



2007012844 2 PGS

PLAT IDENTIFICATION SHEET

✓ Haar, Doug R.
Haar, Andrea J.

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS

Grantor (owner)

2007012844
02/09/2007 03:24 PM

Grantor (owner)

✓ Crystal Valley Ranch F2, 4th Administrative Replat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Crystal Valley Ranch Filing: 2 Lot: 93

Condo Info: Phase _____ Bldg _____ Unit _____

24

8

67

Section

Township

Range

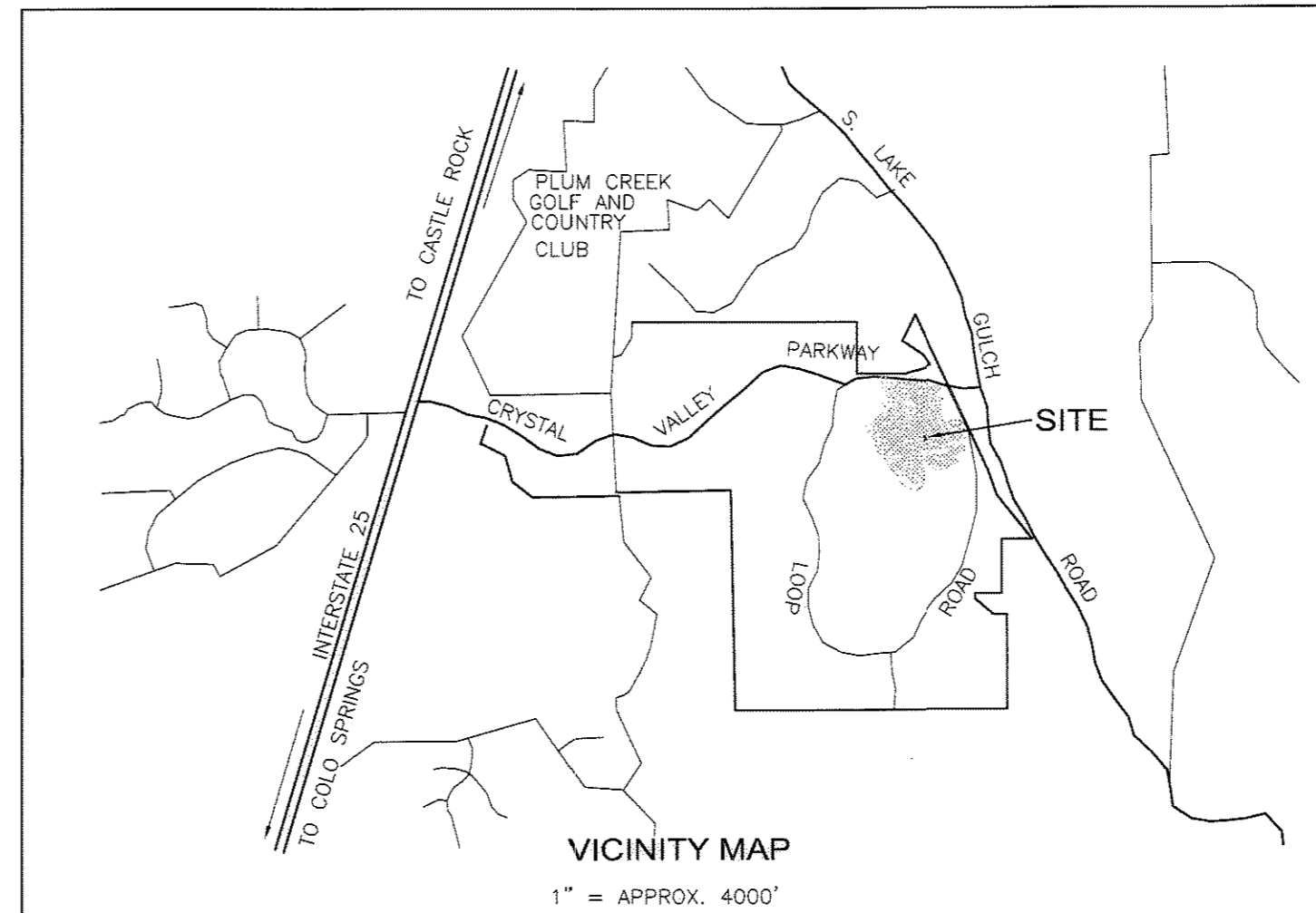
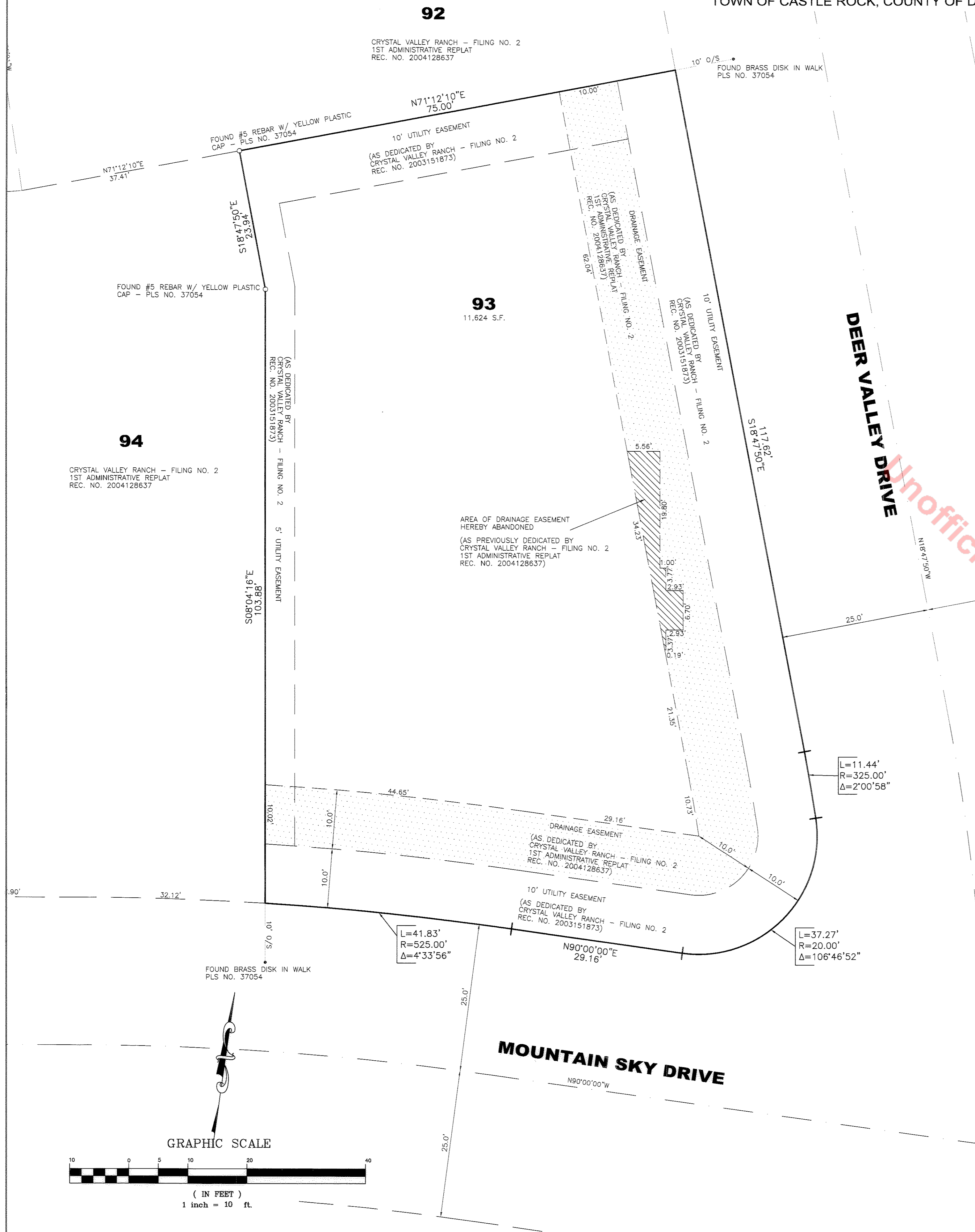
Cross Reference numbers: (reception #s or book and page)

2004128637

2006064088

CRYSTAL VALLEY RANCH - FILING NO. 2 4TH ADMINISTRATIVE REPLAT

A REPLAT OF LOT 93, CRYSTAL VALLEY RANCH - FILING NO. 2, 1ST ADMINISTRATIVE AMENDMENT
PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



GENERAL NOTES

1. THE PLAT OF CRYSTAL VALLEY RANCH - FILING NO. 2, 1ST ADMINISTRATIVE REPLAT WAS RECORDED DECEMBER 20, 2004 AT RECEPTION NO. 2004128637 OF THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.
2. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE EAST TERMINUS BEING THE SOUTHEAST CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935," THE WEST TERMINUS BEING THE SOUTH QUARTER CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 2 1/2" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935." THE BEARING BEING S89-47-24W PER ALTA/ACSM LAND TITLE SURVEY DEPOSITED WITH THE OFFICE OF THE RECORDER, COUNTY OF DOUGLAS AT RECEPTION NUMBER LSP-2682, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE PORTION OF THE DRAINAGE EASEMENT INDICATED HEREON, WHILE KEEPING THE REMAINDER OF THE SAME EASEMENT IN FULL FORCE AND EFFECT.
4. THE EASEMENT AREAS WITHIN LOT 93 SHALL BE CONTINUOUSLY MAINTAINED BY THE HOA.
5. THE DRAINAGE EASEMENT WITHIN LOT 93 WILL BE MAINTAINED BY THE HOA. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL UNDERDRAIN FACILITIES TO ENSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENTS. SHOULD SAID HOA FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SUCH LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE SHALL BE ASSESSED TO THE HOA.
6. PURSUANT TO SECTION 14.020.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE PORTION OF THE DRAINAGE EASEMENT CREATED BY THE CRYSTAL VALLEY RANCH FILING NO. 2, 1ST ADMINISTRATIVE REPLAT (DEPICTED HEREON). IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THIS PORTION OF THE DRAINAGE EASEMENT.

NOTICE

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM WHEN YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

SURVEYOR'S STATEMENT

I, JOHN E. KRATZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 2, 2006, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THE 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.

JOHN E. KRATZ
CO. REG. NO. 20142



PROPERTY DESCRIPTION
LOT 93, CRYSTAL VALLEY RANCH - FILING NO. 2, 1ST ADMINISTRATIVE REPLAT, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

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, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH - FILING NO. 2, 4TH ADMINISTRATIVE REPLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE 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 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 14th DAY OF OCTOBER, 2006.
OWNERS
DOUG R. HAAR AND ANDREA J. HAAR

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF OCTOBER, 2006, BY DOUG R. HAAR AND ANDREA J. HAAR AS OWNERS.
NOTARY PUBLIC: Russell A. Waring, MY COMMISSION EXPIRES 05-25-2007

MORTGAGEE(S) AND LIENHOLDER(S)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING AS NOMINEE FOR WELLS FARGO BANK, N.A.
BY Donna J. Mayhew
SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF November, 2006,
BY Lorna L. Swartz AS Vice President OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING AS NOMINEE FOR WELLS FARGO BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL: Deed of Trust recorded 7-27-06, Rec. No. 2006064088, 8/29/2010
NOTARY PUBLIC: Manjit Kaur Ghatalra, MY COMMISSION EXPIRES 05-25-2007

TITLE CERTIFICATE
SIGNED THIS 14th DAY OF October, 2006.
AUTHORIZED REPRESENTATIVE: Manjit Kaur Ghatalra
LAND TITLE GUARANTEE COMPANY: Manjit Kaur Ghatalra
STATE OF COLORADO, COUNTY OF ARAPAHOE
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, 2006, BY Manjit Kaur Ghatalra
WITNESS MY HAND AND OFFICIAL SEAL: Manjit Kaur Ghatalra, MY COMMISSION EXPIRES 05-25-2007

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE
ON BEHALF OF THE TOWN COUNCIL 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: Sally Mee TOWN CLERK, Mark Jones TOWN MANAGER
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS PLAT WAS APPROVED BY THE DIRECTORS OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 25th DAY OF January, 2006.
DIRECTOR OF DEVELOPMENT SERVICES: Carl Louie
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO, COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 9th DAY OF February, 2006 AT 3:24 O'CLOCK P.
AND WAS RECORDED UNDER RECEPTION NO. 2007012844
DOUGLAS COUNTY CLERK AND RECORDER: Diana Myers

BUILDER
MELODY HOMES INC., A DELAWARE CORPORATION
dba DR HORTON - THE MELODY SERIES
11031 SHERIDAN BLVD.
WESTMINSTER, CO 80020

OWNERS
DOUG R. HAAR AND ANDREA J. HAAR
2791 MOUNTAIN SKY DRIVE
CASTLE ROCK, CO. 80104

LAND SURVEYOR
B&J SURVEYING, INC.
13790 E. RICE PLACE
AURORA, CO 80015
JOHN E. KRATZ, PLS

DATE:	05/17/06
FILE NAME:	crv2- 193r
SCALE:	1" = 10'
DRAWN BY:	BM
CHECKED BY:	JEK
13790 E. RICE PLACE #100 AURORA, CO 80015 PHONE: (303) 850-0559 FAX: (303) 850-0711 EMAIL: info@bjsurveying.net	
REVISIONS:	DATE: 06/07/06 09/10/03
Castle Rock Comments Owner/Mortgagee Blocks	
CRYSTAL VALLEY RANCH - FILING NO. 2 4TH ADMINISTRATIVE REPLAT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO	
PROJECT #	06-CVR-93R
SHT 1 OF 1	