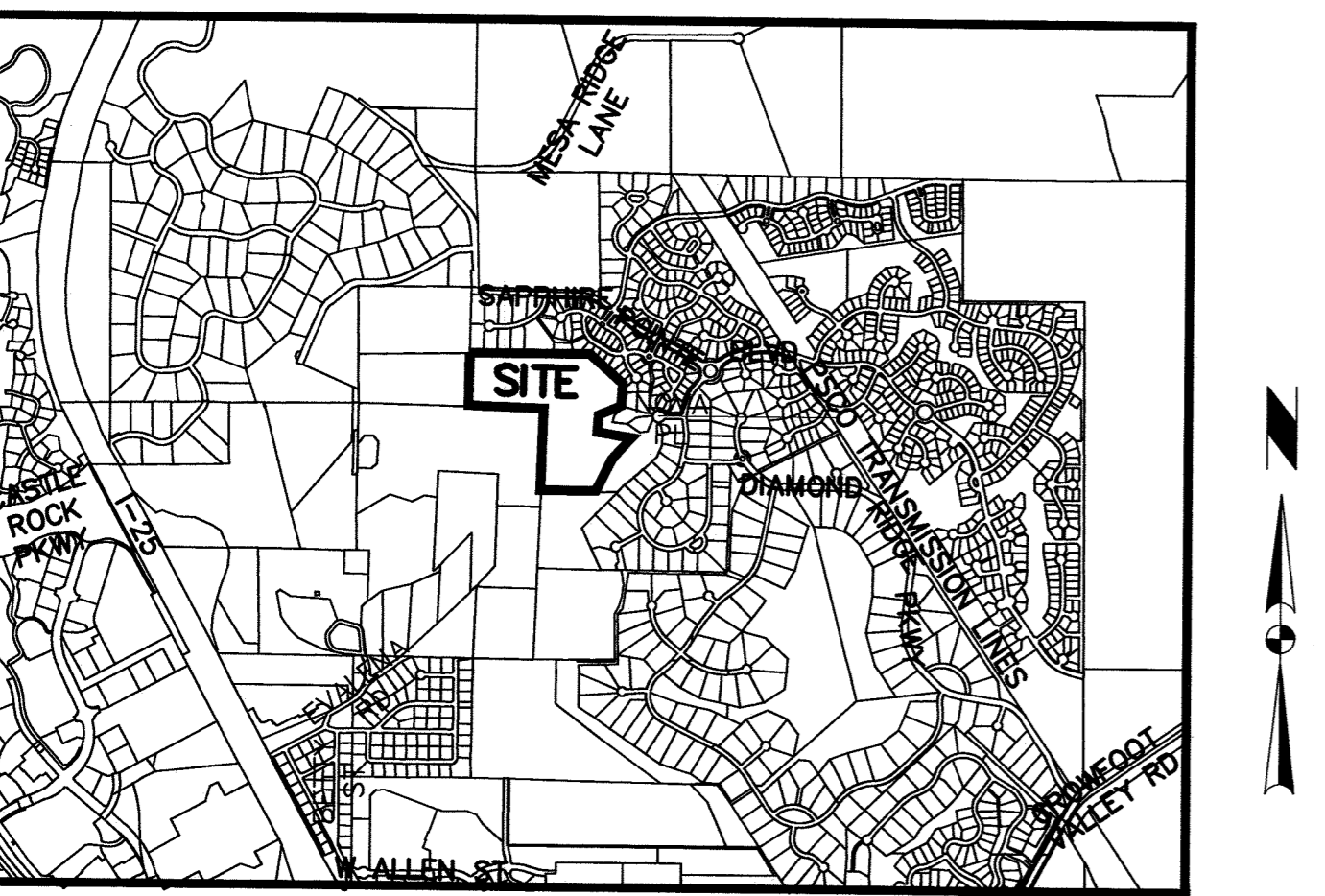


THE BOX CANYON PARCEL

BEING A PORTION OF SECTION 23, T. 7 S., R. 67 W. OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

ALL OF THOSE LANDS DESCRIBED IN THE DEEDS RECORDED DECEMBER 22, 2003 UNDER RECEPTION NUMBER 2003179902 AND APRIL 17, 2006 UNDER RECEPTION NUMBER 2006031942, BEING A PORTION OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AND ALL TOGETHER ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23, AND CONSIDERING THE SOUTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 88°06'21" WEST, AS REFERENCED IN SAID DEEDS RECORDED AT RECEPTION NUMBERS 2003179902 AND 2006031942, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 78°17'11" EAST, 264.82 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE LIMITS OF SAID LANDS THE FOLLOWING TWELVE COURSES: 1) SOUTH 67°38'04" WEST, 265.25 FEET; 2) SOUTH 04°02'11" WEST, 185.71 FEET; 3) SOUTH 80°57'49" EAST, 380.79 FEET; 4) SOUTH 43°02'11" WEST, 315.14 FEET; 5) SOUTH 26°31'38" WEST, 388.49 FEET; 6) NORTH 89°22'59" WEST, 599.98 FEET; 7) NORTH 01°57'56" EAST, 883.50 FEET; 8) NORTH 88°06'21" WEST, 819.02 FEET; 9) NORTH 01°10'29" EAST, 565.29 FEET; 10) SOUTH 89°55'20" EAST, 1302.69 FEET; 11) SOUTH 48°57'49" EAST, 479.74 FEET; 12) SOUTH 04°02'11" WEST, 241.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED LANDS CONTAIN 35.612 ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, Brenda Becker AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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.

Brenda Becker
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 13th DAY OF August 2021

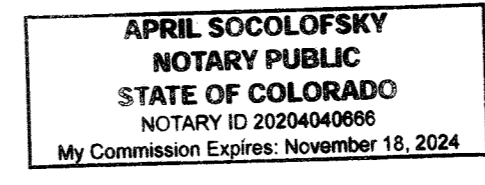
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF August 2021

BY: Brenda Becker AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Anil Socolofsky
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/18/24



SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger 8/12/2021
MICHAEL C. CREGGER DATE
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF IMEG CORP



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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE BOX CANYON PARCEL. THERE ARE NO RIGHTS-OF-WAY OR EASEMENTS BEING DEDICATED ON THIS PLAT.

EXECUTED THIS 13th DAY OF August 2021

OWNER: LENN M. HAFFEMAN

BY: Lenn M. Haffeman
TITLE: Dunes

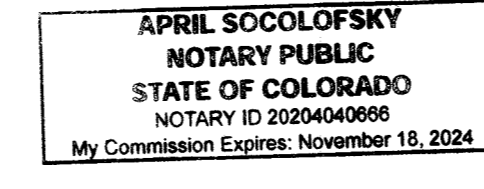
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF August 2021 BY Lenn M. Haffeman AS Dunes

WITNESS MY HAND AND OFFICIAL SEAL.

Anil Socolofsky
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/18/24



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.

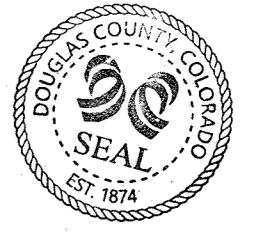
Scott Logan
TOWN MANAGER
ATTEST: Brenda Anderson
TOWN CLERK



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 4:50 P.M. ON THE 24th DAY OF August 2021 AT RECEPTION NO. 2021099592
DOUGLAS COUNTY CLERK AND RECORDER

BY: Thilo Malle
DEPUTY



SHEET INDEX

SHEET 1 OF 2: COVER SHEET
SHEET 2 OF 2: PLAT

NOTES:

1. INFORMATION REGARDING EXISTING EASEMENTS AND RIGHTS-OF-WAY WAS OBTAINED FROM TITLE COMMITMENT NO. ABD70618615.1-5, DATED JULY 27, 2021 PREPARED BY LAND TITLE GUARANTEE COMPANY AND DOES NOT REPRESENT A TITLE SEARCH BY IMEG CORP.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO BEAR NORTH 88°06'21" WEST, AS REFERENCED IN THE DEEDS RECORDED AT RECEPTION NUMBERS 2003179902 AND 2006031942, BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 23 AS MONUMENTED BY A REBAR WITH A 3 INCH DIAMETER ALUMINUM CAP MARKED: " T7S R67W S 23 C 1/4 2001 LS 25369" AND THE WEST QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A REBAR WITH A 3.5 INCH DIAMETER ALUMINUM CAP MARKED: "KRW CONSULTING INC T7S R67W S22S23 2002 PLS 34989".
3. THERE IS NO EVIDENCE OF ANY DITCHES OR CANALS, OR OF ANY EXTRACTION OF ORE, AS RESERVED IN UNITED STATES PATENTS RECORDED IN BOOK 12 AT PAGES 217 AND 242.
4. THERE IS NO SPECIFIC ALIGNMENT DESCRIBED OF THE RIGHT-OF-WAY AND EASEMENT IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 23 FOR COMMUNICATION SYSTEMS, GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN THE INSTRUMENT RECORDED IN BOOK 109 AT PAGE 365.
5. THERE IS NO SPECIFIC ALIGNMENT DESCRIBED OF THE RIGHT-OF-WAY IN THE EAST 1/2, IN THE SOUTHWEST 1/4 AND IN THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 23. GRANTED TO PLATEAU NATURAL GAS COMPANY IN THE RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 187 AT PAGE 403 AND REFERENCED IN THE ASSIGNMENT OF EASEMENTS RECORDED IN BOOK 617 AT PAGE 34.
6. THIS SITE LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP NO. 08035C0186G REVISED ON MARCH 16, 2016. THIS SITE HAS A MINOR DRAINAGEWAY CROSSING THE LOT, TRIBUTARY TO TOWN OF CASTLE ROCK MAJOR DRAINAGEWAY TRIBUTARY B. STRUCTURES MAY NOT BE BUILT WITHIN THOSE DRAINAGEWAYS.
7. THERE IS ONLY ONE PRIVATE LOT BEING PLATTED HEREON.
8. WATER RIGHTS FOR THE LANDS BEING PLATTED HEREON WERE CONVEYED TO THE TOWN OF CASTLE ROCK IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2004021994.
9. ANIMALS WILL BE ALLOWED ON THE LAND PLATTED HEREON CONSISTENT WITH THE STANDARDS SET FORTH IN THE DOUGLAS COUNTY REGULATIONS FOR PARCELS THAT ARE 35 ACRES OR LARGER.
10. NO EASEMENTS OR RIGHTS-OF-WAY ARE BEING DEDICATED WITH THIS PLAT.



OWNER/DEVELOPER
LENN M. HAFFEMAN
851 S. HIGH ST.
DENVER, CO 80209

LAND SURVEYOR
IMEG CORPORATION
MICHAEL C. CREGGER, P.L.S.
7600 E. ORCHARD RD, #250-S
GREENWOOD VILLAGE, CO 80111

