

PLAT IDENTIFICATION SHEET

320371

1-23-84

GRANTOR:
(owner/signer)

American Investments INC

GRANTEE:
(subdivision name or name of plat)

Baldwin Park Estates 2
Final PLAT

LEGAL:
(section-township-range)

Amended as Corrected
 Rec # 351661
 Book 571
 Page 214

BALDWIN PARK ESTATES, FILING NO. 2, FINAL PLAT

A PART OF SECTION 13, T8S, R67W OF THE 6TH P.M.
 COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

BALDWIN PARK ESTATES FILING NO. 2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION:
 THENCE S 89° 41' 32" E ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER A DISTANCE OF 2048.65 FEET;
 THENCE S 00° 18' 28" W A DISTANCE OF 460.00 FEET;
 THENCE S 89° 41' 32" E A DISTANCE OF 614.83 FEET TO A POINT ON THE EAST LINE OF THE NORTH-EAST ONE-QUARTER OF SAID SECTION 13;
 THENCE S 00° 17' 40" E ALONG SAID EAST LINE A DISTANCE OF 859.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;
 THENCE N 89° 52' 01" W ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 1657.71 FEET;
 THENCE S 00° 24' 31" E A DISTANCE OF 470.00 FEET;
 THENCE N 89° 52' 01" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 994.36 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
 THENCE S 00° 31' 54" E ALONG SAID EAST LINE A DISTANCE OF 244.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 11;
 THENCE N 49° 07' 44" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 402.48 FEET;
 THENCE N 43° 00' 54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 236.46 FEET;
 THENCE N 39° 50' 54" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 364.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13;
 THENCE S 89° 51' 32" E ALONG SAID NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 892.56 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13;
 THENCE N 00° 31' 54" W ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1327.69 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3,967,587 SQUARE FEET OR 91.08 ACRES MORE OR LESS.

BASIS OF BEARINGS-

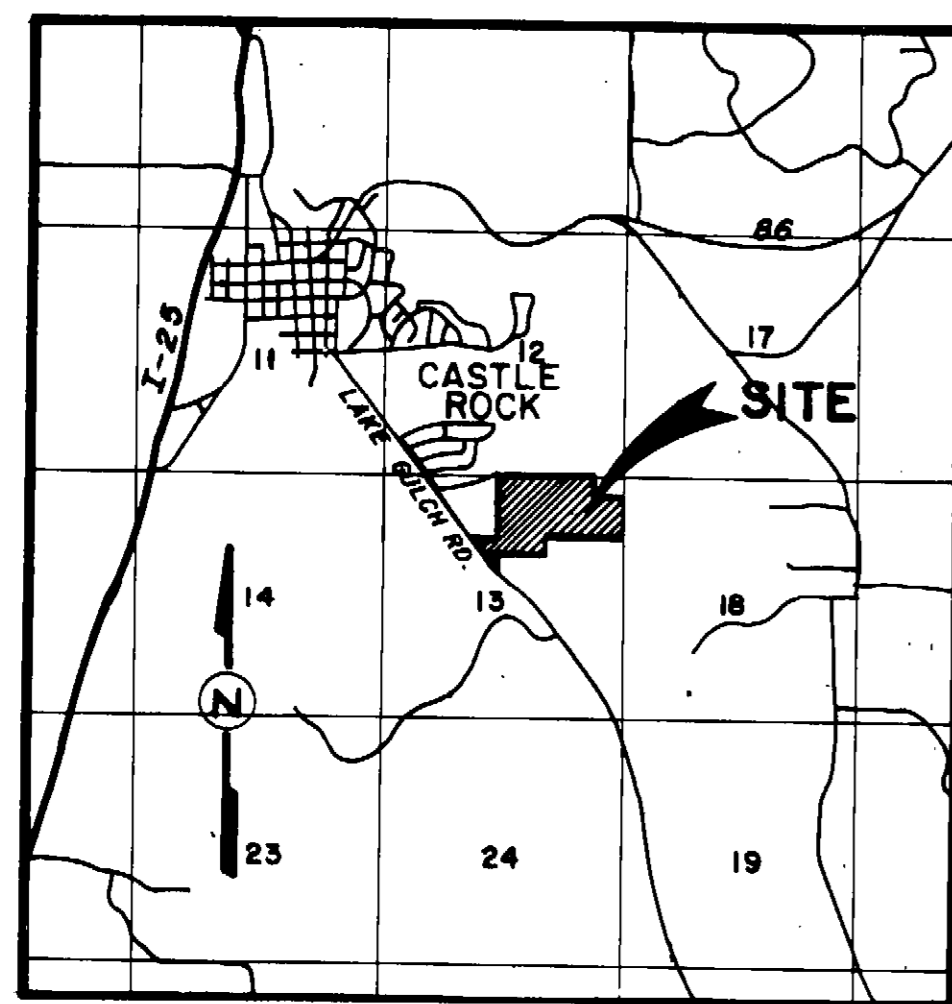
S 89° 41' 32" E ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13.

BENCHMARK-

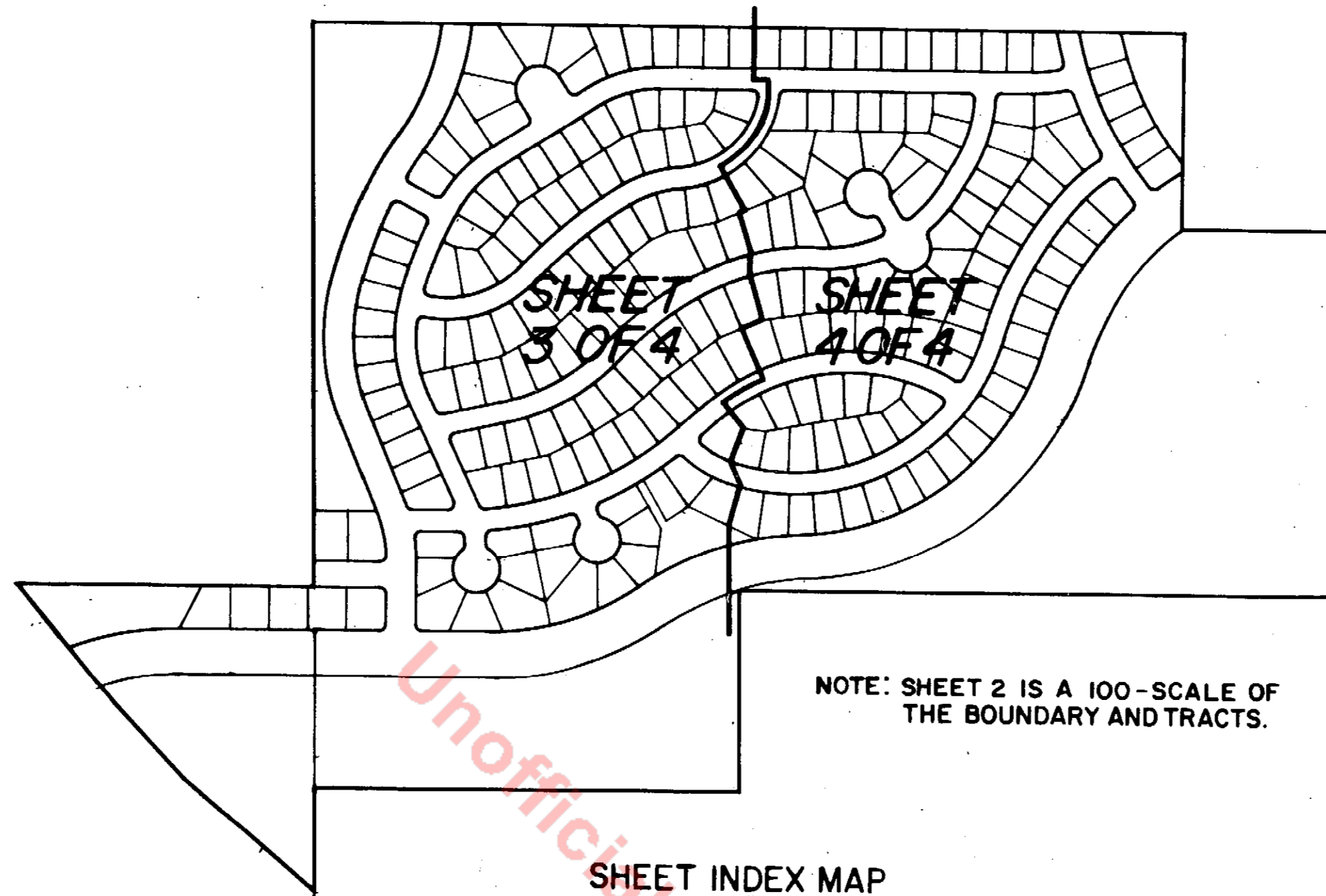
CHISLED "D" ON TOP OF CURB WEST END OF MEDIAN IN BALDWIN PARK ROAD AT LAKE GULCH ROAD - ELEVATION = 6291.35 U.S.G.S. DATUM.

NOTES:

1. ALL LINES DESIGNATED WITH "(R)" ARE RADIAL LINES.
2. FRONT BUILDING SETBACK LINES WITHIN LOTS SHALL BE 20 FEET.
3. SEE DETAIL "A" FOR CORNER SIDEWALK EASEMENT CRITERIA.



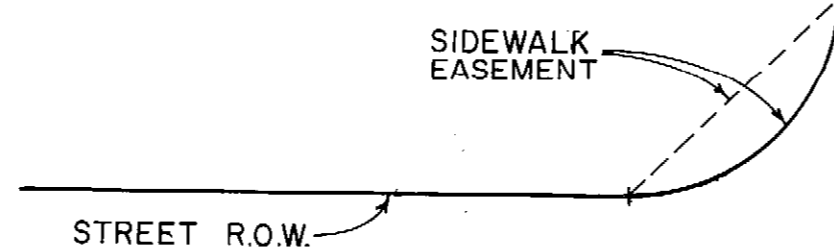
VICINITY MAP
 SCALE: 1"=4000'



NOTE: SHEET 2 IS A 100-SCALE OF THE BOUNDARY AND TRACTS.

SHEET INDEX MAP
 SCALE: 1"=300'

BUILDING SETBACK NOTE
 ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING SETBACK DIMENSIONS FROM THE PROPERTY LINE:
 FRONT = 20' REAR = 25'
 SIDE = 3' WITH ADJACENT BUILDING 10' AWAY
 CORNER SIDE = 10'



DETAIL "A"
 NO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF BALDWIN PARK ESTATES, FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NONTRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLE SERVICES WITHIN THIS SUBDIVISION OF PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS SHOWN HEREON.

EXECUTED THIS 12th DAY OF JANUARY, 1984.

OWNERS:

AMERICAN INVESTMENTS, INC. BALDWIN, LTD. FRANKLIN W. MOORE
 BY: *[Signatures]*

MORTGAGEES AND LIENHOLDERS:

1ST. NATIONAL BANK OF COLORADO SPRINGS, CO. *[Signature]*

COUNTY OF DOUGLAS) SS
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 12th DAY OF JANUARY, 1984. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 10-8-85
[Signature]
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, LARRY HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST. PLAT ACCURATELY REPRESENTS SAID SURVEY.

[Signature]
 REGISTERED LAND SURVEYOR
 16112
 1/1984

TITLE CERTIFICATE:

I, *[Signature]*, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED THE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 19th DAY OF JANUARY, 1984.

[Signature]
 ATTORNEY AT LAW
 #6245

PLANNING AND ZONING COMMISSION REVIEW:

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 20th DAY OF September, 1983.

[Signature]
 CHAIRMAN

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS SHOWN HEREON.

SIGNED THIS 4th DAY OF October, 1983.

TOWN OF CASTLE ROCK
 BY: *[Signature]*
 MAYOR

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:15 A.M. ON THE 23rd DAY OF January, 1984.

Reception # 320371

COUNTY CLERK AND RECORDER
 BY: *[Signature]*
 DEPUTY

PREPARED BY:

HOLLAND CORPORATION
 PLANNING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE
 SUITE 1600, MERHAM PLACE 6535 SO. DAYTON STREET ENGLEWOOD, CO 80111 PH (303) 790-1082
 OFFICES IN: LENEXA, KANSAS HURST, TEXAS

DATE 9-09-83	BALDWIN PARK ESTATES
DES/DFT CS/MH	
PROJ. NO C83-16	
SHEET 1 OF 4	

FILING NO. 2
 FINAL PLAT

(SEE SHEET NO. 3)

(SEE SHEET NO. 4)

P.O.B.
N.W. CORNER, NE 1/4
SECTION 13

N.E. CORNER SECTION 13

UNPLATTED

2048.65'

TRACT 'F'
3.19 ACRES

TRACT 'E'
(SEE SHEET
NO. 4)

UNPLATTED

BALDWIN PARK ESTATES
FILING NO. 1
RECEPTION No. 222227

SW CORNER, N1/2
N.E. 1/4, SECTION 13

TRACT 'D'
1847 ACRES

TRACT 'A'
0.95 ACRES

TRACT 'B'
3.16 ACRES

TRACT 'C'
7.02 ACRES

TRACT 'G'

UNPLATTED

BALDWIN PARK ESTATES

FILING NO. 2

A PART OF SECTION 13, T8S, R67W, OF
THE 8th PRINCIPAL MERIDIAN, COUNTY
OF DOUGLAS, STATE OF COLORADO

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	15.00'	23.56'	15.00'
2	92°51'58"	15.00'	24.31'	15.77'



NO	DELTA	RADIUS	LENGTH	TAN
1	114°53'06"	15.00	30.08	23.49
2	69°30'46"	15.00	18.20	10.41
3	92°24'47"	15.00	24.19	15.65
4	87°24'37"	15.00	22.88	14.34
5	87°03'40"	15.00	22.79	14.25
6	92°24'47"	15.00	24.19	15.65
7	90°00'00"	15.00	23.56	15.00
8	98°44'17"	15.00	25.85	17.48
9	95°28'15"	15.00	24.99	16.51
10	95°17'24"	15.00	24.95	16.45
11	77°24'45"	15.00	20.27	12.02
12	102°35'15"	15.00	26.86	18.72
13	70°06'58"	15.00	18.36	10.53
14	0°14'33"	825.00	3.57	1.78
15	87°16'14"	15.00	22.85	14.30
16	55°04'00"	15.00	14.44	7.83
17	93°37'37"	15.00	25.82	17.45
18	1°23'20"	825.00	20.00	10.00
19	80°40'58"	15.00	21.12	12.74
20	98°31'40"	15.00	25.79	17.42

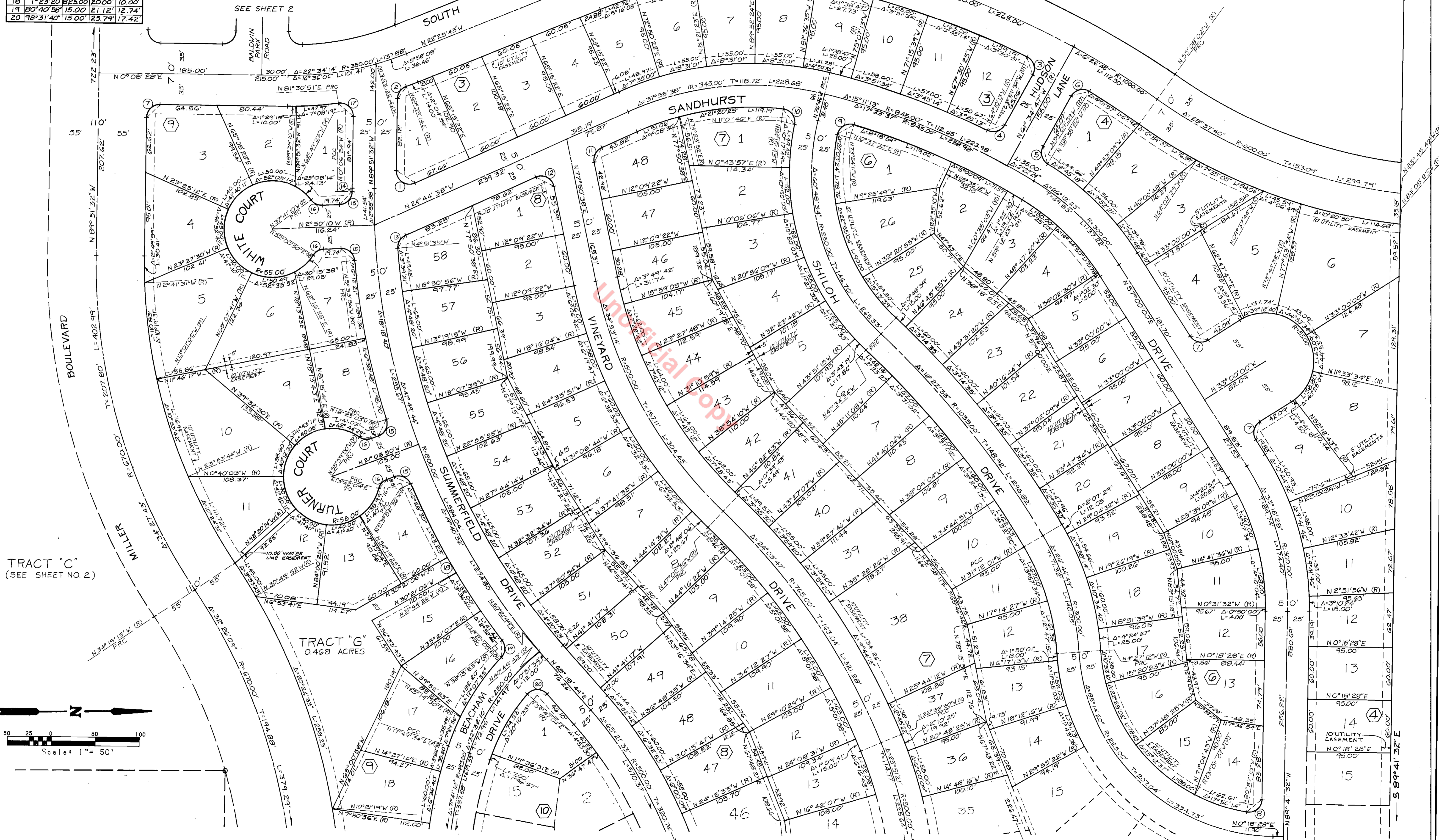
BALDWIN PARK ESTATES

FILING NO. 2

A PART OF SECTION 13, T8S, R87W, OF
THE 6th PRINCIPAL MERIDIAN, COUNTY
OF DOUGLAS, STATE OF COLORADO

N 0°31'54"W

132769'



TRACT "C"
(SEE SHEET NO. 2)

TRACT "G"
0.468 ACRES

TRACT "F"
(SEE SHEET 2)

SEE

SHEET

NO.

4

TRACT "C"
(SEE SHEET NO. 2)

SEE

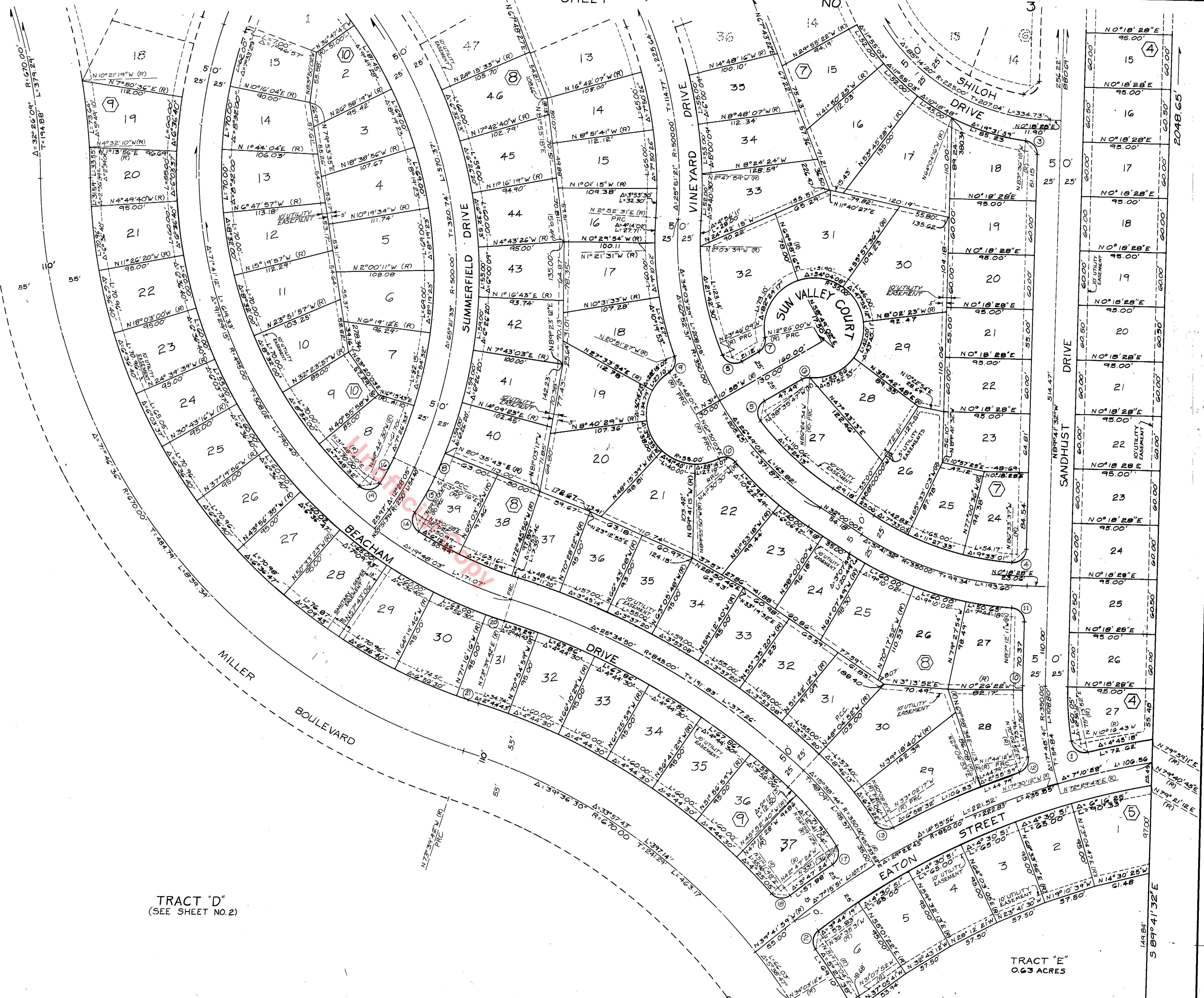
SHEET

NO.

S. 0° 24' 31" E 470.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TAN.
1	94° 29' 25"	15.00	24.74	16.22'
2	87° 52' 35"	15.00	23.01	14.45'
3	83° 54' 43"	15.00	21.97	13.49'
4	97° 07' 59"	15.00	24.38	15.84'
5	97° 24' 49"	15.00	25.50	17.08'
6	34° 46' 19"	15.00	9.10	4.70'
7	71° 15' 02"	15.00	18.65	10.75'
8	3° 04' 33"	525.00	28.18	14.10'
9	76° 39' 28"	15.00	20.07	11.86'
10	0° 44' 50"	375.00	4.89	2.45'
11	87° 30' 40"	15.00	22.91	14.32'
12	81° 47' 04"	15.00	21.41	12.99'
13	86° 49' 22"	15.00	22.73	14.19'
14	91° 52' 28"	15.00	24.05	15.04'
15	9° 21' 12"	275.00	44.89	22.50'
16	8° 08' 24"	225.00	31.97	16.01'
17	88° 10' 48"	15.00	23.09	14.53'
18	86° 00' 48"	15.00	22.52	13.99'
19	99° 26' 51"	15.00	26.04	17.70'
20	2° 23' 26"	520.00	21.70	10.85'
21	2° 23' 26"	615.00	25.66	12.83'

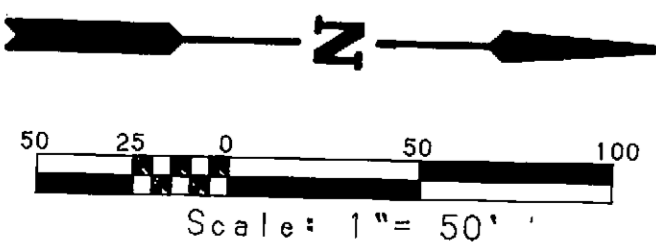


BALDWIN PARK ESTATES

FILING NO. 2

A PART OF SECTION 13, T8S, R67W, OF
THE 6th PRINCIPAL MERIDIAN, COUNTY
OF DOUGLAS, STATE OF COLORADO

TRACT "D"
(SEE SHEET NO. 2)



TRACT "E"
0.43 ACRES

S. 0° 18' 28" W 460.00'
S. 89° 41' 32" E 614.83'