

2008045931
06/30/2008 01:39 PM



2008045931 3 PGS

PLAT IDENTIFICATION SHEET

D&M Holdings, LLC

Grantor (owner)

Grantor (owner)

1st Bank of Douglas County, 1st Amendment Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: 1st Bank of Douglas County Lot: 3 Block: 1

Condo Info: Phase _____ Bldg _____ Unit _____

11

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

2007080904

FINAL PLAT

1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT

A REPLAT OF LOT 3, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION
SITUATED IN THE SW 1/4 OF SECTION 11, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2
2 LOTS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT".

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, T.8S., R.67W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (61,567 SQUARE FEET) 1.4134 ACRES, MORE OR LESS.

EXECUTED THIS 29 DAY OF May, 2008.

PURPOSE OF THIS PLAT:

THE SOLE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE LOT 3, BLOCK 1, INTO TWO LOTS AND CREATE A JOINT ACCESS EASEMENT.

OWNER:

D&M HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Mike Hoffman
MIKE HOFFMAN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF May, 2008, BY MIKE HOFFMAN AS OF D&M HOLDINGS, LLC AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11-23-08

Jonathan Arriaga
NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS 1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON OCTOBER 15, 2007 AT RECEPTION NO. 2007080804, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Kevin K. Hill
KEVIN K. HILL NATIONAL ASSOCIATION

STATE OF Colorado } ss
COUNTY OF Denver }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF May, 2008, A.D. BY Kevin K. Hill OF KEVIN K. HILL NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

Jonathan Arriaga
NOTARY PUBLIC

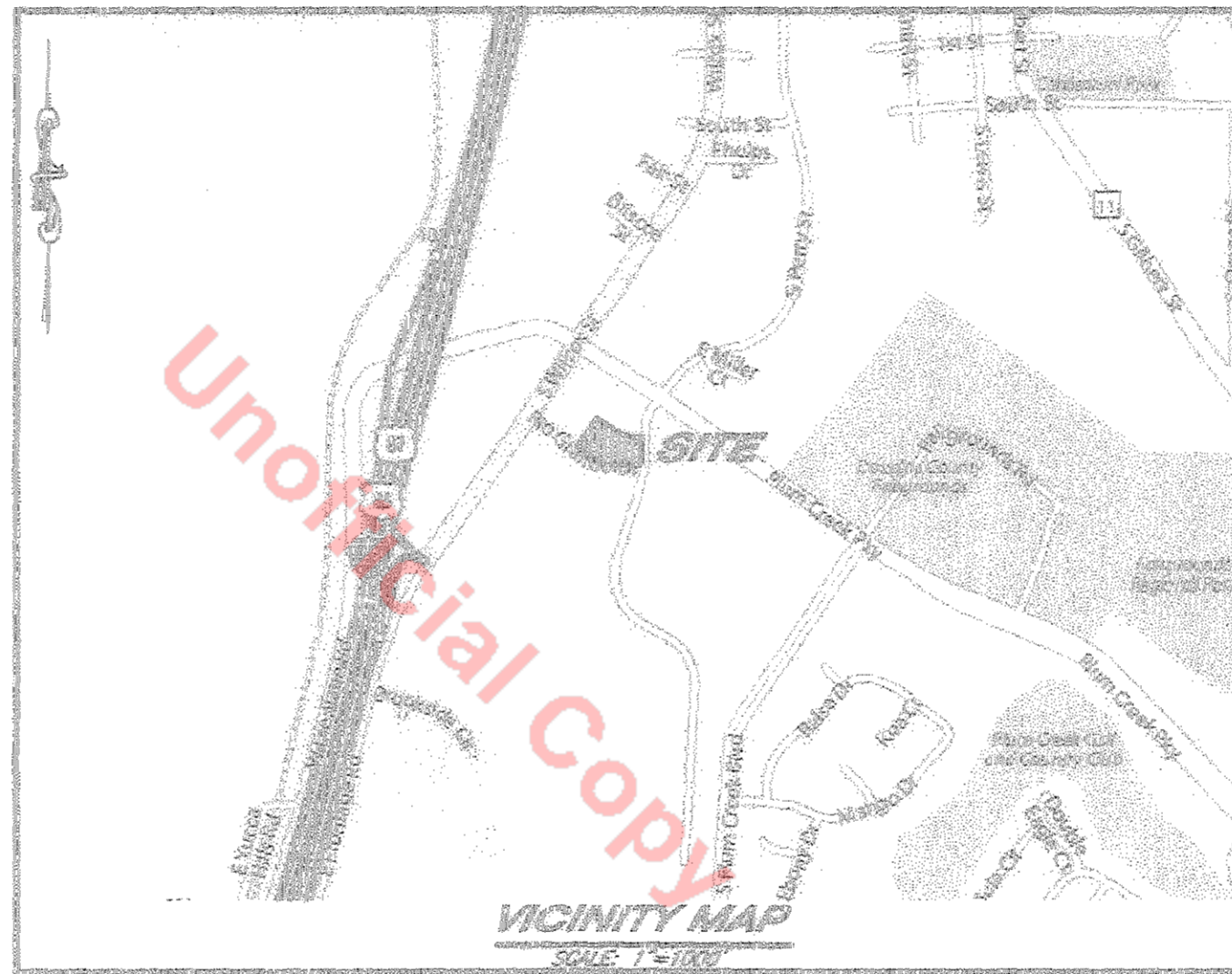
MY COMMISSION EXPIRES: 11-23-08

OWNER

D&M HOLDINGS, LLC
898 ANACONDA COURT
CASTLE ROCK, COLORADO 80104

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
ATTN.: CHARLES N. BECKSTROM



NOTES:

1. THE PLAT OF 1ST BANK OF DOUGLAS COUNTY SUBDIVISION WAS RECORDED SEPTEMBER 11, 1997 AS RECEPTION NO. 9750891 OF THE OFFICIAL RECORDS OF THE CLERK AND RECORD OF DOUGLAS COUNTY, COLORADO.
2. THE BEARINGS USED HEREON ARE BASED ON THE SOUTH LINE OF LOT 3, BLOCK 1, 1ST BANK OF DOUGLAS COUNTY SUBDIVISION BEARING S90°00'00"W AS REFERENCED ON THE RECORDED PLAT AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
3. ENGINEERING SERVICE COMPANY DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS PLAT WERE PROVIDED BY SECURITY TITLE GUARANTEE CO., ORDER NO. SD248972, DATED OCTOBER 28, 2007 AT 8:00 A.M.
4. THE EASEMENT AREAS WITHIN EACH LOT SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THAT LOT.
5. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENT ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

SURVEYOR'S STATEMENT

I, CHARLES N. BECKSTROM, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 5, 2007, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Charles N. Beckstrom
CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

4-16-08
DATE



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-308 OF THE COLORADO REVISED STATUTES.

TITLE CERTIFICATE

David K. Hill, v.p. BEING AN AUTHORIZED REPRESENTATIVE OF

Security Title Guaranty Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 27th DAY OF May, 2008.

David K. Hill
AUTHORIZED REPRESENTATIVE

Security Title Guaranty Co.
TITLE INSURANCE COMPANY

STATE OF Colorado } ss
COUNTY OF Denver }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF June, 2008, A.D. BY David K. Hill AS V.P.

WITNESS MY HAND AND OFFICIAL SEAL:

P. S. Plauen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/2/2010

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

Sally Ann TOWN CLERK
Mark J. Juma TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 24 DAY OF June, 2008.

R. O. O'Connell
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:39 O'CLOCK P.M. ON THE 30th DAY OF June, 2008. RECEPTION NO. 2008045221.

Brian Adams
DOUGLAS COUNTY CLERK AND RECORDER



ENGINEERING SERVICE COMPANY
ENGINEERS - SURVEYORS - PLANNERS
Creative Solutions Since 1984
1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
Office (303) 587-1000 Fax (303) 587-7461
www.esr.com/esr-services.com

Project No.:	Date of Preparation:	Date of Last Revision:
Castell	11/15/2007	04/15/2008

TOWN PROJECT NO. AP 07-012
1ST BANK OF DOUGLAS COUNTY SUBDIVISION, 1ST AMENDMENT - FINAL PLAT

