

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2004094108
09/09/2004 09:02 AM



PLAT IDENTIFICATION SHEET

Castle Park, Inc.

GRANTOR(owner)

Castle Plaza South 3rd Amendment, a Replat of Lots 4 & 6 Castle Plaza
South

GRANTEE(name of plat)
Castle Plaza South

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

~~14~~ 11

8

67

OLD LEGAL(Section)

(Township)

(Range)

CASTLE PLAZA SOUTH 3RD AMENDMENT

A REPLAT OF LOTS 4 AND 5, CASTLE PLAZA SOUTH, IN SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO



VICINITY MAP
SCALE: 1"=200'

SUMMARY TABLE	
LOTS	2.45 ACRES
TOTAL ACRES	2.45 ACRES

NOTE

IN ADDITION TO THE EASEMENTS SHOWN ON THIS PLAT, ACCESS TO, FROM, AND BETWEEN LOTS 4A AND 5A IS ALSO PROVIDED PURSUANT TO: THAT CERTAIN DECLARATION OF RESTRICTIONS AND EASEMENTS DATED THE 21ST DAY OF JUNE, 2004 AND RECORDED ON THE 9TH DAY OF SEPTEMBER, 2004 UNDER RECEPTION NO. 2004094106 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER; AND THAT CERTAIN RECIPROCAL EASEMENT DATED 21ST DAY OF JUNE, 2004 AND RECORDED ON THE 9TH DAY OF SEPTEMBER, 2004 UNDER RECEPTION NO. 2004094107 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

PROPERTY DESCRIPTION

LOTS 4 AND 5, CASTLE PLAZA SOUTH, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPT THOSE PORTIONS CONVEYED TO TOWN OF CASTLE ROCK IN INSTRUMENT RECORDED FEBRUARY 12, 1987 IN BOOK 1408 AT PAGE 978, AND LOT 5, CASTLE PLAZA SOUTH, AS SHOWN ON MAP RECORDED NOVEMBER 13, 1981 AT RECEPTION NO. 277320, RECORDS OF DOUGLAS COUNTY, COLORADO, EXCEPT THAT CERTAIN PARCEL NO. 2 CONVEYED TO THE TOWN OF CASTLE ROCK BY RULE AND ORDER RECORDED FEBRUARY 26, 1998 IN BOOK 1516 AT PAGE 1306, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE CERTIFICATE

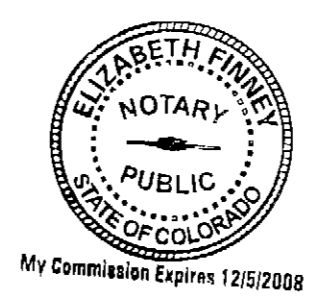
I, Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN HERITAGE TITLE COMPANY A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 8TH DAY OF September, 2004.
 Eric Stearns **First American Heritage Title Company**
 AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }

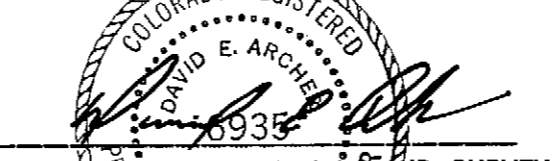
SUBSCRIBED AND SWORN BEFORE ME THIS 8TH DAY OF September, 2004, BY Eric Stearns AS Title Manager OF FIRST AMERICAN HERITAGE TITLE COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF September, 2004

MY COMMISSION EXPIRES 12/5/07
 Notary Public
 NOTARY PUBLIC




SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, 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 MAY 1, 2002, 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.

 David E. Archer
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE 9-8-04

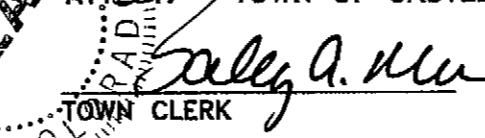

STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL

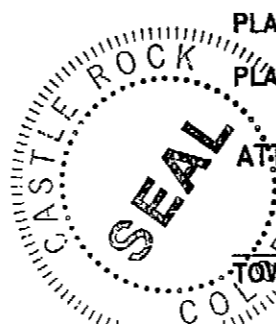
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 8 DAY OF September, A.D., 2004.

 Director of Development Services
 DIRECTOR OF DEVELOPMENT SERVICES DATE 9.8.04

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
 Town Clerk
 Town Manager



CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE PLAZA SOUTH 3RD 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 8TH DAY OF September, 2004

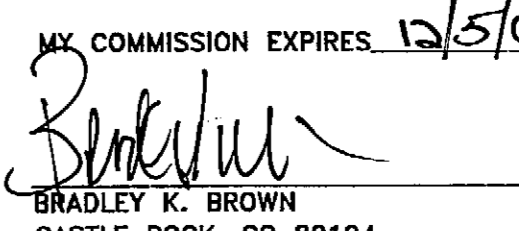
OWNERS CASTLE PARK INC., A COLORADO CORPORATION
 CASTLE PARK INC., A COLORADO CORPORATION
 CASTLE ROCK, CO 80104

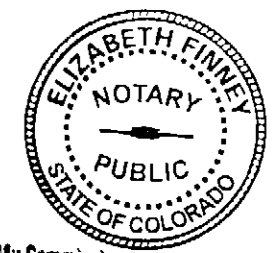
 Paul D. Hall AS PRESIDENT
 OF CASTLE PARK, INC., A COLORADO CORPORATION

NOTARY CERTIFICATES

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF September, 2004.
 My Commission Expires 12/5/2008

BY Ceriah S. Hall AS President
 OF CASTLE PARK INC., A COLORADO CORPORATION
 WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF September, 2004

MY COMMISSION EXPIRES 12/5/07
 Notary Public
 NOTARY PUBLIC

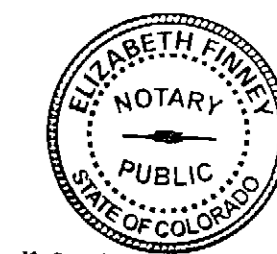


NOTARY CERTIFICATES

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF September, 2004.
 My Commission Expires 12/5/2008

BY Bradley K. Brown
 WITNESS MY HAND AND OFFICIAL SEAL THIS 8TH DAY OF September, 2004

MY COMMISSION EXPIRES 12/5/07
 Notary Public
 NOTARY PUBLIC



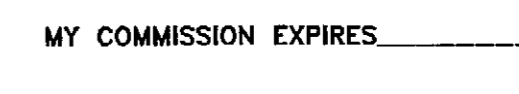
MORTGAGEE COLORADO COMMUNITY BANK
 COLORADO COMMUNITY BANK
 CASTLE ROCK, CO 80104

 Mitch Carter AS EVP
 OF COLORADO COMMUNITY BANK

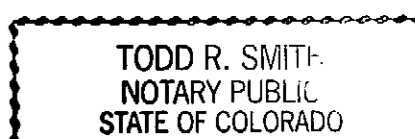
NOTARY CERTIFICATES

STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF September, 2004.

BY Mitch Carter AS EVP
 OF COLORADO COMMUNITY BANK
 WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF September, 2004

MY COMMISSION EXPIRES
 Notary Public
 NOTARY PUBLIC

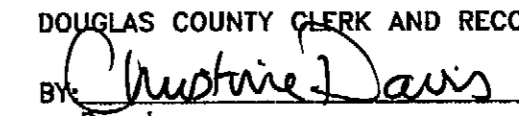
TRUST DEEDS RECORDED
 1-3-03 AT RECEPTION NO. 2003001597
 AND 1-17-03 AT RECEPTION NO. 2003007545

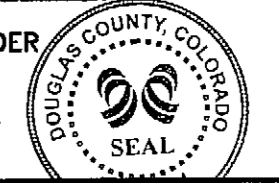
 Todd R. Smith
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 04/20/2008

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 9:02 AM. ON THE DAY OF Sept. 9, 2004, IN RECEPTION NO. 2004094108

DOUGLAS COUNTY CLERK AND RECORDER
 Christine Davis
 Deputy



REVISIONS
Revised 6-15-04 (Comments)
Revised 9-2-04
Revised 9-8-04

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	CASTLE PLAZA SOUTH 3RD AMENDMENT
SCALE	1"=200'
DATE	9-29-04
DRN. NO.	
CLERK	CASTLE CENTERSTONE LLC
SHEET	1 of 2
JOB NUMBER	99-1524

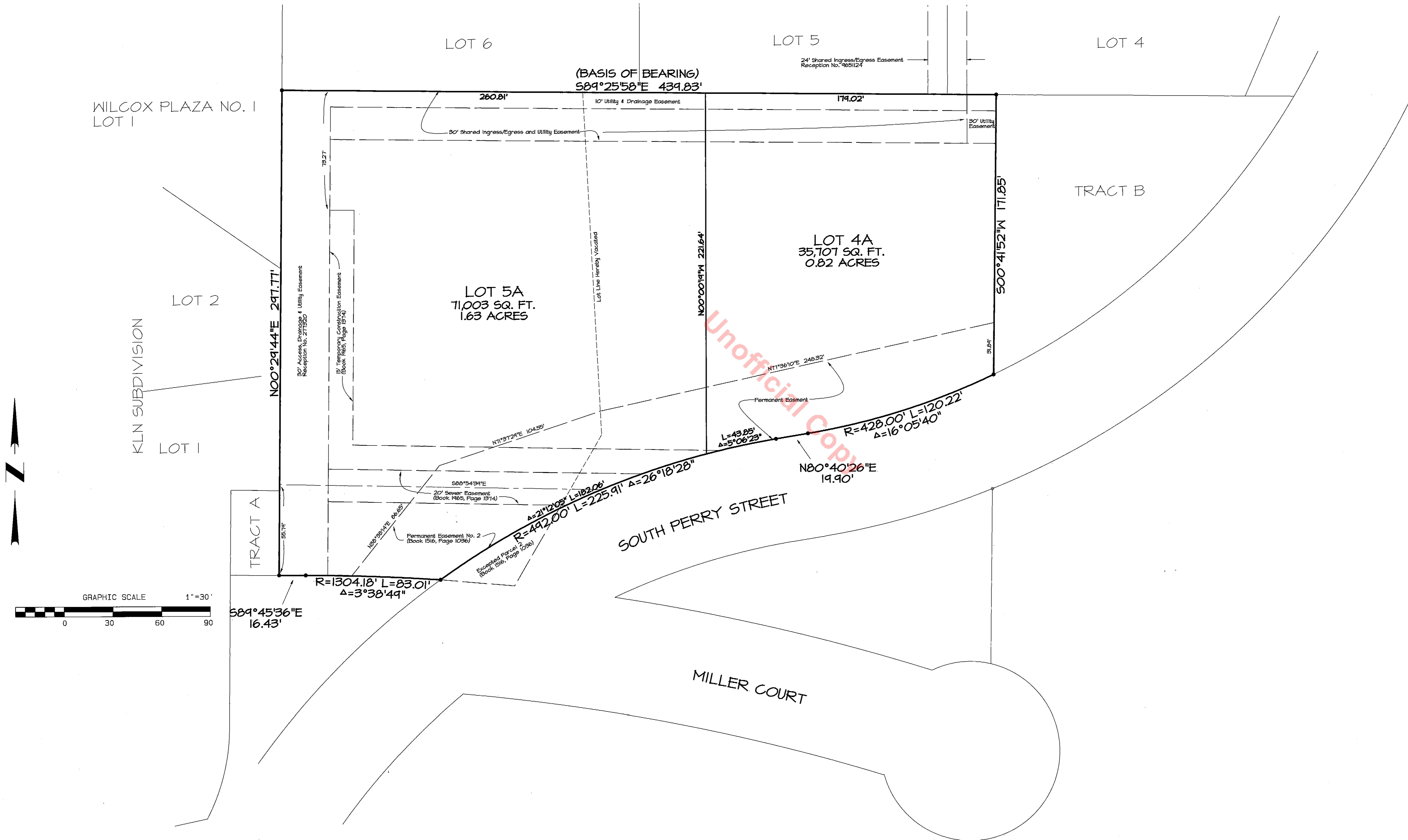
*NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

need sep. 09 11:46:59 2004
 on Drawing\Projects\1524\REPLAT.dwg

CASTLE PLAZA SOUTH 3RD AMENDMENT

A REPLAT OF LOTS 4 AND 5, CASTLE PLAZA SOUTH, IN SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO

CASTLE PLAZA SOUTH 1ST AMENDMENT



Med_Swp_C011146_59_2004
 6: Drawing: 10/10/04 10:52:11 AM

REVISIONS
Revised 6-15-04 (Comments)
Revised 4-2-04
Revised 4-8-04

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4542
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE: 1"=30'	TITLE: CASTLE PLAZA SOUTH 3RD AMENDMENT
DATE: 3-29-04	CLIENT: CASTLE CENTERSTONE LLC
DRAWN: AGM	JOB NUMBER: 99-1524
CHECKED: [Signature]	Sheet: 2 of 2

*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.