

# PLAT IDENTIFICATION SHEET

RECEPTION#: 204310

DATE: 8/8/77

TIME:

FEE: \$

**GRANTOR:**

(owner/signer)

**GRANTEE:**

(subdivision name or name of plat)

Oakwood Park

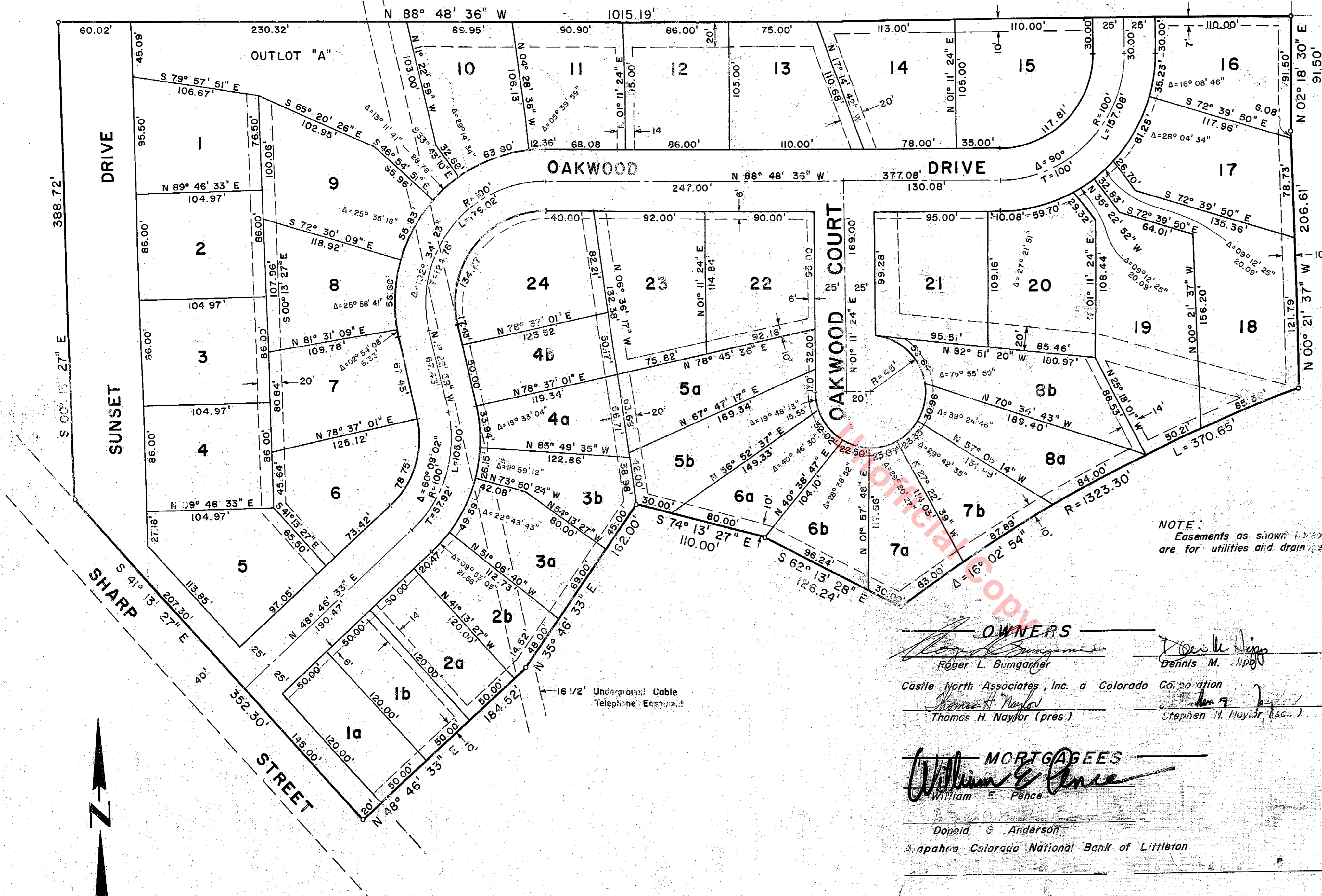
**LEGAL:**

(section-township-range)

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

# OAKWOOD PARK

A SUBDIVISION IN THE SE 1/4 OF SECTION 2,  
T 8 S, R 67 W, 6th P.M. TOWN OF CASTLE ROCK,  
DOUGLAS COUNTY, COLORADO



### PROPERTY DESCRIPTION

A tract of land situated in the Southeast 1/4 of Section 2, Township 3 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows: Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 2 and considering the East line of said Northeast 1/4 of the Southeast 1/4 to bear N 02° 18' 30" W with all bearings contained therein relative thereto; Thence N 02° 13' 30" E along said East line a distance of 9.50 feet; Thence N 88° 48' 36" W a distance of 105.19 feet; Thence S 00° 13' 27" E a distance of 388.72 feet to the Northeastly line of Sharp Street; Thence S 4° 12' 27" E along said Northeastly line a distance of 352.30 feet; Thence N 48° 46' 33" E a distance of 184.52 feet; Thence N 35° 46' 33" E a distance of 162.00 feet; Thence S 74° 13' 27" E a distance of 110.00 feet; Thence S 62° 13' 28" E a distance of 126.24 feet to the North Right of Way line of State Highway No. 86; Thence along said North Right of Way line along the arc of a curve to the right a distance of 370.85 feet, said curve has a radius of 1323.30 feet, a central angle of 16° 02' 54" and a chord that bears N 62° 33' 13" E a distance of 169.44 feet to the East line of the Southeast 1/4 of said Section 2; Thence N 00° 21' 37" W along said East line a distance of 206.61 feet to the point of beginning; Containing 10.60 acres, more or less.

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owners and mortgagees of the above described property, has laid out, platted and subdivided the above described land into lots under the name and style of "OAKWOOD PARK" and by these presents do dedicate to the public the right of thoroughfare and to public utility 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 herein shown, also easements as shown for utility, drainage, and drainage control purposes, and OUTLOT "A" is hereby dedicated to the Town of Castle Rock.

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
The foregoing instrument was acknowledged before me this 19th day of July, 1977, A.D., by Roger L. Bumgarner and Dennis M. Hipp.

My commission expires June 13, 1979  
Anne Clinger  
Notary Public

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
The foregoing instrument was acknowledged before me this 19th day of July, 1977, A.D., by Thomas H. Naylor as president and Stephen H. Naylor as secretary of Castle North Associates, Inc., a Colorado Corporation.

My commission expires June 13, 1979  
Anne Clinger  
Notary Public

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
The foregoing instrument was acknowledged before me this 16 day of June, 1977, A.D., by William E. Pence.

My commission expires January 17, 1981  
Donna J. O  
Notary Public

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
The foregoing instrument was acknowledged before me this 16 day of June, 1977, A.D., by Donald G. Anderson.

My commission expires \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
The foregoing instrument was acknowledged before me this 16th day of July, 1977, A.D., by J. Lynn Neafus, as Vice President of Arapahoe Colorado National Bank of Littleton.

My commission expires June 13, 1979  
Anne Clinger  
Notary Public

NOTE: Easements as shown hereon are for utilities and drainage.

**OWNERS**  
Roger L. Bumgarner  
Roger L. Bumgarner  
Dennis M. Hipp  
Dennis M. Hipp  
Castle North Associates, Inc. a Colorado Corporation  
Thomas H. Naylor  
Thomas H. Naylor (pres)  
Stephen H. Naylor  
Stephen H. Naylor (secy)

**MORTGAGEES**  
William E. Pence  
William E. Pence  
Donald G. Anderson  
Arapahoe Colorado National Bank of Littleton

**SURVEYOR'S CERTIFICATE**  
I, David E. Archer, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of "OAKWOOD PARK" was made under my direct supervision and that the accompanying plat accurately and properly shows said subdivision.  
David E. Archer  
Registered Land Surveyor

**CLERK AND RECORDERS CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss  
I hereby certify that this plat was filed in my office on the day of 13, 1977, A.D. at 11:30 A.M. O'clock and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_.  
\_\_\_\_\_  
County Clerk and Recorder

**APPROVAL OF TOWN OF CASTLE ROCK**  
Approved by the Town of Castle Rock this 19th day of July, 1977, A.D.  
[Signature] Mayor  
[Signature] City Clerk

**APPROVAL OF PLANNING COMMISSION**  
Approved by the Planning Commission of Castle Rock this \_\_\_\_\_ day of \_\_\_\_\_, 1977, A.D.  
[Signature] Chairman