

PLAT IDENTIFICATION SHEET

326414

4-25-84

UNOFFICIAL COPY

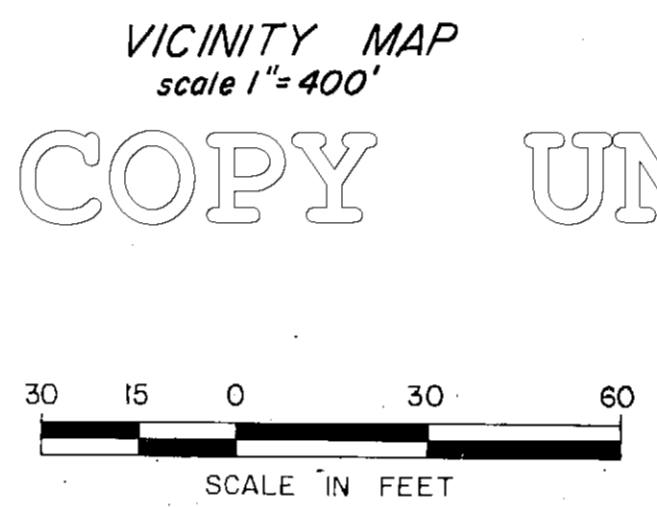
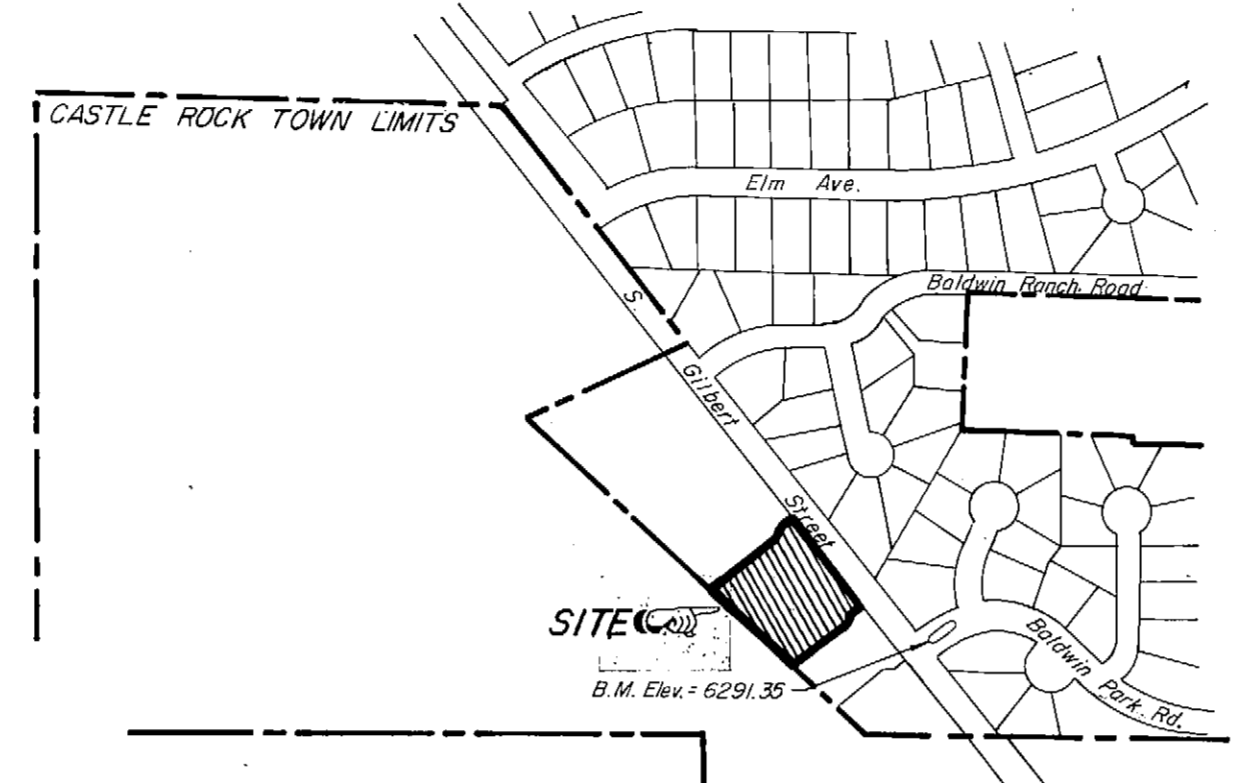
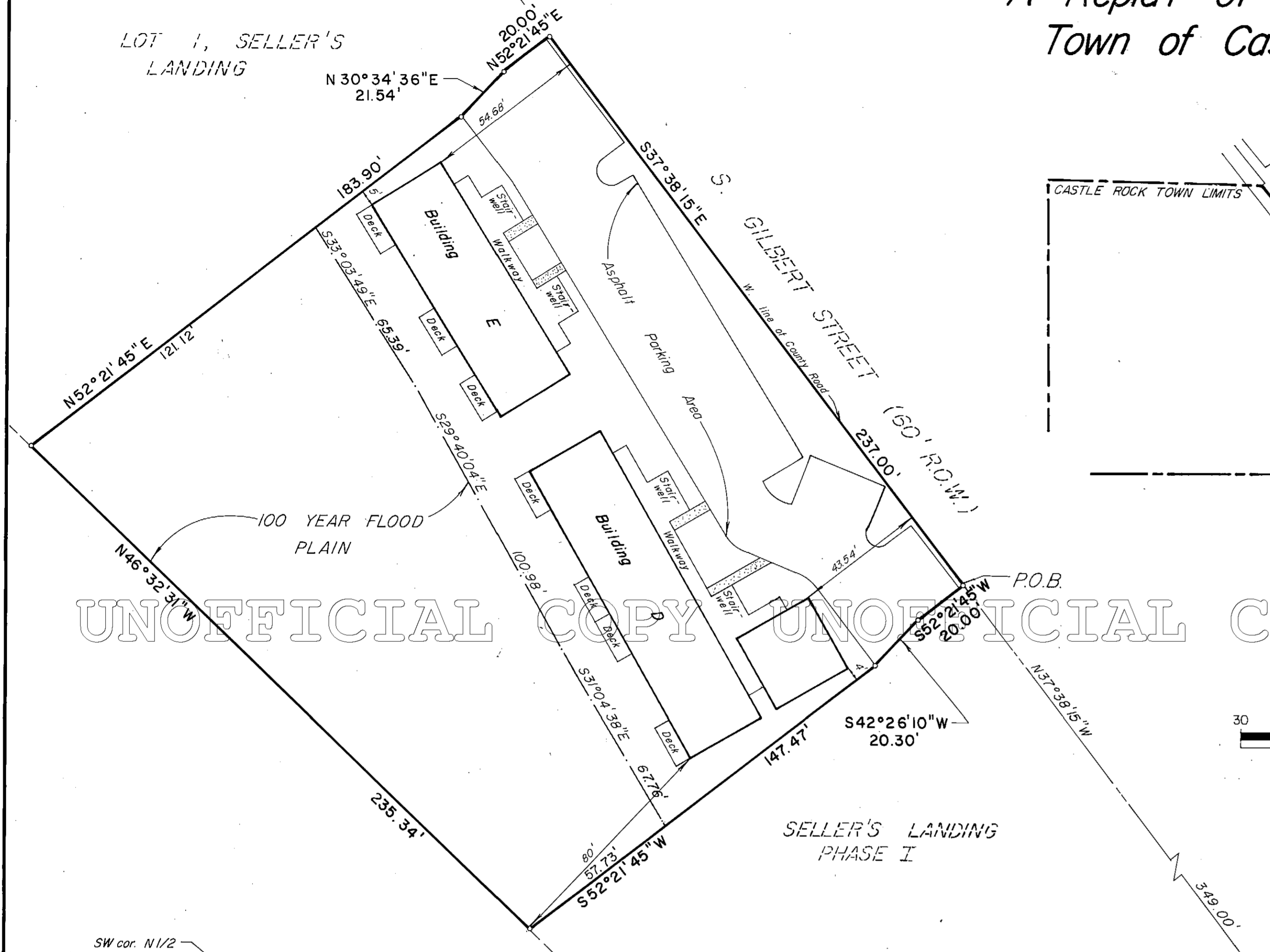
GRANTOR: Sellers Landing Partnership
(owner/signer) LTD

GRANTEE: Sellers Landing Phase III
(subdivision name or name of plat) Final

LEGAL:
(section-township-range)

FINAL SITE PLAN SELLER'S LANDING PHASE III

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



PROPERTY DESCRIPTION

That part of the Northwest 1/4 of Section 13, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows: Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 13 and considering the South line of the North 1/2 of the Northwest 1/4 a distance of 1882.10 feet to the West line of the County Road; Thence N37°38'15"W along said West line a distance of 349.00 feet to the point of beginning; 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; Thence N46°32'31"W a distance of 235.34 feet; Thence N52°21'45"E a distance of 183.90 feet; Thence N30°34'36"E a distance of 21.54 feet; Thence N52°21'45"E a distance of 20.00 feet to the West line of the County Road; Thence S37°38'15"E a distance of 237.00 feet to the point of beginning.

OWNER & MORTGAGEE

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

TOWN APPROVAL

The Town of Castle Rock hereby approves this final site plan for filing this 17th day of January, 1984 A.D.

PLANNING COMMISSION APPROVAL

The Town of Castle Rock Planning Commission hereby approves this final site plan this 5th day of January, 1984 A.D.

Donald Lightman
 Chairman

Thomas Burk (seal)
 Town Clerk
Jeff Sudduth
 Mayor

NOTES

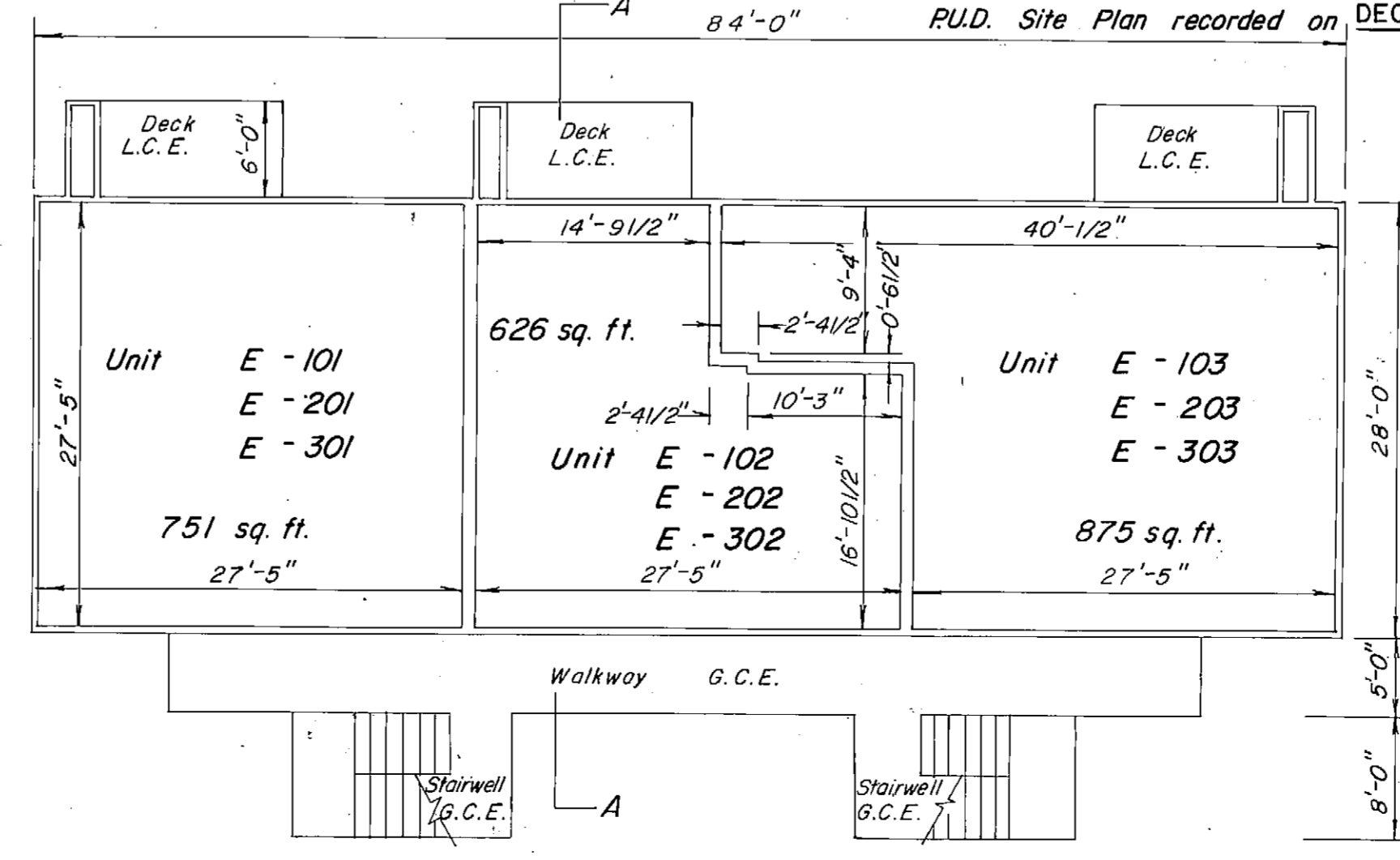
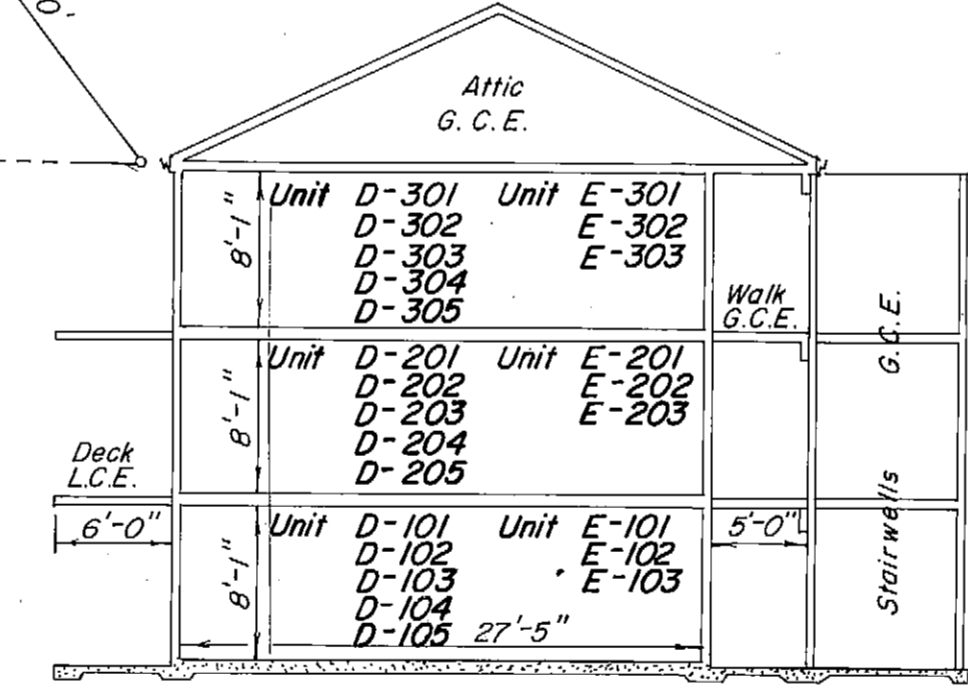
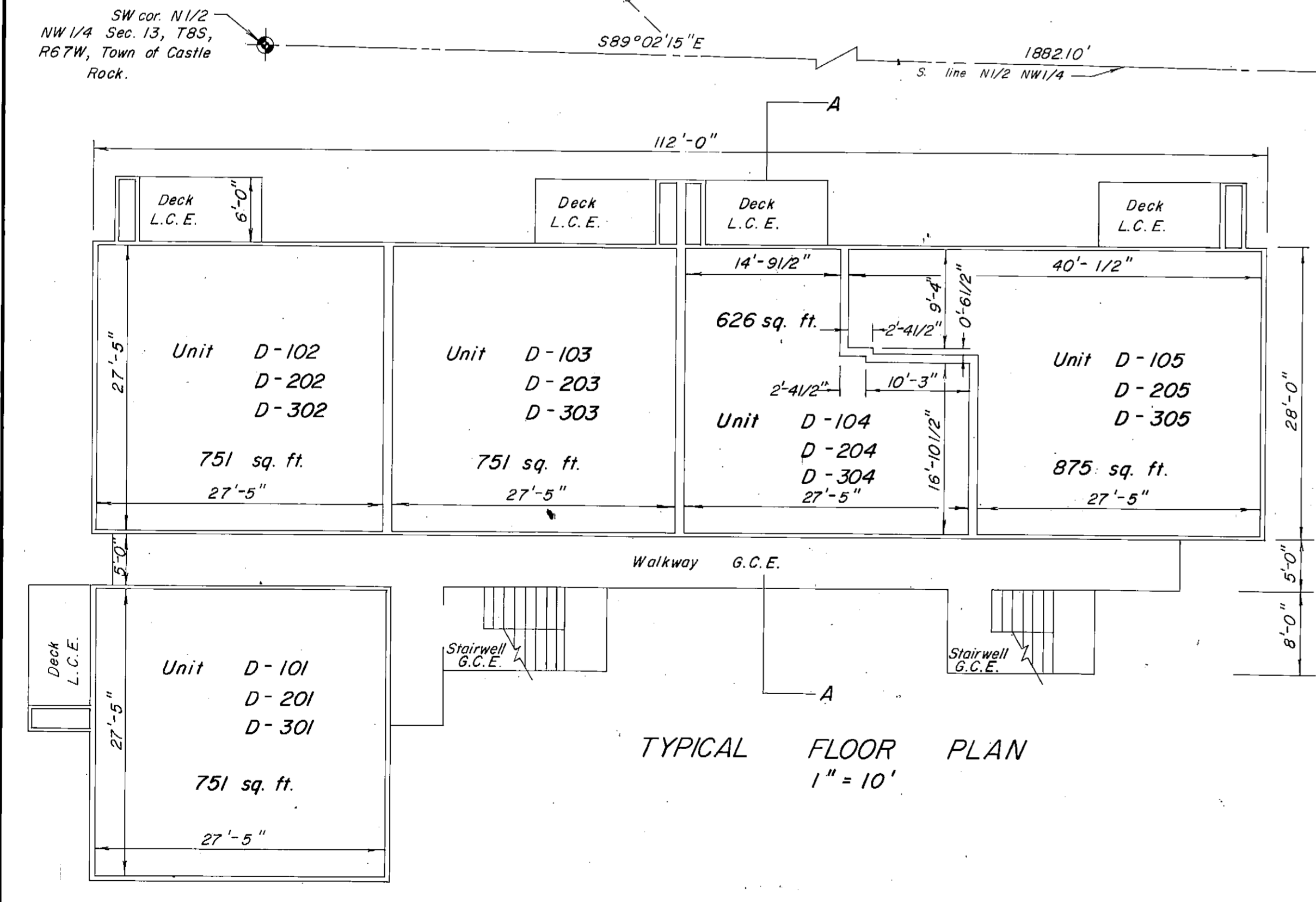
- Underground utilities may be placed anywhere on this property except in the 100 year flood plain or under the building, patios, walkways or stairwells. No above ground equipment is allowed except by written permission from the owners.
- All elevations refer to U.S.G.S. datum. The benchmark is a chiseled 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.
- The Landscaping Plan for this Phase is shown on the Preliminary P.U.D. Site Plan recorded on DEC. 2 1982 as reception number 295390.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE 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.
 Date: 3/9/84
David E. Archer
 Registered Land Surveyor

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
 COUNTY OF DOUGLAS)
 I hereby certify that this plat was filed in my office on this 25 day of April, 1984 A.D. at 2:03 o'clock P.M. and was recorded per Reception No. 326414
 RETA A. CRAIG
 County Clerk and Recorder



BUILDING D FLOOR ELEVATIONS
 First Floor = 6287.06
 Second Floor = 6295.99
 Third Floor = 6304.92
 BUILDING E FLOOR ELEVATIONS
 First Floor = 6285.23
 Second Floor = 6294.19
 Third Floor = 6303.13

DAVID E. ARCHER
 & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 8004

TITLE	FINAL SITE PLAN
TITLE	SELLER'S LANDING PHASE III
DATE	11-15-83
DRAWN BY	M.J.W.H.
CLIENT	ALLEN GEORGE
JOB NUMBER	82-294
Sheet	1 of 1