

PLAT IDENTIFICATION SHEET

267141

4/9/81

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

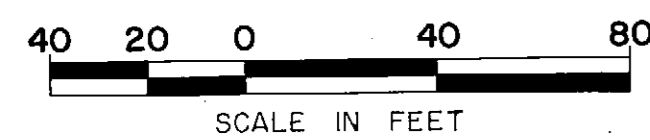
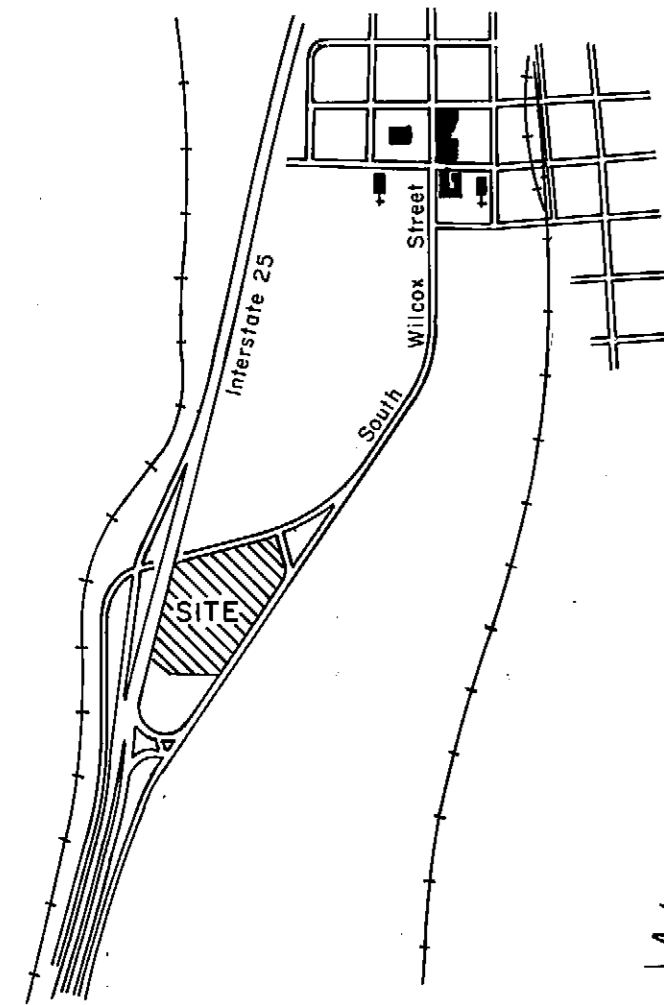
Plum Creek Commons

LEGAL:
(section-township-range)

PLUM CREEK COMMONS UNIT TWO

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

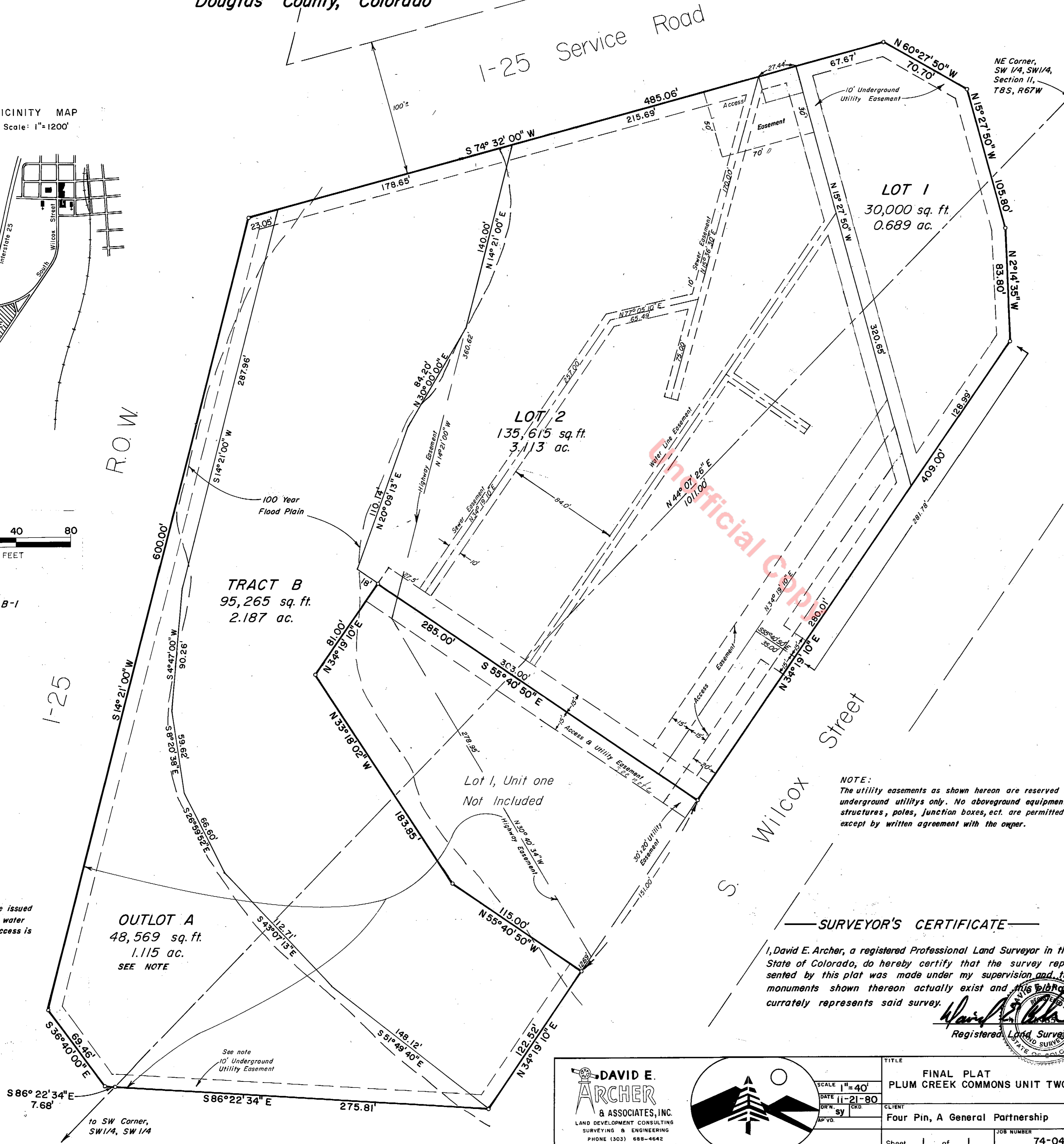
VICINITY MAP
Scale: 1"=1200'



Date: 12-4-80
Existing zoning is B-1



NOTE:
No building permit will be issued for Outlot A until public water and sewer service and access is available.



NOTE:
The utility easements as shown hereon are reserved for underground utilities only. No aboveground equipment, structures, poles, junction boxes, etc. are permitted except by written agreement with the owner.

SURVEYOR'S CERTIFICATE

I, David E. Archer, 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.

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

TITLE: FINAL PLAT
PLUM CREEK COMMONS UNIT TWO

SCALE: 1"=40'

DATE: 11-21-80

DRN: sy

CLIENT: Four Pin, A General Partnership

SHEET: 1 of 1

JOB NUMBER: 74-04

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 Record and to the true point of beginning;
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;
Thence N 55° 40' 50" W a distance of 115.00 feet;
Thence N 33° 18' 02" W a distance of 183.02 feet;
Thence N 34° 19' 10" E a distance of 81.00 feet;
Thence S 55° 40' 50" E a distance of 285.00 feet to the aforesaid Right of Way line;
Thence N 34° 19' 10" E along the Highway Right of Way line a distance of 409.00 feet;
Thence N 2° 14' 35" W along the Highway Right of Way line a distance of 83.80 feet;
Thence N 15° 27' 50" W along said Highway Right of Way line a distance of 105.80 feet;
Thence N 60° 27' 50" W along said Highway Right of Way line a distance of 70.70 feet;
Thence S 74° 32' 00" W along said Highway Right of Way line a distance of 485.06 feet to the East Right of Way of Interstate 25;
Thence S 14° 21' 00" W along said East Right of Way line a distance of 600.00 feet;
Thence S 36° 40' 00" E a distance of 69.46 feet;
Thence S 86° 22' 34" E a distance of 7.68 feet to the Point of Beginning. Containing 7.104 acres.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the hereon signed 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 TWO". The hereon signed 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 the property as described and shown hereon. Driveway easements are reserved for the use and benefit of all the owners of all the lots in Plum Creek Commons for ingress and egress purposes. Utility easements are reserved for utility purposes. Tract "B" is hereby dedicated to the Town of Castle Rock for public use.

APPROVAL of TOWN of CASTLE ROCK

This plat approved by the Town of Castle Rock this 5th day of February, 1981

[Signature] Mayor
[Signature] Town Clerk

TITLE CERTIFICATE

I, George J. Duckworth, 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 5th day of February, 1981.

[Signature]
Attorney at Law

PLANNING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 13th day of January, 1981.

[Signature]
Chairman

OWNERS

Four Pin, A General Partnership
[Signature]
Lee Tilken
General Partner

MORTGAGEES

[Signature] Leslie L. Godley
[Signature] Ralph T. Godley
[Signature] Hazel H. Burgess
[Signature] H. G. Burgess
[Signature] Eva R. Godley
Eva R. Godley

NOTARY'S CERTIFICATE

State of Colorado) ss
County of Douglas)
The foregoing instrument was acknowledged before me this 5th day of February, 1981 by Lee Tilken, General Partner for Four Pin, A General Partnership. Witness my hand and seal.
My commission expires 3-6-83

[Signature]
Notary Public

State of Colorado) ss
County of Douglas)
The foregoing instrument was acknowledged before me this 3rd day of March, 1981 by Leslie L. Godley. Witness my hand and seal.
My commission expires 5/21/83

[Signature]
Notary Public

State of Colorado) ss
County of Douglas)
The foregoing instrument was acknowledged before me this 9th day of February, 1981 by Ralph T. Godley. Witness my hand and seal.
My commission expires 3-6-83

[Signature]
Notary Public

State of Colorado) ss
County of Douglas)
The foregoing instrument was acknowledged before me this 9th day of February, 1981 by H.G. Burgess and Hazel H. Burgess. Witness my hand and seal.
My commission expires 3-6-83

[Signature]
Notary Public

State of Colorado) ss
County of Douglas)
The foregoing instrument was acknowledged before me this 9th day of February, 1981 by Eva R. Godley. Witness my hand and seal.
My commission expires 3-6-83

[Signature]
Notary Public

CLERK and RECORDER'S CERTIFICATE

State of Colorado) ss
County of Douglas)
I hereby certify that this plat was filed in my office on this 7th day of APRIL, 1981 A.D. at 2:20 P.M. O'clock and was recorded per Reception No. 267141.

[Signature]
County Clerk & Recorder