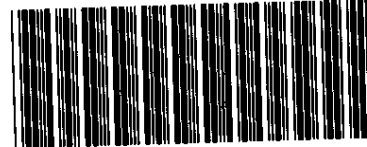


PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS

2004009277
01/23/2004 02:08 PM



2004009277 2 PGS

GRANTOR:

(owner/signer)

✓ Yevter, LLC
✓ Wh Capital, L.L.C.

GRANTEE:

(subdivision name or name of plat)

✓ A replat of Lots 1 & 2 of Castle Park West, 1st Amendment

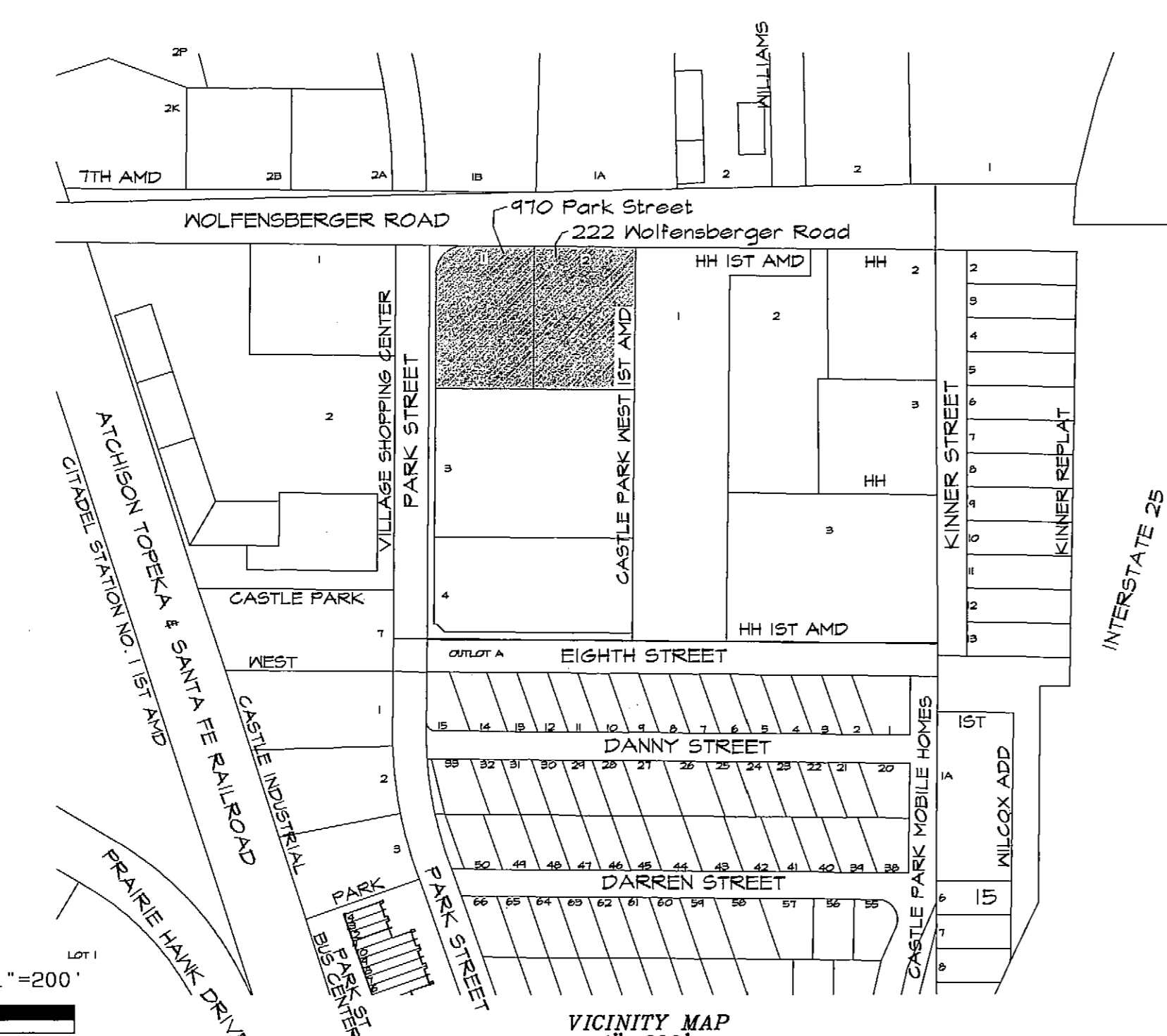
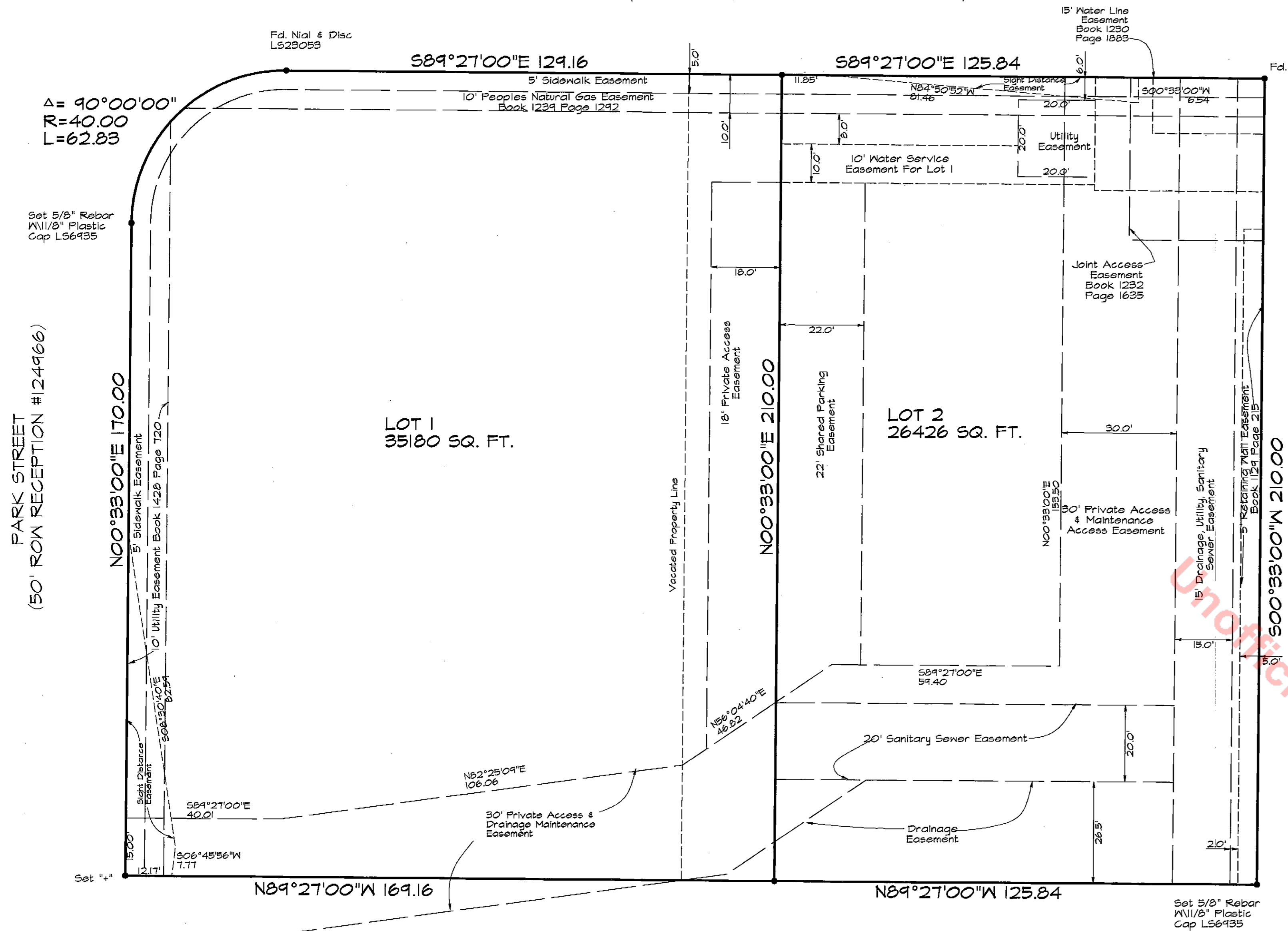
LEGAL:

(section-township-range)

✓ 2-8-67

A REPLAT OF LOTS 1 & 2 OF CASTLE PARK WEST, 1ST AMENDMENT IN SECTION 2, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO 2 LOTS - 1.41 ACRES

WOLFENBERGER ROAD
(ROW VARIES NO RECORDED DEED)



NOTE:
The property as shown hereon does not lie within any designated 100 year flood plain per FIRM Map No. 080049 0188 c dated September 30, 1987.

TITLE CERTIFICATE
Eric Stearns BEING AN AUTHORIZED REPRESENTATIVE OF First American Heritage
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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 14th DAY OF January, 2003.
Eric Stearns
AUTHORIZED REPRESENTATIVE
First American Heritage Title Company
TITLE INSURANCE COMPANY

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF January, 2003, BY Eric Stearns AS TITLE MANAGER OF First American Heritage Title Company

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF January, 2003.
MY COMMISSION EXPIRES 3-4-2006
Kathleen B. Kling
NOTARY PUBLIC

PROPERTY DESCRIPTION:
LOTS 1 AND 2, CASTLE PARK WEST, 1ST AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 AND CONSIDERING THE EAST LINE OF LOT 2 TO BEAR S 00°33'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S 00°33'00"W A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF LOT 2;
THENCE N 89°27'00"W A DISTANCE OF 295.00 FEET TO THE SOUTHWEST CORNER OF LOT 1;
THENCE N 00°33'00"E A DISTANCE OF 170.00 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 82.83 FEET, SAID CURVE HAS A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENT;
THENCE S 89°27'00"E A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

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 APRIL 3, 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.

David E. Archer
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 1-16-03
6935

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 CLERK: Kelly Miller
TOWN MANAGER: Mark Stearns

DIRECTOR OF DEVELOPMENT SERVICES
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 16th DAY OF January, 2003.
Harmeen A. Sellman
DIRECTOR OF DEVELOPMENT SERVICES

ACREAGE TABLE

LOT 1	0.81 ACRES
LOT 2	0.61 ACRES
TOTAL ACREAGE=1.41 ACRES	

GRAPHIC SCALE 1"=20'
0 20 40 60

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.

REVISIONS
5/30/03
10-3-03
11-14-03 Cert.

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

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 & EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF A REPLAT OF LOTS 1 & 2, CASTLE PARK WEST, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP ALL SIGHT DISTANCES EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 PROPERTY UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 9th DAY OF December, 2003.

OWNERS
Kathy Miller
Lot 1
Yaver, LLC
2885 W. County Line Road
Littleton, CO 80129

Benny A. Gwart
Lot 2
WH Capital, L.L.C.
P.O. Box 6450
Norcross, GA 30091-6450
11/26/03

NOTARY CERTIFICATES
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF DECEMBER, 2003, BY Kathy Miller AS MANAGING MEMBER OF Yaver LLC

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF December, 2003
MY COMMISSION EXPIRES 1-31-04
Carol J. Dieffendorf
NOTARY PUBLIC
STATE OF COLORADO
My Comm. Expires 1-31-2004

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF November, 2003, BY Benny A. Gwart AS SEE BELOW OF WH Capital L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF November, 2003
MY COMMISSION EXPIRES June 3, 2007
Cristina Martinezy
NOTARY PUBLIC

LEINHOLDER
Vectra Bank

NOTARY CERTIFICATES
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF January, 2003, BY James P. Lanzillo AS vice president OF VECTRA BANK

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF January, 2003
MY COMMISSION EXPIRES 9/30/2007
James P. Lanzillo
NOTARY PUBLIC

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:08 PM ON THE 23rd DAY OF Jan, 2003.
RECEPTION NO. 2004009217

DOUGLAS COUNTY CLERK AND RECORDER
BY: Tullayne K...
DEPUTY

* AUTHORIZED SIGNATORY PURSUANT TO WRITTEN CONSENT OF BOARD OF DIRECTORS OF WH CAPITAL LLC dated July 11, 2003

11/15/03 14:31:56 2003
C:\working\2003\2003-04\replat\replat.dwg