

# PLAT IDENTIFICATION SHEET

361819

9-11-85

**GRANTOR:**

(owner/signer)

Castle Rock Town of

**GRANTEE:**

(subdivision name or name of plat)

Plum Creek  
Commercial Sub 1

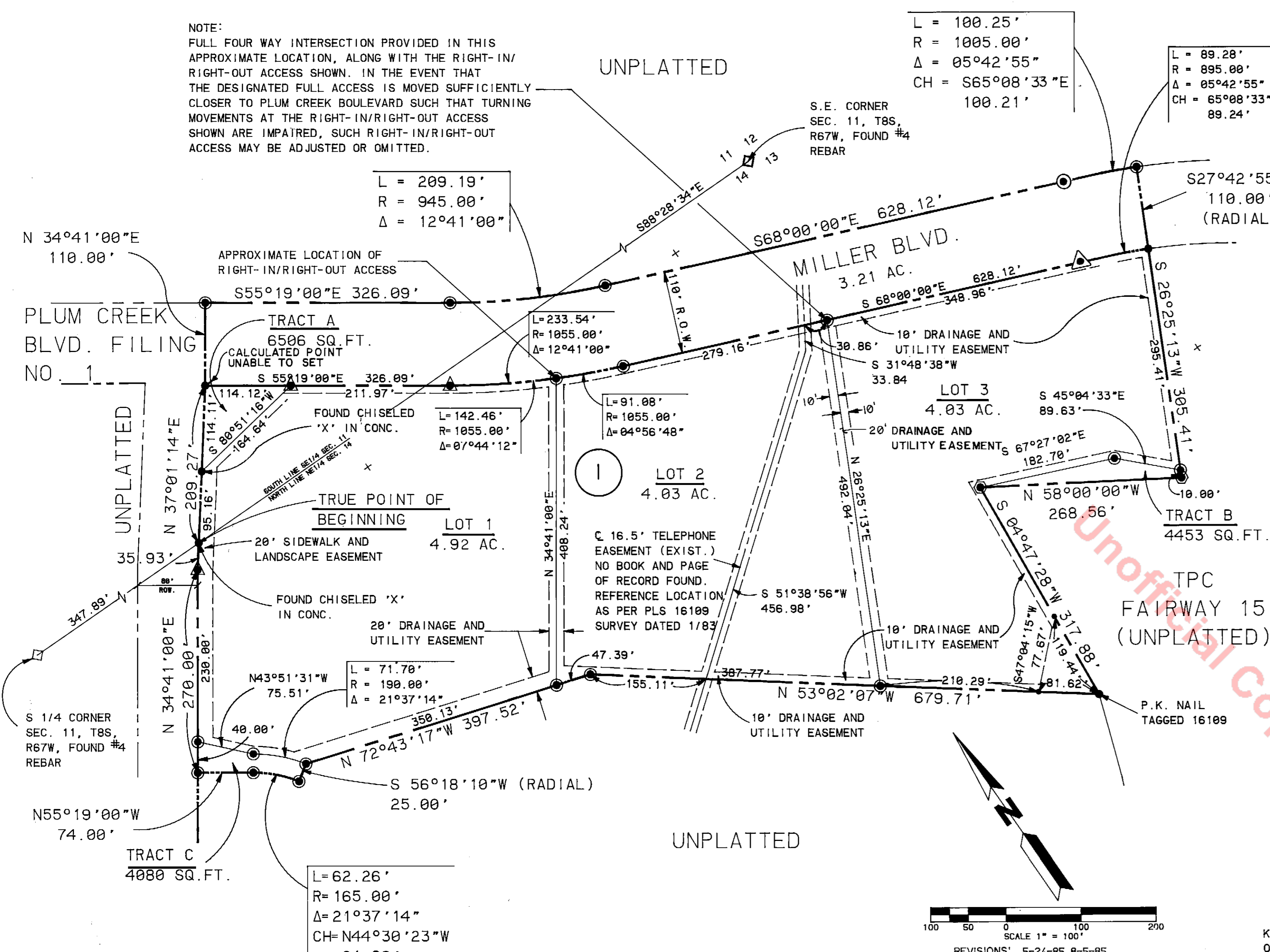
**LEGAL:**

(section-township-range)

# FINAL PLAT PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 1

BEING A PORTION OF THE SOUTHEAST QUARTER, SECTION 11, AND THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE:  
FULL FOUR WAY INTERSECTION PROVIDED IN THIS APPROXIMATE LOCATION, ALONG WITH THE RIGHT-IN/RIGHT-OUT ACCESS SHOWN. IN THE EVENT THAT THE DESIGNATED FULL ACCESS IS MOVED SUFFICIENTLY CLOSER TO PLUM CREEK BOULEVARD SUCH THAT TURNING MOVEMENTS AT THE RIGHT-IN/RIGHT-OUT ACCESS SHOWN ARE IMPAIRED, SUCH RIGHT-IN/RIGHT-OUT ACCESS MAY BE ADJUSTED OR OMITTED.



**LAND DESCRIPTION**  
PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 1  
LOTS 1, 2, 3 AND TRACTS A, B, C

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER, SECTION 11, AND THE NORTHEAST QUARTER 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:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER TO BEAR S 88°28'34\"/>

OWNERS  
ENVIRONMENTAL DEVELOPERS, INC. (EDI)  
2675 SOUTH ABILENE STREET, AURORA, COLORADO 80014

*Ramon E. Alonso*     *Frank M. Meeks*     *Edward J. Campbell*  
RAMON E. ALONSO     FRANK M. MEEKS     THE BANK OF NOVA SCOTIA  
VICE PRESIDENT     ASSISTANT SECRETARY     MORTGAGE HOLDER

NOTARY

SS:  
STATE OF COLORADO )  
COUNTY OF *Comanche* )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF August, 19 85 BY RAMON E. ALONSO AS VICE PRESIDENT AND FRANK M. MEEKS AS ASSISTANT SECRETARY OF ENVIRONMENTAL DEVELOPERS, INC. (EDI) WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC Mary O. Carmelino  
ADDRESS 2675 S. Abilene, Aurora Co 80014

NOTARY

SS:  
STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF August, 19 85 BY Norman O. Campbell AS Assistant Agent OF THE BANK OF NOVA SCOTIA, MORTGAGE HOLDER. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: April 12, 1988

NOTARY PUBLIC Catherine M. Strohl  
ADDRESS 220 Jackson St., San Francisco, CA 94111

SURVEYING CERTIFICATE

I, ROBERT JAMES GUFFEY, 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 CORRECTLY REPRESENTS SAID SURVEY.

8/6/85  
ROBERT JAMES GUFFEY  
PROFESSIONAL LAND SURVEYOR #20680  
FOR McCLANAHAN SURVEYING INC.  
4755 PARIS ST., SUITE 180  
DENVER CO. 80239 (303)373-0046

TITLE CERTIFICATE

I, James B. Elkusrod, 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 15<sup>th</sup> DAY OF August, 19 85

*James B. Elkusrod* #471  
ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 16<sup>th</sup> DAY OF July, 19 85

*P. Melody*  
CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AND WELL FIELD AS SHOWN HEREON.

SIGNED THIS 25<sup>th</sup> DAY OF July, 19 85

*Phyllis J. Brown*  
TOWN CLERK

TOWN OF CASTLE ROCK  
BY: *Mary O. Carmelino*  
NOTARY

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:04 P.M. ON THE 11<sup>th</sup> DAY OF SEPTEMBER, 19 85 IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. 361819

*Robert A. Brown* #1735  
COUNTY CLERK AND RECORDER

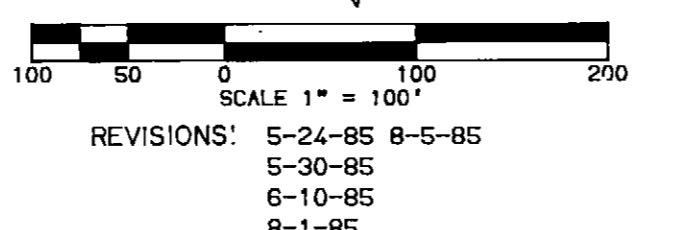
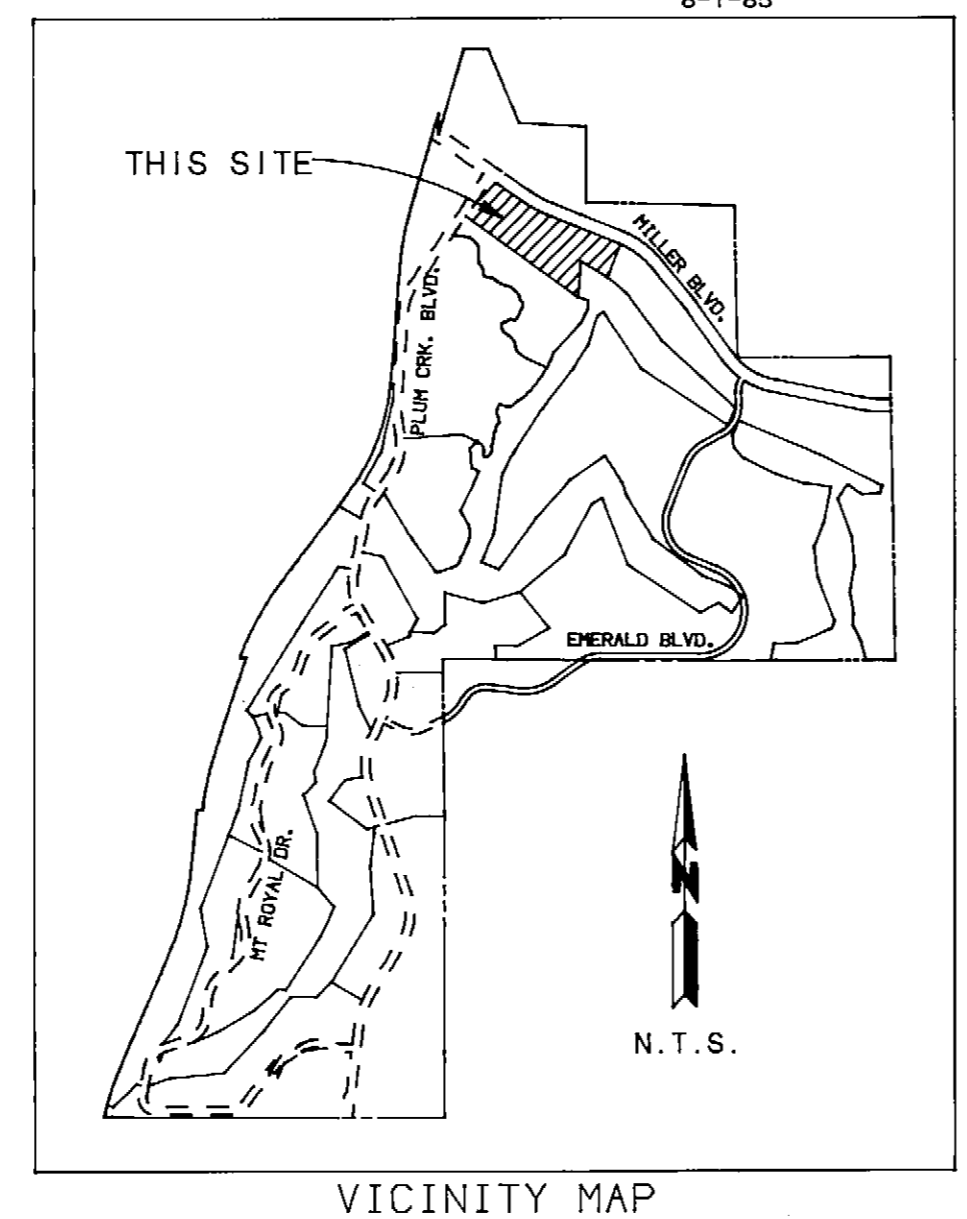
PREPARED BY:  
**KKBNA**  
Incorporated  
Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, Co. 431 - 6100

EXECUTED THIS 12<sup>th</sup> DAY OF August, 19 85

SHEET 1 of 1  
PLUM CREEK COMMERCIAL FILING NO. 1

- LEGEND**
- EASEMENT LINE
  - PLAT BOUNDARY LINE
  - EXISTING PLAT BOUNDARY LINE
  - LOT OR TRACT BOUNDARY LINE
  - PROPOSED R.O.W. BOUNDARY
  - FOUND #5 REBAR PLASTIC CAP NO. 16109
  - ▲ FOUND #4 REBAR PLASTIC CAP NO. 18235
  - SET #4 REBAR PLASTIC CAP NO. 20680

- NOTES**
- 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 PUD ORDINANCE AND A FINAL SITE PLAN HAVE NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
  - THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WITH ALL BEARINGS RELATIVE THERETO AS SHOWN HEREON.



REVISIONS: 5-24-85 8-5-85  
5-30-85  
6-10-85  
8-1-85