

PLAT IDENTIFICATION SHEET

351994

5-1-85

GRANTOR:
(owner/signer)

Park Vista Corp

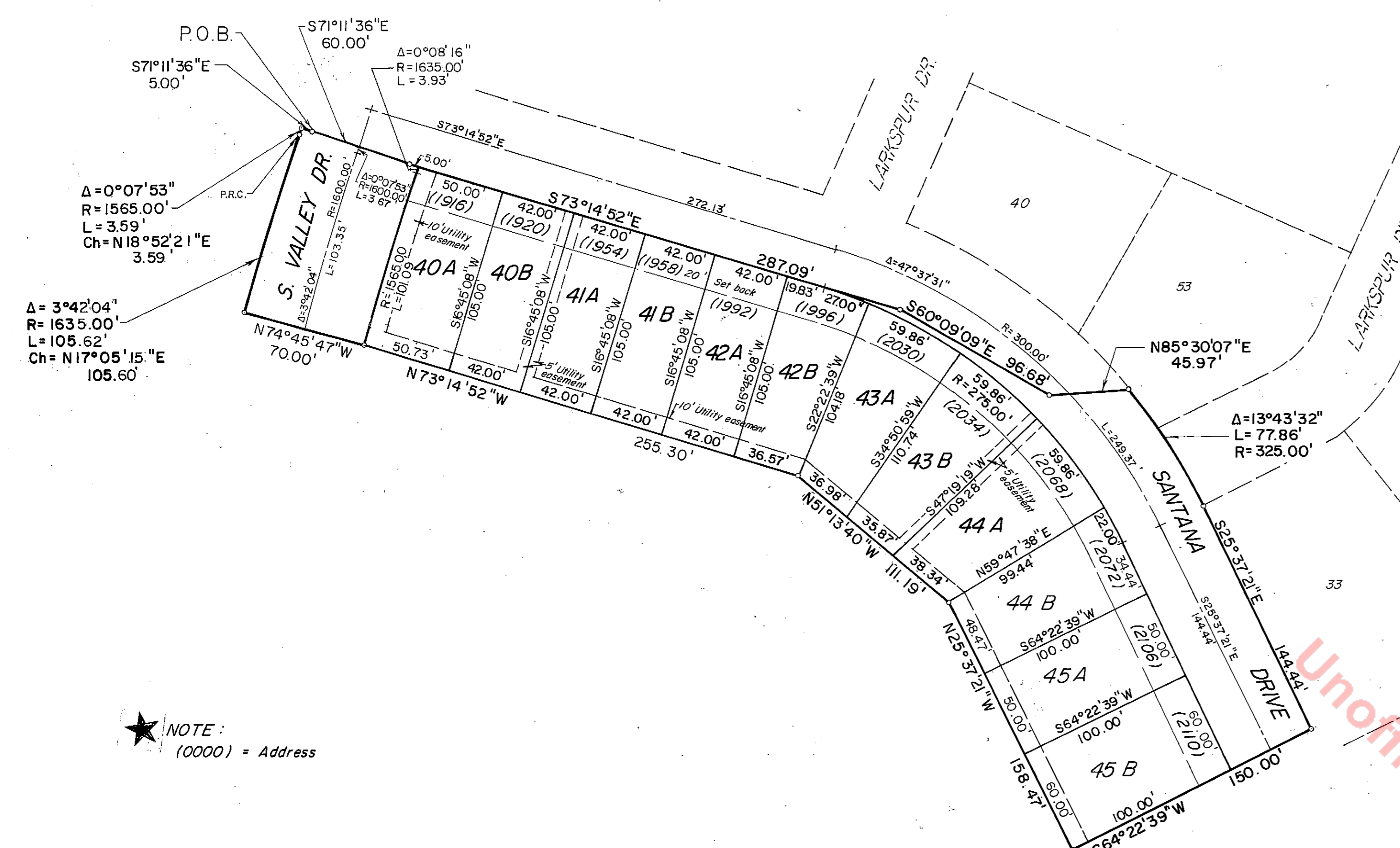
GRANTEE:
(subdivision name or name of plat)

Southridge Townhouse 5A

LEGAL:
(section-township-range)

YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A

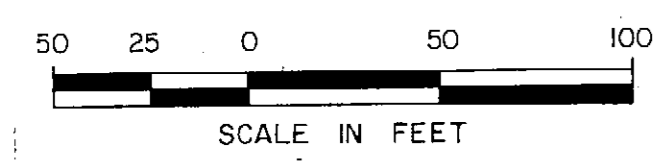
SUBDIVISION OF A PART OF YOUNG/AMERICAN P.U.D.,
TOWN OF CASTLE ROCK, COLORADO.



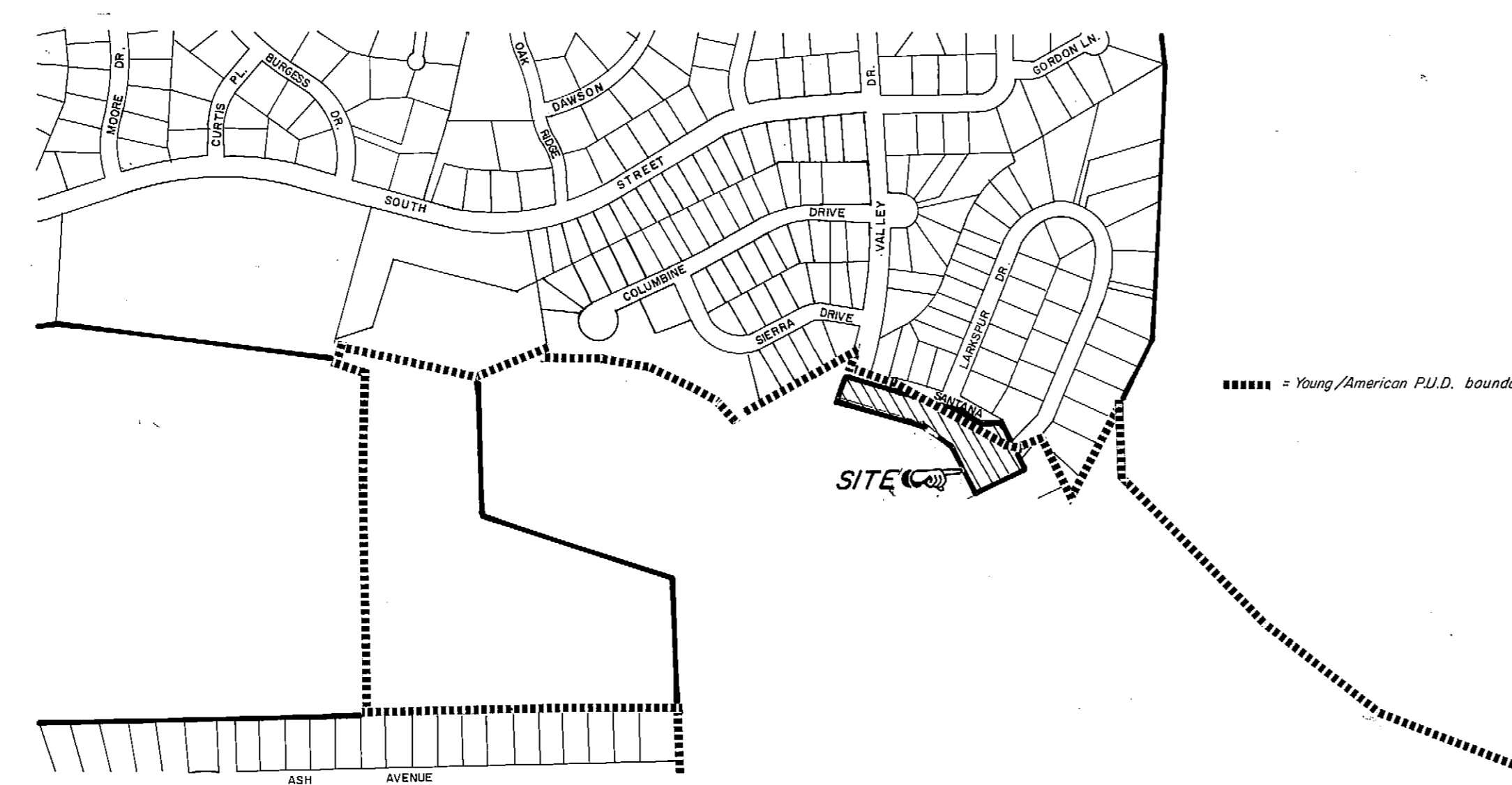
$\Delta = 0^{\circ}07'55''$
 $R = 1565.00'$
 $L = 3.59'$
 $Ch = N18^{\circ}05'21''E$
 $3.59'$

$\Delta = 3^{\circ}42'04''$
 $R = 1635.00'$
 $L = 105.62'$
 $Ch = N17^{\circ}05'15''E$
 $105.60'$

NOTE:
(0000) = Address



VICINITY MAP



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 Southwest corner of South Ridge Townhouse Subdivision Filing No. 4 being a point on the West Right of Way of South Valley Drive; Thence $S71^{\circ}11'36''E$ along the South line of said South Ridge Townhouse Subdivision Filing No. 4 a distance of 60.00 feet; Thence $S73^{\circ}14'52''E$ along said South line a distance of 287.09 feet; Thence $S60^{\circ}09'09''E$ a distance of 96.68 feet; Thence $N85^{\circ}30'07''E$ a distance of 45.96 feet to a point on a curve; Thence Southeasterly along the arc of the curve to the right a distance of 77.86 feet, said curve has a radius of 325.00 feet and a central angle of $13^{\circ}43'32''$ to a point of tangent; Thence $S25^{\circ}37'21''E$ along said tangent a distance of 144.44 feet; Thence $S64^{\circ}22'39''W$ a distance of 150.00 feet; Thence $N25^{\circ}37'21''W$ a distance of 158.47 feet; Thence $N51^{\circ}13'40''W$ a distance of 11.19 feet; Thence $N73^{\circ}14'52''W$ a distance of 255.30 feet; Thence $N74^{\circ}45'47''W$ a distance of 70.00 feet to a point on a curve; Thence Northerly along the arc of a curve to the right a distance of 105.62 feet, said curve has a radius of 1635.00 feet, a central angle of $3^{\circ}42'04''$ and a chord that bears $N17^{\circ}05'15''E$ a distance of 105.60 feet to a point of reverse curve; Thence Northerly along the arc of a curve to the left a distance of 3.59 feet, said curve has a radius of 1565.00 feet, a central angle of $0^{\circ}07'53''$ and a chord that bears $N18^{\circ}05'21''E$ a distance of 3.59 feet; Thence $S71^{\circ}11'36''E$ a distance of 5.00 feet to the point of beginning.
Containing 1.8114 acres, more or less.

OWNER

Michael Young
Michael Young (President) of Park Vista Corp.

NOTARY'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 18th day of April, 1985 A.D. by Michael Young as President of Park Vista Corp. My commission expires August 13, 1988
Address: 105 Wilcox
Castle Rock, Co 80104

Loren E. Archer
Notary Public

SURVEYOR'S CERTIFICATE

I, David E. Archer, a 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 that the monuments shown hereon actually exist and this plat accurately represents said survey.

David E. Archer
Professional Land Surveyor

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being all of the owners, mortgagees and lienholders of certain lands in the town of Castle Rock, Colorado described above, have by these presents laid out, platted and subdivided the same into lots, blocks, streets and easements as shown on this plat under the name and style of "YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A." The undersigned hereby dedicate in fee simple all streets as platted, all utility easements and dedicate to the town of Castle Rock for public use all water and water rights owned by the undersigned if any, 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 town of Castle Rock, Public Utilities and Cablevision the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, communication and cable 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.

ATTORNEY'S OPINION

I, Ernest F. Fazikas II, an attorney at law, duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title of such land is in the dedicators.
Dated: November 27, 1984

Ernest F. Fazikas II
Attorney at Law

PLANNING and ZONING COMMISSION APPROVAL

This plat is approved by the Town of Castle Rock Planning and Zoning Commission this 27 day of November, 1985 A.D.

D. Melody
Chairman

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 utility easements and streets and roads shown hereon, subject to the provisions in "Street Maintenance" set forth hereon.
Signed this 13 day of December, 1985 A.D.

Phyllis L. Brown (seal)
Town Clerk, deputy

John J. Hummel
Mayor

CLERK and RECORDER'S CERTIFICATE

This plat was recorded in the office of the County Clerk and Recorder of Douglas County at 1:46 O'clock P. M. on the 1st day of May, 1985 A.D. and was recorded per Reception No. 351994

Jane M. Brown, Deputy
County Clerk and Recorder

<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 305 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>TITLE: FINAL PLAT YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5A</p>
	<p>SCALE: 1" = 50'</p> <p>DATE: 11-3-84</p> <p>DRY: M</p> <p>AP. VD.</p>
<p>CLIENT: YOUNG PARTNERSHIP</p>	<p>JOB NUMBER: 84-36</p>
<p>Sheet 1 of 1</p>	<p>Sheet 1 of 1</p>