

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9714652

DATE: 3/20/97

TIME: 11:49

FEE: \$ 10 (1 Pages)

GRANTOR:

(OWNER/SIGNER)

James L. Tacke
Manager Castle Properties LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Larry's Subdivision
Final PD Site Plan

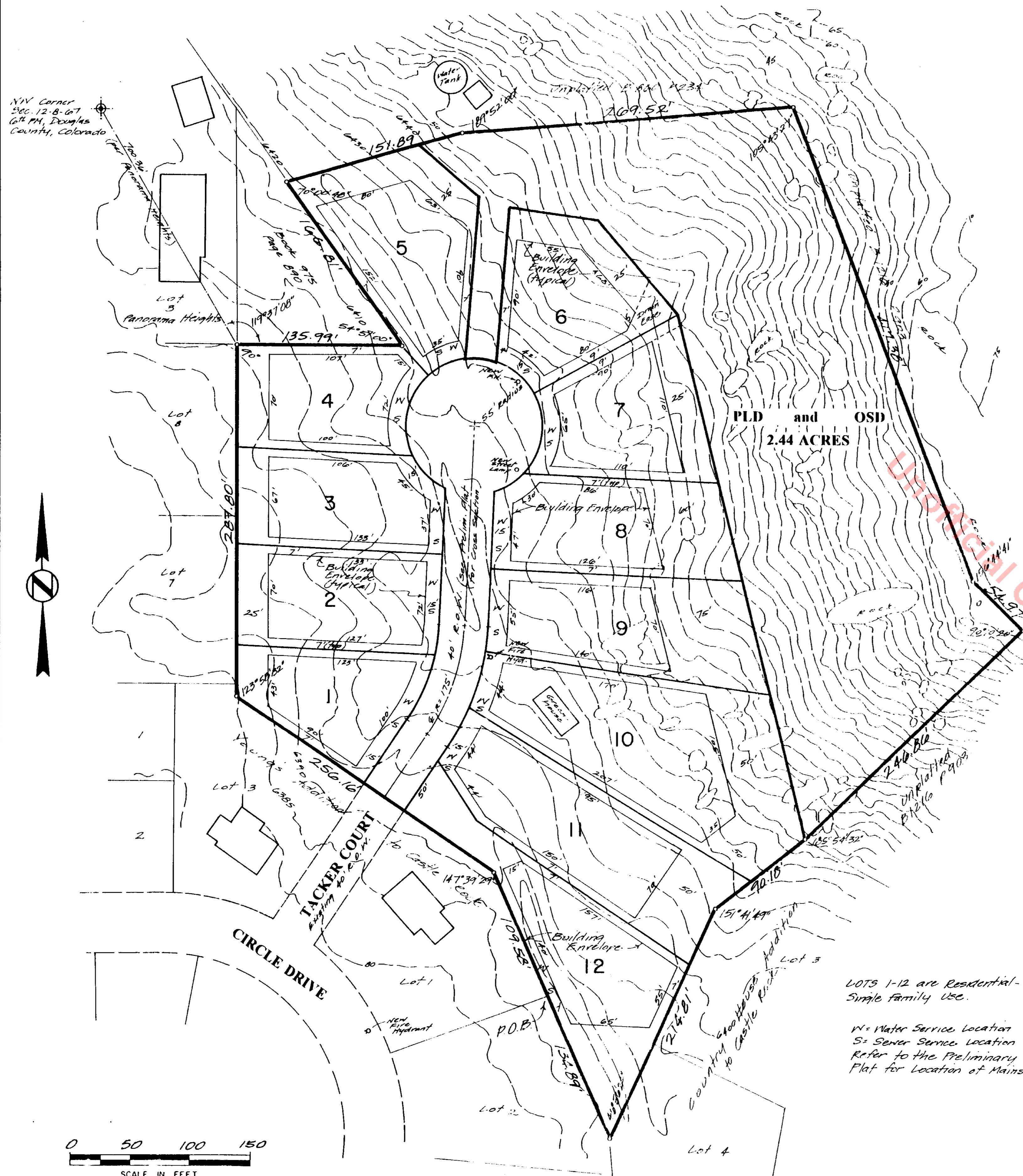
LEGAL:

(SECTION-TOWNSHIP-RANGE)

12-8-67

LARRY'S SUBDIVISION FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



PROPERTY DESCRIPTION:

A tract of land situated in the Northwest 1/4 of Section 12, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the most Northern corner of Lot 2, Block 1, Young's Addition to Castle Rock, according to the recorded plat thereof;

Thence Southeasterly along the Easterly line of said Lot 2 a distance of 131.89 feet;

Thence Northeasterly on an angle to the left of 133° 01' 36" a distance of 211.81 feet;

Thence Northeasterly on an angle to the right of 28° 18' 11" a distance of 90.18 feet;

Thence Northeasterly on an angle to the left of 5° 51' 32" a distance of 246.86 feet;

Thence Northwesterly on an angle to the left of 89° 49' 10" a distance of 54.97 feet;

Thence Northwesterly on an angle to the right of 23° 15' 19" a distance of 417.18 feet;

Thence Southwesterly on an angle to the left of 74° 16' 31" a distance of 269.57 feet;

Thence Southwesterly on an angle to the left of 9° 52' 00" a distance of 151.89 feet, more or less, to a point on the Northeasterly line of the Jensen property as described in Book 158 at Page 399 of the Douglas County Records;

Thence Southerly on an angle to the left of 109° 59' 12" along the Northeasterly line of said Jensen property a distance of 166.81 feet to the Southeast corner of said Jensen property;

Thence Westerly on an angle to the right of 305° 01' 00" along the South line of said Jensen property a distance of 135.99 feet to the Southeast corner of Lot 3, Panorama Heights Subdivision;

Thence Southerly at right angles a distance of 287.80 feet, more or less, to a boundary corner of Young's Addition to Castle Rock;

Thence Southeasterly on an angle to the left of 56° 01' 28" along a Northeasterly line of said Young's Addition to Castle Rock a distance of 256.16 feet;

Thence Southeasterly along said Northeasterly line on an angle to the right of 32° 20' 31" a distance of 109.58 feet to the Point of Beginning;

Containing 7.101 acres, more or less

LAND USE SUMMARY

LAND USE	AREA	# DUS	% OF TOTAL
Right of Way	0.50 acres	none	6.75%
Residential - Single Family	4.46 acres	12	60.3%
Open Space Dedicated	2.44 acres	none	33.0%
Total	7.40 acres	12	100%

Final PD Site Plan Notes

- A. Property Lines- shown hereon, see final plat for dimensioning
- B. Buildings - Adjacent footprints shown.
- I. Summary Table - Shown above.
- J. Notes - See notes hereon, approved zoning standards & project narrative

SIGNATURE BLOCKS

OWNERSHIP CERTIFICATION:

The undersigned are all of the owners of certain lands known herein as Larry's Subdivision PD in the Town of Castle Rock

James L. Tacker
James L. Tacker, Manager Castle Properties, LLC Signed this 29th day of August, 1996

Susan I. Rasmussen
Notary Public

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08-09-99

TITLE CERTIFICATION:

I, *LARRY L. NITZCH*, an authorized representative of *LAUD TITLE GUARANTEE* 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 Lienholder Subordination Certificate.

Larry L. Nitzsch
Authorized Representative

Susan I. Rasmussen
Notary Public

Signed this 29th day of August, 1996
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08-09-99

SURVEYOR'S CERTIFICATE:

I, *J. HANNIGAN*, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the graphic boundary depicted hereon is a true and accurate representation of the officially recorded legal description and that this Final PD Site Plan is in conformance with all Town of Castle Rock and State of Colorado land subdivision requirements.

Jerome W. Hannigan
Professional Land Surveyor Colorado #25629

PLANNING COMMISSION RECOMMENDATION:

The Final PD Site Plan for Larry's Subdivision PD was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado on the 22nd day of JULY, 1996.

Norma Skene 3/10/97
Chairman Date
Sally Allan 3/10/97
Planning Director Date
Town Clerk

TOWN COUNCIL APPROVAL:

The Final PD Site Plan for Larry's Subdivision PD was approved by the Town Council of the Town of Castle Rock, Colorado on the 8th day of AUGUST, 1996.

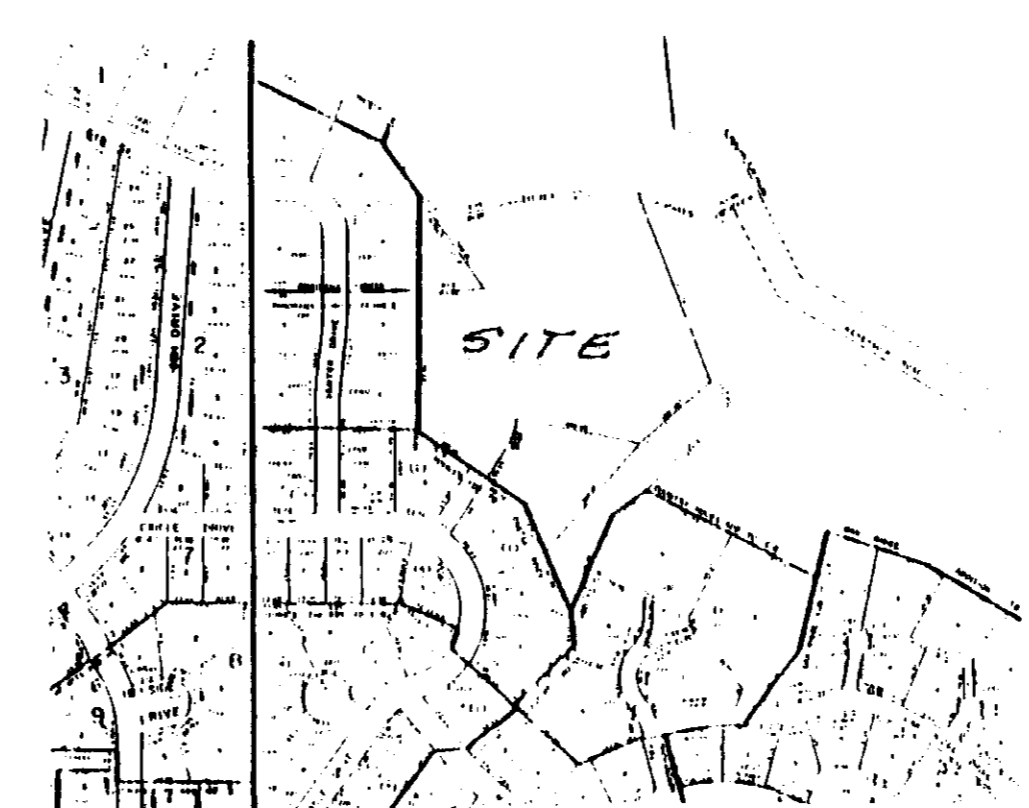
Tom Smith 3/10/97
Mayor Date
Sally Allan 3/10/97
Town Clerk Date

DOUGLAS COUNTY CLERK & RECORDER:

County of Douglas } SS.

I hereby certify that this Final PD Site Plan was filed in my office on the 20th day of MARCH, 1997, at 11:49 AM and was recorded under reception number 8714652.

Norah A. Bailey
Douglas County Clerk and Recorder



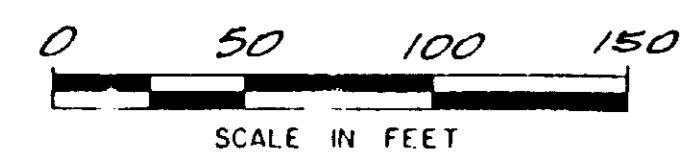
VICINITY MAP

NOTES:

- Land Owner: Castle Properties LLC
5818 Willow Springs Drive
Morrison, Co. 80465
- Land Planner and Surveyor: Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Co. 80132
- Current Zoning & Use: Planned Development / Vacant
- Surrounding Zoning / Use: North: R-1 Single Family Residence District / water storage, vacant
South: R-1 Single Family Residence District / single family homes
East: R-1 Single Family Residence District / vacant
West: R-1 Single Family Residence District / single family homes
- Floodplain: No mapped floodplain on site
- Existing structures: A small private greenhouse
- Access: Existing access from Circle Drive
- Proposed Phasing: One phase is proposed
- Gross Density: 1.6 du / acre
- Minimum Lot Area: 9000 square feet
- Roadway area: 0.5 acre
- Residential area: 4.46 acres
- Open Space area: 2.44 acres

LOTS 1-12 are Residential-
Single Family Use.

No Water Service Location
Sewer Service Location
Refer to the Preliminary
Plat for Location of Mains.



REVISIONS		Jerome W. HANNIGAN and ASSOCIATES, INC. SURVEYING • PLANNING • ARCHITECTURE LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 TEL: 719-481-8292 FAX: 719-481-9071	TITLE LARRY'S SUBDIVISION FINAL PD SITE PLAN CASTLE ROCK, COLORADO
SCALE: 1" = 50' DATE: 5-24-96 DRAWN BY: JWH		CLIENT CASTLE PROPERTIES LLC	
Sheet 1 of 1	JOB NUMBER 94-026		