

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2005077254
08/17/2005 10:38 AM



2005077254 3 PGS

PLAT IDENTIFICATION SHEET

✓ Castle View Properties, LLC

GRANTOR(owner)

✓ Citadel Station 6, 8th Amendment Final Plat

GRANTEE(name of plat)

Citadel Station

Subdivision/Condo Name

6

Filing

Phase

Lot

Building

Block

Unit

✓ 10

8

67

OLD LEGAL(Section)

(Township)

(Range)

✓ 2004096064

2004096066

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

CITADEL STATION FILING NO. 6 8TH AMENDMENT

A REPLAT OF LOT 1, BLOCK 4, SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

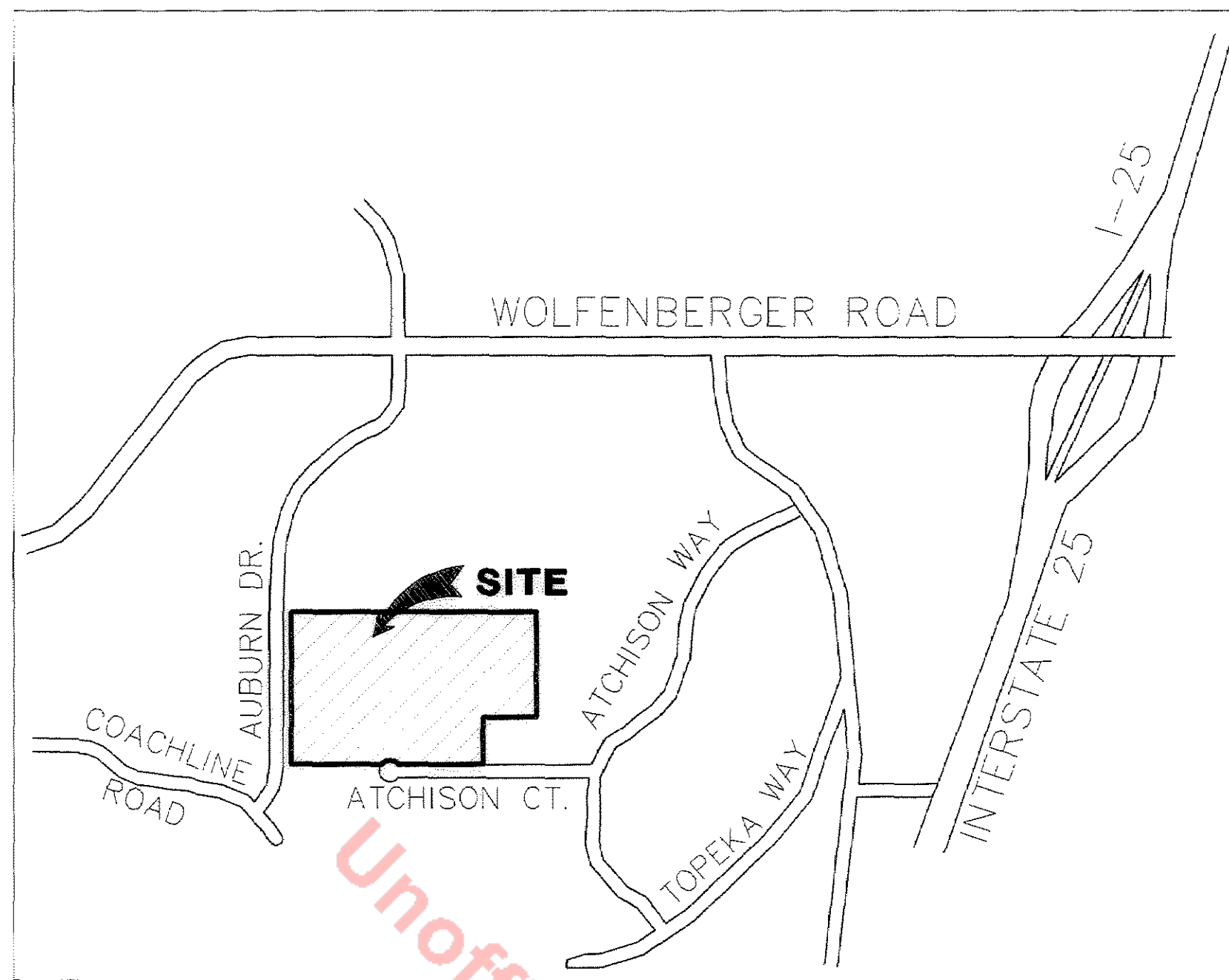
PROPERTY DESCRIPTION:

THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6 AS RECORDED 3-17-1988 AT RECEPTION NO. 8806069, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. SAID PARCEL CONTAINS 11.85 ACRES (516,235 SF), MORE OR LESS.

SUMMARY TABLE:

LOT NO.	AREA (AC.)	AREA (SF.)
LOT 1	1.82	79,383
LOT 3	2.31	100,580
LOT 4	2.30	100,195
LOT 5	5.42	236,076
TOTAL	11.85	516,235



VICINITY MAP

N.T.S.

SHEET INDEX:

SHEET 1. FINAL COVER SHEET
 SHEET 2. FINAL PLAT

OWNER/APPLICANT:
 CASTLE VIEW PROPERTIES, LLC
 5630 LAMBERT RANCH TRAIL
 SEDALIA CO 80135

SURVEYOR:
 MARTIN/MARTIN INC.
 12499 WEST COLFAX AVE.
 LAKEWOOD CO. 80215

NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF SAID LOT 1, BLOCK 4, SECOND AMENDMENT OF A PORTION OF CITADEL STATION FILING NO. 6, AS SHOWN ON THE RECORDED PLAT, RECEPTION NUMBER 8806069, BEARING BEING S89°57'43"E; SAID LINE BEING ESTABLISHED BY THE NORTHWEST LOT CORNER (2-1/2" MONUMENT, L# 25629) AND THE NORTHEAST LOT CORNER (REBAR WITH 1-1/4" PLASTIC CAP L# 25629).
2. 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 CERTIFICATION SHOWN HEREON.
3. ALL REFERENCES TO BOOKS, PAGES AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED ARE NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAPS FOR THE TOWN OF CASTLE ROCK, PANEL NUMBER 080050 0170 C, PANEL NUMBER 080050 0188 C, AND PANEL NUMBER 080050 0170 C, ALL OF WHICH WERE REVISED SEPT. 30, 1987, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SURVEYOR'S STATEMENT:

I, RICHARD A. NOBBE, 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 18th DAY OF August, 2005, 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 APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 2nd DAY OF August, 2005.

RICHARD A. NOBBE, PROFESSIONAL LAND SURVEYOR

PLS NO. 23899

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 12th DAY OF August, 2005.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

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. ATTEST: TOWN OF CASTLE ROCK

[Signature] TOWN CLERK
[Signature] TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AS 1:56 PM ON THE 11th DAY OF Aug, 2005 AT RECEPTION NO. 2005017854

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
 DEPUTY

OWNERSHIP AND 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 3rd DAY OF August, 2005.

[Signature]
 AUTHORIZED REPRESENTATIVE

First American Heritage Title Company
 TITLE INSURANCE COMPANY

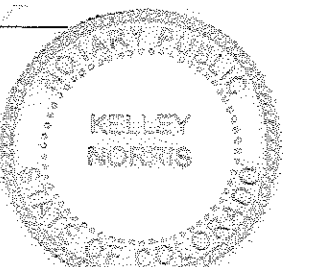
NOTARY CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF Douglas) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2005, BY Eric Stearns AS THE AUTHORIZED REPRESENTATIVE OF First American Heritage Title Company

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 8/18/06

[Signature]
 NOTARY PUBLIC



CERTIFICATE OF 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 CITADEL STATION FILING NO. 6 8TH AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP 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 PROVED 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.

SIGNED THIS 3rd DAY OF August, 2005.

OWNER: CASTLE VIEW PROPERTIES, LLC

BY: [Signature] TITLE: Managing Member

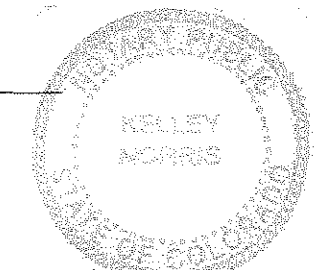
NOTARY CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF Douglas) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2005, BY Gerald Coyce Dabner, AS Managing Member OF CASTLE VIEW PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 8/18/06

[Signature]
 NOTARY PUBLIC



LIENHOLDER: GUARANTY BANK TRUST COMPANY

DEED OF TRUSTS RECORDED ON 9-15-2004 AT RECEPTION NO. 2004096064 AND 2004096066

BY: [Signature] TITLE: St. V.P.

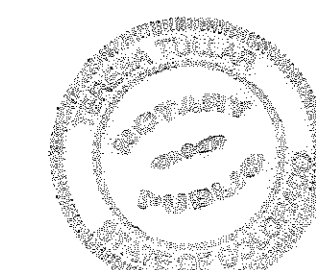
NOTARY CERTIFICATE:

STATE OF COLORADO)
 COUNTY OF Denver) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2005, BY James J. Oaken, AS Senior Vice President OF CASTLE VIEW PROPERTIES, LLC, Guaranty Bank & Trust

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 4-8-2009

[Signature]
 NOTARY PUBLIC



PREPARED BY: A.K.R.

REV: 8/02/05
 REV: 4/25/05
 REV: 2/15/05
 DATE: 1/25/05

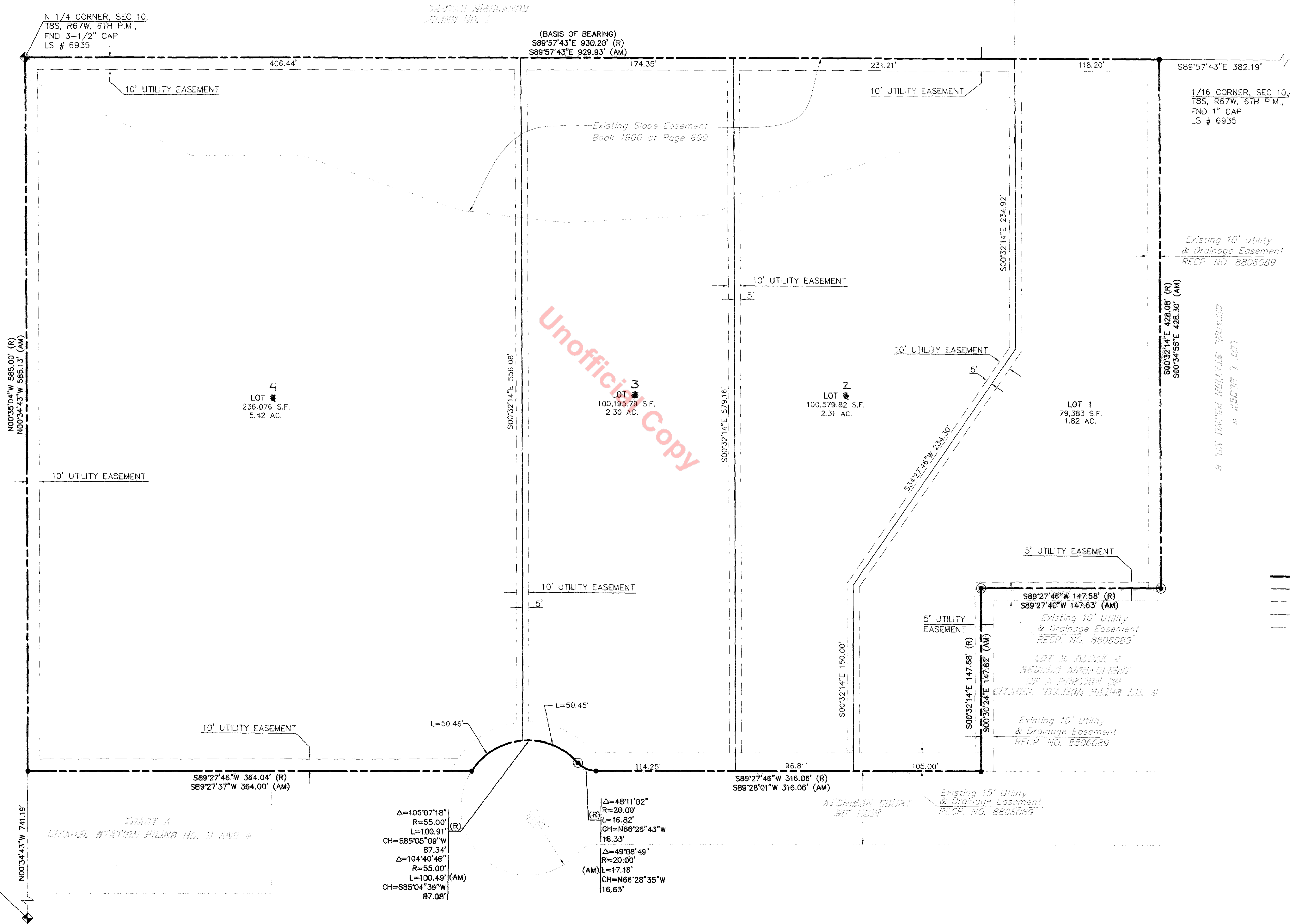
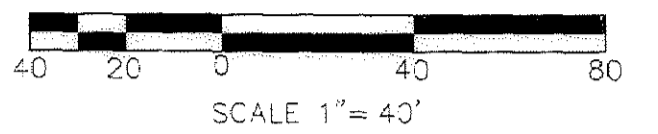
MARTIN / MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVE.
 P.O. Box 151500
 LAKEWOOD, CO 80215
 303.431.6100
 FAX 303.431.4028

CAD INFORMATION
 Paper Space
 Plot View: PLOT
 Dwg. Name: cover.dwg
 Other View:
 Model Space
 Plan View(s): PLAN
 Profile View(s):
 Plot Date: 2/15/05 10:03:03
 Tab Name: layout1
 X References:
 Project Manager: PEH
 Designed By: PEH
 Location: G:\URBN\Castleview\Plot
 Drawn By: MRP
 Job Number: 17746001
 Sheet Number: COVER

CITADEL STATION FILING NO. 6 8TH AMENDMENT

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 LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- RIGHT-OF-WAY
- EXISTING EASEMENT
- FND PIN PLS # 6935
- FND 5/8" REBAR
- RECORDED BEARING AND DISTANCE
- AS-MEASURED BEARING AND DISTANCE

CAD INFORMATION
 Paper Space Plot view: PLAN
 Model Space Plot view: PLAN
 Other View:
 Dwg. Name: PlotLong
 Plot Long
 X References:
 Project Manager: PHL
 Designed By: PHL
 Location: G:\Projects\CastleRock\Plot\1721\1721.dwg
 Drawn By: MHW
 Job Number: 1721-1721
 Sheet Number: 00000

PREPARED BY: A.K.R.

MARTIN / MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVE.
 P.O. BOX 131500
 LAKEWOOD, CO 80215
 303.431.6100
 FAX 303.431.4028
 REV: 8/02/05
 REV: 4/29/05
 REV: 2/15/05
 DATE: 1/25/05