

PLAT IDENTIFICATION SHEET

RECEPTION#: 244109

DATE: 10/26/79

TIME:

FEE: \$

GRANTOR:

(owner/signer)

GRANTEE:

(subdivision name or name of plat)

Southridge Townhouses

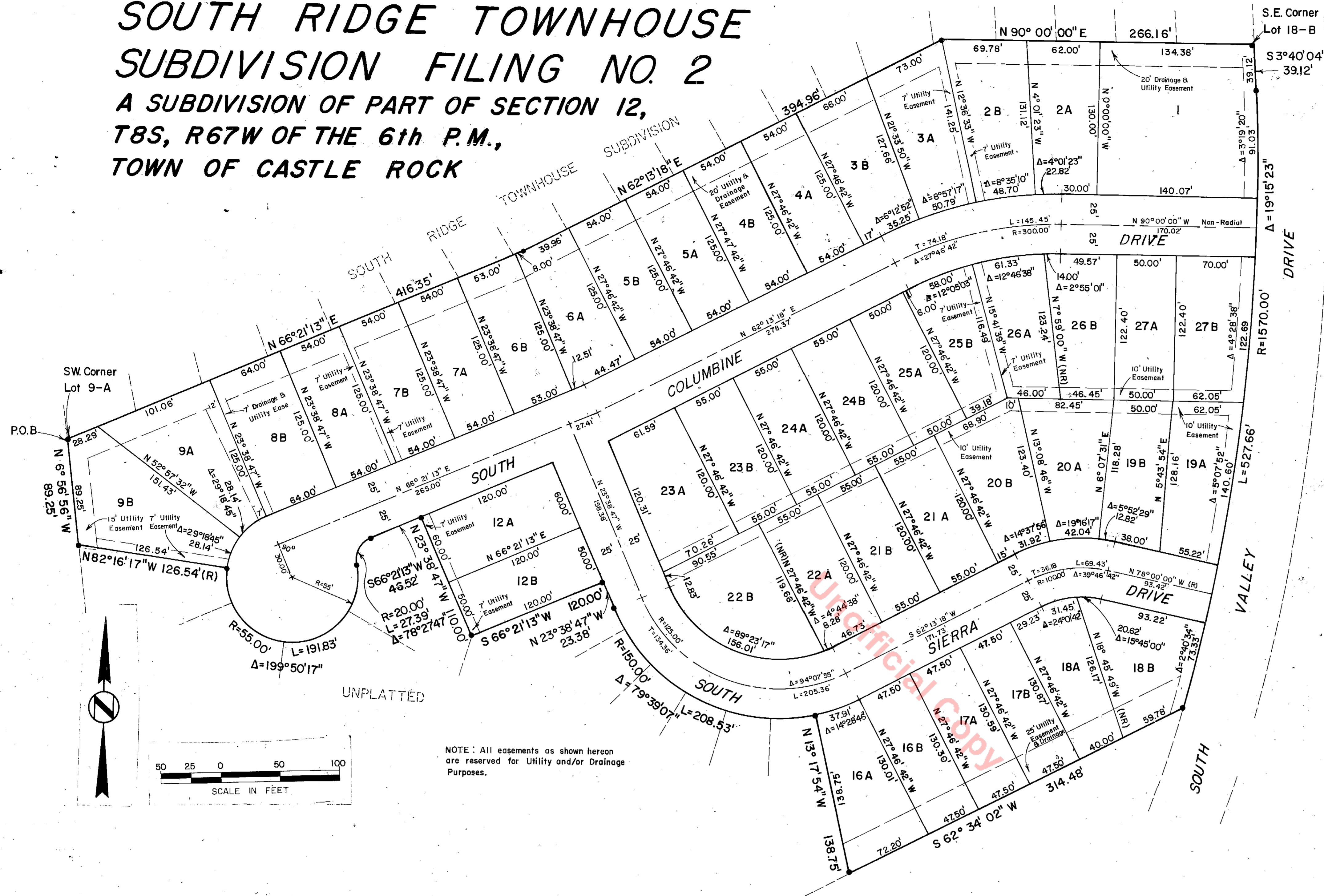
LEGAL:

(section-township-range)

NEW SUBDIVISION ABBREV: _____

SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 2

A SUBDIVISION OF PART OF SECTION 12, T8S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK



NOTE:
No structure shall be erected or maintained on any lot within South Ridge Townhouse Subdivision Filing No. 2, other than a single family dwelling unit, one wall of which directly abuts the wall of a similar single family dwelling unit along a zero (0) setback line. Said zero (0) setback lines are as follows: The common lines between Lots 2A and 2B, 3A and 3B, 4A and 4B, 5A and 5B, 6A and 6B, 7A and 7B, 8A and 8B, 9A and 9B, 12A and 12B, 16A and 16B, 17A and 17B, 18A and 18B, 19A and 19B, 20A and 20B, 21A and 21B, 22A and 22B, 23A and 23B, 24A and 24B, 25A and 25B, 26A and 26B, 27A and 27B. Provided, however, that the foregoing shall not be construed to prevent ownership of two or more units by any person.

Note: The Owner hereby conveys to the Town of Castle Rock, County of Douglas, State of Colorado, all water & water rights both tributary and non-tributary, arising upon, or flowing under the hereon described property.

NOTE: All easements as shown hereon are reserved for Utility and/or Drainage Purposes.

STREET MAINTENANCE
It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has been issued to that effect.

TOWN APPROVAL
This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridle path easements shown hereon.
Signed this 21st day of June, 1979.
Attest: Jeanette Niel, Town Clerk By: Freddie Smith Mayor (TOWN OF CASTLE ROCK)

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:50 A.M. on the 26th day of OCTOBER, 1979, in Book 244, page 109.
Map 244-109

County Clerk and Recorder
By: [Signature]
Deputy

CERTIFICATE OF DEDICATION AND OWNERSHIP:
Know all men by these presents, that the undersigned, being all of the Owner (s), the Mortgage(s) and Lein-holders(s) of a tract of land situated in Section 12, Township 8 South, Range 67 West, of the 6th-Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
Beginning at the Southwest corner of Lot 9-A, South Ridge Townhouse Subdivision;
Thence N 66°21'13"E along the Southern boundary of said South Ridge Townhouse Subdivision, a distance of 416.35 feet;
Thence N 62°13'18"E along said South boundary a distance of 394.96 feet;
Thence N 90°00'00"E along said South boundary a distance of 266.16 feet to the Southeast corner of Lot 18-B of said South Ridge Town House Subdivision;
Thence S 3°40'04"E a distance of 39.12 feet to a point of curve;
Thence Southerly along the arc of a curve to the right a distance of 527.66 feet, said curve has a radius of 1570.00 feet, and a central angle of 19°15'23";
Thence S 62°34'02"W a distance of 314.48 feet;
Thence N 13°17'54"W a distance of 138.75 feet to a point on a curve;
Thence Westerly along the arc of a curve to the right a distance of 208.53 feet, said curve has a radius of 150.00 feet, and a central angle of 79°39'07" to a point of tangent;
Thence N 23°38'47"W along said tangent a distance of 23.38 feet;
Thence S 66°21'13"W a distance of 120.00 feet;
Thence N 23°38'47"W a distance of 110.00 feet;
Thence S 66°21'13"W a distance of 46.52 feet to a point of curve;
Thence Southwesterly along the arc of a curve to the left a distance of 27.39 feet, said curve has a radius of 20.00 feet and a central angle of 78°27'47" to a point of reverse curve;
Thence Southerly and Westerly along the arc of a curve to the right a distance of 191.83 feet, said curve has a radius of 55.00 feet and a central angle of 199°50'17";
Thence N 82°16'17"W radial to the last mentioned curve a distance of 126.54 feet;
Thence N 06°56'56"W a distance of 89.25 feet to the point of beginning;

Containing 9.170 acres, more or less, have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of South Ridge Townhouse Subdivision Filing No. 2, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Columbine Drive and Sierra Drive.
The undersigned hereby further dedicate all utility easements and 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.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.
The lands comprising this subdivision are subject to certain covenants which are recorded in Book 244 at Page 109 of the Douglas County Records.
Executed this 18th day of October, 1979.

Owner
[Signature]

SS:
County of Douglas
The foregoing dedication was acknowledged before me this 18th day of October, 1979 by Richard L. Gandy
Witness my hand and seal. My commission expires September 4, 1982
[Signature]
Notary Public

SURVEYING CERTIFICATE
I, DAVID E. ARCHER, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments thereon actually exist and this plat accurately represents said survey.
David E. Archer
Registered Land Surveyor

TITLE CERTIFICATE
I, James B. Folkestad, an attorney at law duly licensed to practice before the Courts of Record of the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators.
Signed this 18th day of October, 1979.
[Signature]
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL
This plat approved by the Town of Castle Rock Planning and Zoning Commission this 5th day of June, 1979.
[Signature]
Chairman

