



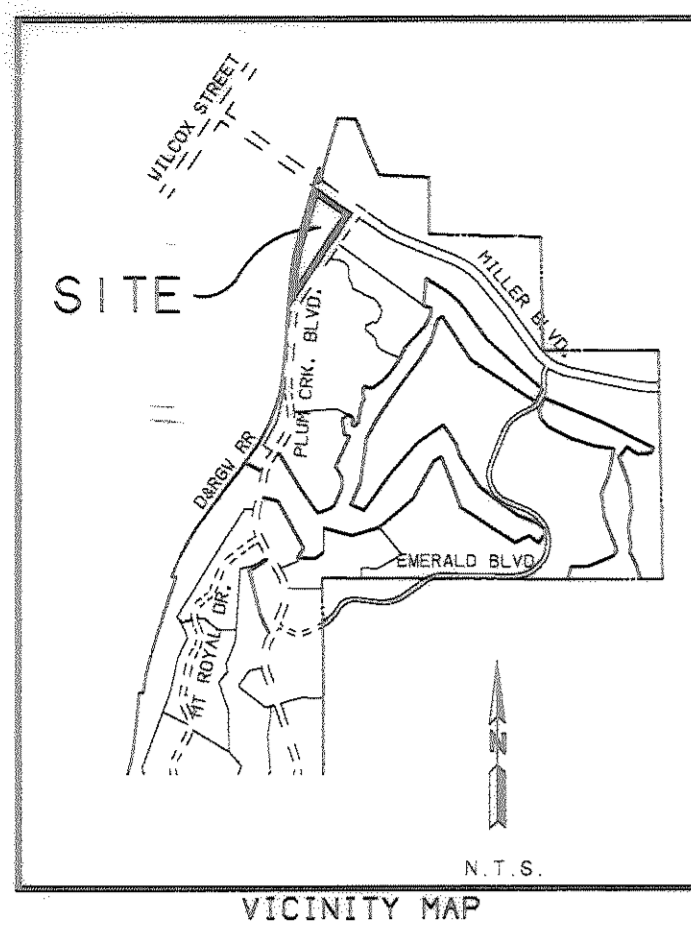
# FINAL PLAT

## PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 3

PREPARED BY:

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

A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 11  
AND A PORTION OF THE NORTH HALF OF SECTION 14  
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS  
STATE OF COLORADO



### LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 TO BEAR N 89°38'46" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 89°38'46" W, 209.08 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID RAILROAD THE FOLLOWING TWO (2) CONSECUTIVE COURSES: (1) THENCE N 15°31'31" E, 75.30 FEET; (2) THENCE N 16°35'13" E, 469.39 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLER BOULEVARD; THENCE S 55°19'00" E, 542.94 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF PLUM CREEK BOULEVARD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID PLUM CREEK BOULEVARD THE FOLLOWING THREE (3) CONSECUTIVE COURSES: (1) THENCE S 32°20'46" W, 245.20 FEET; (2) THENCE S 34°41'00" W, 889.71 FEET TO A POINT OF CURVATURE; (3) THENCE 288.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 30°33'47"; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N 85°52'47" W, 20.00 FEET TO THE EASTERLY LINE OF SAID DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID RAILROAD THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: (1) THENCE N 04°07'13" E, 208.75 FEET; (2) THENCE N 05°10'55" E, 297.16 FEET; (3) THENCE 279.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2635.90 FEET, A CENTRAL ANGLE OF 06°04'00" AND A CHORD BEARING N 10°21'13" E, 278.97 FEET; (4) THENCE N 15°31'31" E, 221.87 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 9.56 ACRES, MORE OR LESS.

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREONSIGNED, BEING ALL OF THE OWNERS AND HOLDERS OF LIENS AND MORTGAGES OF THE ABOVE DESCRIBED LAND IN THE TOWN OF CASTLE ROCK, COLORADO HAVE BY THESE PRESENTS LAID OUT PLATTED AND SUBDIVIDED, OR CONSENTED TO THE SAME, INTO LOTS AND A TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 3". TRACT "A" IS A PRIVATELY OWNED LANDSCAPE AREA.

THE HEREONSIGNED HEREBY DEDICATES ALL UTILITY EASEMENTS AND DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PUBLIC USE ALL WATER AND WATER RIGHTS BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UPON UNDER THE PROPERTY AS DESCRIBED AS SHOWN HEREON.

THE HEREONSIGNED HEREBY FURTHER DEDICATES 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.

THE HEREONSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND ANY CABLE TELEVISION PERMITTEE OPERATING UNDER PERMIT ISSUED BY THE TOWN OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY AND CABLEVISION SERVICES WITHIN THE SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS SHOWN ON THIS PLAT. THE LANDS COMPRISING THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN COVENANTS OF RECORD.

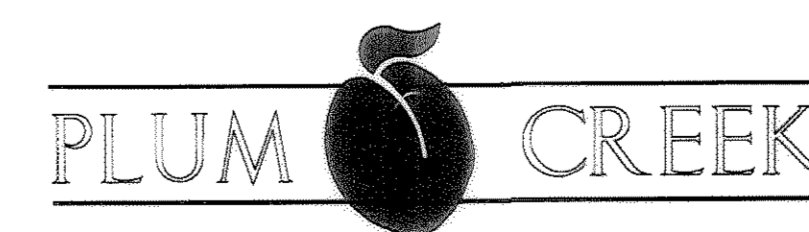
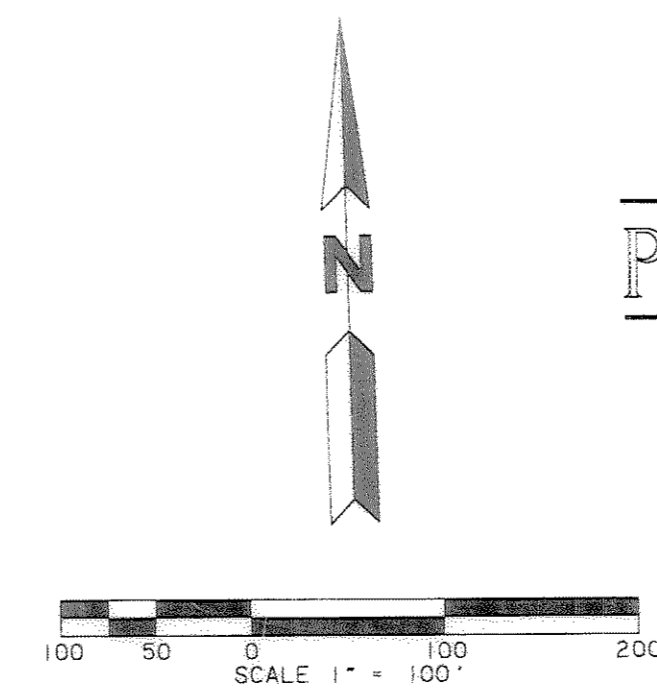
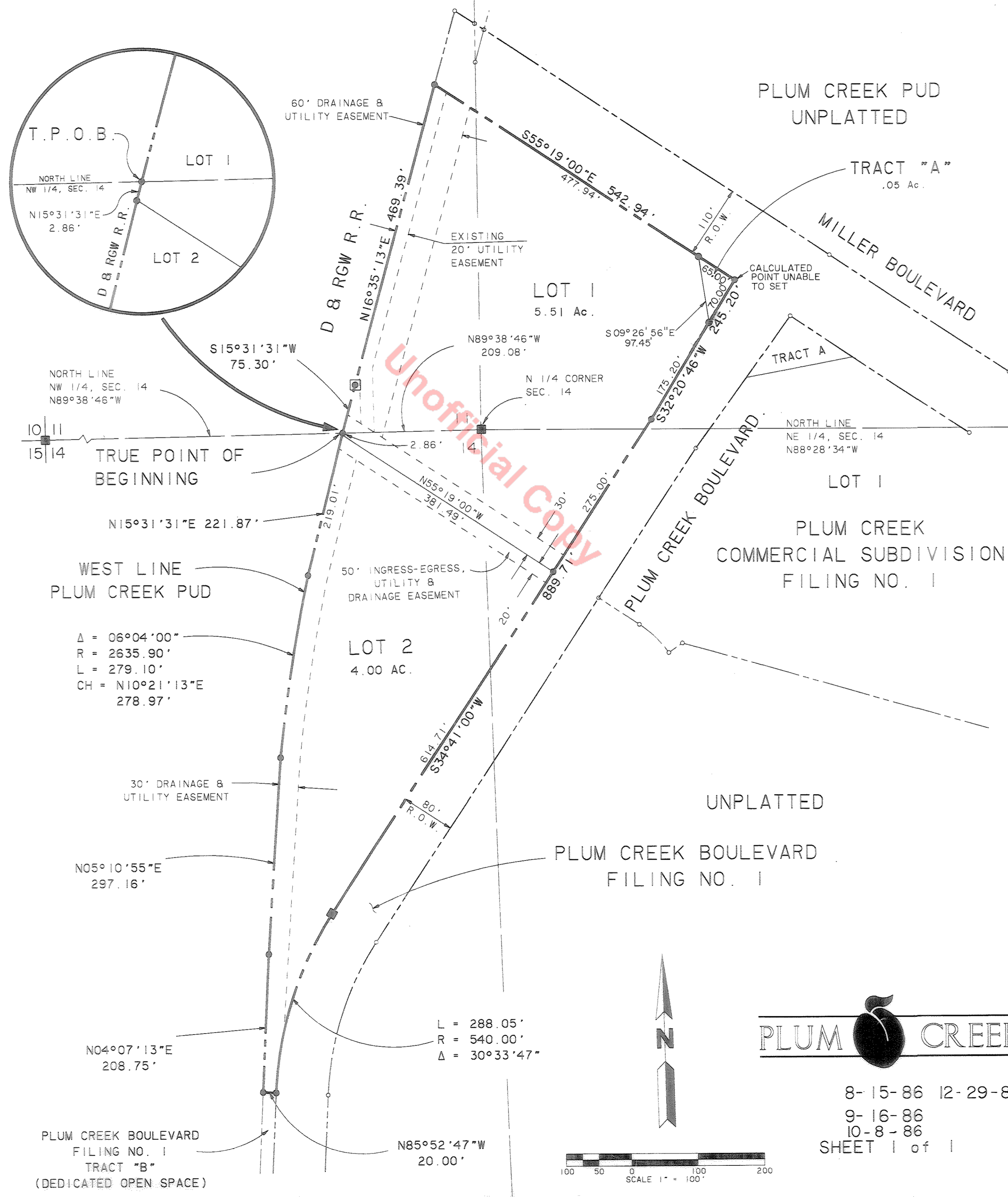
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

### NOTES

1. BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR N 89°38'46" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. 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.

### LEGEND

- SET #4 REBAR WITH PLASTIC CAP #20680
- FOUND #4 REBAR
- FOUND #4 REBAR WITH PLASTIC CAP, ARCHER SURVEYING



8-15-86 12-29-86  
9-16-86  
10-8-86  
SHEET 1 of 1

**OWNERS**  
ENVIRONMENTAL DEVELOPERS, INC. (EDI)  
2675 SOUTH ABILENE STREET, AURORA, COLORADO 80014  
*Frank M. Meeks* VICE PRESIDENT  
*William R. Noveck* ASSISTANT SECRETARY  
*Bill Anderson* MORTGAGE HOLDER

**NOTARY**  
STATE OF COLORADO )  
COUNTY OF Arapahoe  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF January, 1987 BY Frank M. Meeks AS VICE PRESIDENT, AND William R. Noveck AS ASSISTANT SECRETARY OF ENVIRONMENTAL DEVELOPERS, INC. (EDI) WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 9-18-87

NOTARY PUBLIC Mary J. Connelley  
ADDRESS 2675 S. Abilene  
Aurora Co 80014  
**NOTARY**

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JANUARY, 1987 BY B. LORNE OGDENSON AS DEPUTY AGENT OF THE BANK OF NOVA SCOTIA, MORTGAGE HOLDER. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC Rebecca M. Melamb  
ADDRESS 444 Market St., #2450  
San Francisco, CA 94111

**TITLE CERTIFICATE**  
I, Robert J. Slantz, 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 9th DAY OF February, 1987  
*[Signature]* 7592  
ATTORNEY AT LAW  
REG NO:

**PLANNING AND ZONING COMMISSION APPROVAL**  
THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 16th DAY OF September, 1986  
*[Signature]*  
CHAIRMAN

**TOWN APPROVAL**  
THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.  
SIGNED THIS 25th DAY OF September, 1986

ATTEST TOWN OF CASTLE ROCK  
BY: *[Signature]* TOWN CLERK  
BY: *[Signature]* MAYOR

**RECORDERS CERTIFICATE**  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 16:05 P.M. ON THE 20th DAY OF February, 1987.  
RECEPTION NO. 8705178  
*[Signature]*  
COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

**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 THERON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.  
1/06/87  
DATE  
*[Signature]*  
ROBERT JAMES GUFFEY  
PROFESSIONAL LAND SURVEYOR #20680  
FOR MCCLANAHAN SURVEYING INC.  
DENVER, COLORADO