

PLAT IDENTIFICATION SHEET

304668

05/25/1983

GRANTOR:

(owner/signer)

Young Michael

GRANTEE:

(subdivision name or name of plat)

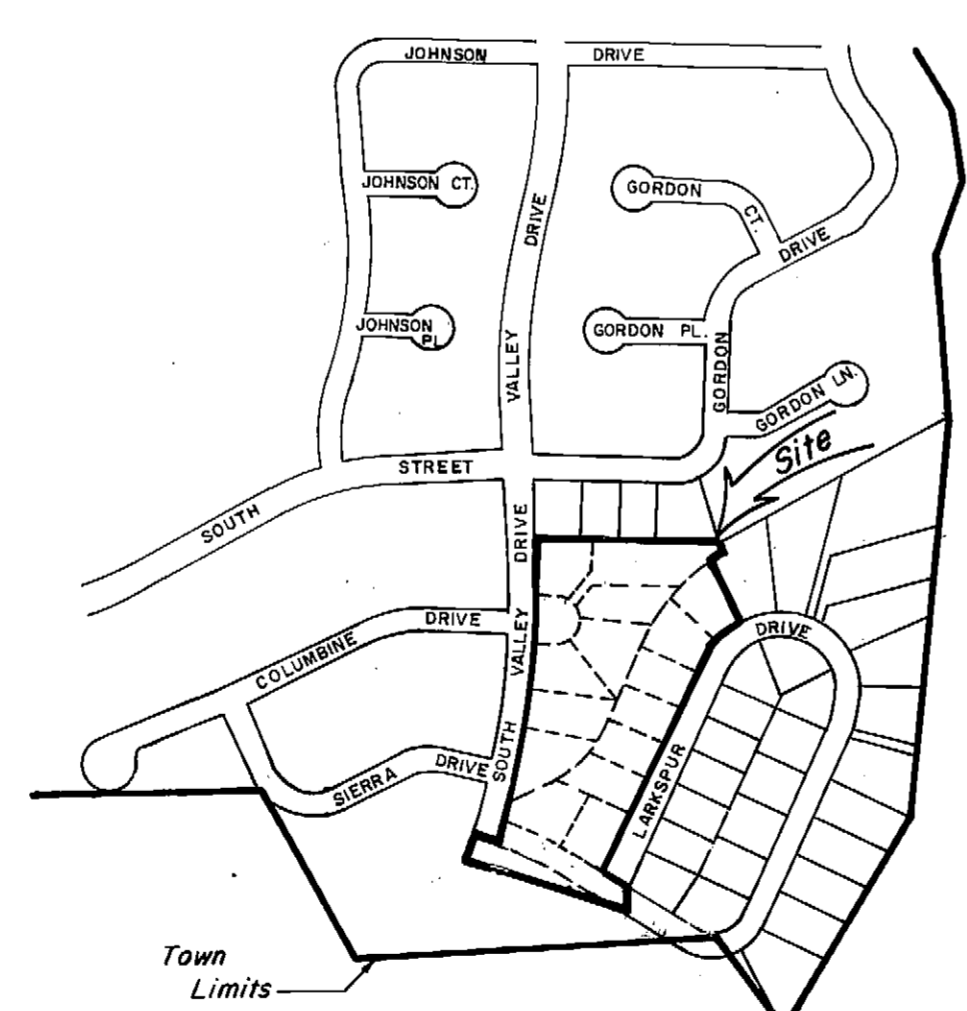
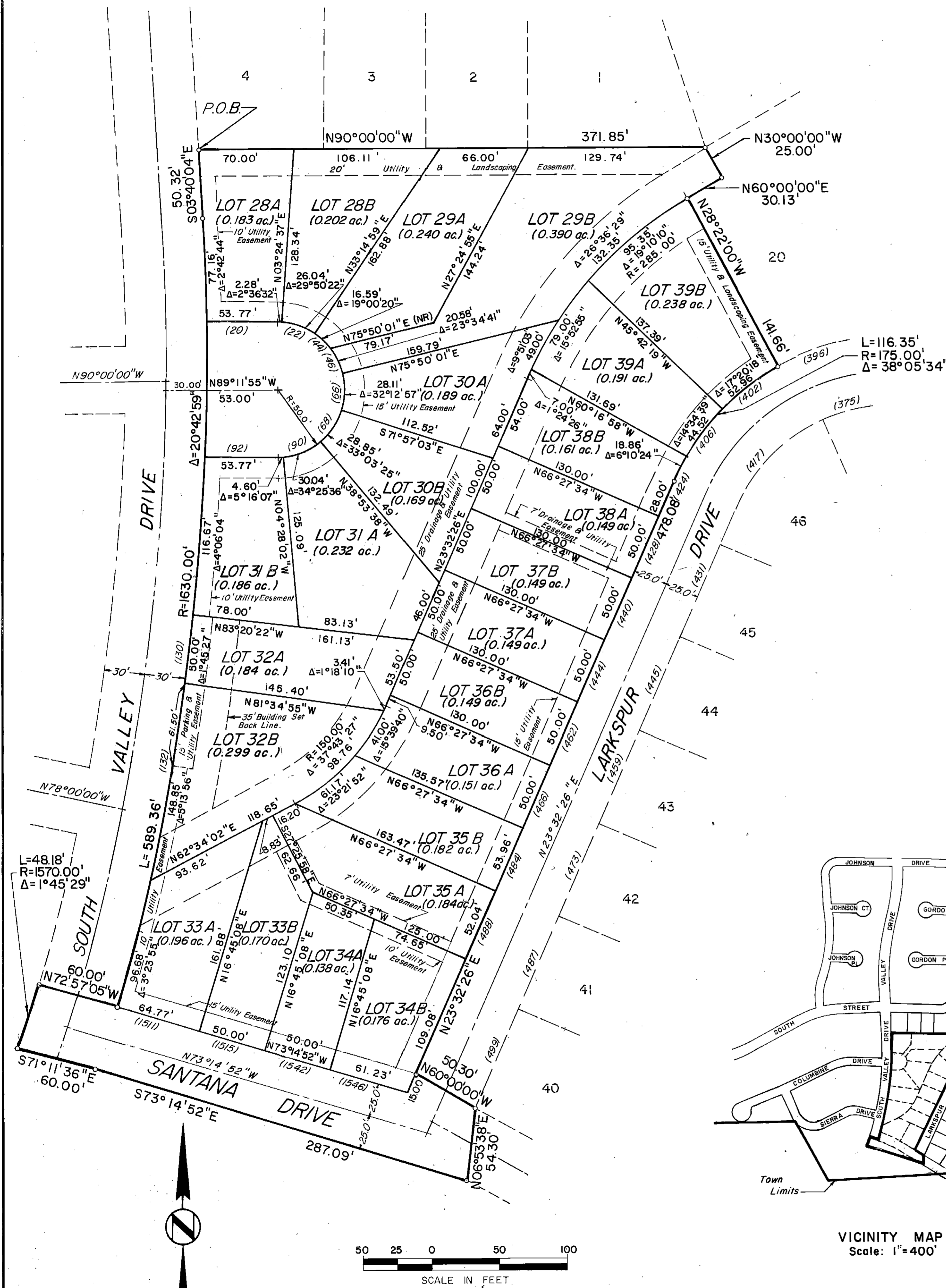
South Ridge Townhouse Sub 4

LEGAL:

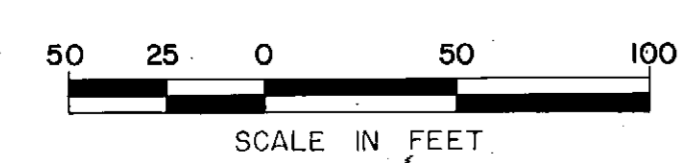
(section-township-range)

SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 4

A REPLAT OF A PORTION OF MICHAEL'S 2nd ADDITION TO CASTLE ROCK.



VICINITY MAP
Scale: 1"=400'



NOTE:
(1), (2), (3) = Street addresses.

PROPERTY DESCRIPTION

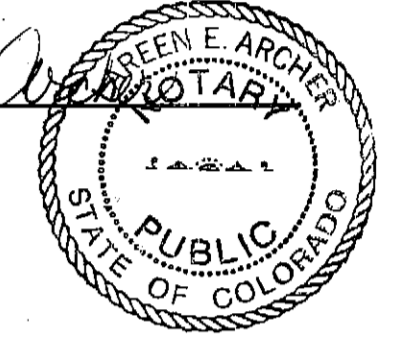
A tract of land situated in Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, and being a portion of Michael's 2nd Addition to Castle Rock, being more particularly described as follows: Beginning at the Southwest corner of Lot 4, Michael's 2nd Addition to Castle Rock; Thence S03°40'04"E a distance of 50.32 feet to a point of curve; Thence Southerly along the arc of a curve to the right a distance of 589.36 feet, said curve has a radius of 1630.00 feet and a central angle of 20°42'59"; Thence N72°57'05"W a distance of 60.00 feet; Thence Southerly along the arc of a curve to the left a distance of 48.18 feet, said curve has a radius of 1570.00 feet and a central angle of 1°45'29", said curve being concentric with the last mentioned curve; Thence S71°11'36"E a distance of 60.00 feet; Thence S73°14'52"E a distance of 287.09 feet; Thence N06°53'38"E a distance of 54.30 feet to the most Westerly corner of Lot 40 Michael's 2nd Addition to Castle Rock; Thence N60°00'00"W a distance of 50.30 feet; Thence N23°32'26"E a distance of 478.08 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right a distance of 116.35 feet, said curve has a radius of 175.00 feet and a central angle of 38°05'34"; Thence N28°22'00"W a distance of 141.66 feet; Thence N60°00'00"E a distance of 30.13 feet; Thence N30°00'00"W a distance of 25.00 feet to the Southeast corner of Lot 1, Michael's 2nd Addition to Castle Rock; Thence N90°00'00"W a distance of 371.85 feet to the point of beginning. Containing 5.271 acres more or less.

OWNER

Michael Young
Michael Young

NOTARY'S CERTIFICATE

STATE OF COLORADO) ss
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 6th day of May, 1983 A.D. by Mike Young. Witness my hand and seal.
My commission expires _____
Jaren E. Archer
Notary Public

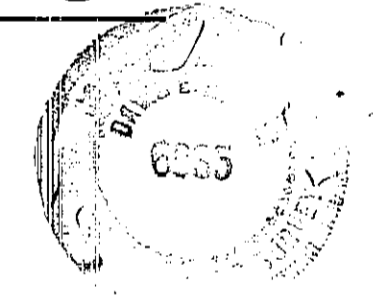


DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereinsigned, being the owner of the above described property, has by these presents, laid out, replatted and subdivided the same into lots under the name and style of "South Ridge Townhouse Subdivision Filing No. 4" and does hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on this plat; these being, a portion of South Valley Drive and Santana Drive. The hereinsigned hereby further dedicates to the Town of Castle Rock for public use all water and water rights, both tributary and nontributary, arising upon, flowing upon or lying under the property as described and shown hereon and dedicate all utility easements to the Town. The hereinsigned hereby further dedicates 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.

SURVEYOR'S 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 direct supervision and the monuments shown hereon actually exist and this plat accurately represents said survey.
David E. Archer
Registered Land Surveyor



ATTORNEY'S OPINION

I, *James B. Folksrad*, an attorney at law duly licensed to practice before the Courts of Record in 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 dedicant.
Date: May 6, 1983.
James B. Folksrad
Attorney at Law # 471

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 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 hereon, and further accepts the dedication of the utility easements shown hereon.
Signed this 6th day of May, 1983 A.D.

attest: *Florence Bush* Town Clerk
by: *Jim Smith* Mayor

PLANNING and ZONING COMMISSION

This plat reviewed by the Town of Castle Rock Planning and Zoning Commission this 17th day of March, 1983 A.D.
Donald Wightman
Chairman

CLERK and RECORDER'S CERTIFICATE

This plat was recorded in the office of the County Clerk and Recorder of Douglas County at 8:49 O'clock A.M. on the 25 day of May, 1983 A.D. and was recorded per Reception No. 304668.

Reta A. Crain
County Clerk and Recorder
Phyllis L. Brown, deputy

<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4443 105 WILLOW ST. CASTLE ROCK, COLORADO 80104</p>	TITLE SOUTH RIDGE TOWNHOUSE FILING NO. 4 FINAL PLAT
	SCALE: 1"=50' DATE: 3-9-83 DRAWN BY: J.M. CHECKED BY: J.M. APPROVED BY: J.M.
CLIENT MIKE YOUNG	JOB NUMBER 82-502
SHEET 1 OF 1	SHEET 1 OF 1