

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99054063

DATE: 6-15-99

TIME: 14:46

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR: MH Castle Rock, LLC
(OWNER/SIGNER)

GRANTEE: Douglas County Justice Center
(SUBDIVISION NAME OR NAME OF PLAT) # 3 1st Amendment.

LEGAL: 26, 7, 67
(SECTION-TOWNSHIP-RANGE)

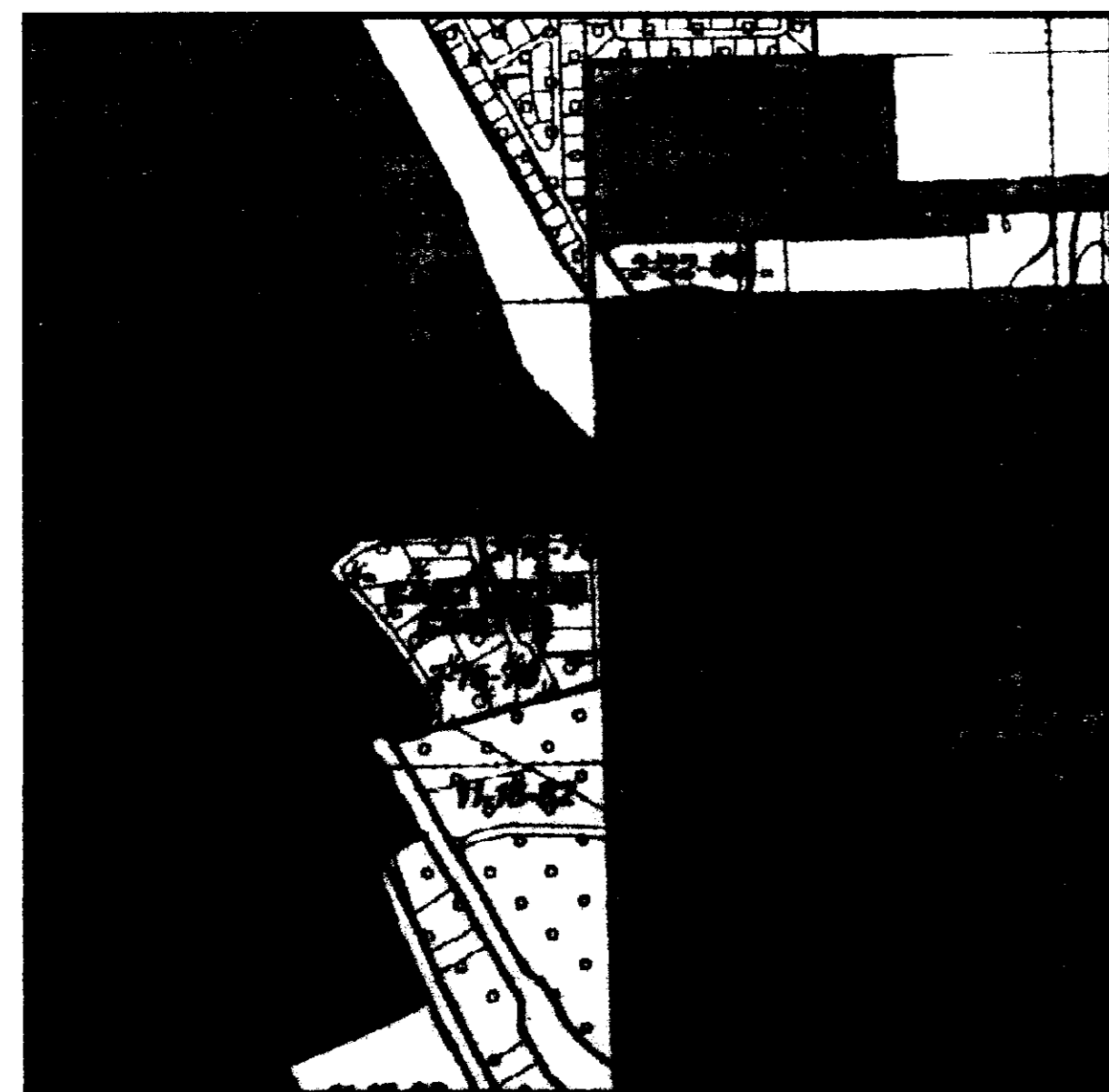
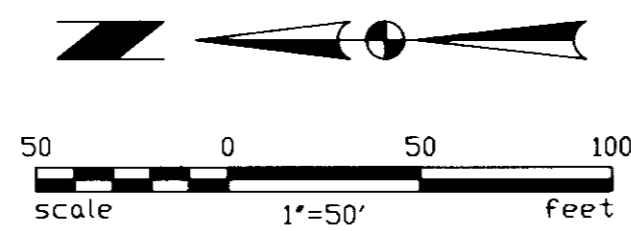
FINAL PLAT

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT

A REPLAT OF LOTS 3 AND 4 OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3,
 LOCATED IN THE WEST HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

4.57 ACRES

LOT	ACRES	%
Lot 3-A	1.76	39%
Lot 4-A	1.40	30%
Lot 5	1.41	31%
TOTAL	4.57	100%



VICINITY MAP

SET #4 REBAR W/ CAP MARKED: TST 22564 (TYPICAL)

FOUND #5 REBAR W/ CAP: PLS #6935 (ALSO FOUND #5 REBAR W/ CAP: PLS #22100 S 39E 4.3')

LOT 5
1.41 ACRES
61,385 SQ.FT.

LOT 4-A
1.40 ACRES
61,257 SQ.FT.

LOT 3-A
1.76 AC.
76,667 SQ.FT.

CASTLETON WAY
60' R.O.W.

DOUGLAS COUNTY JUSTICE CENTER - FILING 3
(RECEP. NO. 99019157)

SURVEYOR'S STATEMENT

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 19th day of May, 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 is 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.
- 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 and on the final plat of Douglas County Justice Center Filing No. 3.

FOUND #4 REBAR W/ CAP: PLS #6935

EXISTING 10' UTILITY EASEMENT

UNPLATTED

SW CORNER LOT 2 FOUND #4 REBAR W/ CAP MARKED: TST 22564

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:

A tract of land located in the Southwest quarter of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Lots 3 and 4, Douglas County Justice Center Filing No. 3, according to the recorded plat thereof, Town of Castle Rock, Douglas County, Colorado, containing 4.57 acres, more or less.

have by these presents laid out, platted and subdivided into lots, blocks, tracts, easement and streets, as shown on this plat, under the name and style of DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT and do hereby irrevocably offer to dedicate to the Town of Castle Rock all streets, roads and drainage ways 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 drainage 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 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.

OWNER CERTIFICATE

Executed this 21st day of May, 1999

OWNER: MH Castle Rock, LLC

Richard Schierburg
Richard Schierburg, Manager

STATE OF COLORADO } S

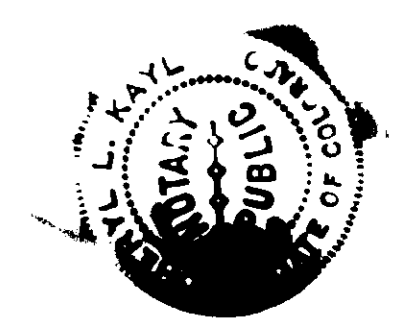
COUNTY OF DENVER } S

The foregoing dedication was acknowledged before me this 21st day of May, 1999 by Richard Schierburg as Manager of MH Castle Rock, LLC

Witness my hand and seal.

My commission expires 10-23-2001

Christy A. DeWitt
Notary Public



DEED OF TRUST HOLDER

Executed this 21 day of May, 1999

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

Edward N. Barad

Edward N. Barad,

Attorney-in-Fact for Robert F. Metzler, Trustee

STATE OF COLORADO } S

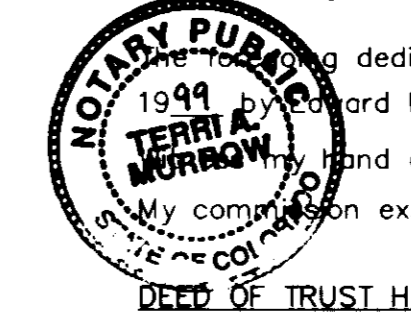
COUNTY OF DENVER } S

The foregoing dedication was acknowledged before me this 21st day of May, 1999 by Edward N. Barad, Attorney-in-Fact for Robert F. Metzler, Trustee

Witness my hand and seal.

My commission expires 3/9/2001

David A. Munn
Notary Public



DEED OF TRUST HOLDER

Executed this 21 day of May, 1999

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

Edward N. Barad

Edward N. Barad,

Attorney-in-Fact for Rosemary M. Metzler, Trustee

STATE OF COLORADO } S

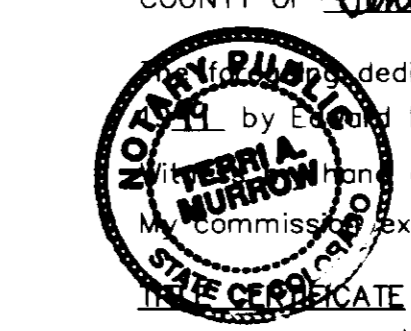
COUNTY OF DENVER } S

The foregoing dedication was acknowledged before me this 21st day of May, 1999 by Edward N. Barad, Attorney-in-Fact for Rosemary M. Metzler, Trustee

Witness my hand and seal.

My commission expires 3/9/2001

David A. Munn
Notary Public



PLANNING DEPARTMENT APPROVAL

This Plat was approved by the Planning Director of the Town of Castle Rock, Colorado, the 14th day of May, A.D., 1999

Alan Am
Planning Director, Acting
5-26-99
Date

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } S

COUNTY OF DOUGLAS } S

I hereby certify that this plat was filed in my office on the 15 day of June, 1999 at 1:40 o'clock P.M. and was recorded under Reception Number 99054063.

Susan I. Rasmussen
Douglas County Clerk and Recorder



STATE 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 24th day of May, 1999.

Eric Stearns
Authorized Representative

STATE OF COLORADO } S

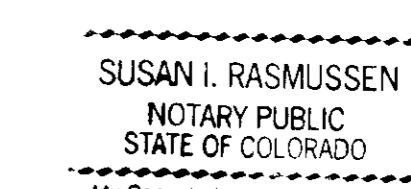
COUNTY OF DOUGLAS } S

The foregoing dedication was acknowledged before me this 24th day of May, 1999 by Eric Stearns

Witness my hand and seal.

My commission expires 8-9-99

Susan I. Rasmussen
Notary Public



FINAL PLAT
DOUGLAS COUNTY JUSTICE CENTER
FILING 3, 1ST AMENDMENT



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