

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9525179

**DATE:** 6-6-95

**TIME:** 9:59

**FEE:** \$10.<sup>00</sup> ( 1 Pages)

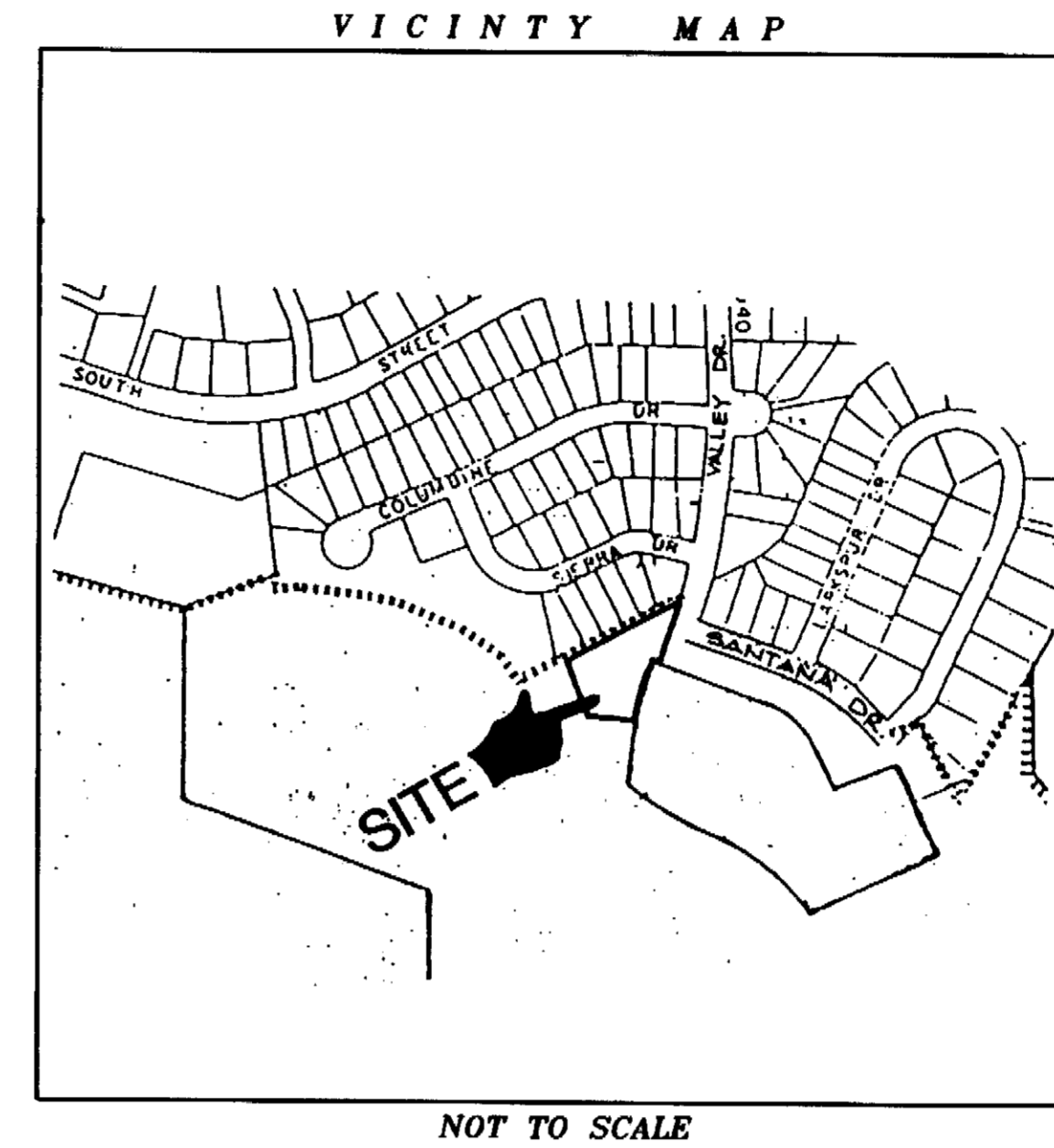
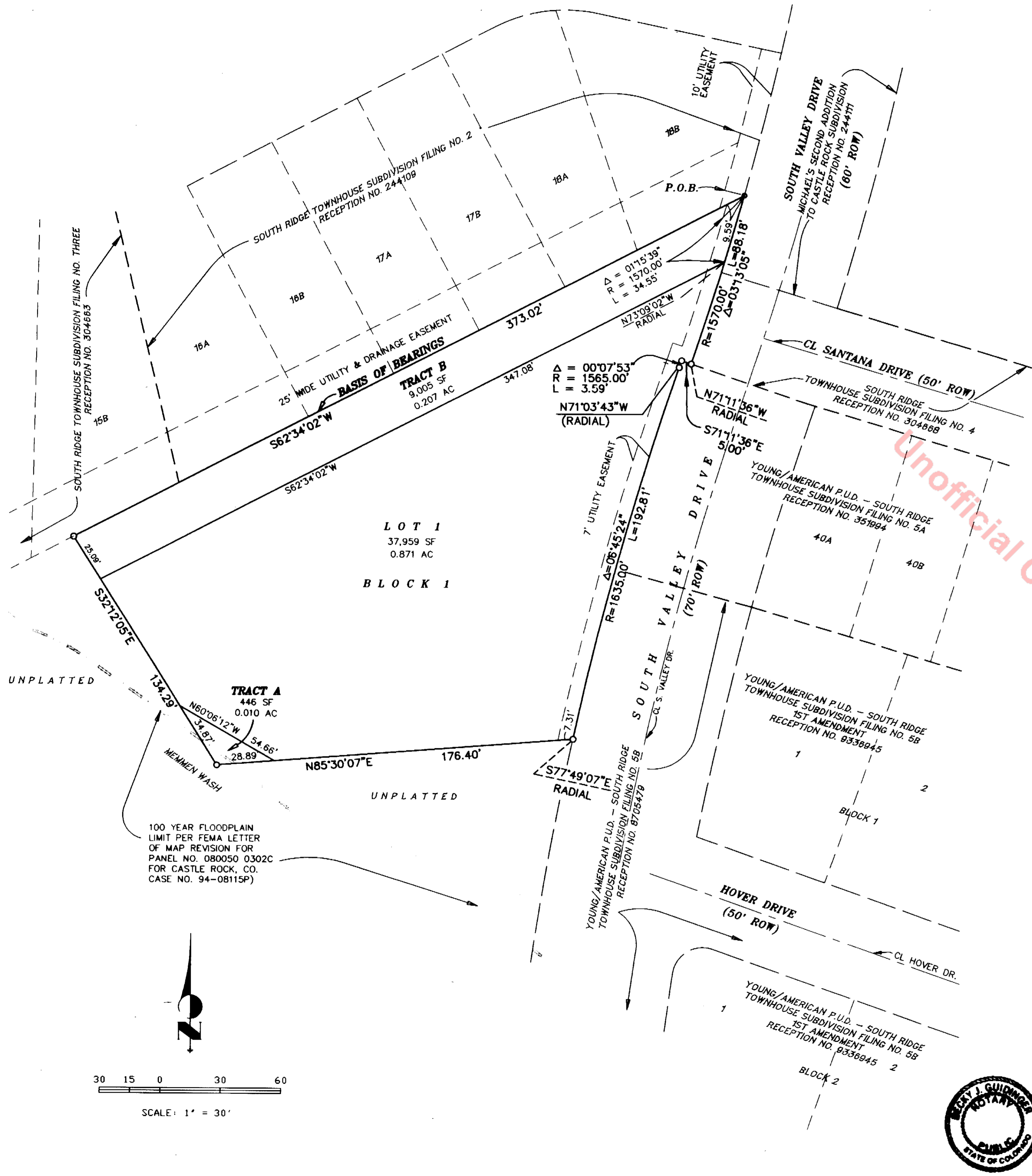
**GRANTOR:** *Kenneth E. Ash*  
(OWNER/SIGNER)

**GRANTEE:** *Valley House*  
(SUBDIVISION NAME OR NAME OF PLAT)

**LEGAL:** *12-8-67*  
(SECTION-TOWNSHIP-RANGE)

# FINAL PLAT OF VALLEY HOUSE

A PART OF THE SE 1/4 OF SECTION 12, T.8S., R.67W., 6th P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- GENERAL NOTES**
- BASIS OF BEARINGS IS THE SOUTHEASTERLY LINE OF SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 244109 IN THE DOUGLAS COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON WITH A LINE BETWEEN CONSIDERED TO BEAR S62°34'02"W.
  - INDICATES A 5/8 - INCH REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 13250", UNLESS OTHERWISE NOTED.
  - BENCHMARK: TOWN OF CASTLE ROCK BENCHMARK #18 CHISELED SQUARE ON BIKE PATH 10 FEET NORTH OF CONCRETE DRIVE TO FIREHOUSE AT THE NORTHWEST CORNER OF SOUTH VALLEY DRIVE AND SOUTH COLUMBINE DRIVE. ELEVATION = 6,352.57.
  - TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK.
  - ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC UTILITY COMPANY PURPOSES.
  - 100-YEAR FLOODPLAIN SHOWN IS DERIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) LETTER OF MAP REVISION FOR FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080050 0302C FOR CASTLE ROCK, COLORADO (CASE NO. 94-08-115P)

**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, MATTHEW E. SELLERS, A REGISTERED PROFESSIONAL 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 ON THIS PLAT ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THE SAME.  
*Matthew E. Sellers*  
MATTHEW E. SELLERS, P.L.S.  
COLORADO NO. 10000  
FOR AND ON BEHALF OF JR ENGINEERING LTD.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
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:  
BASIS OF BEARINGS IS THE SOUTHEASTERLY LINE OF SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 244109 IN THE DOUGLAS COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON WITH THE LINE CONSIDERED TO BEAR S62°34'02"W.  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 18B, SOUTH RIDGE TOWNHOUSE SUBDIVISION, FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 244109 IN THE DOUGLAS COUNTY RECORDS, THENCE S62°34'02"W ALONG THE SOUTHEASTERLY LINE OF SAID SOUTH RIDGE TOWNHOUSE SUBDIVISION FILING NO. 2, A DISTANCE OF 373.02 FEET;  
THENCE THE FOLLOWING TWO (2) COURSES:  
1. S32°12'05"E A DISTANCE OF 134.29 FEET;  
2. N85°30'07"E A DISTANCE OF 176.40 FEET TO A POINT ON THE WESTERLY LINE OF SOUTH VALLEY DRIVE;  
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES:  
1. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77°49'07"E HAVING A DELTA OF 08°45'24", A RADIUS OF 1635.00 FEET AND AN ARC LENGTH OF 192.81 FEET TO A POINT OF REVERSE CURVE;  
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°07'53", A RADIUS OF 1565.00 FEET AND AN ARC LENGTH OF 3.59 FEET;  
3. S71°11'36"E A DISTANCE OF 5.00 FEET;  
4. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N71°11'36"W HAVING A DELTA OF 03°13'05", A RADIUS OF 1570.00 FEET AND AN ARC LENGTH OF 88.18 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.088 ACRES.  
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, TRACTS AND BLOCK, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF VALLEY HOUSE, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, TRACTS "A" AND "B" AND 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 DESCRIBED AND SHOWN HEREON.  
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE SEVERAL 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.

**TITLE CERTIFICATE**  
*Beth Miller*  
I, *Beth Miller*, BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.  
SIGNED THIS 30 DAY OF May, 1995  
*Beth Miller*  
AUTHORIZED REPRESENTATIVE  
*Land Title Guarantee*  
TITLE INSURANCE COMPANY

**PLANNING DEPARTMENT APPROVAL**  
THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 30 DAY OF May, A.D. 1995  
*John A. Franklin III*  
PLANNING DIRECTOR

**TOWN COUNCIL APPROVAL**  
THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 30 DAY OF May, A.D. 1995

ATTEST:  
*Mark C. Sullivan* 6/1/95 *Thomas J. Brown* 6/1/95  
MAYOR DATE TOWN CLERK

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO )  
                                  )SS  
COUNTY OF DOUGLAS )  
I HEREBY CERTIFY THAT THIS PLAT WAS RECORDED UNDER RECEPTION NUMBER 18-25-95 ON THE 6th DAY OF May, 1995  
*Matthew E. Sellers*  
DOUGLAS COUNTY CLERK

EXECUTED THIS 30 DAY OF May, 1995  
OWNER(S): *Matthew E. Sellers* MORTGAGEE(S) AND LIENHOLDER(S): NA  
SS: \_\_\_\_\_  
COUNTY OF DOUGLAS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF May, 1995 BY Matthew E. Sellers AND Thomas J. Brown.  
MY COMMISSION EXPIRES: 8-23-97 WITNESS MY HAND AND SEAL.  
*Becky Guidinger*  
NOTARY PUBLIC



**JR Engineering, Ltd.**  
8110 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
Tel. (303) 740-8393  
FAX (303) 721-9019  
VALLEY HOUSE  
PROJECT NO. 3159.00  
DATE 05/23/95  
SHEET 1 OF 1  
ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=30'. DATE 05/23/95. TIME 09:46. FILE X:\315900\ACAD\3159NPT.DWG