

PLAT IDENTIFICATION SHEET

305 952

06/15/1983

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Bryan Mark

GRANTEE:

(subdivision name or name of plat)

Stonecreek Sub

LEGAL:

(section-township-range)

STONECREEK SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 1

- NOTES:
- EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO USE ACCESS EASEMENTS AND PARKING AREAS FOR EMERGENCY SERVICES.
 - THE LANDOWNER HAS THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE LANDSCAPING AND FENCE LOCATED IN THE 30 FOOT EASEMENT ALONG THE EAST PROPERTY LINE.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, IN THE SW 1/4 NE 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 2, THENCE S2°19'57"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2, A DISTANCE OF 737.76 FEET TO THE SOUTHERLY R.O.W. OF MOUNTAIN DRIVE IN CASTLE NORTH FILING NO. 1 AS FILED IN THE OFFICE OF CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, THE TRUE POINT OF BEGINNING; THENCE CONTINUING S2°19'57"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2, A DISTANCE OF 45.65 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF I-25 FRONTAGE ROAD; THENCE CONTINUING ALONG SAID EASTERLY R.O.W. LINE, S7°55'30"E, A DISTANCE OF 417.87 FEET TO THE NORTHWESTERLY CORNER OF MOUNTAIN SHADOWS CONDOMINIUM FILING NO. 1 AS FILED IN THE OFFICE OF CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO; THENCE LEAVING SAID R.O.W. LINE AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID MOUNTAIN SHADOWS FILING NO. 1, S87°41'13"E, A DISTANCE OF 426.91 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CASTLE NORTH FILING NO. 4 AS FILED IN THE OFFICE OF CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO; THENCE LEAVING SAID MOUNTAIN SHADOWS FILING NO. 1 AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID FILING NO. 4, N0°46'20"E, A DISTANCE OF 165.14 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CASTLE NORTH FILING NO. 1 AS FILED IN THE OFFICE OF CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO; THENCE LEAVING SAID CASTLE NORTH FILING NO. 4 AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID CASTLE NORTH FILING NO. 1, N0°46'20"E, A DISTANCE OF 305.0 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF MOUNTAIN DRIVE:

THENCE N89°13'40"W, A DISTANCE OF 492.42 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.917 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "STONECREEK SUBDIVISION", AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AND DEDICATE 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 HEREONSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND ANY CABLE TELEVISION PERMITTEE OPERATING UNDER PERMIT ISSUED BY THE TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLEVISION SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS SHOWN ON THIS PLAT."

EXECUTED THIS 11th DAY OF April, 1983

OWNERS:

Mark Bryan
David Kipper
Arthur L. Seiden

SS:

COUNTY OF Denver

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF April, 1983, BY MARK BRYAN, DAVID H. KIPPER AND ARTHUR L. SEIDEN, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: Nov. 12, 1985

Don P. Wilson
 NOTARY PUBLIC

1499 S. Locust Drive
 ADDRESS

TITLE CERTIFICATE

I, T. Michael Carrington, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED DEDICATORS.

SIGNED THIS 15th DAY OF June, 1983

T. Michael Carrington
 ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION APPROVAL

"THIS PLAT IS SIGNED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 17th DAY OF March, 1983.

Paul Wrightman
 CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AND WATER RIGHTS SHOWN AND DESCRIBED HEREIN.

SIGNED THIS Fifth DAY OF April, 1983

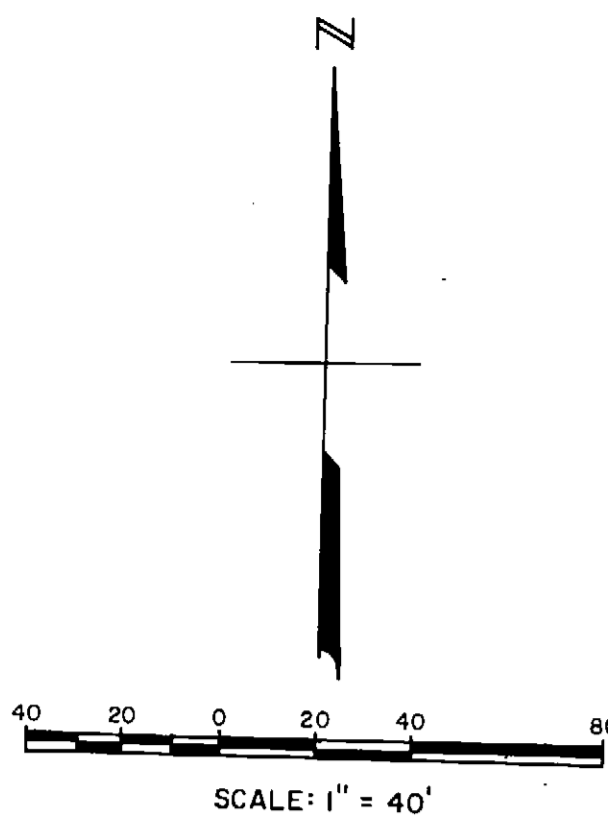
TOWN OF CASTLE ROCK

BY: Lucy Lehto
 MAYOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:45 A.M. ON THE 15th DAY OF June, 1983 IN BOOK 10, PAGE 1, MAP 1, RECEPTION NO. 305952

COUNTY CLERK AND RECORDER
Rita A. Crain
 BY: Phyllis L. Brown
 DEPUTY



DATE OF PREPARATION
 FEBRUARY 22, 1983

TRUE POINT OF BEGINNING

N.W. COR. OF THE S.W. 1/4 OF THE N.E. 1/4, SEC. 2, T8S, R67W, 6th P.M.

OAKWOOD APARTMENTS PUD

OAKWOOD DRIVE (FORMERLY MOUNTAIN DRIVE) (60' R.O.W.)

FRONT STREET (FORMERLY HIGH SCHOOL ROAD)

MOUNTAIN SHADOWS CONDOMINIUM FILING NO. 1

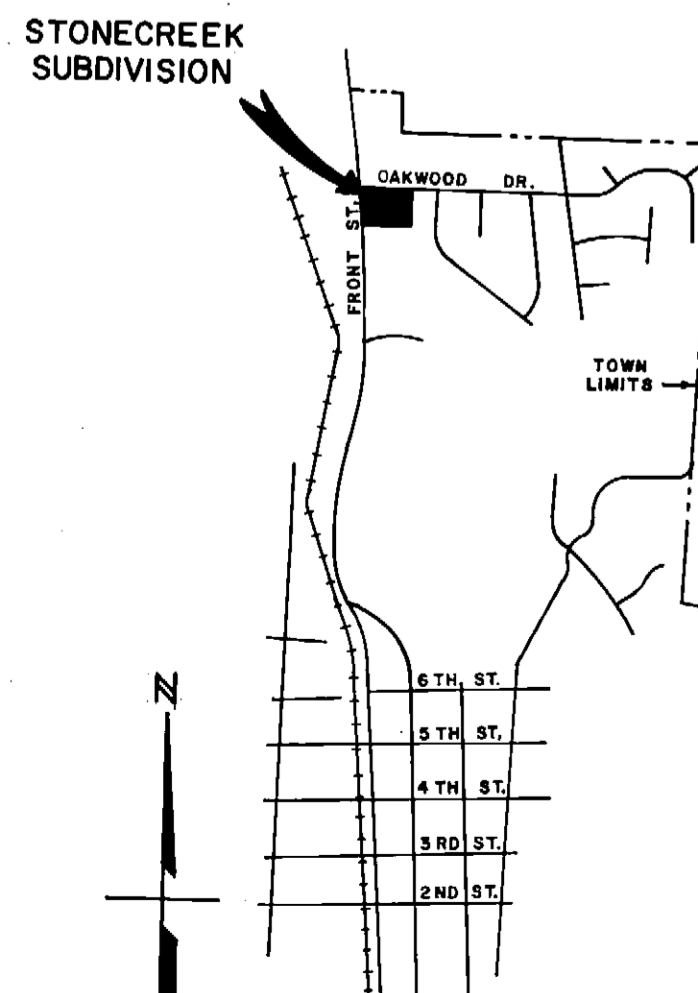
SURVEYING CERTIFICATE

I, WILBUR D. STITES, 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 THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Wilbur D. Stites 4-11-83
 WILBUR D. STITES, COLO. P.E. & L.S. #4769



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VICINITY MAP
 SCALE 1" = 2000'