

PLAT IDENTIFICATION SHEET

RECEPTION#: 259432

DATE: 11-12-00

TIME:

FEE: \$

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

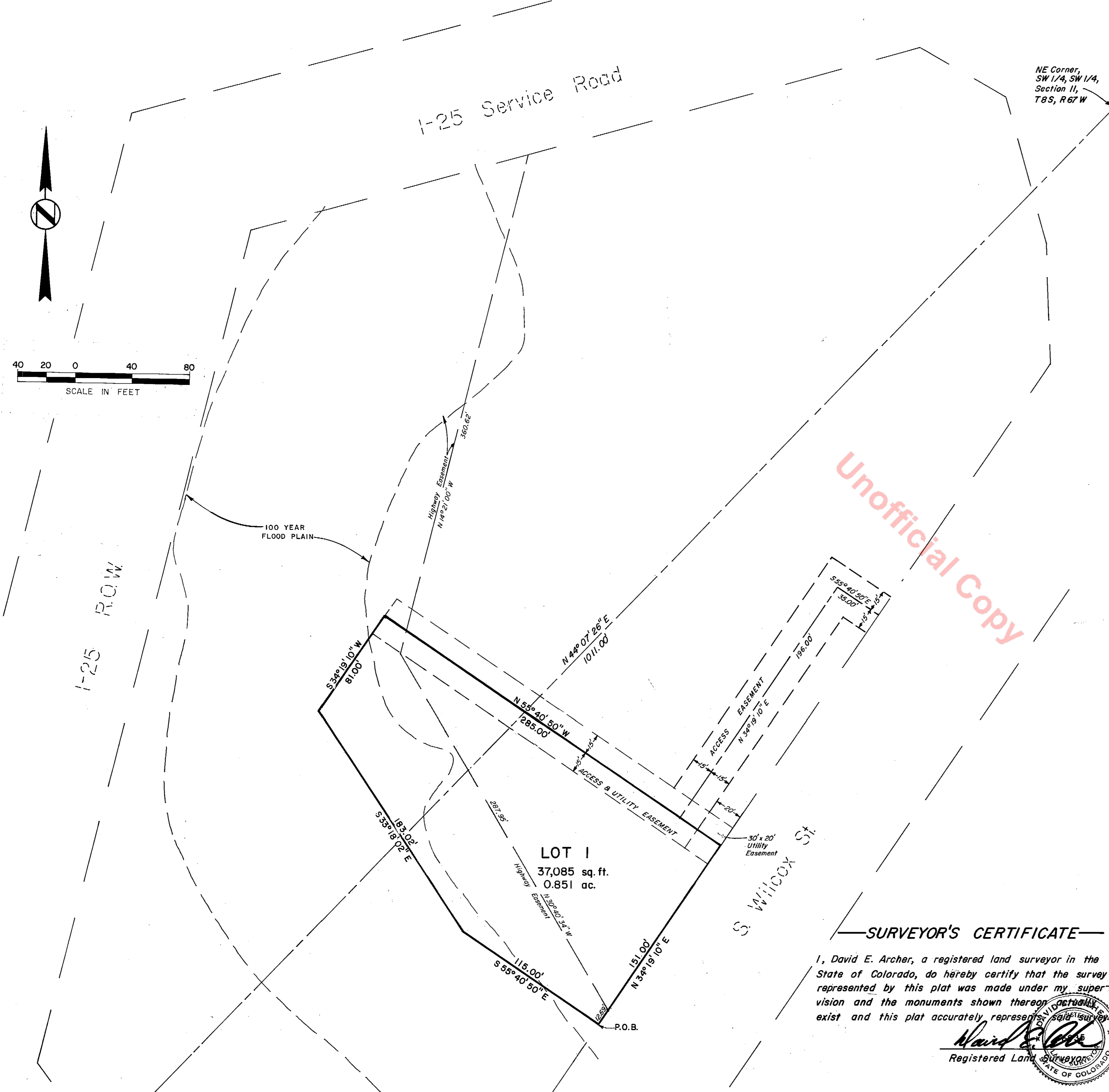
Plum Creek Commons

LEGAL:
(section-township-range)

NEW SUBDIVISION ABBREV: _____

PLUM CREEK COMMONS UNIT ONE

A Subdivision of a portion of Section 11, Township 8 South, Range 67 West, Town of Castle Rock, Douglas County, Colorado.



PROPERTY DESCRIPTION:
 A tract of land situated in the West 1/2 of the Southwest 1/4 of Section 11, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
 Commencing at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 11 and considering the diagonal line running from the Northeast corner of said Southwest 1/4 of the Southwest 1/4 to the Southwest corner of said Southwest 1/4 of the Southwest 1/4 to bear S 44° 07' 26" W with all bearings contained herein relative thereto;
 Thence S 44° 07' 26" W along said diagonal line a distance of 1011.00 feet to the Northwest corner of the tract described in Book 138 at Page 56 of the Douglas County records;
 Thence S 86° 22' 34" E along the North line of that tract of land described in Book 138 at Page 56 of the Douglas County records a distance of 275.81 feet to the West Right of Way line of old Highway No. 1;
 Thence N 34° 19' 10" E along said West Right of Way line a distance of 122.52 feet to the true point of beginning;
 Thence N 34° 19' 10" E along said West Right of Way line a distance of 151.00 feet;
 Thence N 55° 40' 50" W a distance of 285.00 feet;
 Thence S 34° 19' 10" W a distance of 81.00 feet;
 Thence S 33° 18' 02" E a distance of 183.02 feet;
 Thence S 55° 40' 50" E a distance of 115.00 feet to the point of beginning;
 Containing 37,085 square feet, more or less.

Together with and subject to an easement for ingress and egress, said easement being 30.00 feet in width, 15.00 feet each side of the North-easterly line of the above described property, starting at the inter-section of the Northeastly line with the Northwesterly line of South Wilcox Street and running N 55° 40' 50" W a distance of 285.00 feet to the point of terminus, except the Easterly 20 feet thereof.

And together with and subject to an easement for ingress and egress, being 30.00 feet in width, 15.00 feet each side of the following described center line:
 Commencing at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 11 and considering the diagonal line running from the Northeast corner of said Southwest 1/4 of the Southwest 1/4 to the South-west corner of said Southwest 1/4 of the Southwest 1/4 to bear S 44° 07' 26" W with all bearings contained herein relative thereto;
 Thence S 44° 07' 26" W along said diagonal line a distance of 1011.00 feet to the Northwest corner of the tract described in Book 138 at Page 56 of the Douglas County records;
 Thence S 86° 22' 34" E along the North line of that tract of land described in Book 138 at Page 56 of the Douglas County records a distance of 275.81 feet to the West Right of Way line of old Highway No. 1;
 Thence N 34° 19' 10" E along said West Right of Way line a distance of 273.52 feet;
 Thence N 55° 40' 50" W a distance of 35.00 feet to the true point of beginning of subject center lines;
 Thence N 34° 19' 10" E a distance of 196.00 feet;
 Thence S 55° 40' 50" E a distance of 35.00 feet to the West Right of Way line of old Highway No. 1 and to the point of terminus.

—DEDICATION CERTIFICATE—
 KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned being all the owners and mortgagees of the hereon described property have by these presents laid out, platted and subdivided said property into lots and easements as shown on this plat, under the name and style of "PLUM CREEK COMMONS UNIT ONE". The hereonsigned hereby further dedicate 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 under as described and shown hereon. Access easements are reserved for the use and benefit of the owners of Lot 1 and the owners of adjacent properties for ingress and egress purposes. Utility easements are reserved for utility purposes.

—APPROVAL of TOWN of CASTLE ROCK—
 This plat approved by the Town of Castle Rock this 18th day of Sept., 1980.
 [Signatures: Mayor, Town Clerk]

—PLANNING COMMISSION APPROVAL—
 This plat approved by the Town of Castle Rock Planning and Zoning Commission this 8th day of July, 1980.
 [Signature: Chairman]

—TITLE CERTIFICATE—
 I, George F. Ehsner, an attorney at law duly licensed to practice before the Court 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 Sept. 17, 1980.
 [Signature: Attorney at Law]

—OWNERS and MORTGAGEES—
 Four Pin, A General Partnership [Signature: Lee Tilkens] Lee Tilkens General Partner
 [Signature: Leslie L. Godley] Leslie L. Godley
 [Signature: Eva R. Godley] Eva R. Godley
 [Signature: H. G. Burgess] H. G. Burgess
 [Signature: Hazel H. Burgess] Hazel H. Burgess
 [Signature: Ralph T. Godley] Ralph T. Godley

—NOTARY CERTIFICATES—
 STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 The foregoing instrument was acknowledged before me this 18th day of September, 1980 by Lee Tilkens, a general partner of Four Pin, A General Partnership. Witness my hand and seal.
 My commission expires May 21, 1983.
 [Signature: Notary Public]

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 The foregoing instrument was acknowledged before me this 16th day of September, 1980 by Leslie L. Godley and Eva R. Godley. Witness my hand and seal.
 My commission expires August 11, 1982.
 [Signature: Notary Public]

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 The foregoing instrument was acknowledged before me this 17th day of September, 1980 by H.G. Burgess and Hazel H. Burgess. Witness my hand and seal.
 My commission expires 5/21/83.
 [Signature: Notary Public]

STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 The foregoing instrument was acknowledged before me this 12th day of June, 1980 by Ralph T. Godley. Witness my hand and seal.
 My commission expires August 11, 1982.
 [Signature: Notary Public]

—CLERK and RECORDER'S CERTIFICATE—
 STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS
 I hereby certify that this plat was filed in my office on this 12th day of Nov., 1980 A.D. at 10:30 A.M. O'clock and was recorded per Reception No. 259432.
 [Signature: County Clerk & Recorder]

—SURVEYOR'S CERTIFICATE—
 I, David E. Archer, a registered 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 do exist and this plat accurately represents the same.
 [Signature: David E. Archer] Registered Land Surveyor

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 222 FRONT ST., CASTLE ROCK, COLORADO 80104

SCALE 1" = 40'
 DATE 6-12-80
 DRAWN BY [Signature]
 REVD. 9-16-80

TITLE FINAL PLAT PLUM CREEK COMMONS UNIT ONE
 CLIENT Four Pin, A General Partnership
 JOB NUMBER 74-04
 Sheet 1 of 1