

# PLAT IDENTIFICATION SHEET

340701

11/28/84

**GRANTOR:**

(owner/signer)

Castle Rock Town of

**GRANTEE:**

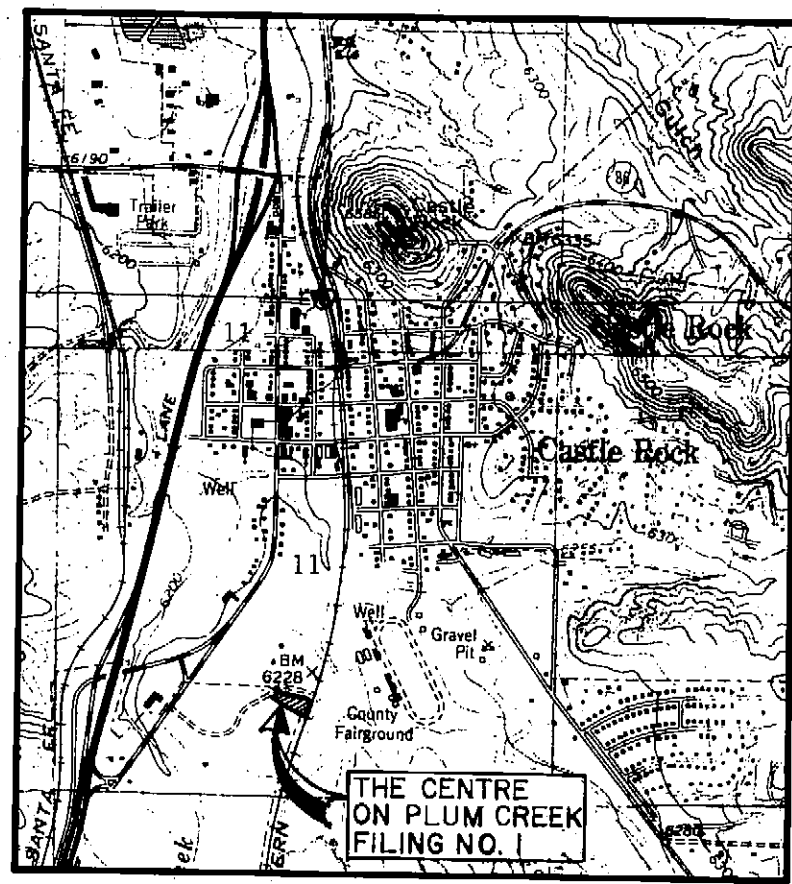
(subdivision name or name of plat)

Centre on Plum Creek 1

**LEGAL:**

(section-township-range)

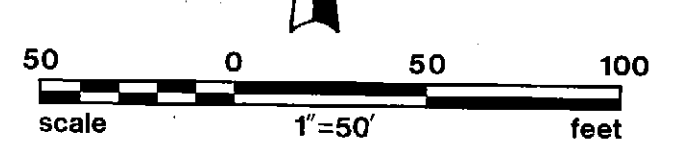
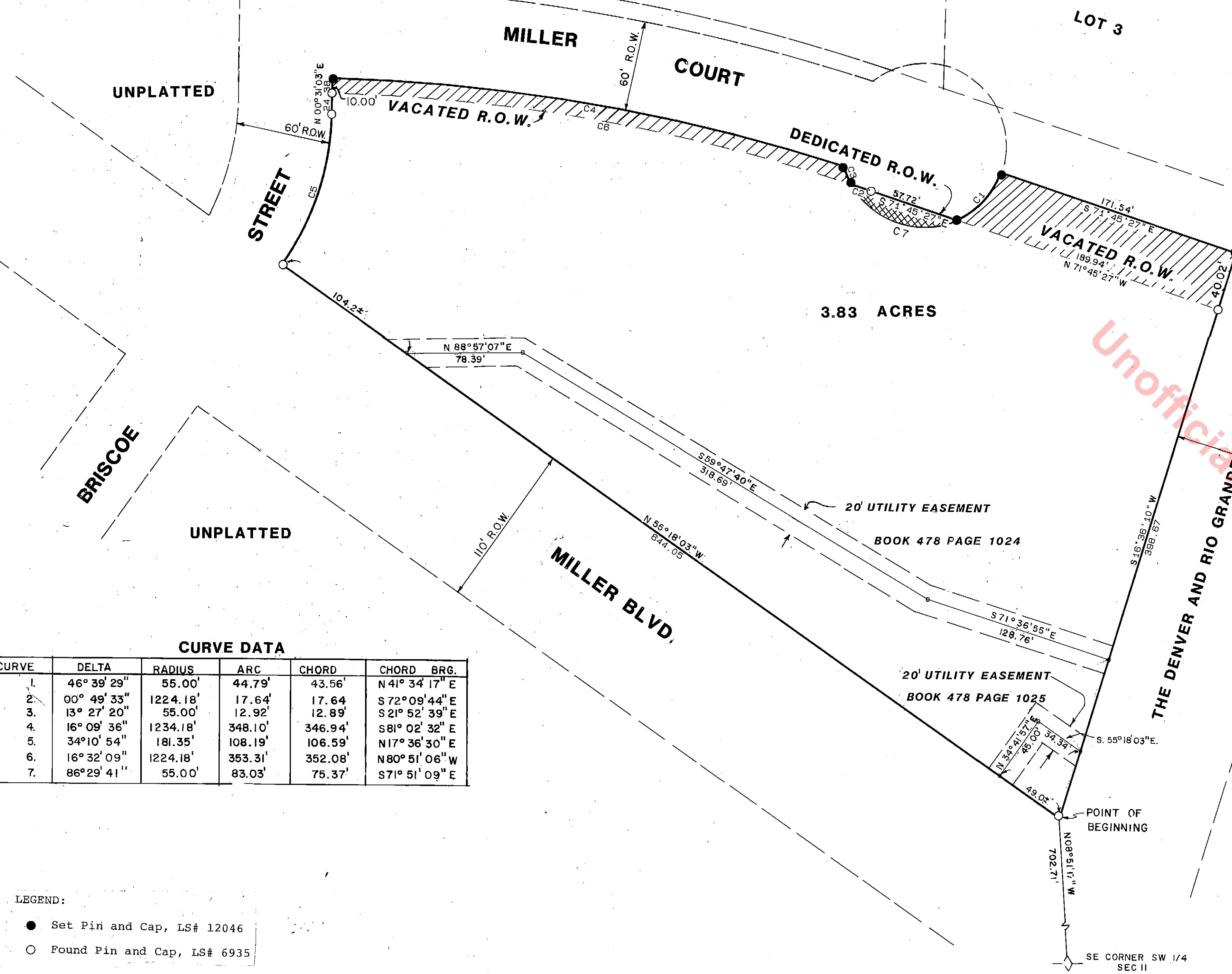
Book 553 Page 631



VICINITY MAP  
SCALE 1" = 2000'

# PLAT OF THE CENTRE ON PLUM CREEK FILING NO. 1

## A PLANNED UNIT DEVELOPMENT A PORTION OF THE SW 1/4 OF SECTION 11, T. 8 S., R. 67 W., OF THE 6TH P.M., MILLER RANCH BUSINESS TECH PARK TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



Unofficial COPY

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG.
1.	46° 39' 29"	55.00'	44.79'	43.56'	N41° 34' 17" E
2.	00° 49' 33"	1224.18'	17.64'	17.64'	S72° 09' 44" E
3.	13° 27' 20"	55.00'	12.92'	12.89'	S21° 52' 39" E
4.	16° 09' 36"	1234.18'	348.10'	346.94'	S81° 02' 32" E
5.	34° 10' 54"	181.35'	108.19'	106.59'	N17° 36' 30" E
6.	16° 32' 09"	1224.18'	353.31'	352.08'	N80° 51' 06" W
7.	86° 29' 41"	55.00'	83.03'	75.37'	S71° 51' 09" E

- LEGEND:
- Set Pin and Cap, LS# 12046
  - Found Pin and Cap, LS# 6935

- NOTES:
- Basis of bearing is Solar Observation.
  - Date of preparation is October 22, 1984.

**STREET MAINTENANCE**

It is mutually understood and agreed by the subdivider and the City of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the City until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the City of Castle Rock in effect at the date of the recording of this Plat and approval of the City has issued to that effect.

OWNER: TOWN OF CASTLE ROCK  
318 Fourth St., Castle Rock, CO 80104

By: George J. Kennedy, Mayor  
By: Richard R. Wilson, Town Clerk

County of Douglas )  
State of Colorado ) SS

The foregoing dedication was acknowledged before me this 26th day of October, 1984, by George J. Kennedy as Mayor and Richard R. Wilson as Town Clerk of the Town of Castle Rock.

Witness my hand and seal. My commission expires: 7-12-88.

Cherie S. Leunberg  
Notary Public

OWNER: SEBRING DEVELOPMENT CORPORATION

By: Gary L. Miles, President  
By: Martin F. Russell, Secretary

County of Douglas )  
State of Colorado ) SS

The foregoing dedication was acknowledged before me this 23rd day of October, 1984, by Gary L. Miles as President and Martin F. Russell as Secretary of Sebring Development Corporation.

Witness my hand and seal. My commission expires: May 3, 1987.

Earlene R. Sturms  
Notary Public  
3753 S. Phoenicia, Castle Rock, CO 80044

MORTGAGEE: CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Craig V. Taylor, Assistant Vice President  
By: Joanna L. Carson, Corporate Secretary

County of Douglas )  
State of Colorado ) SS

The foregoing dedication was acknowledged before me this 23rd day of October, 1984, by Craig V. Taylor and Joanna L. Carson of CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION.

Witness my hand and seal. My commission expires: Jan 26, 1987.

Marlene R. Sturms  
Notary Public  
3300 SO. PARKER RD., ALICOLA, CO 80014

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents, that the undersigned, being all of the Owner and Mortgagee of certain lands in the Town of Castle Rock, Douglas County, Colorado, described as follows:

A parcel in the Southwest 1/4 of Section 11, Township 8 South, Range 67 West, of the 6th P.M., Douglas County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 11, and considering the South line of said Southwest 1/4 to bear N 89° 24' 08" W as determined by Solar Observation with all bearings contained herein relative hereto, thence N 08° 51' 17" W a distance of 702.71 feet to a point on the Westerly R.O.W. of the Denver & Rio Grande Western Railroad and the North R.O.W. of Miller Boulevard as constructed, said point being the Point of Beginning:

Thence N 55° 18' 03" W leaving the above described Westerly R.O.W. and along the North R.O.W. of Miller Boulevard as constructed a distance of 644.05 feet to a point of intersection with a non-tangent curve to the left on the Westerly R.O.W. of Briscoe Street; thence along said curve to the left having a central angle of 34° 10' 54", a radius of 181.35 feet, an arc length of 108.19 feet, and a chord that bears N 17° 36' 30" E a distance of 106.59 feet, thence continuing along the said Westerly R.O.W. of Briscoe Street N 00° 31' 03" E a distance of 24.38 feet to a point on a non-tangent curve; thence along said non-tangent curve to the right having a central angle of 16° 09' 36", a radius of 1234.18 feet, and arc length of 348.10 feet, and a chord that bears S 81° 02' 32" E a distance of 346.94 feet to a point on a non-tangent curve to the left having a central angle of 13° 27' 20", a radius of 55.00 feet, an arc length of 12.92 feet, and a chord that bears S 21° 52' 39" E a distance of 12.89 feet to a point on a non-tangent curve to the right having a central angle of 00° 49' 33", a radius of 1224.18 feet, an arc length of 17.64 feet and a chord that bears S 72° 09' 44" E a distance of 17.64 feet to a point of tangency, said point being on the Southerly R.O.W. of old Miller Boulevard; thence S 71° 45' 27" E along the said Southerly R.O.W. of old Miller Boulevard a distance of 57.72 feet to a point of non-tangent curvature, thence along a curve to the left having a central angle of 46° 39' 29", a radius of 55.00 feet, an arc length of 44.79 feet, and a chord that bears N 41° 34' 17" E a distance of 43.56 feet to a point on the centerline of old Miller Boulevard, thence S 71° 45' 27" E along said centerline a distance of 171.54 feet to a point on the Westerly R.O.W. of the Denver and Rio Grande Western Railroad; thence S 16° 36' 10" W along said Westerly R.O.W. a distance of 398.67 feet to the Point of Beginning, containing 3.83 Acres, more or less.

Sebring Development Corporation, Capitol Federal Savings and Loan Association and the Town of Castle Rock have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of The Centre on Plum Creek Filing No. 2, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat. The undersigned hereby further dedicate to the Town of Castle Rock all utility easements for the installation and maintenance of utilities and drainage facilities including, but not limited to, electric lines, gas lines, telephone lines and cable television lines, together with a perpetual right of ingress-egress for installation, maintenance and replacement of such lines and do dedicate to the Town for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The lands comprising this subdivision are subject to certain covenants which are recorded in Book 471 at Page 367 of the records of Douglas County, Colorado.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

**TITLE CERTIFICATE**

I, John W. Dorris, Jr., an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the above described herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed this 23rd day of October, 1984.

John W. Dorris, Jr.  
Attorney at Law

**CITY APPROVAL**

This plat is approved for filing and the City hereby accepts the dedication of the streets and roads shown hereon and the provisions in "Street Maintenance" set forth above. The City further accepts the dedication of the utility easements shown hereon.

Signed this 15th day of November, 1984.

CITY OF CASTLE ROCK

By: Richard R. Wilson, Town Clerk  
By: Steve W. ..., Mayor

**RECORDER'S CERTIFICATE**

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 4:13 P.M. on the 28th day of November, 1984, in book 553, page 631, map 1 reception no. 34070.

COUNTY CLERK AND RECORDER

By: Jane L. Burr, Deputy

**PLANNING AND ZONING COMMISSION APPROVAL**

This plat was approved by the City of Castle Rock Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

P. Melody  
Chairman

**SURVEYING CERTIFICATE**

I, Lynn D. Lantz, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Lynn D. Lantz, PLS #12046

NOTICE: Under Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

