

PLAT IDENTIFICATION SHEET

299755

03/01/1983

GRANTOR:

(owner/signer)

Bates Donald M

GRANTEE:

(subdivision name or name of plat)

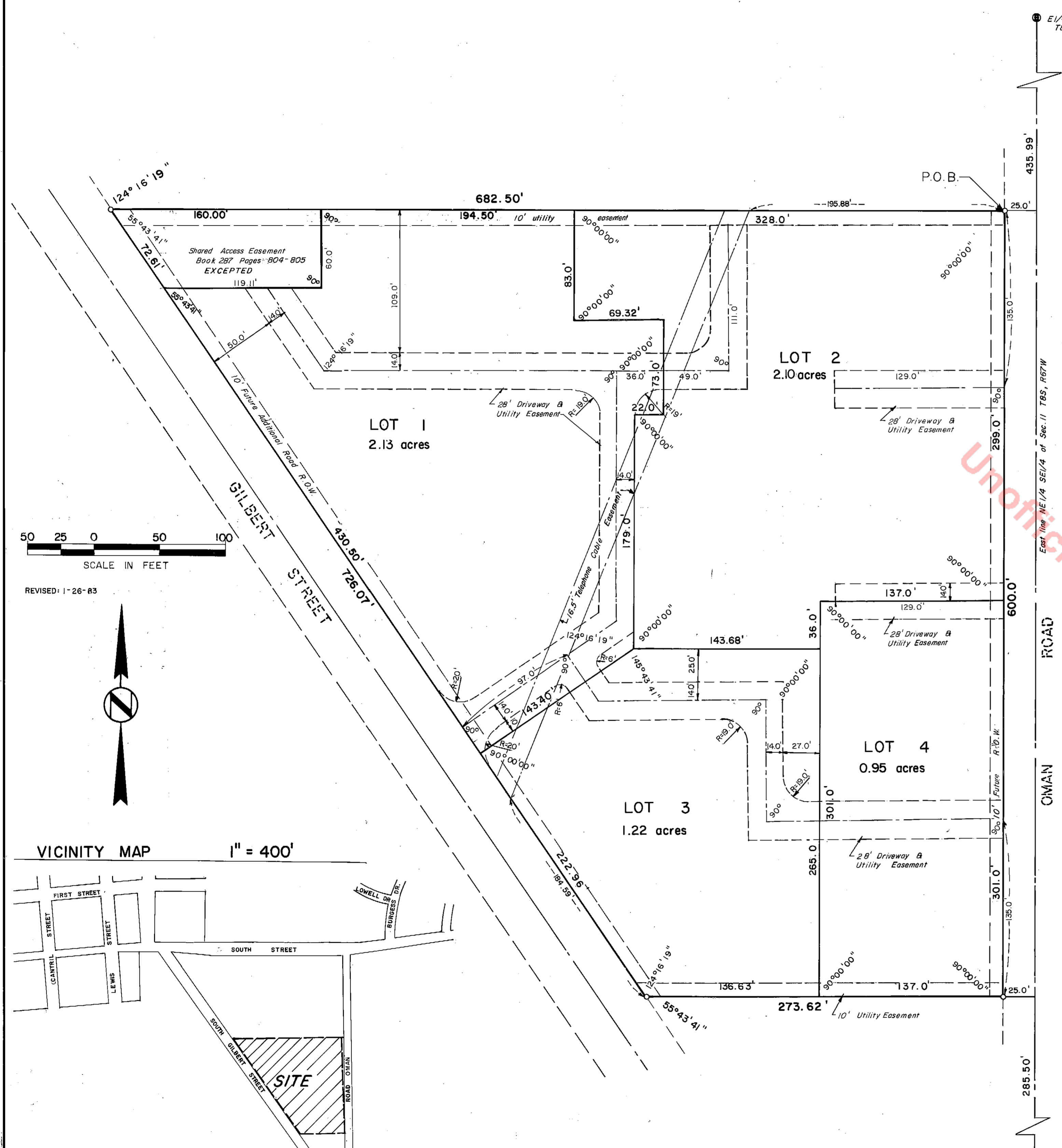
BW Squared Sub

LEGAL:

(section-township-range)

B.W. SQUARED SUBDIVISION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 11, T8S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLO.



PROPERTY DESCRIPTION

A tract of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 11, 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 East 1/4 corner of said Section 11; Thence South along the East line of said Northeast 1/4 of the Southeast 1/4 a distance of 435.99 feet; Thence Westerly at right angles a distance of 25.0 feet to the West right-of-way line of the existing County Road and to the true point of beginning; Thence South at right angles along said West line a distance of 600.0 feet; Thence West at right angles a distance of 273.62 feet to the East right-of-way line of South Gilbert Street; Thence Northerly on a deflection angle to the right of 55°43'41" along said East right-of-way line a distance of 726.07 feet; Thence Easterly on a deflection angle to the right of 124°16'19" a distance of 682.50 feet to the point of beginning; EXCEPTING therefrom that tract of land described in Book 287 at Pages 804-805 of the Douglas County Records. The above described tract of land containing 6.392 more or less.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned being all the owners and mortgagees of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of "B.W. Squared Subdivision" and do hereby 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 hereonsigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, and across utility-easements as shown hereon. A ten foot wide easement is provided along the East and West boundaries of this subdivision for future additional road right of way.

TITLE VERIFICATION

I, Fred Patton, Title Officer at Land Title Guarantee Company, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title of such land is in the dedicators.

Dated: 2-1-83

Fred Patton
Fred Patton, Title Officer
Land Title Guarantee Company

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my direct supervision and the monuments shown thereon accurately represents said survey.

David E. Archer
Registered Land Surveyor

APPROVAL of TOWN of CASTLE ROCK

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bike path easements shown hereon.

Signed this 22 day of February, 1983 A.D.
Town of Castle Rock
by: *Robert Fortes*
Mayor

PLANNING and ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 22 day of February, 1983 A.D.
J. Colleen Payne
Chairman

OWNERS

B.W. Squared Investments, a general partnership:
Donald M. Bates *Robert L. Werschky*
Donald M. Bates, general partner Robert L. Werschky, general partner
Donald E. Werschky
Donald E. Werschky, general partner

NOTARY CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this 1st day of February, 1983 A.D. by Donald M. Bates, Robert L. Werschky, and Donald E. Werschky, as general partners of B.W. Squared Investments, a general partnership. My commission expires _____
105 So. 18th St.
Castle Rock, CO 80109

Robert L. Werschky
Notary Public

CLERK and RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
I hereby certify that this plat was filed in my office this 1st day of MARCH 1983 A.D. at 12:04 o'clock P.M. and was recorded per Reception No. 299755.

Phyllis Brown, deputy
County Clerk and Recorder

NOTE:
All utility easements are reserved for underground utilities only. Utility easements are also reserved for underground cable television.

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE: B.W. SQUARED SUBDIVISION

SCALE: 1" = 50'

DATE: 11-19-82

DRAWN: J.M.C.

CLIENT: B.W. Squared Investment

SHEET: 1 of 1

JOB NUMBER: 82-431