

# PLAT IDENTIFICATION SHEET

✓ Castle Oaks Estates, LLC  
Autumn Sage Development, Ltd.



2007048480 7 PGS

\_\_\_\_\_  
Grantor (owner)

\_\_\_\_\_  
Grantor (owner)

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$51.00  
7 PGS

✓ Castle Oaks Estates 1, Amendment 4

# 2007048480  
06/18/2007 03:21 PM

\_\_\_\_\_  
Grantee (name of plat or condo)

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Castle Oaks Estates Filing: 1**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

✓ 6	8	66
Section	Township	Range

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

✓ 2003181990	✓ 2004125958	✓ 1803/1210
✓ 200 <sup>6</sup> 066662	2006091655	

DATE: 3/19/07 TIME: 3:45:46 PM DRAWING NAME: FP-AM4-S1-S6.DWG  
PATH: N:\DVI\383\Cadd\Survey\Plat\_Amendment\_4  
SERVER: DVS1 DESIGNER: SLS PROJ. MGR: NONE

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4

A RE-SUBDIVISION OF TRACTS BB AND GG CASTLE OAKS ESTATES FILING NO. 1. SITUATED IN THE WEST ONE-HALF OF SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO REDEFINE THE BOUNDARY LINE BETWEEN TRACTS BB AND GG OF CASTLE OAKS ESTATES FILING NO. 1, THUS CREATING TRACTS BB-1 AND GG-1. ALSO, DIMENSIONS ON SAID TRACTS BB AND GG ARE CORRECTED BY THIS AMENDMENT.

### LEGAL DESCRIPTION

TRACT BB AND TRACT GG OF CASTLE OAKS ESTATES FILING NO. 1, A SUBDIVISION OF CASTLE OAKS PRELIMINARY PD SITE PLAN AMENDMENT NO. 1, RECORDED ON DECEMBER 29, 2003 AT RECEPTION NO. 2003181990, COUNTY OF DOUGLAS, STATE OF COLORADO.

### CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4.

CASTLE OAKS ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY,  
BY: SCHUCK CASTLE OAKS ESTATES LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, ITS MANAGER  
BY: SCHUCK COLORADO LTD., A COLORADO CORPORATION, ITS GENERAL PARTNER

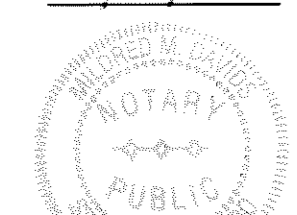
BY: William D. Schuck  
NAME: WILLIAM D. SCHUCK  
ITS: PRESIDENT

SIGNED THIS 20<sup>th</sup> DAY OF March, 2007.

COUNTY OF EL PASO ) SS.  
STATE OF COLORADO )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF March, 2007, BY WILLIAM D. SCHUCK AS PRESIDENT OF SCHUCK COLORADO LTD., A COLORADO CORPORATION, AS GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF CASTLE OAKS ESTATES, LLC.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 3/07/2008



Michael M. Danks  
NOTARY PUBLIC

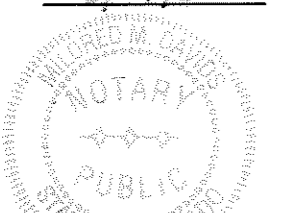
AUTUMN SAGE DEVELOPMENT LTD., A COLORADO CORPORATION

BY: William D. Schuck TITLE: PRESIDENT

COUNTY OF EL PASO ) SS.  
STATE OF COLORADO )

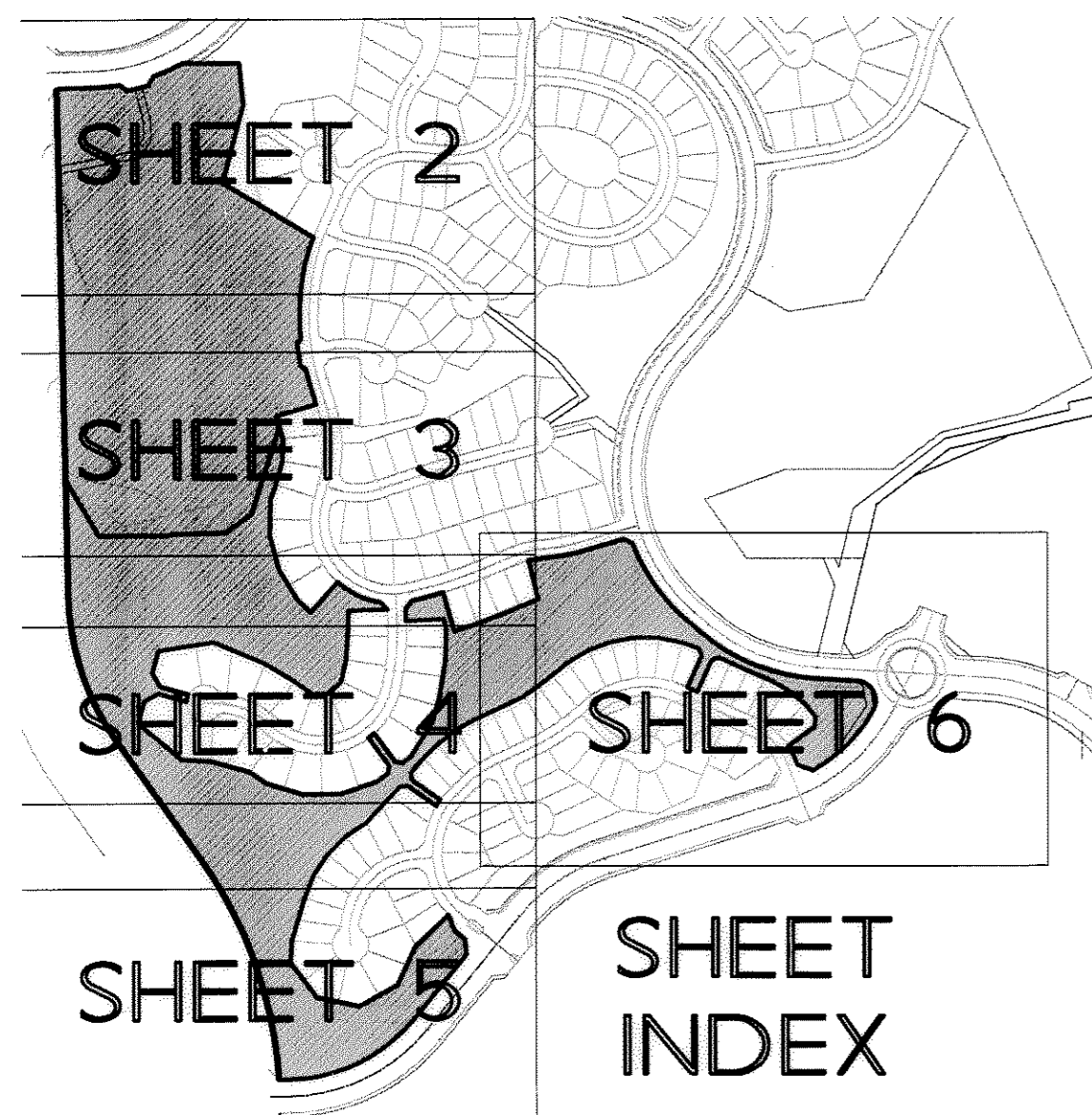
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF March, 2007, BY WILLIAM D. SCHUCK AS PRESIDENT OF AUTUMN SAGE DEVELOPMENT LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 9/07/2008



Michael M. Danks  
NOTARY PUBLIC

TRACT GG-1 IS FOR OPEN SPACE, TRAILS, UTILITIES AND DRAINAGE.



### ENGINEER:

NOLTE ASSOCIATES, INC.  
8000 SOUTH CHESTER STREET, SUITE 200  
CENTENNIAL, CO. 80112  
303.220.6400  
ATTN: GARY IWATA

### SURVEYOR:

NOLTE ASSOCIATES, INC.  
8000 SOUTH CHESTER STREET, SUITE 200  
CENTENNIAL, CO. 80112  
303.220.6400  
ATTN: ED SILVER

### OWNERS:

CASTLE OAKS ESTATES, LLC.  
2 NORTH CASCADE AVENUE, SUITE 1280  
COLORADO SPRINGS, CO. 80903  
719.633.4500  
ATTN: WILLIAM D. SCHUCK

AUTUMN SAGE DEVELOPMENT, LTD.  
2 NORTH CASCADE AVENUE, SUITE 1280  
COLORADO SPRINGS, CO. 80903  
719.633.4500  
ATTN: WILLIAM D. SCHUCK

### LIEN HOLDER:

BANK MIDWEST N.A.  
1100 MAIN, SUITE 350  
KANSAS CITY, MO 64105  
816.471.9800  
ATTN: JOHN E. BAXTER

### LIEN HOLDER:

VARDE PARTNERS, INC.  
8500 NORMANDALE LAKE BLDV., SUITE 1570  
952.646.2075  
MINNEAPOLIS, MN 55437  
ATTN: GREGORY S. MCMILLIAN

### LIEN HOLDER SUBORDINATION CERTIFICATE

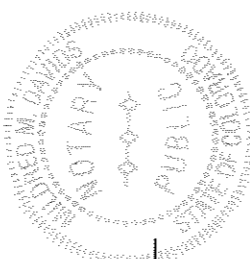
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON OCTOBER 24, 2006 UNDER RECEPTION NO. 2006066662 IN DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: William D. Schuck TITLE: PRESIDENT  
CASTLE OAKS METROPOLITAN DISTRICT  
SIGNED THIS 20<sup>th</sup> DAY OF April, 2007.

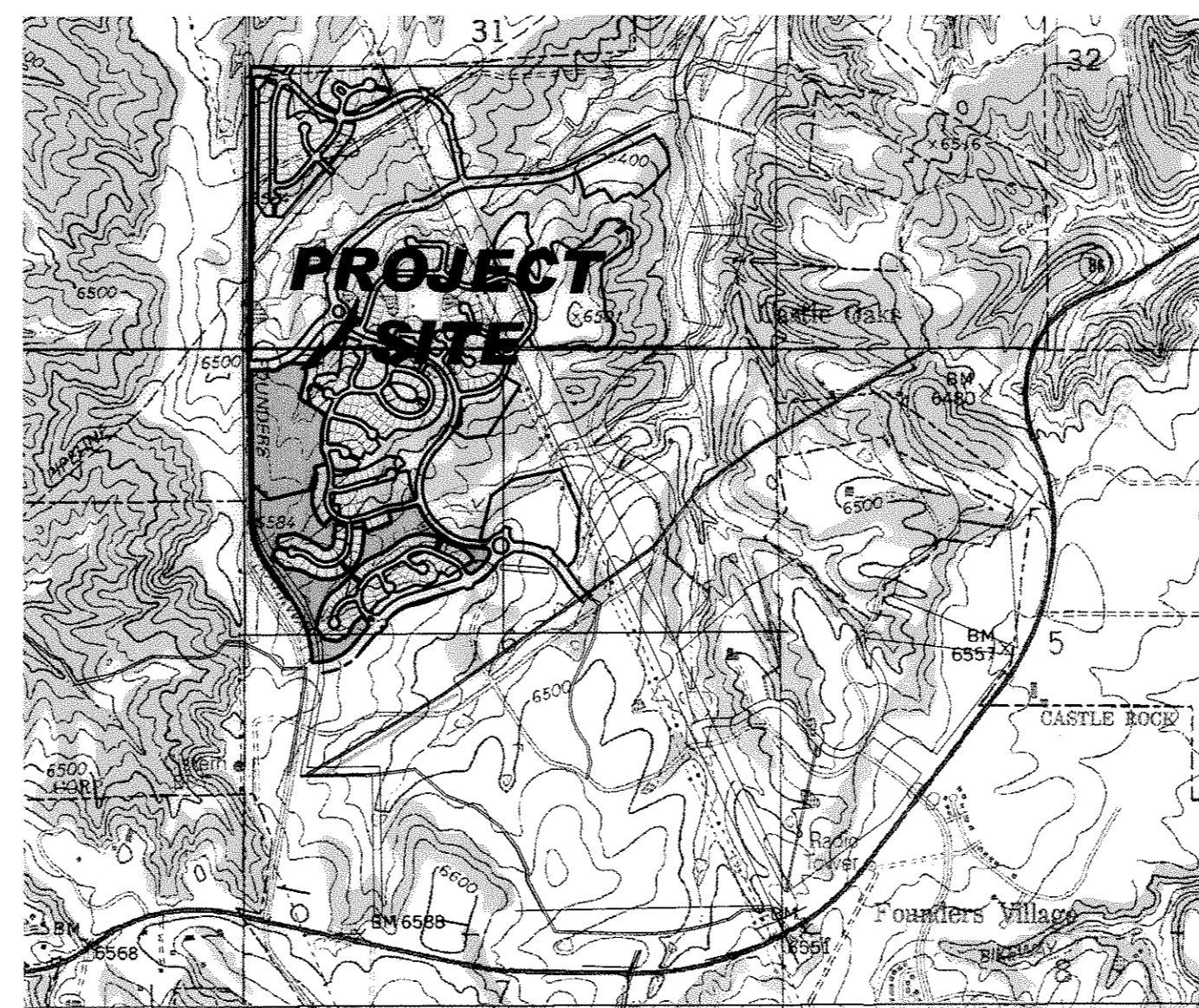
COUNTY OF EL PASO ) SS.  
STATE OF COLORADO )

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF April, 2007, BY WILLIAM D. SCHUCK AS PRESIDENT OF CASTLE OAKS METROPOLITAN DISTRICT.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 3/7/2008



Michael M. Danks  
NOTARY PUBLIC



BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "TARTAN STANTON & TAGSE LS 12406", AND ON THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "1/4 S6/S7 LS 22100", WITH THE LINE CONSIDERED TO BEAR N88°50'40"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

### LIEN HOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 10, 2004 UNDER RECEPTION NO. 2004125958 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: William D. Schuck TITLE: PRESIDENT

SCHUCK COLORADO LTD., GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, MANAGER OF CASTLE OAKS ESTATES, LLC

SIGNED THIS 20<sup>th</sup> DAY OF March, 2007.

COUNTY OF EL PASO ) SS.  
STATE OF COLORADO )

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF March, 2007, BY WILLIAM D. SCHUCK AS PRESIDENT OF SCHUCK COLORADO LTD., GENERAL PARTNER OF SCHUCK CASTLE OAKS ESTATES, LLLP, MANAGER OF CASTLE OAKS ESTATES, LLC.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 3/07/2008

Michael M. Danks  
NOTARY PUBLIC

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 27, 2000 IN BOOK 1803 AT PAGE 1210 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

BY: Bank Midwest, N.A. TITLE:

BANK MIDWEST, N.A.  
SIGNED THIS 24<sup>th</sup> DAY OF March, 2007.

COUNTY OF JACKSON ) SS.  
STATE OF MISSOURI )

THE FOREGOING LIEN HOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2007, BY Sil Miles AS Vice President OF BANK MIDWEST, N.A.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: March 30, 2007



Kathy Malach  
NOTARY PUBLIC

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 03, 2006 UNDER RECEPTION NO. 2006066662 DOUGLAS COUNTY, COLORADO SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

VARDE INVESTMENT PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: VARDE INVESTMENT PARTNERS G.P., LLC, ITS GENERAL PARTNER  
BY: VARDE PARTNERS, L.P., ITS MANAGING MEMBER

BY: VARDE PARTNERS, INC., ITS GENERAL PARTNER

BY: Gregory S. McMillian  
GREGORY S. MCMILLIAN, MANAGING PARTNER

STATE OF MINNESOTA ) SS.  
COUNTY OF HENNEPIN )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF March, 2007 BY GREGORY S. MCMILLIAN, AS MANAGING PARTNER OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF VARDE PARTNERS, L.P., AS MANAGING MEMBER OF VARDE INVESTMENT PARTNERS G.P., LLC, AS GENERAL PARTNER OF VARDE INVESTMENT PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
MY APPOINTMENT EXPIRES: 1-31-2011

(SIGNATURE OF NOTARY)

### TITLE CERTIFICATE

I, Brenda Fischer BEING AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_  
LAND TITLE GUARANTEE \_\_\_\_\_, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 19<sup>th</sup> DAY OF April, 2007.

Brenda Fischer  
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company  
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS ) SS.  
STATE OF COLORADO )

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF April, 2007, BY Brenda Fischer

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 9-1-07



Susan J. Rasmussen  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, EDWARD C. SILVER, 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 06/19/06, 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 (second order); 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.

Edward C. Silver  
05/07/07

EDWARD C. SILVER  
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 37051  
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

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

### DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24<sup>th</sup> DAY OF July, 2007.

Arthur...  
DIRECTOR OF DEVELOPMENT SERVICES

### 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.

TOWN OF CASTLE ROCK

ATTEST:

Mark Sears  
TOWN MANAGER



Gally A. Nissen  
TOWN CLERK

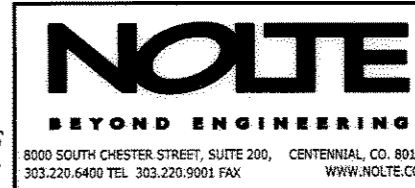
### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) SS.  
COUNTY OF DOUGLAS )

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:11 AM ON THE 19<sup>th</sup> DAY OF JUNE, 2007, AT RECEPTION NO. 2007048480

DOUGLAS COUNTY CLERK AND RECORDER

BY: Talayah...  
DEPUTY



REV: 12/04/06  
REV: 10/17/06

DATE:	6-19-06
JOB NUMBER:	DV138335
SHEET	1 OF 6

FINAL PLAT  
CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4

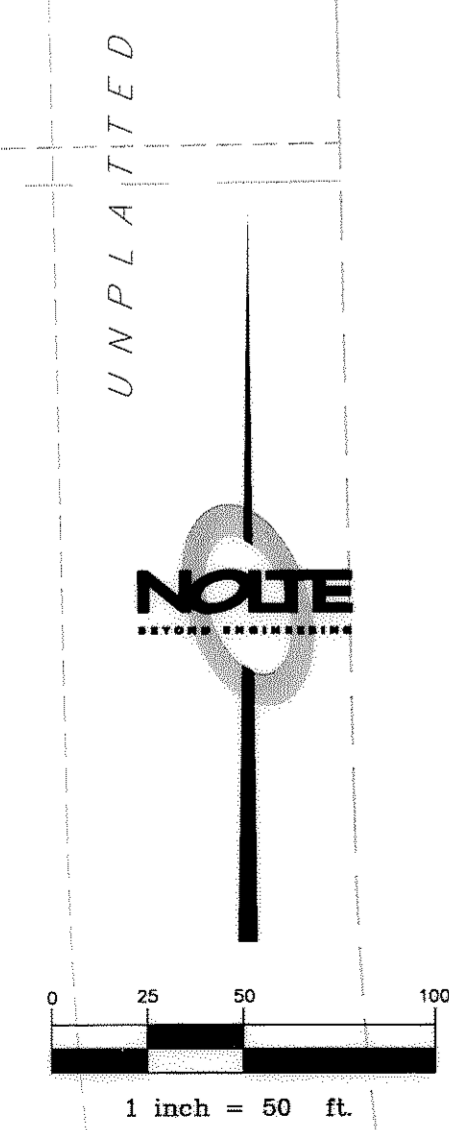
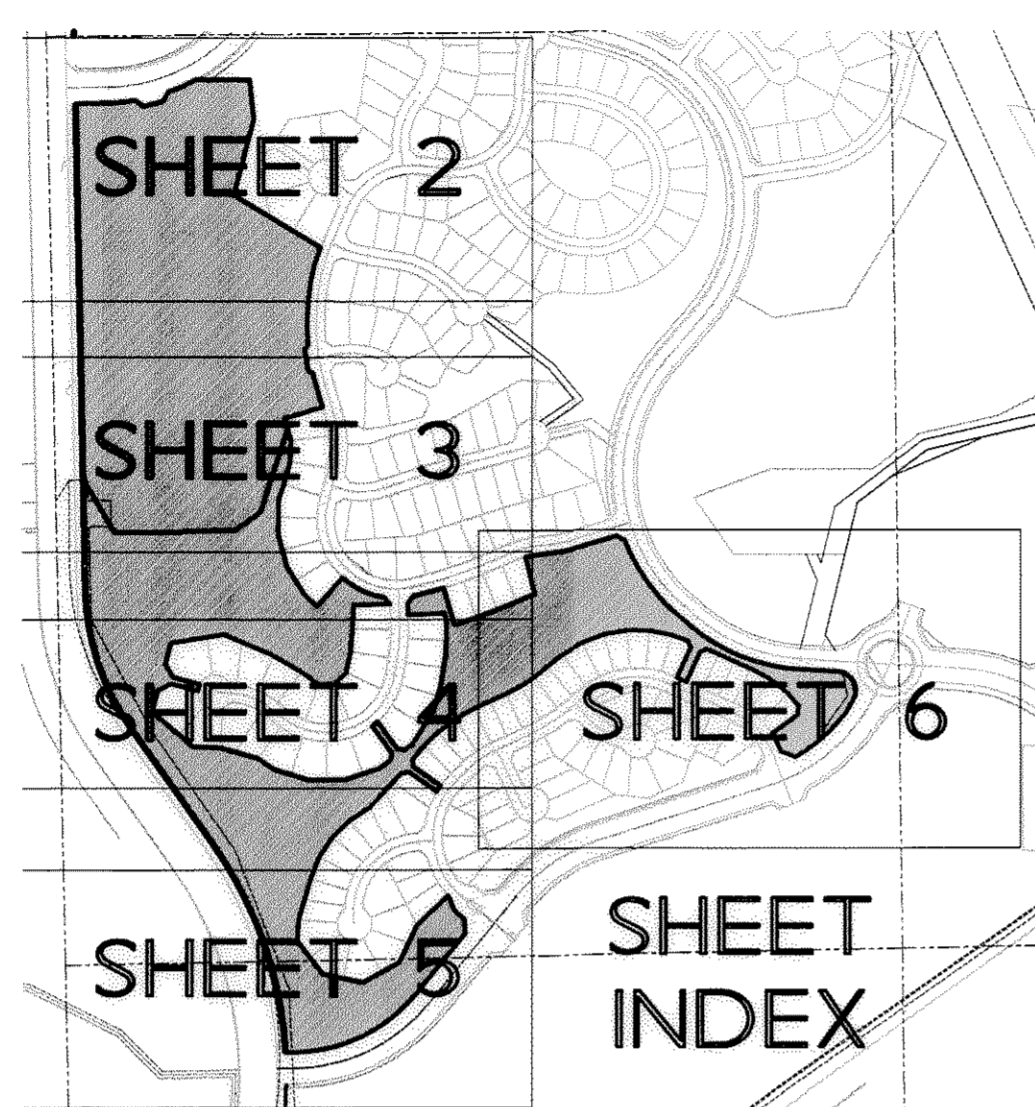
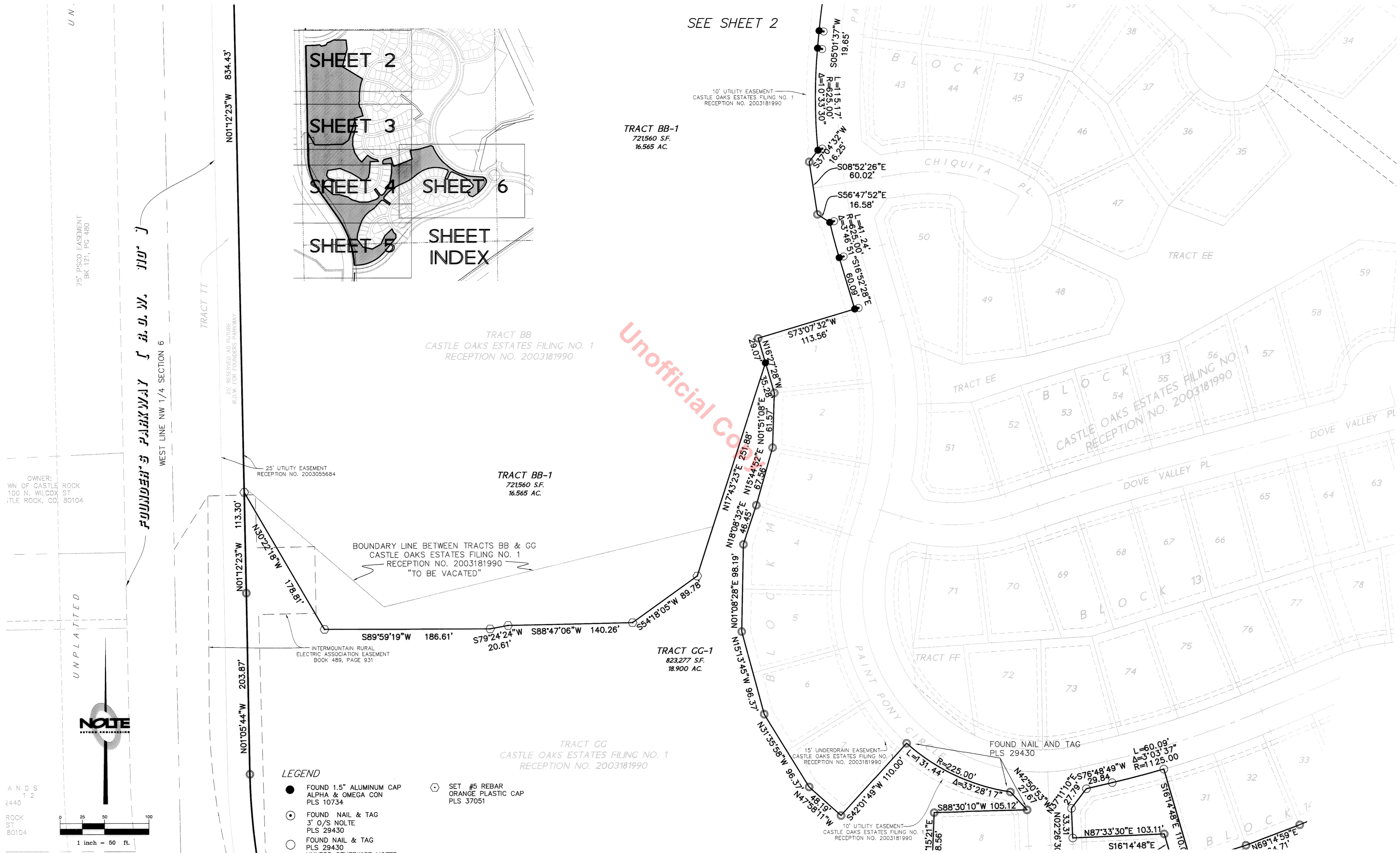


# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4

A RE-SUBDIVISION OF TRACTS BB AND GG CASTLE OAKS ESTATES FILING NO. 1. SITUATED IN THE WEST ONE-HALF OF SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DATE: 2/14/07 TIME: 7:33:12 AM DRAWING NAME: FP-AM4\_S1-S6.DWG  
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XREFS: avia, d6prma, d6prma, d3prma, v6-map, ppanno, am04-prma, d7prma, eprn, base, images, merged-bw.tif



- LEGEND**
- FOUND 1.5" ALUMINUM CAP ALPHA & OMEGA CON PLS 10734
  - FOUND NAIL & TAG 3" O/S NOLTE PLS 29430
  - FOUND NAIL & TAG PLS 29430 UNLESS OTHERWISE NOTED
  - FOUND #5 REBAR YELLOW PLASTIC CAP NOLTE PLS 29430 UNLESS OTHERWISE NOTED
  - ⊕ SET #5 REBAR ORANGE PLASTIC CAP PLS 37051

ANDS  
1 2  
2440  
ROCK  
ST  
80104

Unofficial Copy

SEE SHEET 4

SEE SHEET 6

**NOLTE**  
BEYOND ENGINEERING  
8200 SOUTH CHESTER STREET, SUITE 200, CENTENNIAL, CO. 80112  
303.220.9400 TEL. 303.220.9020 FAX WWW.NOLTE.CO

DATE:	6-19-06
JOB NUMBER:	DVI38335
SHEET	3 OF 6

REV: 10/17/06

# FINAL PLAT CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 4

A RE-SUBDIVISION OF TRACTS BB AND GG CASTLE OAKS ESTATES FILING NO. 1. SITUATED IN THE WEST ONE-HALF OF SECTION 6,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 3

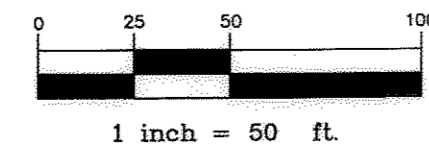
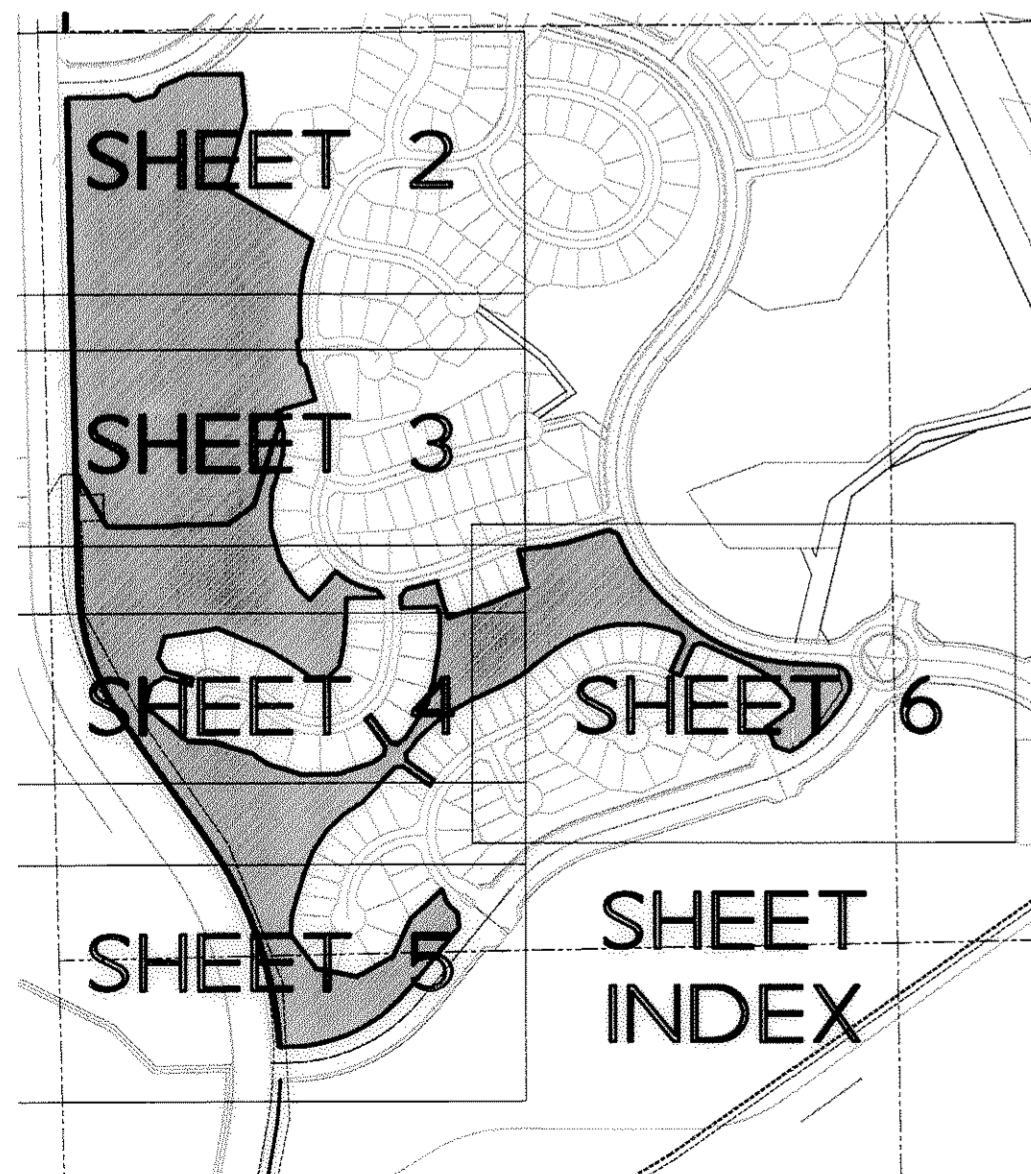
SEE SHEET 6

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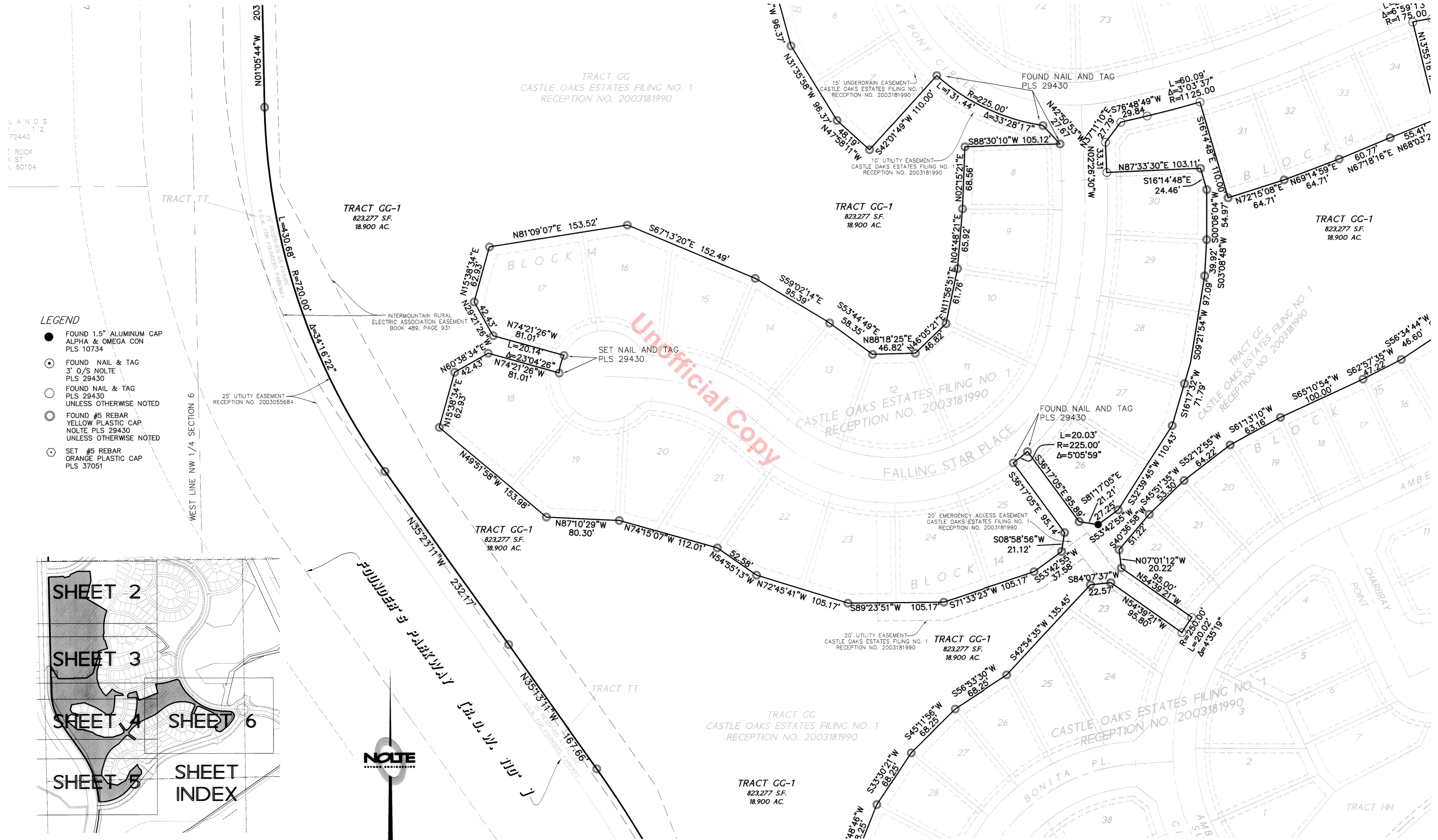
LANDS  
1. 1 2  
72440  
ROCK  
ST  
1. 80104

### LEGEND

- FOUND 1.5" ALUMINUM CAP ALPHA & OMEGA CON PLS 10734
- FOUND NAIL & TAG 3" O/S NOLTE PLS 29430
- FOUND NAIL & TAG UNLESS OTHERWISE NOTED
- FOUND #5 REBAR YELLOW PLASTIC CAP NOLTE PLS 29430 UNLESS OTHERWISE NOTED
- SET #5 REBAR ORANGE PLASTIC CAP PLS 37051



SEE SHEET 5



XREFS: emio, GSPRMA, DAPRMA, LPRMA, Vc-map, PPRANO, AUCI-FRMA, OPRmo, expn, base, IMAGES: merged-bw.tif



