

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9817409

**DATE:** 3/11/98

**TIME:** 13:38

**FEE: \$** 10 ( 1 **Pages**)

## GRANTOR:

(OWNER/SIGNER)

Delbert L Woodward  
2548 Wolfeseberger Rd  
Castle Rock

## GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Woodward Subdivision  
Final Plat

## LEGAL:

(SECTION-TOWNSHIP-RANGE)

11-8-67

# WOODWARD SUBDIVISION

## FINAL PLAT

### A PART OF THE SOUTHEAST 1/4 OF SECTION 11, T8S, R67W, 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**OWNER**  
Delbert L. Woodward  
2548 Wolfensberger Road  
Castle Rock, CO 80104

**LAND SURVEYOR/SURVEYOR/PLANNER**  
David E. Archer & Associates  
105 Wilcox Street  
Castle Rock, Colorado 80104

**TITLE CERTIFICATE**

I, David E. Archer being an authorized representative of Land Title Insurance Company 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 9th day of February, 1998

DATE Feb 9th 1998 David E. Archer

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 9th day of February, 1998, by David E. Archer as Representative of Land Title Insurance Company

Witness my hand and Official seal this 9th day of February, 1998

My Commission Expires 8-9-99

Susan I. Rasmussen  
Notary Public  
STATE OF COLORADO  
My Commission Expires 08-09-99

**PROPERTY DESCRIPTION**

That part of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, described as follows:  
Beginning at a point on the Westerly right of way line of the County Road, said point being on the south line of said Northeast 1/4 of the Southeast 1/4 and bearing West a distance of 180 feet from the Southeast corner of said Northeast 1/4 of the Southeast 1/4;  
Thence N34°25'00"W, along said Westerly right of way line, a distance of 150 feet;  
Thence West 265.5 feet;  
Thence S35°00'00"E a distance of 150 feet to the South line of said Northeast 1/4 of the Southeast 1/4;  
Thence Easterly along the South line of said Northeast 1/4 of the Southeast 1/4 a distance of 265 feet to Point of Beginning.  
Containing 0.74 Acres, more or less.  
County of Douglas, State of Colorado.

**PLAT NOTES:**

- Lot 1 = 0.67 Acres  
Tract A=0.07 Acres  
Total Acres = 0.74
- No 100 year Floodplain exists within boundaries of subject property per FIRM Map No. 080049-0301C dated September 30, 1987.
- There are no existing easements of record on this plat.
- There are no SFE's on site.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents, that the undersigned, being all the Owners Mortgagees and Lienholders of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as hereon have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat under the name and style of WOODWARD SUBDIVISION, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being Tract A.

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.

Executed this 9th day of Feb, 1998.

**OWNER**  
Delbert L. Woodward  
Delbert L. Woodward  
2548 Wolfensberger Road  
Castle Rock, CO 80104

**NOTARY CERTIFICATES**  
STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

The foregoing instrument was acknowledged before me this 9th day of February, 1998, by Delbert L. Woodward

Witness my hand and Official seal this 9th day of February, 1998

My Commission Expires 8-9-99

Susan I. Rasmussen  
Notary Public  
STATE OF COLORADO  
My Commission Expires 08-09-99

**SURVEYOR'S CERTIFICATE**

I David E. Archer, 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.

David E. Archer  
Registered Professional Land Surveyor



**TOWN CERTIFICATION**

**PLANNING COMMISSION RECOMMENDATION**

This plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 12th day of DECEMBER, A.D., 1997.

William 3/5/98  
Chairman Date

ATTEST:  
John Franklin 2/9/98  
Planning Director 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, on the 8th day of JANUARY, A.D., 1998.

Donald 3/6/98  
Mayor Date

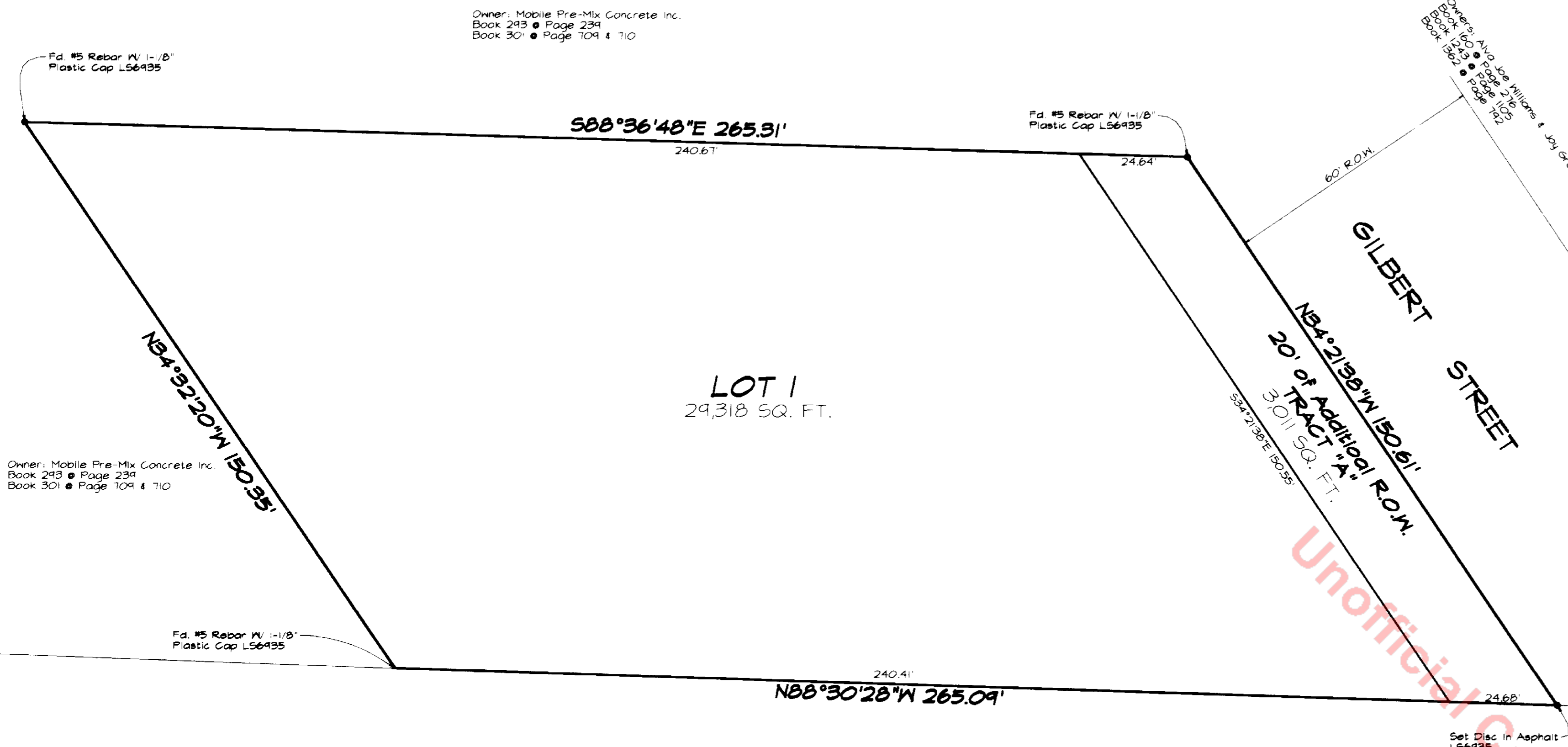
ATTEST:  
Sally A. Neuse 3/6/98  
Town Clerk Date

**DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE**

State of Colorado }  
County of Douglas } SS

I hereby certify that this plat was filed in my office on the 11 day of MARCH 1998 at 10:30 o'clock A.M. and was recorded under Recording Number 9817409

William  
Douglas County Clerk and Recorder

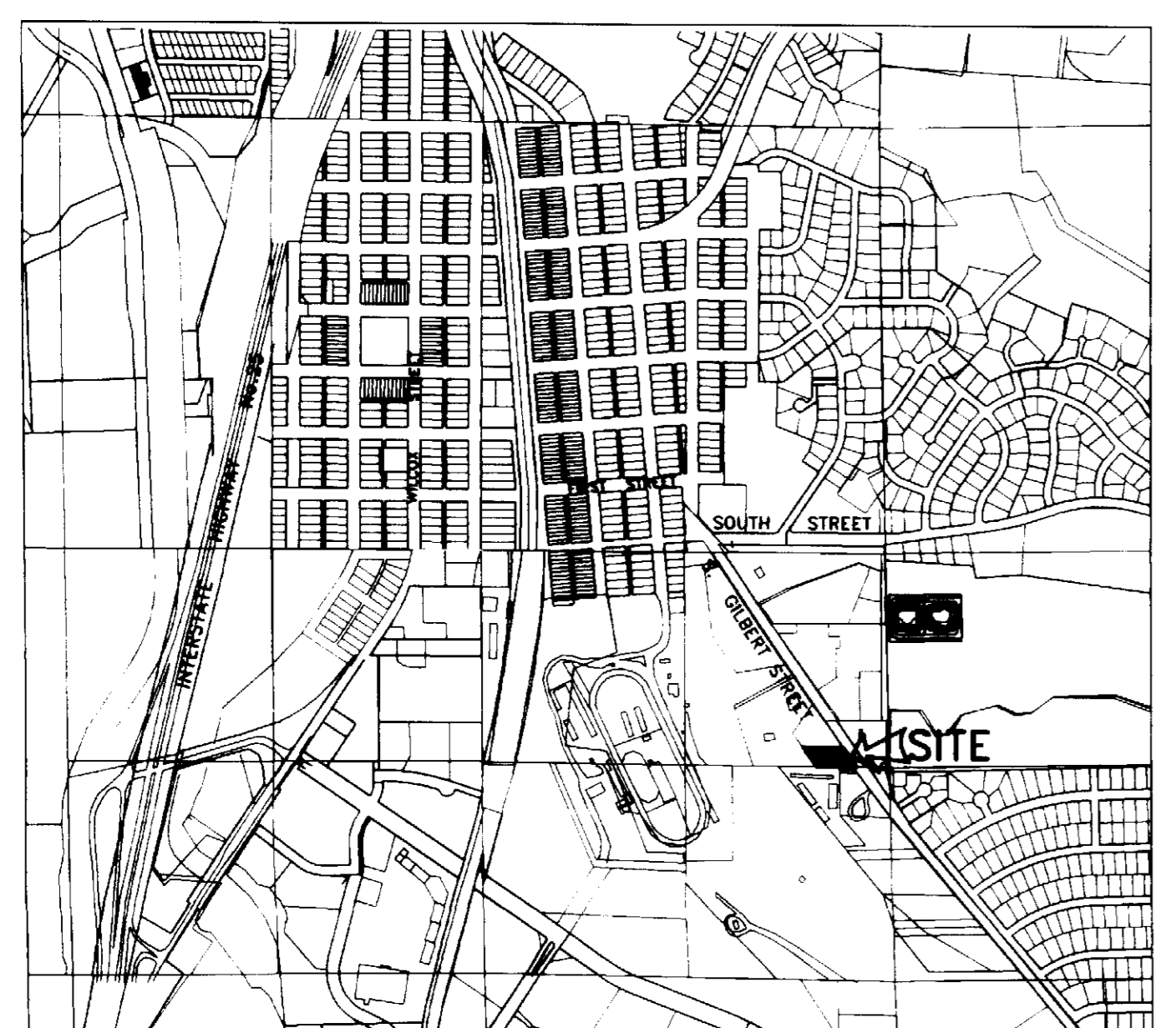


Owner: Mobile Pre-Mix Concrete Inc.  
Book 243 # Page 234  
Book 301 # Page 104 & 710

Fd. #5 Rebar IV 1-1/8"  
Plastic Cap L56435

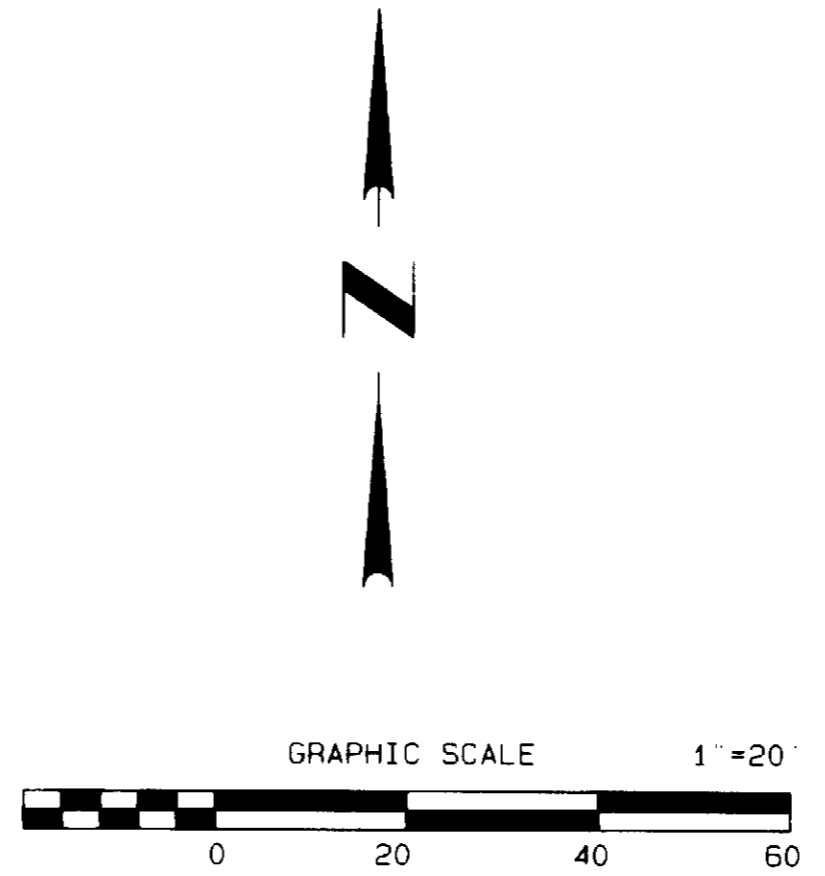
Owners: George H. JR. & Kerry L. Wood  
Book 361 # Page 365

- LEGEND**
- ◆ Barmston Monument in Range Box per record
  - ⬇ Fd. #5 Rebar IV 1-1/8" Plastic Cap L56435 unless otherwise noted



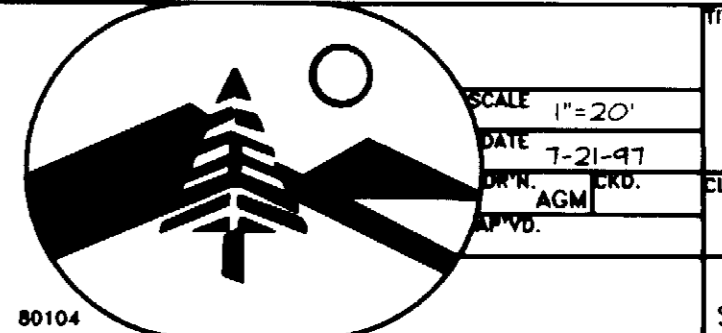
**VICINITY MAP**  
SCALE: 1"=1000'

**LAND USE TABLE**  
ZONING= 0.67 ACRES  
STREET DEDICATION= 0.07 ACRES



REVISIONS
Revised 9-24-97
Revised 10-9-97
Revised 12-22-97

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



SCALE 1"=20'
DATE 1-21-97
DRAWN BY
CHKD. BY
DATE
CLIENT DELBERT L. WOODWARD
JOB NUMBER 97-0240
Sheet 1 of 1