

PLAT IDENTIFICATION SHEET

302172

04/08/1983

GRANTOR:
(owner/signer)

DMZ LTD

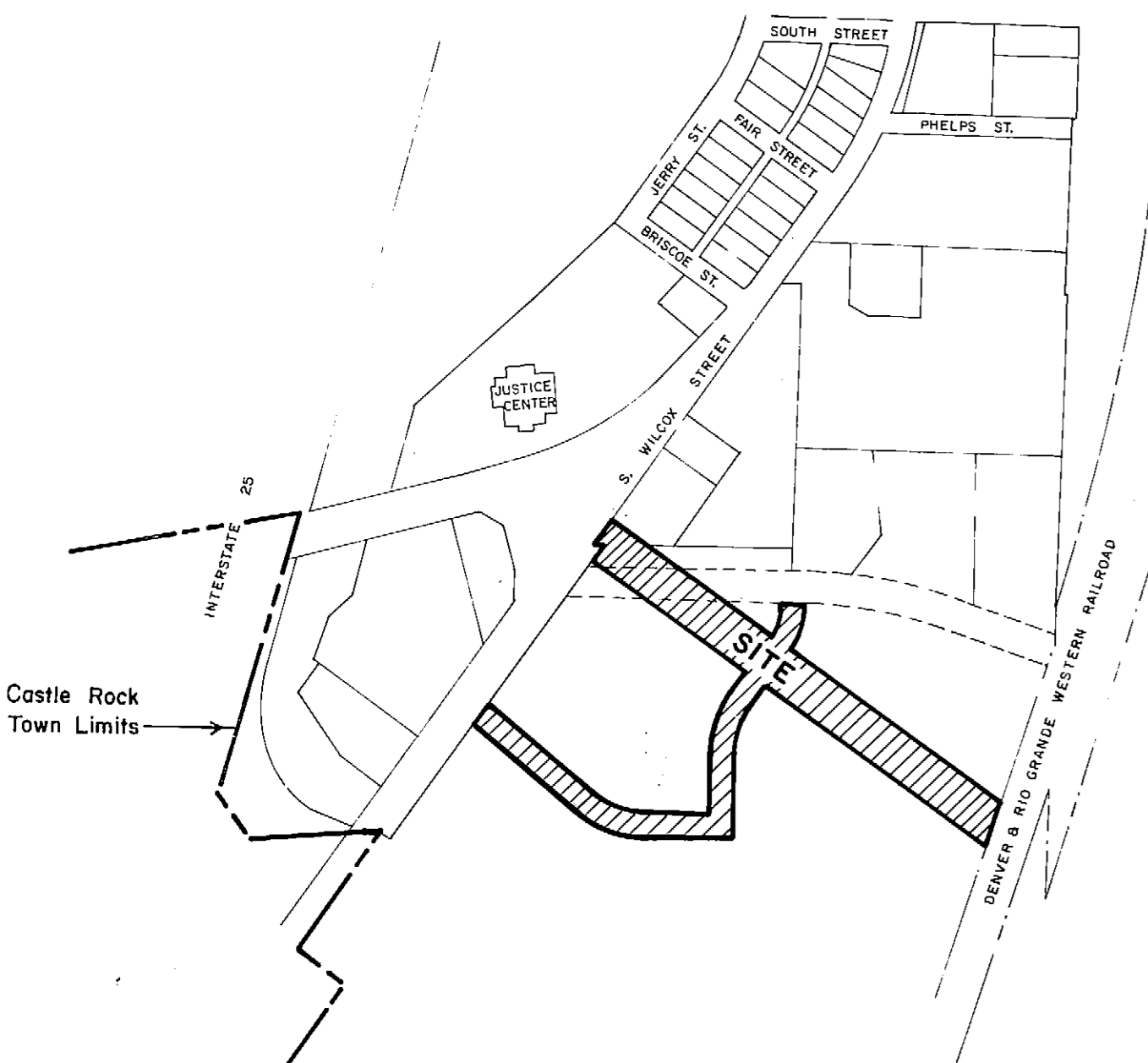
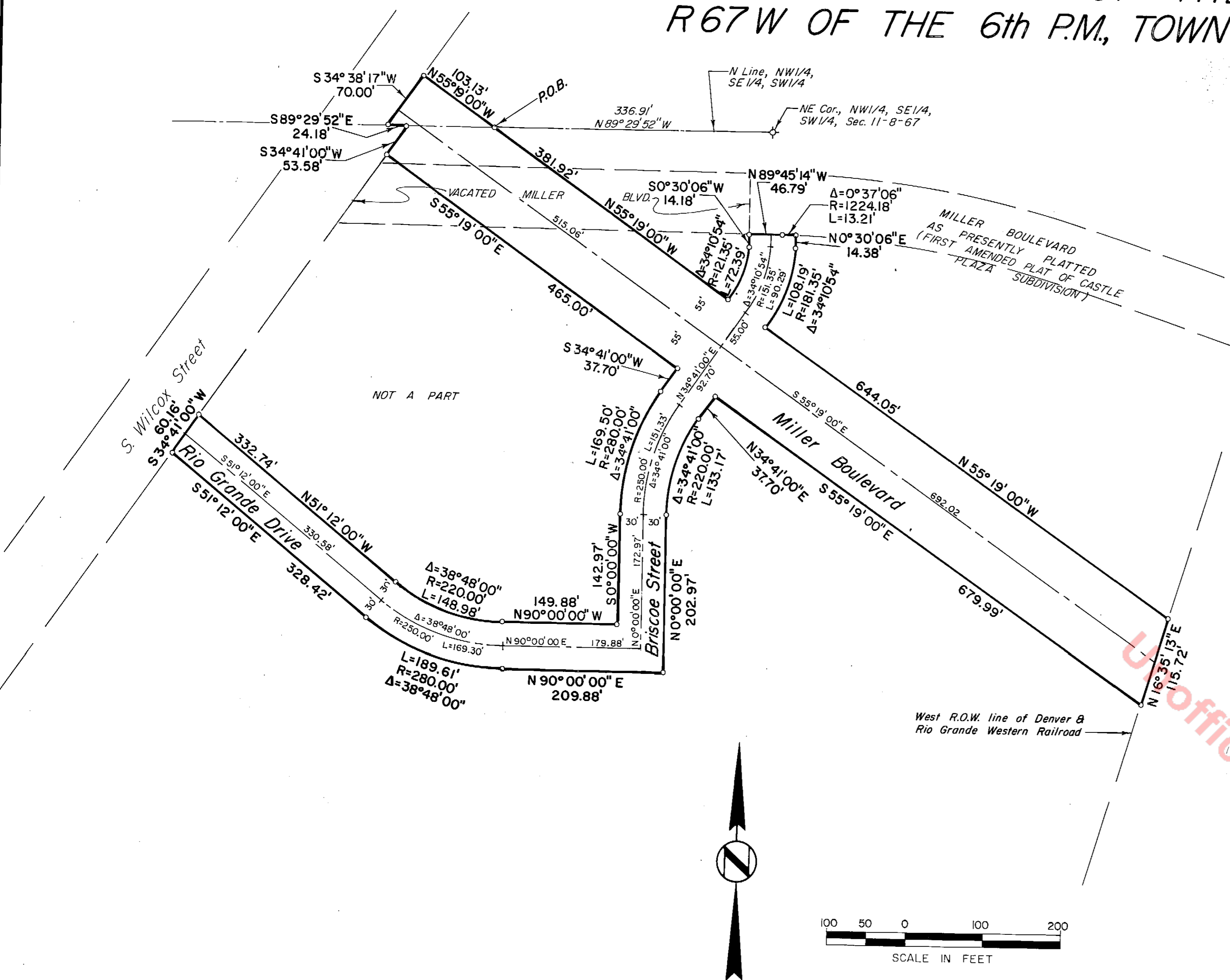
GRANTEE:
(subdivision name or name of plat)

Miller Ranch Phase 1

LEGAL:
(section-township-range)

MILLER RANCH - PHASE I

A PORTION OF THE SW1/4 OF SEC. 11, T8S,
R67W OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLO.



PROPERTY DESCRIPTION

A tract of land situated in the Southwest 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
Commencing at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 11 and considering the North line of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 11 to bear $N89^{\circ}29'52''W$ with all bearings contained herein relative thereto; Thence $N89^{\circ}29'52''W$ along said North line a distance of 336.91 feet to the true point of beginning; Thence $N55^{\circ}19'00''W$ a distance of 103.13 feet to the East line of South Wilcox Street; Thence $S34^{\circ}38'17''W$ along said East line a distance of 70.00 feet to the North line of said Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4; Thence $S89^{\circ}29'52''E$ along said North line and along the East line of said Wilcox Street a distance of 24.18 feet; Thence $S34^{\circ}41'00''W$ along the East line of South Wilcox Street a distance of 53.58 feet; Thence $S55^{\circ}19'00''E$ a distance of 465.00 feet; Thence $S34^{\circ}41'00''W$ a distance of 37.70 feet to a point of curve; Thence Southerly along the arc of a curve to the left a distance of 169.50 feet, said curve has a radius of 280.00 feet and a central angle of $34^{\circ}41'00''$ to a point of tangent; Thence $S0^{\circ}00'00''W$ along said tangent a distance of 142.97 feet; Thence $N90^{\circ}00'00''W$ a distance of 149.88 feet to a point of curve; Thence Westerly along the arc of a curve to the right a distance of 148.98 feet, said curve has a radius of 220.00 feet and a central angle of $38^{\circ}48'00''$ to a point of tangent; Thence $N51^{\circ}12'00''W$ along said tangent a distance of 332.74 feet to the East line of South Wilcox Street; Thence $S34^{\circ}41'00''W$ along said East line a distance of 60.16 feet; Thence $S51^{\circ}12'00''E$ a distance of 328.42 feet to a point of curve; Thence along the arc of a curve to the left a distance of 189.61 feet, said curve has a radius of 280.00 feet and a central angle of $38^{\circ}48'00''$ to a point of tangent; Thence $N90^{\circ}00'00''E$ along said tangent a distance of 209.88 feet; Thence $N0^{\circ}00'00''E$ a distance of 202.97 feet to a point of curve; Thence Northerly along the arc of a curve to the right a distance of 133.17 feet, said curve has a radius of 220.00 feet and a central angle of $34^{\circ}41'00''$ to a point of tangent; Thence $N34^{\circ}41'00''E$ along said tangent a distance of 37.70 feet; Thence $S55^{\circ}19'00''E$ a distance of 679.99 feet to the West line of the Denver & Rio Grande Western Railroad Right of Way; Thence $N16^{\circ}35'13''E$ along said West line a distance of 115.72 feet; Thence $N55^{\circ}19'00''W$ a distance of 644.05 feet; Thence Northerly along the arc of a curve to the left a distance of 108.19 feet, said curve has a radius of 181.35 feet and a central angle of $34^{\circ}10'54''$ to a point of tangent; Thence $N0^{\circ}30'06''E$ along said tangent a distance of 14.38 feet to a point on the South line of Miller Boulevard as presently platted; Thence Westerly along said South line and along the arc of a curve to the left a distance of 13.21 feet, said curve has a radius of 124.18 feet and a central angle of $0^{\circ}37'06''$ to a point of tangent; Thence $N89^{\circ}45'14''W$ along said South line and along said tangent a distance of 46.79 feet; Thence $S0^{\circ}30'06''W$ a distance of 14.18 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 72.39 feet, said curve has a radius of 121.35 feet and a central angle of $34^{\circ}10'54''$; Thence $N55^{\circ}19'00''W$ a distance of 381.92 feet to the point of beginning; Containing 4.605 acres, more or less.

OWNER

DM2 Ltd, a Colorado Limited Partnership
by: *[Signature]*
David H. Feinberg, General Partner

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 10th day of February, 1983 A.D., by David H. Feinberg as General Partner of DM2 Ltd, a Colorado Limited Partnership.
My commission expires 10/18/86.

[Signature]
Notary Public

MORTGAGEES

[Signature]
H. R. Gannon

[Signature]
Robert L. Hier

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 22nd day of February, 1983 A.D., by H.R. Gannon and by Robert L. Hier.
My commission expires 10/18/86.

[Signature]
Notary Public

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.

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.

Signed this 9th day of March, 1983 A.D.
Town of Castle Rock
by: *[Signature]*
Mayor

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
I hereby certify that this plat was filed in my office this 8th day of April, 1983 A.D. at 3:42 O'clock P.M. and was recorded per Reception No. 302172.

[Signature]
County Clerk and Recorder

ATTORNEY'S OPINION

I, James B. Folkestad, an attorney at law duly licensed to practice before the Courts of Record 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: April 6, 1983
[Signature]
Attorney at Law No. 471

SURVEYOR'S CERTIFICATE

I, David E. Archer, a registered land surveyor in the State of Colorado, do hereby certify that the survey of "MILLER RANCH - PHASE I" was made under my direct supervision and that the accompanying plat accurately and properly represents said survey.
[Signature]
Registered Land Surveyor

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being the owner and mortgagees of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into lots and streets, as shown on this plat, under the name and style of "MILLER RANCH - PHASE I" and do hereby dedicate to the Town of Castle Rock as public roads, the streets as shown hereon. 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 described and shown hereon. The hereonsigned hereby further dedicate to the public utilities and any cable television permittee operating under permit issued by the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and cablevision services within this subdivision or property contiguous thereto, under, along and across public roads shown on this plat.

PLANNING and ZONING COMMISSION APPROVAL

This plat was signed and approved by the Town of Castle Rock Planning and Zoning Commission this 9th day of March, 1983 A.D.
[Signature]
Chairman

<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE 1" = 100' DATE 1-18-83 DRY sy RP VD</p>	TITLE	FINAL PLAT MILLER RANCH - PHASE I
		CLIENT	PARK FUNDING
Sheet 1 of 1		JOB NUMBER	79-566