

PLAT IDENTIFICATION SHEET

RECEPTION # : 99019157

DATE: 3-2-99

TIME: 11:39

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR:

(OWNER/SIGNER)

M.H. Cattle Rock LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Douglas County Justice Center # 3
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)


26, 2, 67

FINAL PLAT
DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3
 LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

10.00 ACRES
 SHEET 1 OF 2

SURVEYING CERTIFICATE

I, MICHAEL C. CREGGER, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my direct supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Signed this 12th day of February, 1999

 Michael C. Cregger
 Professional Land Surveyor
 Colorado Registration No. 22564



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.

NOTES:

- The survey represented by this plat does not constitute a title search by TST Inc. of Denver, Consulting Engineers, to determine easements or right-of-ways of record. All information regarding easements and rights-of-way was based on Info Binder Order No. PI401832 dated September 19, 1997 by Land Title Guarantee Company.
- There is no surface evidence of a proprietor of a vein or lode extracting or removing ore as reserved in the United States patent of record in Book X at Page 114.
- Access to all lots platted hereon shall be restricted to Castleton Way.
- A non-exclusive easement, up to 30 feet in width was reserved across property which included the parcel platted hereon, for water and sewer mains in which no specific alignment was described in that Warranty Deed recorded in Book 1075 at page 351.
- Tract A, platted hereon, is dedicated to the Town as a detention pond easement as specified in that Pond Easement Agreement recorded in Book 1424 at Page 74.
- The number of SFE's for the property platted hereon is 26.
- The Basis of Bearings is the West line of the Southwest quarter of said Section 26, considered to bear North 00° 24' 41" East as described in that deed recorded at Reception No. 9662055.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that 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 as follows:

LEGAL DESCRIPTION

A tract of land situated in the West 1/2 of the Southwest 1/4 of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

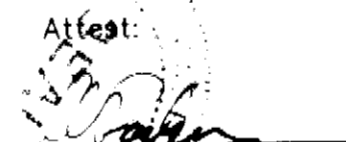
Commencing at the Southwest corner of the West 1/2 of the Southwest 1/4 of said Section 26 and considering the West line of said West 1/2 of the Southwest 1/4 to bear North 00°24'41" East with all bearings contained herein, relative thereto; thence North 00°24'41" East along said West line, a distance of 695.36 feet to the TRUE POINT OF BEGINNING; thence North 00°24'41" East, along said West line a distance of 1180.41 feet to the right of way line of Interstate 25 as said right of way is currently occupied and evidenced by concrete right of way monuments at stations 814+48.1 and 828+93.9 on the East right of way line of Interstate 25; thence along said right of way line for the next two (2) courses: 1. thence South 40°32'26" East a distance of 330.32 feet; 2. thence along the arc of a curve to the right a distance of 1024.87 feet, said curve has a radius of 11,310.00 feet, a central angle of 5°11'31" and a chord that bears South 24°16'02" East a distance of 1024.52 feet; thence North 89°35'19" West a distance of 644.24 feet to the POINT OF BEGINNING, containing 10.00 acres, more or less.

have by these presents laid out, platted and subdivided into lots, blocks, tracts, easements and streets, as shown on this plat, under the name and style of DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3 and do hereby irrevocably offer to dedicate to the Town of Castle Rock all streets as shown on said plat, for maintenance and ownership purposes. The undersigned also further irrevocably offer to dedicate the potable water, sanitary sewer and storm sewer easements, as shown on said plat, as exclusive easements to the Town of Castle Rock for the purposes specified hereon. Said exclusive easements may be crossed by the several other public utilities provided that such crossings are priorly approved by the Town of Castle Rock and that such crossings are substantially perpendicular to the longer axis of the exclusive easements.

The undersigned hereby further dedicate to the public utilities the right to install, maintain, and operate mains, transmission lines, service lines, and appurtenances to provide such utility services within this plat, under, along, and across public streets and roads as shown on this plat and also under, along, and across utility easements as shown hereon.

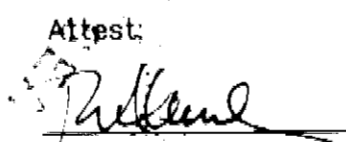
TOWN COUNCIL APPROVAL

This Plat was approved and the dedications on this Plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 23rd day of Nov, A.D., 1998.

Attest:
 2/22/99 Jally Muser 2/22/99
 Mayor Date Town Clerk Date

PLANNING COMMISSION APPROVAL

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 9th day of Nov, A.D., 1998.

Attest:
 2/22/99 John Franklin 2/22/99
 Chairman Date Planning Director Date

OWNER:

MH Castle Rock, LLC
 1700 Broadway, Suite 300
 Denver, CO 80202
 Telephone: (303) 837-3426
 Contact: Richard Schierburg

DRAINAGE ENGINEER / SURVEYOR

TST Inc. of Denver
 102 Inverness Terrace East, Ste. 105
 Englewood, CO 80112
 Telephone: (303) 792-0557
 Contact: Ward Mahanke, P.E.

CIVIL ENGINEER

Kenneth W. Schmidt, Jr. P.E.
 1700 Broadway, Suite 305
 Denver, CO 80290-0401
 Telephone: (303) 837-3443

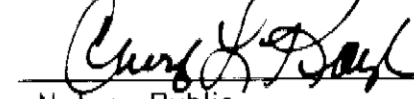
Executed this 12th day of February, 1999

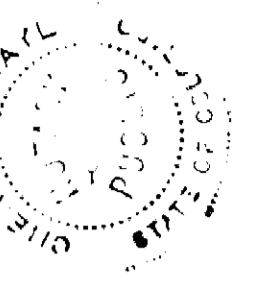
OWNER: MH Castle Rock, LLC


 Richard Schierburg, Manager

STATE OF COLORADO }
 COUNTY OF Denver }


The foregoing dedication was acknowledged before me this 12th day of February, 1999 by Richard Schierburg as Manager of MH Castle Rock, LLC

Witness my hand and seal.
 My commission expires 10/25/2001

 Notary Public




Executed this 16th day of February, 1999

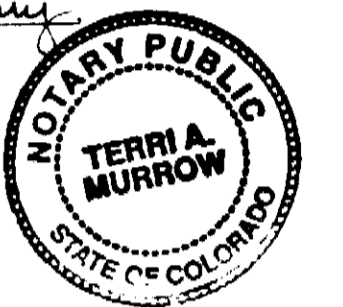
DEED OF TRUST HOLDER: The Robert F. Metzler Charitable Remainder Trust, dated January 26, 1999


 Edward N. Barad,
 Attorney-in-Fact for Robert F. Metzler, Trustee

STATE OF COLORADO }
 COUNTY OF Denver }


The foregoing dedication was acknowledged before me this 16th day of February, 1999 by Edward N. Barad, Attorney-in-Fact for Robert F. Metzler, Trustee

Witness my hand and seal.
 My commission expires 3/9/00

 Notary Public




Executed this 16th day of February, 1999

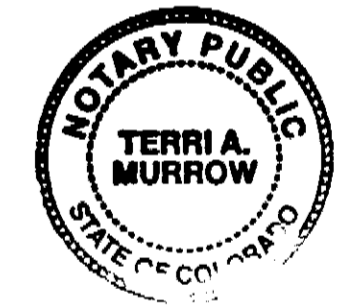
DEED OF TRUST HOLDER: The Rosemary M. Metzler Charitable Remainder Trust, dated January 26, 1999


 Edward N. Barad,
 Attorney-in-Fact for Rosemary M. Metzler, Trustee

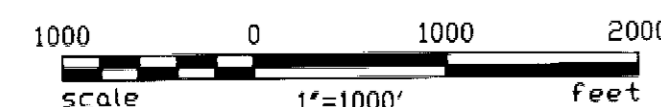
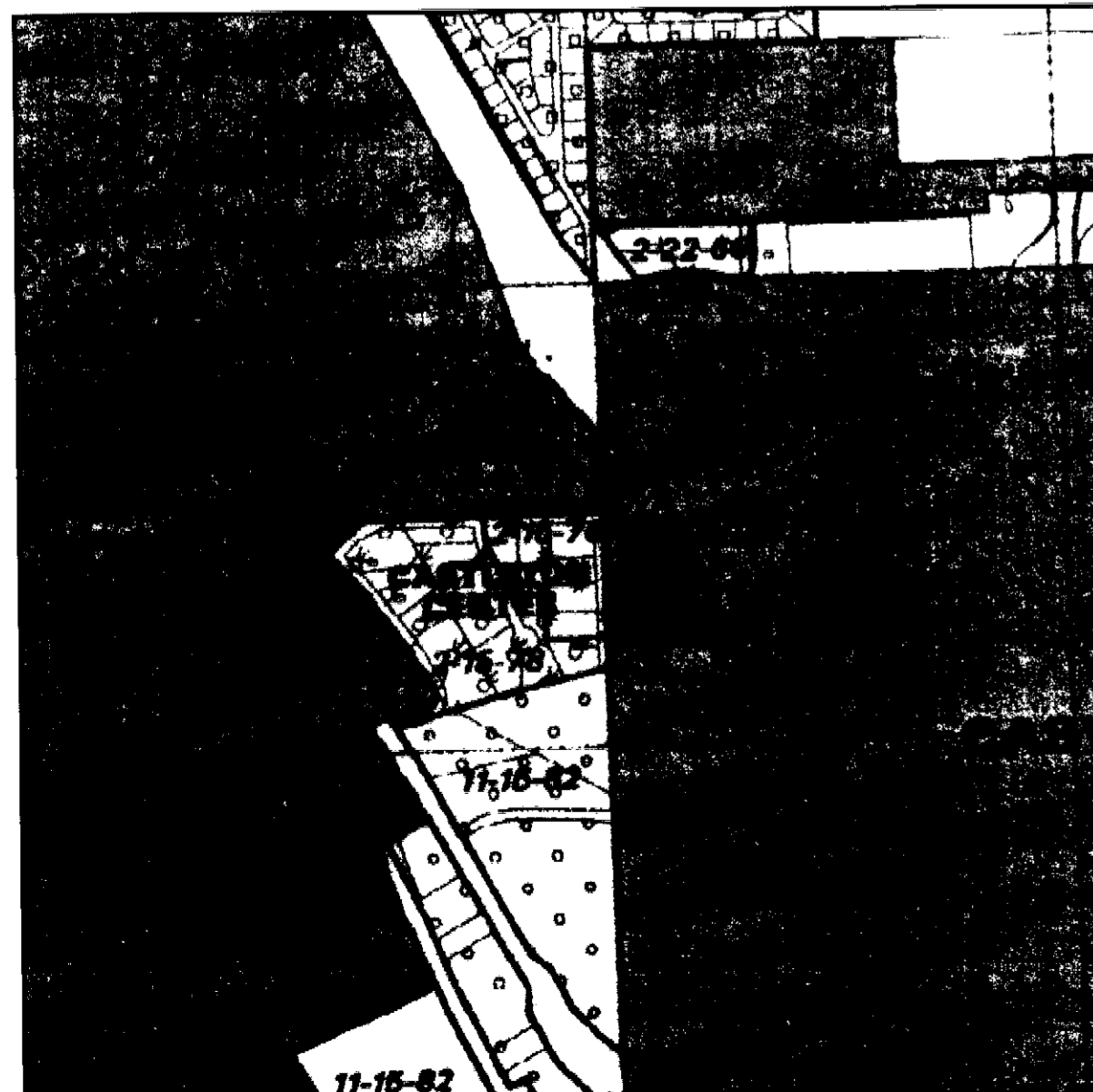
STATE OF COLORADO }
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 16 day of February, 1999 by Edward N. Barad, Attorney-in-Fact for Rosemary M. Metzler, Trustee

Witness my hand and seal.
 My commission expires 3/9/00

 Notary Public



VICINITY MAP



SHEET INDEX

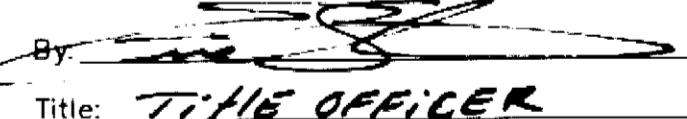
- 1 of 2 Dedication and Signature Sheet
- 2 of 2 Subdivision Drawing



TITLE CERTIFICATE

I, ERIC STEARNS, being an authorized representative of LAND TITLE GUARANTEE, 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 17th day of FEBRUARY, 1999.

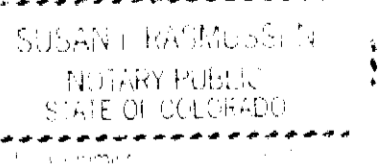
By 
 Title: TITLE OFFICER

STATE OF COLORADO }
 COUNTY OF Douglas }

The foregoing dedication was acknowledged before me this 17th day of February, 1999 by ERIC STEARNS

Witness my hand and seal.
 My commission expires 8-9-99

 Notary Public



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS }

I hereby certify that this plat was filed my office on the 2 day of March, 1999 at 2:59 o'clock P.m. and was recorded under Reception Number 99019157.

