

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99104089

DATE: 12-15-99

TIME: 11:32

FEE: \$ NF (2 Pages)

GRANTOR: Board of County Commissioners
(OWNER/SIGNER)

GRANTEE: Douglas County Justice
(SUBDIVISION NAME OR NAME OF PLAT) Center # 4

LEGAL: 35, 7, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT
DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4
 A PORTION OF SOUTHWEST QUARTER OF SECTION 26 AND A PORTION OF NORTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 1 OF 2

CERTIFICATE OF DEDICATION & OWNERSHIP

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

A parcel of land situated in the Southwest Quarter of Section 26 and in the Northwest Quarter of Section 35, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado; more particularly described as follows:

Commencing at the Southwest corner of said Section 26;
 Thence North 00°24'41" East, along the westerly line of the Southwest quarter of Section 26, a distance of 662.55 feet to the POINT OF BEGINNING;
 Thence North 00°24'41" East, continuing long said westerly line, a distance of 32.81 feet to a point;
 Thence South 89°35'19" East a distance of 644.24 feet to a point of curvature, said point being on the westerly Right-of-way of Interstate 25;
 Thence continuing along said westerly right-of-way of Interstate 25 for the following three (3) courses:
 1. An arc of a curve to the right having a central angle of 03°00'21", a radius of 11310.00 feet, an arc length of 593.35 feet (chord bears South 20°10'06" East, 593.28 feet) to a point;
 2. South 20°51'29" East a distance of 260.40 feet to a point;
 3. South 18°39'56" East a distance of 548.24 feet to a point of curvature, said point being the Northeast corner of Douglas County Justice Center Filing No. 2;
 Thence North 71°36'07" West, along the northerly line of said Filing No. 2, a distance of 582.08 feet to a point of non-tangent curvature, said point lying on the easterly right-of-way of Castleton Court and the easterly line of Douglas County Justice Center Filing No. 1;
 Thence continuing along said easterly right-of-way for the following five (5) courses:
 1. Along the arc curve to the left having a central angle of 18°57'38", a radius of 360.00 feet, an arc length of 119.13 feet (chord bears North 03°58'31" West, 118.59 feet) to a point;
 2. North 13°27'20" West a distance of 580.00 feet to a point of curvature;
 3. Along the arc curve to the left having a central angle of 60°02'48", a radius of 257.75 feet, an arc length of 270.13 feet (chord bears North 43°28'44" West, 257.93 feet) to a point;
 4. North 73°30'08" West a distance of 90.40 feet to a point of curvature;
 5. Along a curve to the right having a central angle of 73°54'45", a radius of 220.00 feet, an arc distance of 283.81 feet (chord bears North 36°32'43" West, 264.53 feet) to the POINT OF BEGINNING.

Containing 592,026 square feet (13.591 acres) more or less.

For purposes of this description all bearings are based on the westerly line of the Southwest Quarter of Section 26, as monumented at the Southwest corner by a 3-1/2" aluminum capped monument stamped "LS 13258" and at the West Quarter corner by a 3" aluminum capped monument stamped "LS 14166", bearing North 00°24'41" East.

have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Douglas County Justice Center Filing No. 4, and do hereby dedicate all utility easements 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 utility easements as shown hereon.

Executed this 2nd day of NOVEMBER, 1999

OWNER:

Board of County Commissioners
 Douglas County, Colorado

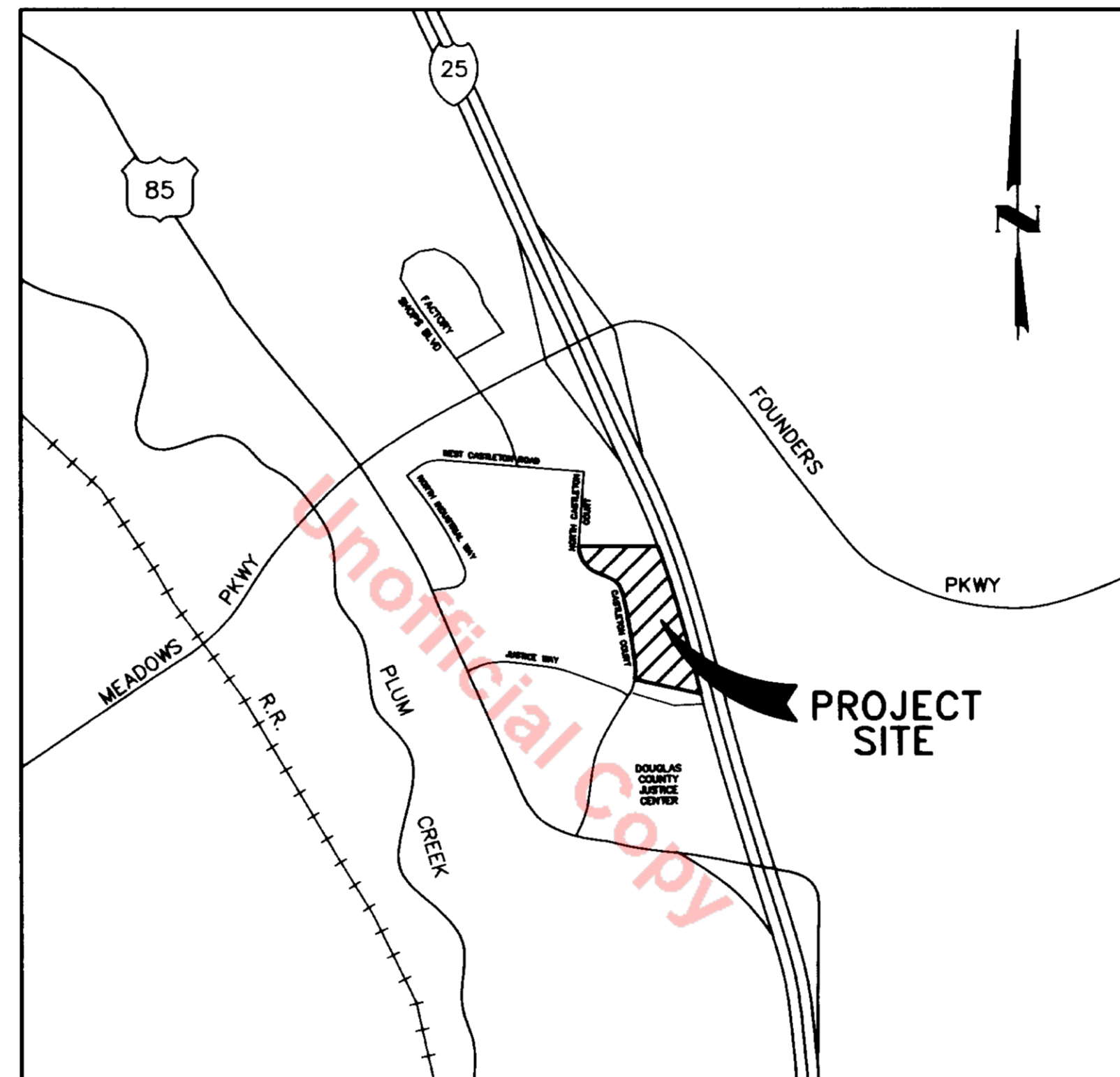
James R. Sullivan
 CHAIR

State of Colorado)
) SS:
 County of Douglas)

The foregoing dedication was acknowledged before me this 2nd day of NOVEMBER, 1999 by JAMES R. SULLIVAN Witness my hand and seal.

My commission expires: 4-17-2002

Patrick D. Sullivan
 Notary Public



VICINITY MAP
 N. T. S.

NOTES

- This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easement, rights-of-way and title of record, Kirkham Michael and Associates relied upon Commitment for Title Insurance Commitment PI415935 issued by Land Title Guarantee Company dated June 21, 1999 at 5:00 P.M.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.
- The property may be subject to the terms, provisions, covenants, conditions, restrictions, obligations and reservations contained in the following recorded instruments that can not be platted:
 - 20' Easement across the North Half of Section 35, granted to Plateau Natural Gas Co., recorded in Book 146 at Page 67 Oct. 8, 1962
 - Utility lines existing within the platted boundaries and referenced within the Land Survey Plat prepared by Merrick and Company Job No. 257-5857 dated 4/15/86 will be relocated or abandoned as necessary.
- Access to all platted lots is restricted to Castleton Court.

SURVEYOR'S STATEMENT

I, George G. Smith, Jr., a Registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey represented by this plat was made under my direct supervision and the monuments shown hereon actually exist and that this plat accurately represents said survey.

Signed this 26th day of OCT., 1999.

George G. Smith, Jr.
 George G. Smith, Jr.
 Colorado registered Professional Land Surveyor #19003

TITLE CERTIFICATE

I, Eric Stearns, being an authorized representative of Land Title Guarantee Company, a title insurance company licensed to do business in the state of Colorado, have made an examination of the public records and state that all owners, mortgages and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 10th day of NOVEMBER, 1999.

Eric Stearns
 Authorized Representative

Eric Stearns
 AS TITLE OFFICER, LAND TITLE GUARANTEE
 Title Insurance Company

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

This plat was approved by the Community Development Director of the Town of Castle Rock, Colorado this 14th day of SEPTEMBER, A.D., 1999.

Chris Am
 Community Development Director, Interim

WATER RIGHTS DEDICATION AGREEMENT

The provision of Municipal Water to this subdivision is subject to the terms and conditions of the Development Dedication Agreement, recorded on the 21st day of AUGUST, 1993 at Reception No. 9239604 and accordingly 79 SFE are debited from the water bank.

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 15 DAY OF Dec., 1999 AT 11:32 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9910489

Sheryl Muehlhelt
 DOUGLAS COUNTY CLERK AND RECORDER

INDEX

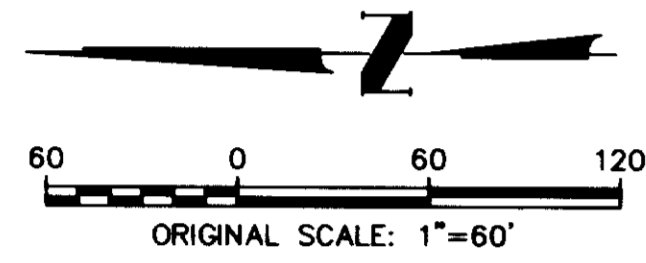
- COVER SHEET
- FINAL PLAT

KIRKHAM MICHAEL
 CONSULTING ENGINEERS
 7600 EAST ORCHARD ROAD, SUITE 2205, ENGLEWOOD, COLORADO 80111
 PHONE: (303) 694-2300 FAX: (303) 694-2822

PREPARED: 7/1/99

revisions:

FINAL PLAT
DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4
 A PORTION OF SOUTHWEST QUARTER OF SECTION 26 AND A PORTION OF NORTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2



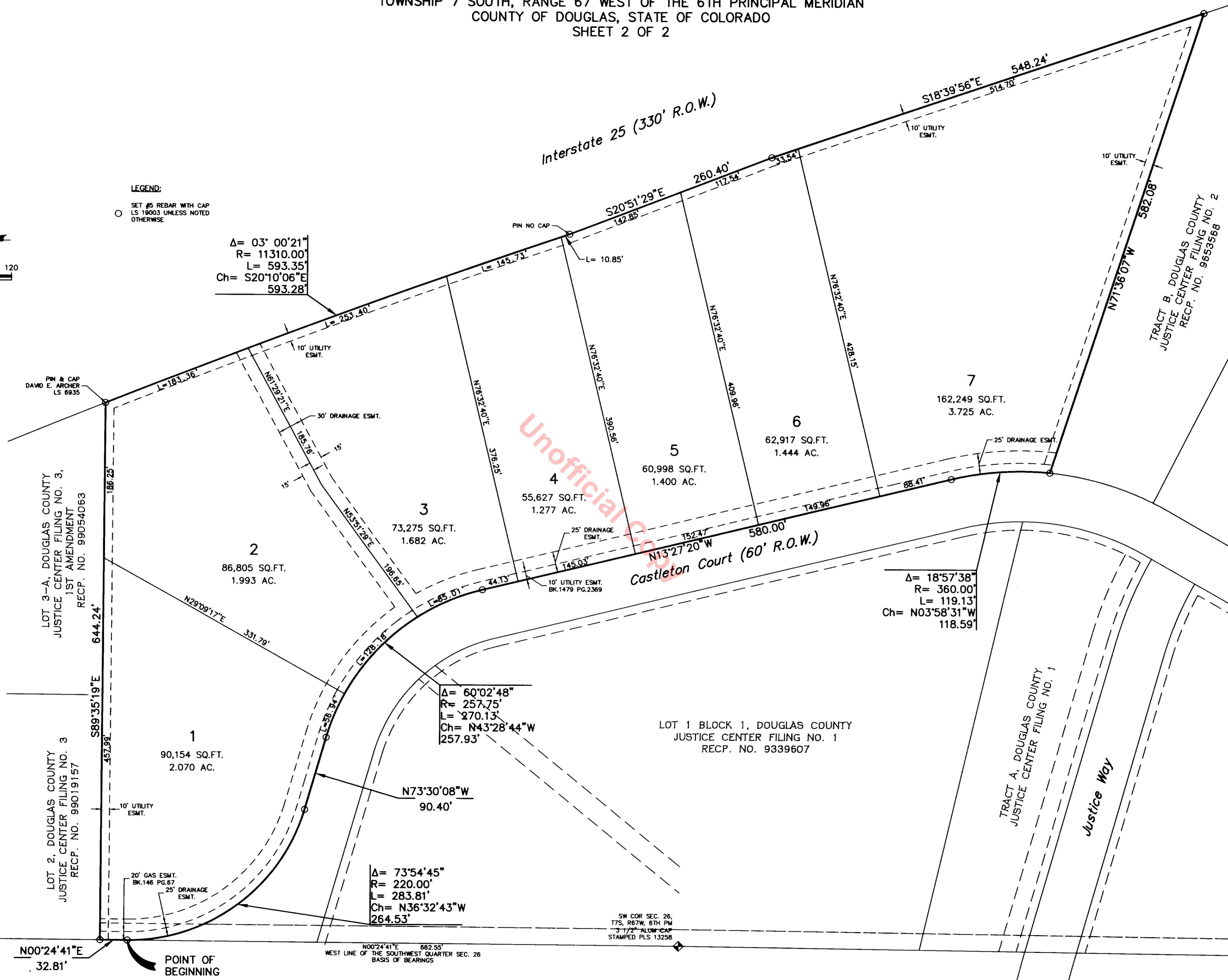
LEGEND:
 ○ SET #5 REBAR WITH CAP
 LS 19003 UNLESS NOTED
 OTHERWISE

$$\begin{aligned} \Delta &= 03^{\circ} 00' 21'' \\ R &= 11310.00' \\ L &= 593.35' \\ Ch &= S20^{\circ} 10' 06'' E \\ & 593.28' \end{aligned}$$

$$\begin{aligned} \Delta &= 18^{\circ} 57' 38'' \\ R &= 360.00' \\ L &= 119.13' \\ Ch &= N03^{\circ} 58' 31'' W \\ & 118.59' \end{aligned}$$

$$\begin{aligned} \Delta &= 60^{\circ} 02' 48'' \\ R &= 257.75' \\ L &= 270.13' \\ Ch &= N43^{\circ} 28' 44'' W \\ & 257.93' \end{aligned}$$

$$\begin{aligned} \Delta &= 73^{\circ} 54' 45'' \\ R &= 220.00' \\ L &= 283.81' \\ Ch &= N36^{\circ} 32' 43'' W \\ & 264.53' \end{aligned}$$



KIRKHAM MICHAEL
 CONSULTING ENGINEERS
 7800 EAST ORCHARD ROAD, SUITE 2205, ENGLEWOOD, COLORADO 80111
 PHONE: (303) 694-2300 FAX: (303) 694-2822

PREPARED: 7/1/99

revisions:

08/24/99 09:45 GJM SURVEY PLATING
 Drawing: 14-186612