

PLAT IDENTIFICATION SHEET

RECEPTION#: 224212

DATE: 9/29/78

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

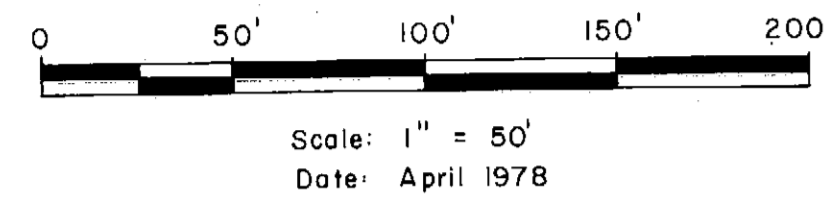
Oak Ridge II

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

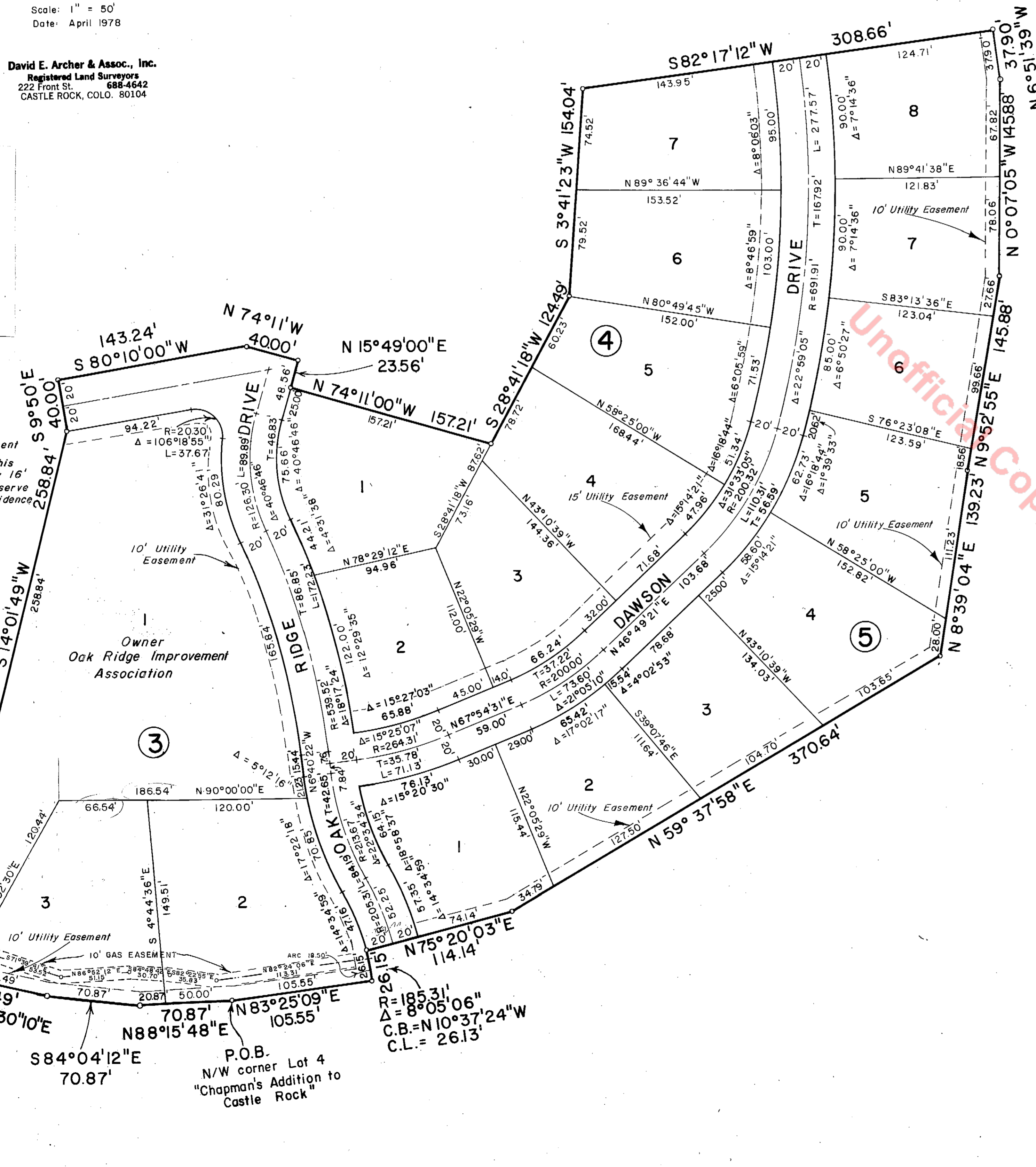
OAK RIDGE II - FILING NO. 1

A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO.



David E. Archer & Assoc., Inc.
Registered Land Surveyors
222 Front St.
Castle Rock, CO. 80104

NOTE - Access & Utility Easement
The developer will install at his expense a blacktop driveway 16' wide and 145' in length to serve Lot 3, Block 3 before a residence on said Lot 3 is occupied.



ATTORNEY'S OPINION

I, James B. Folsom, 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, and is free and clear of all liens and encumbrances.

Dated this 19th day of September,
A. D. 1978

James B. Folsom
Attorney at Law

PROPERTY DESCRIPTION:

A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

- Beginning at the Northwest corner of Lot 4, "Chapman's Addition to Castle Rock";
- Thence N 83°25'09"E a distance of 105.55 feet to the boundary of "Memmen Addition to Castle Rock";
- Thence along said boundary for the next seven (7) courses:
1. Thence Northerly along the arc of a curve to the left a distance of 26.15 feet, said curve has a radius of 185.31 feet, a central angle of 8°05'06" and a chord that bears N 10°37'24" W a distance of 26.13 feet;
 2. Thence N 75°20'03"E a distance of 114.14 feet;
 3. Thence N 59°37'58"E a distance of 370.64 feet;
 4. Thence N 8°39'04"E a distance of 139.23 feet;
 5. Thence N 9°52'55"E a distance of 145.88 feet;
 6. Thence N 0°07'05"W a distance of 145.88 feet;
 7. Thence N 6°51'39"W a distance of 37.90 feet;
- Thence S 82°17'12"W a distance of 308.66 feet;
- Thence S 3°41'23"W a distance of 154.04 feet;
- Thence S 28°41'18"W a distance of 124.49 feet;
- Thence N 74°11'00"W a distance of 157.21 feet;
- Thence N 15°49'00"E a distance of 23.56 feet;
- Thence N 74°11'00"W a distance of 40.00 feet;
- Thence S 80°00'00"W a distance of 143.24 feet to the Southeast corner of Lot 15, Block 1, "Oak Ridge Addition to Castle Rock";
- Thence S 9°50'00"E along the boundary of said "Oak Ridge Addition to Castle Rock" a distance of 40.00 feet;
- Thence S 14°01'49"W along said boundary a distance of 258.84 feet;
- Thence S 18°08'48"W along said boundary a distance of 275.00 feet to the North line of South Street;
- Thence S 73°00'00"E along said North line a distance of 25.00 feet to the Southwest corner of Lot 1, "Chapman's Addition to Castle Rock";
- Thence along the boundary of said "Chapman's Addition" for the next four (4) courses:
1. Thence N 18°08'48"E a distance of 120.00 feet;
 2. Thence S 76°30'10"E a distance of 69.49 feet;
 3. Thence S 84°04'12"E a distance of 70.87 feet;
 4. Thence N 88°15'48"E a distance of 70.87 feet to the point of beginning;
- Containing 7.954 acres, more or less.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, being the owners of the hereon described tract of land has laid out, platted and subdivided the above described land into tracts, lots, and blocks under the name and style of "OAK RIDGE II - FILING NO. 1" and these presents do dedicate to the public the right of throughfare and to public utilities and water and sanitation districts and right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provided 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 hereon shown, also easements as shown for utility, drainage, and drainage control purposes, Together with all water & water rights both tributary & non-tributary, arising upon, flowing upon or lying under the hereon described property.

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of OAK RIDGE II-FILING NO. 1, was made under my direct supervision and that the accompanying plat accurately and properly shows the subdivision.

David E. Archer
Registered Land Surveyor
6935
STATE OF COLORADO

APPROVAL OF TOWN OF CASTLE ROCK

Approved by the Town of Castle Rock this 18 day of May, A.D., 1978.

Freddi Smith Mayor
Janette Neal City Clerk

APPROVAL OF PLANNING COMMISSION

Approved by the Planning Commission of Castle Rock this 3rd day of APRIL, A.D., 1978.

Sherman B. Jones
Chairman

Chapman Young Jr. President
Oak Ridge Improvement Association
Michael Young Owner

STATE OF COLORADO
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 15th day of September, A.D., 1978, by Michael Young and Chapman Young Jr. as the President of Oak Ridge Improvement Association.
My commission expires August 11, 1982

James E. O'Connell
Notary Public

CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I hereby certify that this plat was filed in my office on this 19th day of Sept, A.D., 1978, at 12:11 M o'clock and was recorded in Plat Book _____ at Page _____

RECEPTION No. 224212
James E. O'Connell
County Clerk & Recorder

NOTE:
All block corner radii are 15 feet, and lot dimensions are to the intersection of lot lines extended
Easements as shown hereon are for drainage and utility purposes.