

PLAT IDENTIFICATION SHEET

Reception #: 8730462

Number of pages: 1

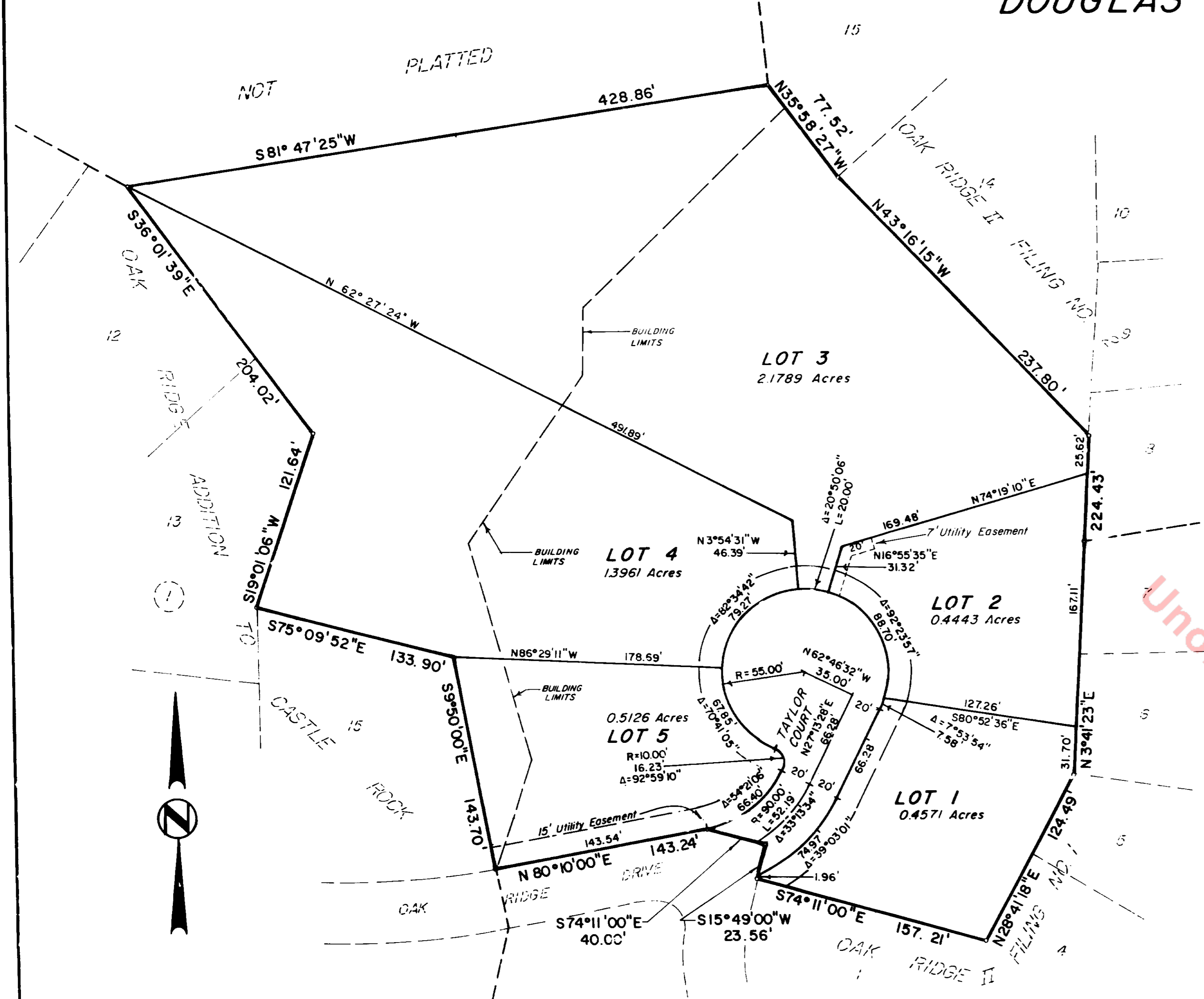
Date: 10/26/87

Name: OAK RIDGE III

MISCELLANEOUS COMMENTS:

OAK RIDGE III FINAL PLAT

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.



-----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 15, Block 1, Oak Ridge Addition to Castle Rock; Thence S 75°09'52"E along the North line of said Lot 15 a distance of 133.90 feet to the Northeast corner of said Lot 15; Thence S 09°50'00"E a distance of 143.70 feet to the Southeast corner of said Lot 15 and to a point on the Northern boundary of Oak Ridge Drive as platted in Oak Ridge II, Filing No. 1; Thence Easterly and Northerly along the boundary of Oak Ridge II, Filing No. 1 for the next six (6) courses:

1. Thence N 80°10'00"E a distance of 143.24 feet;
2. Thence S 74°11'00"E a distance of 40.10 feet;
3. Thence S 15°49'00"W a distance of 23.56 feet;
4. Thence S 74°11'00"E a distance of 157.21 feet;
5. Thence N 28°41'18"E a distance of 124.49 feet;
6. Thence N 03°41'23"E a distance of 154.04 feet to a point on the Western boundary of Oak Ridge II, Filing No. 2;

Thence N 03°41'23"E along said Western boundary a distance of 70.39 feet;

Thence N 43°16'15"W a distance of 237.80 feet;

Thence N 37°58'27"W a distance of 77.52 feet;

Thence S 81°47'25"W a distance of 428.86 feet;

Thence S 36°01'39"E a distance of 204.02 feet to a point on the Eastern line of Lot 13, Block 1, Oak Ridge Addition to Castle Rock;

Thence S 19°01'06"W along the East line of said Lot 13 a distance of 121.64 feet to the true point of beginning;

Containing 5.287 acres, more or less.

-----CERTIFICATE OF DEDICATION AND OWNERSHIP-----

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners, mortgagees and lienholders of certain lands in the Town of Castle Rock, Colorado, described above, have by these presents laid out, platted and subdivided the same into lots, blocks, tracts, streets and easements as shown on this plat under the name and style of "OAK RIDGE III", the undersigned hereby dedicate in fee simple all streets as platted, all utility easements as described and shown hereon.

The undersigned hereby further dedicate to the Town of Castle Rock, for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon, or lying under the property as described and shown herein. The undersigned hereby further dedicates to the Town and to the public utilities and cablevision the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, communication and cable television services within this subdivision, on property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

Executed this 17th day of April, 1987.

By: Michael Young
Park Vista Corp., A Colorado Corporation
President.

State of Colorado) ss
County of Douglas)

The foregoing dedication was acknowledged before me this 17th day of April, 1987, by Michael Young, as President of Park Vista Corp.

Witness my hand and seal.
My commission expires: 10/18/90

Hazen E. Schubert
Notary Public

-----TITLE CERTIFICATE-----

I, James B. Folkes, an attorney at law duly licensed to practice before the courts of record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion, title to the above described real property is in the above-referred to owner and dedicators.

Signed this 17th day of April, 1987.

James B. Folkes
Attorney at Law

-----PLANNING AND ZONING COMMISSION REVIEW-----

This plat reviewed and approved by the Town of Castle Rock Planning and Zoning Commission this 19th day of February, 1987.

James B. Reagan
Chairman

-----TOWN APPROVAL-----

This plat was approved for filing on 3-12-87 and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the easements and water rights shown hereon.

Signed this 22nd day of September, 1987.

Town of Castle Rock

By: _____
Mayor

Attested: Phyllis L. Brown
Town Clerk

-----STREET MAINTENANCE-----

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has been issued to that effect.

-----SURVEYOR'S CERTIFICATE-----

I, David E. Archer, a registered professional land surveyor in the State of Colorado, do hereby certify that a survey of the above described parcel was made on or about April 1987 under my supervision, that said survey was completed to the normal standard of care of professional land surveyors practicing in Douglas County, Colorado and on the basis of knowledge, information and belief, that survey and the plat of that survey are true and correct.

David E. Archer
Professional Land Surveyor

-----RECORDER'S CERTIFICATE-----

This plat was filed for record in the Office of the County Clerk and Recorder of Douglas County at 10:09 A.M. on the day of October 26, 1987, in Book 10, Map _____, reception number 815046.

COUNTY CLERK AND RECORDER
by: Rita A. Coen

NOTES

1. Building Limits are indicated upon lots 3, 4 and 5 as platted hereon. No principal building shall be located on said lots outside of said building limits line.



<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 488-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80040</p>	<p>SCALE: 1" = 50'</p> <p>DATE: 8-25-86</p> <p>BY: <u>DAE</u></p>	<p>TITLE: FINAL PLAT OAK RIDGE III</p>
	<p>CLIENT: YOUNG PARTNERSHIP</p>	<p>SHEET: 1 of 1</p> <p>JOB NUMBER: 83-492</p>