

PLAT IDENTIFICATION SHEET

RECEPTION#: 152308

DATE: 7/20/72

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Oak Ridge Addition

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

OAK RIDGE ADDITION TO CASTLE ROCK

A PART OF SECTION 12, T8S, R67W OF THE 6th P.M. DOUGLAS COUNTY, COLORADO

Approved by the Town of Castle Rock this 4th day of May, A.D. 1972

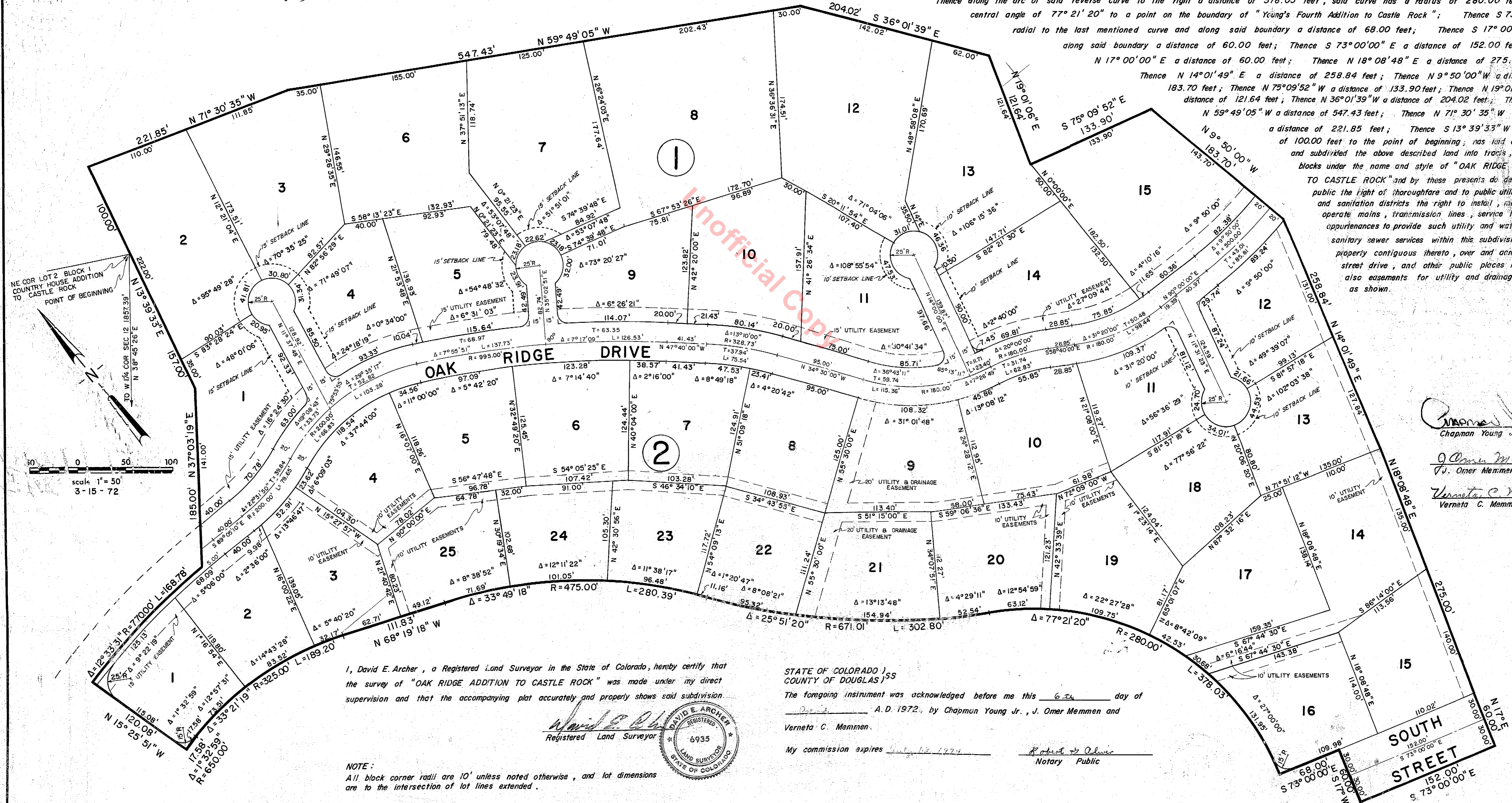
Chapman Young Jr.
Mayor
Carson J. Dandrich
City Clerk

STATE OF COLORADO)
COUNTY OF DOUGLAS)
I, hereby certify that this plat was filed in my office on the 20th day of July, A.D. 1972
at 4:00 P.M. o'clock and was recorded in Plat Book _____ at Page _____

David E. Archer
County Clerk and Recorder
REC. No. 152308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Chapman Young Jr., J. Omer Memmen and Verneta C. Memmen being the owners of a tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado more particularly described as follows:
Beginning at the Northeast corner of "Country House Addition to Castle Rock" said point bears N 38°45'26" E 1857.39 feet from the West 1/4 corner of said Section 12,
Note: Bearings contained herein are based on the assumption that the bearing of the west line of the Northwest 1/4 of said Section 12 is N 0°00'00" E and all bearings contained herein are relative, Thence S 13°39'33" W along the boundary of said "Country House Addition" a distance of 157.00 feet; Thence S 37°03'19" W along said boundary a distance of 185.00 feet; Thence Westerly along said boundary and along the arc of a curve to the left a distance of 168.78 feet, said curve has a radius of 770.00 feet, a central angle of 12°33'31" and a chord that bears S 82°42'30" W a distance of 168.44 feet to a point on the East boundary of "Young's Third Addition to Castle Rock"; Thence S 15°25'51" E along said East boundary a distance of 120.08 feet; Thence along the arc of a curve to the right a distance of 17.58 feet, said curve has a radius of 650.00 feet, a central angle of 1°32'59" and a chord that bears N 77°32'53" E a distance of 17.58 feet to a point of compound curve; Thence along the arc of a curve to the right a distance of 189.20 feet, said curve has a radius of 325.00 feet and a central angle of 33°21'19" to a point of tangent; Thence S 68°19'18" E along said tangent a distance of 111.83 feet to a point of curve; Thence along the arc of a curve to the right a distance of 280.39 feet, said curve has a radius of 475.00 feet and a central angle of 33°49'18", to a point of reverse curve; Thence along the arc of said reverse curve to the left a distance of 302.80 feet, said curve has a radius of 671.01 feet and a central angle 25°51'20" to a point of reverse curve;
Thence along the arc of said reverse curve to the right a distance of 378.03 feet, said curve has a radius of 280.00 feet and a central angle of 77°21'20" to a point on the boundary of "Young's Fourth Addition to Castle Rock"; Thence S 73°00'00" E radial to the last mentioned curve and along said boundary a distance of 68.00 feet; Thence S 17°00'00" W along said boundary a distance of 60.00 feet; Thence S 73°00'00" E a distance of 152.00 feet; Thence N 17°00'00" E a distance of 60.00 feet; Thence N 18°08'48" E a distance of 275.00 feet; Thence N 14°01'49" E a distance of 258.84 feet; Thence N 9°50'00" W a distance of 183.70 feet; Thence N 75°09'52" W a distance of 133.90 feet; Thence N 19°01'06" E a distance of 121.64 feet; Thence N 36°01'39" W a distance of 204.02 feet; Thence N 59°49'05" W a distance of 547.43 feet; Thence N 71°30'35" W a distance of 221.85 feet; Thence S 13°39'33" W a distance of 100.00 feet to the point of beginning, has laid out, platted and subdivided the above described land into tracts, lots and blocks under the name and style of "OAK RIDGE ADDITION TO CASTLE ROCK" and by these presents do 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 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 hereon shown, also easements for utility and drainage purposes as shown.



I, David E. Archer, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of "OAK RIDGE ADDITION TO CASTLE ROCK" was made under my direct supervision and that the accompanying plat accurately and properly shows said subdivision.

David E. Archer
Registered Land Surveyor
6935

NOTE:
All block corner radii are 10' unless noted otherwise, and lot dimensions are to the intersection of lot lines extended.

STATE OF COLORADO)
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 6th day of June, A.D. 1972, by Chapman Young Jr., J. Omer Memmen and Verneta C. Memmen.

My commission expires July 12, 1974
Robert H. Adams
Notary Public

Chapman Young Jr.
Chapman Young Jr.
J. Omer Memmen
J. Omer Memmen
Verneta C. Memmen
Verneta C. Memmen