

PLAT IDENTIFICATION SHEET

RECEPTION#: 222227

DATE: 08/18/78

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE: Baldwin Park Estates
(subdivision name or name of plat)

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

BALDWIN PARK ESTATES

FILING NO. 1

A PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST,
OF THE 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY
STATE OF COLORADO

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT BALDWIN LTD., A GENERAL PARTNERSHIP, BEING THE OWNER OF THE HEREOF DESCRIBED TRACT OF LAND HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND INTO TRACT, LOTS AND BLOCKS UNDER THE NAME AND STYLE OF "BALDWIN PARK ESTATES, FILING NO. 1" 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 MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE 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 HEREOF SHOWN, ALSO EASEMENTS AS SHOWN FOR UTILITY, DRAINAGE, AND DRAINAGE CONTROL PURPOSES. AND FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK ALL WATER RIGHTS, TRIBUTARY AND NON-TRIBUTARY, ARISING UPON OR LYING UNDER THE REAL PROPERTY DESCRIBED AS BALDWIN PARK ESTATES, FILING NO. 1.

PROPERTY DESCRIPTION

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S89°56'10"W AND ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 692.56 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE GULCH ROAD; THENCE N40°12'20"W AND ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE GULCH ROAD, A DISTANCE OF 151.88 FEET; THENCE N38°37'27"W AND ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE GULCH ROAD A DISTANCE OF 267.00 FEET TO THE SOUTHEAST CORNER OF GLOVER SUBDIVISION, FILING NO. 4, AS RECORDED IN THE DOUGLAS COUNTY RECORDS; THENCE N28°05'42"E AND ALONG THE SOUTH-EASTERLY LINE OF GLOVER SUBDIVISION, FILING NO. 4, A DISTANCE OF 347.70 FEET; THENCE S88°42'52"E, A DISTANCE OF 360.43 FEET; THENCE S00°01'28"E, A DISTANCE OF 13.67 FEET; THENCE N89°56'10"E, A DISTANCE OF 425.34 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 13; THENCE S00°44'12"E AND ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 13 A DISTANCE OF 609.31 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.016 ACRES.

NOTES:

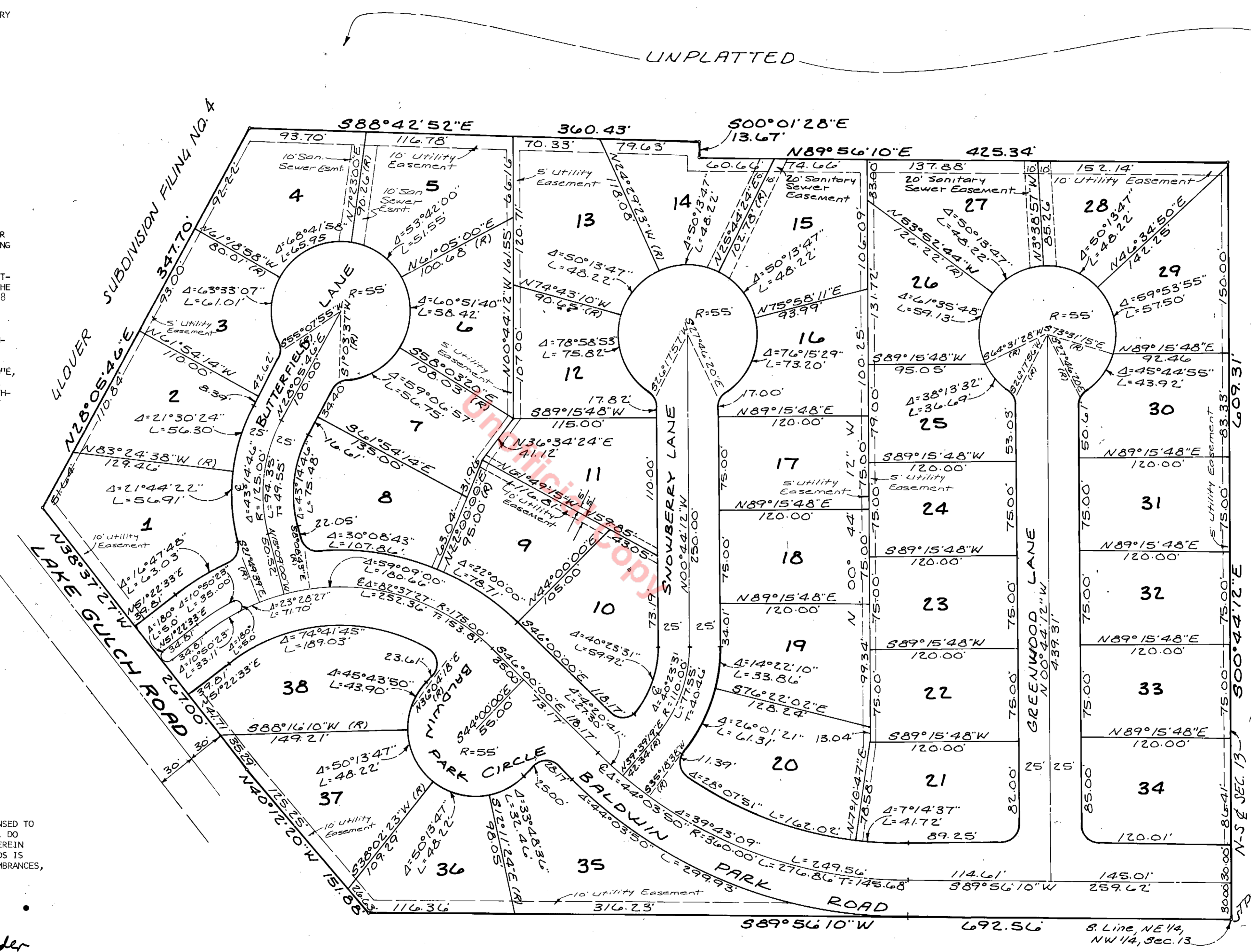
- NO LOTS ACCESS ON BALDWIN PARK ROAD EXCEPT LOT 9.
- 5' DRAINAGE EASEMENTS ALONG ALL SIDE LOT LINES.

ATTORNEY'S CERTIFICATE

I, **James A. Stander**, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS 1st DAY OF June, A.D., 1978.

James A. Stander
ATTORNEY-AT-LAW



APPROVED BY THE TOWN OF CASTLE ROCK THIS 1st DAY OF JUNE, A.D., 1978.

Tracie Smith
MAYOR
E. Nelson
CITY CLERK

APPROVED BY THE PLANNING COMMISSION OF CASTLE ROCK THIS 8th DAY OF MAY, A.D., 1978.

Brad Jones
CHAIRMAN

OWNERS: **Edward B. Sutton**
BALDWIN LTD., A GENERAL PARTNERSHIP
BY: EDWARD B. SUTTON
A General Partner

HOLDERS OF DEED OF TRUST:
James D. McCauley
Katharine C. McCauley

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF June, A.D., 1978, BY EDWARD B. SUTTON.
MY COMMISSION EXPIRES 6-23-81

Jennie M. Swanson
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF June, A.D., 1978, BY JAMES D. MCCOULEY AND KATHARINE C. MCCOULEY.
MY COMMISSION EXPIRES 6-23-81

Jennie M. Swanson
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 18th DAY OF AUGUST, A.D., 1978, AT 3:45 P.M. O'CLOCK AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____

RECEIPT No. 22227
COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, JAMES R. FRAKER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BALDWIN PARK ESTATES FILING NO. 1, WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF. BOUNDARY INFORMATION SHOWN ON PLAT WAS TAKEN FROM A SURVEY DONE BY DAVID E. ARCHER, SURVEY NO. 68-29-3. REVISED 11-23-68

James R. Fraker
REGISTERED LAND SURVEYOR 10377

JR DEVELOPERS LTD.
6005 E. EVANS AVE.
DENVER, COLORADO 80222
303 758-5422