

# PLAT IDENTIFICATION SHEET

137925

7-24-70

**GRANTOR:**

(owner/signer)

**GRANTEE:**

(subdivision name or name of plat)

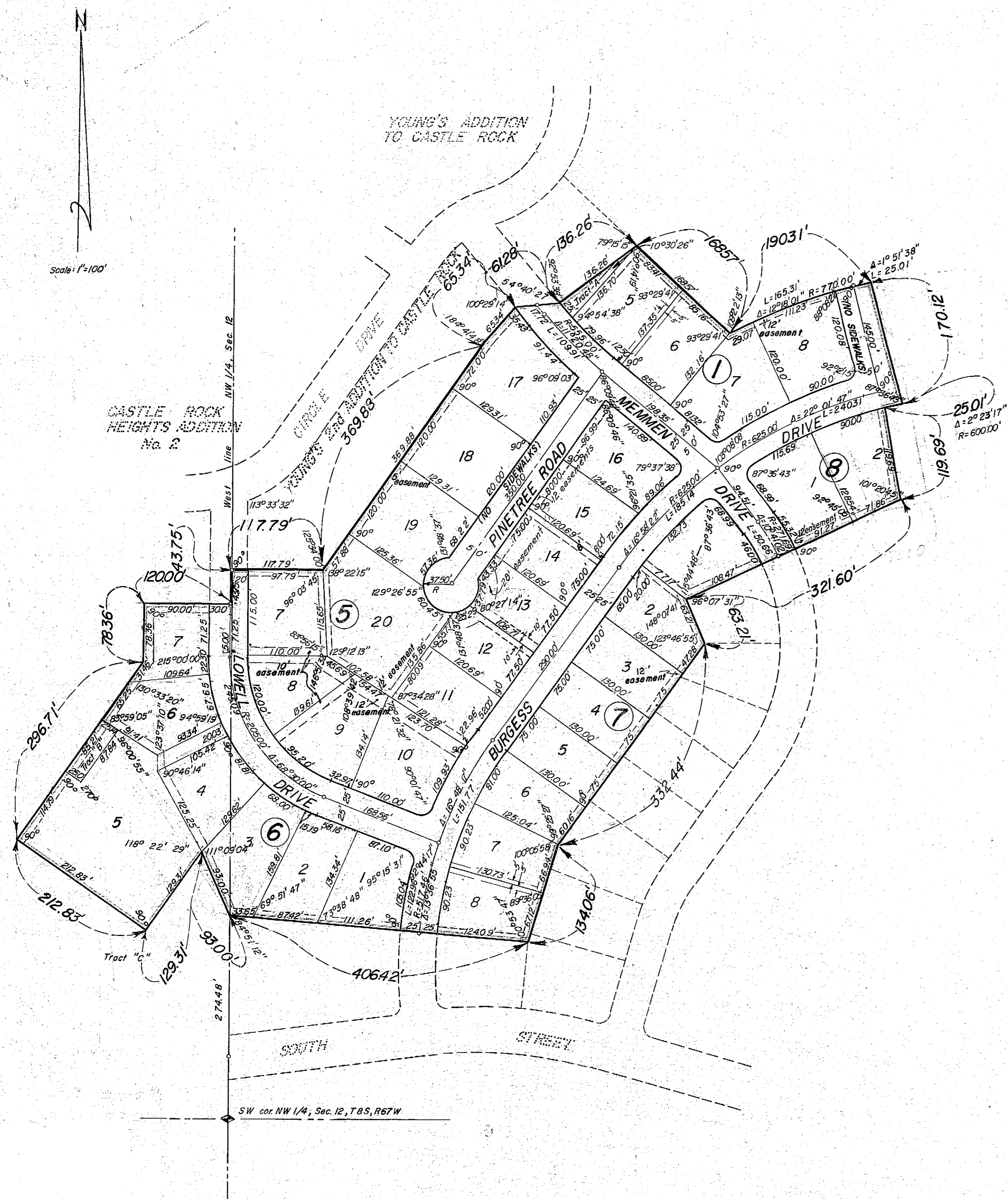
Young's Addition to Castle

**LEGAL:**

(section-township-range)

# YOUNG'S THIRD ADDITION TO CASTLE ROCK

A PART OF THE NW 1/4 OF SECTION 12, AND THE NE 1/4 OF SECTION 11, T8S, R67W OF THE 6th P.M.  
DOUGLAS COUNTY, COLORADO



Prepared by  
**M** ENGINEERING CO.  
1701 W. 72nd AVENUE  
DENVER, COLORADO

NOTES:  
1. All block corner radii are 15', lot dimensions are to the intersection of lot lines extended.

KNOW ALL MEN BY THESE PRESENTS that Chapman Young Jr. being the owner of a part of the Northwest one-quarter (NW 1/4) of Section 12, and of Tract "C" Castle Rock Heights Addition No. 2, all in Township 8 South (T 8 S), Range 67 West (R 67 W) of the Sixth Principal Meridian (6th P.M.), County of Douglas, State of Colorado, more particularly described as follows: BEGINNING at a point on the west line and 274.48 feet north of the southwest corner of said NW 1/4; thence easterly on an angle to the right of 95°08'48" a distance of 406.42 feet; thence on an angle to the left of 79°06'13" a distance of 134.06 feet; thence on an angle to the right of 19°31'25" a distance of 332.44 feet; thence on an angle to the left of 56°13'05" a distance of 63.21 feet; thence on an angle to the right of 83°52'29" a distance of 321.60 feet; thence on an angle to the right of 90° and along a curve to the right having a radius of 600.00 feet and a central angle of 2°23'17" a distance of 119.69 feet; thence on an angle to the right of 90° and along a curve to the right having a radius of 600.00 feet and a central angle of 2°23'17" a distance of 25.01 feet to a point on the curve; thence on an angle to the left of 92°23'17" a distance of 170.12 feet; thence on an angle to the left of 88°08'22" and along a curve to the left having a radius of 770.00 feet and a central angle of 14°09'39" an arc distance of 190.31 feet to a point on the curve; thence on an angle to the right of 70°37'47" a distance of 168.57 feet to the east line of Young's Second Addition to Castle Rock; thence on an angle to the left of 79°15'15" and along said east line a distance of 136.26 feet; thence on an angle to the right of 35°19'33" and along said east line a distance of 61.28 feet; thence on an angle to the left of 45°48'47" a distance of 65.34 feet; thence on an angle to the left of 4°41'48" and along said east line a distance of 369.88 feet; thence on an angle to the right of 54°26'00" and along said east line a distance of 117.79 feet to the west line of said NW 1/4; thence on an angle to the left of 90° and along said west line 437.5 feet to the north line of said Tract "C"; thence on an angle to the right of 90° and along said north line 12000 feet to the west line of said Tract "C"; thence on an angle to the left of 90° and along said west line 78.36 feet; thence on an angle to the right of 35° and along said west line 296.71 feet thence on an angle to the left of 90°21'23" feet; thence on an angle to the left of 90° a distance of 129.31 feet; thence on an angle to the right of 118°22'29" a distance of 93.00 feet to the point of beginning; has laid out and subdivided the above described land into lots and blocks under the name and style of "YOUNG'S THIRD ADDITION TO CASTLE ROCK", and by these presents does 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 streets, avenues and other public places hereon shown, also easements for utility and drainage purposes as shown.

Unofficial Copy

*Chapman Young Jr.*  
Chapman Young Jr.

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER ) SS

The foregoing instrument was acknowledged before me this 5th day of March, A.D. 1970, by Chapman Young Jr.

My commission expires Oct. 24, 1971  
*Georgia A. Williams*  
Notary Public

I, Leonard L. McCoy, a Registered Land Surveyor in the State of Colorado, hereby certify that the survey of YOUNG'S THIRD ADDITION TO CASTLE ROCK was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

*Leonard L. McCoy*  
Registered Land Surveyor

Approved by the Town of Castle Rock this 17th day of March, A.D. 1970

*[Signature]* Mayor  
*[Signature]* City Clerk

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

I hereby certify that this plat was filed in my office on the 24th day of July, A.D. 1970 at 3:00 PM o'clock and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

*[Signature]*  
County Clerk and Recorder