

# PLAT IDENTIFICATION SHEET

330158

6-22-84

**GRANTOR:**

(owner/signer)

Sellers Landing Partnership LTD

**GRANTEE:**

(subdivision name or name of plat)

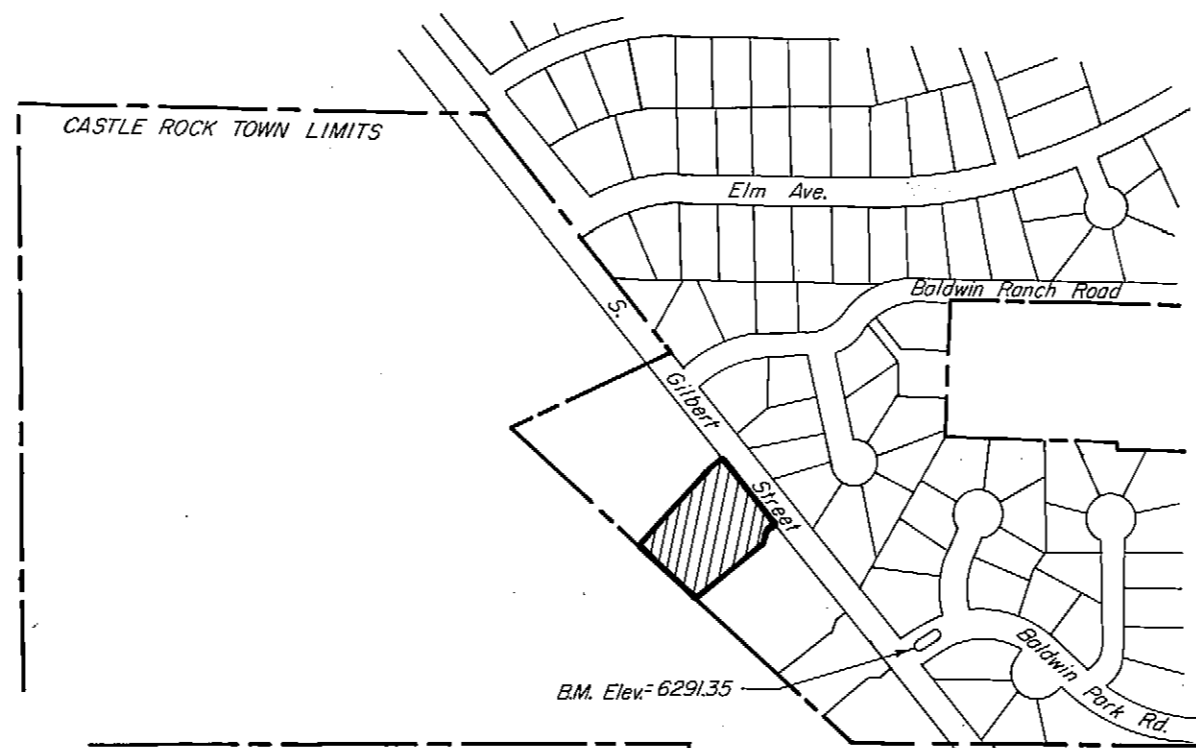
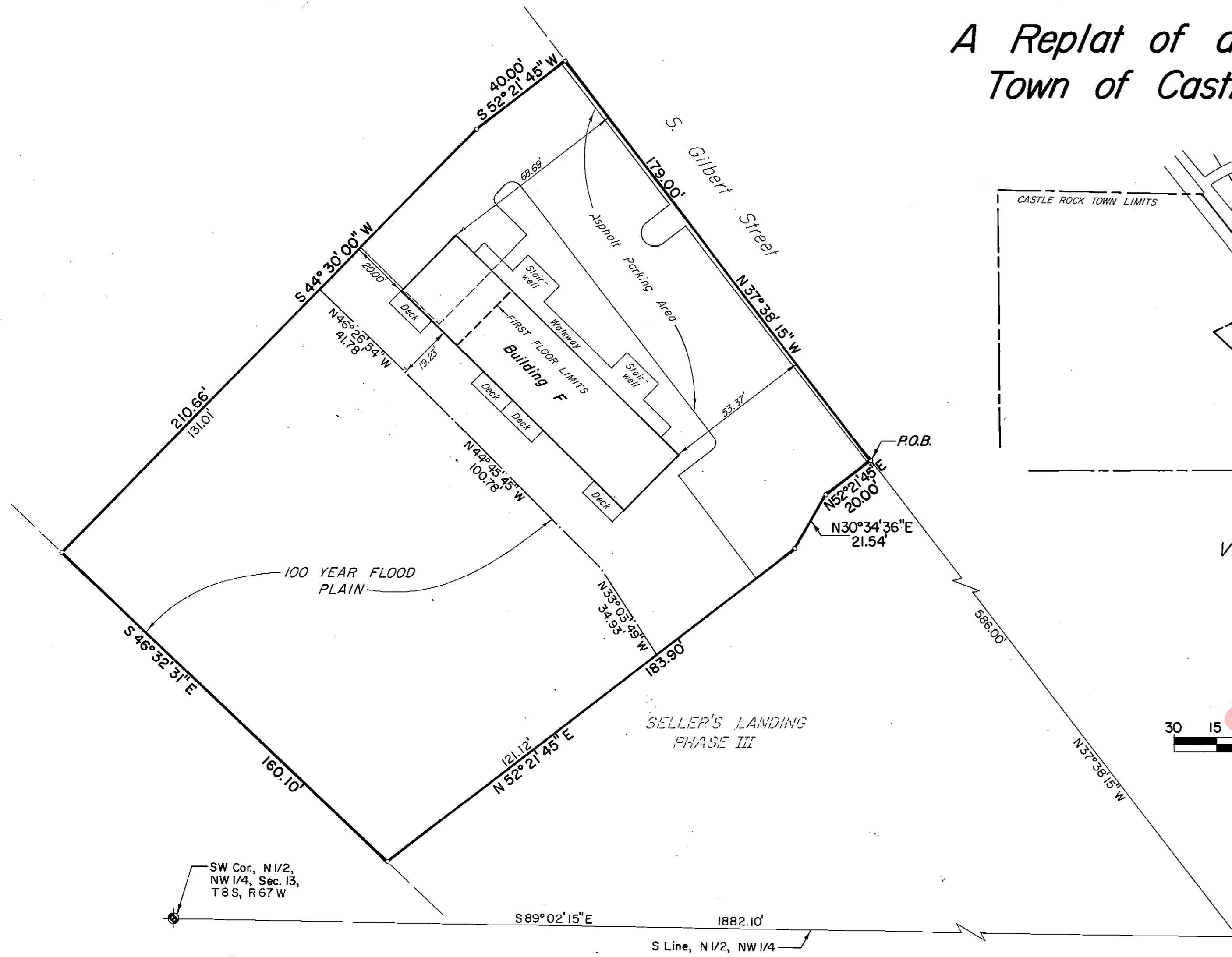
Sellers Landing Phase IV

**LEGAL:**

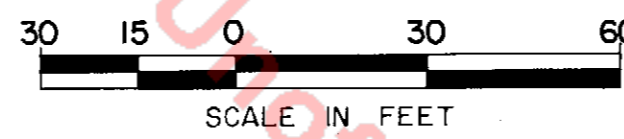
(section-township-range)

# SELLER'S LANDING PHASE IV

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



VICINITY MAP  
scale: 1" = 400'



### 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 South Gilbert Street, 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 586.00 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 179.00 feet; Thence S52°21'45"W a distance of 40.00 feet; Thence S44°30'00"W a distance of 210.66 feet to a point on the Westerly line of said Lot 1; Thence S46°32'31"E along said Westerly line a distance of 160.10 feet; Thence N52°21'45"E a distance of 183.90 feet; Thence N30°34'36"E a distance of 21.54 feet; Thence N52°21'45"E a distance of 20.00 feet to the point of beginning; Containing 0.948 acres more or less.

### OWNER & MORTGAGEE

Seller's Landing Partnership, Ltd., a Colorado Limited Partnership  
*Allen L. George*  
Allen L. George, General Partner

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

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
The foregoing instrument was acknowledged before me this 25th day of April, 1984 A.D. by Allen L. George as a general partner of Seller's Landing Partnership, Ltd., a Colorado Limited Partnership. My commission expires January 28, 1985.  
Address: 2350 E. Orchard Rd., Castle Rock, CO 80104  
*John T. McAdams*  
Notary Public

STATE OF COLORADO) SS  
COUNTY OF ARAPAHOE)  
The foregoing instrument was acknowledged before me this 25th day of April, 1984 A.D. by C. Richard Panesi as Vice-President of IntraWest Bank of Southglenn. My commission expires July 22, 1985.  
Address: 216 Ash Ave., Castle Rock, CO 80104  
*Lucretia M. Simons*  
Notary Public

### 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 IV".

### PLANNING & ZONING COMMISSION APPROVAL

This plat was approved by the Town of Castle Rock Planning and Zoning Commission this 2nd day of April, 1984 A.D.

*G. Meloy*  
Chairman

### TOWN OF CASTLE ROCK APPROVAL

This plat was approved by the Town of Castle Rock for filing this 19th day of April, 1984 A.D.

*Richard K. Wilson* (seal)  
Town Clerk  
*Gary J. Kennedy*  
Mayor

### 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: April 20, 1984  
*John A. Crean*  
Attorney at Law  
\* This is expressly contingent upon and in reliance of the accuracy of TransAmerica Title Insurance Company's Commitment/Policy # 1304804  
*John A. Crean*

### SURVEYOR'S CERTIFICATE

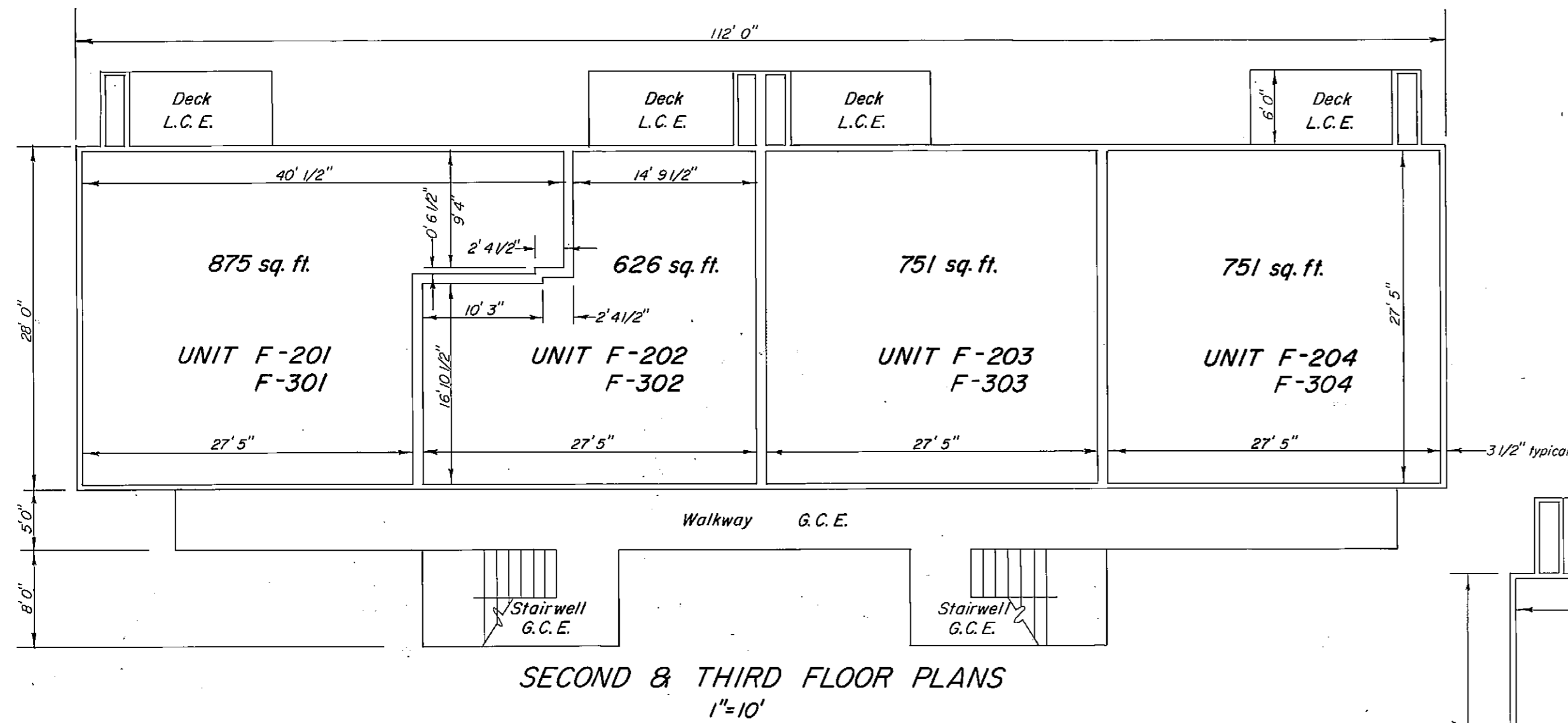
I, David E. Archer, a registered land surveyor in the State of Colorado, do hereby certify that the survey of "SELLER'S LANDING PHASE IV" was made under my direct supervision and that this condominium map substantially depicts the location and the horizontal and vertical measurements of the completed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

*David E. Archer*  
Registered Land Surveyor

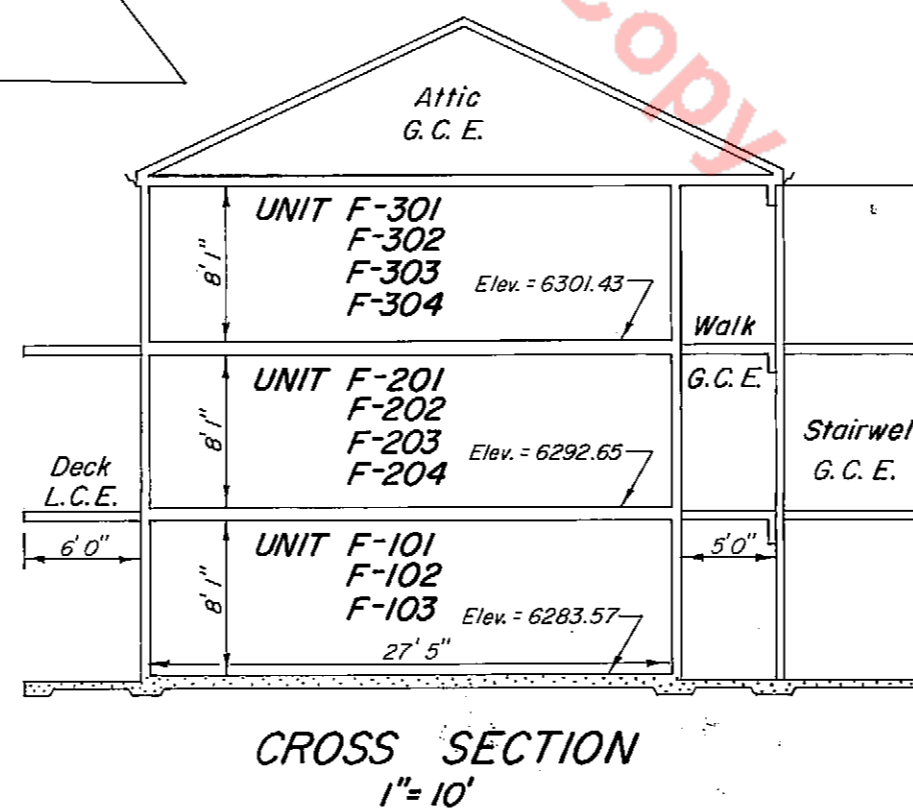
### CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
I hereby certify that this plat was filed in my office on this 22nd day of June, 1984 A.D. at 9:48 O'clock P.M. and was recorded per Reception No. 330158.

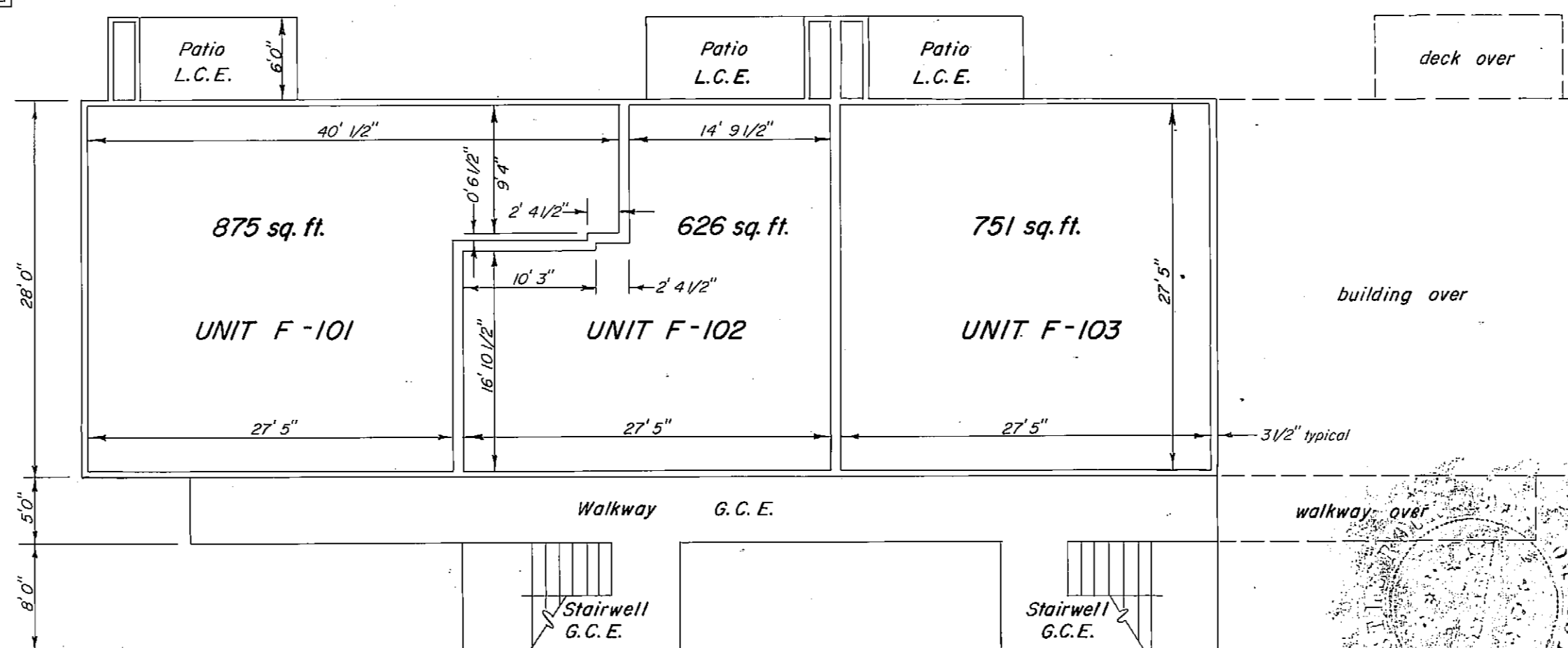
*Rene C. MacWilliam*  
County Clerk and Recorder



SECOND & THIRD FLOOR PLANS  
1" = 10'



CROSS SECTION  
1" = 10'

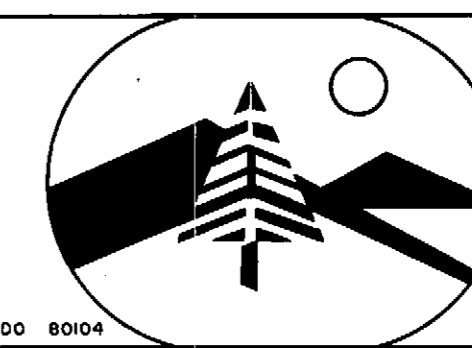


FIRST FLOOR PLANS  
1" = 10'

### 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) 688-4442  
105 WILSON ST., CASTLE ROCK, COLORADO 80104



TITLE	FINAL PLAT SELLER'S LANDING PHASE IV
DATE	3-13-84
CLIENT	ALLEN GEORGE
SHEET	1 of 1
JOB NUMBER	82-294