

# PLAT IDENTIFICATION SHEET

312554

9/23/83

**GRANTOR:**

(owner/signer)

Sellers Landing Partnership LTD.

**GRANTEE:**

(subdivision name or name of plat)

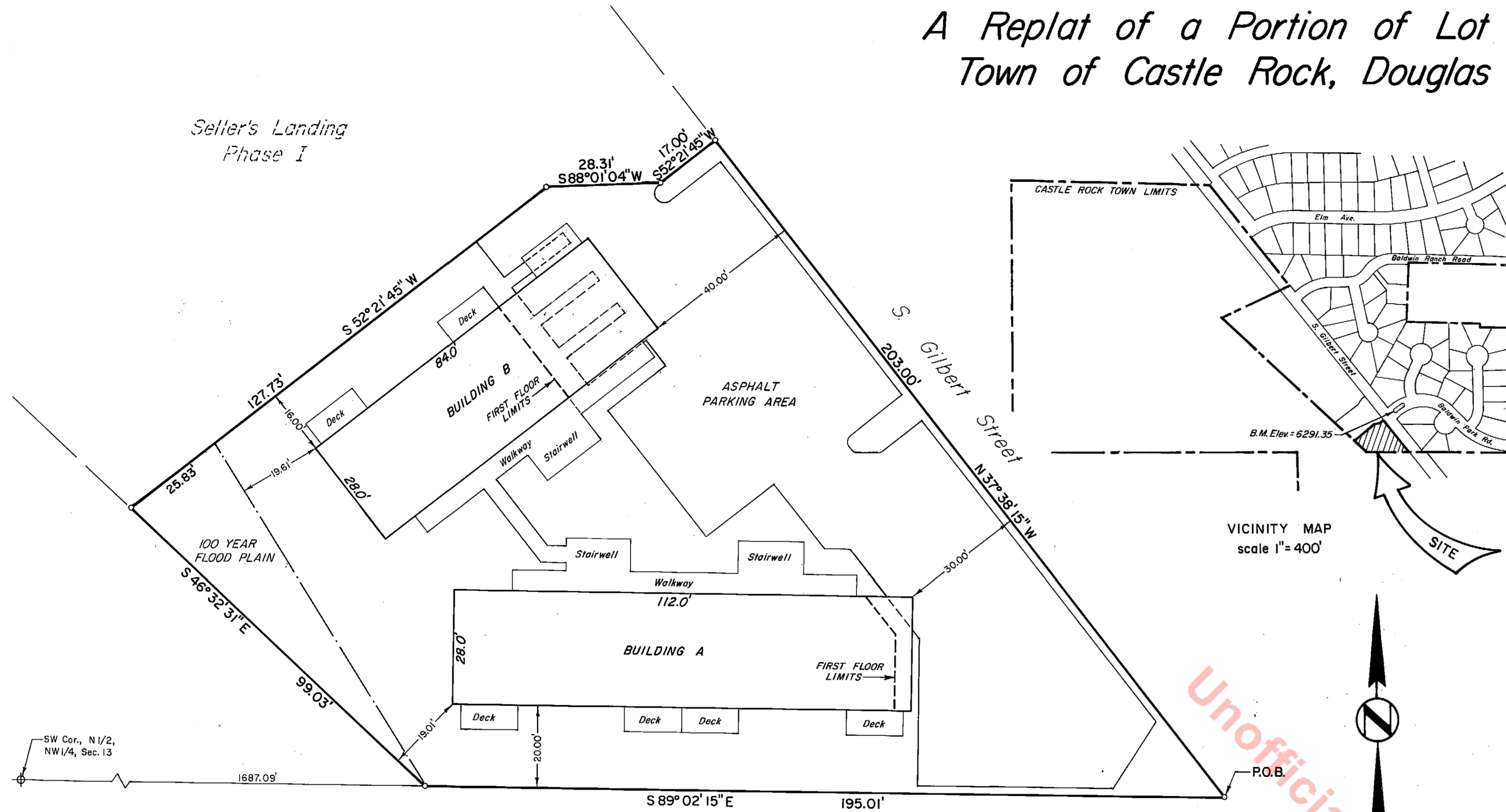
Sellers Landing Phase II

**LEGAL:**

(section-township-range)

# SELLER'S LANDING PHASE II

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



### PROPERTY DESCRIPTION

That part of the Northwest 1/4 of Section 13, 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 Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 13 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 the West Right of Way line of South Gilbert St. and to the true point of beginning; Thence N37°38'15"W along said West Right of Way line a distance of 203.00 feet to the Southeast corner of Seller's Landing Phase I; Thence S52°21'45"W a distance of 17.00 feet; Thence S88°01'04"W a distance of 28.31 feet; Thence S52°21'45"W a distance of 127.73 feet to the Southwest corner of said Phase I; Thence S46°32'31"E a distance of 99.03 feet to a point on the South line of the North 1/2 of the Northwest 1/4; Thence S89°02'15"E a distance of 195.01 feet to the point of beginning.

### 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) SS  
 The foregoing instrument was acknowledged before me this 20th day of September, 1983 A.D. by Allen L. George as a general partner of Seller's Landing Partnership, Ltd. My commission expires January 28, 1985. Address: 2350 E. Bagshaw Road, Golden, Colorado. *Judy K. McAdams* Notary Public

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereinsigned, 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 II".

IntraWest Bank of Southglenn  
*C. Richard Panesi*  
 C. Richard Panesi, Vice-President

STATE OF COLORADO) SS  
 COUNTY OF ARAPAHOE) SS  
 The foregoing instrument was acknowledged before me this 20th day of September, 1983 A.D. by C. Richard Panesi as Vice-President of IntraWest Bank of Southglenn. My commission expires January 28, 1985. Address: 4350 East Arapahoe Rd, Golden, Colorado. *Judy K. McAdams* Notary Public

### PLANNING & ZONING COMMISSION APPROVAL

This plat was approved by the Town of Castle Rock Planning and Zoning Commission this 8th day of September, 1983 A.D.

*Judith Wightman*  
 Chairman

### TOWN OF CASTLE ROCK APPROVAL

This plat was approved by the Town of Castle Rock for filing this 20th day of September, 1983 A.D.

*Ronald J. Adams (seal)* Deputy Town Clerk  
*Robert J. Adams* Mayor, Town of Castle Rock

### 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: Sept 21, 1983  
*John A. Crean*  
 Attorney at Law

### SURVEYOR'S CERTIFICATE

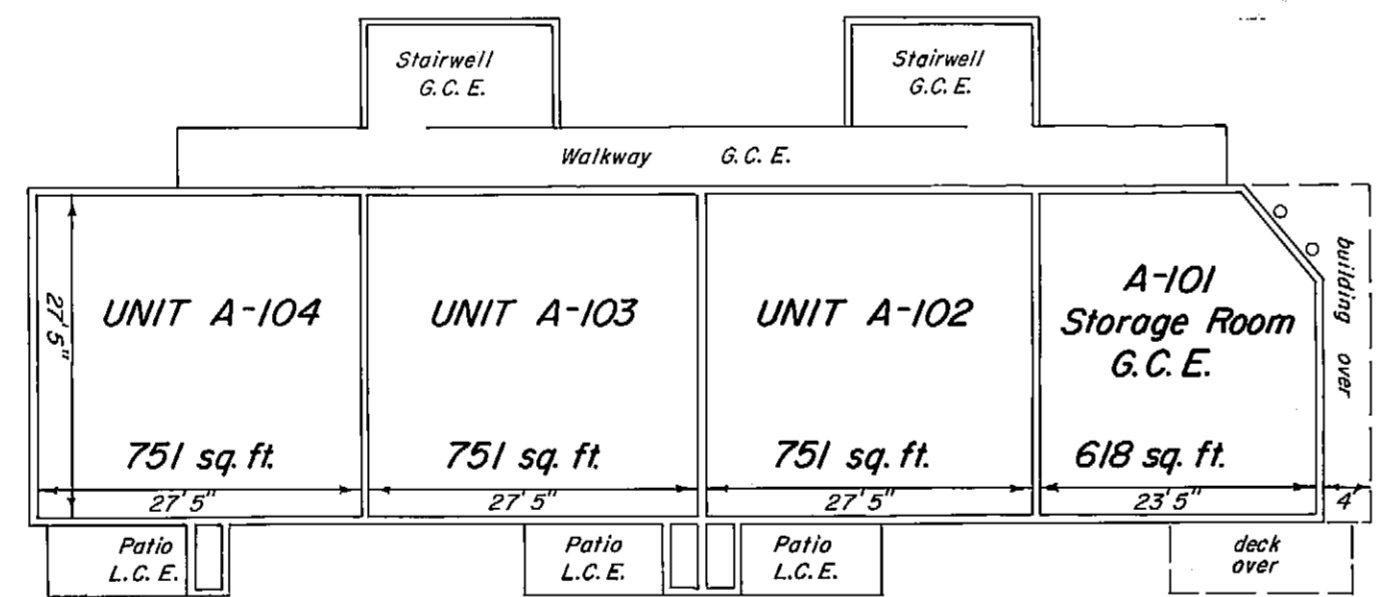
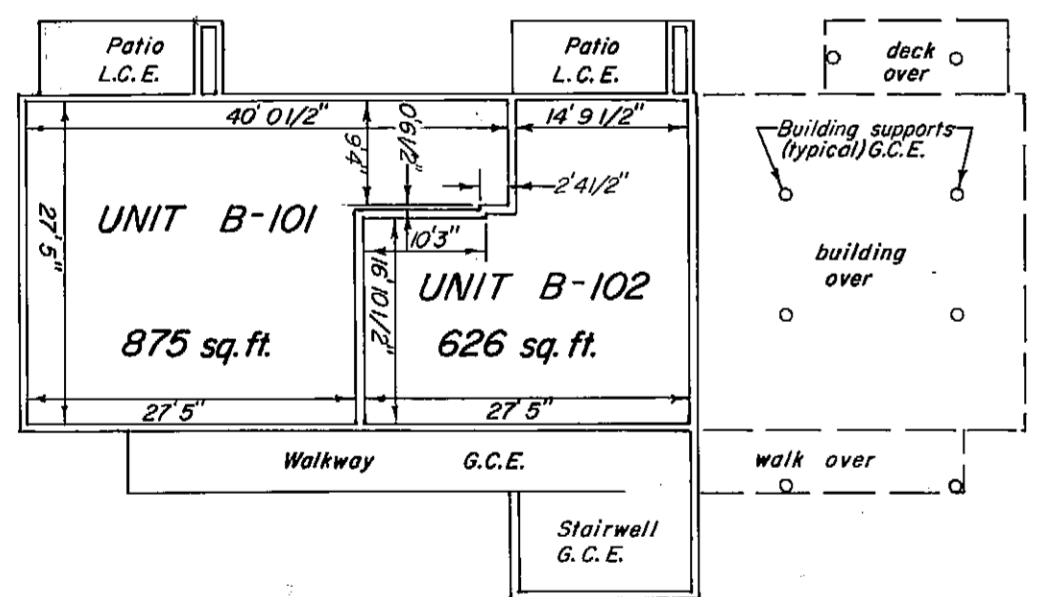
I, David E. Archer, a registered land surveyor in the State of Colorado, do hereby certify that the survey of "SELLER'S LANDING PHASE II" was made under my direct supervision and that this condominium map substantially depicts the location and the horizontal and vertical measurements of the completed 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

### CLERK and RECORDER'S CERTIFICATE

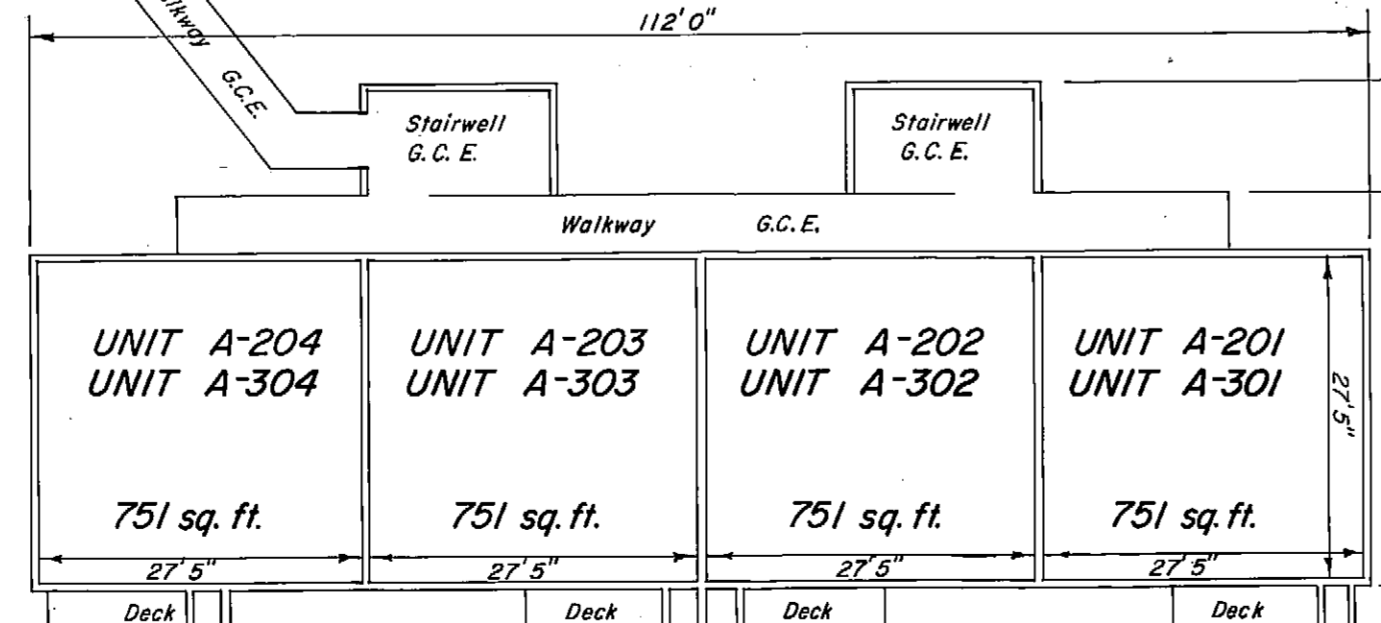
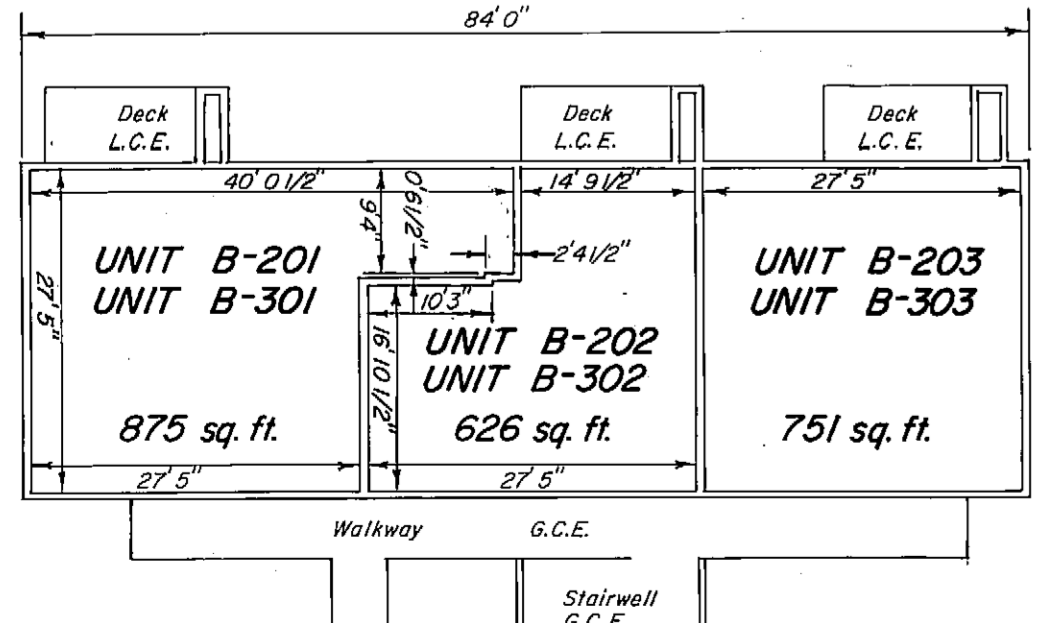
STATE OF COLORADO) SS  
 COUNTY OF DOUGLAS) SS  
 I hereby certify that this plat was filed in my office on this 23rd day of September, 1983 A.D. at 3:51 O'clock P.M. and was recorded per Reception No. 312,554.

*Reta A. Crain*  
*Ray Francis L. Brown*  
 County Clerk & Recorder



### FIRST FLOOR PLANS

1" = 16'

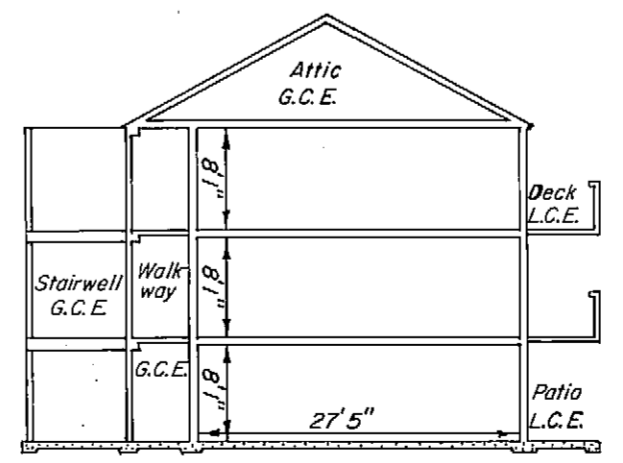


### SECOND & THIRD FLOOR PLANS

1" = 16'

### NOTES

- Underground utilities may be placed anywhere on this property except in the 100 year flood plain or under the building, patios, 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.



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

SCALE 1" = 20'  
 DATE 9-16-83  
 DRN. sy  
 RP YD.

TITLE  
 FINAL PLAT  
 SELLER'S LANDING PHASE II

CLIENT  
 ALLEN GEORGE

JOB NUMBER  
 82-294

Sheet 1 of 1