

# PLAT IDENTIFICATION SHEET

RECEPTION#: 253883

DATE: 6/20/80

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

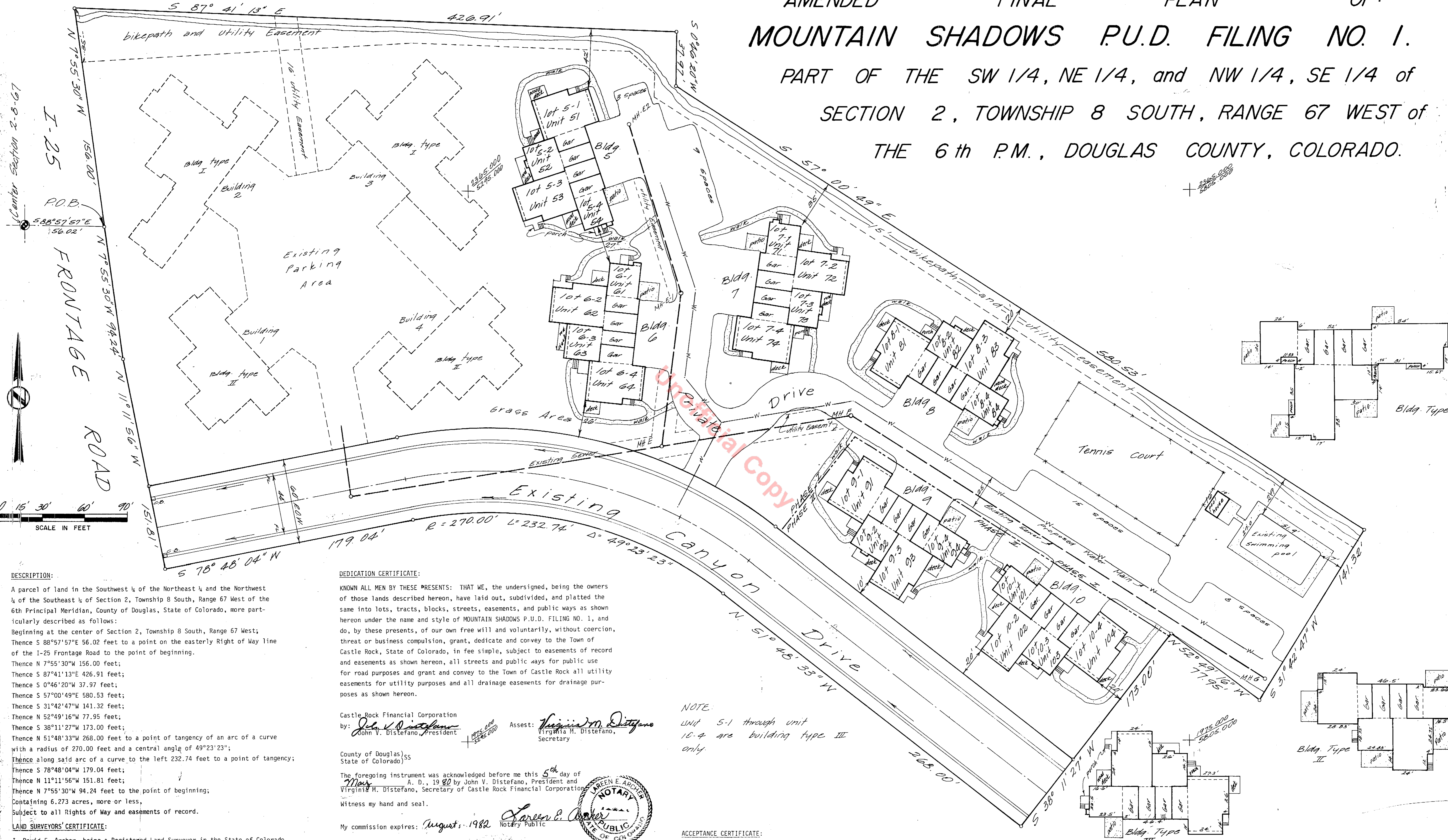
**GRANTEE:**  
(subdivision name or name of plat)

Mountain Shadows

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

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

AMENDED FINAL PLAN OF:  
**MOUNTAIN SHADOWS P.U.D. FILING NO. 1.**  
 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 6th P.M., DOUGLAS COUNTY, COLORADO.



**DESCRIPTION:**  
 A parcel of land in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, more particularly 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 7°55'30"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 173.00 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 270.00 feet and a central angle of 49°23'23";  
 Thence along said arc of a curve to the left 232.74 feet to a point of tangency;  
 Thence S 78°48'04"W 179.04 feet;  
 Thence N 11°11'56"W 151.81 feet;  
 Thence N 7°55'30"W 94.24 feet to the point of beginning;  
 Containing 6.273 acres, more or less,  
 Subject to all Rights of Way and easements of record.

**LAND SURVEYORS' CERTIFICATE:**  
 I, David E. Archer, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of MOUNTAIN SHADOWS P.U.D. FILING NO. 1 has been made under my supervision and that the accompanying plat accurately properly shows said subdivision and the survey thereof.

Signed *David E. Archer*  
 Registered Land Surveyor

**DEDICATION CERTIFICATE:**  
 KNOWN ALL MEN BY THESE PRESENTS: THAT WE, the undersigned, being the owners of those lands described hereon, have laid out, subdivided, and platted the same into lots, tracts, blocks, streets, easements, and public ways as shown hereon under the name and style of MOUNTAIN SHADOWS P.U.D. FILING NO. 1, and do, by these presents, of our own free will and voluntarily, without coercion, threat or business compulsion, grant, dedicate and convey to the Town of Castle Rock, State of Colorado, in fee simple, subject to easements of record and easements as shown hereon, all streets and public ways for public use for road purposes and grant and convey to the Town of Castle Rock all utility easements for utility purposes and all drainage easements for drainage purposes as shown hereon.

Castle Rock Financial Corporation  
 by: *John V. Distefano* John V. Distefano, President  
 Asst: *Virginia M. Distefano* Virginia M. Distefano, Secretary

County of Douglas }  
 State of Colorado }  
 The foregoing instrument was acknowledged before me this 5th day of May A. D., 1982 by John V. Distefano, President and Virginia M. Distefano, Secretary of Castle Rock Financial Corporation.

Witness my hand and seal.  
 My commission expires: August, 1982  
*Green E. Archer*  
 Notary Public

**CLERK AND RECORDERS CERTIFICATE:**  
 Accepted for filing in the office of the County Clerk and Recorder of Douglas County at Castle Rock, Colorado, this 26th day of June A. D., 1980.

Reception No. 253883  
 Time: 4:15

**NOTE:**  
 UNIT 5-1 through unit 10-4 are building type III only.

**ACCEPTANCE CERTIFICATE:**  
 The foregoing plat is approved for filing; and conveyance of the streets, tracts, public ways, and easements and is accepted by the Town of Castle Rock, County of Douglas, State of Colorado, this 5th day of June A. D., 1980.

Clerk *Walter Hill*

<p><b>REVISIONS</b></p>	<p><b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b>          LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING          PHONE (303) 688-6442          222 FRONT ST. CASTLE ROCK, COLORADO 80104</p>	<p><b>TITLE</b>          Amended Final Plan MOUNTAIN SHADOWS P.U.D. FILING NO. 1          CLIENT          Castle Rock Financial Corp.</p>
<p>SCALE 1"=30'</p> <p>DATE 5-7-80</p> <p>DRAWN BY <i>Green E. Archer</i></p>	<p>Sheet 1 of 1</p> <p>Job Number 80-242</p>	