

# PLAT IDENTIFICATION SHEET

**RECEPTION #:** 9011325

**DATE:** 05-10-90

**NUMBER OF PGS:** 1

**NAME OF PLAT:** ROLLINGS HILLS  
AMENDED

**MISCELLANEOUS COMMENTS:**

# ROLLING HILLS AMENDED

## A VACATION AND CORRECTION PLAT OF ROLLING HILLS, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

NE CORNER, SEC. 13-8-67  
REPLACED NO. 4 REBAR W/  
BERTSEN SURVEY MARKER W/  
2 1/2" CAP ON A 30" PIPE  
(L.S. 6935)

----- PROPERTY DESCRIPTION -----

Tract "D", Baldwin Park Estates, Filing No. 2, according to the plat filed for record on January 23, 1964 in the office of the Douglas County Clerk and Recorder per Reception Number 320371.

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

This vacation and correction plat is approved for filing and the Town of Castle Rock hereby accepts the dedication of the access and utility easements shown hereon subject to the provisions set forth above.

Signed this 9th day of May, 1990.

ATTEST:

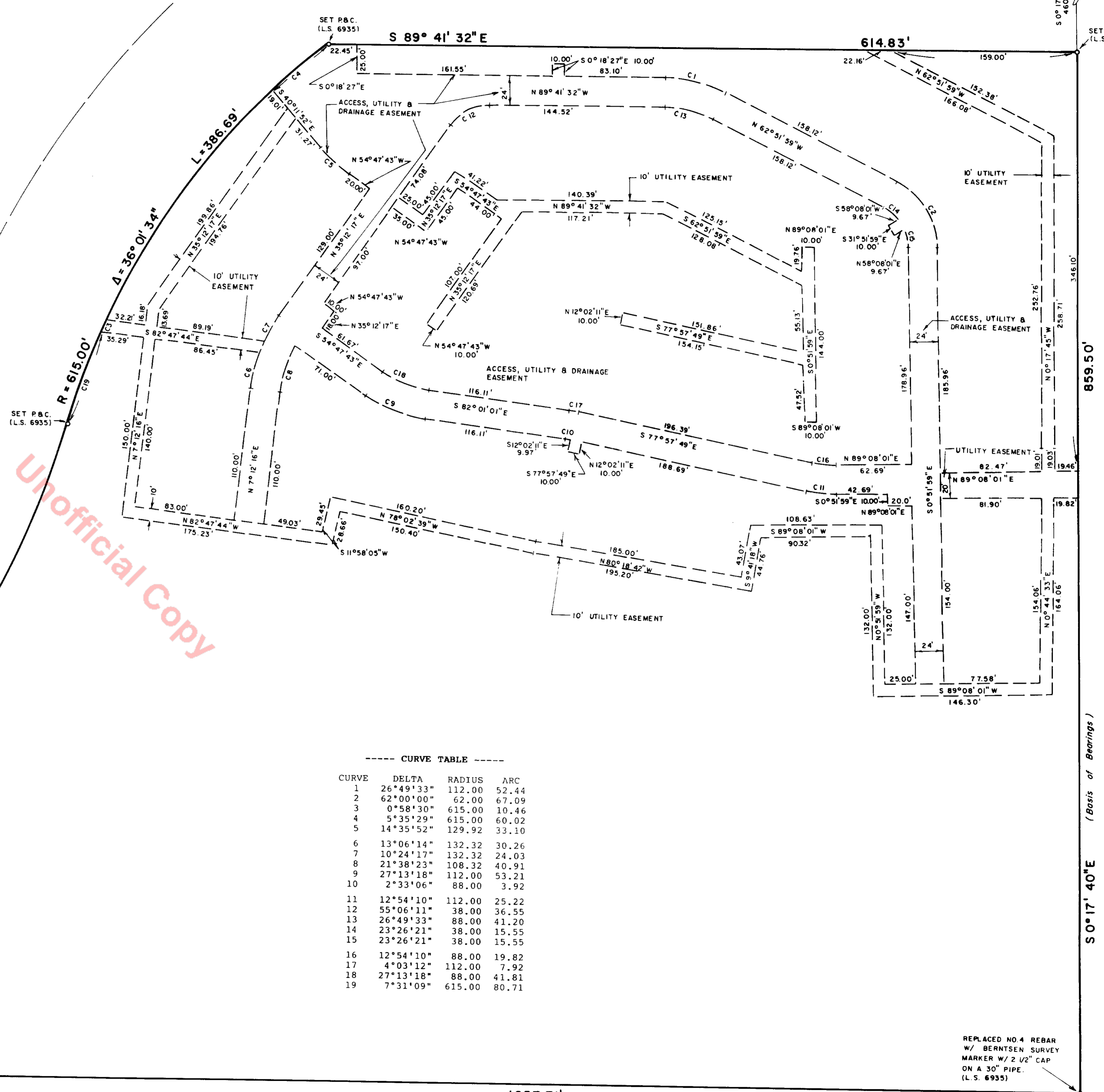
*David H. Schubert*  
Mayor

----- NOTES -----

- Bearings are based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, both ends of which are monumented as shown hereon and bears S 0°17'40"E. Bearings are relative to Baldwin Park Estates Filing No. 2.
- This Plat supercedes and replaces the Final Plat of Rolling Hills as filed for record on December 12, 1986, per Reception Number 8628303 in the office of the Douglas County Clerk and Recorder.
- It is hereby understood that the intersection of Miller Boulevard and Eaton Circle may become a right-in-right-out intersection in the future if traffic levels along Miller Boulevard necessitate this action.
- A 50.00 foot easement through the Southwest portion of the property to Miller Boulevard will be granted to the owners and heirs and assigns of the Oaks of Castle Rock property if required.



Unofficial Copy



----- CURVE TABLE -----

CURVE	DELTA	RADIUS	ARC
1	26°49'33"	112.00	52.44
2	62°00'00"	62.00	67.09
3	0°58'30"	615.00	10.46
4	5°35'29"	615.00	60.02
5	14°35'52"	129.92	33.10
6	13°06'14"	132.32	30.26
7	10°24'17"	132.32	24.03
8	21°38'23"	108.32	40.91
9	27°13'18"	112.00	53.21
10	2°33'06"	88.00	3.92
11	12°54'10"	112.00	25.22
12	55°06'11"	38.00	36.55
13	26°49'33"	88.00	41.20
14	23°26'21"	38.00	15.55
15	23°26'21"	38.00	15.55
16	12°54'10"	88.00	19.82
17	4°03'12"	112.00	7.92
18	27°13'18"	88.00	41.81
19	7°31'09"	615.00	80.71

----- DEDICATION CERTIFICATE -----

KNOW ALL MEN BY THESE PRESENTS: that MNSB Properties, Inc., a Missouri Corporation, being the owner of Tract D, Baldwin Park Estates, Filing No. 2, Town of Castle Rock, Douglas County, Colorado, hereby vacate and correct the outer boundary and property description of Rolling Hills (Reception Number 8628303), and have by these presents laid out and replatted the same as shown on this plat, under the name and style of "ROLLING HILLS AMENDED", and do hereby dedicate to the Town of Castle Rock the easements as shown hereon as public access and utility easements. 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 as 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 to the property contiguous thereto, under, along and across public utility easements as shown on this plat.

Executed this 7 day of May, 1990.

----- OWNER -----

MNSB Properties, Inc., (A Missouri Corporation)

*David R. Feingold*

----- NOTARY CERTIFICATE -----

STATE OF Missouri )  
COUNTY OF Clay )  
The foregoing dedication was acknowledged before me this 7 day of May, 1990, by David R. Feingold as President of MNSB Properties, Inc., (A Missouri Corporation).  
Witness my hand and seal. My commission expires on 12/31/91.  
*Doris Joanne Black*  
Notary Public

----- TITLE CERTIFICATION -----

I, David E. Archer, a title officer at Archer & Associates, Inc., duly qualified, insured or licensed by the State 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.  
Dated: 4/18 Signed: David E. Archer title Archer & Associates, Inc.  
of 1001 W. 10th St., Suite 200 - Castle Rock, CO

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

I, David E. Archer, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that the survey of "ROLLING HILLS AMENDED" was made under my direct supervision and that this plat accurately and properly shows said survey.

*David E. Archer*  
Professional Land Surveyor



R = 615.00'  
Δ = 14°22'29"  
L = 154.30'

Fd P.B.C. (L.S. 16112)

R = 725.00'

N 89° 52' 01" W



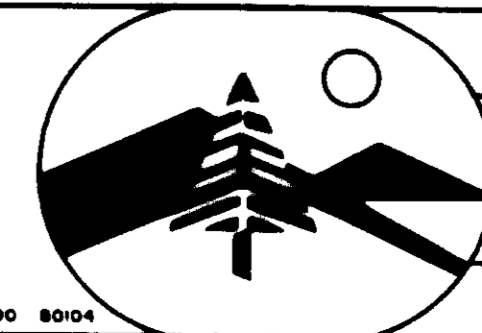
----- RECORDER'S CERTIFICATE -----

This vacation and correction plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:33 A.M. on the 10th day of MAY, 1990, in Book 901322 Page 1 Map 1, Reception Number 901322.

*William J. ...*  
County Clerk and Recorder

REVISIONS


**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
PHONE (303) 888-6668  
108 WILSON ST., CASTLE ROCK, COLORADO 80044



TITLE: **ROLLING HILLS AMENDED VACATION AND CORRECTION PLAT OF ROLLING HILLS**

SCALE: 1" = 50'

DATE: 4-24-90

CLIENT: MNSB Properties, Inc.

PROJECT: ROLLING HILLS

SHEET: 1 of 1

NO. 90-033

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.