

# PLAT IDENTIFICATION SHEET

RECEPTION#: 224213

DATE: 9/29/78

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

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

Oak Ridge II

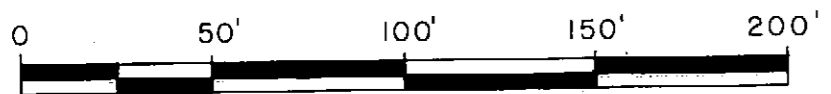
**LEGAL:**  
(section-township-range)

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

# OAK RIDGE II - FILING NO. 2

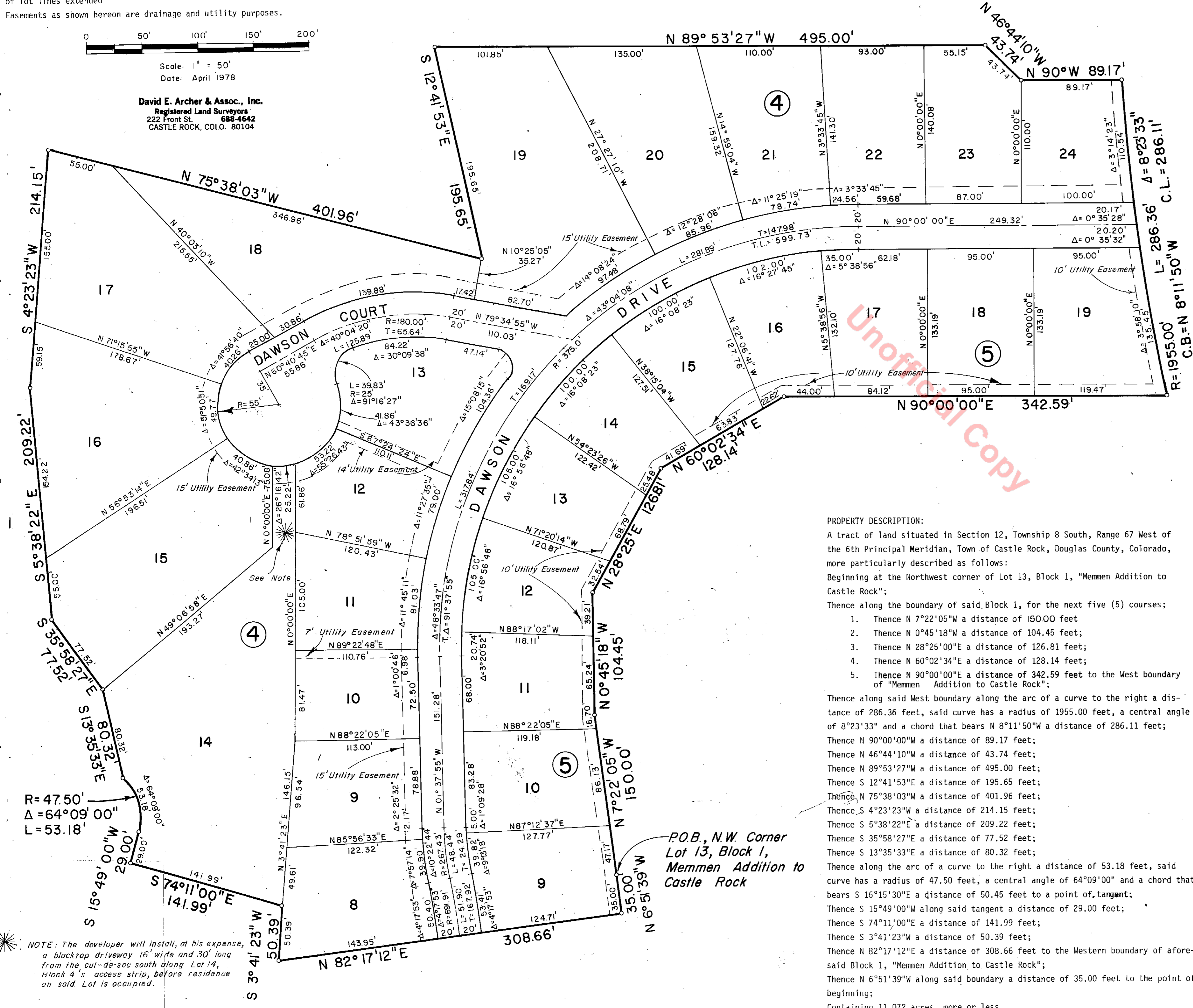
A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6th P.M., TOWN OF CASTLE ROCK,  
DOUGLAS COUNTY, COLORADO.

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



Scale: 1" = 50'  
Date: April 1978

David E. Archer & Assoc., Inc.  
Registered Land Surveyors  
222 Front St. 688-4642  
CASTLE ROCK, CO. 80104



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 13, Block 1, "Memmen Addition to Castle Rock";  
Thence along the boundary of said Block 1, for the next five (5) courses;  
1. Thence N 7°22'05"W a distance of 1500.00 feet  
2. Thence N 0°45'18"W a distance of 104.45 feet;  
3. Thence N 28°25'00"E a distance of 126.81 feet;  
4. Thence N 60°02'34"E a distance of 128.14 feet;  
5. Thence N 90°00'00"E a distance of 342.59 feet to the West boundary of "Memmen Addition to Castle Rock";

Thence along said West boundary along the arc of a curve to the right a distance of 286.36 feet, said curve has a radius of 1955.00 feet, a central angle of 8°23'33" and a chord that bears N 8°11'50"W a distance of 286.11 feet;  
Thence N 90°00'00"W a distance of 89.17 feet;  
Thence N 46°44'10"W a distance of 43.74 feet;  
Thence N 89°53'27"W a distance of 495.00 feet;  
Thence S 12°41'53"E a distance of 195.65 feet;  
Thence N 75°38'03"W a distance of 401.96 feet;  
Thence S 4°23'23"W a distance of 214.15 feet;  
Thence S 5°38'22"E a distance of 209.22 feet;  
Thence S 35°58'27"E a distance of 77.52 feet;  
Thence S 13°35'33"E a distance of 80.32 feet;  
Thence along the arc of a curve to the right a distance of 53.18 feet, said curve has a radius of 47.50 feet, a central angle of 64°09'00" and a chord that bears S 16°15'30"E a distance of 50.45 feet to a point of tangent;  
Thence S 15°49'00"W along said tangent a distance of 29.00 feet;  
Thence S 74°11'00"E a distance of 141.99 feet;  
Thence S 3°41'23"W a distance of 50.39 feet;  
Thence N 82°17'12"E a distance of 308.66 feet to the Western boundary of afore-said Block 1, "Memmen Addition to Castle Rock";  
Thence N 6°51'39"W along said boundary a distance of 35.00 feet to the point of beginning;  
Containing 11.072 acres, more or less.

NOTE: The developer will install, at his expense, a blacktop driveway 16' wide and 30' long from the cul-de-sac south along Lot 14, Block 4's access strip, before residence on said Lot is occupied.

ATTORNEY'S OPINION  
I, James B. Folkes, 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 14th day of September,  
A. D. 1978  
James B. Folkes  
Attorney at Law

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. 2" and by these presents does dedicate to the public the right of thoroughfare and to public utilities and water and sanitation districts the 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, or flowing under the hereon described property.

APPROVAL OF TOWN OF CASTLE ROCK  
Approved by the Town of Castle Rock this 18 day of May, A.D., 1978.  
Freddie Smith Mayor  
Jeanette 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

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. 2, was made under my direct supervision and that the accompanying plat accurately and properly shows said subdivision.  
David E. Archer  
Registered Land Surveyor  
OWNERS  
Michael Young

STATE OF COLORADO, SS  
COUNTY OF DOUGLAS, SS  
The foregoing instrument was acknowledged before me this 15th day of Sept., A.D., 1978, by Michael Young.  
My commission expires Aug 11, 1982  
James E. Archer  
Notary Public

CLERK & RECORDERS CERTIFICATE  
STATE OF COLORADO, SS  
COUNTY OF DOUGLAS, SS  
I hereby certify that this plat was filed in my office on this 29th day of Sept., A.D., 1978, at 12:00 M o'clock and was recorded in Plat Book      at Page     .  
Reception No. 224 213  
County Clerk & Recorder

