

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

# 2006075523  
09/01/2006 09:12 AM



# PLAT IDENTIFICATION SHEET

Melody Homes, Inc.

\_\_\_\_\_  
Grantor (owner)

\_\_\_\_\_  
Grantor (owner)

Crystal Valley Ranch 2 5<sup>th</sup> Administrative Replat

\_\_\_\_\_  
Grantee (name of plat or condo)

\_\_\_\_\_  
Grantee (name of plat or condo)

Subdivision Info: Crystal Valley Ranch Filing: 2 Lot: 193

Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_

24

8

67

\_\_\_\_\_  
Section

\_\_\_\_\_  
Township

\_\_\_\_\_  
Range

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

2004128637 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# CRYSTAL VALLEY RANCH - FILING NO. 2 5TH ADMINISTRATIVE REPLAT

A REPLAT OF LOT 193, 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.

PROPERTY DESCRIPTION  
LOT 193, 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  
LAD 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, 5TH 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.

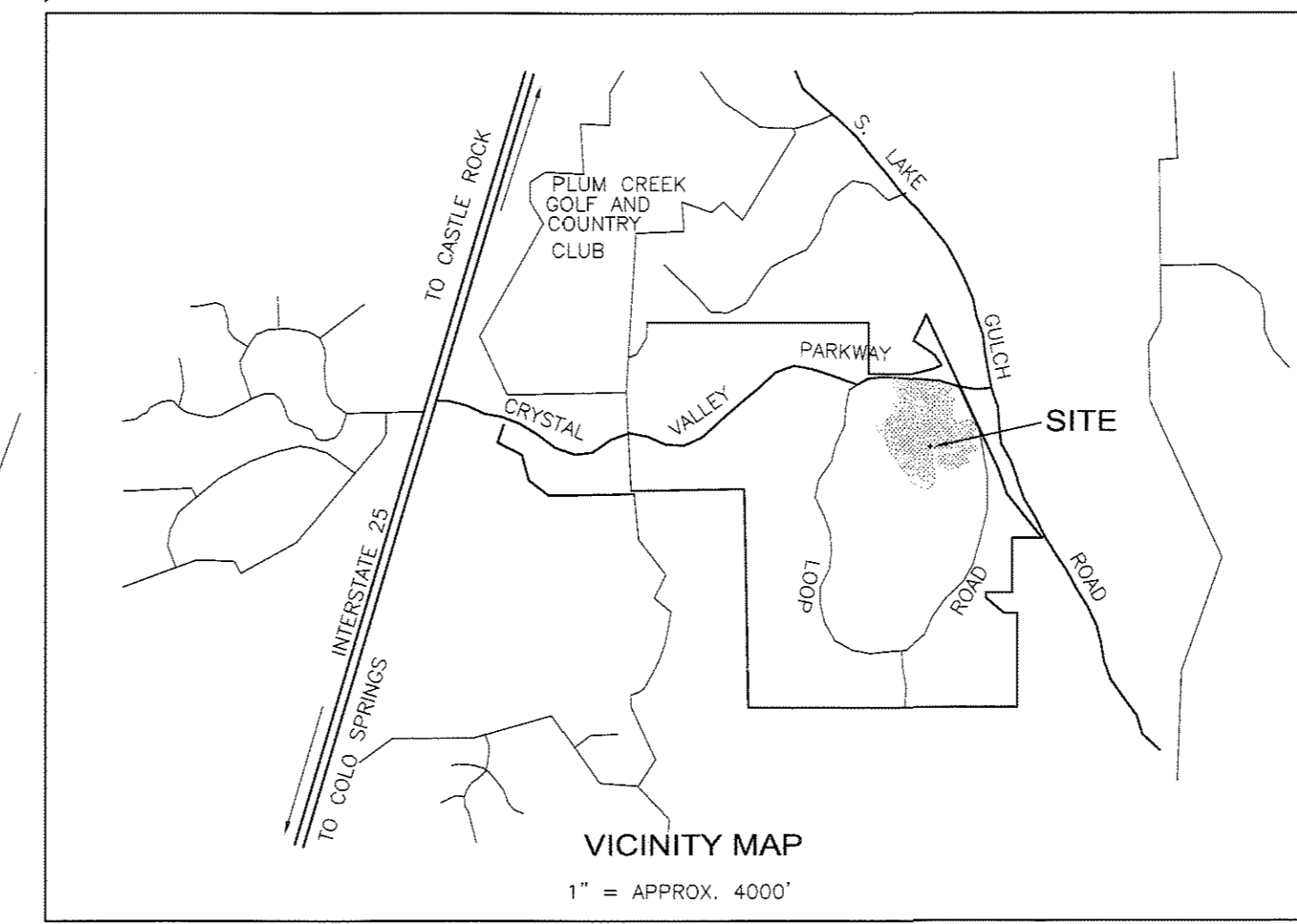
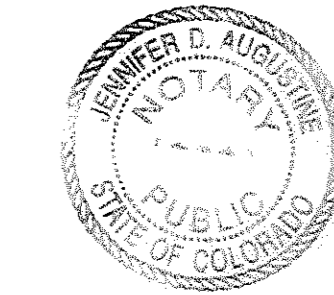
EXECUTED THIS 28<sup>th</sup> DAY OF June, 2006.

OWNER  
MELODY HOMES, INC., A DELAWARE CORPORATION,

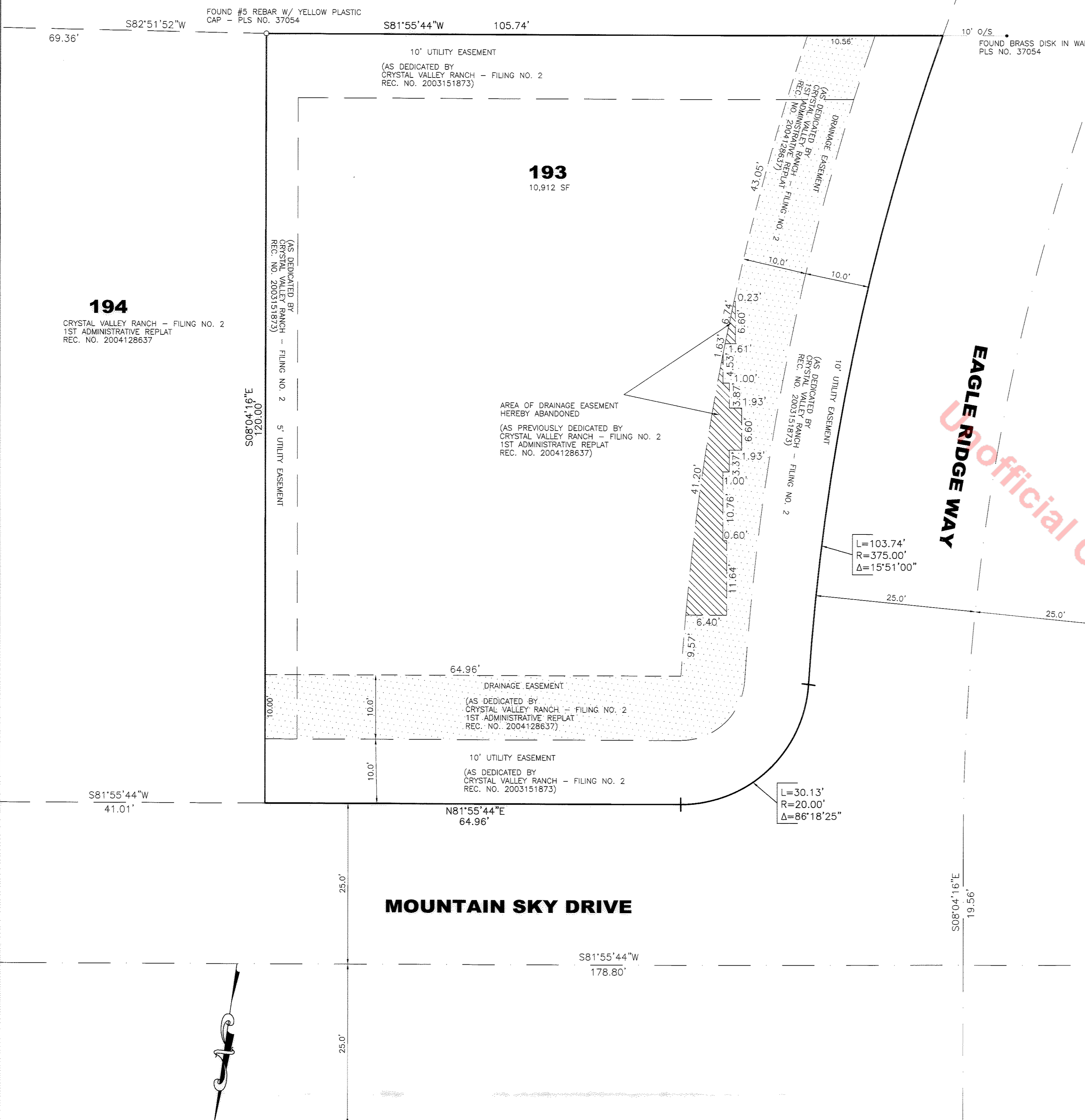
BY: Toby Terhune  
TOBY TERHUNE  
DIVISION PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28<sup>th</sup> DAY OF June, 2006, BY TOBY TERHUNE,  
AS DIVISION PRESIDENT OF MELODY HOMES, INC., A DELAWARE CORPORATION,

Joseph O. Augustus My Commission Expires 02/18/2010  
NOTARY PUBLIC MY COMMISSION EXPIRES



**TRACT B**  
CRYSTAL VALLEY RANCH - FILING NO. 2  
1ST ADMINISTRATIVE REPLAT  
REC. NO. 2004128637



### 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 3/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6936" 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 6936." 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-2662, 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 193 SHALL BE CONTINUOUSLY MAINTAINED BY THE HOA.
5. THE DRAINAGE EASEMENT WITHIN LOT 193 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  
JOHN E. KRATZ  
CO. REG. NO. 20142



### TITLE CERTIFICATE

Stephen M. Newberry BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 27<sup>th</sup> DAY OF June, 2006.

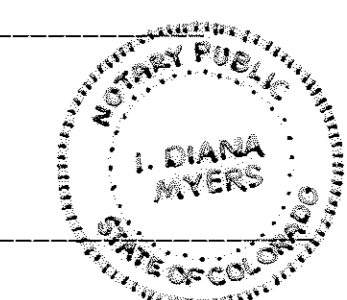
Stephen M. Newberry  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY.

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF June, 2006.

BY: Dianna Myers  
WITNESS MY HAND AND OFFICIAL SEAL

Dianna Myers  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 03-2009



### 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. 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.

ATTEST:  
Sally M. ... TOWN CLERK  
Mark ... TOWN MANAGER

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

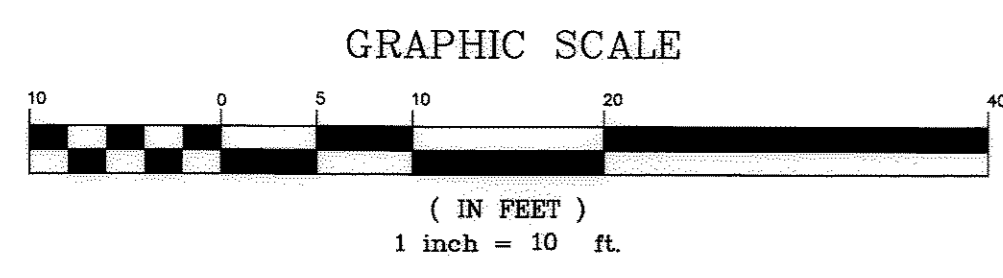
THIS PLAT WAS APPROVED BY THE DIRECTORS OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 11 DAY OF August, 2006.

Christina ...  
DIRECTOR OF DEVELOPMENT SERVICES

### 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 1<sup>st</sup> DAY OF September, 2006 AT 9:12 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NO. 2006075523

Joseph A. Hoch Deputy  
DOUGLAS COUNTY CLERK AND RECORDER.



DATE:	05/17/06
FILE NAME:	crv2-193r
SCALE:	1" = 10'
DRAWN BY:	BM
CHECKED BY:	JEK
PROJECT #:	06-CVR-193R
SHEET #:	1 OF 1

**b&j Surveying, inc.**  
Residential - Boundary - Construction

13790 E. RICE PLACE #100  
AURORA, CO 80015  
PHONE: (303) 850-0559  
FAX: (303) 850-0711  
EMAIL: info@bjsurveying.net

Official Copy