

PLAT IDENTIFICATION SHEET

8607300

5-15-06

GRANTOR:
(owner/signer)

Town of Castle Rock

GRANTEE:
(subdivision name or name of plat)

Plum Creek Centre 2

LEGAL:
(section-township-range)

A REPLAT
OF
THE CENTRE ON PLUM CREEK
FILING NO. 2
A PLANNED UNIT DEVELOPMENT

A PORTION OF THE SW 1/4 OF SEC. 11 AND A PORTION OF THE NW 1/4 OF SEC. 14, T. 8 S., R. 67 W., OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

A tract of land situated in the Southwest 1/4 of Section 11 and in the Northwest 1/4 of Section 14 Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado more particularly described as follows:

BEGINNING at a point lying on the South Right-of-Way of Miller Boulevard and the West Right-of-Way of the Denver and Rio Grande Western Railroad and considering said South Right-of-Way to bear North 55°18'03" West, as determined by solar observation, with all bearings contained herein, relative thereto thence along said West Right-of-Way the following courses: South 16°36'18" West, a distance of 502.06 feet; thence South 15°31'52" West a distance of 302.75 feet to a point of non-tangent curvature; thence along a curve to the left having a central angle of 02°23'00", a radius of 2735.90 feet, an arc length of 113.81 feet and a chord that bears South 12°12'35" West, a distance of 113.80 feet; thence departing said West Right-of-Way and on a non-tangent line, South 89°29'53" West a distance of 867.83 feet; thence North 03°54'26" West a distance of 490.59 feet; thence North 20°46'41" West a distance of 169.01 feet; thence North 30°36'51" West a distance of 176.65 feet; thence North 45°59'03" West a distance of 191.40 feet; thence North 34°41'57" East a distance of 310.00 feet to a point on the South Right-of-Way of Rio Grande Drive; thence along said South Right-of-Way the following courses: South 51°11'03" East, a distance of 328.42 feet to a point of curvature; thence along a curve to the left having a central angle of 38°48'00", a radius of 280.00 feet, and an arc length of 189.61 feet to the point of tangency; thence South 89°59'05" East, a distance of 224.54 feet, to a point on a non-tangent curve; thence departing said South Right-of-Way along a curve to the left having a central angle of 10°09'51", a radius of 340.00 feet, and a chord that bears North 05°05'53" East a distance of 60.24 feet to the point of tangency on the East Right-of-Way of Briscoe Street; thence along said East Right-of-Way the following courses: North 00°00'57" East a distance of 142.97 feet to a point of curvature; thence along a curve to the right having a central angle of 34°41'00", a radius of 200.00 feet and an arc length of 121.07 feet to the point of tangency; thence North 34°41'58" East a distance of 37.70 feet to a point on the South Right-of-Way of Miller Boulevard; thence departing said East Right-of-Way and along said South Right-of-Way South 55°18'03" East a distance of 659.99 feet to the POINT OF BEGINNING, containing 26.40 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 a Replat of The Centre on Plum Creek Filing No. 2, and do hereby dedicate or rededicate 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 9th day of October, 1985.

OWNER: SEBRING DEVELOPMENT CORPORATION
9250 E. COSTILLA AVE., SUITE 600
ENGLEWOOD, CO 80112

By: Gary L. Miles
Gary L. Miles, President

By: Martin P. Russell
Martin P. Russell, Secretary

County of Douglas)
State of Colorado)

The foregoing dedication was acknowledged before me this 9th day of October, 1985, by Gary Miles as President and Martin P. Russell as Secretary of Sebring Development Corporation.

Witness my hand and seal. My commission expires 5-3-87

9600 E. Grand
Denver, CO 80231
Claudia A. Strivers
Notary Public

MORTGAGEE: CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION
3300 S. PARKER RD., AURORA, CO 80014

By: Craig V. ...
Assistant Vice President

By: James J. Carson
Secretary

County of Douglas)
State of Colorado)

The foregoing dedication was acknowledged before me this 9th day of Oct, 1985, by Craig V

James J. Carson
of CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION.

Witness my hand and seal. My commission expires: _____

My Commission Expires
January 22, 1987

Mark ...
Notary Public
3300 S. PARKER RD.
AURORA, CO 80014



VICINITY MAP
SCALE 1" = 2000'

STREET MAINTENANCE

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

NOTE: Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a final site plan and final PUD ordinance have not been approved by the Board of Trustees of the Town of Castle Rock.

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

By: George J. Kennedy
George J. Kennedy, Mayor

By: Richard R. Wilson
Richard R. Wilson, Town Clerk

County of Douglas)
State of Colorado)

The foregoing dedication was acknowledged before me this 20th day of December, 1985, 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: 10-22-88

Phyllis L. Brown
Notary Public

TST
TARANTO, STANTON & TAGGE
Consulting Engineers

VACATION AGREEMENT

By acceptance of this plat, the Town of Castle Rock hereby vacates all roads and streets as dedicated on The Centre on Plum Creek Filing No. 2.

Signed this 19th day of December, 1985.

TOWN OF CASTLE ROCK

By: Mary Kennedy
Mayor

TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication or rededication 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 shown hereon.

Signed this 19th day of December, 1985.

TOWN OF CASTLE ROCK

By: Mary Kennedy
Mayor

PLANNING AND ZONING COMMISSION APPROVAL

This plat was recommended for approval by the Town of Castle Rock Planning and Zoning Commission this 17th day of December, 1985.

Steve ...
Chairman

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at _____ M. on the _____ day of _____, 19____, in book _____, page _____, map _____, reception no. _____.

COUNTY CLERK AND RECORDER

By: _____
Deputy

TITLE CERTIFICATE

I, John W. Oldenburger 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 property described herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed this 10th day of October, 1985.

Attorney at Law

NOTICE: According to 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 date of the certification shown hereon.

SURVEYOR'S CERTIFICATE

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



Turpin Gerard IV
Turpin Gerard IV Date
Professional Land Surveyor
No. 23042

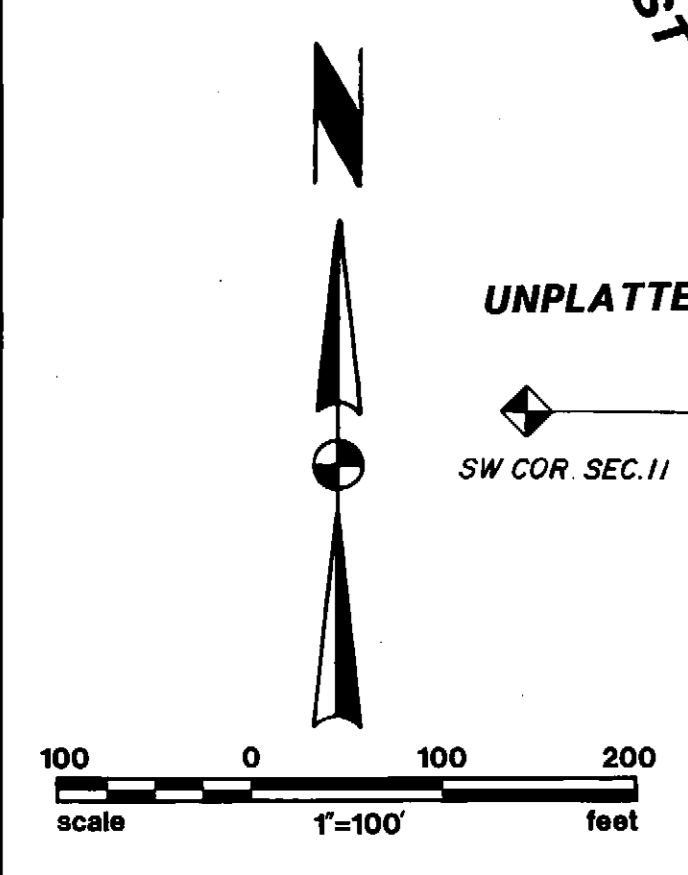
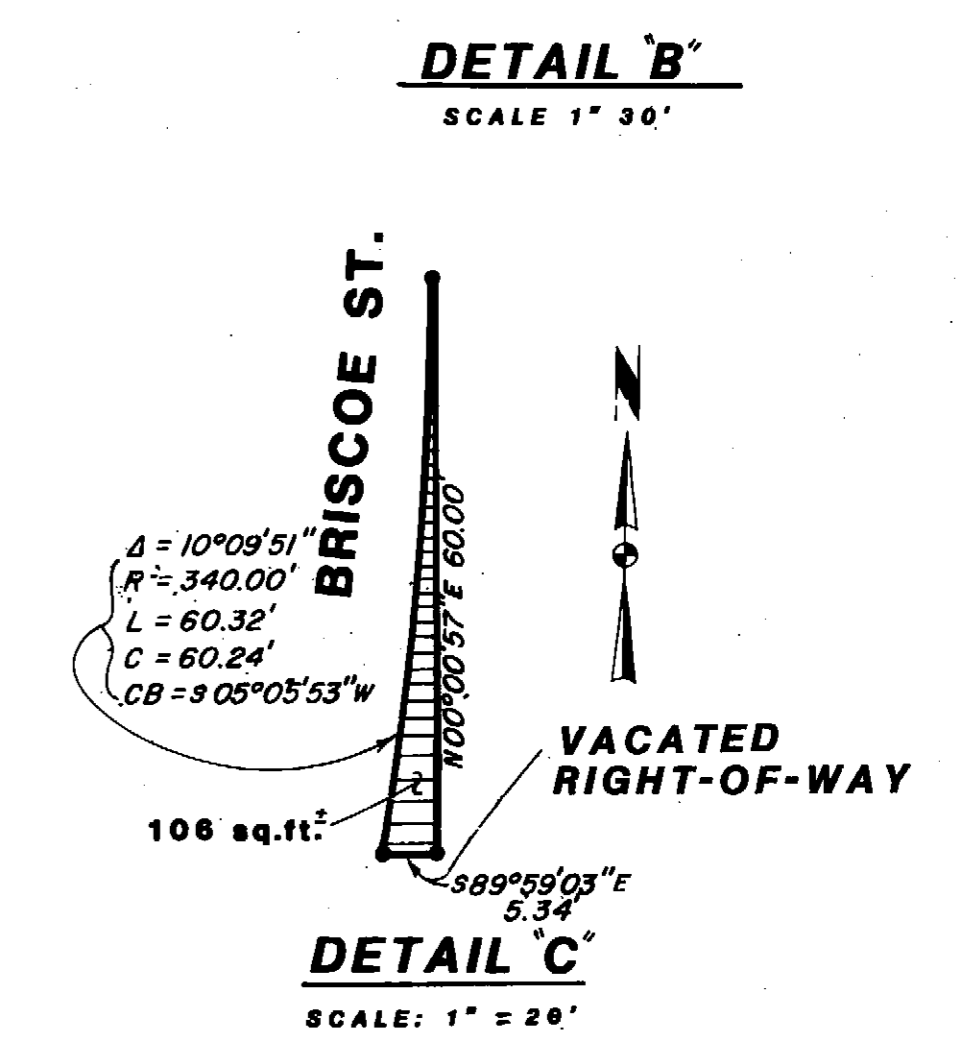
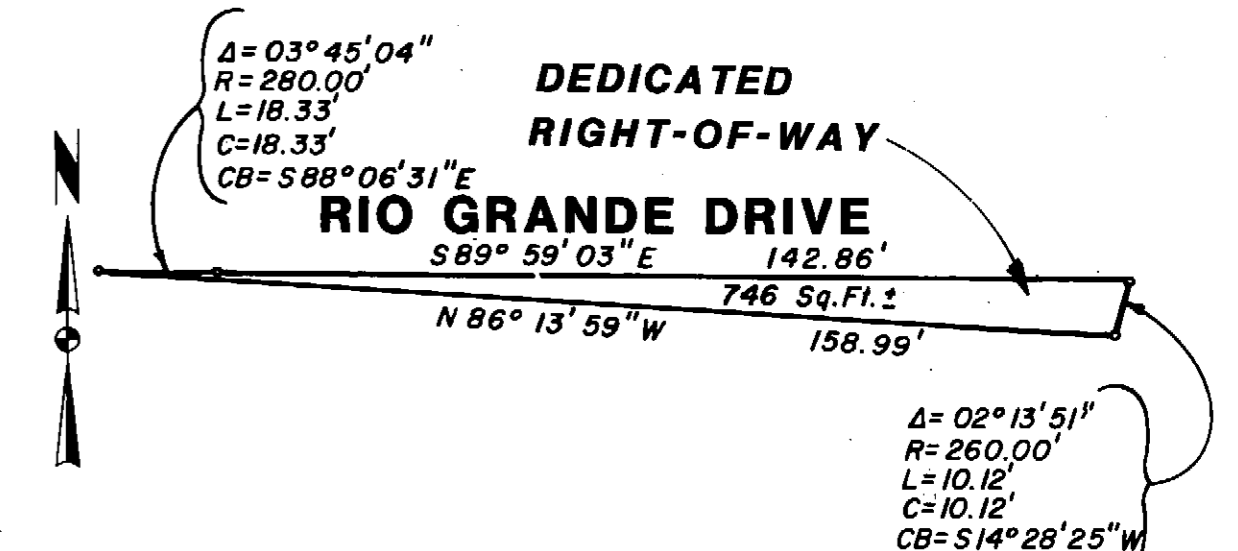
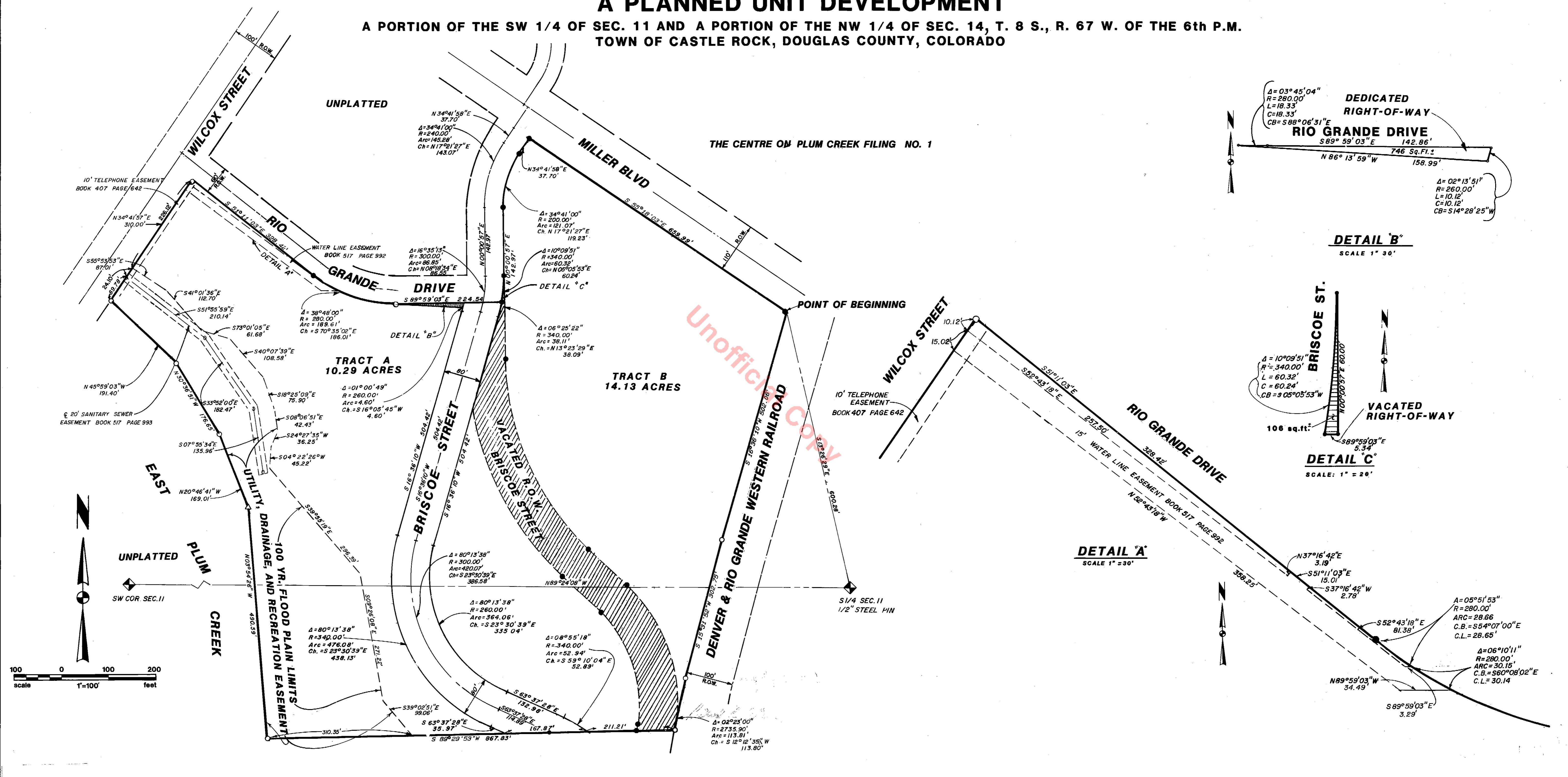
For and on Behalf of:
Taranto, Stanton & Tagge,
Consulting Engineers

A REPLAT OF THE CENTRE ON PLUM CREEK

FILING NO. 2

A PLANNED UNIT DEVELOPMENT

A PORTION OF THE SW 1/4 OF SEC. 11 AND A PORTION OF THE NW 1/4 OF SEC. 14, T. 8 S., R. 67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



- LEGEND**
- Found Pin and Cap, LS# 12046
 - Found Pin and Cap, LS# 6935
 - ▨ Right-of-Way vacated by this Plat
 - △ Not Monumented, (in East Plum Creek).
 - Set Pin and Cap LS# 23042

- NOTES:**
1. Basis of bearing is from solar observation.
 2. Date of preparation is August 30, 1985

TST TAPANTO, STANTON & TAGGE
Consulting Engineers
840 Kinross Street, Castle Rock, CO 80104