

PLAT IDENTIFICATION SHEET

RECEPTION#: 204459

DATE: 8/10/77

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Phelps

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

PHELPS SUBDIVISION

A SUBDIVISION OF PART OF SECTION 11, T8S, R67W 6th P.M. DOUGLAS COUNTY, COLORADO

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned being the owners in all those lands described hereon, has laid out, subdivided, and platted into lots with dimensions as shown hereon under the name and style of "PHELPS SUBDIVISION" and by these presents do dedicate the easements as shown hereon for utility installation and maintenance.

PROPERTY DESCRIPTION

A tract of land situated in the South 1/2 of Section 11, 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 center 1/4 corner of said Section 11 and considering the East-West center line of said section to bear S 89° 21' 23" E with all bearings contained herein relative thereto; Thence S 89° 21' 23" E along said center line a distance of 194.99 feet to the West line of the Denver and Rio Grande Western Railroad Right of Way; Thence Southerly along said West line along the arc of a curve to the right a distance of 1336.70 feet, said curve has a radius of 5596.42 feet, a central angle of 13° 41' 06" and a chord that bears S 9° 06' 20" W a distance of 1333.53 feet to a point on the North-South center line of said Section 11; Thence N 00° 41' 52" E along said center line a distance of 667.21 feet to the northeast corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of said Section 11; Thence N 89° 25' 39" W along the North line of said SE 1/4 of the NE 1/4 of the SW 1/4 a distance of 2.60 feet; Thence N 0° 53' 50" E a distance of 421.81 feet to the Easterly extension of the South line of the Skinner parcel as described in Book 102 at Page 447 of the Douglas County Records; Thence N 89° 21' 23" W along said line a distance of 225.77 feet to the southeast corner of said Skinner parcel; Thence N 0° 38' 37" E along the East line of said Skinner parcel a distance of 230.00 feet to the Northeast corner of said Skinner parcel; Thence S 89° 21' 23" E along the East-West centerline of said Section 11 a distance of 227.12 feet to the point of beginning.

APPROVAL of PLANNING COMMISSION

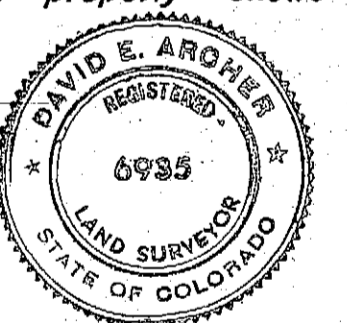
Approved by the Planning Commission of Castle Rock this 6th day of June A.D., 1977.

Wendel R. Kent
Chairman

SURVEYOR'S CERTIFICATE

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

David E. Archer
Registered Land Surveyor



CLERK and RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I hereby certify that this plat was filed in my office on this 12th day of AUGUST, A.D., 1977, at 4:00 P.M. O'clock and was recorded in Plat Book _____ at Page _____.

[Signature]
County Clerk and Recorder

RECEPTION No. 744759

OWNERS

Elmer C. Phelps
Elmer C. Phelps

Edith Louise Phelps
Edith Louise Phelps

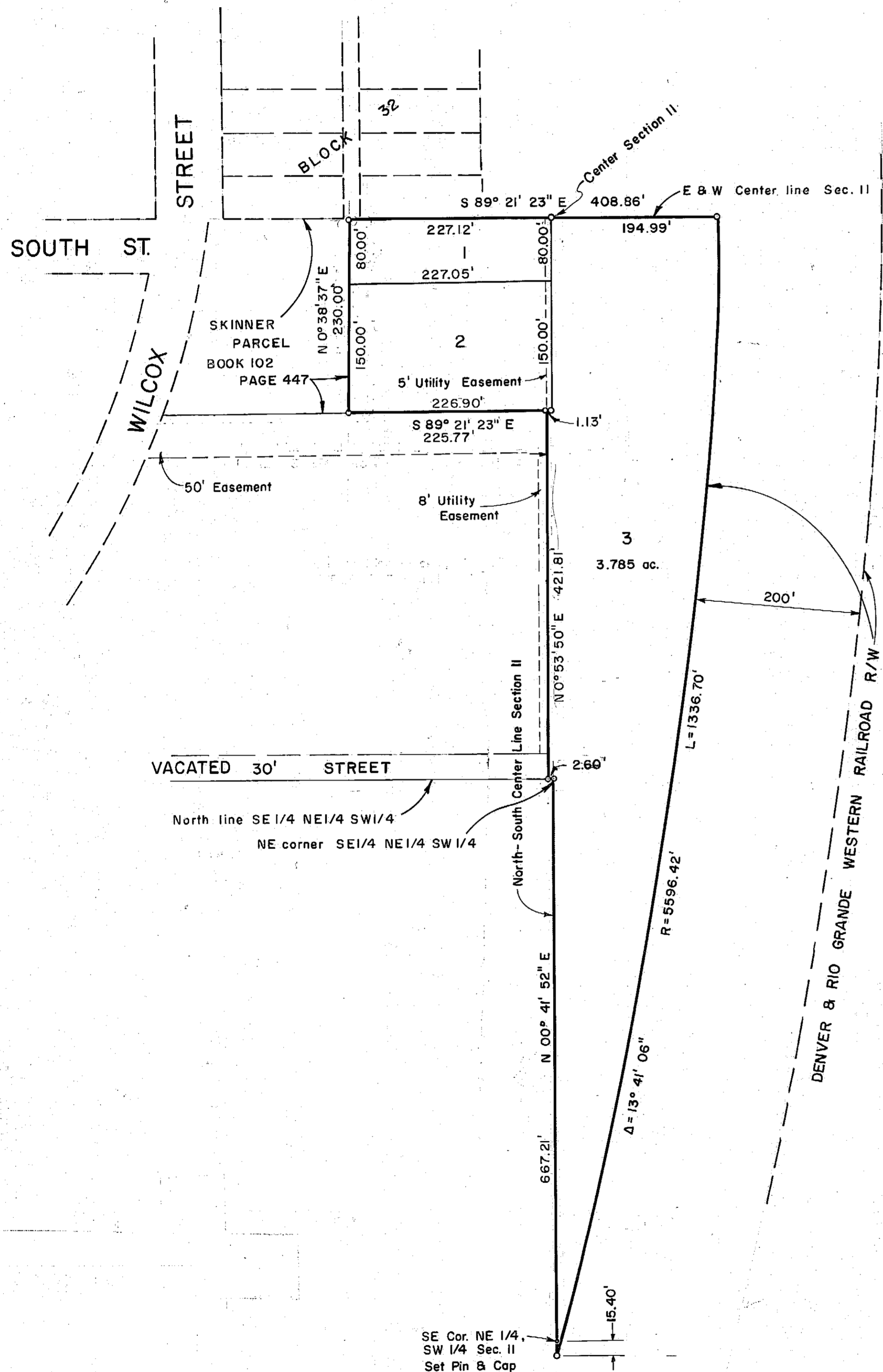
C. Douglas Andrews
C. Douglas Andrews

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

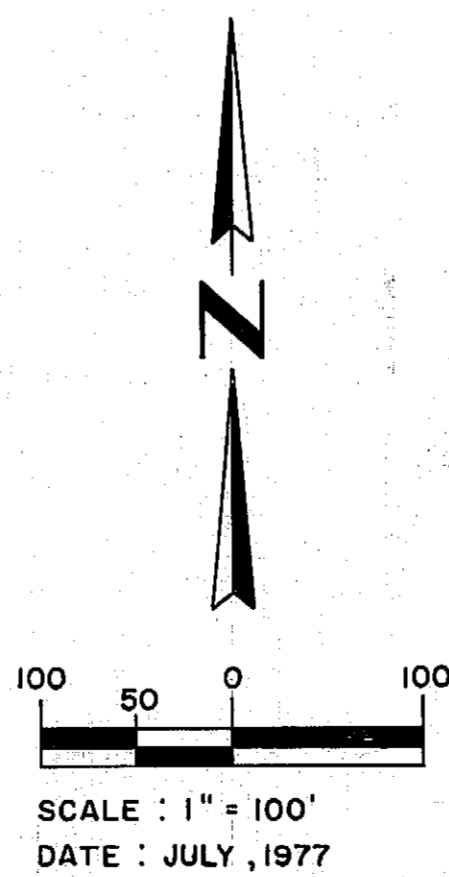
The foregoing instrument was acknowledged before me this 7th day of July, A.D., 1977, by Elmer C. Phelps and Edith Louise Phelps.

My commission expires Mar. 4, 1981

Wale E. Brock
Notary Public



Unofficial Copy



APPROVAL of TOWN of CASTLE ROCK

Approved by the Town of Castle Rock this 7th day of July, A.D., 1977.

Freddie Smith
Mayor

[Signature]
City Clerk

STATE OF COLORADO)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this 7th day of July, A.D., 1977, by C. Douglas Andrews

My commission expires May 4, 1981

Wale E. Brock
Notary Public