

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9446434

DATE: 9-6-94

TIME 14:12

FEE: \$10.⁰⁰ (1 P)

GRANTOR:

(OWNER/SIGNER)

Ernest D Bennett - Mildred S
Bennett

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Peakview Estates Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

12-8-67

SPECIAL PROVISIONS

- Lots 2 and 3 shall share an access to Valley Drive situated within the 20' x 20' common access easement shared by said Lots as shown on the plat. Lot 4 shall be restricted to one point of access as shown on the plat. Lots 2, 3 & 4 shall have on-site turn around style driveways.
- Lots 1, 8 and 9 shall share a common access as shown on the plat. Lot 9 shall have no access onto Reservoir Road as shown on the plat.
- Water Supply. The Property is subject to a Subdivision Improvements Agreement dated 10/6/1994, recorded at reception no. 7446433 in the public records of Douglas County, Colorado (the "Agreement"). (L) SFE of "Subdivision Water Credit" are available to meet the water supply requirements for the Subdivision. To the extent that the water demand created by development on the Property (computed in accordance with Town ordinances and regulations), exceeds the Subdivision Water Credit, Subdivider must provide additional water resources in accordance with chapter 4.04 of the Castle Rock Municipal Code, sufficient to meet the demand in excess of the initial Subdivision Water Credit. Absent compliance with this section, Town may withhold development approvals on the Property for any proposed use, which, after taking into account all previous development on the Property, will create an aggregate water demand in excess of the Subdivision Water Credit, (as the same may be subsequently augmented in accordance with the section).
- Tract A and Tract C are intended to be sold to the Town as additional right-of-way. Tract A shall have a pedestrian and vehicular access easement and a utility easement as shown on the plat.
- The undersigned, as owners of lands described hereon, do hereby reserve and create a 50 foot diameter common access and utility easement over and across Lots 1, 8 and 9 and for the use and benefit of Lots 1, 9 and 9 (shown on the plat as Easement A - 50' Dia. Common Access & Utility easement for the use of Lots 1, 8 and 9), and do further reserve and create a 20 foot by 20 foot common access easement over and across Lots 2 and 3 and for the use and benefit of Lots 2 and 3 (shown on the plat as Easement B - 20' X 20' Common Access Easement for the use of Lots 2 and 3), and do further reserve and create a 20 foot by 10 foot common access easement over and across Lot 3 for the use and benefit of Lot 4 (shown on the plat as Easement C - 20' X 10' Common Access Easement for use of Lot 4).

PROPERTY DESCRIPTION

A tract of land being a portion of the Northeast 1/4 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being more particularly described as follows:
Commencing at the North 1/4 corner of said Section 12;
Thence S 21°35'03"E a distance of 299.54 feet to a point on the Southerly Right of Way line of Valley Drive, said point being the point of beginning;
Thence Easterly and Southerly and along the Southerly and Westerly Right of Way line of said Valley Drive the following (nine) 9 courses:

- Along the arc of a curve to the left whose center bears N 12°03'32"E, having a delta of 06°35'21", a radius of 1,256.00 feet, a distance of 144.44 feet;
- S 76°46'35"E a distance of 112.24 feet;
- S 83°20'33"E a distance of 68.13 feet;
- N 00°06'33"E a distance of 9.14 feet to a point on a curve;
- Along the arc of a curve to the right whose center bears S 02°34'15"E having a delta of 92°34'15", a radius of 62.55 feet a distance of 101.06 feet to a point of tangent;
- S 00°00'00"W a distance of 2.55 feet to a point of curve;
- Along the arc of a curve to the left having a delta of 12°10'00", a radius of 830.00 feet, a distance of 176.24 feet to a point of reverse curve;
- Along the arc of a curve to the right having a delta of 10°18'37", a radius of 1,470.00 feet, a distance of 264.52 feet to a point of reverse curve;
- Along the arc of a curve to the left having a delta of 02°08'40", a radius of 1,955.00 feet a distance of 73.17 feet to the Northeastly corner of Lot 24 of Oak Ridge II Filing 2 as recorded under Reception Number 224213 in the Douglas County Records;

Thence Westerly and along the Northerly line of said Oak Ridge II Filing 2 the following (three) 3 courses:

- N 90°00'00"W a distance 89.17 feet;
- N 46°44'10"W a distance of 43.74 feet;
- N 89°53'27"W a distance of 495.00 feet;

Thence N 00°06'33"E a distance of 436.00 feet;
Thence N 48°36'33"E a distance of 234.04 feet to the point of beginning;
Containing 7.385 acres, more or less.

DEDICATION AND OWNERSHIP CERTIFICATE

Know all men by these presents, that the undersigned, being all of the owners, mortgagees and lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, described hereon have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of "PEAKVIEW ESTATES," and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Peak Vista Court, the streets and roads as shown on said plat, these being Peak Vista Court. The undersigned hereby further dedicate all utility easements and 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 hereon. The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or 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 31st day of August, 1994

NOTARY CERTIFICATES

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 31st day of August, 1994, by Ernest D. Bennett and Mildred S. Bennett aka Millie S. Bennett.

Witness my hand and official seal this 31st day of August, 1994.

Ernest D. Bennett
Ernest D. Bennett
2596 East Highway 86
Castle Rock, CO 80104

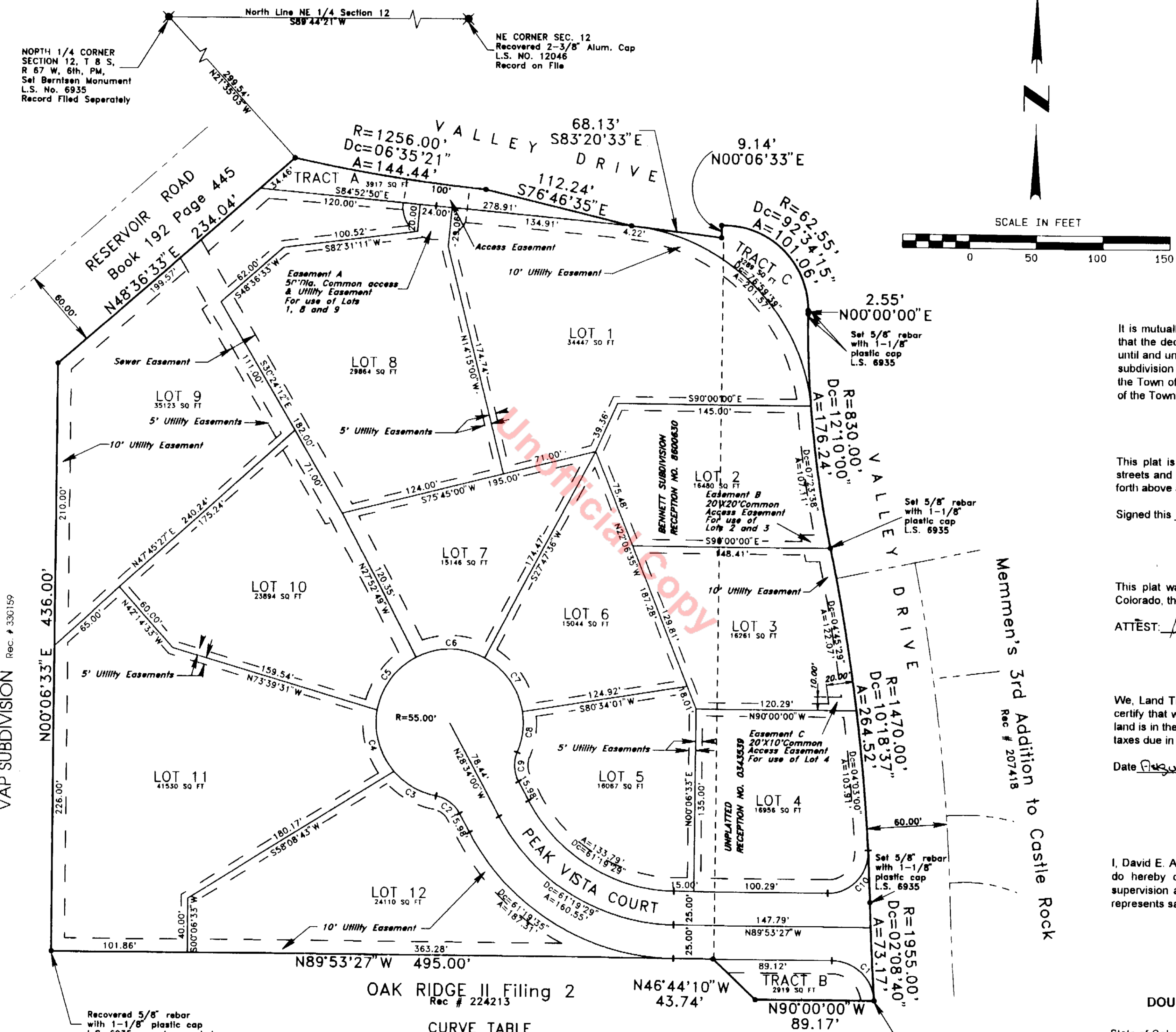
Mildred S. Bennett
Mildred S. Bennett aka Millie S. Bennett
2596 East Highway 86
Castle Rock, CO 80104

Karen E. DeLuca
Notary Public

FINAL PLAT

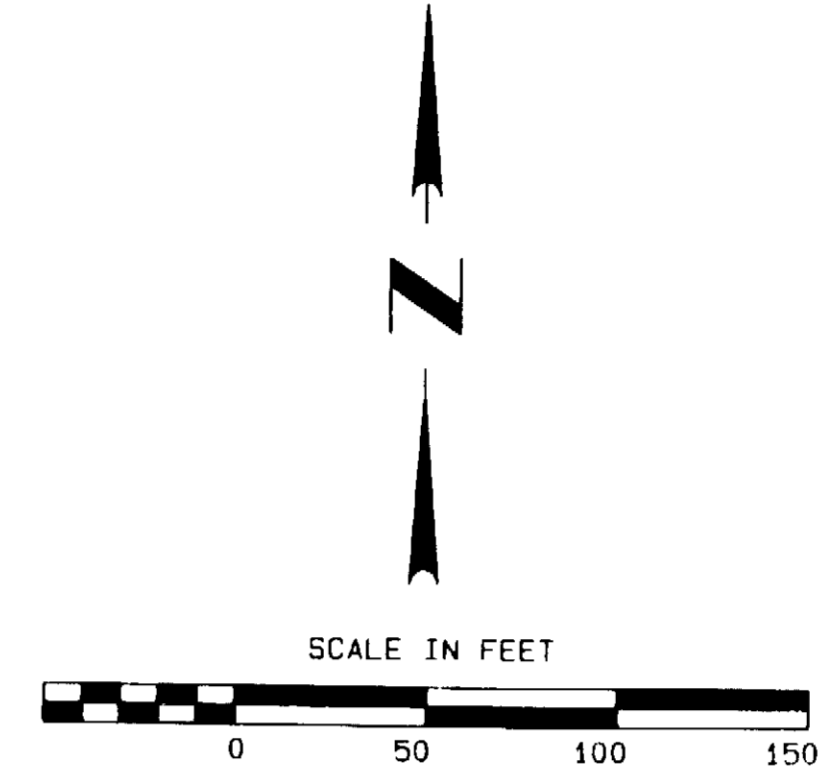
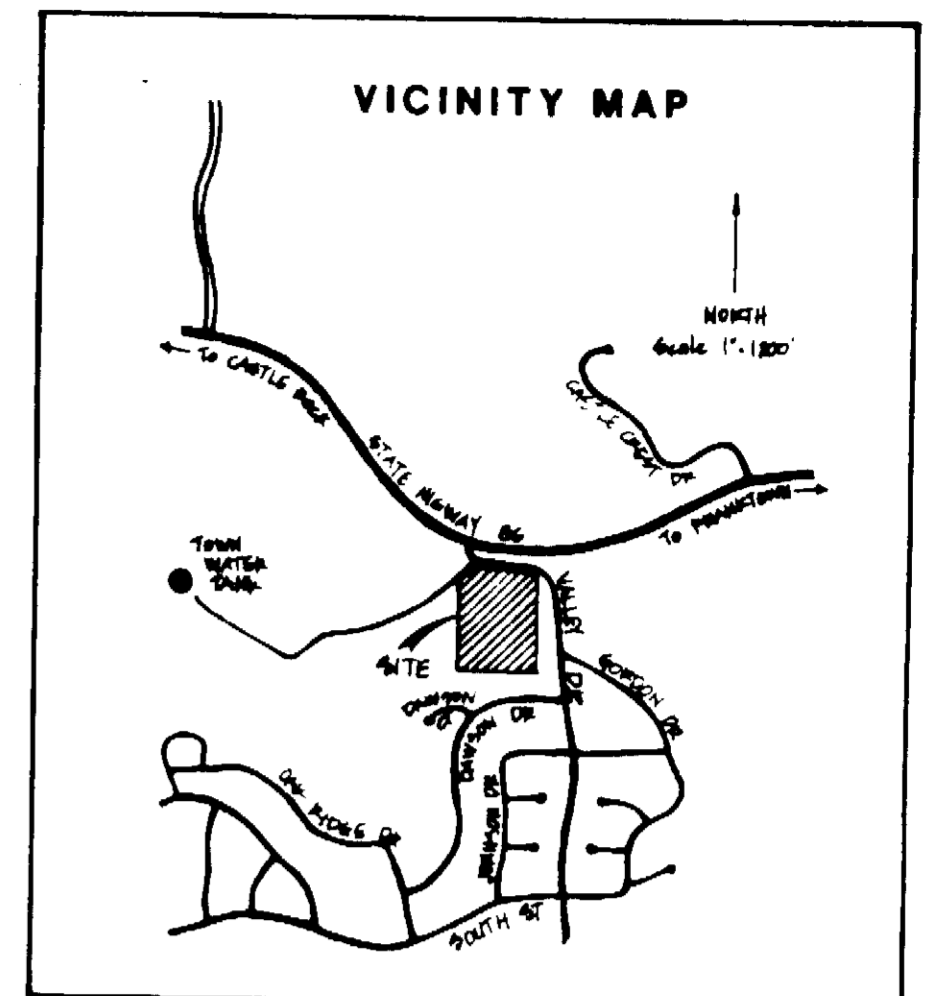
PEAKVIEW ESTATES

A RESUBDIVISION OF BENNETT SUBDIVISION TOGETHER WITH AN UNPLATTED PARCEL IN SECTION 12, T8S, R67W, 6th P.M. CASTLE ROCK, DOUGLAS COUNTY, COLORADO



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	32.04'	85°53'15"	48.03'	N46°56'51" W	43.66'
C2	25.00'	51°18'51"	22.39'	N54°13'25" W	21.65'
C3	55.00'	38°28'39"	36.94'	S60°38'46" E	36.25'
C4	95.00'	50°57'28"	48.92'	N15°56'18" W	47.32'
C5	95.00'	52°34'23"	50.47'	N35°49'43" E	48.72'
C6	55.00'	55°40'30"	50.68'	S35°49'13" W	51.37'
C7	55.00'	52°48'23"	50.68'	S35°49'13" W	48.89'
C8	55.00'	32°11'40"	30.91'	N08°38'36" E	30.50'
C9	25.00'	51°18'51"	22.39'	S02°54'28" E	21.65'
C10	30.00'	93°28'40"	48.84'	N43°22'13" E	43.69'



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 issued to that effect.

TOWN APPROVAL

This plat is approved for filing 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 utility easements shown hereon.
Signed this 6th day of September, 1994 By: *Mark C. Sullivan*
Mayor

PLANNING COMMISSION APPROVAL

This plat was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 11th day of JULY, A. D., 1994.
ATTEST: *Ken Estlund* 9/6/94 Chairman Date *James H. DePue* 9/6/94 Town Clerk Date

TITLE VERIFICATION

We, Land Title Guarantee Company, a qualified Title Insurance Company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in the dedicators free and clear of all liens, taxes and encumbrances, except for taxes due in 1995 and subsequent years.

Date August 31, 1994
By: *John E. Archer*
Title Vice President

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown hereon actually exist and this plat accurately represents said survey.



David E. Archer
A Registered Professional
Land Surveyor No. 6935

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

State of Colorado)
)SS
County of Douglas)

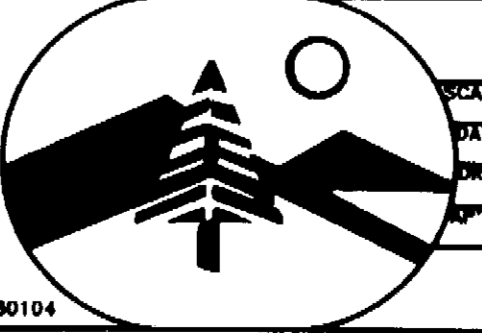
I hereby certify that this plat was filed in my office on the 16 day of September, 1994 at O'clock M. and was recorded under Reception Number 7446434

William C. Kasper
Douglas County Clerk and Recorder

REVISIONS

5-12-94
7-7-94
8-30-94

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	PEAKVIEW ESTATES FINAL PLAT
SCALE	1"=50'
DATE	4/8/94
CLIENT	ERNEST & MILLIE BENNETT
SHEET	Sheet <u> </u> of <u> </u>
JOB NUMBER	92-829