

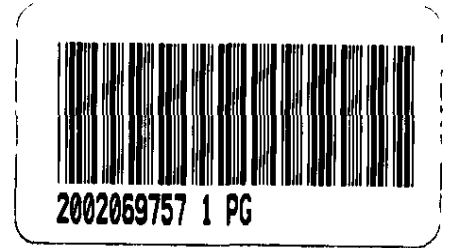
# PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE: 7-18-02

TIME:

FEE: \$ 10- (1 P)



OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R MURRAY  
CLERK & RECORDER  
RECORDING FEE \$10 00  
1 PG  
# 2002069757  
07/18/2002 10:34 AM

GRANTOR: Pulte Home Corp  
(owner/signer)

GRANTEE: Castle Highlands #2  
(subdivision name or name of plat) 1st Amendment

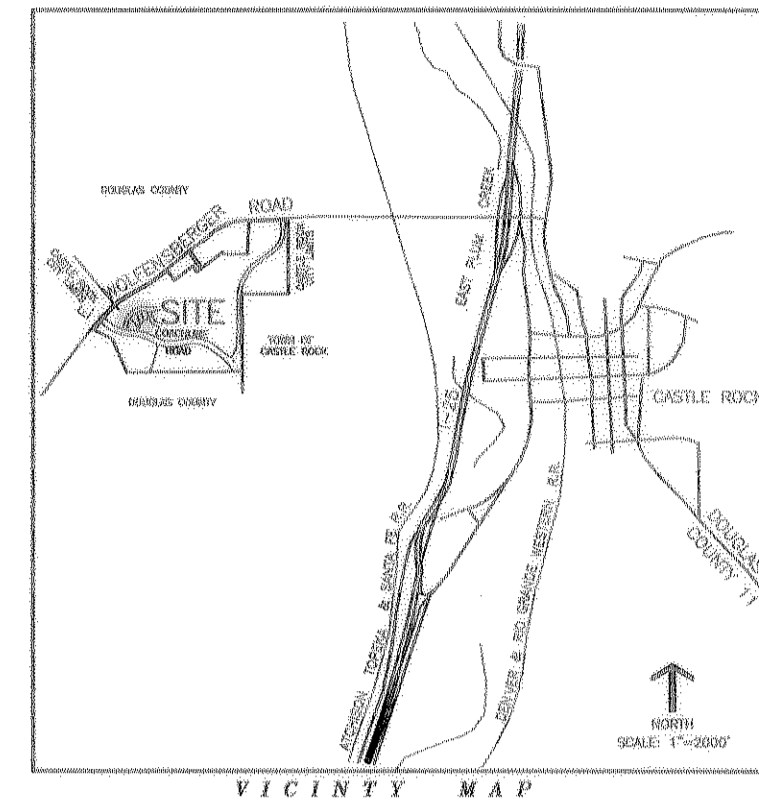
LEGAL: 10-8-67  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# FINAL PLAT

## CASTLE HIGHLANDS FILING NO. 2, 1ST AMENDMENT

A REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 3, CASTLE HIGHLANDS SUBDIVISION FILING NO. 2,  
BEING A PORTION OF THE N. 1/2, NW 1/4 OF SECTION 10, T. 8 S., R. 67 W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### PROPERTY DESCRIPTION

A PART OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 & 4 OF BLOCK 3, CASTLE HIGHLANDS SUBDIVISION FILING NO. 2, AS RECORDED AT RECEPTION NO. 01019899, RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 42,819 SQUARE FEET OR 0.983 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LOTS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE HIGHLANDS FILING NO. 2, 1ST AMENDMENT.

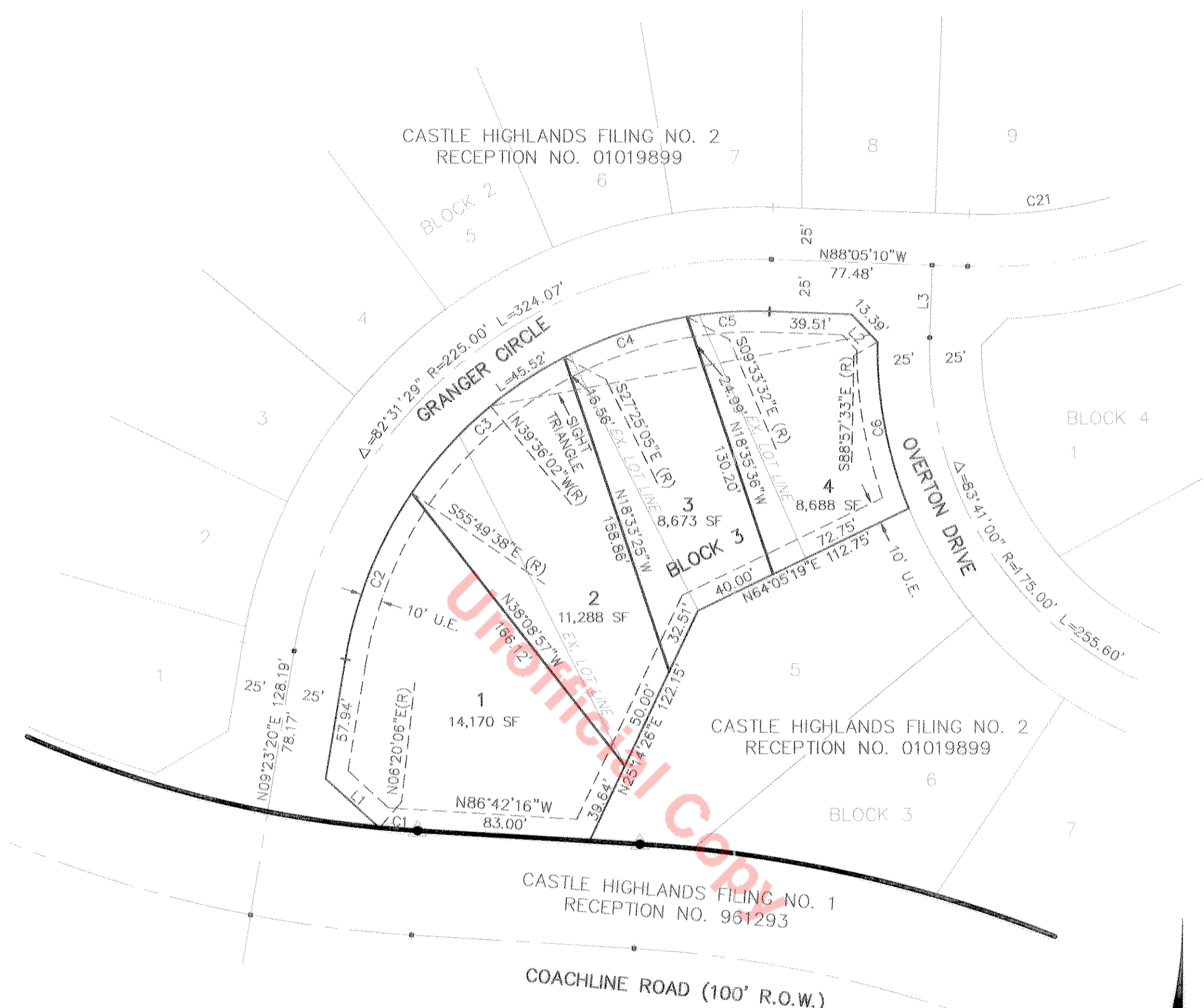
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR 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.

EXECUTED THIS 3rd DAY OF July, 2002

OWNER:  
PULTE HOME CORPORATION, COLORADO DIVISION  
BY [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF July, 2002 BY David Bradt

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/2/05



NUM	BEARING	DIST
L1	N47°47'48"W	34.97'
L2	S43°31'21"E	18.24'
L3	N01°54'50"E	34.76'

NUM	DELTA	RADIUS	LENGTH
C1	01°54'24"	550.00'	18.30'
C2	24°47'02"	200.00'	86.51'
C3	28°24'33"	200.00'	99.17'
C4	17°51'33"	200.00'	62.34'
C5	11°28'21"	200.00'	40.05'
C6	23°24'23"	200.00'	81.70'



SCALE: 1" = 50'

### TITLE CERTIFICATE

I, Linda Heiser, AND AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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, MORTGAGES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 3rd DAY OF July, 2002

[Signature]  
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Land Title Guarantees Co.  
TITLE INSURANCE COMPANY

### GENERAL NOTES

- THE SITE DOES NOT LIE IN A 100-YEAR FLOODPLAIN AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR DOUGLAS COUNTY, (MAP NO'S 080049-0170C AND 080049-0285C, DATED SEPTEMBER 30, 1987).

### OWNER/DEVELOPER

CASTLE ROCK EQUITIES, LLC.  
288 CLAYTON STREET  
DENVER, COLORADO 80206  
(303) 331-8060

CHARLOTTE HARBOR DEVELOPMENT, LLC.  
8101 E. PRENTICE AVE. #605  
ENGLEWOOD, COLORADO 80111  
(303) 773-6888

### AGENCIES

JR ENGINEERING, LTD. (CIVIL AND SURVEY)  
6020 GREENWOOD PLAZA BLVD.  
ENGLEWOOD, COLORADO 80111  
(303) 740-8393

### SURVEYOR'S STATEMENT

I, ROBERT B. MICHELSON, A 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 7/2/02, 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.

[Signature] 30109  
ROBERT B. MICHELSON, P.L.S.  
COLORADO NO. 30109  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

### 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:  
[Signature] TOWN CLERK  
[Signature] TOWN MANAGER

### STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF July, 2002.

[Signature]  
PLANNING AND DEVELOPMENT DIRECTOR

### 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 10:24 A.M. ON THE 12th DAY OF July, 2002, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 2002019157

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY



CASTLE HIGHLANDS FIL. NO. 2  
1ST AMENDMENT  
JOB NO. 2316.08  
APRIL 30, 2002  
SHEET 1 OF 1



6020 Greenwood Plaza Blvd. • Englewood, CO 80111  
303-740-8393 • Fax: 303-721-9019 • www.jrengineering.com