

# PLAT IDENTIFICATION SHEET

RECEPTION#: 204309

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 PROFESSIONAL CENTER

A SUBDIVISION OF PART OF THE SE 1/4 OF 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 SE 1/4 of the SE 1/4 of Section 2, T 8 S, R 67 W, 6th P.M., Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:  
Commencing at the NE corner of said SE 1/4 of the SE 1/4 and considering the North line of said SE 1/4 of the SE 1/4 to bear N 88° 48' 36" W with all bearings contained herein relative thereto;  
Thence S 42° 44' 26" W a distance of 946.80 feet to the intersection of the Northeasterly Right of Way line of Sharp Street with the Northwesterly line of State Highway No. 86, and to the true point of beginning;  
Thence N 41° 13' 27" W along the Northeasterly Right of Way line of Sharp Street a distance of 205.00 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' 27" E a distance of 126.24 feet to the Northwesterly Right of Way line of State Highway No. 86;  
Thence Southwesterly along said Right of Way line, along the arc of a curve to the left a distance of 401.44 feet, said curve has a radius of 1323.30 feet, a central angle of 17° 22' 54" and a chord that bears S 45° 50' 19" W a distance of 399.91 feet;  
Thence N 50° 12' 30" W a distance of 48.11 feet;  
Thence S 40° 14' 12" W a distance of 29.77 feet;  
Thence S 50° 21' 19" E a distance of 50.04 feet to the Right of Way line of State Highway No. 86;  
Thence Southwesterly along said Right of Way line a distance of 19.66 feet to the point of beginning;  
Containing 1.71 acres, more or less.

APPROVAL of TOWN of CASTLE ROCK  
Approved by the Town of Castle Rock this 20th day of June, A.D. 1977.  
J. R. H. ... Mayor  
E. W. ... City Clerk

APPROVAL of PLANNING COMMISSION  
Approved by the Planning Commission of Castle Rock this 9th day of July, A.D. 1977.  
W. ... Chairman

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

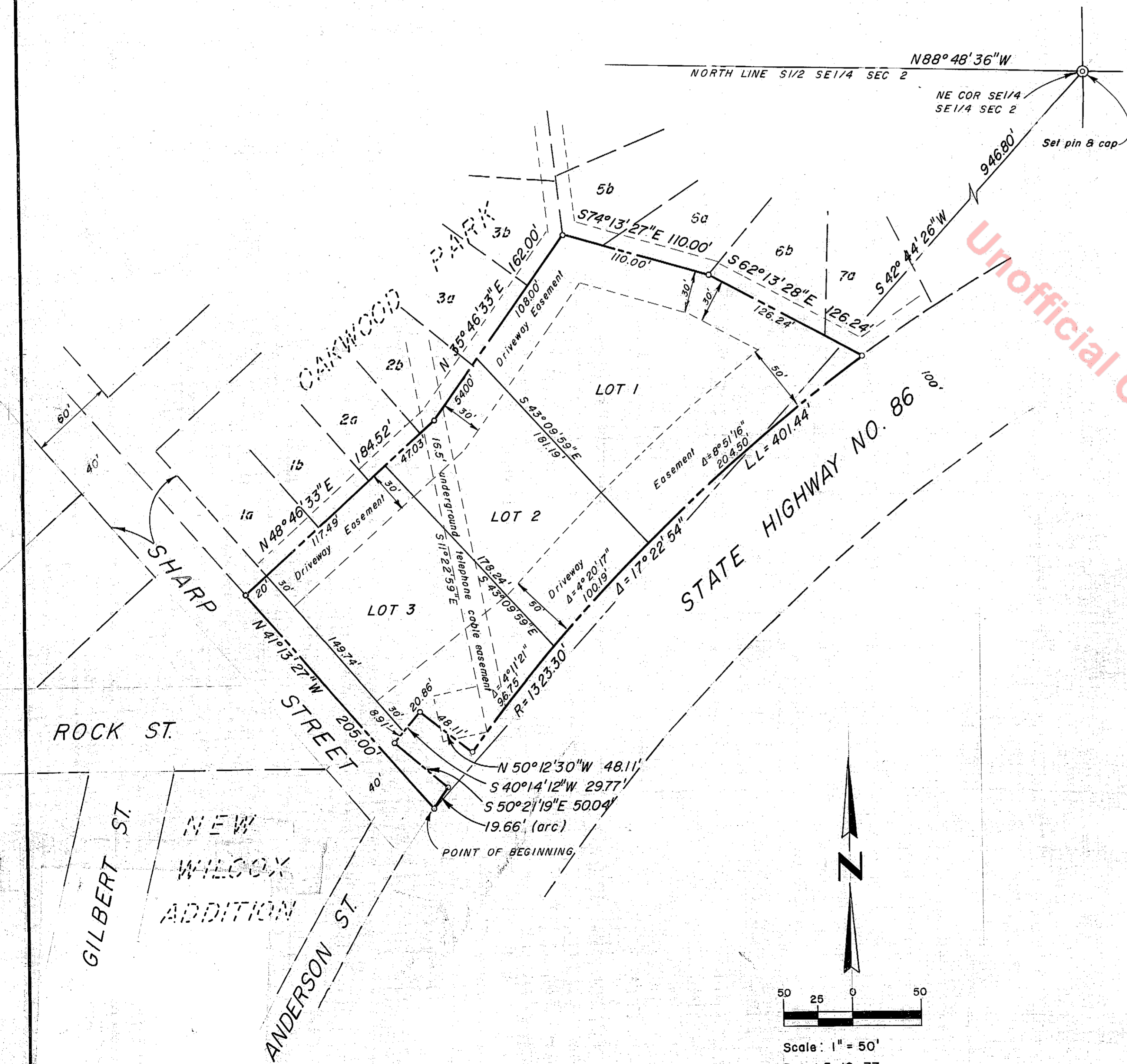
CLERK and RECORDERS CERTIFICATE  
STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
I, hereby certify that this plat was filed in my office on the 9th day of July, A.D. 1977, at 12:00 P.M. O'clock and was recorded in Plat Book ... at Page ...  
...  
County Clerk and Recorder

## DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That we, the hereon signed, being the owners, holders of deeds of trusts, liens and mortgages, of those lands described above, have laid, platted and subdivided the above described land into lots under the name and style of "OAKWOOD PARK PROFESSIONAL CENTER" and by these presents do dedicate to the public that portion of Sharp Street as shown hereon.

OWNERS  
Roger L. Bumgarner  
Dennis M. Hipp

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
The foregoing instrument was acknowledged before me this 19th day of July, A.D. 1977, by Roger L. Bumgarner and Dennis M. Hipp.  
My commission expires June 13, 1979  
Ann ...  
Notary Public



Scale: 1" = 50'  
Date: 5-19-77