



# 2005073485  
08/05/2005 03:30 PM

2005073485 2 PGS

### PLAT IDENTIFICATION SHEET

✓ DURAN, JESUS J.

GRANTOR(owner)

✓ TOWN OF CASTLE ROCK 23<sup>RD</sup> AMENDMENT FINAL PLAT

GRANTEE(name of plat)

TOWN OF CASTLE ROCK

Subdivision/Condo Name

Filing

✓ 5 & 6

Phase

Lot

✓ 33

Building

Block

Unit

✓ 11

8

67

OLD LEGAL(Section)

(Township)

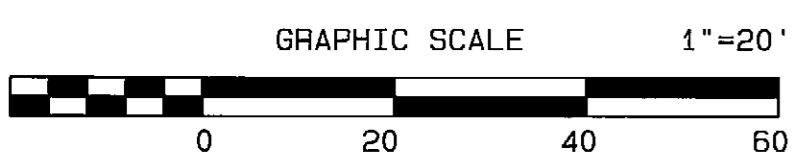
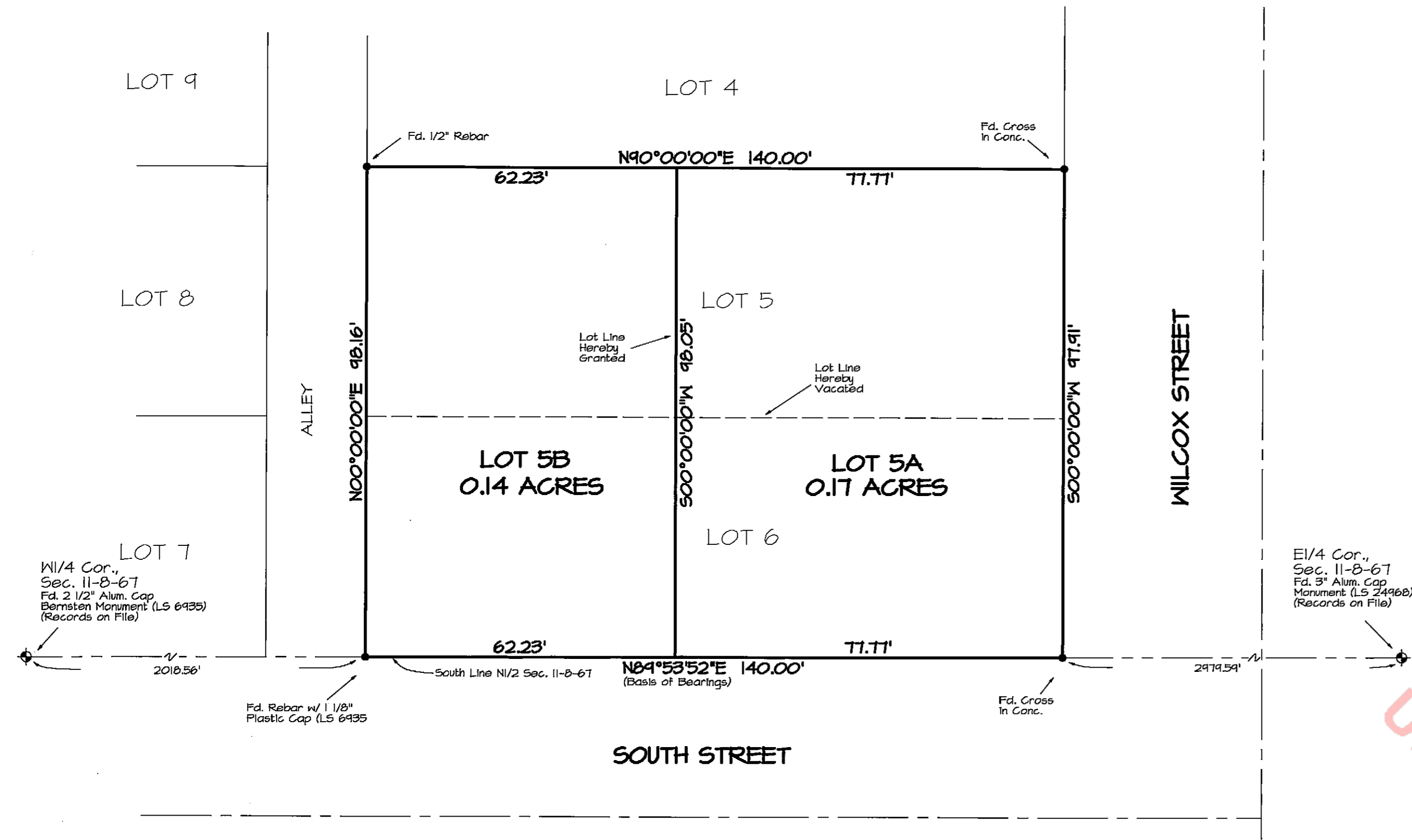
(Range)

✓ 2005022382

Cross reference#s (reception#s Book – Page)

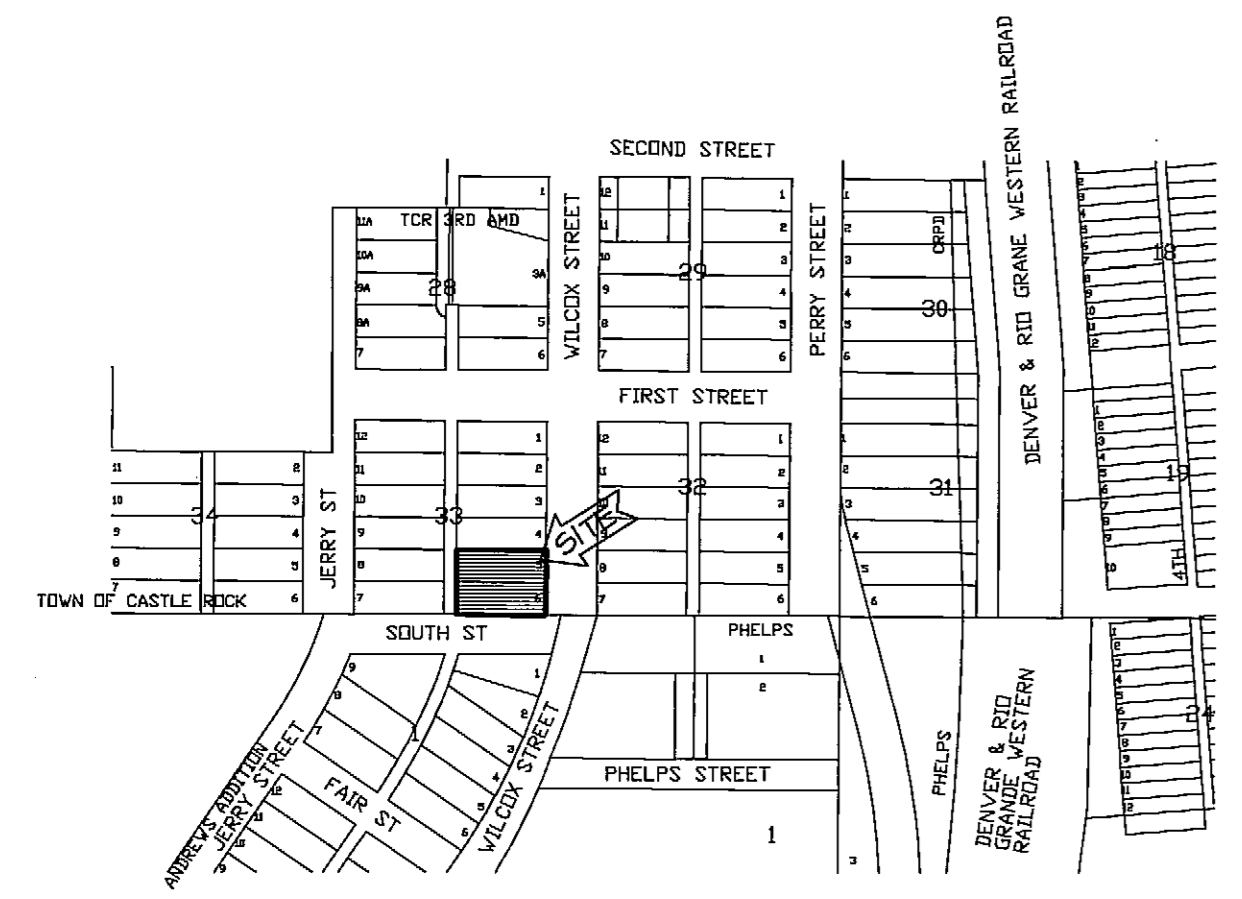
# TOWN OF CASTLE ROCK 23rd AMENDMENT

## A REPLAT OF LOTS 5 AND 6, BLOCK 33, TOWN OF CASTLE ROCK, PART OF SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO



SUMMARY TABLE	
LOT 5A	0.17 ACRES
LOT 5B	0.14 ACRES
<b>TOTAL ACRES</b>	<b>0.31 ACRES</b>

- LEGEND**
- = PROPERTY LINE
  - = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
  - = VACATED LOT LINE
  - = SECTION LINES



VICINITY MAP  
SCALE: 1"=300'

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 11 BEARS N89°53'52" E BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

**PROPERTY DESCRIPTION**

LOTS 5 AND 6, BLOCK 33, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

**TITLE CERTIFICATE**

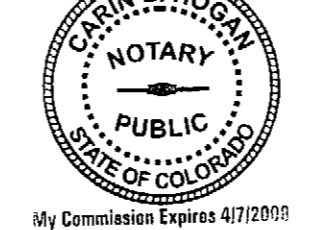
I, Wayne Barnard BEING AN AUTHORIZED REPRESENTATIVE OF First American Heritage Title Company A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.  
SIGNED THIS 1st DAY OF August, 2005.

Wayne Barnard - Commercial Title Officer First American Heritage Title Company  
AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF AUGUST, 2005, BY Wayne Barnard AS COMMERCIAL TITLE OFFICER OF FIRST AMERICAN HERITAGE TITLE COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF AUGUST, 2005

MY COMMISSION EXPIRES 4-1-08  
Carin E. Hogan  
NOTARY PUBLIC

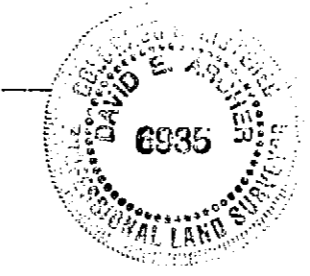


**SURVEYOR'S CERTIFICATE**

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 IN AUGUST, 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 (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  
DAVID E. ARCHER (P.L.S. 6935)

7-25-05  
DATE



**STATEMENT OF DEVELOPMENT SERVICES DIRECTOR APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF OF CASTLE ROCK, COLORADO THE 2 DAY OF AUGUST, A.D., 2005.

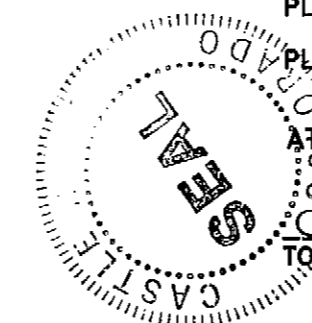
Anton  
DIRECTOR OF DEVELOPMENT SERVICES

8-2-05  
DATE

**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  
Sally A. New TOWN CLERK  
Mark Stearns TOWN MANAGER



"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."

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEE 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 THREE LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF TOWN OF CASTLE ROCK 23rd AMENDMENT.

EXECUTED THIS 20th DAY OF July, 2005.

**OWNERS**

JESUS J. DURAN  
9526 ST. PAUL STREET  
THORNTON, CO 80229

Jesus J. Duran  
JESUS J. DURAN



**NOTARY CERTIFICATES**

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF July, 2005.

BY JESUS J. DURAN  
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 2005  
MY COMMISSION EXPIRES 9-18-2005  
Jack Hall  
NOTARY PUBLIC

**MORTGAGEE**

WSA FRATERNAL LIFE  
9025 GRANT STREET SUITE #201  
THORNTON, CO 80229  
Rec # 2005022382  
3-15-2005

BY Randy Fuess AS President OF  
WSA FRATERNAL LIFE



**NOTARY CERTIFICATES**

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

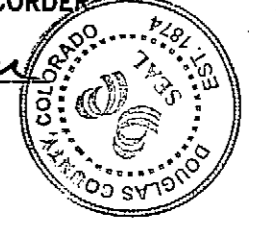
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF July, 2005.

BY Randy Fuess AS PRESIDENT & CEO OF  
WSA FRATERNAL LIFE  
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 2005  
MY COMMISSION EXPIRES 9-18-2005  
Jack Hall  
NOTARY PUBLIC

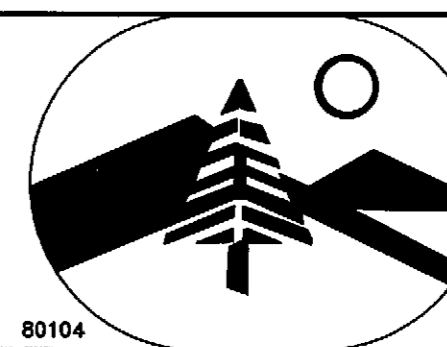
**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:30 P.M. ON THE DAY OF 5-Aug, 2005.

RECEPTION NO. 2005073485  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Tulaym Ismail Deputy



REVISIONS
Revise Mortgage 5-17-05
Comments 7-18-05
Delete owner name 7-19-05



TITLE	SCALE	DATE	DRY	AP-VD.	TITLE	CLIENT	JOB NUMBER
TOWN OF CASTLE ROCK 23rd AMENDMENT	1"=20'	5-9-05	AGM	CRD.	JESUS J. DURAN		
							94-0016