

PLAT IDENTIFICATION SHEET

8601328

3-7-86

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

Sellers Landing
Partnership

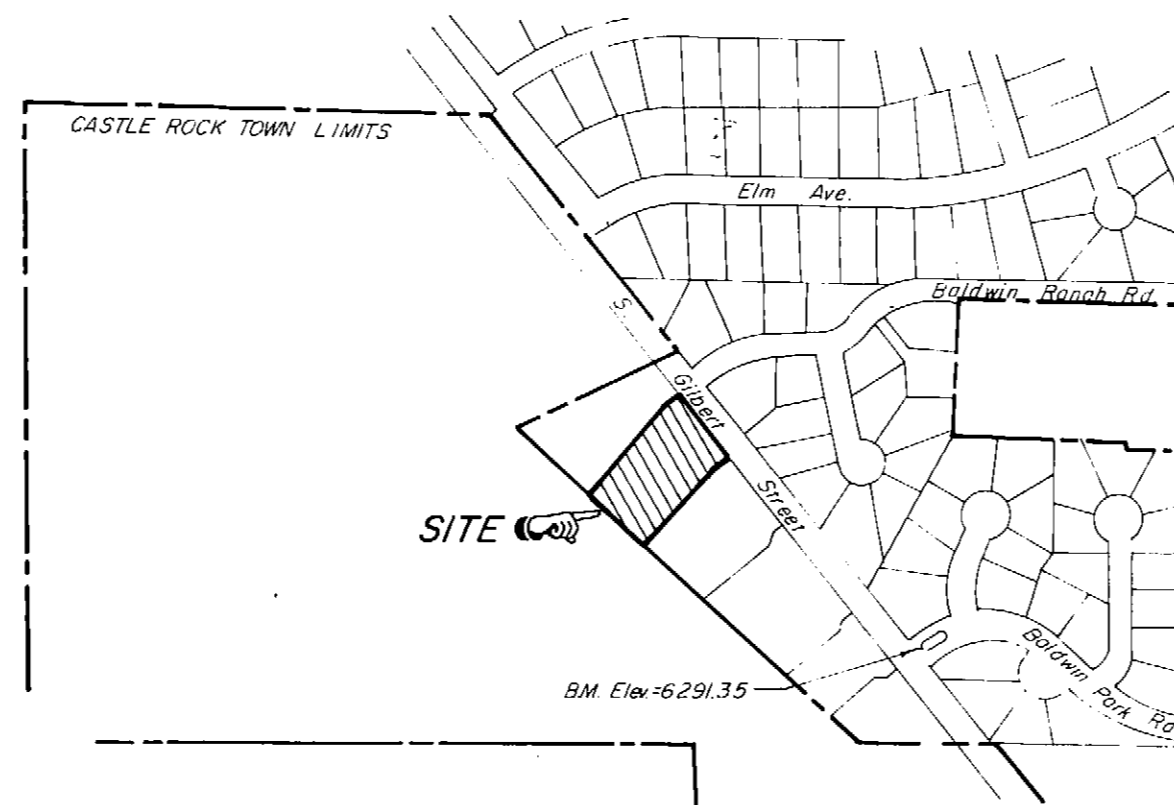
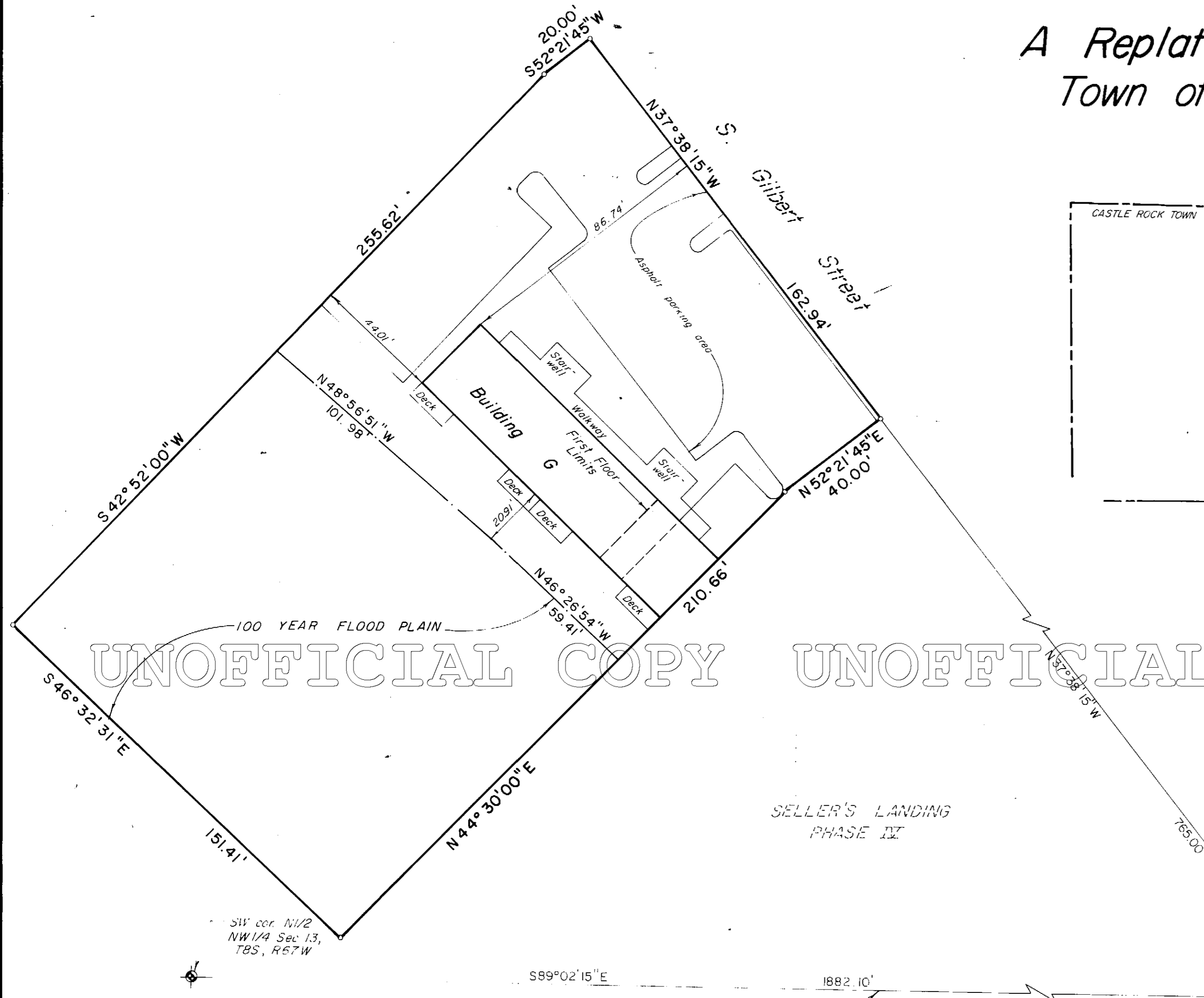
GRANTEE:
(subdivision name or name of plat)

Sellers Landing
Phase 5

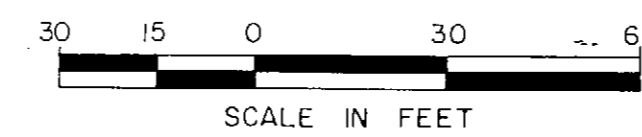
LEGAL:
(section-township-range)

FINAL SITE PLAN SELLER'S LANDING PHASE IV

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



VICINITY MAP
Scale: 1"=400'



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 Northwest 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 South Gilbert Street, 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 765.00 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 162.94 feet; Thence S52°21'45"W a distance of 20.00 feet; Thence S42°52'00"W a distance of 255.62 feet to a point on the Westerly line of said Lot 1; Thence S46°32'31"E along said Westerly line a distance of 151.41 feet; Thence N44°30'00"E a distance of 210.66 feet; Thence N52°21'45"E a distance of 40.00 feet to the point of beginning; Containing 0.940 acres, more or less.

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

PLANNING COMMISSION APPROVAL

The Town of Castle Rock Planning Commission hereby approves this final site plan this 4th day of June, 1986 A.D.

Doug Rasmussen
 Chairman

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.
- The P.U.D. Ordinance requires the following minimum yards: Front yard is 30 feet, rear is 15 feet. Additionally, 20 feet is required between buildings.
- The Landscaping Plan for this Phase is shown on the Preliminary P.U.D. Site Plan recorded on December 2, 1982 per reception number 295390.

TOWN APPROVAL

The Town of Castle Rock hereby approves this final site plan for filing this 20th day of June, 1986 A.D.

Phyllis Brown (seal)
 Town Clerk Deputy
Fury O'Shannon
 Mayor

SURVEYOR'S CERTIFICATE

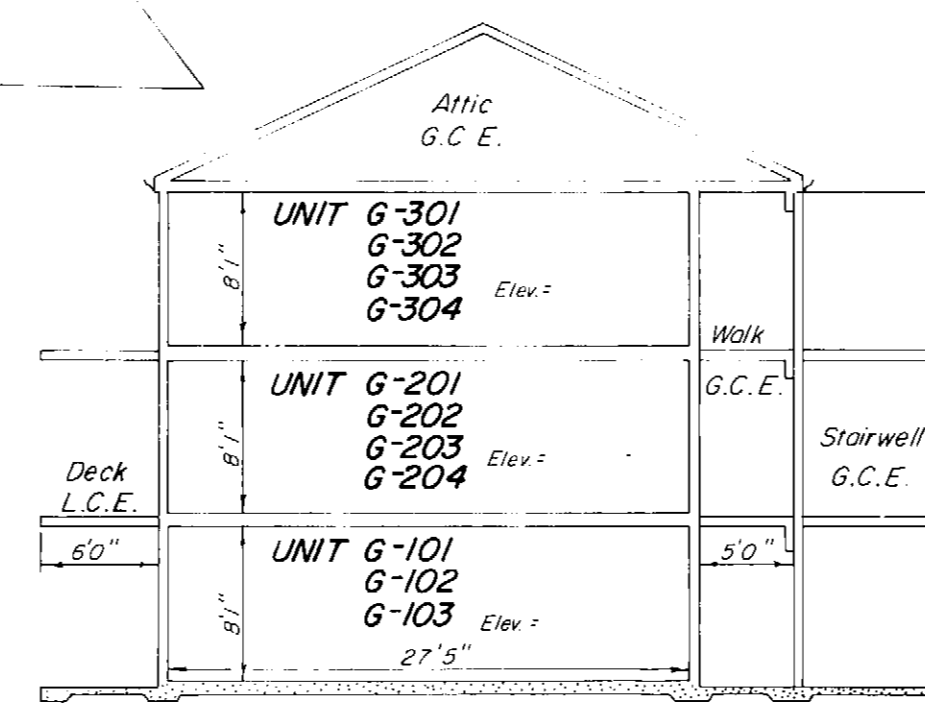
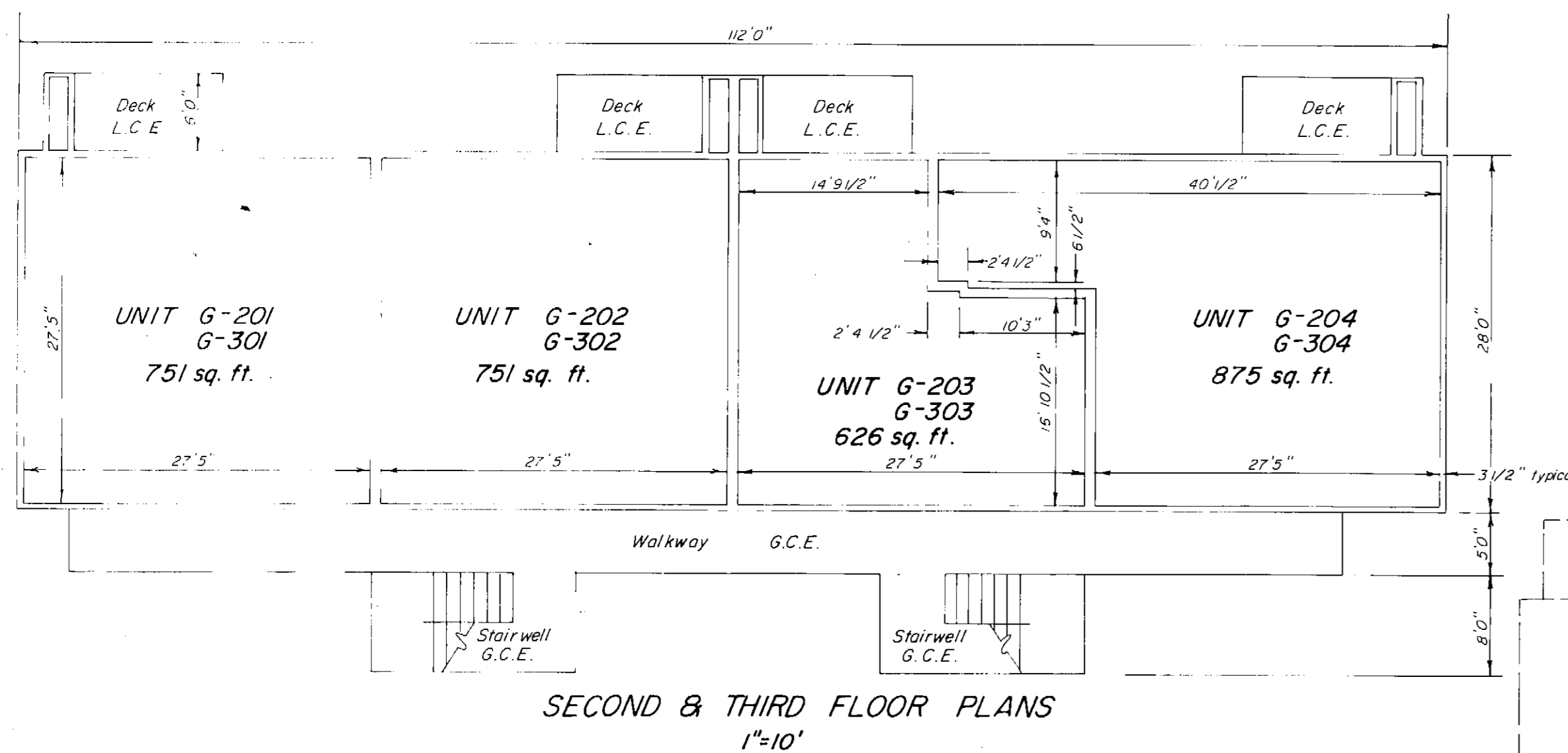
TO ALL PARTIES INTERESTED IN TITLE PREMISES: I hereby certify that this survey was made on the ground as per record description under my personal supervision and is correct and that there are no encroachments either way across property lines except as shown.

Date: April 12, 1985
Neil E. Albrecht
 Registered Land Surveyor

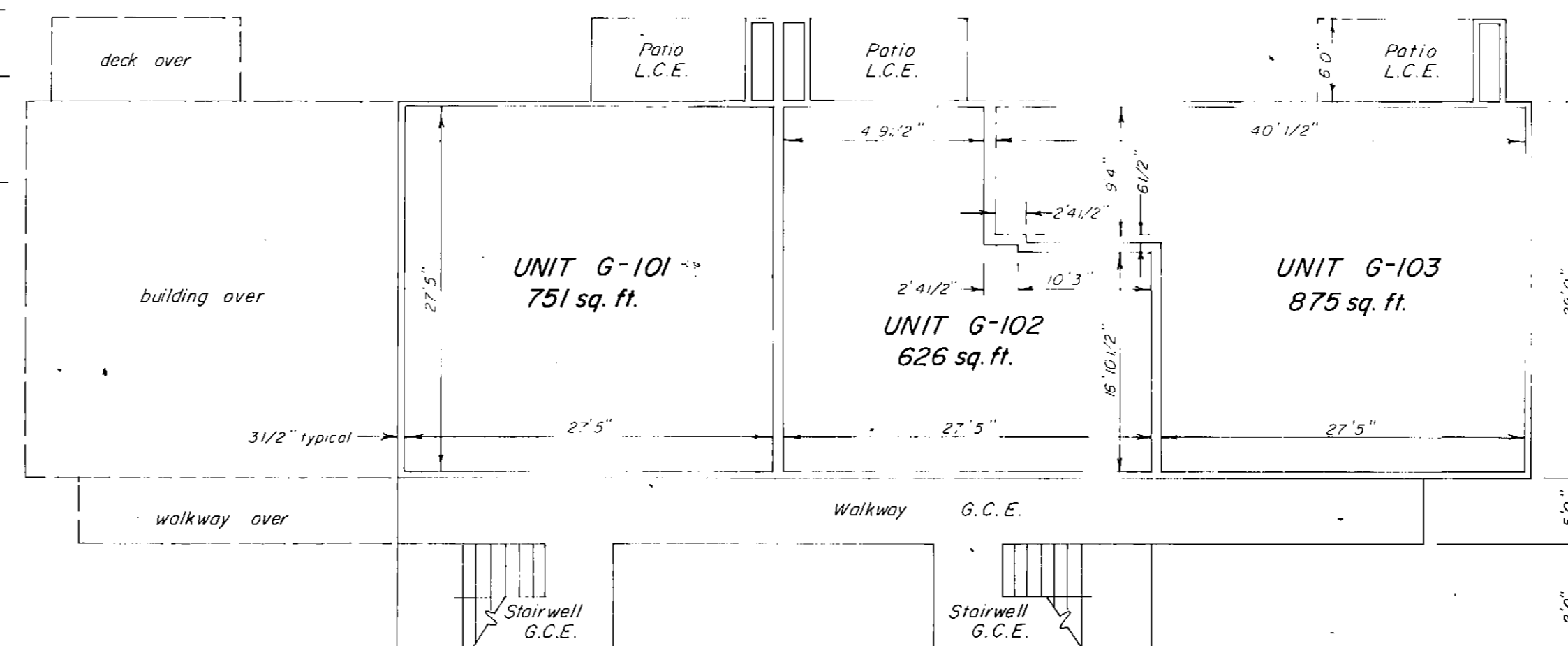
CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
 COUNTY OF DOUGLAS)
 I hereby certify that this plat was filed in my office on this 7th day of March, 1986 A.D. at 9:45 O'clock A.M. and was recorded per Reception No. 8601328

Rita A. Crain
 County Clerk and Recorder



CROSS SECTION
1"=10'



FIRST FLOOR PLANS
1"=10'

<p>DAVID E ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		TITLE	FINAL SITE PLAN SELLER'S LANDING PHASE IV
		SCALE	1"=30'
		DATE	3-13-84
		CLIENT	ALLEN GEORGE
SHEET <u>1</u> OF <u>1</u>		JOB NUMBER	82-294