

PLAT IDENTIFICATION SHEET

Reception #: 8721124

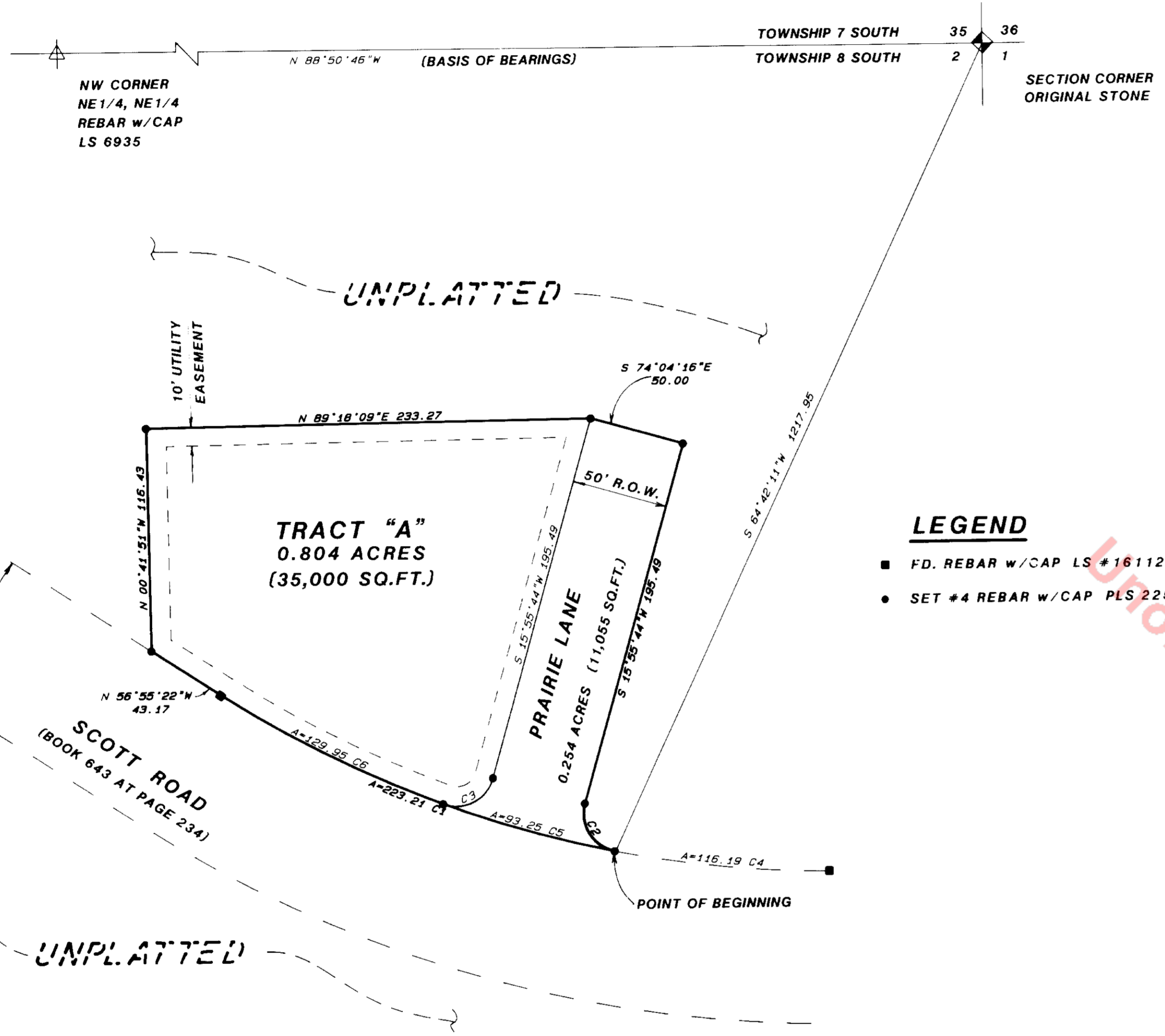
Number of pages: 1

Date: 07/17/87

Name: SCOTT II #2

MISCELLANEOUS COMMENTS:

PRELIMINARY/FINAL PLAT
SCOTT II, FILING 2 (LA PETITE ACADEMY)
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

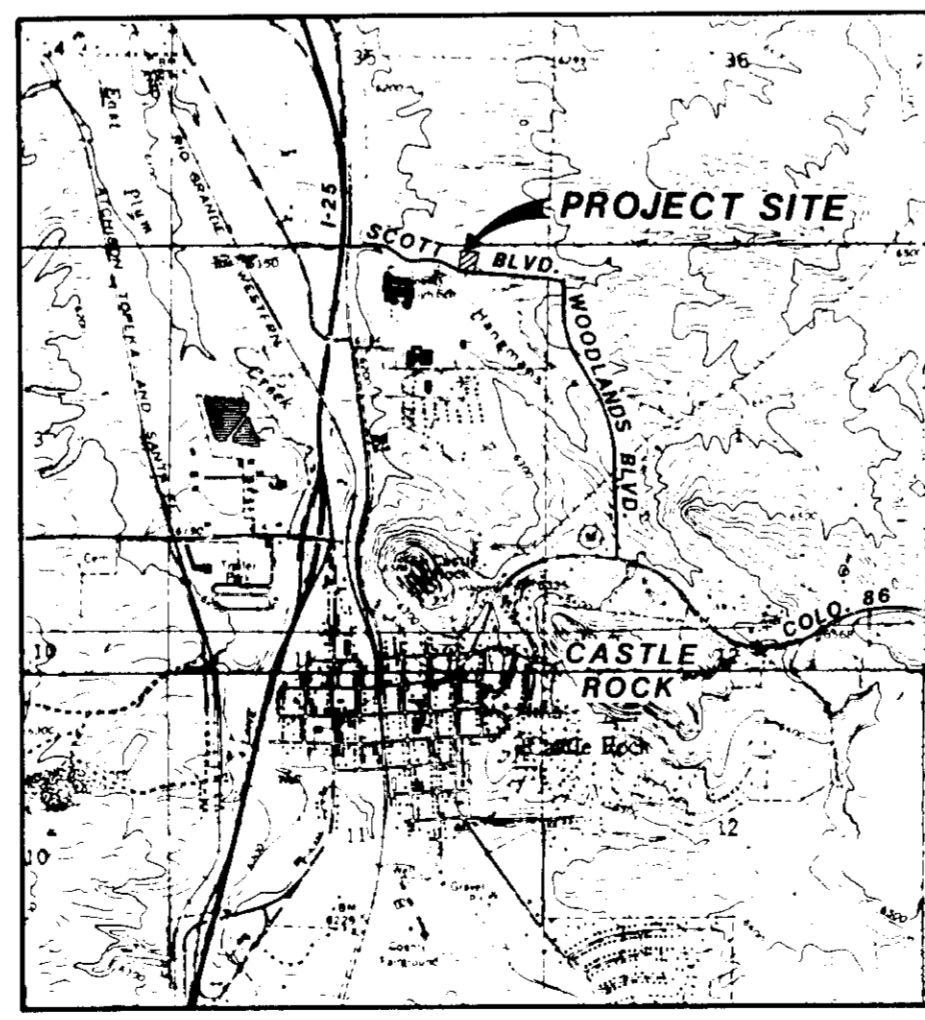


LEGEND

- F.D. REBAR W/CAP LS #16112
- SET #4 REBAR W/CAP PLS 22564

Unofficial Copy

CURVE	DELTA	RADIUS	ARC	CHORD BEG	CHORD
1	21°40'35"	589.99	223.21	N 67°45'39"W	221.88
2	94°31'41"	20.00	33.00	S 31°20'06"E	29.38
3	94°31'41"	20.00	33.00	S 63°11'38"W	29.38
4	11°17'01"	589.99	116.19	N 84°14'27"W	116.00
5	9°03'23"	589.99	93.25	N 74°04'16"W	93.16
6	12°37'12"	589.99	129.95	N 63°13'58"W	129.69



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:

LEGAL DESCRIPTION

A Tract of land located in the Northeast Quarter of Section 2, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado being described as follows:
 Commencing at the Northeast corner of said Section 2 as monumented by a found stone and considering the North line of the Northeast Quarter of said Section 2 to bear North 88°50'46" West to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 2 as monumented by a rebar with cap LS 6935, with all bearings contained herein relative thereto; thence South 64°42'11" West, 1217.95 feet to the Northerly right-of-way line of Scott Road, as described in Book 643 at Page 234, and the POINT OF BEGINNING of this description; thence along said Northerly right-of-way line, along a curve to the right having a central angle of 21°40'35", a radius of 589.99 feet, an arc of 223.21 feet, and a chord which bears North 67°45'39" West, 221.88 feet; thence continuing along said Northerly right-of-way line, North 56°55'22" West, 43.17 feet; thence departing said Northerly right-of-way line, North 00°41'51" West, 116.43 feet; thence North 89°18'09" East, 233.27 feet; thence South 74°04'16" East, 50.00 feet; thence South 15°55'44" West, 195.49 feet; thence along a curve to the left having a delta of 94°31'41", a radius of 20.00 feet, an arc of 33.00 feet, and a chord which bears South 31°20'06" East, 29.38 feet to the POINT OF BEGINNING of this description, containing 1.057 acres (46,055 square feet), more or less.

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, 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 made and this plat accurately represents said survey.
 Date: June 15, 1987
 Michael C. Cregger
 Professional Land Surveyor



ATTORNEY'S CERTIFICATE

I, JAMES B. FOLKESTAD, 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 herein the above referred to dedicators.
 Signed this 16th day of July, 1987.
 J.B. Folkestad
 Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat reviewed by the Town of Castle Rock Planning and Zoning Commission this 2nd day of July, 1987.
 James B. Folkestad
 Chairman

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 issued to that effect.

TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements shown hereon.
 Signed this 11th day of July, 1987.

TOWN OF CASTLE ROCK
 By: James B. Folkestad
 Mayor
 Attested: Phillip L. Brown
 Town Clerk

have by these presents laid out, platted and subdivided the same into tracts, as shown on this plat, under the name and style of SCOTT II, FILING 2, and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat. The undersigned hereby further dedicate all utility easements and 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.

The undersigned hereby further dedicate to the public utilities and cablevision the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, communication and cablevision services within the subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

Executed this 18 day of June, 1987.

Owner ORIOLE INVESTMENTS, INC.
 a Colorado corporation

By: Joseph Berenbaum
 Joseph Berenbaum
 Assistant Vice-President

State of COLORADO
 County of DOUGLAS

The foregoing dedication was acknowledged before me this 18th day of June, 1987, by Joseph Berenbaum, Assistant Vice-President of Oriole Investments, Inc., a Colorado Corporation.

Witness my hand and seal. My commission expires: 4-12-91
René M. Stoney
 Notary Public

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:45 AM, on the 17th day of July, 1987, in book , page , map , reception no. 8721124

COUNTY CLERK AND RECORDER
 By: Rita A. Cain
 Deputy

Subdivider: Oriole Investments, Inc.
 8301 E. Prentice Avenue
 Suite 305
 Englewood, Colorado 80111

