot dimensions are to the intersection of lot lines extended.