

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99061088

DATE: 7-9-99

TIME:

9:44

FEE: \$ 30⁰⁰

(3 Pages)

GRANTOR:

(OWNER/SIGNER)

H J Resource Corp

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Commercial

2

LEGAL:

(SECTION-TOWNSHIP-RANGE)

11-13-14, 8, 67

FINAL PLAT
PLUM CREEK COMMERCIAL FILING NO. 2
 A PORTION OF THE SE 1/4 OF SECTION 11, AND A PORTION OF THE NW 1/4 OF SECTION 13 AND
 A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 1 OF 3

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 14, AND THE SOUTHWEST ONE-QUARTER OF SECTION 11, 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:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A 2" ALUMINUM SURVEYOR'S CAP - L.S. 6935, AND AT THE NORTH ONE-QUARTER CORNER BY A 3" ALUMINUM SURVEYOR'S CAP ON A 2" IRON PIPE - L.S. 13155, IS ASSUMED TO BEAR N88°28'34"W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S01°08'39"E, ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 734.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°08'39"E, ALONG SAID EAST LINE, A DISTANCE OF 383.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY AS DEDICATED BY PLUM CREEK PARKWAY FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 8735434;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. CONTINUING S01°08'39"E, ALONG SAID EAST LINE, A DISTANCE OF 23.78 FEET;
2. N43°59'53"W, A DISTANCE OF 978.61 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 181°17'12", A RADIUS OF 1005.00 FEET, A DISTANCE OF 320.76 FEET, AS MEASURED ALONG SAID ARC TO A POINT ON THE NORTHERLY LINE OF PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 361819;

THENCE ALONG SAID NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES:

1. CONTINUING ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S27°42'55"W, SAID CURVE HAVING A CENTRAL ANGLE OF 05°42'55", A RADIUS OF 1005.00 FEET, A DISTANCE OF 100.25 FEET, AS MEASURED ALONG SAID ARC;
2. N68°00'00"W, A DISTANCE OF 628.12 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°41'00", A RADIUS OF 945.00 FEET, A DISTANCE OF 209.19 FEET, AS MEASURED ALONG SAID ARC;
4. N55°19'00"W, A DISTANCE OF 326.09 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MILLER BOULEVARD AS DEDICATED BY PLUM CREEK BOULEVARD FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 298460;

THENCE CONTINUING, N55°19'00"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AS DEDICATED, A DISTANCE OF 626.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;

THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. N16°35'13"E, A DISTANCE OF 503.83 FEET;
2. N16°19'03"E, A DISTANCE OF 161.40 FEET TO A POINT OF NON TANGENT CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N74°13'05"W, SAID CURVE HAVING A DELTA OF 00°35'14", A RADIUS OF 5796.42 FEET, A DISTANCE OF 59.42 FEET, AS MEASURED ALONG SAID ARC TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 11;

THENCE S88°57'40"E, ALONG SAID NORTH LINE, A DISTANCE OF 213.01 FEET;

THENCE THE FOLLOWING SEVEN (7) COURSES:

1. S22°37'09"E, A DISTANCE OF 696.08 FEET;
2. S86°45'14"E, A DISTANCE OF 581.93 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 11;
3. S00°05'31"W, ALONG SAID EAST LINE, A DISTANCE OF 70.00 FEET;
4. S42°16'44"E, A DISTANCE OF 809.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14;
5. S88°28'34"E, ALONG SAID SOUTH LINE, A DISTANCE OF 149.81 FEET;
6. S32°49'24"E, A DISTANCE OF 437.32 FEET;
7. S43°59'53"E, A DISTANCE OF 531.57 FEET TO THE POINT OF BEGINNING,

CONTAINING 1,478,972 SQUARE FEET OR 33.952 ACRES

EXCEPT THAT PORTION DEEDED TO THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY IN INSTRUMENT RECORDED JULY 16, 1991 IN BOOK 982 AT PAGE 412.

CONTAINING 45,532 SQUARE FEET OR 1.045 ACRES.
 CONTAINING A NET AREA OF 1,433,440 SQUARE FEET OR 32.907 ACRES.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, 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 THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE S01°00'33"E, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 385.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY AS DEDICATED BY PLUM CREEK PARKWAY FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 8735434, SAID POINT BEING A POINT ON CURVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N01°15'05"E, SAID CURVE HAVING A CENTRAL ANGLE OF 10°17'37", A RADIUS OF 945.00 FEET, A DISTANCE OF 169.78 FEET, AS MEASURED ALONG SAID ARC;
2. N78°27'18"W, A DISTANCE OF 547.99 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°14'35", A RADIUS OF 895.00 FEET, A DISTANCE OF 534.90 FEET, AS MEASURED ALONG SAID ARC, TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;

THENCE N89°48'56"E, ALONG SAID NORTH LINE, A DISTANCE OF 1161.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 301,595 SQUARE FEET OR 6.924 ACRES.

TOTAL NET AREA 1,735,035 SQUARE FEET OR 39.831 ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, A STREET AND EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK COMMERCIAL FILING NO. 2, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR OWNERSHIP AND MAINTENANCE FAIRGROUND DRIVE, TRACT 4 AND THE EASEMENTS FOR WATER, SANITARY SEWER, STORM DRAINAGE AND PUBLIC ACCESS, AS SHOWN HEREON. THE UTILITY EASEMENTS ARE HEREBY GRANTED TO THOSE SEVERAL UTILITY COMPANIES PROVIDING ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER NECESSARY UTILITY SERVICES.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE SEVERAL UTILITY COMPANIES 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 PERPENDICULARLY ACROSS EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 20 DAY OF August, 1998

OWNER(S): H. J. RESOURCES CORP.

[Signature]
 President

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 1998, BY JOHN CHEN AS PRESIDENT.
 WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 6/26/2002
[Signature]
 NOTARY PUBLIC

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO
[Signature] 3/9/99
 CHAIRMAN

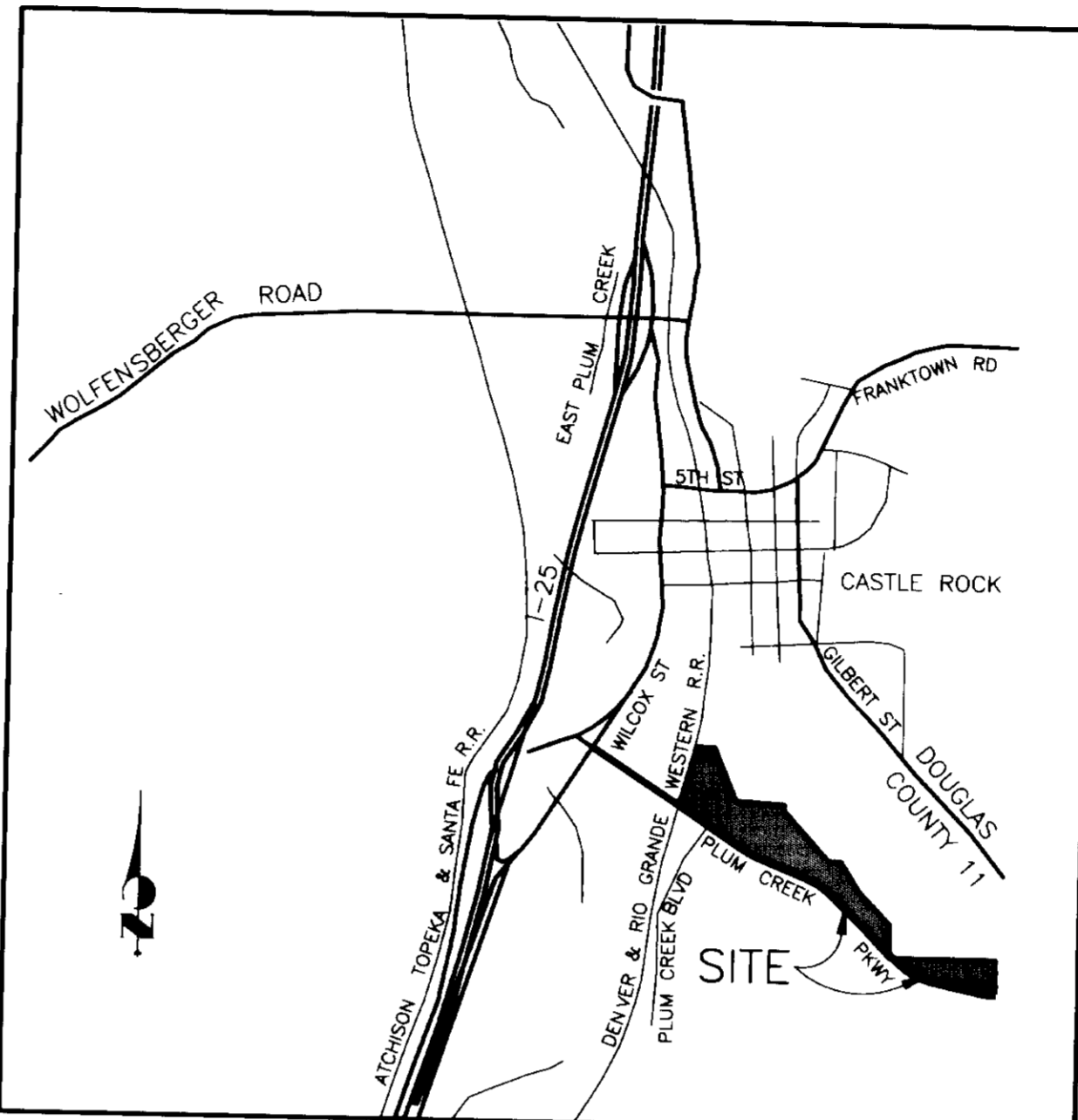
STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF June, 1999, BY James H. Sullivan.
 WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: November 23, 2002
[Signature]
 NOTARY PUBLIC

PEOPLES NATURAL GAS COMPANY, DIVISION OF INTERNORTH, INC.
[Signature]

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF August, 1998, BY Stephen E. Curry.
 WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: Nov. 9, 1999
[Signature]
 NOTARY PUBLIC



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A 2" ALUMINUM SURVEYOR'S CAP - L.S. 6935, AND AT THE NORTH ONE-QUARTER CORNER BY A 3" ALUMINUM SURVEYOR'S CAP ON A 2" IRON PIPE - L.S. 13155, IS ASSUMED TO BEAR N88°28'34"W.
2. "JR ENG LS 27275" INDICATES A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275", UNLESS OTHERWISE NOTED.
3. "●" INDICATES A RECOVERED SURVEY MONUMENT AS NOTED.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08050 0301C FOR THE TOWN OF CASTLE ROCK, COLORADO, REVISED SEPTEMBER 30, 1987.
6. A PORTION OF EASEMENT GRANTED IN DEED RECORDED IN BOOK 489, AT PAGE 427 IS HEREBY VACATED AS SHOWN HEREON. ALSO THE EASEMENT GRANTED IN BOOK 482 AT PAGE 324 IS HEREBY VACATED.
7. THERE ARE NO COVENANTS PERTINENT TO THIS PARCEL.
8. WATER AND SEWER SERVICES ARE NOT PROPOSED FOR LOT 3 BLOCK 1 AND LOT 3 BLOCK 2. AT THE REQUEST OF THE OWNER, THE TOWN OF CASTLE ROCK WILL NOT ISSUE PERMITS FOR ANY HABITABLE STRUCTURES ON THESE LOTS UNTIL SAID SERVICES ARE INSTALLED. THE TOWN OF CASTLE ROCK WILL NOT BE RESPONSIBLE FOR INSTALLATION OF SAID SERVICES AT ANY TIME.
9. WATER RIGHTS DEDICATION AGREEMENT - THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED AUGUST 21, 1995, AT RECEPTION NO. 9538927, 115 SFE'S ARE DEBITED FROM THE WATER BANK.

AREA SUMMARY

LOTS 1-3, BLOCK 1	411,512 S.F.	DR	9.447 ACRES
LOTS 1-3, BLOCK 2	525,562 S.F.	DR	12.065 ACRES
LOTS 1-4, BLOCK 3	424,356 S.F.	DR	9.742 ACRES
LOT 1, BLOCK 4	301,595 S.F.	DR	6.924 ACRES
TOTAL LOT AREA	1,663,025 S.F.	DR	38.178 ACRES
TRACT A	43,560 S.F.	DR	1.000 ACRES
STREET DEDICATION	28,450 S.F.	DR	0.653 ACRES
TOTAL AREA	1,735,035 S.F.	DR	39.831 ACRES

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER 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 SUBDIVIDER 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.

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, 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 ACCURATELY REPRESENTS SAID SURVEY.

[Signature] 7-22-98
 MATHEW E. SELDERS, P.L.S.
 COLORADO NO. 27275
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.

TITLE CERTIFICATE

I, ERIC STEARNS REPRESENTATIVE OF LAND TITLE Guarantees BEING AN AUTHORIZED COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 3rd DAY OF September, 1998

[Signature]
 AUTHORIZED REPRESENTATIVE
[Signature]
 TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 8TH DAY OF DECEMBER, A.D., 1997

ATTEST:
[Signature] 7/7/99 CHAIRMAN
[Signature] 7/2/98 PLANNING DIRECTOR

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12TH DAY OF MARCH, A.D., 1998

ATTEST:
[Signature] 7/7/99 TOWN CLERK
[Signature] 7/7/99 TOWN CLERK

DOUGLAS COUNTY 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 9 DAY OF July, 1999 AT 9:44 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99061081

[Signature]
 DOUGLAS COUNTY CLERK AND RECORDER

OWNER/DEVELOPER

H. J. RESOURCES CORP.
 331 PLAYER CLUB DRIVE
 CASTLE ROCK, COLORADO 80104

FINAL PLAT
 PLUM CREEK COMMERCIAL
 FILING NO. 2
 PROJECT NO. 3520.00
 DATE 3/5/98
 SHEET 1 OF 3

SHEET INDEX

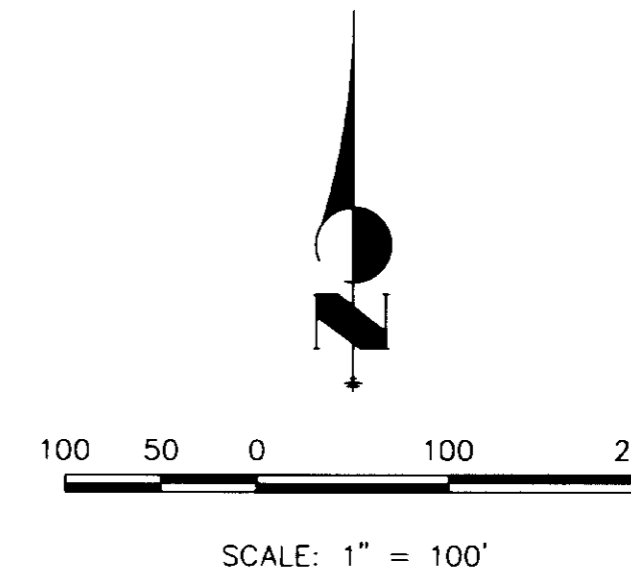
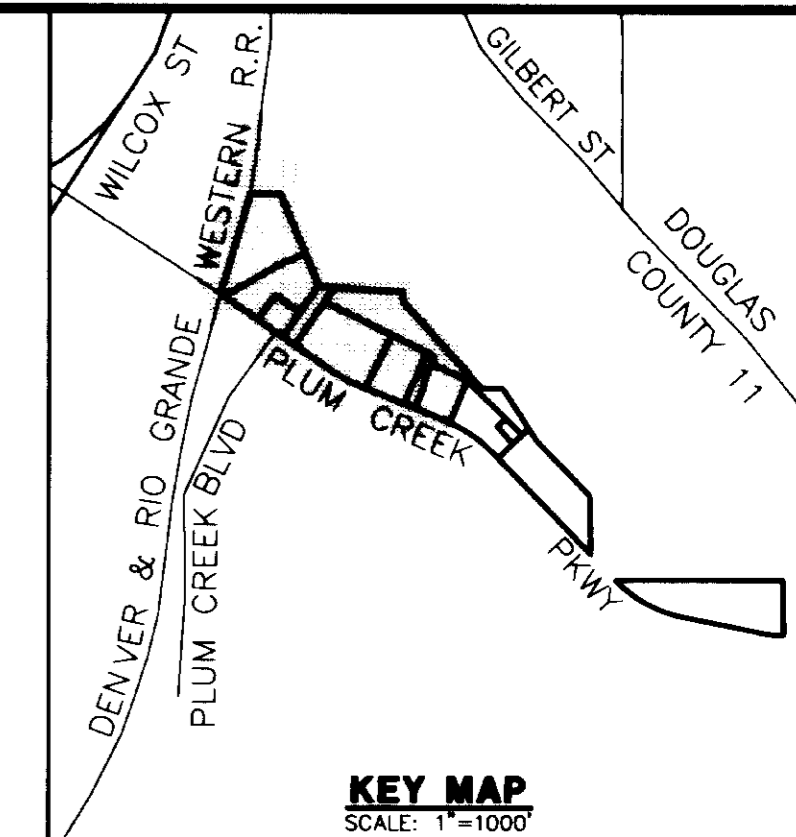
COVER SHEET	SHEET 1 OF 3
FINAL PLAT	SHEET 2 OF 3
FINAL PLAT	SHEET 3 OF 3

JR Engineering, Ltd.
 6020 Greenwood Plaza Blvd.
 Englewood, Colorado 80111
 Tel (303) 740-9393
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

FINAL PLAT PLUM CREEK COMMERCIAL FILING NO. 2

A PORTION OF THE SE 1/4 OF SECTION 11, AND A PORTION OF THE NW 1/4 OF SECTION 13 AND
A PORTION OF THE NE 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3



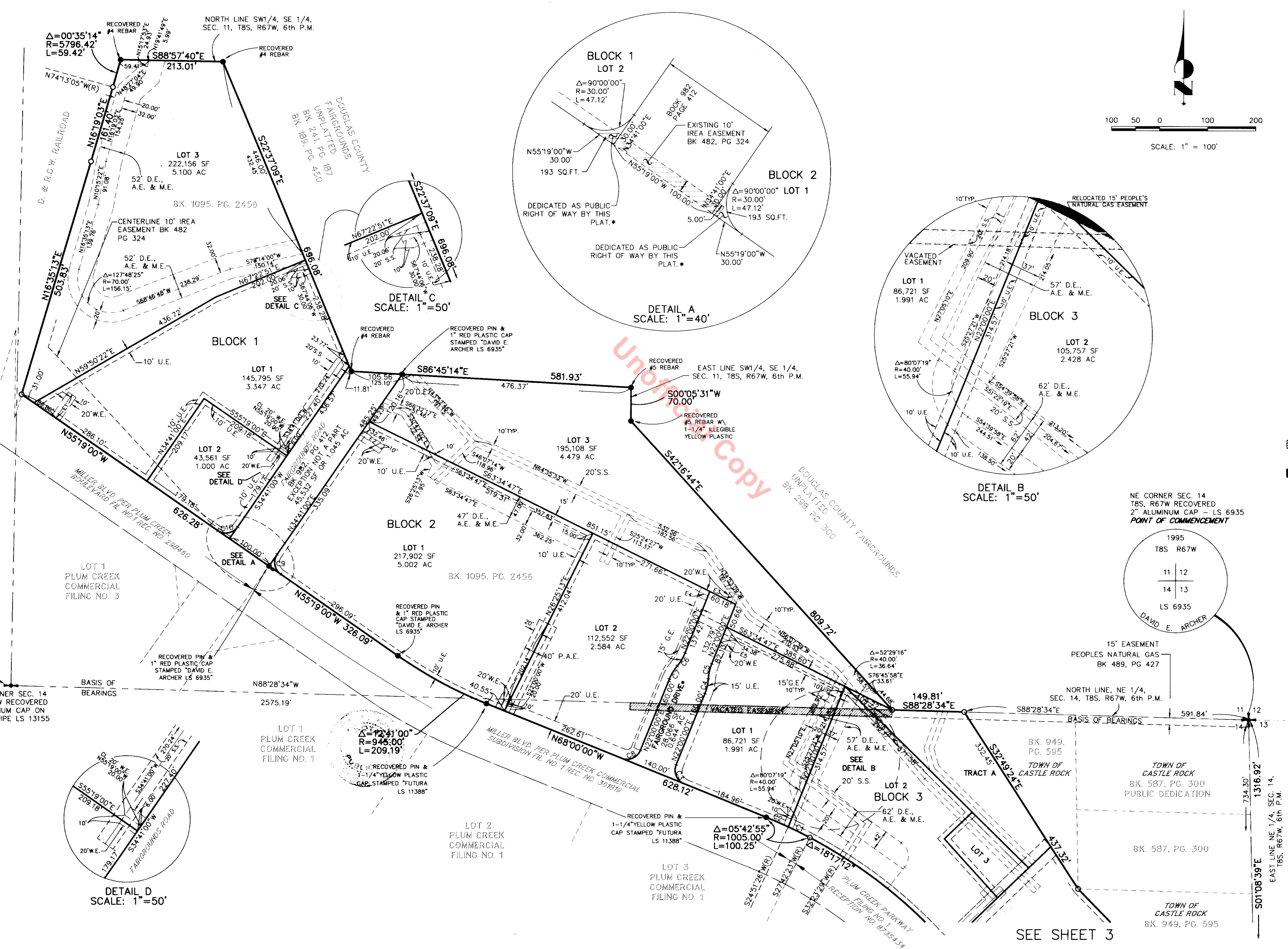
EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E1	N34°41'36"E	59.30'
E2	S55°19'00"E	55.00'
E3	N22°00'00"E	19.23'
E4	N63°34'47"W	20.03'
E5	S68°00'00"E	30.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	1005.00'	50.13'	02°51'29"
C2	1005.00'	50.12'	02°51'27"
C3	30.00'	47.12'	90°00'00"
C4	100.00'	31.76'	18°11'42"
C5	100.00'	31.76'	18°11'42"
C6	100.00'	31.76'	18°11'42"
C7	100.00'	31.76'	18°11'42"
C8	30.00'	47.12'	90°00'00"
C9	30.00'	47.12'	90°00'00"
C10	30.00'	47.12'	90°00'00"

- LEGEND**
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275"
 - RECOVERED MONUMENT AS NOTED
 - ▨ PORTION OF EASEMENT RECORDED IN BOOK 489 AT PAGE 427 VACATED BY THIS PLAT
 - RELOCATED GAS MAIN LOCATION
 - RIGHT-OF-WAY DEDICATED BY THIS PLAT
 - (R) RADIAL BEARING
 - ⊕ RECOVERED SECTION CORNER AS NOTED
 - ⊕ RECOVERED ONE-QUARTER SECTION CORNER AS NOTED
 - S.S. SANITARY SEWER EASEMENT
 - D.E. STORM DRAINAGE EASEMENT
 - W.E. WATER LINE EASEMENT
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - A.E. PUBLIC ACCESS EASEMENT
 - P.A.E. PRIVATE ACCESS EASEMENT
 - E.A.E. EMERGENCY ACCESS EASEMENT
 - M.E. MAINTENANCE EASEMENT



PLOT SCALE: 1"=100'. DATE: 08/19/08. TIME: 11:21. FILE: X:\352000\ACAD\3520FF2.DWG

FINAL PLAT
PLUM CREEK COMMERCIAL
FILING NO. 2
PROJECT NO. 3520.00
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SHEET 2 OF 3

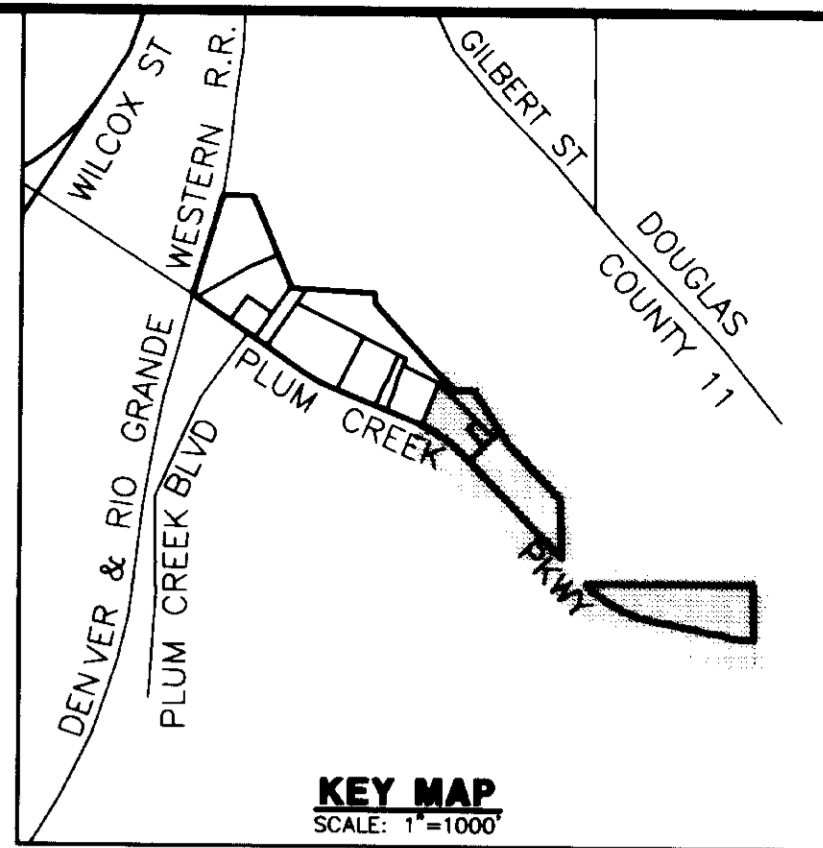
JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel (303) 740-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

SEE SHEET 3

FINAL PLAT PLUM CREEK COMMERCIAL FILING NO. 2

A PORTION OF THE SE 1/4 OF SECTION 11, AND A PORTION OF THE NW 1/4 OF SECTION 13 AND
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SHEET 3 OF 3



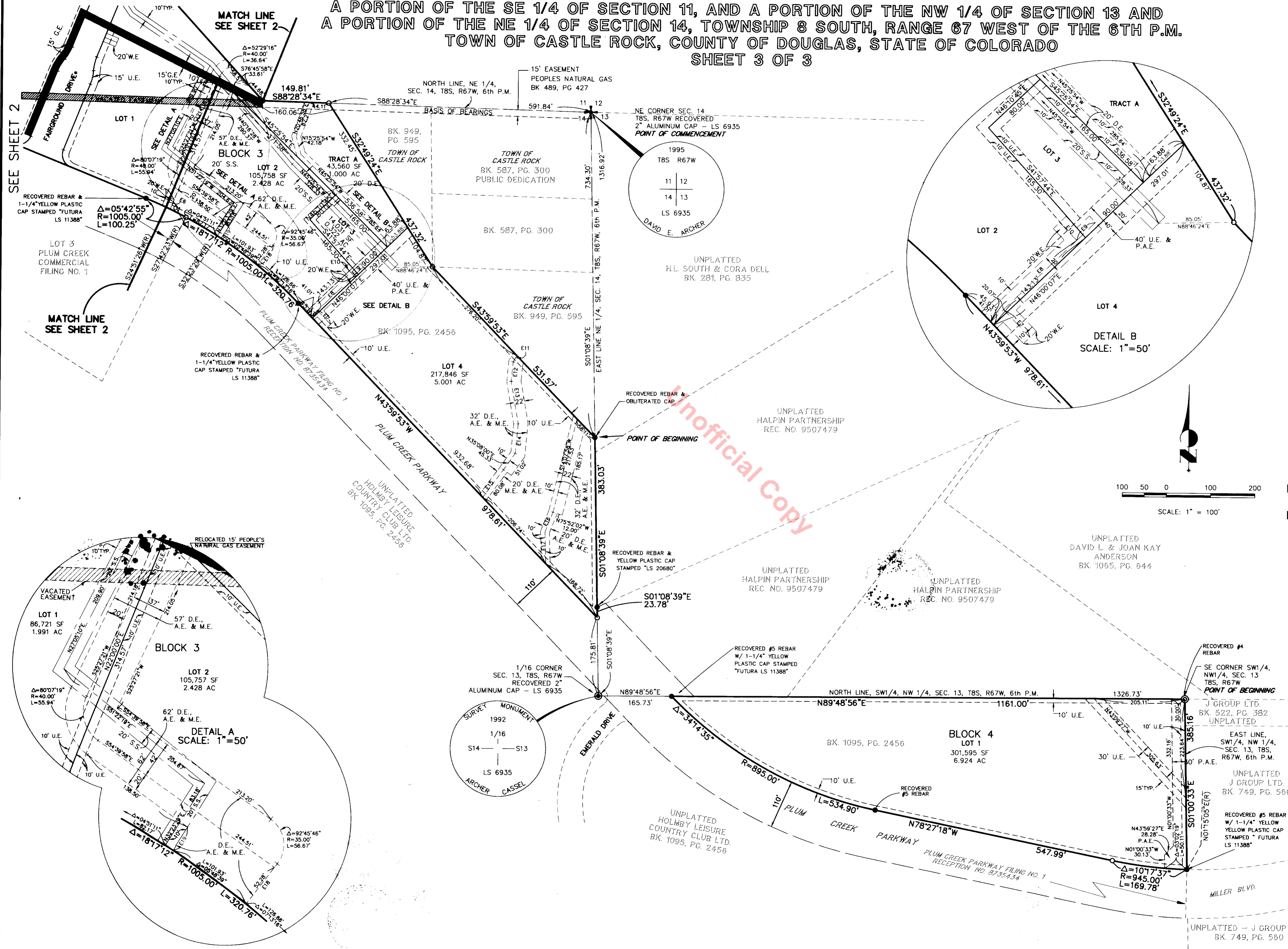
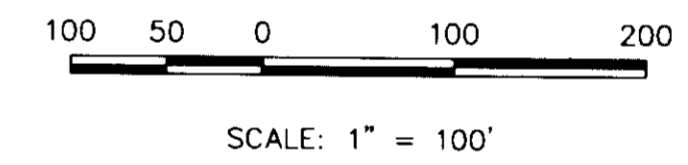
EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E6	N22°00'00"E	22.76'
E7	N43°54'19"W	43.30'
E8	N46°05'41"E	133.81'
E9	N46°05'41"E	29.38'
E10	N43°59'53"W	27.82'
E11	N29°55'37"E	16.22'
E12	N05°25'35"E	44.01'
E13	N09°47'38"W	97.23'
E14	N05°23'09"E	67.81'
E15	N36°50'33"E	78.02'
E16	N21°38'07"E	47.70'
E17	N01°34'58"W	71.90'
E18	N38°05'48"E	57.60'
E19	N32°23'29"E	31.30'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	1005.00'	50.13'	02°51'29"

- LEGEND**
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275"
 - RECOVERED MONUMENT AS NOTED
 - ▨ PORTION OF EASEMENT RECORDED IN BOOK 489 AT PAGE 427 VACATED BY THIS PLAT
 - █ RELOCATED GAS MAIN LOCATION
 - RIGHT-OF-WAY DEDICATED BY THIS PLAT
 - (R) RADIAL BEARING
 - ⊕ RECOVERED SECTION CORNER AS NOTED
 - ⊙ RECOVERED ONE-QUARTER SECTION CORNER AS NOTED
 - S.S. SANITARY SEWER EASEMENT
 - D.E. STORM DRAINAGE EASEMENT
 - W.E. WATER LINE EASEMENT
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - A.E. PUBLIC ACCESS EASEMENT
 - P.A.E. PRIVATE ACCESS EASEMENT
 - E.A.E. EMERGENCY ACCESS EASEMENT
 - M.E. MAINTENANCE EASEMENT



FINAL PLAT
PLUM CREEK COMMERCIAL
FILING NO. 2
PROJECT NO. 3520.00
DATE 3/5/98
SHEET 3 OF 3

JR Engineering, Ltd.
6020 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=100.00', DATE 06/19/98, TIME 11:00, FILE X:\352000\ACAD\3520P2.DWG