

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$11.00  
2 PGS  
# 2004096057  
09/15/2004 10:50 AM



## PLAT IDENTIFICATION SHEET

Demis Investors LLLP, and  
Hidden Lake Properties LLC

GRANTOR(owner)

Conoco at Founders Filing 1, 1<sup>st</sup> Amendment Final Plat

GRANTEE(name of plat)

Conoco at Founders

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

26

7

67

OLD LEGAL(Section)

(Township)

(Range)

# FINAL PLAT CONOCO AT FOUNDERS FILING NO. 1, 1ST AMENDMENT

A RESUBDIVISION OF LOT 2, CONOCO AT FOUNDERS FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 1 OF 1

**OWNERS & SUBMITTERS:**

DEMIS INVESTORS L.L.P.  
AND  
HIDDEN LAKE PROPERTIES LLC,  
PO BOX 24285  
DENVER, COLORADO 80224

**LAND SURVEYOR:**

BRETT L. MILLER, PLS. NO. 27609  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012

**GENERAL NOTES:**

THE FINAL PLAT OF CONOCO AT FOUNDERS FILING NO. 1 WAS RECORDED AUGUST 30, 1999 AS RECEPTION NO. 99075001, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, COLORADO.  
BEARINGS USED ON THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE NW 1/4 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO BEARS N00°22'43"E AS REFERENCED BY THE RECORDED PLAT OF CONOCO AT FOUNDERS FILING NO. 1 AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

THIS SITE DOES NOT APPEAR TO BE SITUATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. DROGAS 0166 C, DATED SEPTEMBER 30, 1987. HOWEVER, THIS FLOOD MAP INDICATES THAT THE LIMIT OF STUDY IS ON THE WEST SIDE OF INTERSTATE 25 AND TERMINATES AT THE WESTERLY R.O.W. LINE OF INTERSTATE 25.

THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF EACH LOT.

THE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE OWNER OF EACH LOT OR TRACT. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE OWNER OF EACH LOT OR TRACT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENTS. SHOULD SAID OWNERS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

TRACT "A" IS FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2A AND 2B OR THEIR SUCCESSORS OR ASSIGNS.

**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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY MONUMENT OR COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

**SURVEYOR'S STATEMENT:**

I, BRETT L. MILLER, 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 19, 2003, 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.

*Brett L. Miller*  
BRETT L. MILLER  
PROFESSIONAL L.S. NO. 27609

**TITLE CERTIFICATE:**

CHARLIE MATLOCK BEING AN AUTHORIZED REPRESENTATIVE OF  
FIRST AMERICAN HERITAGE TITLE, 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 24th DAY OF August, 2004.  
*Charlie Matlock*  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN HERITAGE TITLE CO.  
TITLE INSURANCE COMPANY

**NOTARIAL:**

STATE OF Colorado } ss  
COUNTY OF Denver }

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 2004 A.D. BY *Charlie Matlock* AS Assistant Vice President

WITNESS MY HAND AND OFFICIAL SEAL:  
*Ginny Evans*  
GINNY EVANS  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES: May 21, 2007

**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 WERE HEREBY ACCEPTED BY THE TOWN.  
ATTEST:  
*Billy Allen* TOWN CLERK  
*Mark Stuss* 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 24th DAY OF August, 2004.  
*John*  
DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO } ss  
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 15th DAY OF September, 2004 AT 10:58 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2004096051.  
*Beth Johnston Deputy*  
DOUGLAS COUNTY CLERK AND RECORDER

**PROPERTY DESCRIPTION:**

LOT 2, CONOCO AT FOUNDERS FILING NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

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 HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CONOCO AT FOUNDERS FILING NO. 1, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS 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, 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 24th DAY OF August, 2004.

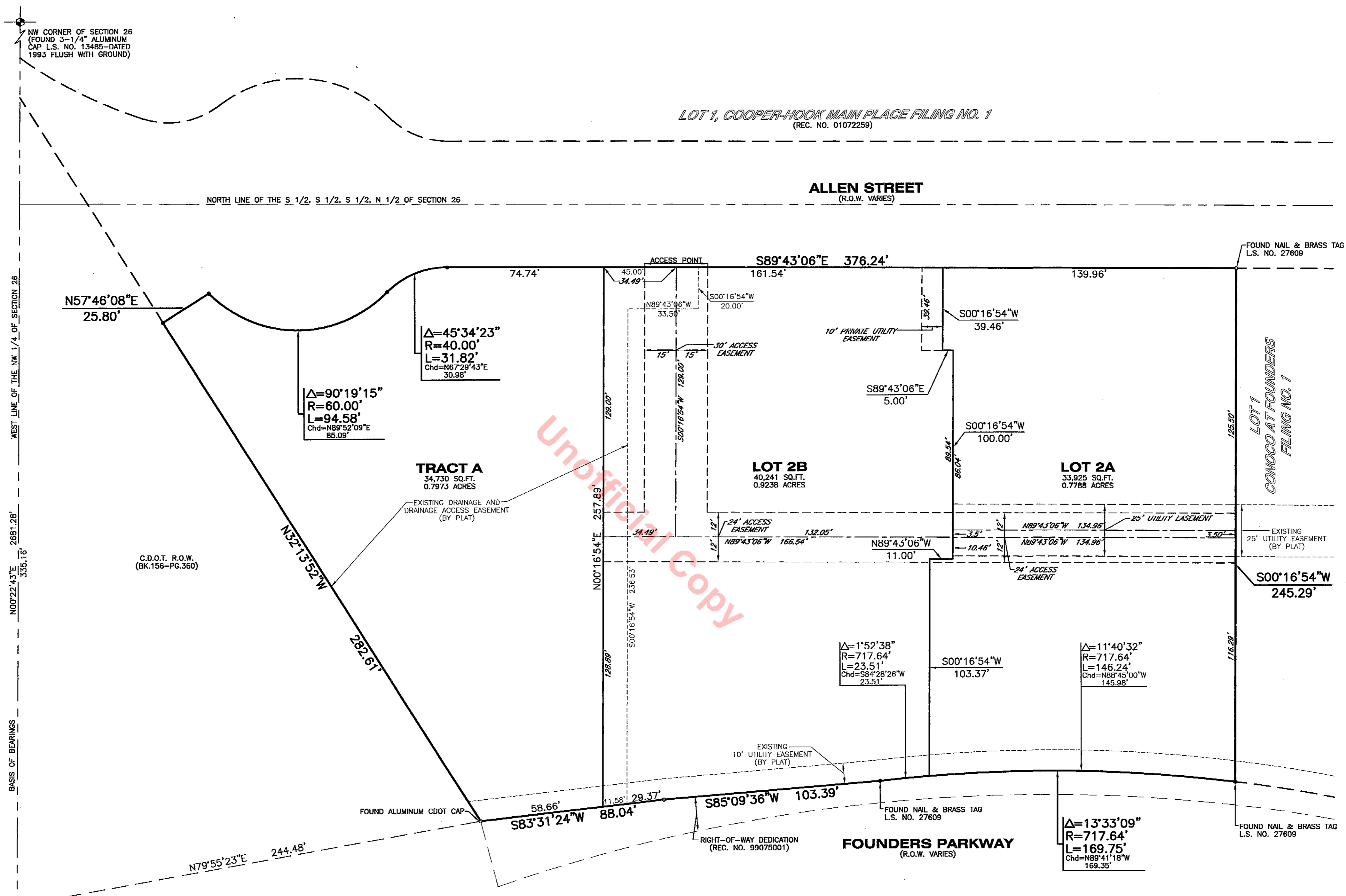
OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S)  
*Demis Investors, LLP*  
HIDDEN LAKE PROPERTIES, LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF August, 2004, BY *Demis Investors, LLP*

WITNESS MY HAND AND OFFICIAL SEAL:  
*Ginny Evans*  
GINNY EVANS  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES: May 21, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF August, 2004, BY *Hidden Lake Properties, LLC*

WITNESS MY HAND AND OFFICIAL SEAL:  
*Ginny Evans*  
GINNY EVANS  
NOTARY PUBLIC  
STATE OF COLORADO  
MY COMMISSION EXPIRES: May 21, 2007



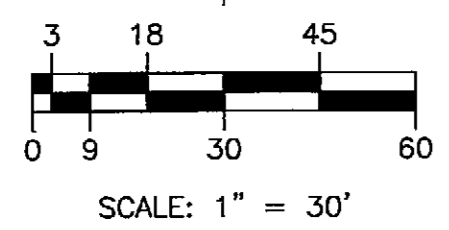
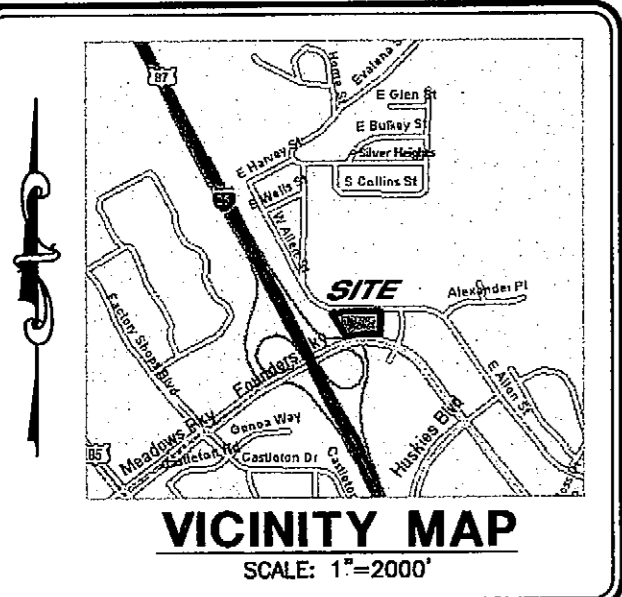
**LOT SUMMARY TABLE**

LOT/TRACT	SQUARE FEET	ACRES
LOT 2A	33,925	0.7788
LOT 2B	40,241	0.9238
TRACT A	34,730	0.7973
<b>TOTAL</b>	<b>108,896</b>	<b>2.4999</b>

**LEGEND**

(BY PLAT) PER RECORDED PLAT OF CONOCO AT FOUNDERS FILING NO. 1

FOUND PREVIOUSLY SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27609 UNLESS NOTED OTHERWISE



PREPARED BY:  
**Engineering Service Company**  
1300 South Potomac Street, Suite 126  
Aurora, Colorado 80012  
Phone: (303) 337-1393 Fax: (303) 337-7481  
engineers@esvc.com  
DRAWER NO.: E-603 DATE OF LAST REVISION: 08/19/2004