

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9410358

DATE: 02-22-94

TIME 12:02

FEE: \$10⁰⁰ (1 P)

GRANTOR: H. R. Yannon
(OWNER/SIGNER) Robert Heis

GRANTEE: The Centre On Plum Creek
(SUBDIVISION NAME OR NAME OF PLAT) Filing # 2 Second Amendment

LEGAL: 11-8-67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

THE CENTRE ON PLUM CREEK FILING NO. 2, SECOND AMENDMENT

A SUBDIVISION OF TRACT A, OF A REPLAT OF THE CENTRE ON PLUM CREEK FILING NO. 2
A PORTION OF THE SW 1/4 OF SEC. 11, AND A PORTION OF THE NW 1/4 OF SEC. 14,
T8S, R67W, OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

NOTES

1. **Water Supply.** The subdivider has dedicated and/or conveyed water rights sufficient to meet the water demand from development on the subdivided property (the "Subdivision") in the amount of 31 SFE (the "SFE credit"). The Town is not obligated to approve development within the Subdivision creating aggregate water demand, inclusive of the demand from all prior potable water service connections, in excess of 31 SFE. The SFE credit shall be reduced administratively at the time a potable service connection is authorized by the Town in the amount of the SFE demand attributed to said potable service connection under then applicable Town regulations. At the time of application for a service connection, the applicant shall submit an accounting of the SFE credit demonstrating that the remaining SFE credit is sufficient to defray the demand from the proposed connection together with an assignment from the subdivider to the applicant of the amount of SFE credit requested by the applicant. The Town shall process requests for service connections within the Subdivision on a first come - first served basis, irrespective of the location of the proposed connection within the Subdivision, until the SFE credit is expended. Until the Subdivision is fully developed, the SFE credit may not be transferred for use on properties outside the Subdivision. The SFE credit remaining after the Subdivision is fully developed (the "residual credit") may be applied for use on other properties which are subject in Book 396 at Page 765 of the Douglas County, Colorado records. The property interest in the residual credit shall remain vested in the Subdivider, irrespective of the transfer of all, or any portion of the lots or tracts within the Subdivision, unless Subdivider executes a written assignment of its interest in the residual credit, duly acknowledged and recorded in the public records of Douglas County, Colorado. The requirement for demonstrating sufficient SFE credit for proposed development is separate and distinct from the additional requirement under applicable Town regulations for the payment of system development, renewable water, tap connection and any other fees or charges imposed as a condition to the Town's municipal water supply.

2. **Open Space Easement.** The open space easement shown hereon shall be for the enjoyment of the public and for the purpose of maintenance of open space and parks by the Town of Castle Rock, provided, however, the owner of the servient estate may use such easement area for the purpose of installing and maintaining utilities, drainage structures and improvements and structures required to protect, reclaim and maintain areas affected by natural erosion or subsidence and such other similar purposes.

3. **Study Area - Lot 3.** That portion of Lot 3 shown as "study area" shall retain such designation until approval of the first final PUD site plan for said Lot 3. At the time of such approval, the Town of Castle Rock shall determine what if any portion of such study area shall be designated as a permanent open space easement. Said easement shall be created by separate instrument conveying said easement to the Town. Upon recordation of said instrument this note shall be deemed to be null and void and of no further force and effect.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that the undersigned, being all of the Owner(s), of certain lands in the City of Castle Rock, Douglas County, Colorado, described as follows:

Tract A, A Replat of the Centre on Plum Creek, Filing No. 2, (Reception No. 8607300) Town of Castle Rock, Douglas County, Colorado, Containing 10.29 acres, more or less, have by these presents laid out, platted and subdivided the same into lots and tracts, as shown on this plat, under the name and style of "THE CENTRE ON PLUM CREEK FILING NO. 2, SECOND AMENDMENT".

The undersigned hereby further dedicate Tracts B and C as shown hereon and all utility easements to the Town of Castle Rock and dedicate to the Town of Castle Rock for public use all water and water rights, if any, owned by the undersigned, both tributary and non-tributary arising upon, flowing upon or lying under all the property as described and shown hereon. The undersigned 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, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

Executed this 18th day of February, 1994.

OWNERS

H. R. Gannon Robert Hier
H. R. Gannon Robert Hier

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 18th day of February, 1994, by H. R. Gannon & Robert Hier.

Witness my hand and official seal this 18th day of Feb, 1994

My Commission Expires: 11-13-94

Jelly Nelson
Notary public

TITLE VERIFICATION

We, Land Title Guarantee Company, a qualified Title Insurance Company, do hereby certify that we have examined the title of all land platted hereon and that title to such land is in H. R. Gannon and Robert Hier free and clear of all lines, taxes and encumbrances, except for taxes due in 1994 and subsequent years.

Date Feb 22, 1994

Diane Evans
By: Diane Evans
Title: Vice President

State of Colorado)
)SS
County of Douglas)

The foregoing instrument was acknowledged before me this 22nd day of Feb, 1994, by Diane Evans as V. Pres of Land Title Guarantee Company.

Witness my hand and official seal this 22nd day of Feb, 1994

My Commission expires: 11-13-94

Jelly A. Nelson
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 on the 22 day of February, 1994 at 10:00 o'clock P.m. and was recorded under Reception Number 9410358

Cheryl Dwyer
Douglas County Clerk and Recorder

PLANNING DEPARTMENT APPROVAL

This plat approved by the Town of Castle Rock Planning Department this 2 day of Feb, 1994.

W. E. Mansour
Planning Director

ATTEST:

Jelly Nelson 2/2/94
Town Clerk Date

TOWN COUNCIL APPROVAL

This plat was approved by the Town Council of the Town of Castle Rock, Colorado, the 10th day of February, A.D., 1994.

ATTEST:

Mark Hillman 2/17/94 Jelly Nelson 2/17/94
Mayor Date Town Clerk Date

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 supervision and the monuments shown hereon actually exist and this plat accurately represents said survey.

David E. Archer 2-17-94
Registered Professional Land Surveyor

Table of Areas:

Lot 1	1.4324 Ac.
Lot 2	2.0712 Ac.
Lot 3	2.7935 Ac.
Tract B	3.9901 Ac.
Total	10.2917 Ac.

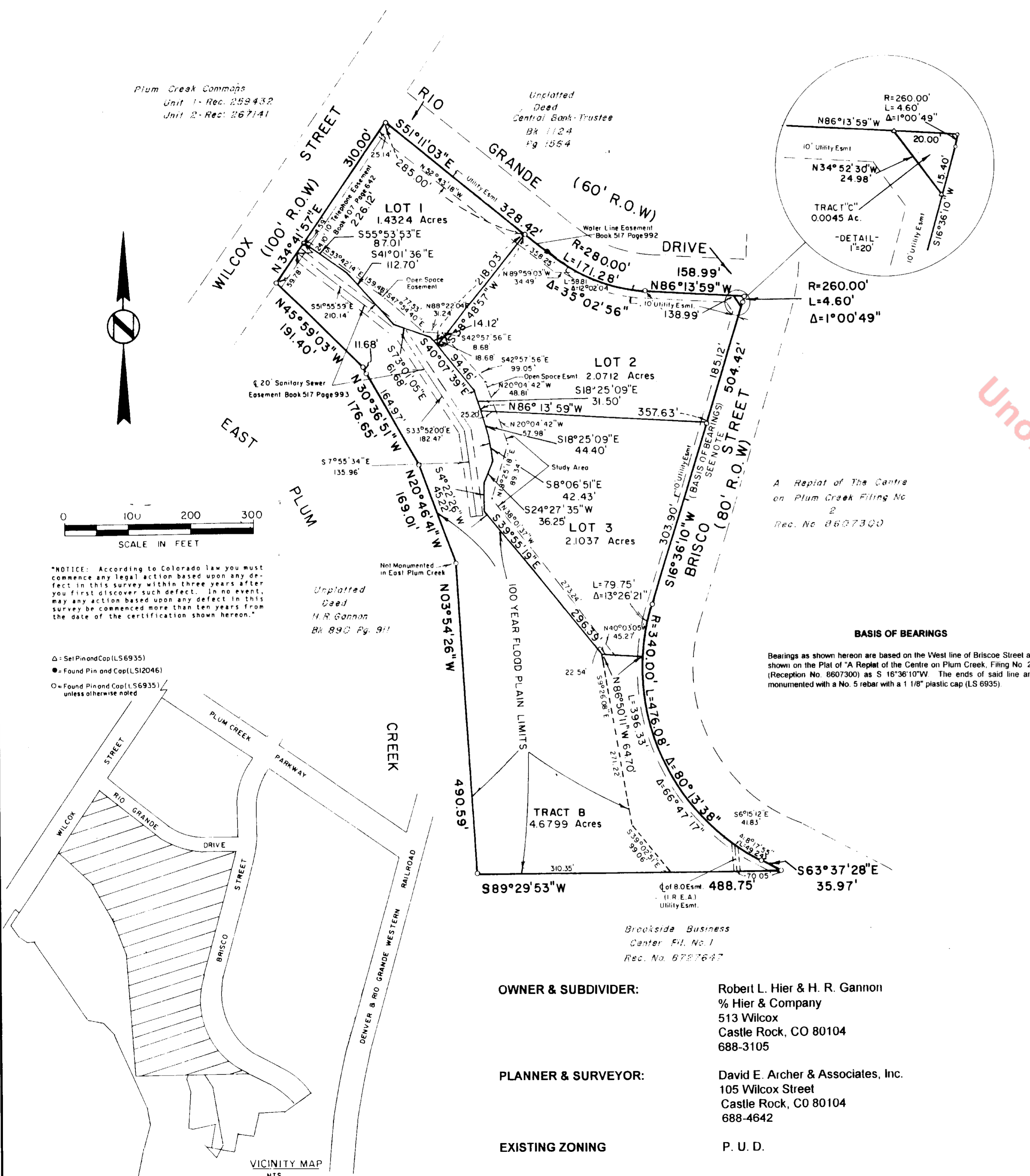


REVISIONS	
11-1-93	Misc.
12-20-93	Misc.
12-23-93	Misc.
2-15-94	
2-16-94	

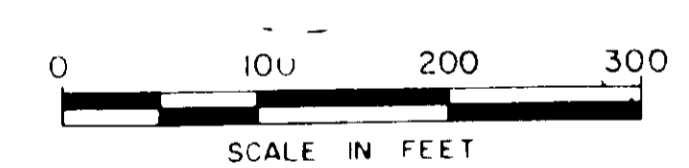
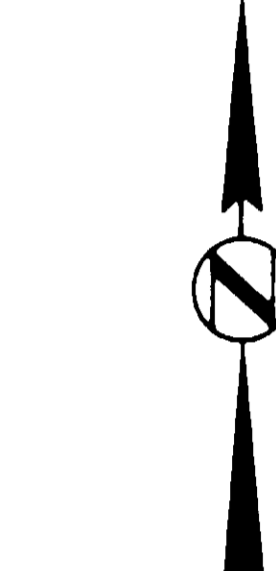


TITLE	THE CENTRE ON PLUM CREEK FILING NO. 2, SECOND AMENDMENT
SCALE	1"=400'
DATE	10-21-93
BY	DAVID E. ARCHER
CHECKED BY	
DATE	
CLIENT	HIER & COMPANY
SHEET NUMBER	93-1317
Sheet	1 of 1

Unofficial Copy

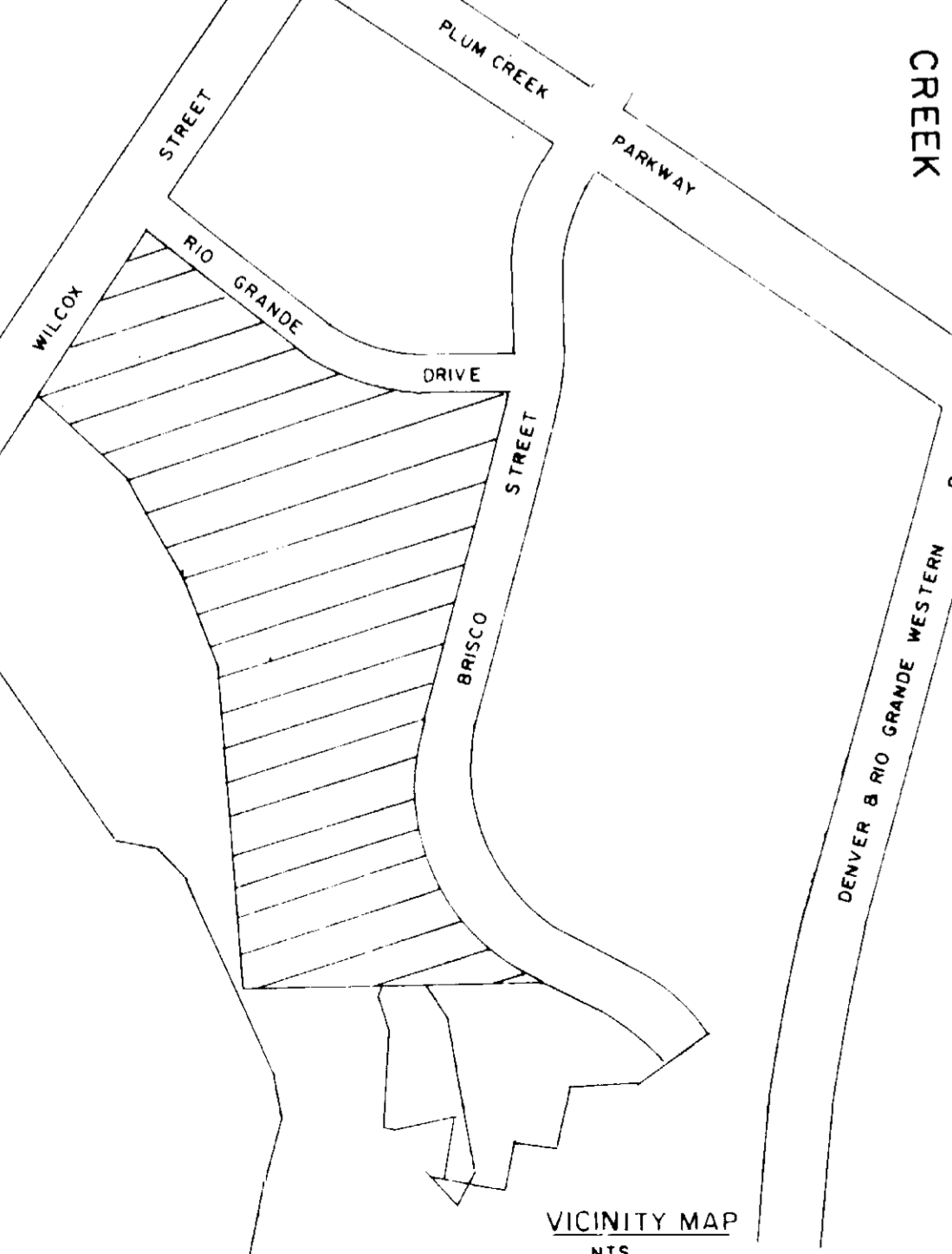


Plum Creek Commins
Unit 1 - Rec: 258432
Unit 2 - Rec: 267141



*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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.

- - Set Pin and Cap (LS 6935)
- - Found Pin and Cap (LS 12046)
- - Found Pin and Cap (LS 6935) unless otherwise noted



OWNER & SUBDIVIDER: Robert L. Hier & H. R. Gannon
% Hier & Company
513 Wilcox
Castle Rock, CO 80104
688-3105

PLANNER & SURVEYOR: David E. Archer & Associates, Inc.
105 Wilcox Street
Castle Rock, CO 80104
688-4642

EXISTING ZONING: P. U. D.

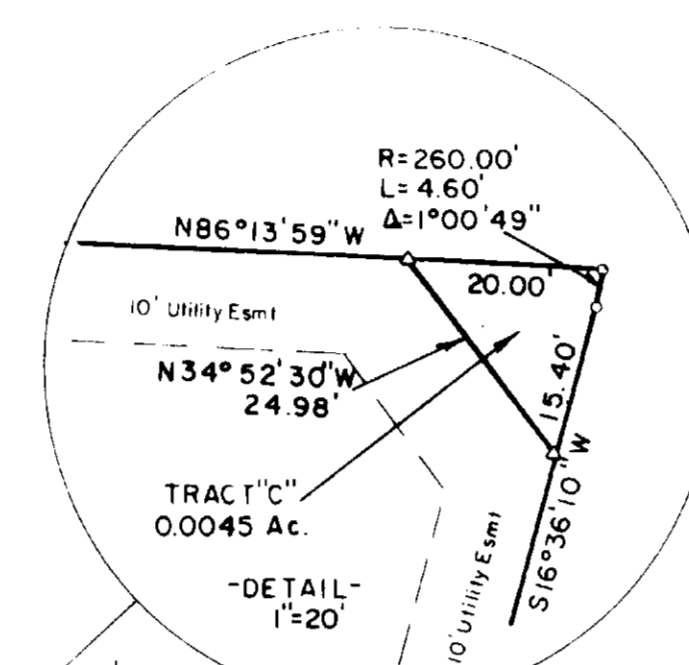
Brookside Business Center Fil. No. 1
Rec. No. 8787647

Unplatted
Deed
H. R. Gannon
Bk 890 Pg. 91

A Replat of The Centre on Plum Creek Filing No. 2
Rec. No. 8607300

BASIS OF BEARINGS
Bearings as shown hereon are based on the West line of Briscoe Street as shown on the Plat of "A Replat of the Centre on Plum Creek, Filing No. 2" (Reception No. 8607300) as S 16°36'10"W. The ends of said line are monumented with a No. 5 rebar with a 1/8" plastic cap (LS 6935).

Unplatted
Deed
Central Bank Trustee
Bk 1124
Pg. 1354



R=260.00'
L=4.60'
Δ=1°00'49"

A Replat of The Centre on Plum Creek Filing No. 2
Rec. No. 8607300

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