

PLAT IDENTIFICATION SHEET

86 01327
3-7-86

GRANTOR:
(owner/signer)

Sellers Landing Partnership

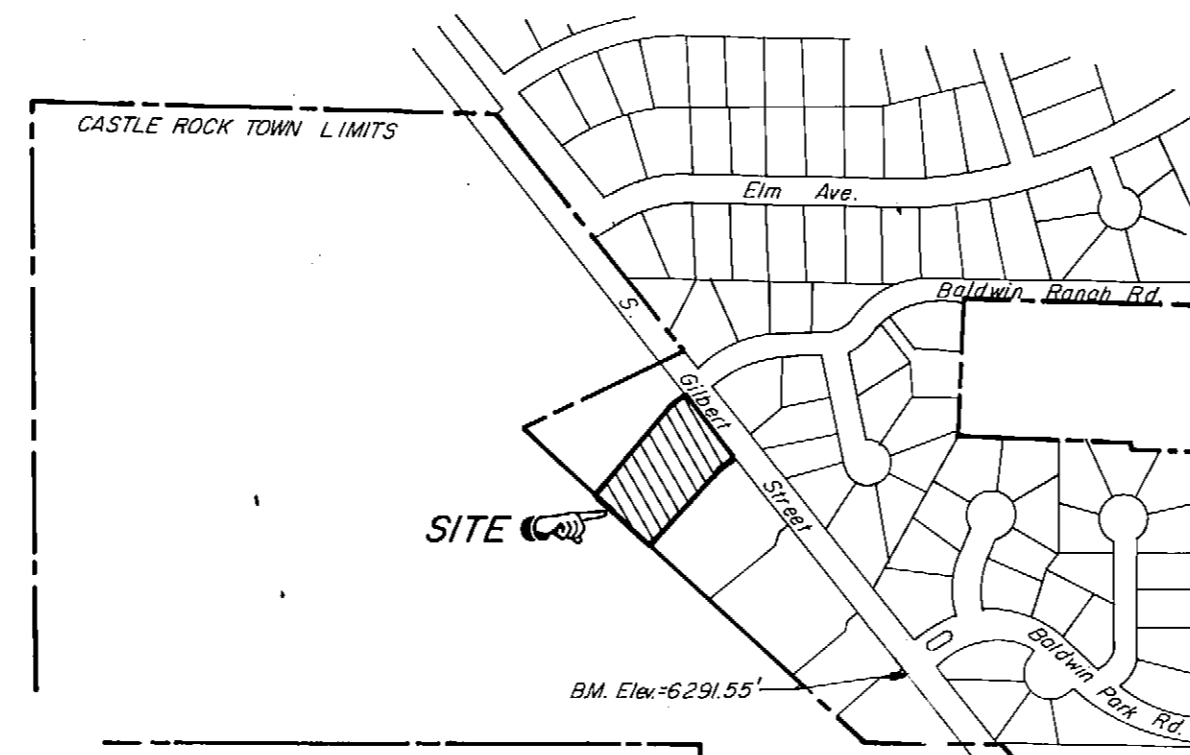
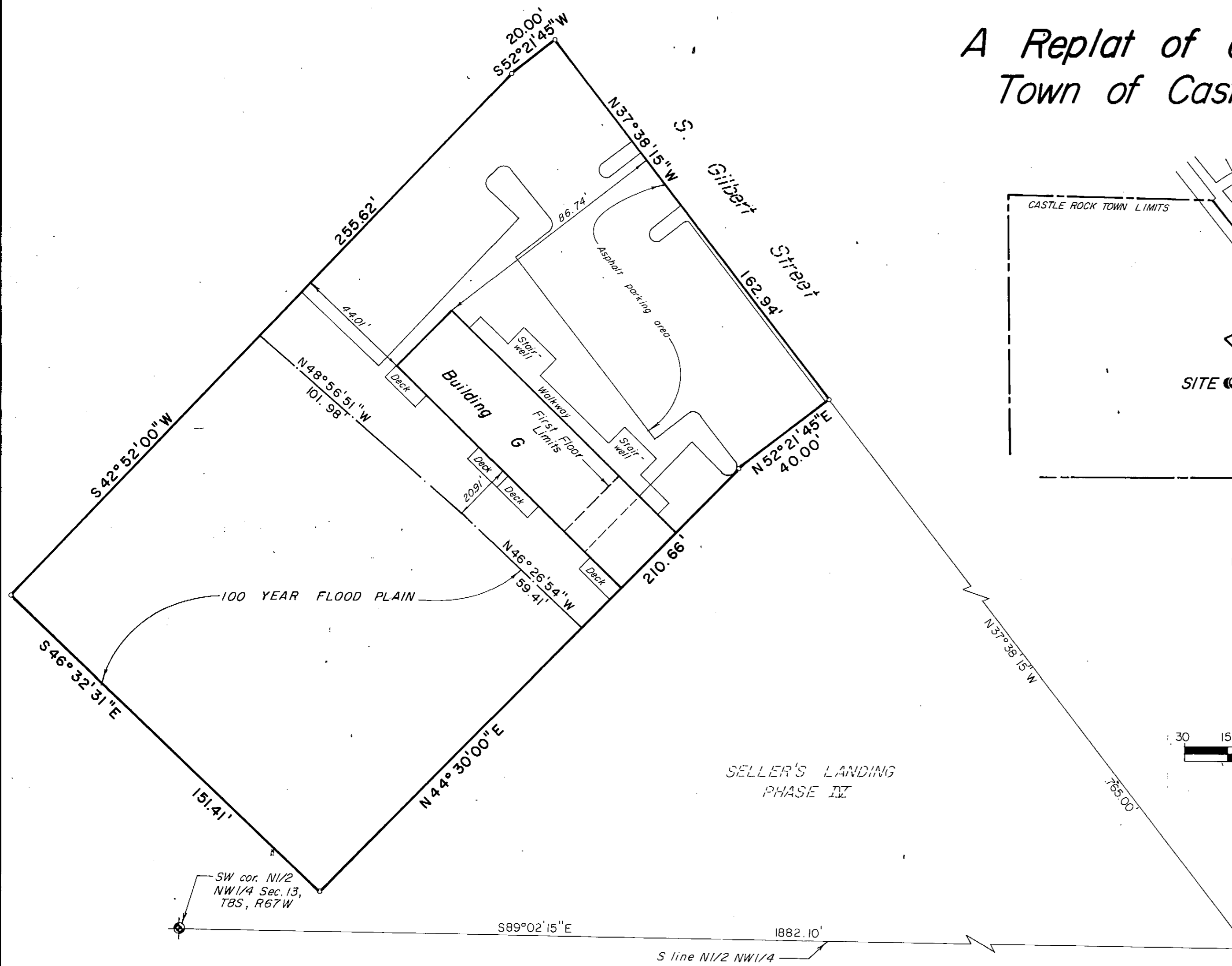
GRANTEE:
(subdivision name or name of plat)

Sellers Landing
Phase 5

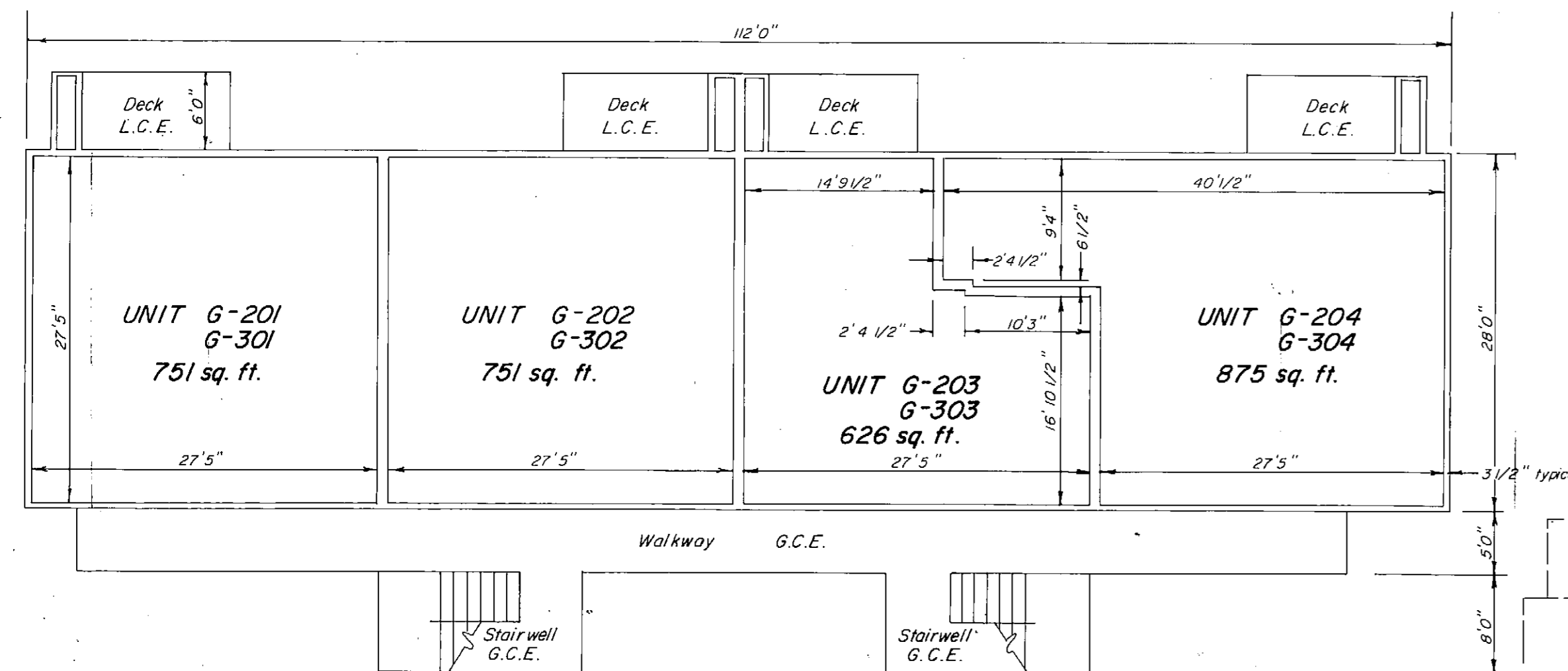
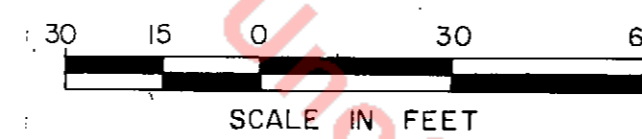
LEGAL:
(section-township-range)

SELLER'S LANDING PHASE IV

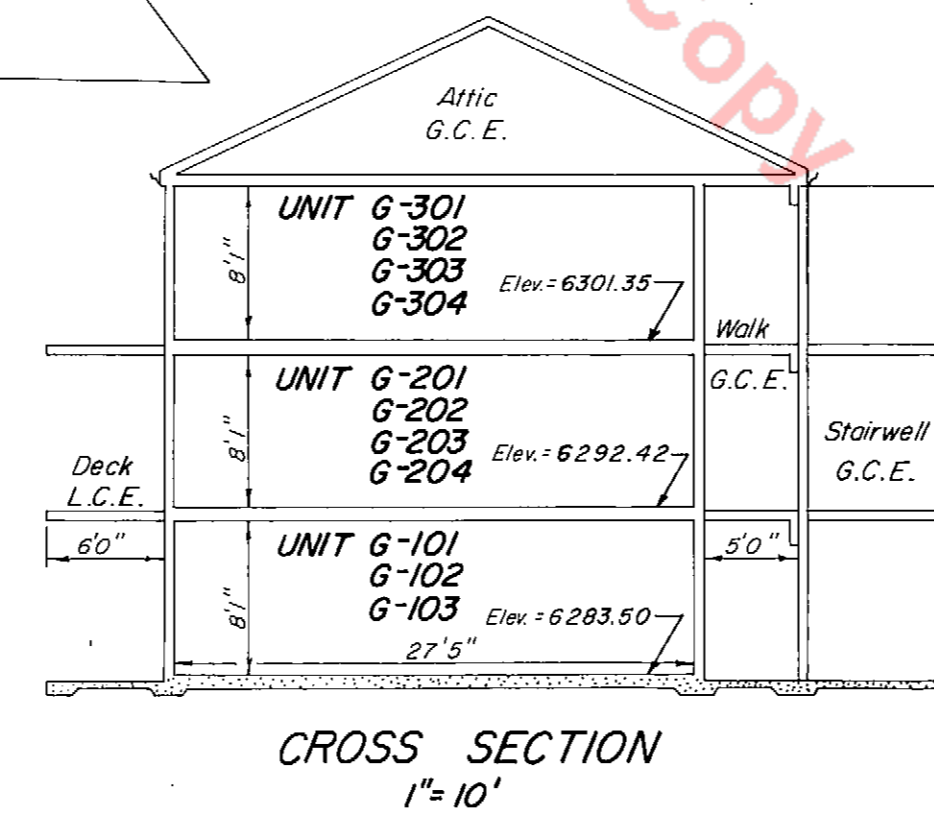
A Replat of a Portion of Lot 1, Seller's Landing,
Town of Castle Rock, Douglas County, Colorado.



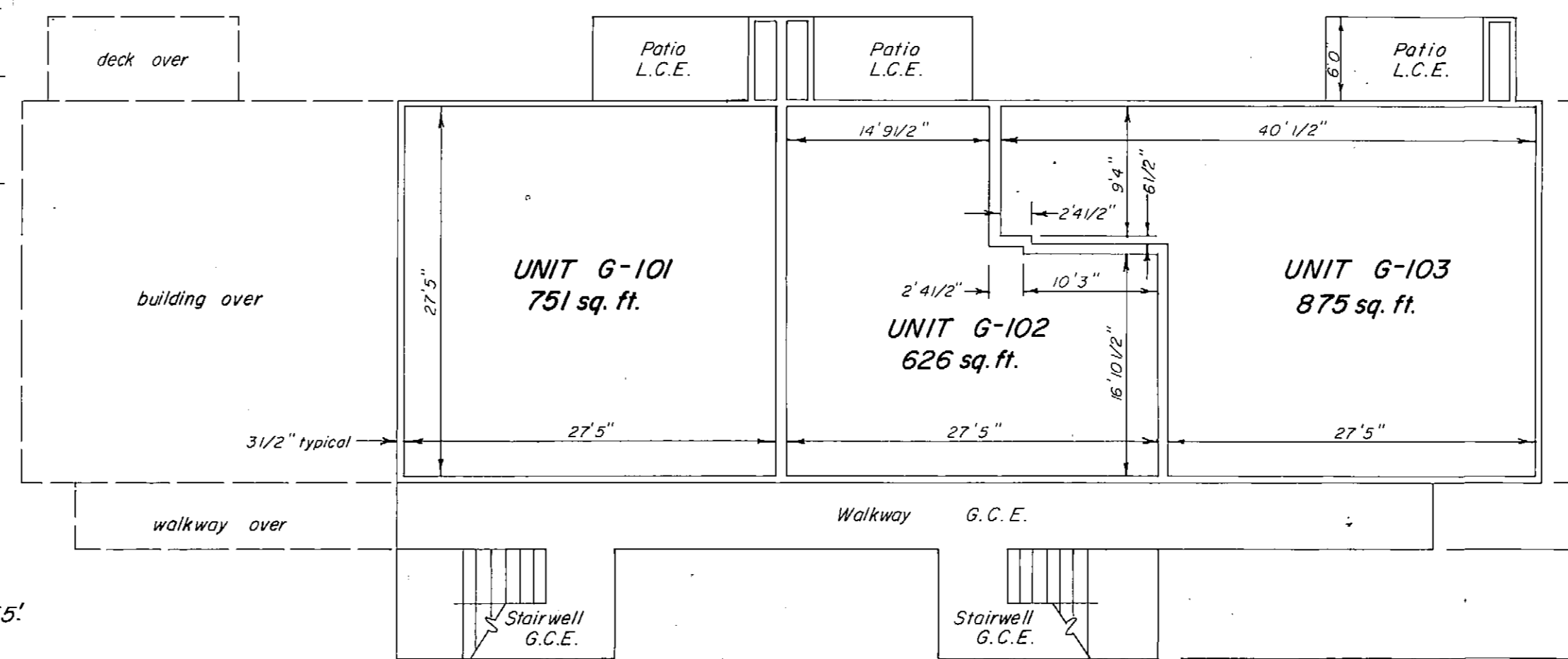
VICINITY MAP
Scale: 1" = 400'



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 cross on the NW corner of a concrete base of a telephone box 200' North of the SE corner of Seller's Landing - Elev. 6291.55'.
- G.C.E. denotes General Common Elements. L.C.E. denotes Limited Common Elements.

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 765.00 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 162.94 feet; Thence S52°21'45"W a distance of 20.00 feet; Thence S42°52'00"W a distance of 255.62 feet to a point on the Westerly line of said Lot 1; Thence S46°32'31"E along said Westerly line a distance of 151.41 feet; Thence N44°30'00"E a distance of 210.66 feet; Thence N52°21'45"E a distance of 40.00 feet to the point of beginning; Containing 0.940 acres more or less.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereon signed, 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 4th day of June, 1985 A.D.

Raymond P. Coogan (acting)
Chairman

TOWN OF CASTLE ROCK APPROVAL

This plat was approved by the Town of Castle Rock for filing this 20th day of June, 1985 A.D.

Phyllis D. Brown (seal)
Mayor
Angie Jennifer
Mayor

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 18th day of February, 1986 A.D. by Allen L. George as a general partner of Seller's Landing Partnership, Ltd., a Colorado Limited Partnership. My commission expires 3/16/87.
Address: 2350 E. Arapahoe Rd., Littleton, Co 80122
John Dempster
Notary Public

STATE OF COLORADO) SS
COUNTY OF ARAPAHOE)

The foregoing instrument was acknowledged before me this 18th day of February, 1986 A.D. by C. Richard Panesi as Vice-President of IntraWest Bank of Southglenn. My commission expires 3/16/87.
Address: 2350 E. Arapahoe Rd., Littleton, Co 80122
John Dempster
Notary Public

ATTORNEY'S OPINION

I, Richard W. Gillespie, 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: 2/12/86
Richard W. Gillespie
Attorney at Law

SURVEYOR'S CERTIFICATE

I, David E. Archer, a professional 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.

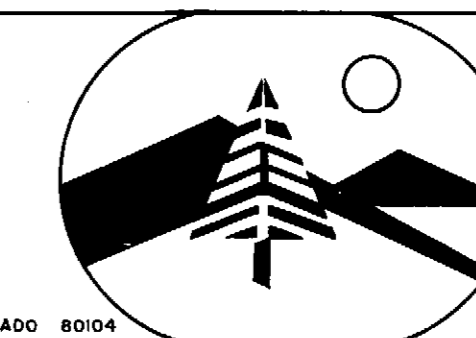
David E. Archer
Professional Land Surveyor No. 0935

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 7th day of March, 1986 A.D. at 9:15 O'clock A.M. and was recorded per Reception No. 8601327.

Patricia A. Crow
County Clerk and Recorder

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



TITLE	FINAL PLAT
	SELLER'S LANDING PHASE IV
SCALE	1" = 30'
DATE	3-13-84
DRAWN BY	UM
CHECKED BY	UM
CLIENT	J.A. LIMITED
SHEET	1 of 1
JOB NUMBER	82-294

Revised Benchmark 2/3/86

Seller's Landing Phase IV