

PLAT IDENTIFICATION SHEET

RECEPTION #: 9336945

DATE: 08-11-93

NUMBER OF PGS: 1

**NAME OF PLAT: YOUNG AMERICAN PUD ET
AL**

MISCELLANEOUS COMMENTS:

**SOUTHRIDGE TOWNHOUSE #5B 1ST
AMENDMENT**

FINAL PLAT OF YOUNG / AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5 B-1ST AMENDMENT

A RESUBDIVISION OF LOTS 46A - 57B AND TRACT A, YOUNG / AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B,
BEING A PART OF THE SE 1/4 OF SECTION 12, T.8 S., R.67 W. OF THE 6TH P. M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 46A THROUGH 57B, INCLUSIVE, AND TRACT "A", YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B AS RECORDED UNDER RECEPTION NO. 8705479 IN THE DOUGLAS COUNTY RECORDS.

CONTAINING 2.918 ACRES.

GENERAL NOTES

- BASIS OF BEARINGS IS THE NORTHEAST LINE OF LOTS 46A, 46B, 47A AND 47B YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B AS RECORDED UNDER RECEPTION NO. 8705479 IN THE DOUGLAS COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON WITH A LINE BETWEEN CONSIDERED TO BEAR S25°37'21"E
- REPRESENTS A SET JR ENGINEERING 1 1/2" DIAMETER ALUMINUM CAP MARKED LS 13258 UNLESS OTHERWISE NOTED.
- BENCHMARK: TOWN OF CASTLE ROCK BENCHMARK #18 CHISELED SQUARE ON BIKE PATH 10 FEET NORTH OF CONCRETE DRIVE TO FIREHOUSE AT NORTHWEST CORNER OF SOUTH VALLEY DRIVE AND SOUTH COLUMBIANE DRIVE. ELEVATION = 6,352.57.
- ALL EASEMENTS SHOWN ARE UTILITY AND/OR DRAINAGE EASEMENTS.
- ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES.
- 100-YEAR FLOODPLAIN SHOWN IS DERIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080050 0302C FOR CASTLE ROCK, COLORADO (REVISED SEPTEMBER 30, 1987).
- LOTS 1 THROUGH 6, BLOCK 2 MAY NOT RECEIVE A BUILDING PERMIT UNLESS EITHER THE MEMORANDUM WASH CHANNEL IMPROVEMENTS HAVE BEEN CONSTRUCTED AND APPROVED BY THE TOWN ENGINEER AND FLOOD INSURANCE HAS BEEN PURCHASED FOR THE LOT OR A FEMA LETTER OF MAP REVISION (LOMR) HAS BEEN OBTAINED.
- NO MORE THAN 17 WATER AND SEWER TAPS WILL BE ISSUED FOR THIS SUBDIVISION.

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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

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, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF YOUNG AMERICAN P.U.D. SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 4th DAY OF Aug, 1993.

KENNETH E. ASH

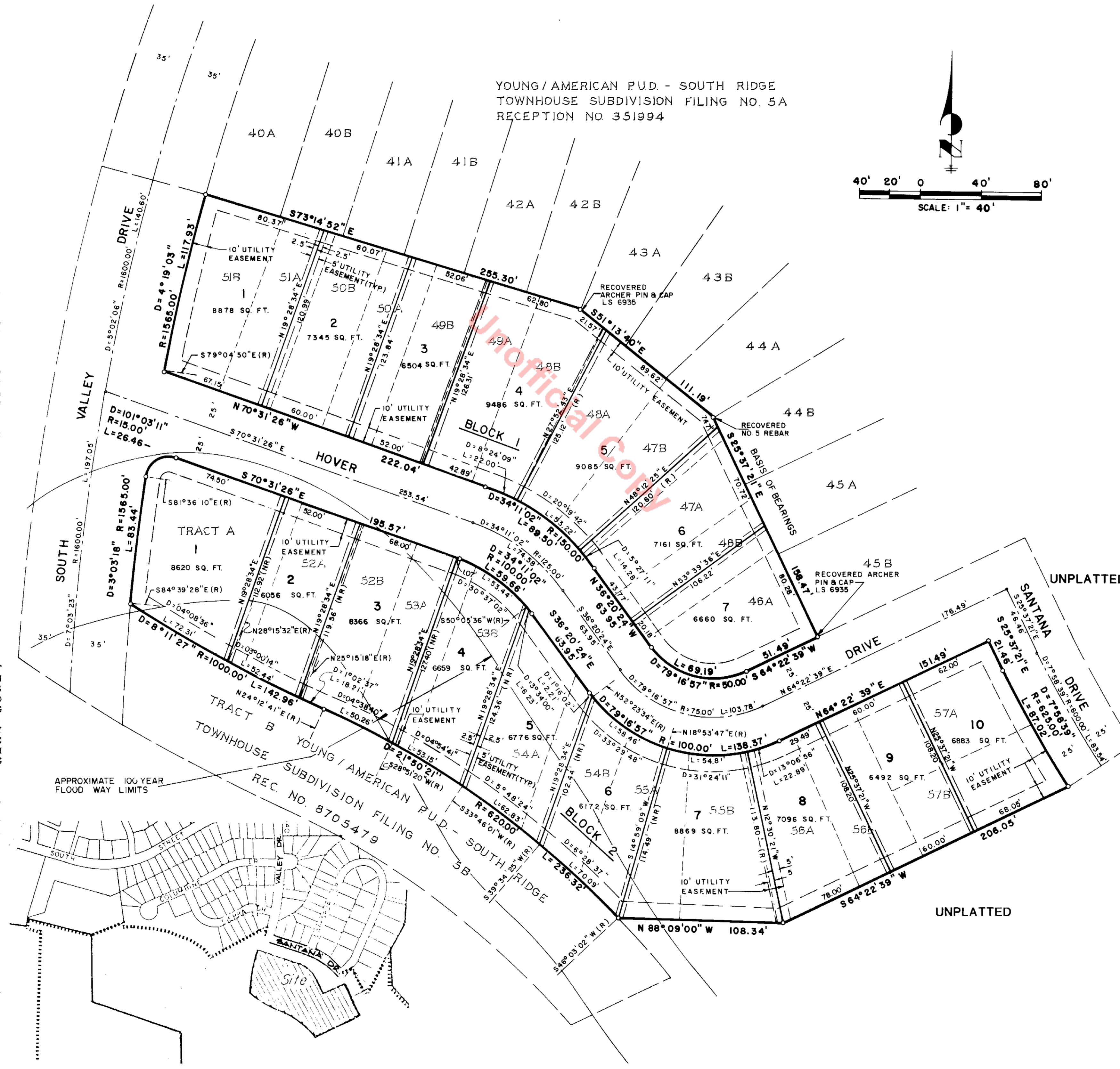
Kenneth E. Ash
KENNETH E. ASH

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS

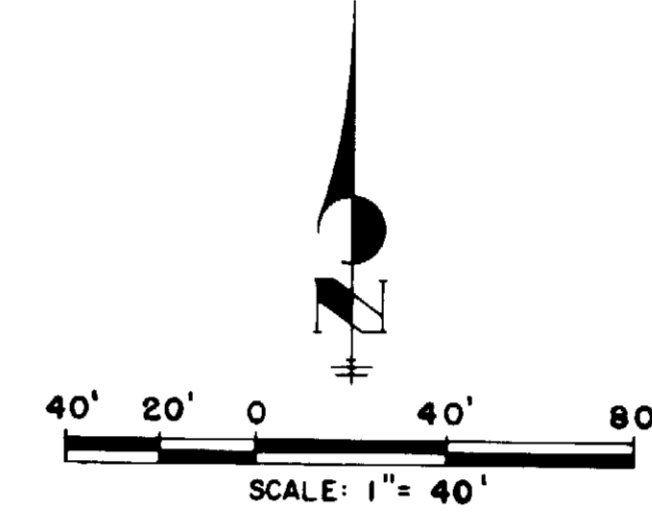
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF August, A.D., 1993, BY KENNETH E. ASH.

WITNESS MY HAND AND SEAL. August 26, 1994
MY COMMISSION EXPIRES: August 26, 1994

Sara E. Archer
NOTARY PUBLIC



YOUNG/AMERICAN P.U.D. - SOUTH RIDGE
TOWNHOUSE SUBDIVISION FILING NO. 5A
RECEPTION NO. 351994



LIMITATION OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ELDON R. STRONG, 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 SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Eldon R. Strong
ELDON R. STRONG, P.L.S.
COLORADO NO. 13258
FOR AND ON BEHALF OF JR ENGINEERING, LTD.



TITLE CERTIFICATE

I, Larry M. Baker, 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 DEDICATORS.

SIGNED THIS 2nd DAY OF August, 1993.

Larry M. Baker #004471
ATTORNEY AT LAW

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF MAY, A.D., 1993.

ATTEST:

Pat A. Naton 8/4/93
CHAIRMAN DATE

Sally M. Mason 8/1/93
TOWN CLERK DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF August, A.D., 1993.

ATTEST:

Frank Williams August 11, 1993
MAYOR DATE

Sally M. Mason 8-11-93
TOWN CLERK DATE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 5:40 P.M. ON THE 11th DAY OF AUGUST, 1993 IN BOOK ---, PAGE ---, MAP ---.
RECEPTION NO. 9336945

COUNTY CLERK AND RECORDER

BY: *Chadley Combs*
DEPUTY

JR Engineering, Ltd.
6857 S. Spruce Street
Englewood, Colorado 80112
303-740-9393
FAX 303-721-9019

FINAL PLAT
YOUNG AMERICAN PUD
SOUTH RIDGE TOWNHOUSE SUBDIVISION
FILING NO. 5B 1st AMENDMENT
JOB NO. 3159
DATE: 6/7/93

SHEET # 1 OF 1

ENGINEERING/PLANNING/SURVEYING

VICINITY MAP
Scale 1" = 400'