

# PLAT IDENTIFICATION SHEET

RECEPTION#: 254392

DATE: 7/7/80

TIME:

FEE: \$

**GRANTOR:**  
(owner/signer)

**GRANTEE:**  
(subdivision name or name of plat)

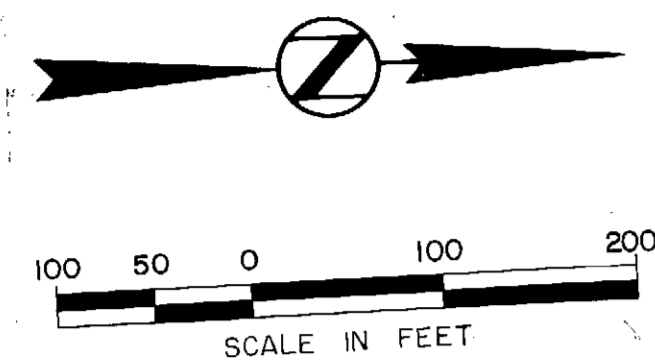
Village North

**LEGAL:**  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

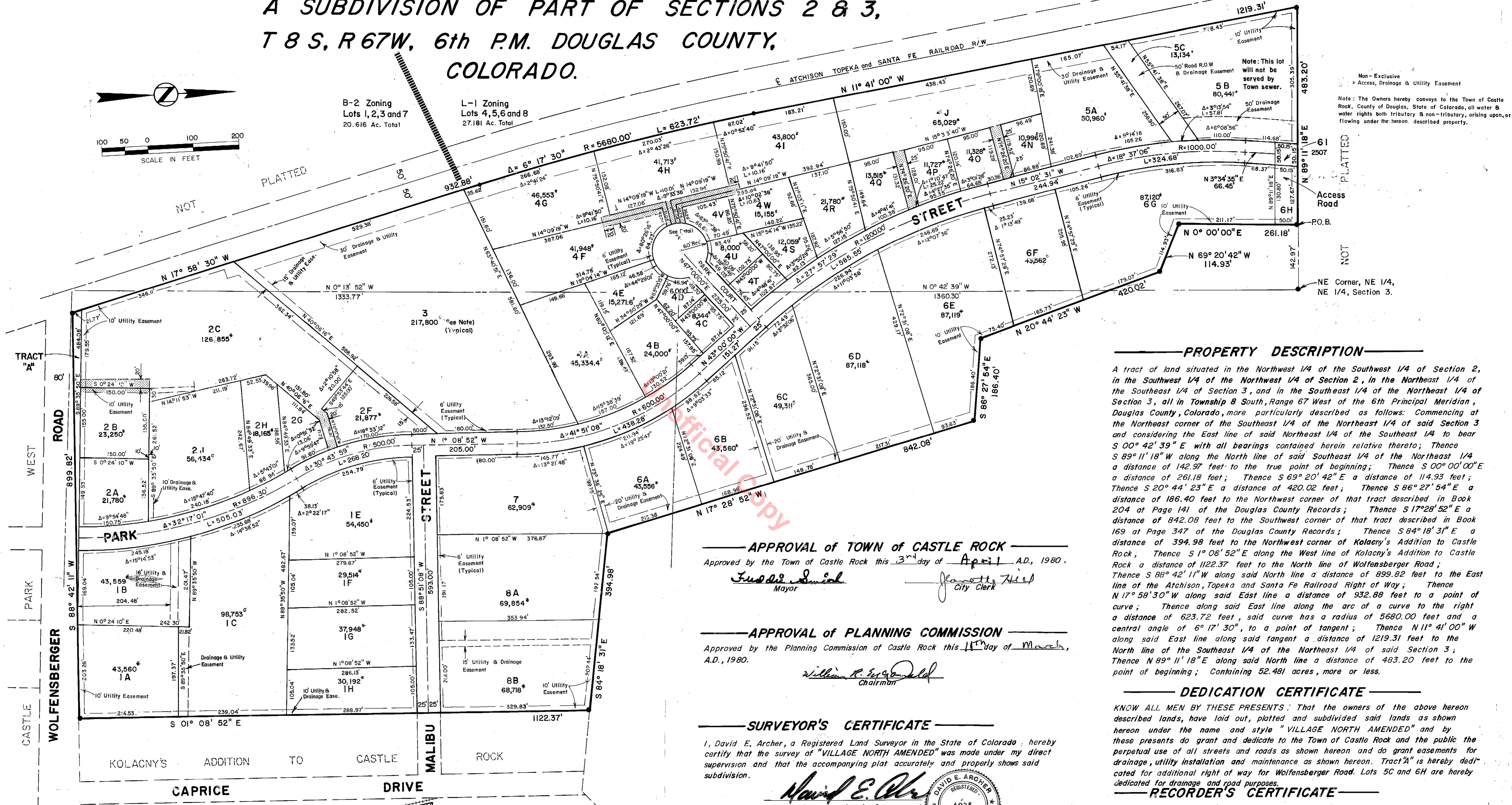
# VILLAGE NORTH AMENDED

## A SUBDIVISION OF PART OF SECTIONS 2 & 3, T 8 S, R 67 W, 6th P.M. DOUGLAS COUNTY, COLORADO.



B-2 Zoning  
Lots 1, 2, 3 and 7  
20.616 Ac. Total

L-1 Zoning  
Lots 4, 5, 6 and 8  
27.181 Ac. Total



### PROPERTY DESCRIPTION

A tract of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 2, in the Southwest 1/4 of the Northwest 1/4 of Section 2, in the Northeast 1/4 of the Southeast 1/4 of Section 3, and in the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows: Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 3 and considering the East line of said Northeast 1/4 of the Southeast 1/4 of said Section 3 to bear S 00° 42' 39" E with all bearings contained herein relative thereto; Thence S 89° 11' 18" W along the North line of said Southeast 1/4 of the Northeast 1/4 of said Section 3 a distance of 142.97 feet to the true point of beginning; Thence S 00° 00' 00" E a distance of 261.18 feet; Thence S 69° 20' 42" E a distance of 114.93 feet; Thence S 20° 44' 23" E a distance of 420.02 feet; Thence S 86° 27' 54" E a distance of 186.40 feet to the Northwest corner of that tract described in Book 204 at Page 141 of the Douglas County Records; Thence S 17° 28' 52" E a distance of 842.08 feet to the Southwest corner of that tract described in Book 169 at Page 347 of the Douglas County Records; Thence S 84° 18' 31" E a distance of 394.98 feet to the Northwest corner of Kolačný's Addition to Castle Rock; Thence S 1° 08' 52" E along the West line of Kolačný's Addition to Castle Rock a distance of 1122.37 feet to the North line of Wolfensberger Road; Thence S 88° 42' 11" W along said North line a distance of 899.82 feet to the East line of the Atchison, Topeka and Santa Fe Railroad Right of Way; Thence N 17° 58' 30" W along said East line a distance of 932.88 feet to a point of curve; Thence along said East line along the arc of a curve to the right a distance of 623.72 feet, said curve has a radius of 5680.00 feet and a central angle of 6° 17' 30", to a point of tangent; Thence N 11° 41' 00" W along said East line along said tangent a distance of 1219.31 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 3; Thence N 89° 11' 18" E along said North line a distance of 483.20 feet to the point of beginning; Containing 52.481 acres, more or less.

**APPROVAL of TOWN of CASTLE ROCK**  
Approved by the Town of Castle Rock this 3<sup>rd</sup> day of April A.D., 1980.

*Fredie Simul*  
Mayor

*Janette Hill*  
City Clerk

**APPROVAL of PLANNING COMMISSION**  
Approved by the Planning Commission of Castle Rock this 11<sup>th</sup> day of March, A.D., 1980.

*William R. McDonald*  
Chairman

### SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of "VILLAGE NORTH AMENDED" was made under my direct supervision and that the accompanying plat accurately and properly shows said subdivision.

*David E. Archer*  
Registered Land Surveyor

### ATTORNEY'S OPINION

I, John C. Mulvihill, an attorney at law, duly licensed to practice before the court of record of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title to such land is in the dedicators.

Dated: June 27, 1980

*John C. Mulvihill*  
Attorney at Law

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the owners of the above hereon described lands, have laid out, platted and subdivided said lands as shown hereon under the name and style "VILLAGE NORTH AMENDED" and by these presents do grant and dedicate to the Town of Castle Rock and the public the perpetual use of all streets and roads as shown hereon and do grant easements for drainage, utility installation and maintenance as shown hereon. Tract A is hereby dedicated for additional right of way for Wolfensberger Road. Lots 5C and 6H are hereby dedicated for drainage and road purposes.

### RECORDER'S CERTIFICATE

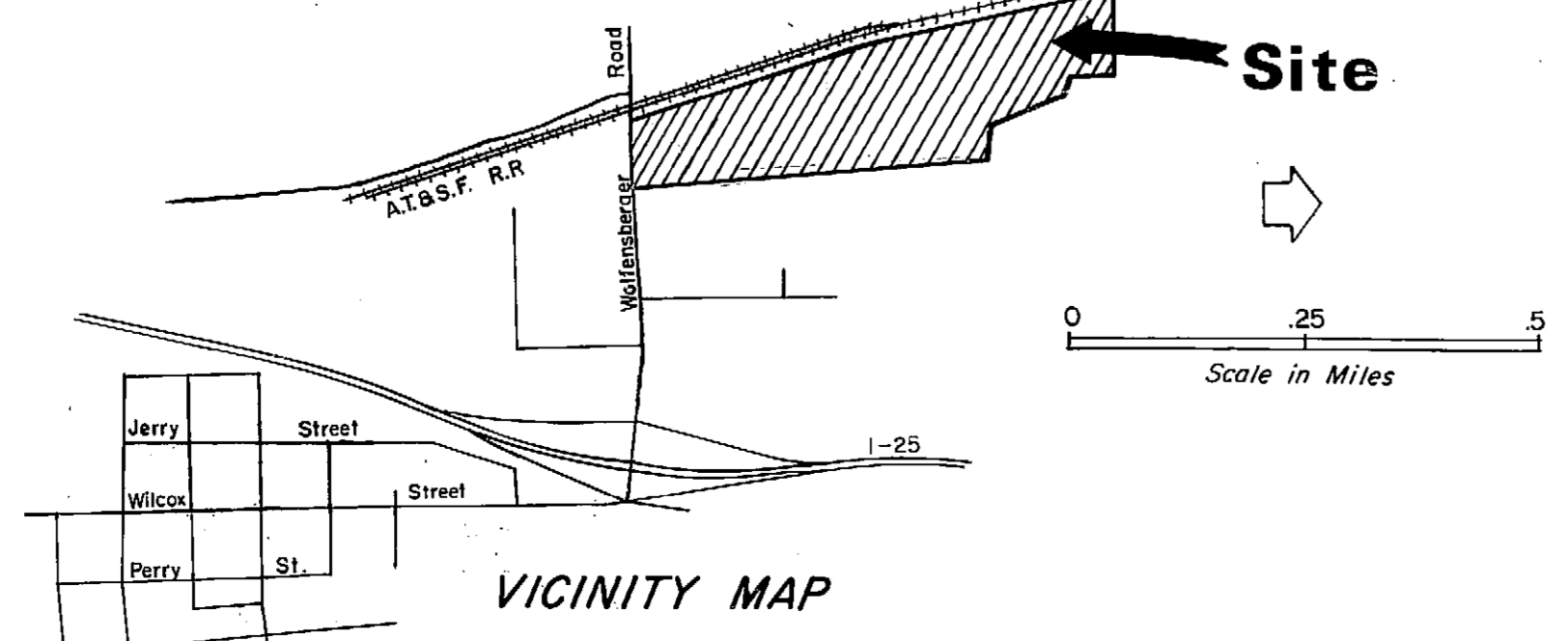
STATE OF COLORADO )  
COUNTY OF DOUGLAS )  
I hereby certify that this plat was filed in my office on the 27<sup>th</sup> day of June, A.D., 1980, at 2:30 P.M. O'clock and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

*James J. ...*  
County Clerk and Recorder

RECEPTION No. 254392

Lot No.	Square feet
2G	10,968
4T	8,000
4V	8,000
6H	6,461

Note: Number marked with a \* indicates square footage of lot.  
Chart indicates square footage of lots to small to contain them.



**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING  
SURVEYING & ENGINEERING  
PHONE (303) 688-4642  
222 FRONT ST. CASTLE ROCK, COLORADO 80104

SCALE 1" = 100'  
DATE 4-3-80  
DRN: EMJ  
APV: ...

TITLE: VILLAGE NORTH AMENDED  
CLIENT: Village North Associates  
SHEET: 1 of 2  
JOB NUMBER: 77-215

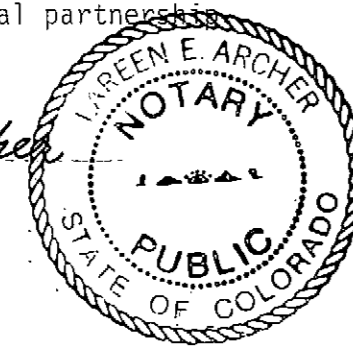
Lots 4B, 4C, 4E, 4F, 4G, 4H, 4I, 4N, 4O, 4P, 4Q, 4S, 4W, and 5A  
Park Court Associates, a general partnership  
Park Industries, Inc., a Colorado Corporation, Managing Partner

by William H. Schechter  
President

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, President of Park Industries, Inc., Managing Partner of Park Court Associates, a general partnership. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

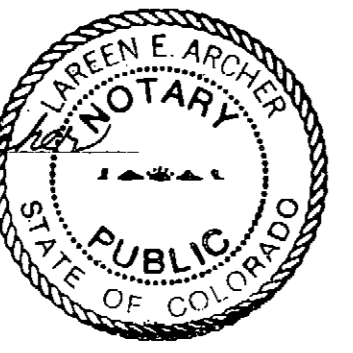


Lot 2C  
Park Industries, Inc., a Colorado Corporation  
by William H. Schechter  
President

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, President of Park Industries, Inc., a Colorado Corporation. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

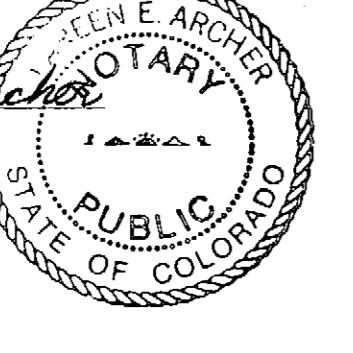


Lot 4C  
Riad F. Nassar  
by William H. Schechter  
as Attorney in Fact.

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, as Attorney in Fact. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



Lot 6G  
Thomas H. Naylor  
Thomas H. Naylor

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Thomas H. Naylor. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



Lot 5B and 5C  
NaySak Associates, a Joint Venture

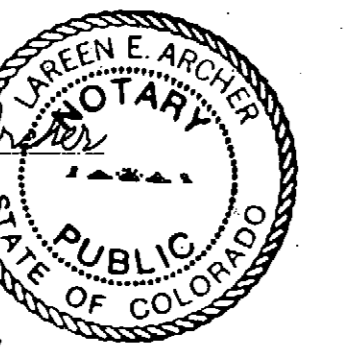
by William H. Schechter  
As Attorney in fact for NaySak Associates.

State of Colorado)SS  
County of Douglas)

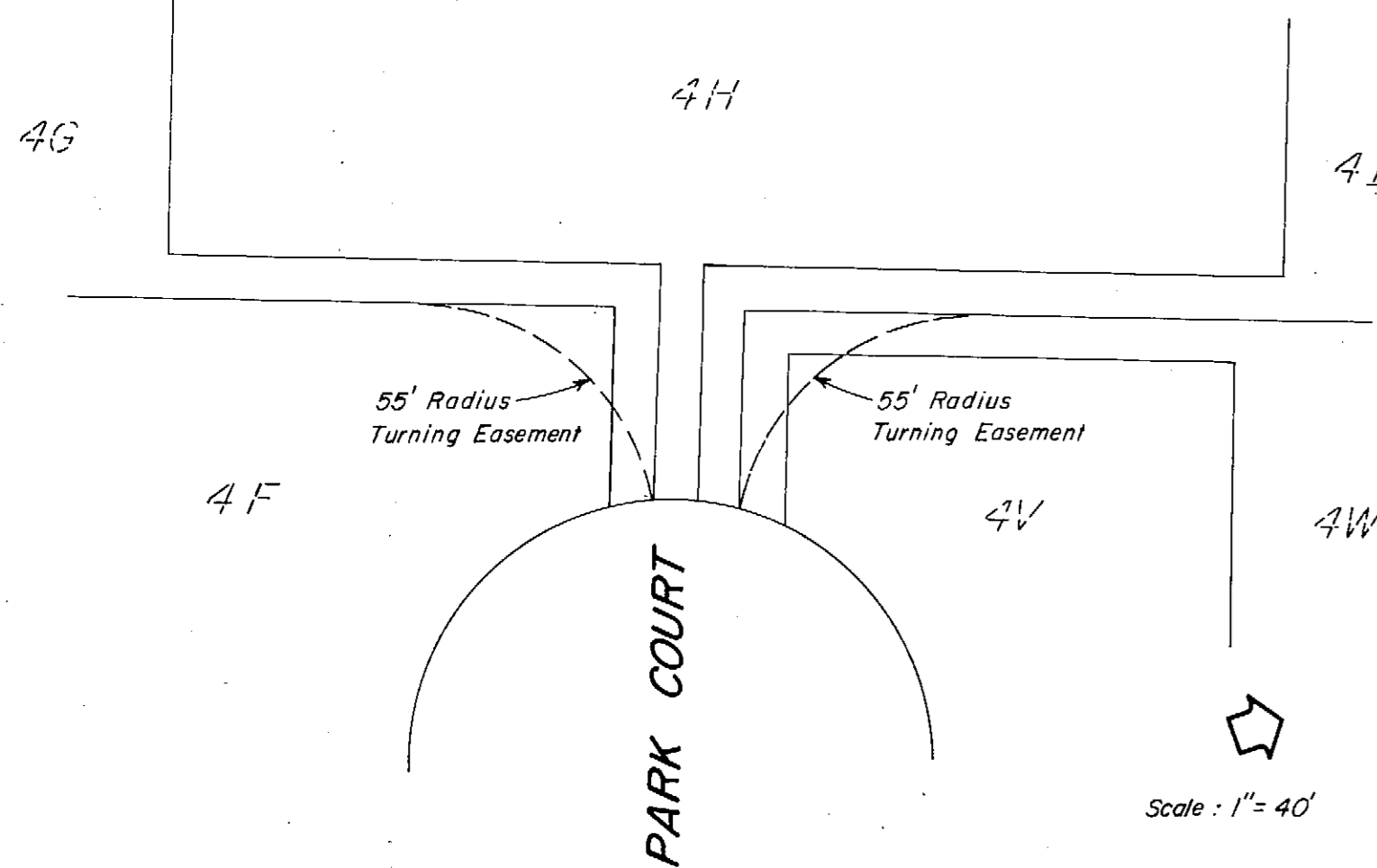
The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, as attorney in fact, for NaySak Associates.

Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



DETAIL "A"



# VILLAGE NORTH AMENDED

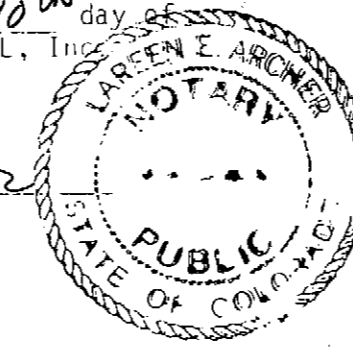
## A SUBDIVISION OF PART OF SECTIONS 2 & 3, T 8 S, R 67 W, 6th P.M. DOUGLAS COUNTY, COLORADO

Lot 3  
UPL, Inc.  
by Carol S. McDaniel  
President

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Carol S. McDaniel, President of UPL, Inc. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

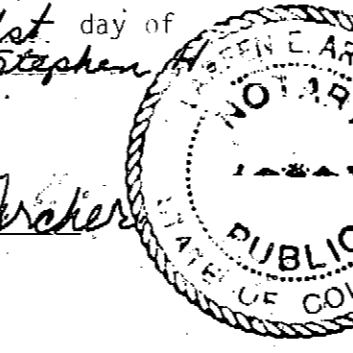


Lots 1B, 1C, 6D, 6E and 6H  
Village Commercial Properties, Inc., a Colorado Corporation  
by Thomas H. Naylor President  
Stephen H. Naylor Secretary

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Thomas H. Naylor, President, and Stephen H. Naylor, Secretary, of Village Commercial Properties, Inc. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



Lot 2F, 2H, 4J, 5C and 6I  
Village North Associates, a general partnership  
Village Commercial Properties, Inc., a Colorado Corporation, General Partner  
by Thomas H. Naylor  
President

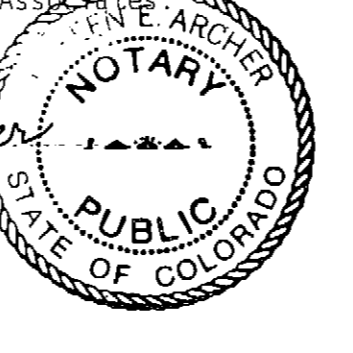
Park Industries, Inc., a Colorado Corporation, General Partner

by William H. Schechter  
President

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Thomas H. Naylor, President of Village Commercial Properties, Inc., General Partner, and William H. Schechter, President of Park Industries, Inc., General Partner of Village North Associates. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

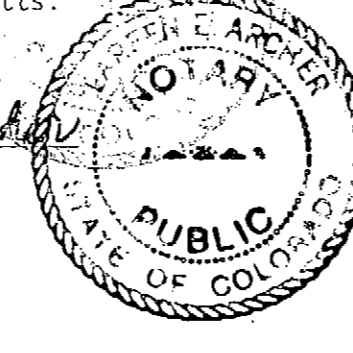


Lot 6F  
William R. Betts Nancy B. Betts  
William R. Betts Nancy B. Betts

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by William R. Betts and Nancy B. Betts. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

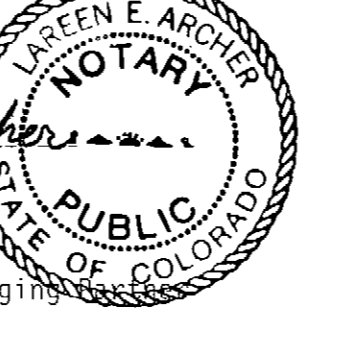


Lot 4D  
David H. Clifford  
David H. Clifford

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 2nd day of April, 1980, by David H. Clifford. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



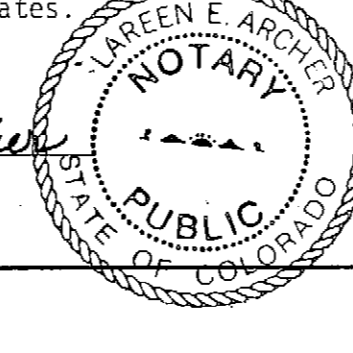
Lot 7  
CORE Associates, a Colorado partnership  
Colorado Enterprises, Inc., a Colorado Corporation, Managing Partner

by William H. Schechter  
General Manager

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, General Manager of Colorado Enterprises, Inc., Managing Partner of CORE Associates. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

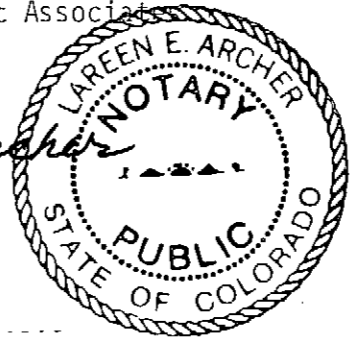


Lot 2J  
Park Street Associates, a general partnership  
Colorado Enterprises, Inc., a Colorado Corporation, Managing Partner  
by William H. Schechter  
General Manager

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, General Manager of Colorado Enterprises, Inc., Managing Partner of Park Street Associates. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

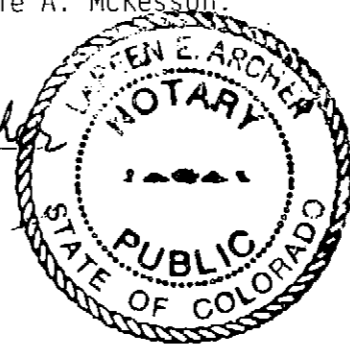


Lot 4A  
Dennis A. Sobczak Larrie A. McKesson  
Dennis A. Sobczak Larrie A. McKesson

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Dennis A. Sobczak and Larrie A. McKesson. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

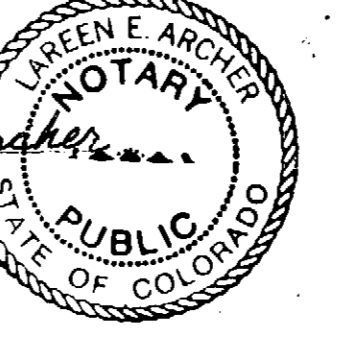


Lot 1E, 1F, 1G, and 1H  
Charles J. Sturrock Trust  
by Charles J. Sturrock Trustee  
Charles J. Sturrock, Trustee

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Charles J. Sturrock, Trustee of the Charles J. Sturrock Trust. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

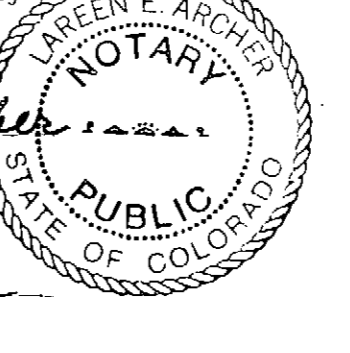


Lot 4V  
Julinda AbuNasr  
by William H. Schechter  
William H. Schechter  
as Attorney in Fact.

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by William H. Schechter, as Attorney in Fact. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



Lot 2A  
Debra L. Anderson Dawna L. Vance  
Debra L. Anderson Dawna L. Vance  
Shirley M. Anderson  
Shirley M. Anderson

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Debra L. Anderson, Dawna L. Vance, and Shirley M. Anderson. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

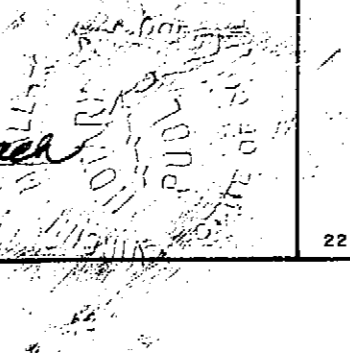


Lots 4R, 8A, and 8B.  
Donald G. Anderson  
Donald G. Anderson

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 12th day of April, 1980, by Donald G. Anderson. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

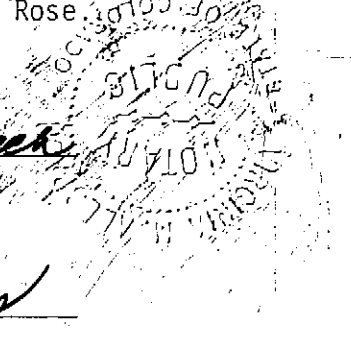


Lot 4T and 4U  
Archie Jack Rose Linda Bohn Rose  
Archie Jack Rose Linda Bohn Rose

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Archie Jack Rose and Linda Bohn Rose. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

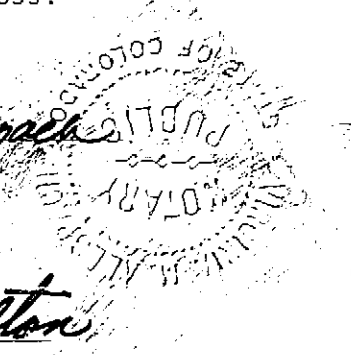


Lot 1  
James M. Ross Jeanene Ross  
James M. Ross Jeanene Ross

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 23rd day of April, 1980, by James M. Ross and Jeanene Ross. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

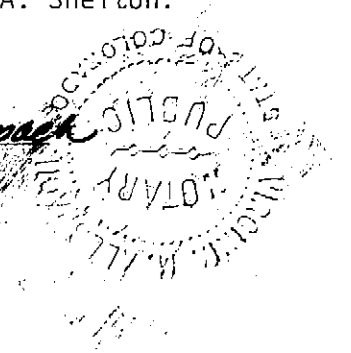


Lot 4J  
Roland L. Shelton Carole A. Shelton  
Roland L. Shelton Carole A. Shelton

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Roland L. Shelton and Carole A. Shelton. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

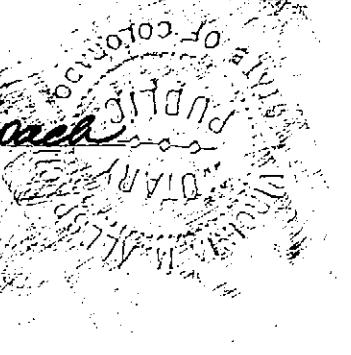


Lot 1A  
Martin J. Delohery  
Martin J. Delohery

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by Martin J. Delohery. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public

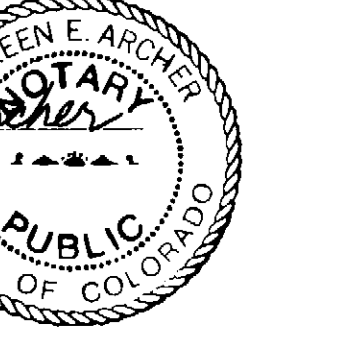


Lot 2G  
Foothills Associates, a general partnership  
by Wendell E. Cant  
Partner

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Wendell E. Cant, Partner of Foothills Associates, a general partnership. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public



Lots 6B and 6C  
Front Range Investors, a Colorado general partnership  
by Wendell E. Cant  
Partner

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 1st day of April, 1980, by Wendell E. Cant, Partner of Front Range Investors, a Colorado general partnership. Witness my hand and seal.  
My commission expires August 11, 1982

Sareen E. Archer  
Notary Public

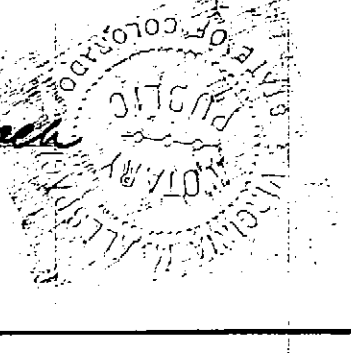


Lot 6F  
William K. McFarland  
William K. McFarland

State of Colorado)SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 10th day of April, 1980, by William K. McFarland. Witness my hand and seal.  
My commission expires June 4, 1983

Virginia M. Allgeier  
Notary Public



 DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 222 FRONT ST. CASTLE ROCK, COLORADO 80104	TITLE VILLAGE NORTH AMENDED FINAL PLAT
	SCALE N/A DATE 4-3-80 CLIENT Village North JOB NUMBER 77-215 Sheet 2 of 2