

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9754411

DATE: 9-30-97

TIME: 11:25

FEE: \$ 20.⁰⁰ (2 Pages)

GRANTOR:
(OWNER/SIGNER)

MJS Properties

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Mountain Shadows #1
1st Amendment
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

2, 8, 67

MOUNTAIN SHADOWS FILING NO. 1, 1ST AMENDMENT

FINAL PLAT

PART OF THE SW 1/4, NE 1/4 AND NW 1/4, SE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PLANNING COMMISSION APPROVAL

This plat was recommended for approval by the planning commission of the Town of Castle Rock, Colorado, the 11th day of August, A.D., 1997.

ATTEST:

[Signature] 9/20/97
Chairman Date
[Signature] 9/19/97
Planning Director Date

TOWN COUNCIL APPROVAL

This plat was approved and the dedications on the plat accepted by the Town of Castle Rock, Colorado, the 14th day of August, A.D., 1997.

ATTEST:

[Signature] 9/23, 1997
Mayor Date
[Signature] 9/23/97
Town Clerk Date

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I hereby certify that this plat was filed in my office on the 30 day of September, 1997 at 11:25 o'clock PM and was recorded under reception number 9754411.

[Signature]
Douglas County Clerk and Recorder

TITLE CERTIFICATE

I, Eric Staras, being an authorized representative of LAND TITLE GUARANTEE, 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, mortgagees, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 12 day of September, 1997.

[Signature]
Authorized Representative
Land Title Guarantee
Title Insurance Company

SURVEYOR'S CERTIFICATE

I, Donald J. Gillard, 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.

[Signature] 9/12, 1997
Donald J. Gillard, CO PLS 13187 Date

MORTGAGEES AND LIENHOLDERS - NONE

OWNER / DEVELOPER (LOT 2)

MJS Properties
2329 South St. Paul
Denver, CO 80210

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the Owner(s), Mortgage(s) and Lienholder(s) of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as follows:

Beginning at the center of Section 2, Township 8 South, Range 67 West; Thence S 88°57'57" E 56.02 feet to a point on the easterly Right of Way line of the I-25 Frontage Road to the Point of Beginning; Thence N 75°5'30" W 156.00 feet; Thence S 87°41'13" E 426.91 feet; Thence S 0°46'20" W 37.97 feet; Thence S 57°00'49" E 580.53 feet; Thence S 31°42'47" W 141.32 feet; Thence N 52°49'16" W 77.95 feet; Thence S 38°11'27" W 113.00 feet; Thence N 51°48'33" W 268.00 feet to a point of tangency of an arc of a curve with a radius of 330.00 feet and a central angle of 49°23'23"; Thence along said curve to the left 284.46 feet to a point of tangency; Thence S 78°48'04" W 179.04 feet; Thence N 11°11'56" W 91.81 feet; Thence N 75°5'30" W 94.24 feet to the point of beginning, containing 5.341 acres, more or less, have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of Mountain Shadows Filing No. 1, 1st Amendment, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being none. The undersigned hereby further dedicate all utility 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 330 at Page 791 of the records of Douglas County, Colorado.

Executed this 30th day of Sept, 1997

Owner(s):
[Signature]
Martin J. Stipivant, M.J.S. Properties, Owner

Consent to Subdivide given by Mountain Shadows Homeowners Association (Ref. Reception Number 9210422, Book 1040, Page 965)

SS:

County of Douglas

The foregoing dedication was acknowledged before me the 12th day of Sept, 1997 by [Signature]. Witness by hand and seal. My Commission expires: 5/19/01

[Signature]
Notary Public

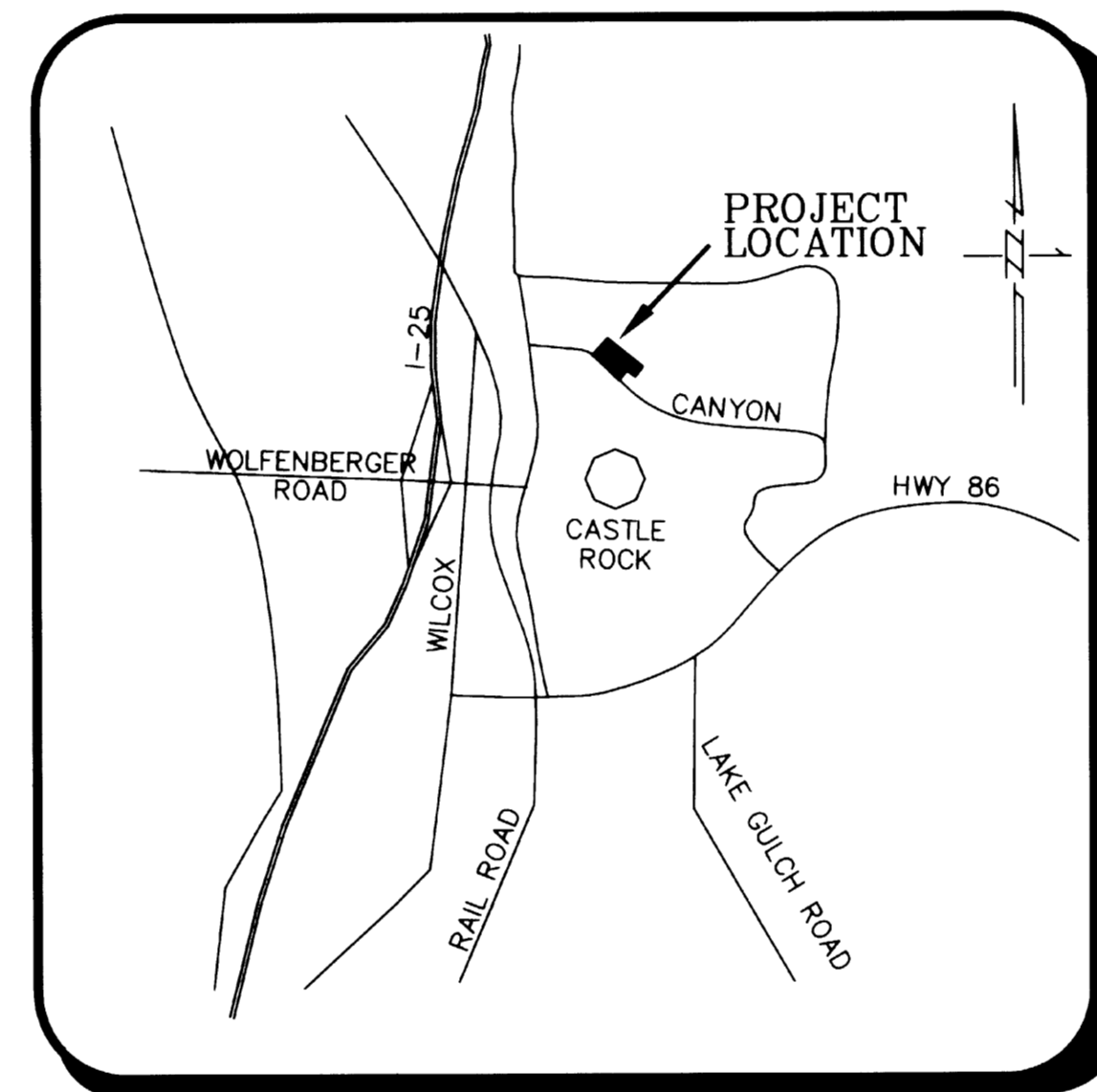
[Signature] (Pres)
Mountain Shadows Homeowners Association
President of Chairman

SS:

County of Douglas

The foregoing dedication was acknowledged before me the 12th day of Sept, 1997 by [Signature]. Witness by hand and seal. My Commission expires: 5/19/01

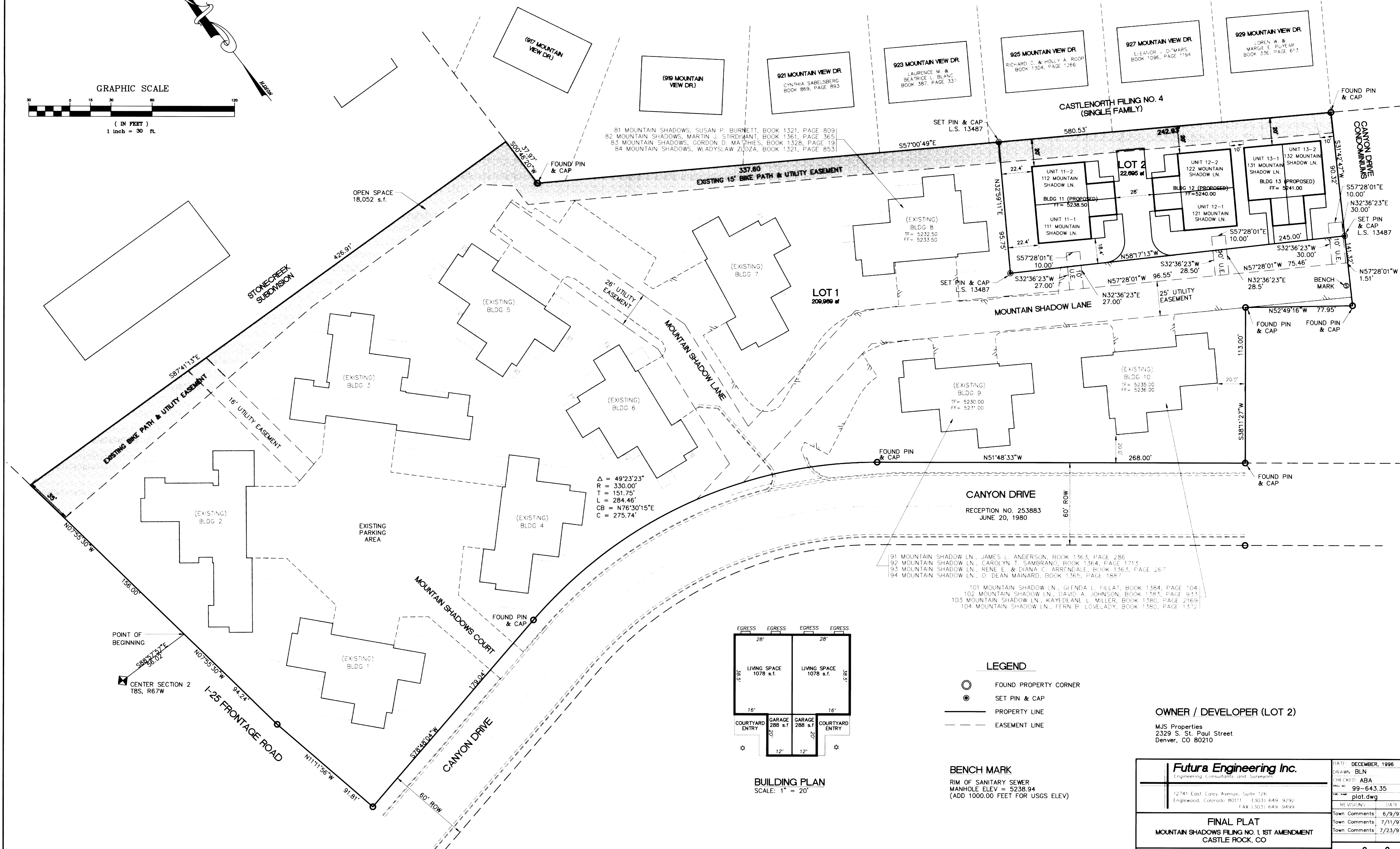
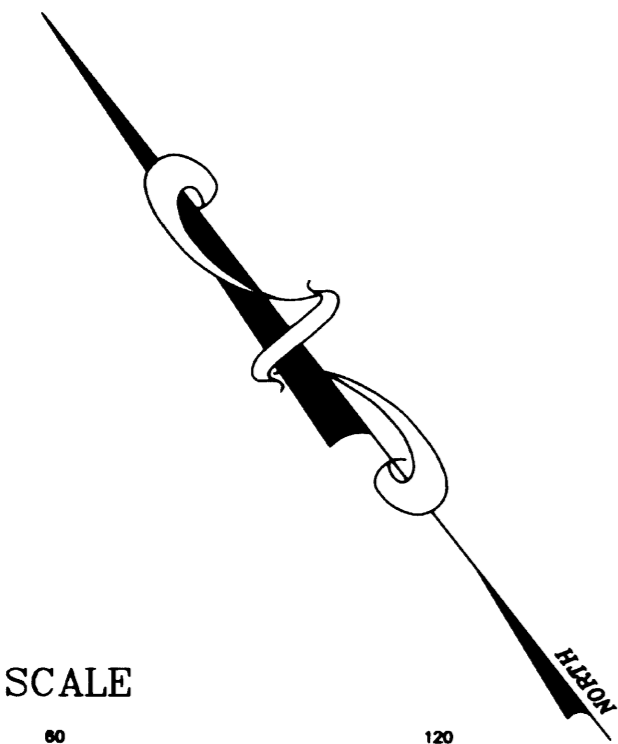
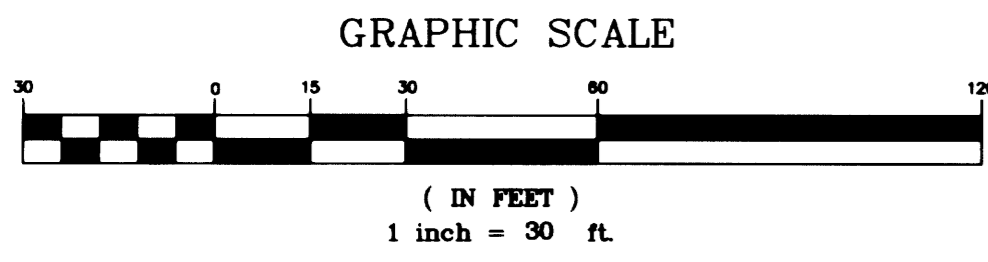
[Signature]
Notary Public



VICINITY MAP
NOT TO SCALE

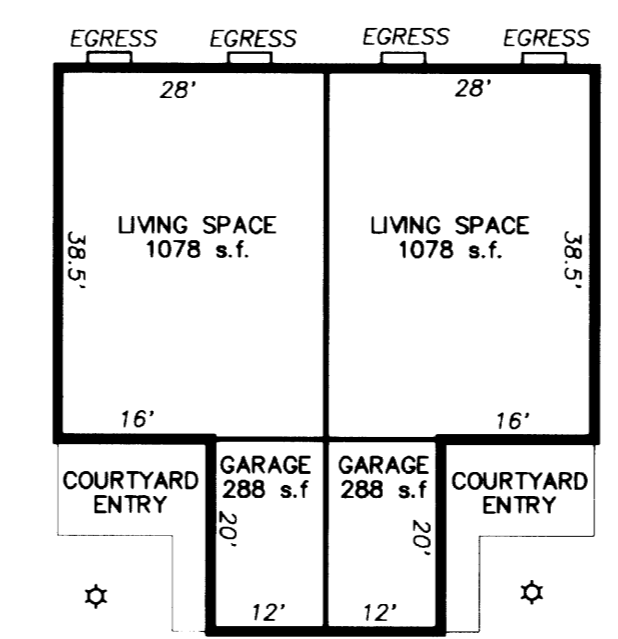
Futura Engineering Inc. Engineering, Consulting, and Surveying 2341 East 19th Avenue, Suite 227 Englewood, Colorado 80111 (303) 424-4252 FAX: (303) 424-4644	DATE: DECEMBER, 1996
	DRAWN: BLN
	CHECKED: ABA
	99-643.35
	plot-cvr.dwg
	REVISION: DATE
	Town Comments: 6/9/97
	Town Comments: 7/11/97
COVER SHEET - FINAL PLAT MOUNTAIN SHADOWS FILING NO. 1, 1ST AMENDMENT CASTLE ROCK, CO	Sheet <u>1</u> of <u>2</u>
Prepared For: MJS PROPERTIES	

**MOUNTAIN SHADOWS FILING NO. 1, 1ST AMENDMENT
FINAL PLAT**
PART OF THE SW 1/4, NE 1/4 AND NW 1/4, SE 1/4 OF
SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



$\Delta = 49^{\circ}23'23''$
 $R = 330.00'$
 $T = 151.75'$
 $L = 284.46'$
 $CB = N76^{\circ}30'15''E$
 $C = 275.74'$

91 MOUNTAIN SHADOW LN., JAMES L. ANDERSON, BOOK 1364, PAGE 286
 92 MOUNTAIN SHADOW LN., CAROLYN T. SAMBRANO, BOOK 1364, PAGE 1713
 93 MOUNTAIN SHADOW LN., RENE E. & DIANA C. ARREDALE, BOOK 1363, PAGE 267
 94 MOUNTAIN SHADOW LN., O. DEAN MAINARD, BOOK 1365, PAGE 1887
 101 MOUNTAIN SHADOW LN., GLENDA L. FILLAI, BOOK 1384, PAGE 104
 102 MOUNTAIN SHADOW LN., DAVID A. JOHNSON, BOOK 1383, PAGE 933
 103 MOUNTAIN SHADOW LN., KAYDEAN L. MILLER, BOOK 1380, PAGE 2169
 104 MOUNTAIN SHADOW LN., FERN R. LOVELADY, BOOK 1380, PAGE 1372



- LEGEND**
- FOUND PROPERTY CORNER
 - SET PIN & CAP
 - PROPERTY LINE
 - EASEMENT LINE

BENCH MARK
 RIM OF SANITARY SEWER
 MANHOLE ELEV = 5238.94
 (ADD 1000.00 FEET FOR USGS ELEV)

OWNER / DEVELOPER (LOT 2)
 MJS Properties
 2329 S. St. Paul Street
 Denver, CO 80210

		DATE: DECEMBER, 1996
		DRAWN: BLN
12741 East Carey Avenue, Suite 126 Englewood, Colorado 80111 (303) 649-9292 FAX (303) 649-9499		CHECKED: ABA
		PROJ. NO: 99-643.35
FINAL PLAT MOUNTAIN SHADOWS FILING NO. 1, 1ST AMENDMENT CASTLE ROCK, CO		DATE: plot.dwg
		REVISIONS: (blank)
Prepared For: MJS PROPERTIES		Town Comments: 6/9/97
		Town Comments: 7/11/97
		Town Comments: 7/23/97
		Sheet 2 of 2