

# PLAT IDENTIFICATION SHEET

304663

05/25/1983

**GRANTOR:**

(owner/signer)

Young Michael

**GRANTEE:**

(subdivision name or name of plat)

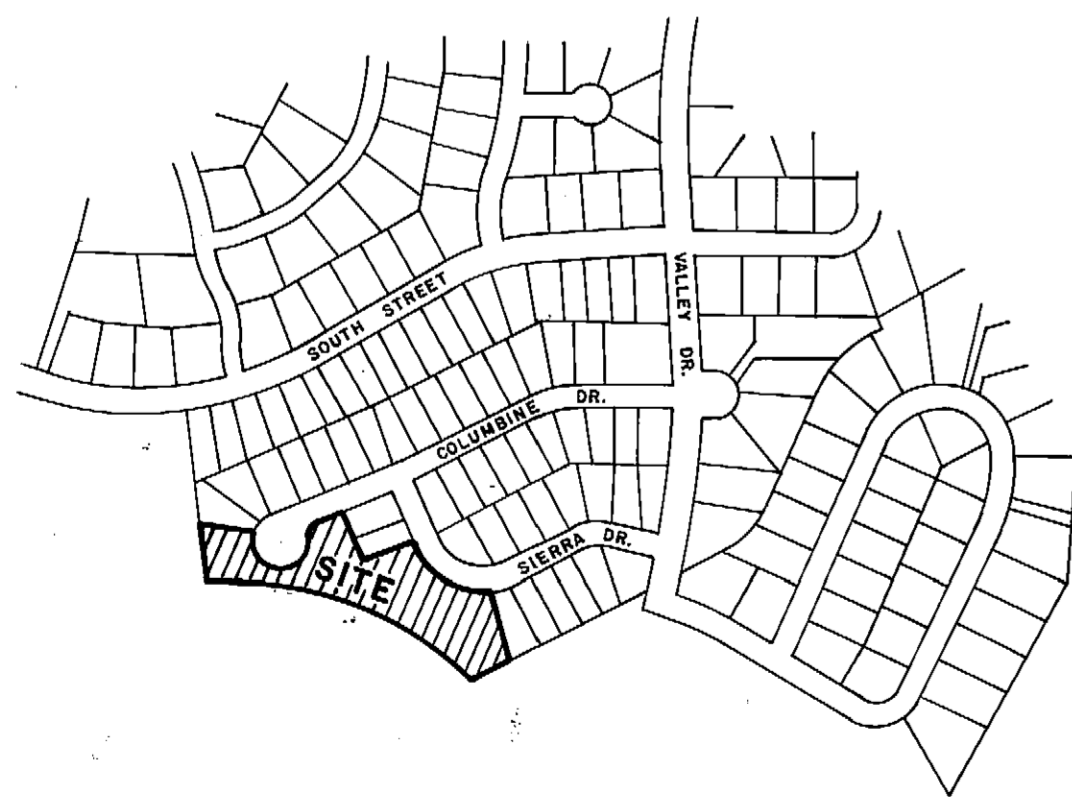
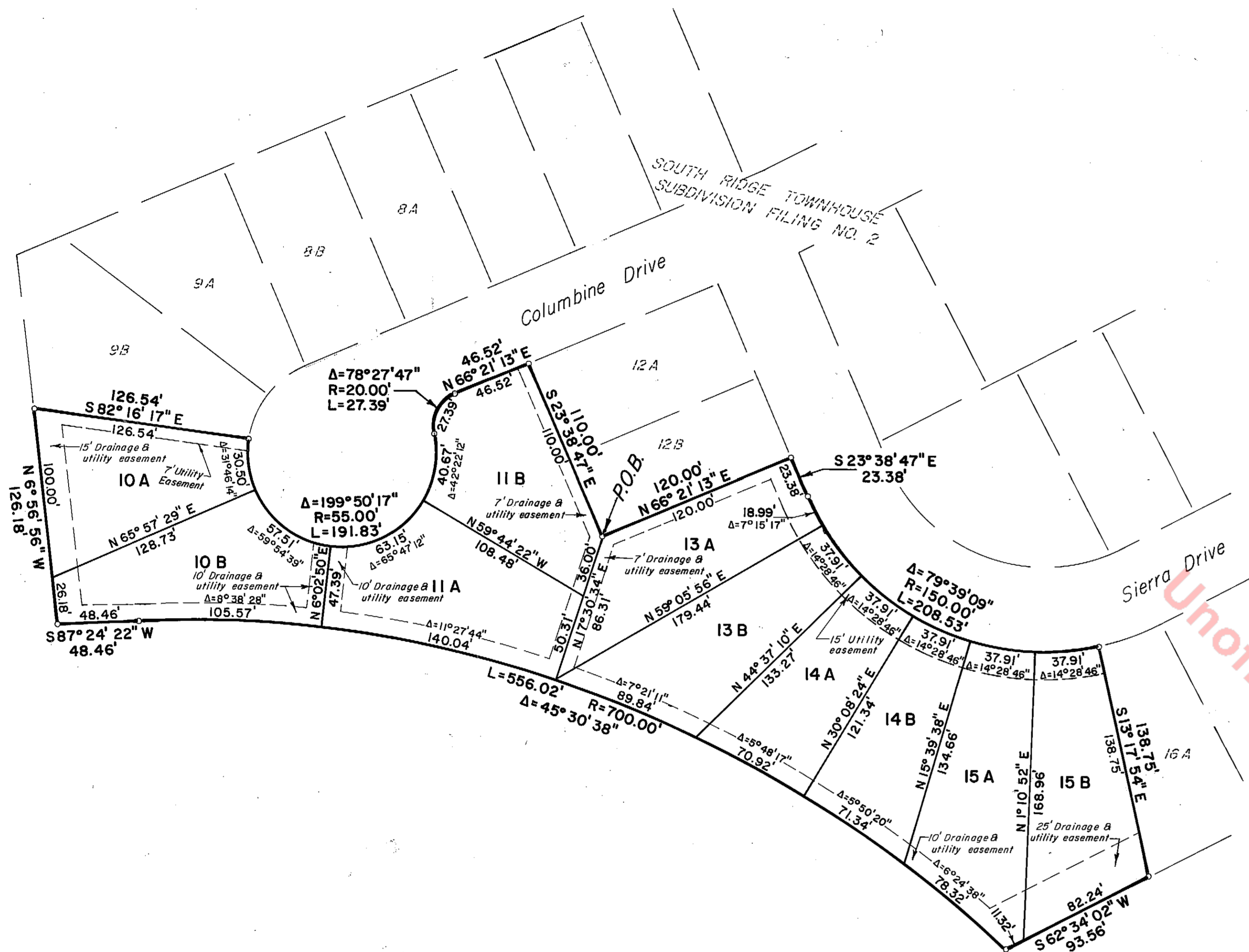
Southridge Townhouse Sub 3

**LEGAL:**

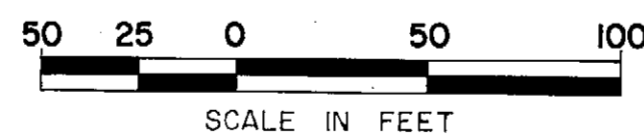
(section-township-range)

# SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. THREE

A SUBDIVISION OF A PART OF SEC. 12, T8S, R67W  
OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLO.



VICINITY MAP  
Scale 1"=400'



### PROPERTY DESCRIPTION

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 most Southerly corner of Lot 12 B, South Ridge Townhouse Subdivision Filing No. 2; Thence N66°21'13"E a distance of 120.00 feet to the most Easterly corner of said Lot 12 B, Thence S23°38'47"E along the Southern boundary of Sierra Drive a distance of 23.38 feet to a point of curve; Thence Southeasterly along said Southern boundary and along the arc of a curve to the left a distance of 208.53 feet, said curve has a radius of 150.00 feet and a central angle of 79°39'09" to the Northwest corner of Lot 16 A, South Ridge Townhouse Subdivision Filing No. 2; Thence S13°17'54"E a distance of 138.75 feet to the Southwest corner of said Lot 16 A; Thence S62°34'02"W a distance of 93.56 feet, to a point on a curve; Thence Northwesterly along the arc of a curve to the left a distance of 556.02 feet, said curve has a radius of 700.00 feet and a central angle of 45°30'38" to a point of tangent; Thence S87°24'22"W along said tangent a distance of 48.46 feet; Thence N6°56'56"W a distance of 126.18 feet to the Southwest corner of Lot 9 B, South Ridge Townhouse Subdivision Filing No. 2; Thence S82°16'17"E a distance of 126.54 feet to the Southeast corner of said Lot 9 B and to a point on the Right of Way of Columbine Drive; Thence along said Right of Way along the arc of a curve to the left a distance of 191.83 feet, said curve has a radius of 55.00 feet and a central angle of 199°50'17" to a point of reverse curve; Thence Northeasterly along said Right of Way along the arc of a curve to the right 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 tangent; Thence N66°21'13"E along said Right of Way and along said tangent a distance of 46.52 feet to the Northwest corner of Lot 12 A, South Ridge Townhouse Subdivision Filing No. 2; Thence S23°38'47"E a distance of 110.00 feet to the point of beginning;  
Containing 1.852 acres, more or less.

### OWNER

Michael Young  
Michael Young

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
The foregoing instrument was acknowledged before me this 6th day of May, 1983 A.D. by Michael Young.  
My commission expires \_\_\_\_\_

James E. Archer  
Notary Public

### SURVEYOR'S CERTIFICATE

I, David E. Archer, a registered land surveyor in the State of Colorado, do hereby certify that the survey of "SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. THREE" was made under my direct supervision and that the accompanying plat accurately and properly represents said survey.

David E. Archer  
Registered Land Surveyor

### PLANNING and ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 6th day of JANUARY, 1983 A.D.

David H. Brown  
Chairman

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being the owner of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into lots and easements, as shown on this plat, under the name and style of "SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. THREE" and do hereby dedicate to the Town of Castle Rock all utility easements and do 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 hereonsigned 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 utility easements as shown hereon.

### TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the utility easements shown hereon.

Signed this 6th day of May, 1983 A.D.

Glenn Bush  
Town Clerk

Town of Castle Rock  
By: Tommy A. White  
Mayor

### ATTORNEY'S OPINION

I, James B. Folkestad, 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: May 6, 1983

James B. Folkestad  
Attorney at Law #471

### CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
I hereby certify that this plat was filed in my office this 25th day of May, 1983 A.D. at 2:11 o'clock A.M. and was recorded per Reception No. 304663.

Rita A. Crain  
County Clerk and Recorder  
Phyllis L. Brown deputy

<p>DAVID E. ARCHER &amp; ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING PHONE (303) 688-4442 105 WILCOX ST. CASTLE ROCK, COLORADO 80044</p>		TITLE	FINAL PLAT SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. THREE
		SCALE	1"=50'
		DATE	9-30-82
		DRN.	sy
		APVD.	
		CLIENT	MICHAEL YOUNG
		JOB NUMBER	
		Sheet	1 of 1
			77-491