

PLAT IDENTIFICATION SHEET

309130

08/03/1983

GRANTOR:

(owner/signer)

Sellers Landing Partnership LTD

GRANTEE:

(subdivision name or name of plat)

Sellers landing Phase 1

LEGAL:

(section-township-range)

SELLER'S LANDING PHASE I

A Replat of a Portion of Lot 1, Seller's Landing,
Town of Castle Rock, Douglas County, Colorado

OWNER & MORTGAGEE

Seller's Landing Partnership, Ltd., a Colorado Limited Partnership

Allen L. George
Allen L. George, General Partner

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 17th day of June, 1983 A.D. by Allen L. George as a general partner of Seller's Landing Partnership, Ltd.

My commission expires January 28, 1985
Notary Public: *Judy K. McAdams*
Address: 2350 E. Arapahoe Rd. Littleton, Co.

IntraWest Bank of Southglenn

C. Richard Panesi
C. Richard Panesi, Vice-President

STATE OF COLORADO) SS
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 17th day of June, 1983 A.D. by C. Richard Panesi as Vice-President of IntraWest Bank of Southglenn.

My commission expires Jan 28, 1985
Notary Public: *Judy K. McAdams*
Address: 2350 E. Arapahoe Rd. Littleton, Co.

ATTORNEY'S OPINION

I, John A. Crean, an attorney at law duly licensed to practice before the Courts of Record 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: June 17, 1983
John A. Crean
Attorney at Law #9308

SURVEYOR'S CERTIFICATE

I, David E. Archer, a registered land surveyor in the State of Colorado, do hereby certify that the survey of "SELLER'S LANDING PHASE I" was made under my direct supervision and that this condominium map substantially depicts the location and the horizontal and vertical measurements of the completed building, residential units with unit designations, the elevations of the unfinished floors and ceilings and that this condominium map was prepared subsequent to the substantial completion thereof.

David E. Archer
Registered Land Surveyor

TOWN of CASTLE ROCK APPROVAL

This plat was approved by the Town of Castle Rock for filing this 19th day of July, 1983 A.D.

Town of Castle Rock
by: *Timothy Switell*
Mayor

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
I hereby certify that this plat was filed in my office this 3rd day of August, 1983 A.D. at 3:51 O'clock P.M. and was recorded per Reception No. 309130

Rita A. Crean
Rita A. Crean, Deputy
County Clerk & Recorder

PROPERTY DESCRIPTION

That part of Lot 1, Seller's Landing, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows: Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian and considering the South line of the North 1/2 of the Northwest 1/4 to bear S89°02'15"E with all bearings contained herein relative thereto; Thence S89°02'15"E along the South line of the North 1/2 of the Northwest 1/4 a distance of 1882.10 feet to a point on the West Right of Way line of Lake Gulch Road, said point being the Southeast corner of Lot 1, Seller's Landing; Thence N37°38'15"W along said West Right of Way line and along the Easterly line of said Lot 1 a distance of 203.00 feet to the point of beginning; Thence continuing N37°38'15"W along said Right of Way line and said Easterly line of Lot 1 a distance of 146.00 feet; Thence S52°21'45"W a distance of 20.00 feet; Thence S42°26'10"W a distance of 20.30 feet; Thence S52°21'45"W a distance of 147.47 feet to a point on the Westerly line of said Lot 1; Thence S46°32'31"E along said Westerly line a distance of 127.54 feet; Thence N52°21'45"E a distance of 127.73 feet; Thence N88°01'04"E a distance of 28.31 feet; Thence N52°21'45"E a distance of 17.00 feet to the point of beginning.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being the owner and mortgagee of the above described property, have laid out and platted the same into residential condominium units and common elements as shown hereon under the name and style of "SELLER'S LANDING PHASE I".

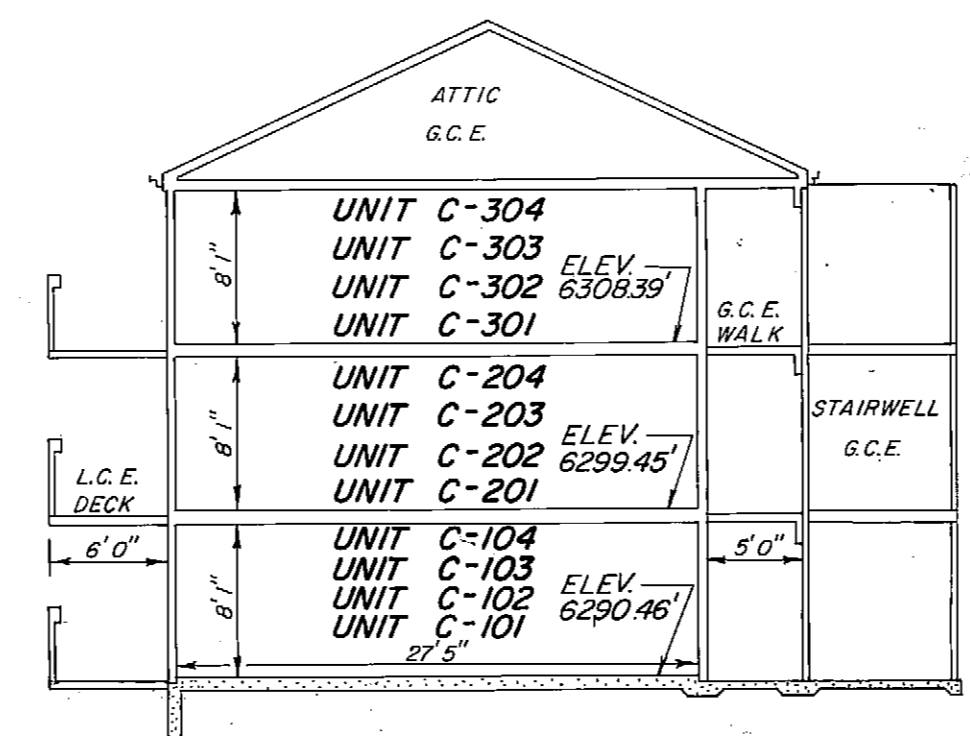
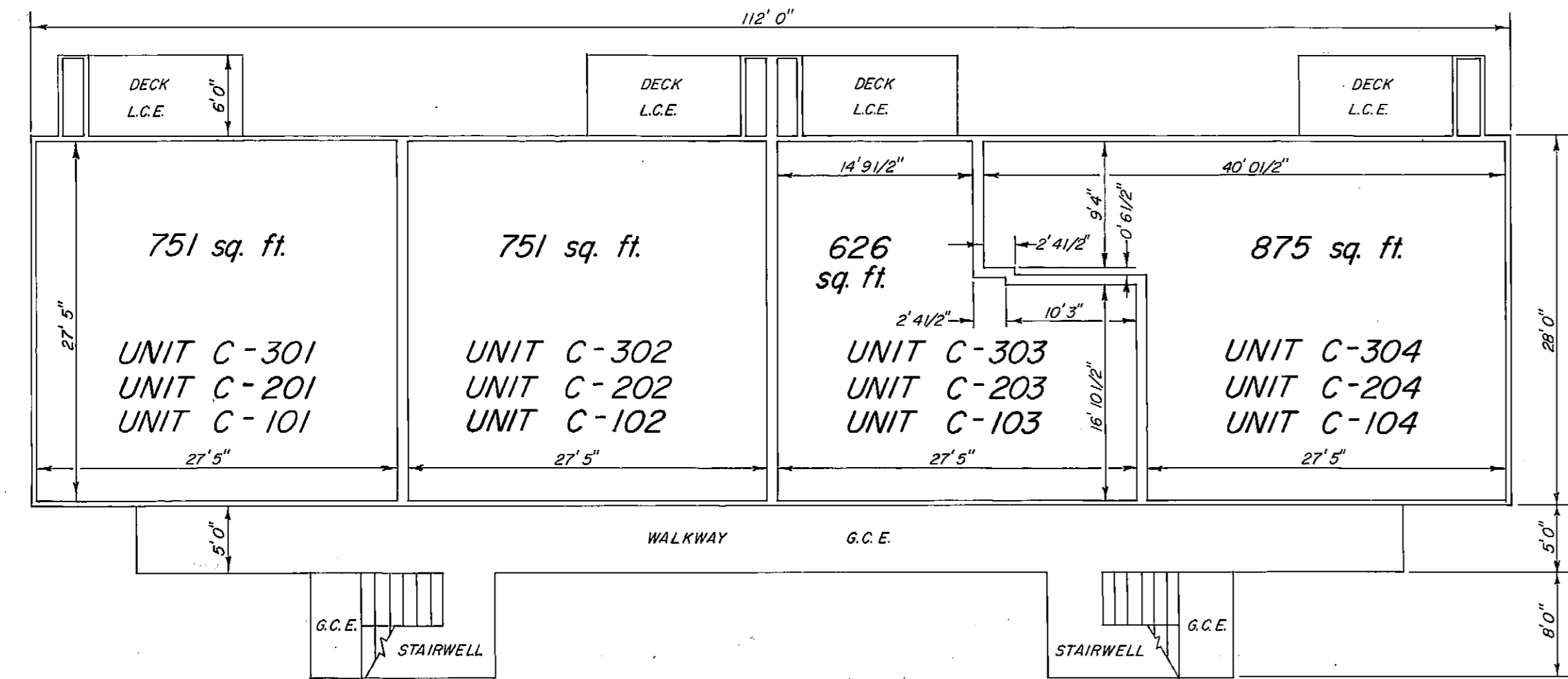
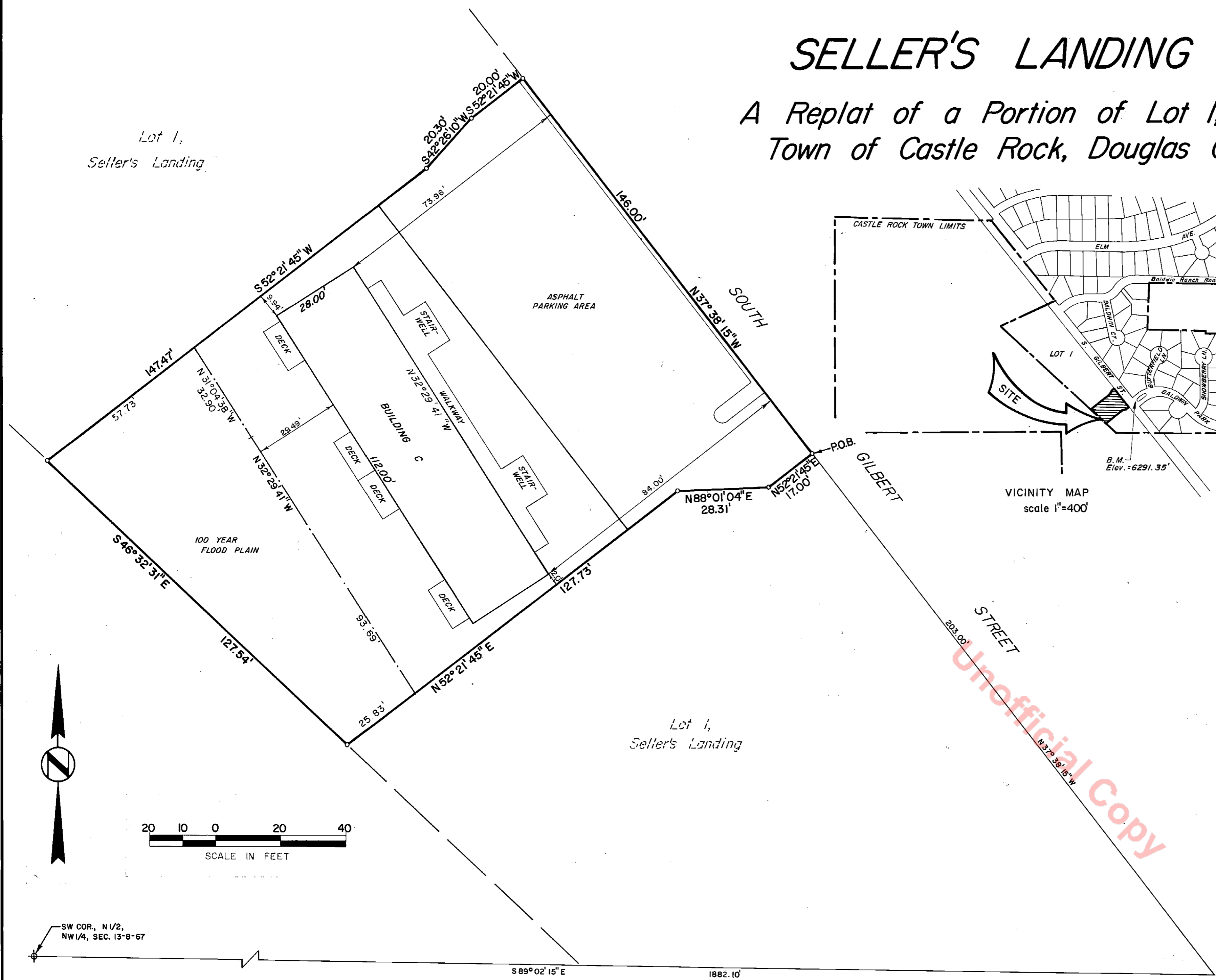
PLANNING & ZONING COMMISSION APPROVAL

This plat was approved by the Town of Castle Rock Planning and Zoning Commission this 7th day of July, 1983 A.D.

Jane Switell
Chairman

NOTES

- Underground utilities may be placed anywhere on this property except in the 100 year flood plain or under the building, decks, walkways, or stairwells. No above ground equipment is allowed except by written permission from the owner.
- All elevations refer to U.S.G.S. datum. The benchmark is a chiseled square on the West end of the island at Baldwin Park Road at South Gilbert Street, elevation = 6291.35.
- G.C.E. denotes General Common Elements.
L.C.E. denotes Limited Common Elements.



<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 689-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		TITLE	FINAL PLAT - SELLER'S LANDING PHASE I
		SCALE	1" = 20'
		DATE	5-4-83
		CLIENT	ALLEN GEORGE
		SHEET	82-294