

PLAT IDENTIFICATION SHEET

Reception #: 8806089

Number of pages: 1

Date: 03/17/88

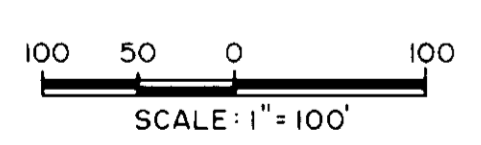
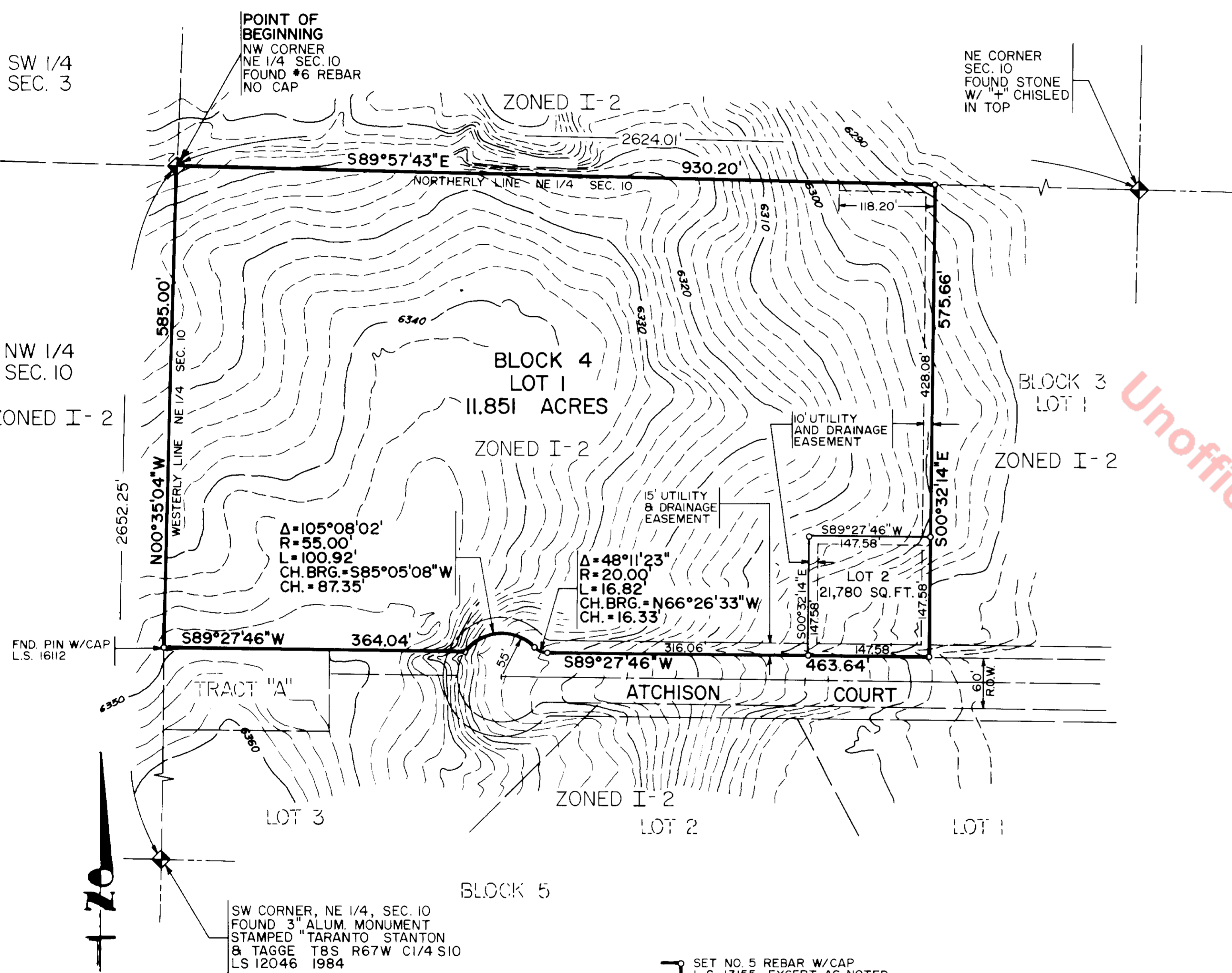
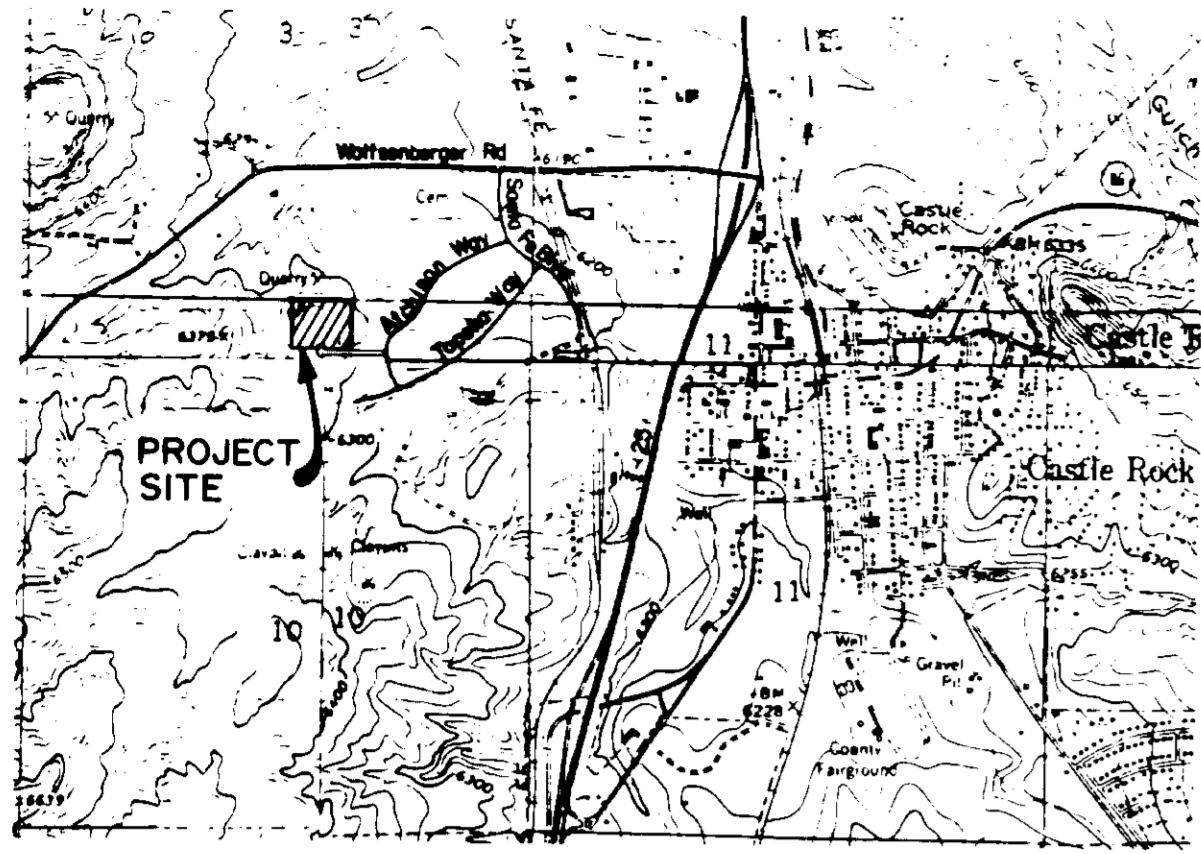
Name: CITADEL STATION
6

MISCELLANEOUS COMMENTS:

SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6

A REPLAT OF LOT 1, BLOCK 4 OF CITADEL STATION FILING NO. 6
LOCATED IN THE NE 1/4 OF SECTION 10, T.8S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**MINOR PLAT
PRELIMINARY / FINAL**
DATE PREPARED: DECEMBER 4, 1987



FIRST DEED OF TRUST HOLDERS:

BY: Lee H. Weinstein LEE H. WEINSTEIN
 BY: Adam Brown ADAM BROWN
 BY: Peter Brown PETER BROWN
 BY: Brown Foundation, Inc. BROWN FOUNDATION, INC.

COUNTY OF Denver SS
 STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF March, 1988,
 BY Lee H. Weinstein & Lee Weinstein as Attorney in fact for Adam Brown, Peter Brown & David Brown, Trustee.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 7-22-91

Carrie M. Bae
NOTARY PUBLIC

PROPERTY DESCRIPTION

Lot 1, Block 4, Citadel Station Filing No. 6 as recorded at Reception No. 8708767 located in the Northeast Quarter of Section 10, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, additionally described as follows:

BEGINNING at the northwest corner of said Northeast Quarter, whence the northeast corner of said Section 10 bears S89°57'43"E a distance of 2624.01 feet;
 THENCE S89°57'43"E along the northerly line of said Northeast Quarter a distance of 930.20 feet;
 THENCE S00°32'14"E a distance of 575.66 feet;
 THENCE the following three (3) courses along the northerly line of Atchison Court as dedicated by said Citadel Station Filing No. 6:
 1. S89°27'46"W along a line tangent with the following described curve a distance of 463.64 feet;
 2. THENCE along the arc of a curve to the right having a central angle of 48°11'23", a radius of 20.00 feet, a chord bearing N66°26'33"W a distance of 16.82 feet, and an arc distance of 16.82 feet and being tangent with the following described curve;
 3. THENCE along the arc of a curve to the left having a central angle of 105°08'02", a radius of 55.00 feet, a chord bearing S85°05'08"W a distance of 87.35 feet, and an arc distance of 100.92 feet;
 THENCE S89°27'46"W along a line non-tangent with the last described curve being the northerly line of Lot 3, Block 5 and Tract "A" of said Citadel Station Filing No. 6 a distance of 364.04 feet;
 THENCE N00°35'04"W along the westerly line of said Northeast Quarter a distance of 585.00 feet to the POINT OF BEGINNING.

Containing 12.351 Acres, more or less.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS 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 SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6 THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON, OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREIN. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN AND TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 5 DAY OF February, 1988

OWNER: LEGREJE CORP.
 ADDRESS: 1776 S. JACKSON ST., SUITE 907,
 DENVER, CO. 80210

BY: Philip Hazouri
 PHILIP HAZOURI, PRESIDENT

BY: James E. Giapafakis
 JAMES E. GIAPAFAKIS, SECRETARY/TREASURER

COUNTY OF DOUGLAS
 STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF February, 1988, BY Philip Hazouri & James E. Giapafakis WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 4-22-92

James H. Hoffmann
NOTARY PUBLIC

MORTGAGEE: AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF COLORADO

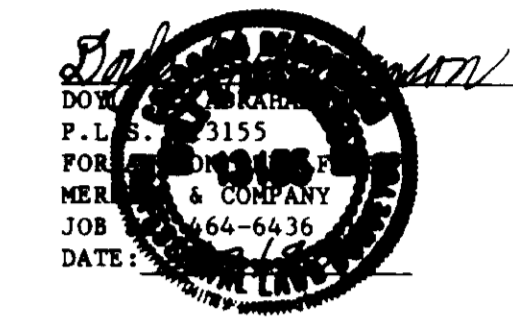
BY: Heidi Crawford
 COUNTY OF DOUGLAS
 STATE OF COLORADO

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF February, 1988, BY Heidi Crawford WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 2/10/92

Elizabeth A. Sweeney
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DOYLE G. ABRAHAMSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PARCEL WAS MADE ON OR ABOUT DECEMBER 15, 1987 UNDER MY SUPERVISION, THAT SAID SURVEY WAS COMPLETED TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO AND ON THE BASIS OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS PLAT OF THAT SURVEY ARE TRUE AND CORRECT.



STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROAD SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS BEEN ISSUED TO THAT EFFECT.

TITLE CERTIFICATE

I, James E. Giapafakis, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION, TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY IS IN THE ABOVE-REFERRED TO OWNER AND DEDICATORS.

SIGNED THIS 5 DAY OF February, 1988.
James E. Giapafakis
 ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION REVIEW

THIS PLAT REVIEWED AND APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 5 DAY OF January, 1988.

BY: James Reason
 PLANNING COMMISSION CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON 1-21-88 AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS AND WATER RIGHTS SHOWN HEREON.

SIGNED THIS 21st DAY OF January, 1988.

TOWN OF CASTLE ROCK

BY: William R. Edwards
 MAYOR

ATTESTED: Philip L. Brown
 TOWN CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:27 P.M. ON THE 17th DAY OF MARCH, 1988 AT RECEPTION NO. 10609.

COUNTY CLERK AND RECORDER

BY: Betsy A. Crow