

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9727490

**DATE:** 5-22-97

**TIME:** 15:03

**FEE:** \$ 10<sup>00</sup> ( 1 Pages)

**GRANTOR:**  
(OWNER/SIGNER)

Roger Bumgardner  
Comanche Development Corp.

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Sellers Creek Subdivision #1

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

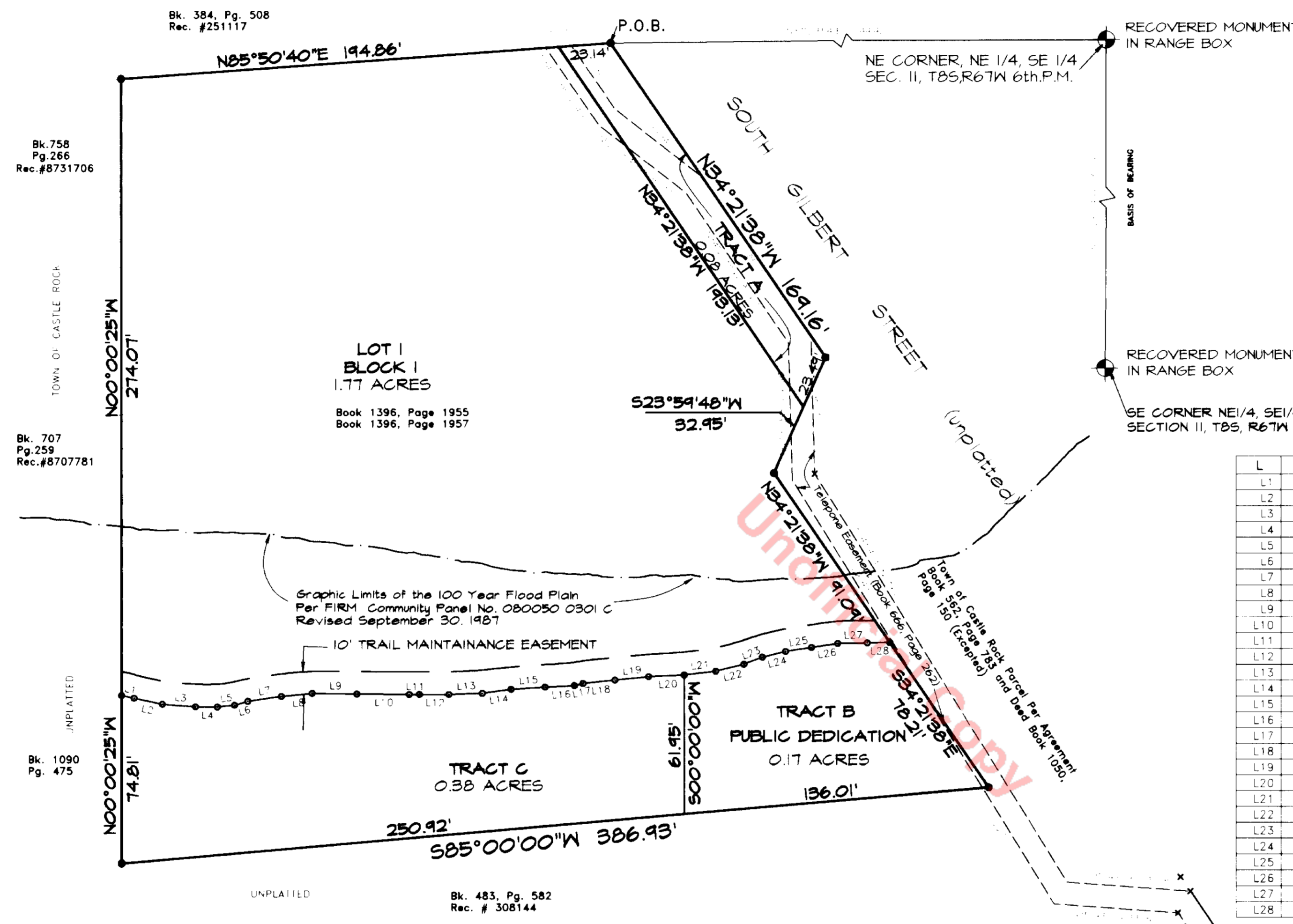
11-8-67

FINAL PLAT

**SELLERS CREEK SUBDIVISION FILING NO. 1**  
**LOCATED IN THE NE 1/4 OF SE 1/4 SECTION 11**  
**TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th. P.M.**  
**TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all the Owners, Mortgagees and Lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as follows:  
 A tract of land situated in the Northeast 1/4 of the Southeast 1/4 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:  
 Commencing at the Northeast corner of the said Northeast 1/4 of the Southeast 1/4 and considering the East line of said Northeast 1/4 of the Southeast 1/4 to bear S00°28'24"E with all bearings contained herein relative thereto;  
 Thence S87°29'54"W a distance of 1044.42 feet to a point on the West Right-of-Way line of South Gilbert Street and to the true point of beginning;  
 Thence S34°21'38"E along said West Right-of-Way line a distance of 169.16 feet to the most Northern corner of the 0.2799 acre parcel referred to in the agreement recorded February 22, 1985 in Book 562 of Page 783 of the Douglas County Records;  
 Thence S23°59'48"W along said West line of said parcel a distance of 56.44 feet;  
 Thence S34°21'38"E along said West line of said parcel a distance of 169.30 feet;  
 Thence S85°00'00"W a distance of 386.93 feet to the West line of the Northeast 1/4 of the Southeast 1/4;  
 Thence N00°00'25"W along said West line a distance of 348.89 feet;  
 Thence N85°50'40"E a distance of 218.00 feet to the point of beginning;  
 Containing 2.40 acres, more or less.  
 have by these presents laid out, platted, and subdivided the same into One lot as shown on this plat under the name and style of SELLERS CREEK SUBDIVISION FILING NO. 1, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Tract A. The undersigned hereby further dedicate Tract B to the Town of Castle Rock for public use in addition to the 10 foot Trail maintenance easement shown hereon.



L	DISTANCE	BEARING
L1	5.67'	N78°01'42" W
L2	12.87'	S78°01'42" E
L3	14.83'	N85°29'30" W
L4	9.75'	S89°32'37" E
L5	7.70'	S84°10'19" W
L6	6.14'	N73°23'22" L
L7	15.01'	S81°40'58" W
L8	13.72'	N84°16'59" E
L9	19.81'	N89°04'13" W
L10	23.29'	S89°28'16" E
L11	4.57'	S89°36'44" W
L12	13.05'	S89°49'06" E
L13	14.79'	S87°58'03" W
L14	12.91'	N82°11'25" E
L15	15.11'	S86°7'10" W
L16	13.04'	N87°06'42" E
L17	3.94'	N76°13'06" E
L18	14.28'	N84°04'44" E
L19	15.08'	S84°15'44" W
L20	15.85'	N87°22'15" E
L21	14.12'	S83°03'25" W
L22	12.82'	N78°09'48" E
L23	8.83'	S69°07'51" W
L24	10.68'	N76°06'58" E
L25	11.62'	S81°21'40" W
L26	11.75'	N80°54'24" E
L27	13.13'	S89°02'44" W
L28	10.06'	N89°02'44" E

Executed this 1st day of April, 1997.  
 OWNERS: Roger Bumgarner  
 MORTGAGEE: CASTLE ROCK BANK  
 BY Paul F. Davidson  
 STATE OF COLORADO } SS  
 COUNTY OF DOUGLAS }  
 MORTGAGEE: Marie S. Gordon  
 THE FOREGOING INSTRUMENT WAS  
 ACKNOWLEDGED BEFORE ME THIS  
 STATE OF COLORADO } 14th DAY OF MAY, 1997  
 COUNTY OF DOUGLAS } SS BY PAUL F. DAVIDSON AS

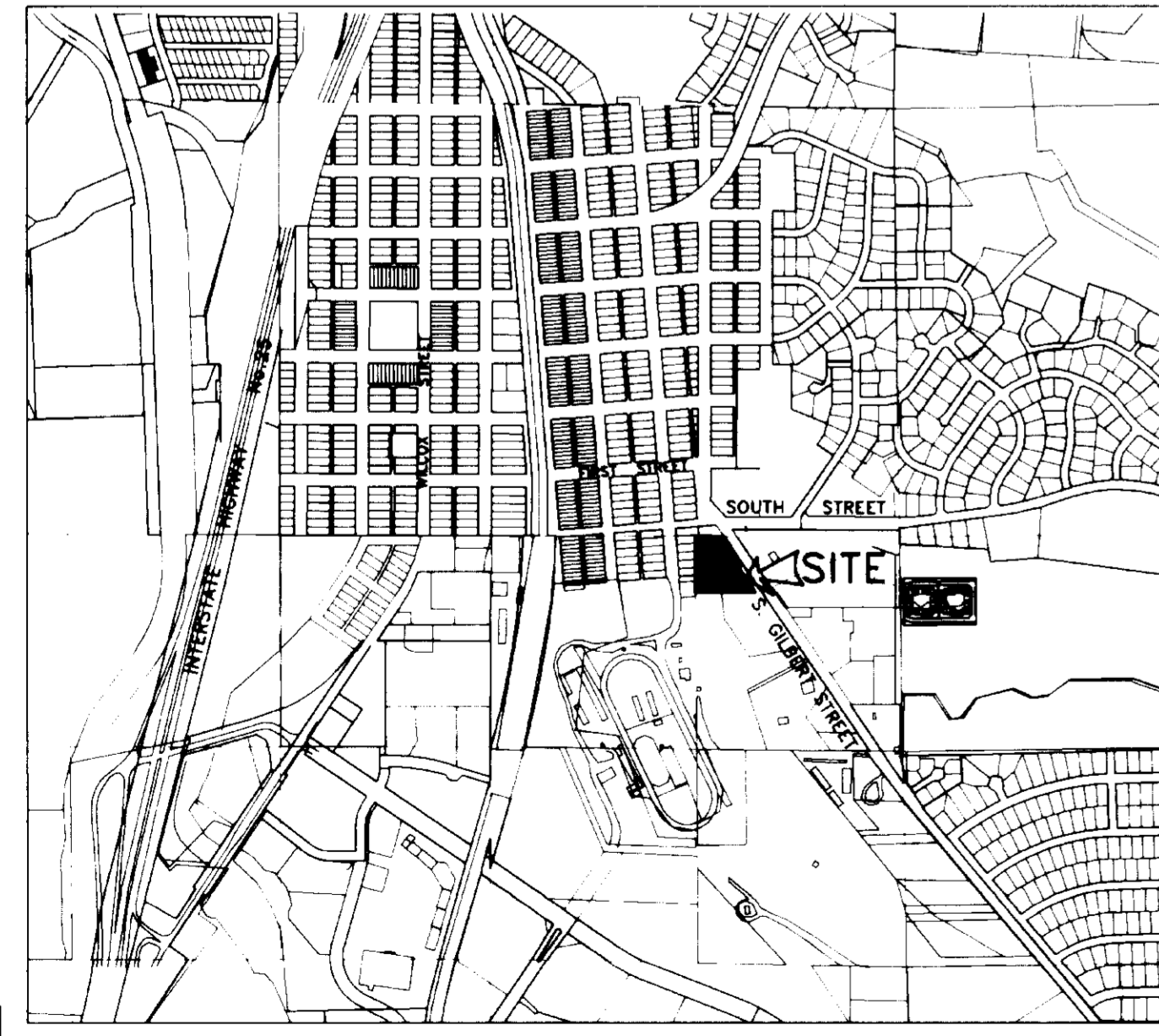
The foregoing instrument was acknowledged before me this 1st day of April, 1997, by MARIE S. GORDON.  
 Witness my hand and Official seal this 1st day of April, 1997.  
 My Commission Expires 8-22-98  
 MY COMMISSION EXPIRES 9-21-99  
 OF CASTLE ROCK BANK.  
 STATE OF COLORADO } SS  
 COUNTY OF DOUGLAS }  
 The foregoing instrument was acknowledged before me this 1st day of April, 1997, by ROGER L. BUMGARNER.  
 Witness my hand and Official seal this 1st day of April, 1997.  
 My Commission Expires 8-22-98

PLANNING COMMISSION APPROVAL  
 This plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado the 8th day of August, A.D., 1997.  
 Planning Director: [Signature] Date: 4/9/97

TOWN COUNCIL APPROVAL  
 This plat was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 28th day of February, A.D., 1997.  
 ATTEST: [Signature] Date: 5-19-97  
 Town Clerk: [Signature] Date: 5-19-97

SURVEYOR'S CERTIFICATE  
 I, David E. Archer, being 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.  
 Registered Professional Land Surveyor

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE  
 State of Colorado } SS  
 County of Douglas }  
 I hereby certify that this plat was filed in my office on the 22 day of May, 1997 at 10:03 o'clock P.M. and was recorded under Reception Number 97274090.  
 Douglas County Clerk and Recorder: [Signature]



NOTE:  
 Access to South Gilbert Street shall be limited to one access.

OWNERS:  
 ROGER L. BUMGARNER  
 COMANCHE DEVELOPMENT CORPORATION  
 OAKWOOD PARK PROFESSIONAL CENTER, SUITE 206  
 CASTLE ROCK, COLORADO 80104  
 688-4783

LAND SURVEYOR:  
 DAVID E. ARCHER  
 DAVID E. ARCHER & ASSOCIATES, INC.  
 105 WILCOX STREET  
 CASTLE ROCK, COLORADO 80104  
 688-4642

BASIS OF BEARING  
 Bearings based on the East line of the Northeast 1/4 of Southeast 1/4 being N00°28'24" W

- LEGEND
- = BERNTSEN MONUMENT PER RECORD
  - = FOUND #5 REBAR W/RED PLASTIC CAP STAMPED LS 6935
  - = SET #5 REBAR W/RED PLASTIC CAP STAMPED LS 6935

TITLE CERTIFICATE:  
 EMPIRE TITLE & ESCROW CORPORATION  
 I, an authorized representative of EMPIRE TITLE & ESCROW CORPORATION a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 4th day of April, 1997.  
 By: [Signature] as MANAGER  
 Date: 4/4/97  
 STATE OF COLORADO } SS  
 COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 4th day of April, 1997, by EMPIRE TITLE & ESCROW CORPORATION as MANAGER.  
 Witness my hand and Official seal this 4th day of April, 1997.  
 My Commission Expires 8-22-98

REVISIONS

5/3/95	comments
5/11/95	remove water dedic.
6/2/95	staff comments
6/19/95	staff comments
8/15/95	STAFF COMMENTS
8/24/95	STAFF COMMENTS
1/17/97	MISC. 1/18/97 MISC.
4/01/97	MISC.

DAVID E. ARCHER & ASSOCIATES, INC.  
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
 PHONE (303) 688-4642  
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=40'  
 DATE 4/24/95  
 SHEET 1 OF 1  
 CLIENT ROGER BUMGARNER  
 JOB NUMBER 95-034  
 SHEET 1 of 1