

PLAT IDENTIFICATION SHEET

295391

12/2/82

GRANTOR:

(owner/signer)

GRANTEE:

(subdivision name or name of plat)

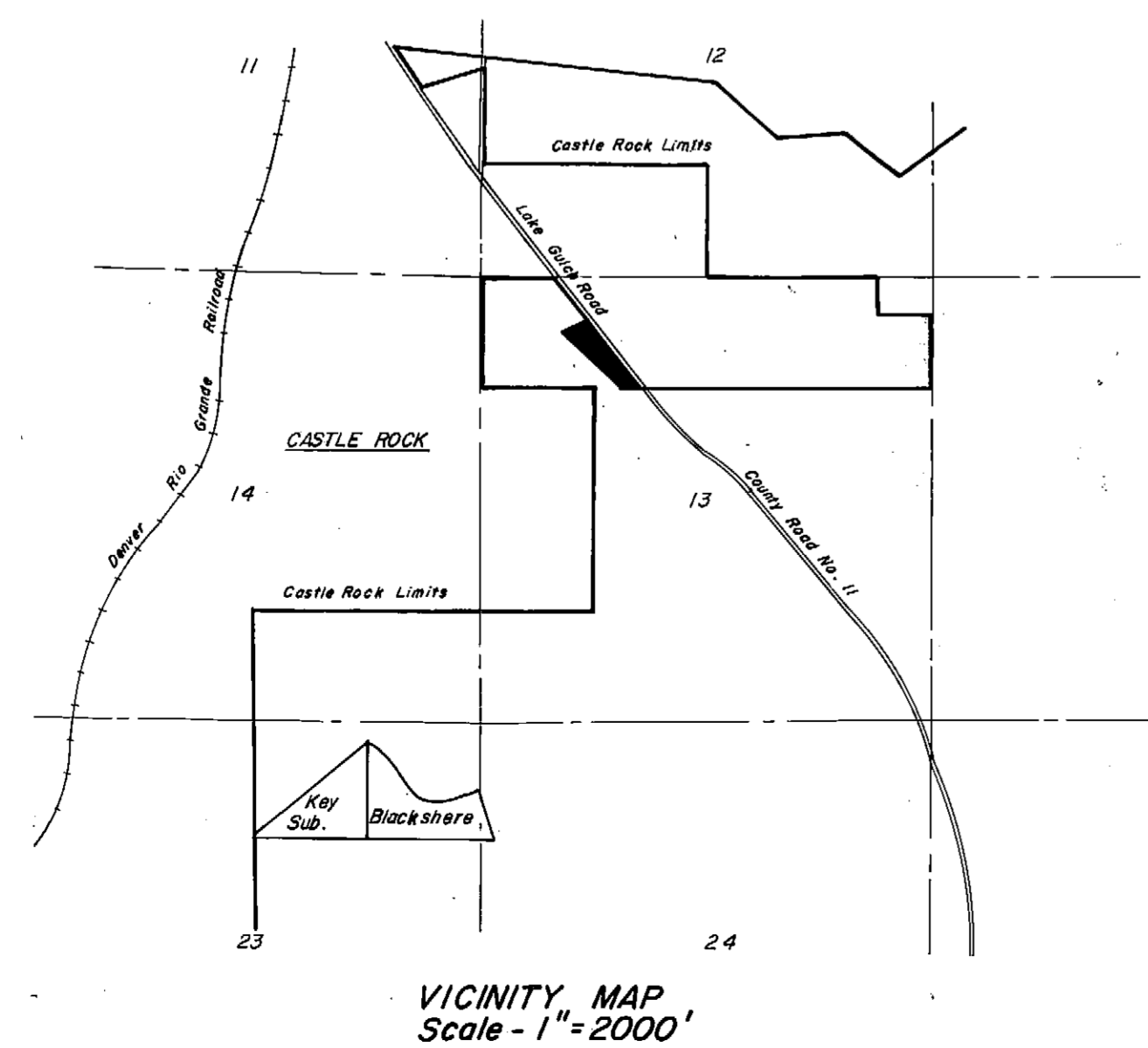
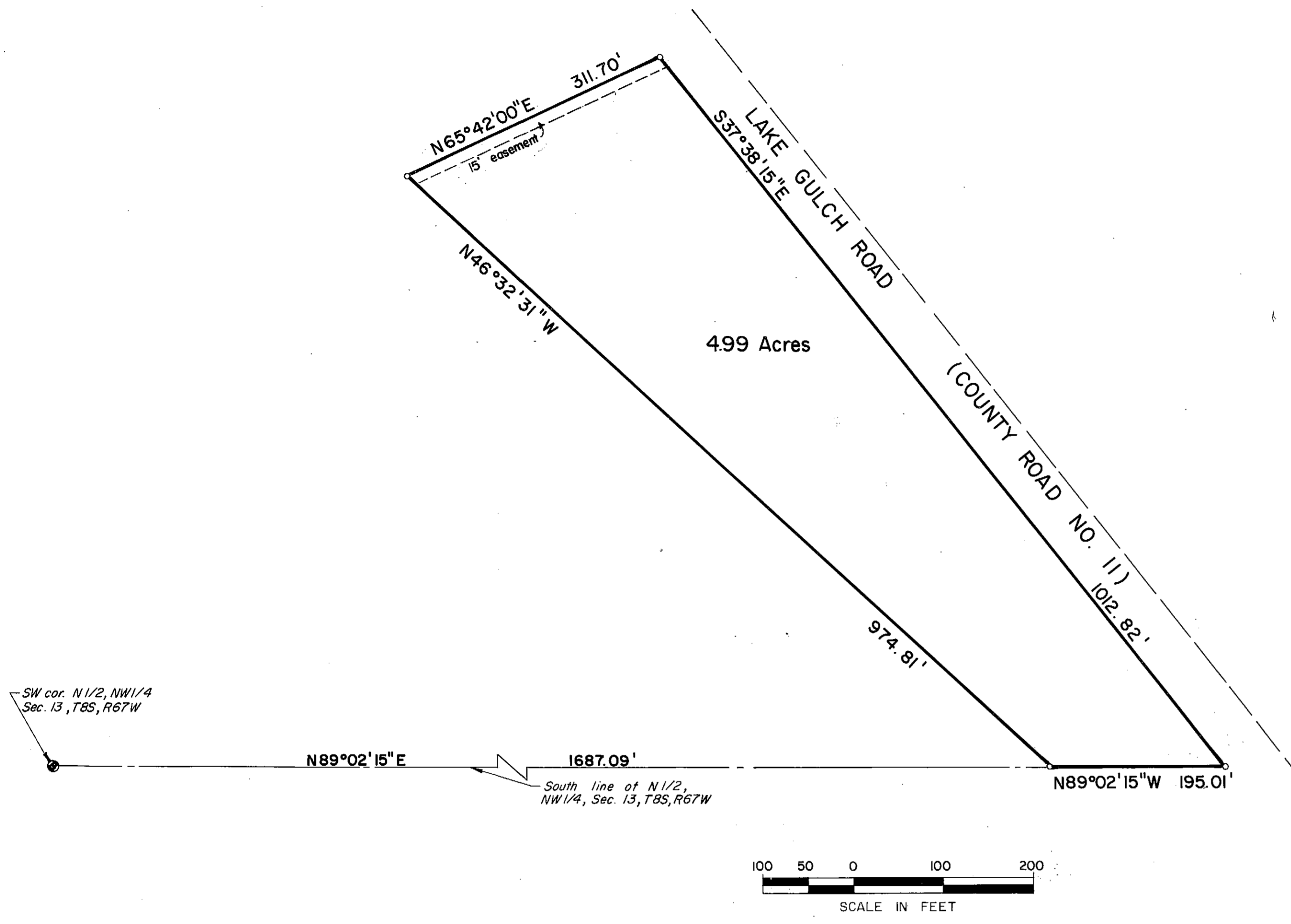
Sellers Landing

LEGAL:

(section-township-range)

SELLER'S LANDING

A PART OF THE NW 1/4 OF SEC. 13
T8S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLO.



NOTE:

- Easements, as required by the utility companies, will be provided as needed.
- Any replatting of this tract of land into condominium units shall indicate water line easements as determined necessary by the Town of Castle Rock.

PROPERTY DESCRIPTION

That part of the Northwest 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, described as follows; Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 13; Thence S89°02'15"E along the South line of the North 1/2 of the Northwest 1/4 a distance of 1687.09 feet to the true point of beginning; Thence N 46° 32' 31" W a distance of 974.81 feet; Thence N 65° 42' 00" E a distance of 311.70 feet to the West line of Lake Gulch County Road; Thence S 37° 38' 15" E along said West line a distance of 1012.82 feet to the South line of the North 1/2 of the Northwest 1/4 of said Section 13; Thence N 89° 02' 15" W along said South line a distance of 195.01 feet to the point of beginning; Containing 4.99 acres, more or less.

OWNERS

Allen L. George
Allen L. George

Jeannine A. George
Jeannine A. George

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned being all the owners and mortgagees of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into a lot, as shown on this plat, under the name and style of "Seller's Landing" and do hereby dedicate to the Town of Castle Rock 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.

NOTARY CERTIFICATES

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 29th day of November, 1982 A.D. by Allen L. George and Jeannine A. George.

Witness my hand and seal.
My commission expires August 18, 1986
108 So. Wilson
Castle Rock, CO 80104

Sara E. Archer
Notary Public

ATTORNEY'S OPINION

I, Earl L. Dazey, 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: 11-29-82

Earl L. Dazey #20
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" was made under my direct supervision and that the accompanying plat accurately and properly represents said subdivision.

David E. Archer
Registered Land Surveyor

TOWN APPROVAL

This plat is approved for filing and the Town further accepts the dedication.

Signed this 1st day of December, 1982 A.D.

Town of Castle Rock

By: Robert Foster
Mayor

PLANNING and ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 30 day of November, 1982 A.D.

S. Colleen Payne
Chairman

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

I hereby certify that this plat was filed in my office this 2nd day of Dec. 1982 A.D. at 9:27 o'clock A.M. and was recorded per Reception No. 295391

[Signature]
County Clerk and Recorder

<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILSON ST. CASTLE ROCK, COLORADO 80104</p>	TITLE	FINAL PLAT SELLER'S LANDING
	SCALE	1" = 100'
	DATE	10-8-82
	DRN. / CRD.	J.M. / [Signature]
CLIENT	Allen George	
SHEET	1 of 1	JOB NUMBER 82-294

Unofficial Copy