

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9614429

DATE: 3-21-96

TIME: 13:22

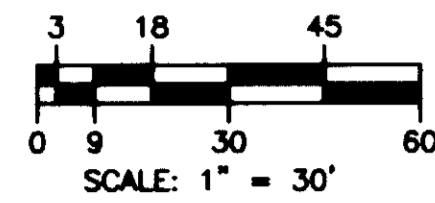
FEE: \$10.00 (1 Pages)

GRANTOR: Stephen D Replin
(OWNER/SIGNER)

GRANTEE: Wilcox Plaza #1
(SUBDIVISION NAME OR NAME OF PLAT)
Final Plat

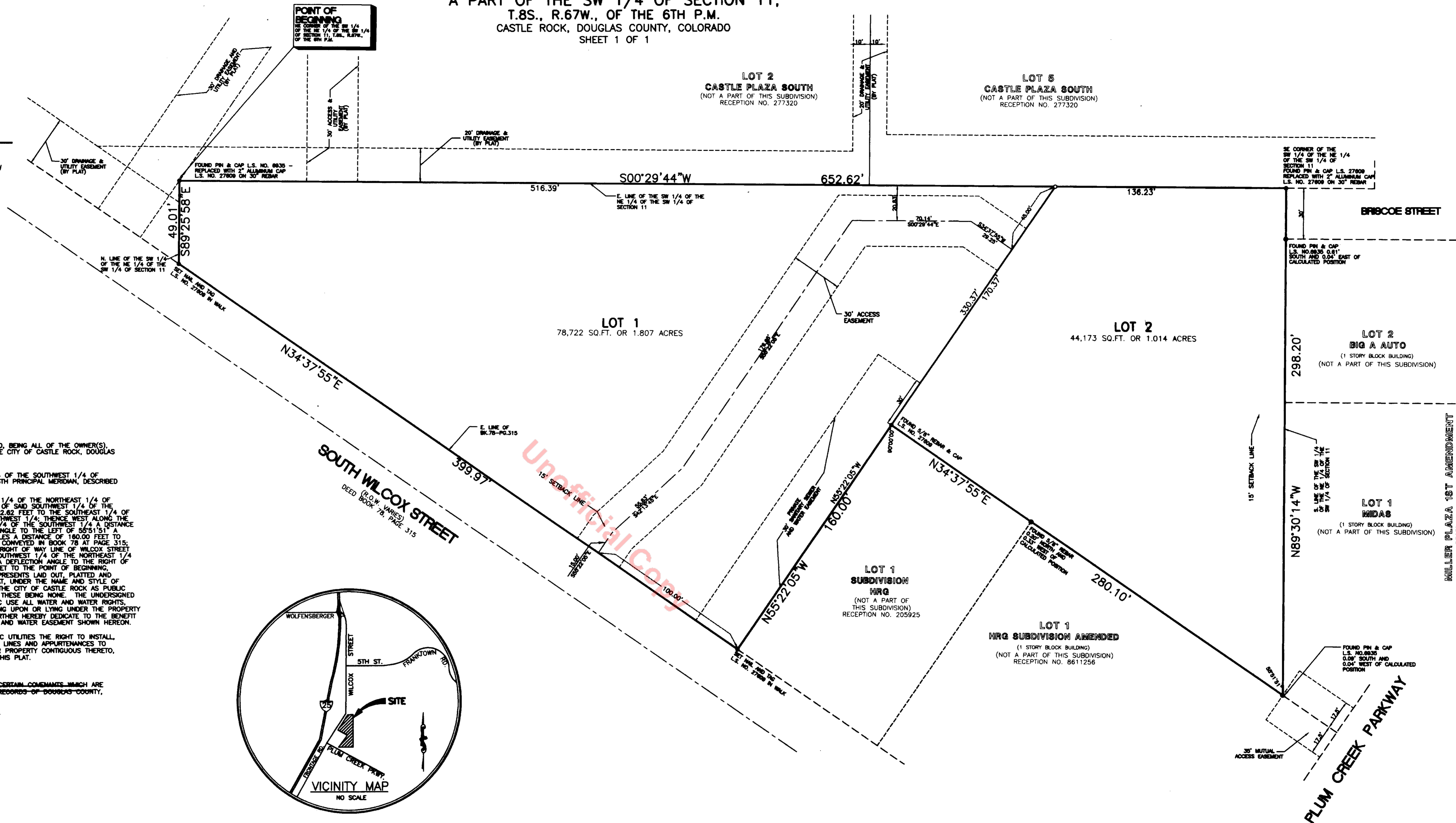
LEGAL: 11-8-67
(SECTION-TOWNSHIP-RANGE)

**FINAL PLAT
WILCOX PLAZA FILING NO. 1**
A PART OF THE SW 1/4 OF SECTION 11,
T.8S., R.67W., OF THE 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 1



LEGEND

- = SET 5/8" X 24" REBAR AND YELLOW PLASTIC CAP L.S. NO. 27809 (UNLESS OTHERWISE NOTED)
- = MONUMENT FOUND AS NOTED
- (BY PLAT) = AS DESIGNATED BY THE PLAT OF CASTLE PLAZA SOUTH.



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 CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 A DISTANCE OF 652.62 FEET TO THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 A DISTANCE OF 280.20 FEET; THENCE NORTHEASTERLY ON AN INTERIOR ANGLE TO THE LEFT OF 55°51'51" A DISTANCE OF 220.10 FEET; THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH WILCOX STREET AS CONVEYED IN BOOK 78 AT PAGE 315; THENCE NORTHEASTERLY AT RIGHT ANGLES ALONG THE EAST RIGHT OF WAY LINE OF WILCOX STREET A DISTANCE OF 399.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 55°56'07" ALONG SAID NORTH LINE A DISTANCE OF 49.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.821 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WILCOX PLAZA FILING NO. 1, AND DO HEREBY DEDICATE TO THE CITY OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING NONE. THE UNDERSIGNED HEREBY DEDICATE TO THE CITY 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 FURTHER HEREBY DEDICATE TO THE BENEFIT OF LOT 2 THE ACCESS EASEMENT AND 30' SANITARY SEWER AND WATER EASEMENT SHOWN HEREON.

THE UNDERSIGNED 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.

THE LANDS COMPRISING THIS SUBMISSION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 7th DAY OF March, 1996.

OWNER(S)
[Signature]

STATE OF Colorado } SS
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 1996 BY Stephen D. Replin WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 11-9-99

[Signature]
NOTARY PUBLIC



MORTGAGEE(S) AND LIENHOLDER(S):

[Signatures]
Norma A. Galby
Wanda Sue Welley

STATE OF Arizona } SS
COUNTY OF Maricopa

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 1996 BY Wanda Sue Welley WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC

GENERAL NOTES:

BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, T.8S., R.67W., OF THE 6TH P.M. BEARS S00°29'44"W BOUND BY THE MONUMENTS SHOWN HEREON, AND REFERENCED ON THE PLAT OF CASTLE PLAZA SOUTH.

BY GRAPHIC PLOTTING ONLY. NO PORTION OF THIS SITE IS SITUATED IN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080205-0301 C, WHICH BEARS A REVISION DATE OF SEPTEMBER 30, 1987. NO FIELD SURVEYING OR OFFICE CALCULATIONS WERE PERFORMED TO DETERMINE THIS ZONE.

BENCHMARK: U.S.G.S. NO. 23 BRASS DISK IN CONCRETE 15 FEET ± FROM THE END OF AN EXISTING FENCE ALONG THE EAST LINE OF LOT 3, CASTLE PLAZA SOUTH, AS RECORDED IN DOUGLAS COUNTY, COLORADO. ELEVATION: 8228.18

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER AND SUBDIVIDER:

STEPHEN D. REPLIN
222 MILWAUKEE STREET
SUITE 304
DENVER, COLORADO 80206

PREPARED BY:
Engineering Service Company
14428 East Evans Avenue, Suite 150
Denver, Colorado 80246
Phone: (303) 337-1383 Fax: (303) 337-7481
engineers-surveyors
SURVEY NO.: 880730 DATE REVISED: 12-28-95
DRAWER NO.: E-380 DISK FILE: WILCOPLAT

PLANNING COMMISSION APPROVAL: NOT REQUIRED

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE _____ DAY OF _____, 19____ A.D.

CHAIRMAN _____ DATE _____ TOWN CLERK _____ DATE _____

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 8th DAY OF FEBRUARY, 1996 A.D.

CHAIRMAN *[Signature]* DATE 3/2/96 TOWN CLERK *[Signature]* DATE 3/2/96

PLANNING DEPARTMENT APPROVAL:

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 6th DAY OF FEBRUARY, 1996 A.D.

ATTEST: *[Signature]* DATE 3-21-96
PLANNING DIRECTOR



SURVEYOR'S STATEMENT:

I, BRETT MILLER BEING 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.

BRETT L. MILLER
PROFESSIONAL L.S. NO. 27809



DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO } SS
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 21st DAY OF March, 1996, AT THE _____ OFFICE, WHERE IT WAS RECORDED UNDER RECEPTION NUMBER 861894