

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



# 2006026245  
03/30/2006 02:41 PM

# PLAT IDENTIFICATION SHEET

✓ TOUSA HOMES, INC.

Grantor (owner)

Grantor (owner)

✓ Castlewood Ranch 2 Parcel 1 2<sup>nd</sup> Amendment

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: CASTLEWOOD RANCH Filing 2 Lot 1 and 2  
Block 1

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

8	8	66
Section	Township	Range

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


# CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, 2ND AMENDMENT ADMINISTRATIVE REPLAT OF LOTS 1 AND 2, BLOCK 1, CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**NOTES:**

1. THE PURPOSE OF THIS AMENDMENT IS TO MOVE THE LINE AND EASEMENTS BETWEEN LOTS 1 AND 2.
2. BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF LOT 2, BLOCK 1, CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 - PARCEL 1, COUNTY OF DOUGLAS, STATE OF COLORADO, HAVING A BEARING OF N75°41'05"W. SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. LOT 1 CONTAINS 11,429 SQ. FT. OR 0.262 ACRES, AND LOT 2 CONTAINS 12,512 SQ. FT. OR 0.287 ACRES. TOTAL AREA OF LOTS 1 AND 2 CONTAINS 23,941 SQ. FT. OR 0.549 ACRES.

**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 OWNERSHIP**

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS 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 LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLEWOOD RANCH FILING NO. 2 - PARCEL 1, 2ND AMENDMENT. THE UNDERSIGNED HEREBY 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.

**OWNER:**

TOUSA HOMES, INC., A FLORIDA CORPORATION

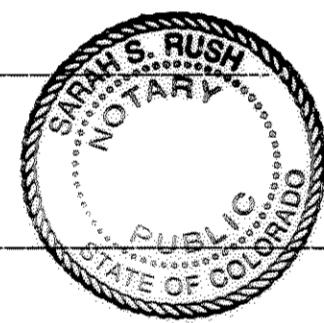
BY: Don Merrell  
DON MERRELL, DIVISION PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF February, 2006.

BY: Don C. Merrell

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6-22-09



**PROPERTY DESCRIPTION**

LOTS 1 AND 2, BLOCK 1, CASTLEWOOD RANCH SUBDIVISION FILING NO. 2 - PARCEL 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

**SURVEYOR'S STATEMENT**

I, JEFFREY E. KISTNER, 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 JANUARY 2006, 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.



JEFFREY E. KISTNER P.L.S. NO. 30829 DATE 2-9-2006  
FOR AND ON BEHALF OF SURVCON, INC.

**TITLE CERTIFICATE**

I, Brandi Becker BEING AN AUTHORIZED REPRESENTATIVE OF

Loft Title Guaranty 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.

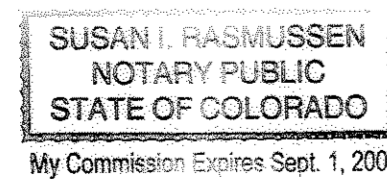
SIGNED THIS 14<sup>th</sup> DAY OF February, 2006.

AUTHORIZED REPRESENTATIVE Loft Title Guaranty Company  
TITLE INSURANCE COMPANY

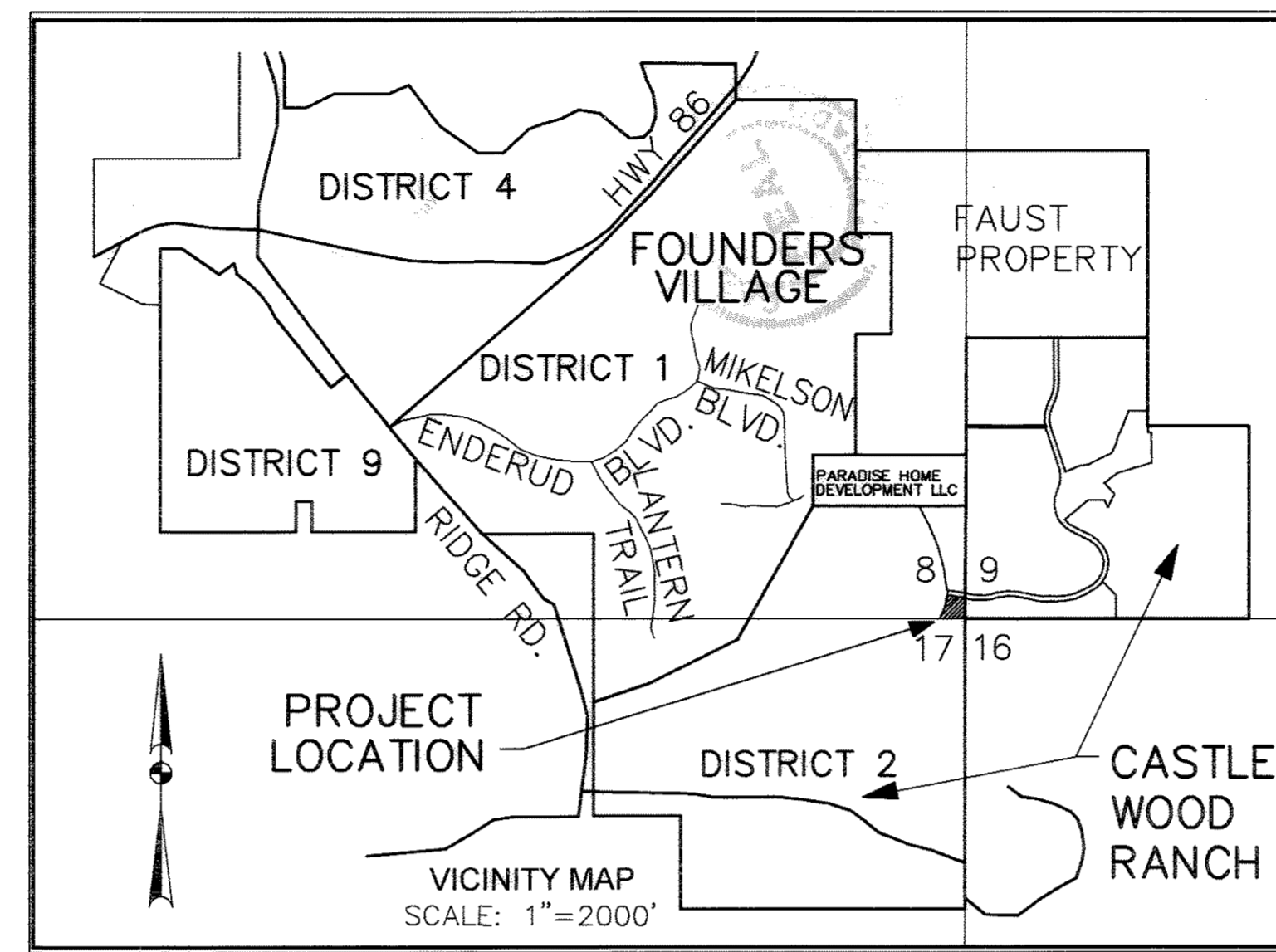
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF February, 2006.

BY: Brandi Becker

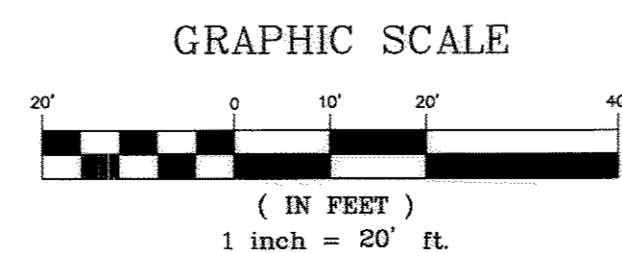
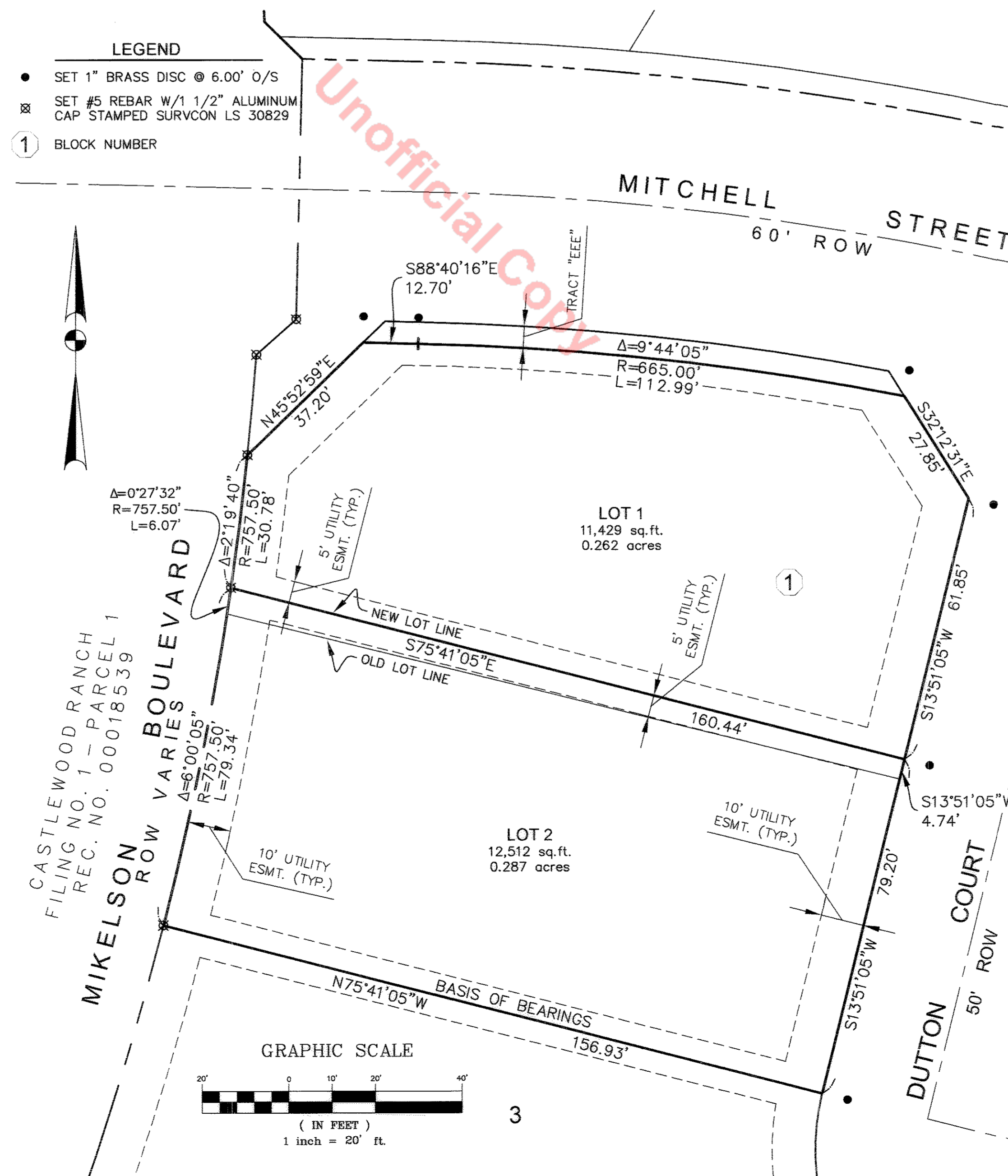
WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 9-1-07



- LEGEND**
- SET 1" BRASS DISC @ 6.00' O/S
  - ⊗ SET #5 REBAR W/1 1/2" ALUMINUM CAP STAMPED SURVCON LS 30829
  - ① BLOCK NUMBER



**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.

TEST: Gallya Nue  
TOWN CLERK

Mike Stas  
TOWN MANAGER

**STATEMENT OF DEVELOPMENT SERVICES DIRECTOR APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 1 DAY OF March, 2006.

Chlorine  
DIRECTOR OF DEVELOPMENT SERVICES

**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 AT 2:41 ON THE 30 DAY OF March, 2006.

AT RECEPTION NO. 2006026295

DOUGLAS COUNTY CLERK AND RECORDER

BY: Beth Justin  
DEPUTY

**SUBORDINATION CLAUSE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS CASTLEWOOD RANCH FILING NO. 2, PARCEL 1, 2ND AMENDMENT, IN THE TOWN OF CASTLE ROCK.

**SUBORDINATION CERTIFICATE**

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON APRIL 19, 2004 AT RECEPTION NO. 2004038945, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

RBC CENTURA BANK

**NOTARY PUBLIC**

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2006 BY \_\_\_\_\_ AS \_\_\_\_\_ FOR RBC CENTURA BANK.

REVISION 1 - 01/19/06 PER REVISION DATED 01/18/06  
REVISION 2 - 02/07/06 PER REVISION DATED 02/02/06

**LOT LINE ADMINISTRATIVE REPLAT SURVEY**  
LOTS 1 & 2, BLOCK 1, CWR FLG. 2- PARCEL 1

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVUE AVE., STE. G-12  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1" = 20' JOB NO. 6000.3656  
DATE: 12-06-2005 DRAWING: J:\DRAFTING\3656LL1-4\_37-38.DWG  
DRAWN BY: MKR SHEET NO. 1 OF 1