

# PLAT IDENTIFICATION SHEET

145872

10-29-71

**GRANTOR:**

(owner/signer)

**GRANTEE:**

(subdivision name or name of plat)

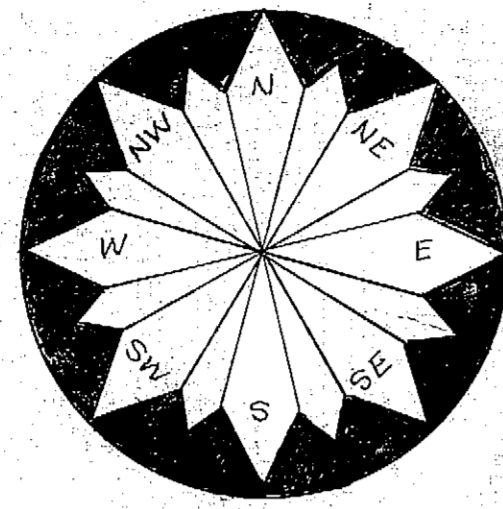
Young's Addition to Castle Rock

**LEGAL:**

(section-township-range)

# YOUNG'S FOURTH ADDITION TO CASTLE ROCK

BEING PART OF TRACT "C" CASTLE ROCK HEIGHTS ADDITION NO. 2  
AND PART OF THE W 1/2 OF SECTION 12, T. 8 S., R. 67 W., 6th PM.  
DOUGLAS COUNTY, COLORADO.

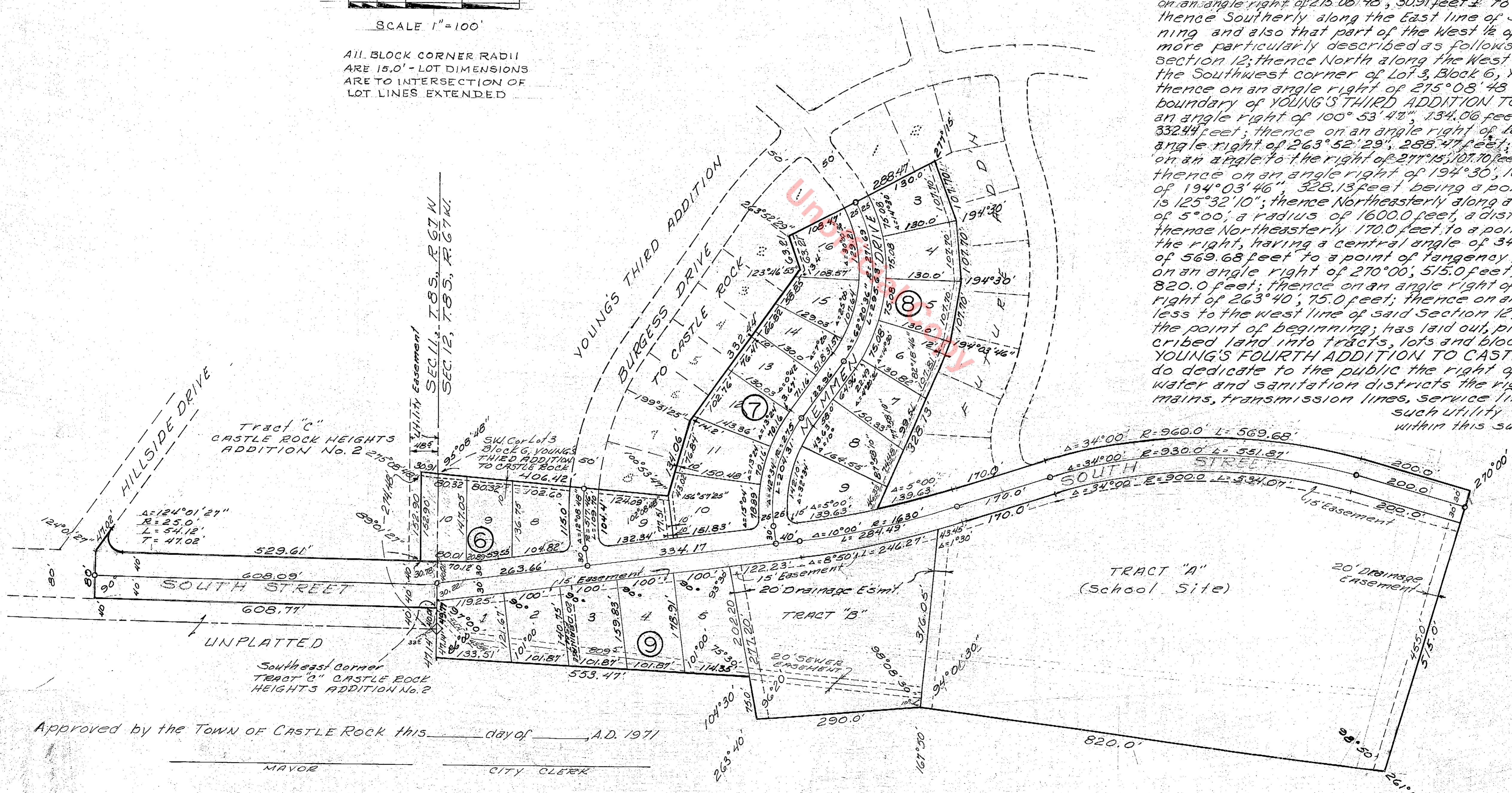


0' 50' 100' 200' 300'  
SCALE 1"=100'

ALL BLOCK CORNER RADII  
ARE 15.0' - LOT DIMENSIONS  
ARE TO INTERSECTION OF  
LOT LINES EXTENDED

## DEDICATION

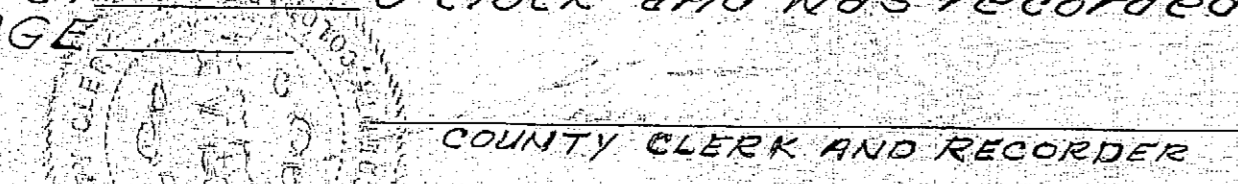
KNOW ALL MEN BY THESE PRESENTS: that Chapman Young Jr. being the owner of that part of Tract "C" CASTLE ROCK HEIGHTS ADDITION No. 2 more particularly described as follows: Beginning at the Southeast corner of said Tract "C"; thence westerly along the South line of said Tract "C" 608.77 feet to the Southwest corner of said Tract "C"; thence Northerly at right angles along the westerly line of Tract "C", 80.0 feet; thence on an angle right of 124° 01' 21", 47.02 feet to a point of curve having a back tangent angle of 180° 00', thence Southwesterly and Southeasterly along a curve to the left having a central angle of 124° 01' 21", a radius of 25.0 feet, 54.12 feet; thence Easterly 529.61 feet; thence on an angle right of 89° 01' 21", 152.90; thence on an angle right of 275° 08' 48", 30.91 feet to the Easterly line of said Tract "C"; thence Southerly along the East line of said Tract "C", 234.41 feet to the point of beginning and also that part of the West 1/2 of Section 12, T. 8 S., R. 67 W. of the 6th PM. more particularly described as follows: Beginning at the West 1/4 corner of said section 12; thence North along the West line of said Section 12, 274.48 feet to the Southwest corner of Lot 3, Block 6, YOUNG'S THIRD ADDITION TO CASTLE ROCK; thence on an angle right of 275° 08' 48" and along the Southerly and Easterly boundary of YOUNG'S THIRD ADDITION TO CASTLE ROCK 406.42 feet; thence on an angle right of 100° 53' 47", 134.06 feet; thence on an angle right of 199° 31' 25", 332.44 feet; thence on an angle right of 123° 46' 35", 63.21 feet; thence on an angle right of 263° 52' 29", 288.47 feet; thence departing from said boundary on an angle to the right of 277° 15' 10.70 feet; thence on an angle to the right of 194° 30' 10.70 feet; thence on an angle right of 194° 03' 46", 328.13 feet being a point on a curve whose back tangent angle is 125° 32' 10"; thence Northeasterly along a curve to the left having a central angle of 5° 00', a radius of 1600.0 feet, a distance of 139.63 feet to a point of tangency; thence Northeasterly 170.0 feet to a point of curvature; thence along a curve to the right, having a central angle of 34° 00', a radius of 960.0 feet, a distance of 569.68 feet to a point of tangency; thence Southeasterly 200.0 feet; thence on an angle right of 270° 00', 515.0 feet; thence on an angle right of 261° 10', 820.0 feet; thence on an angle right of 167° 50', 290.0 feet; thence on an angle right of 263° 40', 75.0 feet; thence on an angle right of 104° 30', 553.47' more or less to the west line of said Section 12; thence North 47.14 feet more or less to the point of beginning; has laid out, platted and subdivided the above described land into tracts, lots and blocks under the name and style of YOUNG'S FOURTH ADDITION TO CASTLE ROCK and by these presents do dedicate to the public the right of thoroughfare and to Public Utilities and water and sanitation districts the right to install, maintain and operate such utility and water and sanitary sewer services within this subdivision or property contiguous thereto, over and across the street drive, and other public places hereon shown, also easements for utility and drainage purposes as shown.



Approved by the Town of Castle Rock this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1971  
MAYOR CITY CLERK

STATE OF COLORADO SS  
COUNTY OF DOUGLAS  
I hereby certify that this plat was filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1971 at \_\_\_\_\_ o'clock and was recorded in PLAT BOOK \_\_\_\_\_ at PAGE \_\_\_\_\_

Rec. No. 145272



COMPASS ENGINEERING & SURVEYING CO.  
179 Ridge Road, Littleton, Colorado

Chapman Young Jr.

STATE OF COLORADO SS  
COUNTY OF DOUGLAS  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1971, by Chapman Young Jr.

My commission expires \_\_\_\_\_  
NOTARY PUBLIC

I, Ralph J. Smith, a registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that the survey of YOUNG'S FOURTH ADDITION TO CASTLE ROCK was made under my supervision and that the accompanying plat accurately and properly shows said subdivision.

Ralph J. Smith  
RALPH J. SMITH P.E. & S.



YOUNG'S FOURTH ADDITION TO CASTLE ROCK