

# PLAT IDENTIFICATION SHEET

180818

7-15-75

**GRANTOR:**

(owner/signer)

**GRANTEE:**

(subdivision name or name of plat)

Southridge  
Townhouses

**LEGAL:**

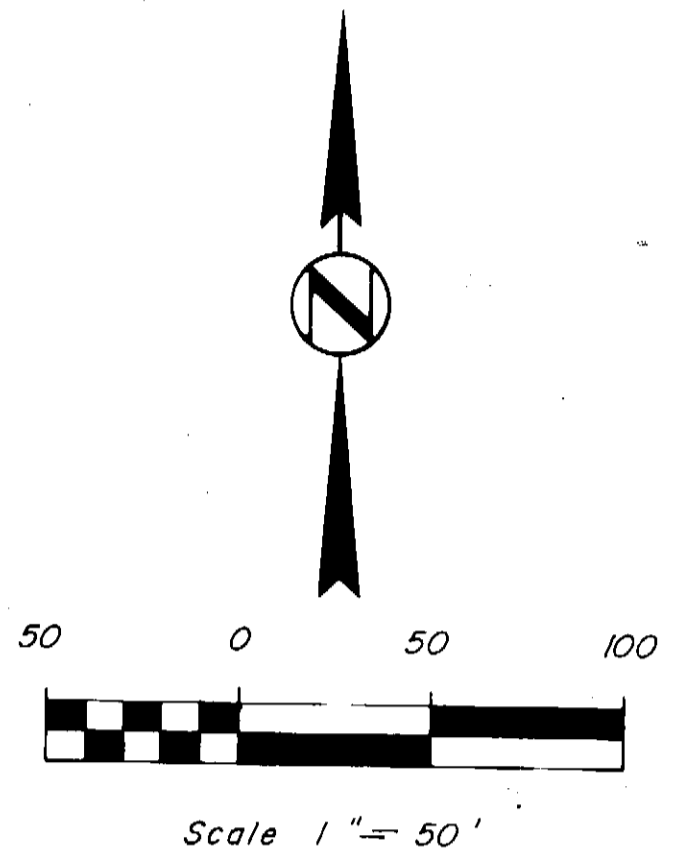
(section-township-range)

# SOUTH RIDGE TOWNHOUSE SUBDIVISION

A REPLAT OF BLOCK 9 MEMMEN ADDITION TO CASTLE ROCK AND PART OF SECTION 12, T8S, R67W, DOUGLAS COUNTY, COLO.

NOTES:

1. NO STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT WITHIN THE SOUTH RIDGE TOWNHOUSE ADDITION OTHER THAN A SINGLE FAMILY DWELLING UNIT ONE WALL OF WHICH DIRECTLY ABUTS THE WALL OF A SIMILAR SINGLE FAMILY DWELLING UNIT ALONG A ZERO (0) SETBACK LINE. SAID ZERO (0) SETBACK LINES ARE AS FOLLOWS: THE COMMON LINES BETWEEN LOTS 9A AND 9B, 10A AND 10B, 11A AND 11B, 12A AND 12B, 13A AND 13B, 14A AND 14B, 15A AND 15B, 16A AND 16B, 17A AND 17B, 18A AND 18B. PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT BE CONSTRUED TO PREVENT OWNERSHIP OF TWO OR MORE UNITS BY ANY PERSON. THIS PROVISION MAY BE ENFORCED BY THE TOWN OF CASTLE ROCK THROUGH PROCEEDINGS IN EQUITY.



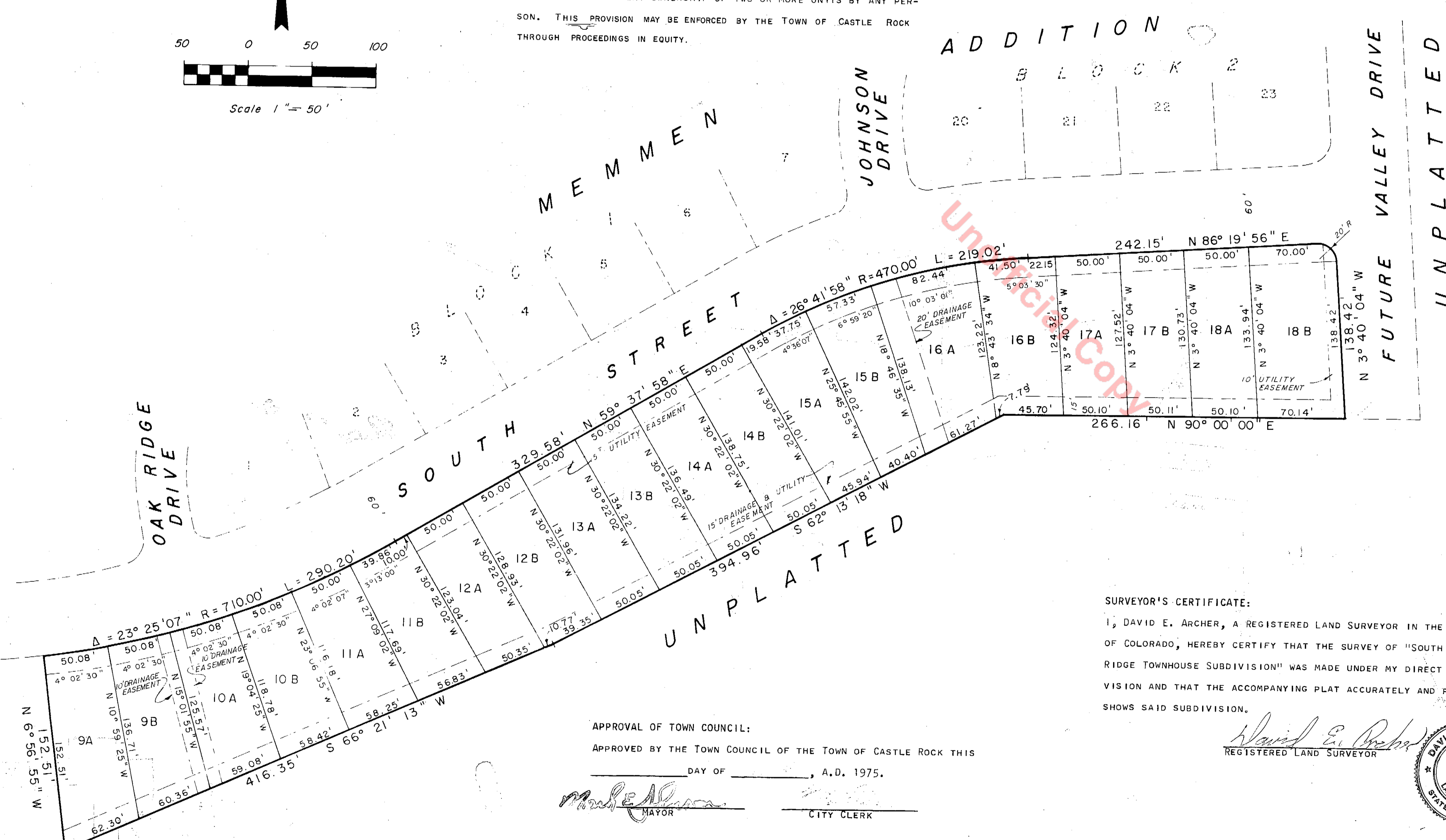
DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL YOUNG, BEING THE OWNER OF A TRACT OF LAND SITUATED IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 9, MEMMEN ADDITION TO CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE S 6°56'55" E ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 152.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N 66°21'13" E A DISTANCE OF 416.35 FEET; THENCE N 62°13'18" E A DISTANCE OF 394.96 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID BLOCK 9; THENCE N 90°00'00" E ALONG SAID SOUTH LINE A DISTANCE OF 266.16 FEET; THENCE N 3°40'04" W ALONG THE EAST LINE OF SAID BLOCK 9 A DISTANCE OF 138.42 FEET TO THE NORTH-EAST CORNER OF SAID BLOCK 9; THENCE S 86°19'56" W ALONG THE SOUTH LINE OF SOUTH STREET A DISTANCE OF 242.15 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 219.02 FEET, SAID CURVE HAS A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 26°41'58", TO A POINT OF TANGENT; THENCE S 59°37'58" W ALONG SAID SOUTH LINE AND ALONG SAID TANGENT A DISTANCE OF 329.58 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 290.20 FEET, SAID CURVE HAS A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 23°25'07", TO THE POINT OF BEGINNING, CONTAINING 3.225 ACRES, MORE OR LESS; HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO LOTS UNDER THE NAME AND STYLE OF "SOUTH RIDGE TOWNHOUSE SUBDIVISION" AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE RIGHT OF THOROUGHFARE AND TO PUBLIC UTILITIES AND WATER AND SANITATION DISTRICTS THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND WATER AND SANITARY SEWER SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, OVER AND ACROSS THE STREET, DRIVE, AND OTHER PUBLIC PLACES HEREON SHOWN, ALSO EASEMENTS AS SHOWN FOR UTILITY, DRAINAGE CONTROL PURPOSES.

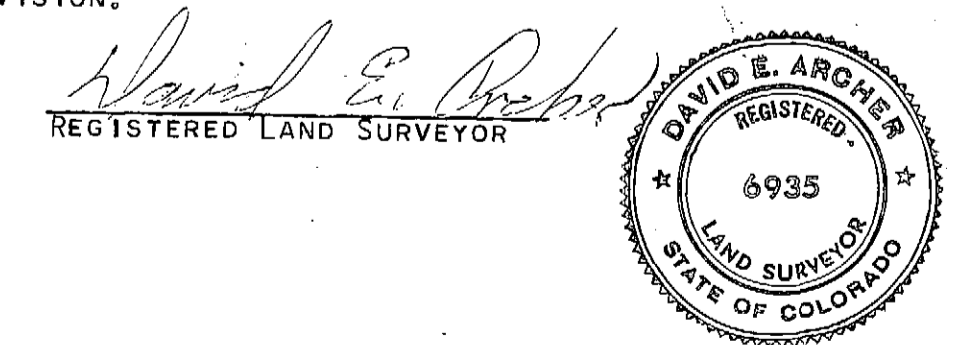
OWNER: Michael Young  
MICHAEL YOUNG

UNPLATTED



UNPLATTED

SURVEYOR'S CERTIFICATE:  
I, DAVID E. ARCHER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY OF "SOUTH RIDGE TOWNHOUSE SUBDIVISION" WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.



APPROVAL OF TOWN COUNCIL:  
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1975.

Mayor MAYOR      \_\_\_\_\_ CITY CLERK

APPROVAL OF TOWN PLANNING COMMISSION:  
APPROVED BY THE TOWN PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1975.

\_\_\_\_\_ CHAIRMAN

RECORDER'S CERTIFICATE:  
STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
I, HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 1975 AT \_\_\_\_\_ M. O'CLOCK AND WAS RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

\_\_\_\_\_ COUNTY CLERK AND RECORDER

NOTARY:  
STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF July, A.D. 1975, BY MICHAEL YOUNG. MY COMMISSION EXPIRES November 7, 1978

Notary Public  
NOTARY PUBLIC

MORTGAGEE: EMPIRE SAVINGS BUILDING & LOAN ASSOCIATION  
BY Clyde Bryson  
CLYDE BRYSON, ASST. V.P.

NOTARY:  
STATE OF COLORADO) SS  
COUNTY OF DOUGLAS)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF July, A.D. 1975, BY CLYDE BRYSON, AS ASSISTANT VICE PRESIDENT OF EMPIRE SAVINGS BUILDING & LOAN ASSOCIATION. MY COMMISSION EXPIRES 10-30-78

Notary Public  
NOTARY PUBLIC