

PLAT IDENTIFICATION SHEET

Reception #: 8800378

Number of pages: 2

Date: 01/06/88

Name: SCOTT II # 1

MISCELLANEOUS COMMENTS:

SCOTT II FILING NO. 1

A TRACT OF LAND LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned, being the owner of certain lands located in Section 1 and Section 2, 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 Northwest Corner of the Northwest One-Quarter of said Section 1;
Thence S03°51'27"W, along the West line of said Northwest One-Quarter of Section 1, a distance of 614.62 feet to a point on the Southerly line of that certain parcel of land known as "Parcel A" as described in Book 524 at Page 854 of the records of Douglas County, Colorado being also the Point of Beginning;
Thence N89°52'58"W, along said Southerly line, a distance of 499.60 feet to a point;
Thence S01°47'40"W, departed said Southerly line, a distance of 749.81 feet to a point;
Thence S88°48'26"E, a distance of 514.59 feet to a point on the Westerly Right-of-Way of Woodlands Boulevard as shown on the plat of Scott Ranch Filing No. 1, a subdivision recorded in records of the County of Douglas;
Thence along said Westerly Right-of-Way the following three courses:

- 1) Thence N03°51'27"E, a distance of 734.08 feet to a point of curvature;
- 2) Thence along said curve, to the left, whose center bears N86°08'33"W, a radius of 25.00 feet, a central angle of 93°44'25", an arc length of 40.90 feet, to a point of tangent;
- 3) Thence N89°52'58"W, along said tangent, a distance of 15.90 feet to the Point of Beginning;

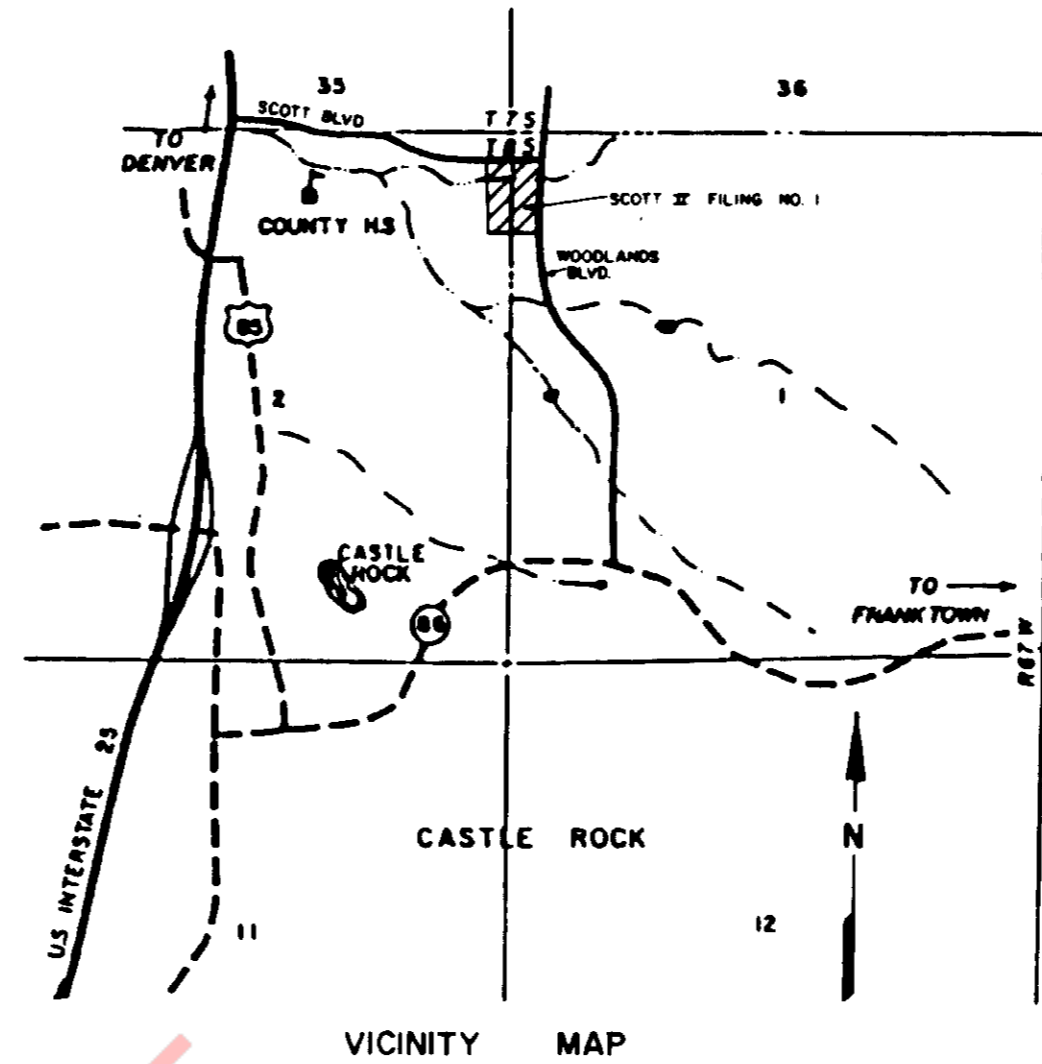
Contains 398,554 square feet of 9.1495 acres more or less.

Have by these presents laid out, platted and subdivided the same into lots, and a block as shown on this plat under the name and style of Scott II Filing No. 1.

The undersigned hereby further 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 under the property as described and shown hereon.

Executed this _____ day of _____, 19____.

NOTE:
Pursuant to Town of Castle Rock Ordinance No. 83-16, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a final site plan has not been approved by the board of trustees of the Town of Castle Rock.



Unofficial Copy

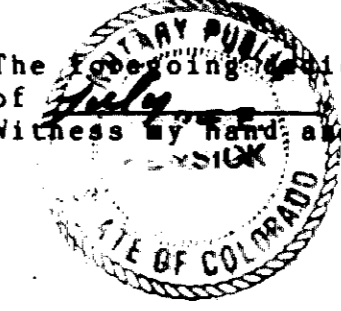
OWNERS

FRM Realty Corporation, a Colorado Corporation



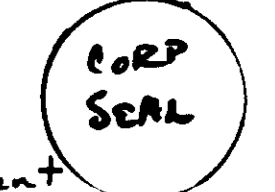
By: Joseph Berenbaum
County of Douglas) Joseph Berenbaum, Assistant Vice-President
State of Colorado)SS

The foregoing application was acknowledged before me this 7th day of July, 1987, by Joseph Berenbaum, FRM Realty Corp., Witness my hand and seal. My Commission expires 1-30-1990, a Colo. Corp.



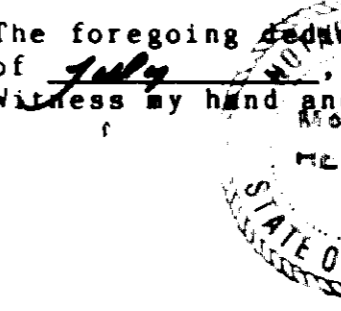
Marie E. Hermit
Notary Public

Oriole Investments, Inc., a Colorado Corporation



By: Joseph Berenbaum
County of Douglas) Joseph Berenbaum, Assistant Vice-President
State of Colorado)SS

The foregoing application was acknowledged before me this 9th day of July, 1987, by Joseph Berenbaum, FRM Realty Corp. & Oriole Investments, Inc., Witness my hand and seal. My Commission expires 1-30-1990, a Colo. Corp.



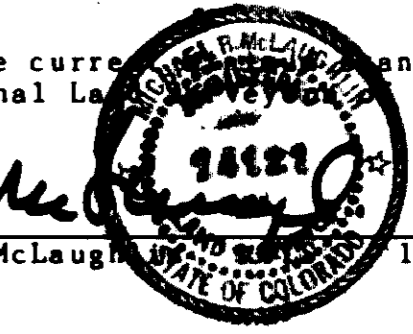
Marie E. Hermit
Notary Public

SURVEYOR'S CERTIFICATE

I, Michael R. McLaughlin, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that a survey of the above described parcel was made on January 27, 1987, under my supervision, that said survey was completed to the normal standard of care of professional land surveyors practicing in Douglas County, Colorado and on the basis of my knowledge, information and belief, that survey and this plat of that survey are true and correct.

This survey was executed in accordance with the current standards for property boundary surveys of the Professional Land Surveyors of Colorado, Inc.

M. R. McLaughlin
Michael R. McLaughlin, Registered Professional Land Surveyor No. 14121



TITLE CERTIFICATE

I, James B. Falkestad, 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 & owners.
Signed this 11th day of February, 1987.

James B. Falkestad
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat reviewed by the Town of Castle Rock Planning and Zoning Commission this 6th day of January, 1987.

Paul Reagan
Chairman

TOWN APPROVAL

This plat was approved on January 8, 1987 for filing.

Signed this 22nd day of September, 1987.
TOWN OF CASTLE ROCK

By: Ken D. Fenwick
Mayor

Attest: Phyllis L. Brown
Town Clerk

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:12 P.M. on the 14th day of January, 1987, in book _____, page _____, map _____, reception no. 1100259

By: Richard A. Coine
COUNTY CLERK AND RECORDER

A H W ENGINEERING INC.
5500 S. SYRACUSE CIRCLE, SUITE 140
ENGLEWOOD, COLORADO 80111
TELEPHONE (303) 779-8296

