

PLAT IDENTIFICATION SHEET

Reception #: **8705479**

Number of pages: **1**

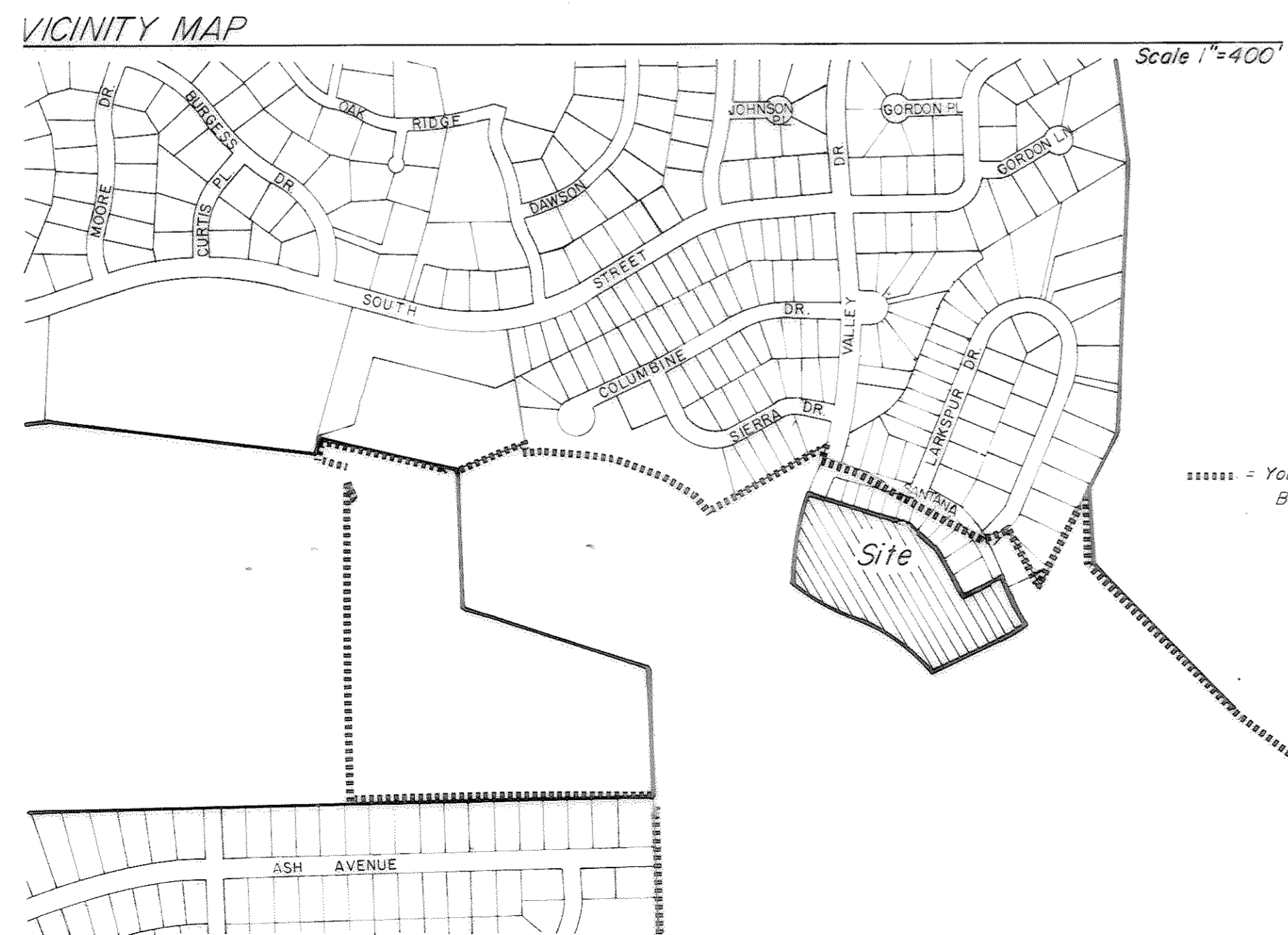
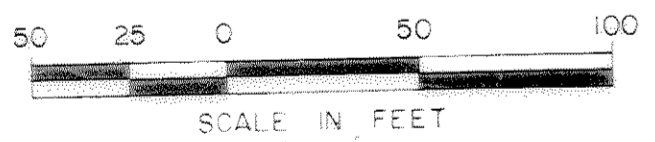
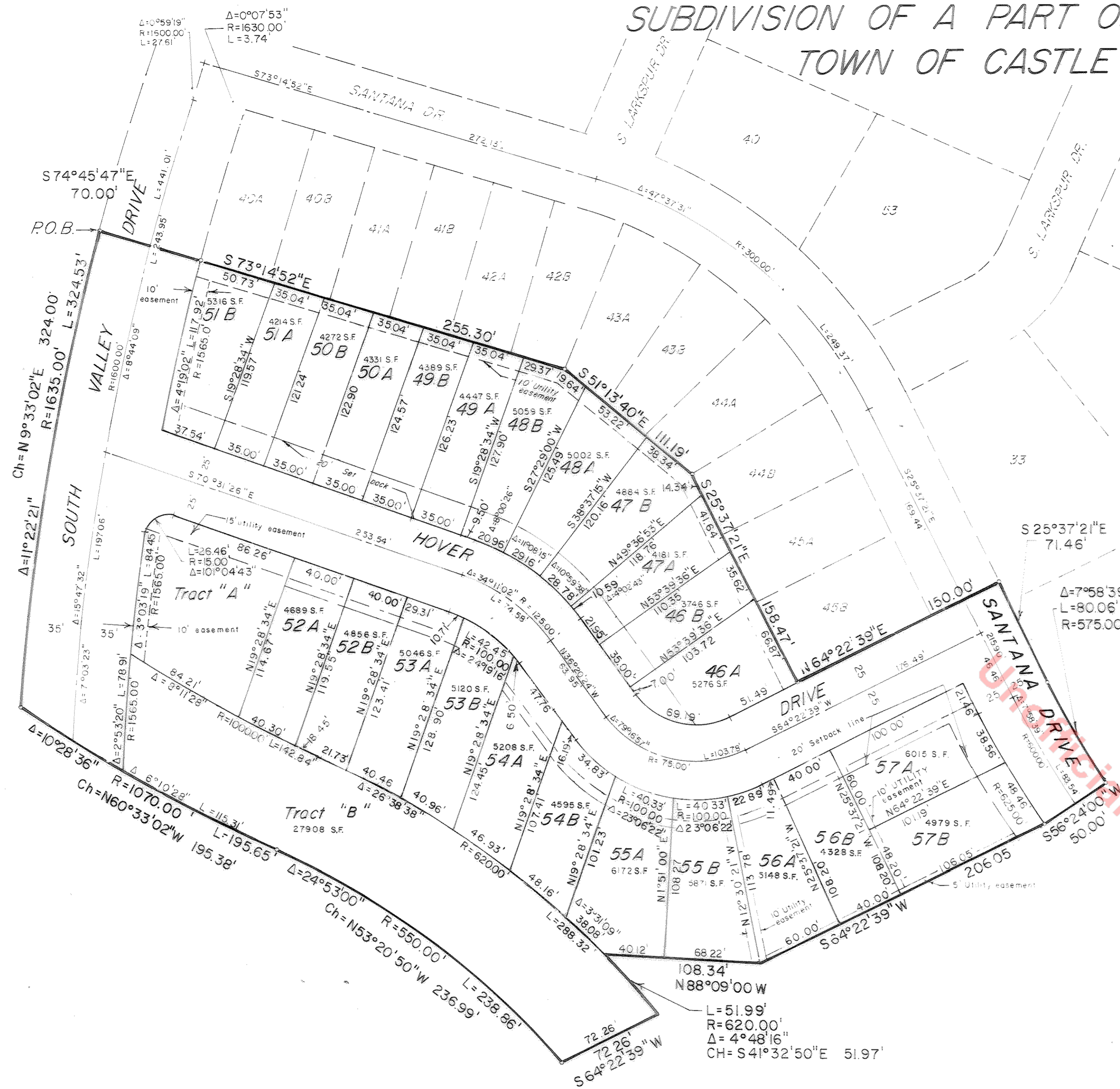
Date: **02/25/87**

Name: **YOUNG AMERICAN
PUD SOUTHRIDGE**

MISCELLANEOUS COMMENTS:

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

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



PROPERTY DESCRIPTION

A tract of land situated in Section 12, Township 9 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 Young / American P.U.D.-South Ridge Townhouse Subdivision, Filing No. 5A, being a point on the West Right of Way Line of South Valley Drive; Thence S74°45'47"E along the South Line of said Filing No. 5A a distance of 70.00 feet; Thence S73°14'52"E along said South line a distance of 255.30 feet; Thence S51°13'40"E along said South line a distance of 111.19 feet; Thence S25°37'21"E along said South line a distance of 150.00 feet; Thence N64°22'39"E along said South line a distance of 150.00 feet; Thence S25°37'21"E a distance of 71.46 feet to a point of curve; Thence Southeasterly along the arc of a curve to the left a distance of 80.06 feet, said curve has a radius of 575.00 feet and a central angle of 7°58'39"; Thence S56°24'00"W radial to the last mentioned curve a distance of 50.00 feet; Thence S64°22'39"W a distance of 206.05 feet; Thence N88°09'00"W a distance of 108.34 feet; Thence along the arc of a curve to the right a distance of 51.99 feet, said curve has a radius of 620.00 feet, a central angle of 4°48'16" and a chord that bears S41°32'50"E a distance of 51.97 feet; Thence S64°22'39"W a distance of 72.26 feet; Thence Northwesterly along the arc of a curve to the left a distance of 238.86 feet, said curve has a radius of 550.00 feet a central angle of 24°53'00" and a chord that bears N53°20'50"W a distance of 236.99 feet to a point of reverse curve; Thence Northwesterly along the arc of a curve to the right a distance of 195.65 feet, said curve has a radius of 1070.00 feet, a central angle of 10°28'36" and a chord that bears N60°33'02"W a distance of 195.38 feet to a point on a curve to the right a distance of 324.53 feet, said curve has a radius of 1635.00 feet, a central angle of 11°22'21" and a chord that bears N9°33'02"E a distance of 324.00 feet to the point of beginning; Containing 4.9738 acres more or less.

OWNER

Park Vista Corp.
[Signature]
Michael Young (President)

NOTARY'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 24th day of March, 1984 A.D. by Michael Young as President of Park Vista Corp. My commission expires August 13, 1986
Address: 125 Columbia Street
Castle Rock, Co. 80107
[Signature]
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.
[Signature]
Professional Land Surveyor

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereon signed being the owner of the above described property has laid out, subdivided and platted the same into lots, streets and easements under the name and style of "SOUTH RIDGE TOWNHOUSE FILING NO. 5B" and do hereby dedicate to the Town of Castle Rock as public roads, the streets as shown hereon, these being South Valley Drive, Hoover Drive and Santana Drive. The hereon signed hereby further 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 shown and described hereon and by these presents do dedicate all utility easements to the Town. The hereon signed 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 hereon signed further dedicate Tracts "A" and "B" to the Town of Castle Rock.

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 Tracts "A", "B" & "C" the utility easements and streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth hereon.
Signed this 14th day of November, 1984 A.D.
Town Clerk [Signature] (seal) [Signature] Major

ATTORNEY'S OPINION

I, Ernest F. Falkner 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: 4-23-86
[Signature]
Attorney at Law

PLANNING and ZONING COMMISSION APPROVAL

This plat is approved by the Town of Castle Rock Planning and Zoning Commission this 5th day of November, 1984 A.D.
[Signature]
Chairman

CLERK and RECORDER'S CERTIFICATE

This plat was recorded in the office of the County Clerk and Recorder of Douglas County at 11:45 o'clock P. M. on the 25th day of February, 1984 A.D. and was recorded per Reception No. 3705479
[Signature]
County Clerk and Recorder

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
222 FRONT ST. CASTLE ROCK, COLORADO 80104

REVISIONS: 12-18-85 L11 46A-51B LB

TITLE: FINAL PLAT YOUNG/AMERICAN P.U.D. - SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 5B
SCALE: 1"=50'
DATE: 5-3-84
CLIENT: PARK VISTA
JOB NUMBER: 84-36