

PLAT IDENTIFICATION SHEET

RECEPTION #: 9233131

DATE: 09-11-92

NUMBER OF PGS: 1

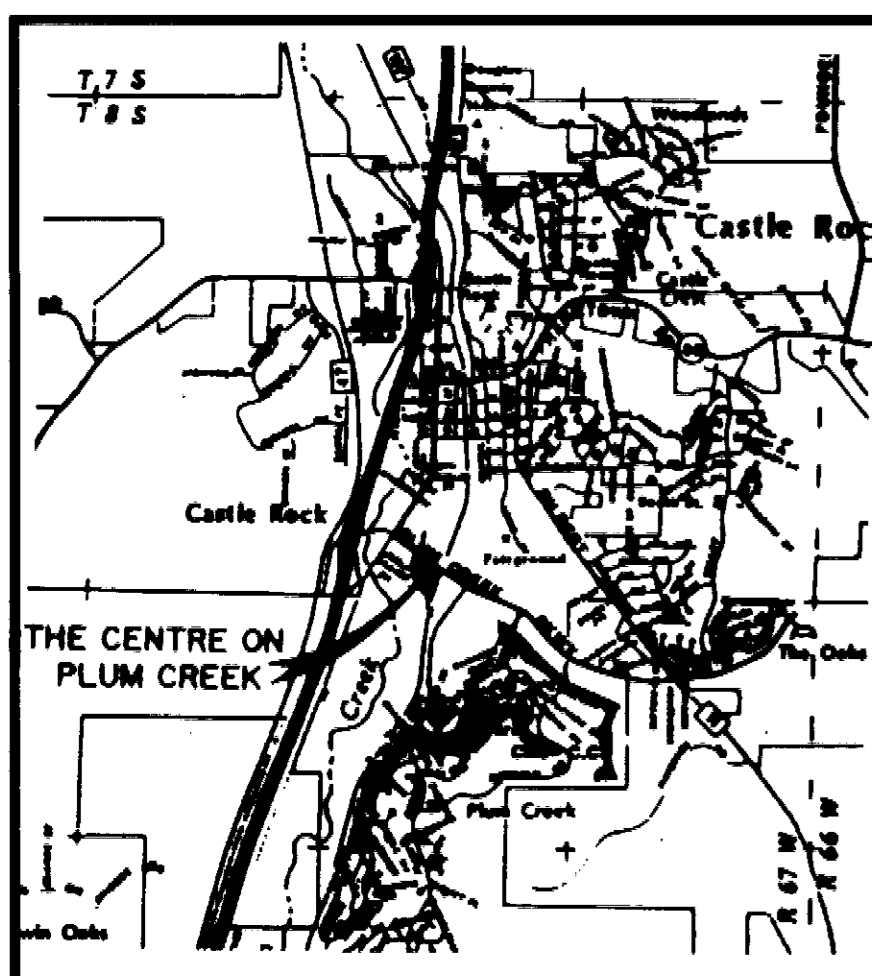
NAME OF PLAT: PLUM CREEK CENTRE #3
FINAL PLAT

MISCELLANEOUS COMMENTS:

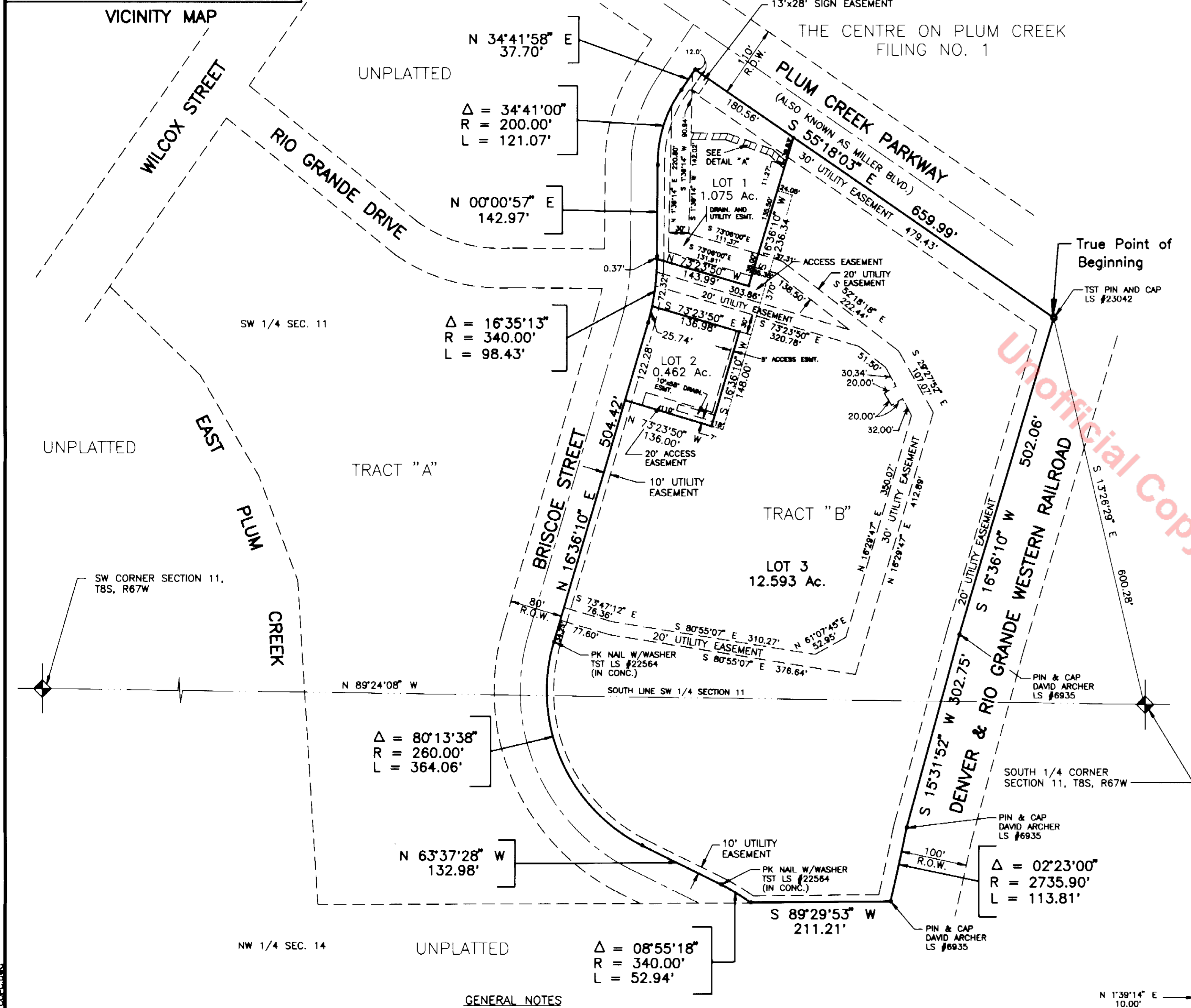
FINAL PLAT THE CENTRE ON PLUM CREEK FILING NO. 3

A REPLAT OF TRACT B, THE CENTRE ON PLUM CREEK FILING NO. 2
A PART OF THE SW 1/4 OF SECTION 11 AND A PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 1



VICINITY MAP



GENERAL NOTES

1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY, BEARING NORTH 15°18'03" WEST.
2. BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAP BEARING SURVEYOR'S REGISTRATION NO. 22564 AND ARE INDICATED BY (---), UNLESS OTHERWISE NOTED.
3. DATE OF SURVEY: APRIL, 1992
4. STRIPS OF LAND SHOWN AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS SHALL BE NON-EXCLUSIVE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND LINES AND FACILITIES, AND RELATED SURFACE MOUNTED EQUIPMENT AND APPURTENANCES FOR THE SPECIFIC PURPOSES OF, INCLUDING BUT NOT LIMITED TO, GAS, ELECTRICITY, TELEPHONE, CABLE COMMUNICATION, SANITARY SEWER, STORM SEWER, AND WATER TRANSMISSION LINES.
5. STRIPS OF LAND SHOWN AND DESIGNATED ON THIS PLAT AS ACCESS EASEMENTS SHALL BE FOR THE EXCLUSIVE USE BY THE OWNERS OF THE PROPERTY SHOWN HEREON, THEIR RETAIL CUSTOMERS, AND ANY EMERGENCY EQUIPMENT. THEY ARE NOT INTENDED TO BE USED AS PUBLIC RIGHT-OF-WAY.
6. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
8. NO DIRECT ACCESS WILL BE ALLOWED TO LOTS 1 AND 2 FROM BRISCOE STREET.
9. THE 13'x28' SIGN EASEMENT IS DEDICATED IN FAVOR OF THE OWNER OF LOT 3.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND KNOWN AS TRACT B, THE CENTRE ON PLUM CREEK FILING NO. 2, A PLAT RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NUMBER 8607300, SAID PLAT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, AND THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF PLUM CREEK PARKWAY AND THE WESTERLY RIGHT-OF-WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, AND CONSIDERING SAID SOUTHERLY RIGHT-OF-WAY OF MILLER BOULEVARD TO BEAR NORTH 55°18'03" WEST, AS SHOWN ON SAID PLAT, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT B AND SAID WESTERLY RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 16°36'10" WEST A DISTANCE OF 502.06 FEET;
2. THENCE SOUTH 15°31'52" WEST A DISTANCE OF 302.75 FEET TO A NON-TANGENT CURVE WHEN THE RADIUS POINT BEARS SOUTH 76°35'55" EAST;
3. THENCE 113.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°23'00" AND A RADIUS OF 2735.90 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT B SOUTH 89°29'53" WEST A DISTANCE OF 211.21 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT B AND THE EASTERLY RIGHT-OF-WAY OF BRISCOE STREET THE FOLLOWING EIGHT (8) COURSES:

1. 52.84 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 08°55'18" AND A RADIUS OF 340.00 FEET TO A POINT OF TANGENCY;
2. THENCE NORTH 63°37'28" WEST A DISTANCE OF 132.98 FEET TO A POINT OF CURVATURE;
3. THENCE 34.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°13'38" AND A RADIUS OF 260.00 FEET TO A POINT OF TANGENCY;
4. THENCE NORTH 16°36'10" EAST A DISTANCE OF 504.42 FEET TO A POINT OF CURVATURE;
5. THENCE 98.43 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°35'13" AND A RADIUS OF 340.00 FEET TO A POINT OF TANGENCY;
6. THENCE NORTH 00°00'57" EAST A DISTANCE OF 142.97 FEET TO A POINT OF CURVATURE;
7. THENCE 121.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°41'00" AND A RADIUS OF 200.00 FEET TO A POINT OF TANGENCY;
8. THENCE NORTH 34°41'58" EAST A DISTANCE OF 37.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID PLUM CREEK PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY AND THE NORTHERLY BOUNDARY OF SAID TRACT B SOUTH 55°18'03" EAST A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING, CONTAINING 14.13 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE CENTRE ON PLUM CREEK FILING NO. 3, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE DRAINAGE AND UTILITY EASEMENTS AND 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 UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC 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.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK 471 AT PAGE 387 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 20 DAY OF August, 1992.

OWNER: RESOLUTION TRUST CORPORATION AS RECEIVER FOR CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DENVER

BY: *[Signature]*

COUNTY OF **DENVER** } SS
STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 1992, BY *William S. Green* AS *Field Office Manager*

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 10/15/95



OWNER: THE CENTRE ON PLUM CREEK, LIMITED PARTNERSHIP
BY: J.H.E. (U.S.) HOLDINGS, INC.
ITS: GENERAL PARTNER

BY: *Steven Warsh*

ITS: _____ PRESIDENT

BY: _____

COUNTY OF _____ } SS
STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1992, BY *Steven Warsh* AS _____ PRESIDENT OF J.H.S. (U.S.) HOLDINGS, INC., GENERAL PARTNER OF THE CENTRE ON PLUM CREEK LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MORTGAGE HOLDER: FMSA, INC. *NKA DAG Management, Inc.*

BY: *Michael S. Blanton*

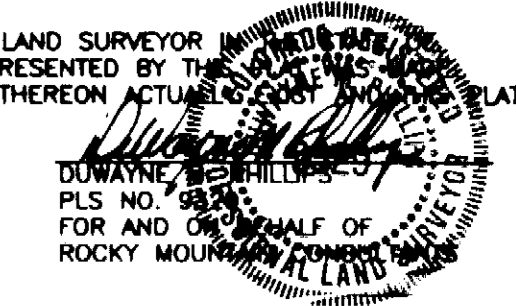
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1992, BY *Michael S. Blanton* AS *Vice President*, FMSA, INC. *NKA DAG Management, Inc.*

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 8-22-95

NOTARY PUBLIC

SURVEYING CERTIFICATE

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



TITLE CERTIFICATE

I, *Eric D. Pizzarello*, 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 19th DAY OF August, 1992

PLANNING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING COMMISSION ON THE 20th DAY OF August, 1992.

DATE 8-21-92

CITY APPROVAL

THIS PLAT WAS APPROVED FOR FILING BY THE TOWN CLERK OF THE TOWN OF CASTLE ROCK ON THE 10th DAY OF August, 1992.

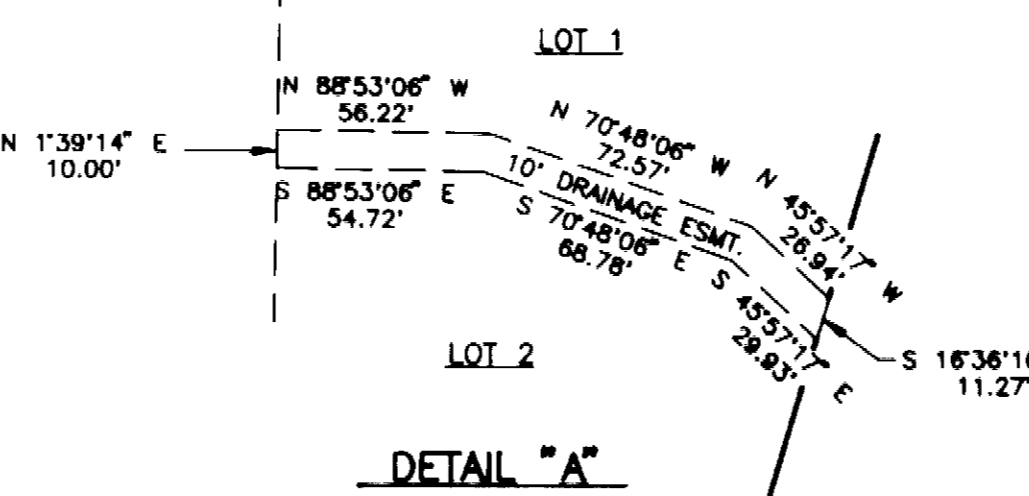
SIGNED THIS 10th DAY OF September, 1992.

ATTEST: *Sally A. Nelson* BY *Paul Sand*
TOWN CLERK MAYOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:24 AM ON THE 14th DAY OF September, 1992.

1992 IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. 723312
DEPUTY COUNTY CLERK AND RECORDER



DETAIL "A"

50' 0' 50' 100' 150'
SCALE: 1"=100'

DATE OF PREPARATION: JULY 1992

PREPARED BY: ROCKY MOUNTAIN CONSULTANTS INC.
8301 EAST PRENTICE AVENUE, SUITE 101
ENGLEWOOD, COLORADO 80111
(303) 741-6000

NORTH