

PLAT IDENTIFICATION SHEET

309131

08/03/1983

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Sellers Landing Partnership LTD

GRANTEE:

(subdivision name or name of plat)

Sellers Landing Phase I Final Site Plan

LEGAL:

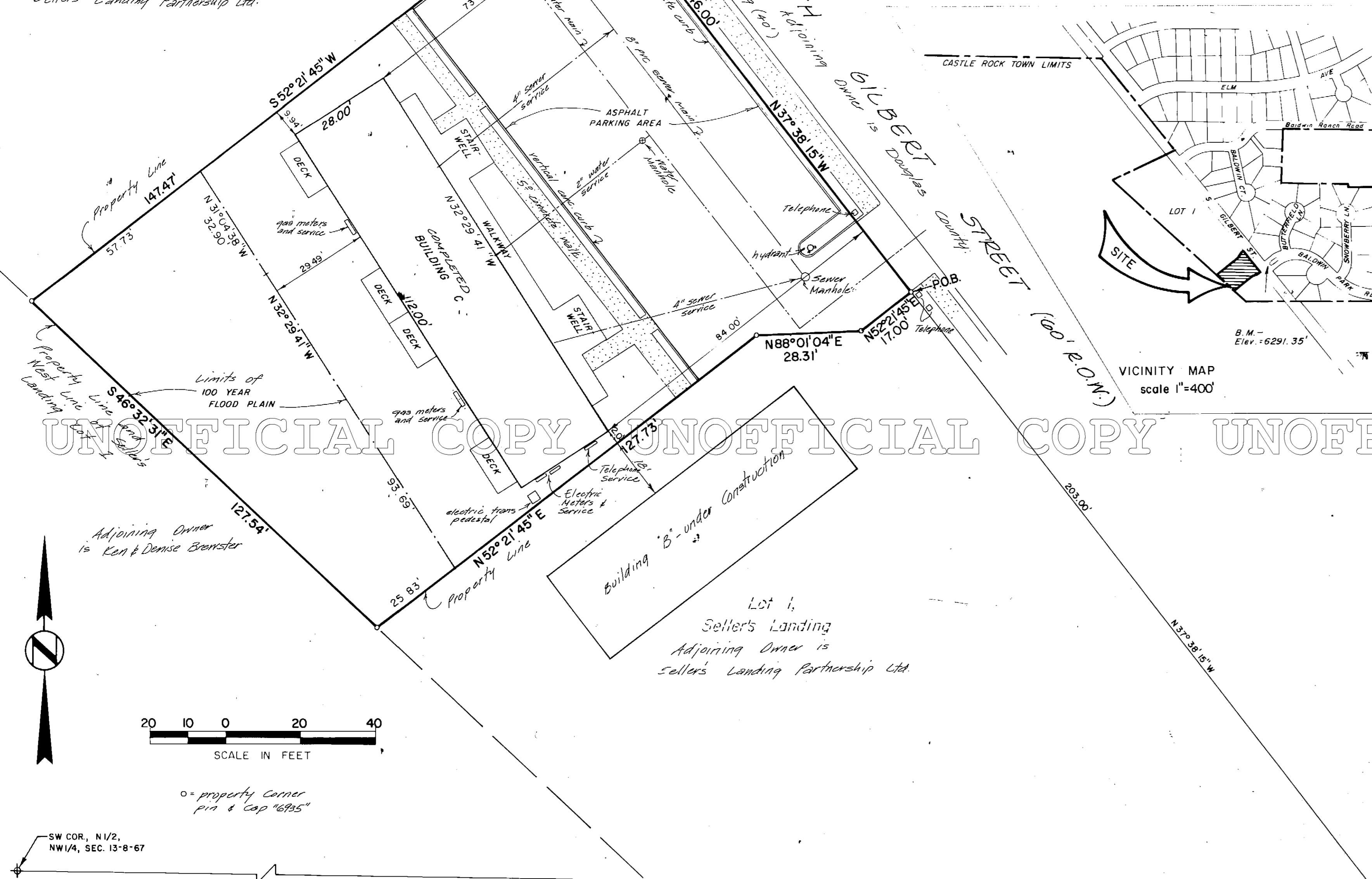
(section-township-range)

FINAL SITE PLAN

SELLER'S LANDING PHASE I

A Survey of a Portion of Lot 1, Seller's Landing, Town of Castle Rock, Douglas County, Colorado

Lot 1,
Seller's Landing
Adjoining Owner is
Seller's Landing Partnership Ltd.



PROPERTY DESCRIPTION

That part of Lot 1, Seller's Landing, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
Commencing at the Southwest corner of the North 1/2 of the North-west 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian and considering the South line of the North 1/2 of the Northwest 1/4 to bear S89°02'15"E with all bearings contained herein relative thereto; Thence S89°02'15"E along the South line of the North 1/2 of the Northwest 1/4 a distance of 1882.10 feet to a point on the West Right of Way line of Lake Gulch Road, said point being the Southeast corner of Lot 1, Seller's Landing; Thence N37°38'15"W along said West Right of Way line and along the Easterly line of said Lot 1 a distance of 203.00 feet to the point of beginning; Thence continuing N37°38'15"W along said Right of Way line and said Easterly line of Lot 1 a distance of 146.00 feet; Thence S52°21'45"W a distance of 20.00 feet; Thence S42°26'10"W a distance of 20.30 feet; Thence S52°21'45"W a distance of 147.47 feet to a point on the Westerly line of said Lot 1; Thence S46°32'31"E along said Westerly line a distance of 127.54 feet; Thence N52°21'45"E a distance of 127.73 feet; Thence N88°01'04"E a distance of 28.31 feet; Thence N52°21'45"E a distance of 17.00 feet to the point of beginning. Containing 22,957 square feet or 0.527 Acres more or less.

OWNER & MORTGAGEE

Seller's Landing Partnership, Ltd., a Colorado Limited Partnership
Allen L. George, General Partner
IntraWest Bank of Southglenn
C. Richard Panesi, Vice-President

TOWN APPROVAL

The Town of Castle Rock hereby approves this plat for filing this 19th day of July, 1983 A.D.
Town Clerk: *Paul Manning* Mayor by *Paul Manning*

PLANNING COMMISSION APPROVAL

The Town of Castle Rock Planning Commission hereby approves this plat this 7th day of July, 1983 A.D.

Herold Wightman
Chairman by *Paul Manning*

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
I hereby certify that this plat was filed in my office on this 3rd day of August, 1983 A.D. at 3:51 O'clock P.M. and was recorded per Reception No. 309131
County Clerk & Recorder: *Rita A. Cronin*

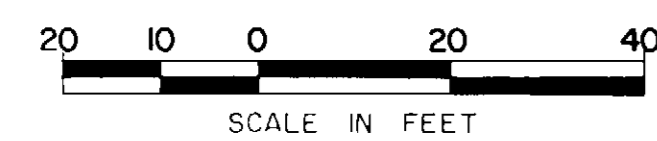
NOTES

- Underground utilities may be placed anywhere on this property except in the 100 year flood plain or under the building, decks, walkways, or stairwells. No above ground equipment is allowed except by written permission from the owner.
- All elevations refer to U.S.G.S. datum. The benchmark is a chiseled square on the West end of the island at Baldwin Park Road at South Gilbert Street, elevation = 6291.35.
- G.C.E. denotes General Common Elements. L.C.E. denotes Limited Common Elements.
- All boundary corners are monumented with a 5/8" rebar and cap marked "6935". No other physical evidence of the boundary lines exist.
- The P.U.D. Ordinance requires the following minimum yards: Front Yard is 30.00', Rear is 15.00'. Additionally, 20' is required between buildings.

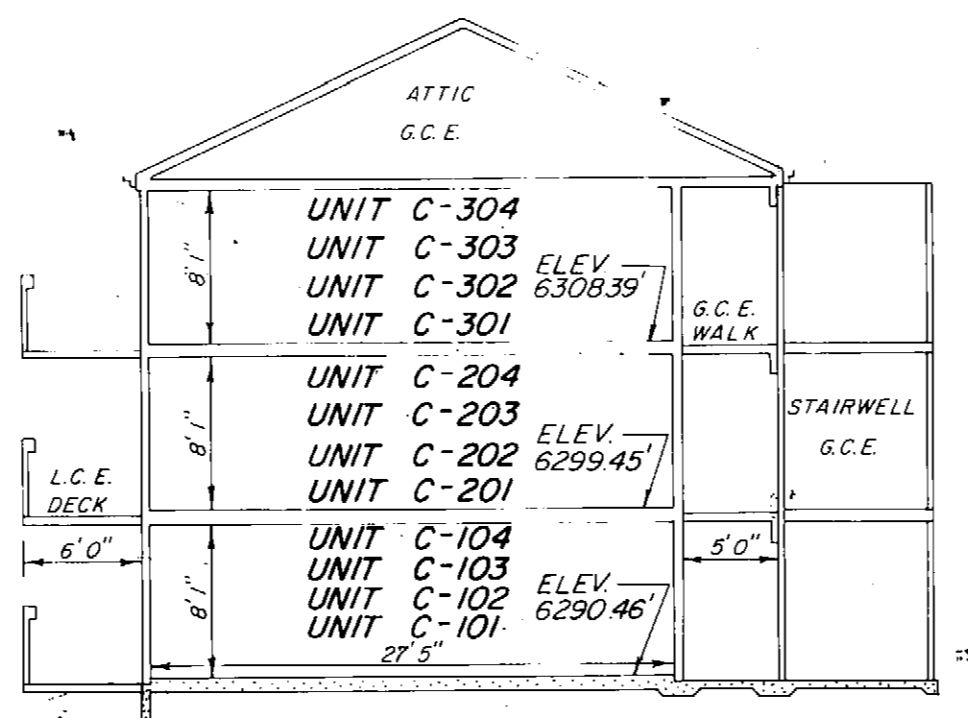
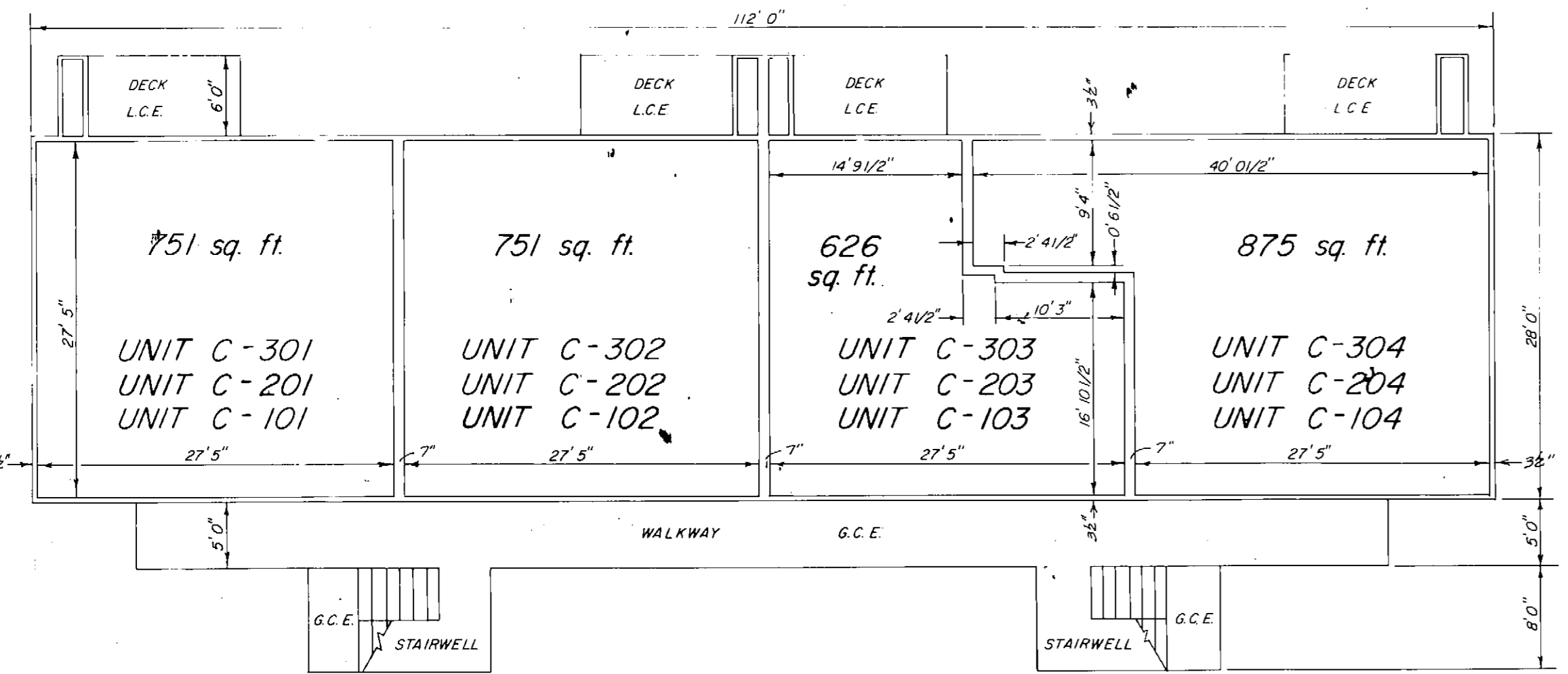
SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES:
I hereby certify that this survey was made on the ground as per record description under my personal supervision and is correct and that there are no encroachments either way across property lines except as shown.

Signed: *Harold E. White*
Registered Professional Land Surveyor
Date: 6/15/83



This is H.U.D. project number 101-34053.



REVISIONS	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 7-29-83 DRN sy AP'VS	TITLE FINAL SITE PLAN SELLER'S LANDING PHASE I CLIENT AL GEORGE JOB NUMBER 82-294
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