

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9641832

DATE: 8-1-96

TIME: 14:21

FEE: \$ 10⁰⁰ (/ **Pages**)

GRANTOR:
(OWNER/SIGNER)

Diamond Ridge Estates LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Diamond Ridge Estates
1-A

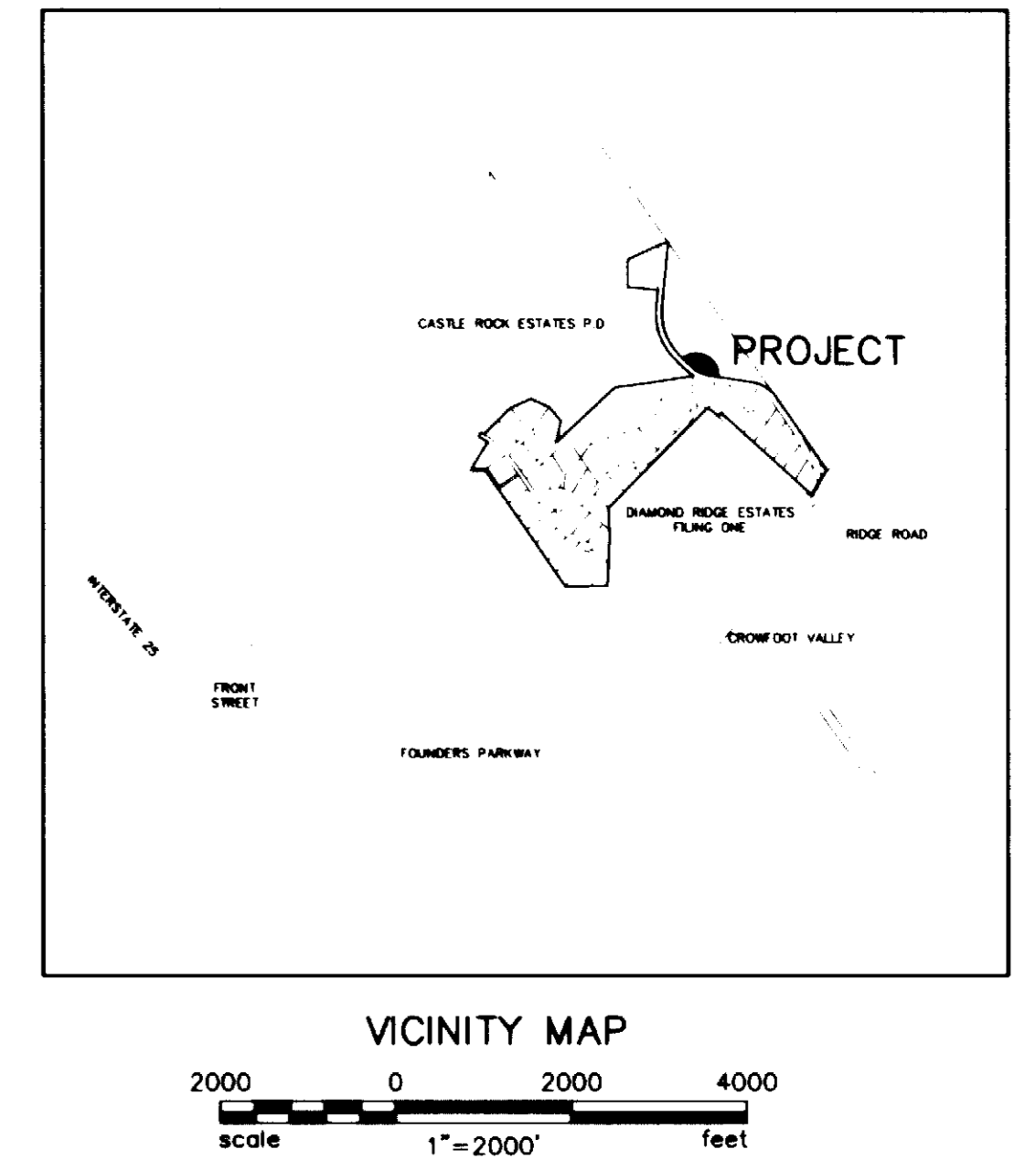
LEGAL:

(SECTION-TOWNSHIP-RANGE)

24 Ecl 25, 7-67

FINAL PLAT DIAMOND RIDGE ESTATES FILING 1-A

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 24 AND 25, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1.47 ACRES



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 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND IN THE NORTHWEST QUARTER OF SECTION 25, 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 NORTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 02°16'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE FROM SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 NORTH 28°06'53" EAST, 2685.95 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DIAMOND RIDGE PARKWAY, AS PLATTED IN DIAMOND RIDGE ESTATES FILING ONE, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 81°27'07" WEST, 99.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 34°34'23", A RADIUS OF 365.00 FEET, AND AN ARC OF 220.25 FEET; THENCE NORTH 46°52'44" WEST, 151.95 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 132°20'40", A RADIUS OF 250.00 FEET, AN ARC OF 577.46 FEET, AND A CHORD BEARING SOUTH 62°12'59" EAST A DISTANCE OF 457.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.47 ACRES, MORE OR LESS.

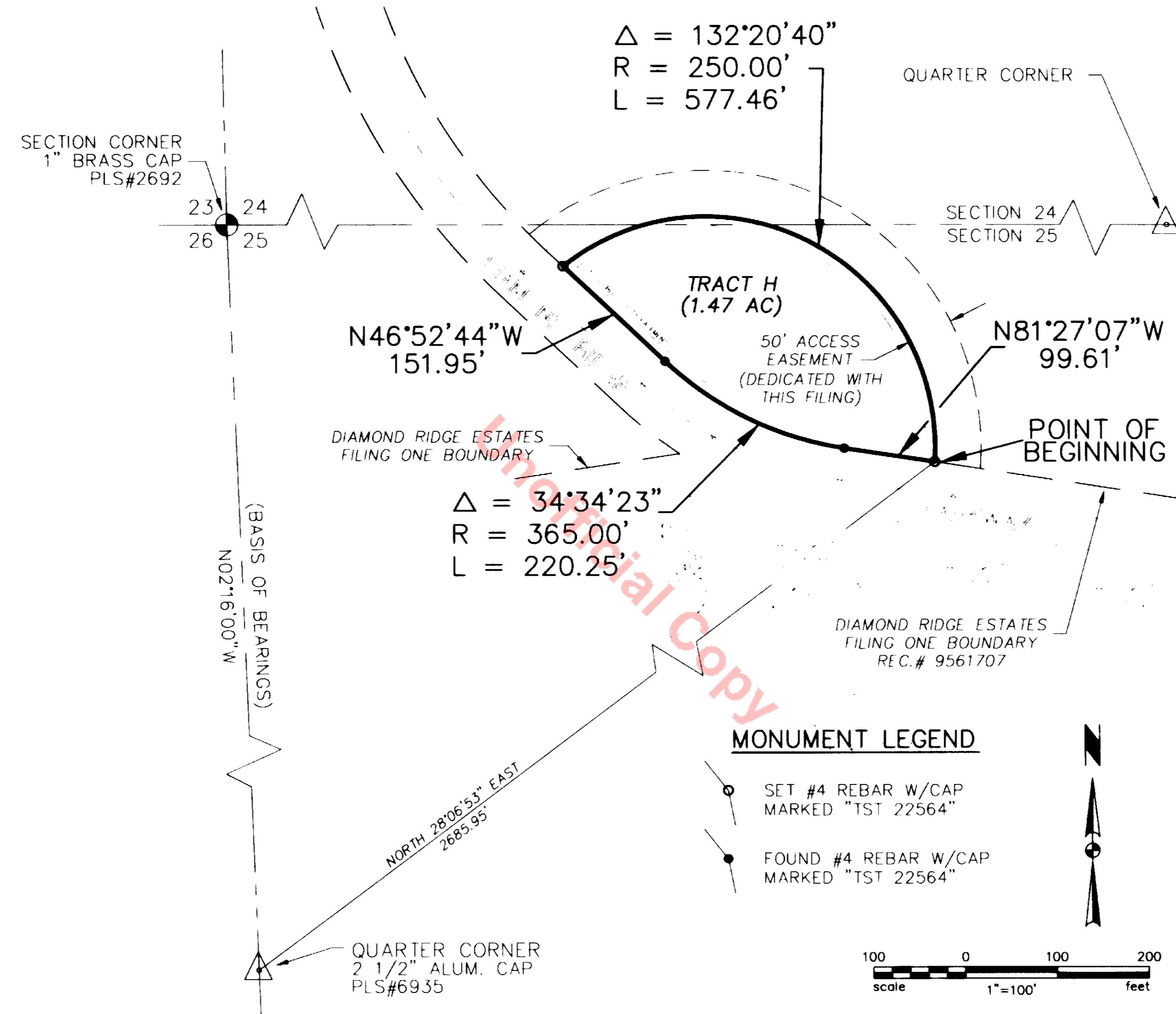
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, EASEMENTS AND STREETS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DIAMOND RIDGE ESTATES FILING 1-A AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS, ROADS, AND DRAINAGEWAYS AS SHOWN ON SAID PLAT FOR MAINTENANCE AND OWNERSHIP PURPOSES.

THE UNDERSIGNED ALSO FURTHER DEDICATE THE SANITARY SEWER, POTABLE WATER, 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 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.

TRACT H IS DEDICATED AS AN OPEN SPACE/RECREATION TRACT TO THE MANDATORY HOMEOWNER'S ASSOCIATION AND SHALL BE MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION.

TEN-FOOT (10') PUBLIC UTILITY EASEMENTS ARE DEDICATED WITHIN THE LOTS ALONG ALL STREETS AND REAR LOT LINES AND 5-FOOT (5') PUBLIC UTILITY EASEMENTS ALONG BOTH SIDES OF ALL LOT LINES.



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 13th DAY OF June, 1996.

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.

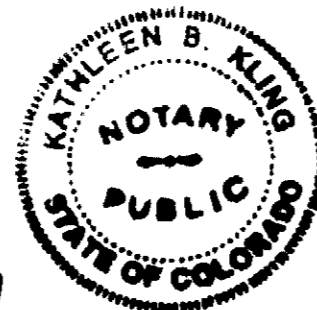
TITLE CERTIFICATE

WE, LAND TITLE GUARANTEE CO. DULY QUALIFIED, INSURED, AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS SHOWN.

SIGNED THIS 18th DAY OF June, 1996.

Linda D. Abbe
BY Linda D. Abbe
TITLE OFFICER FOR LAND TITLE GUARANTEE CO.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 1996, BY Linda D. Abbe **TITLE OFFICER** AND Ruthann B. King **NOTARY PUBLIC**.
WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 3-4-98

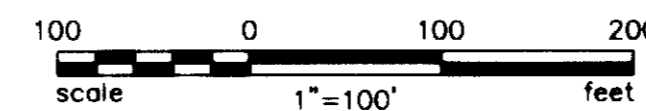


NOTES

- THERE IS NO PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY.
- 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-WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON THE TITLE COMMITMENT FILE NO. P1028759, DATED JUNE 23, 1994 BY LAND TITLE GUARANTEE COMPANY.
- THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
- ACCESS RESTRICTIONS ONTO DIAMOND RIDGE PARKWAY, PER THE DIAMOND RIDGE ESTATES FILING ONE PLAT, SHALL APPLY TO TRACT H AND SHALL BE AT THE FUTURE MOONSTONE LANE INTERSECTION OPPOSITE THE ENTRY TO LOT 10, BLOCK 1 OF THE DIAMOND RIDGE ESTATES FILING ONE.
A FIFTY-FOOT (50') NON-EXCLUSIVE ACCESS EASEMENT IS DEDICATED AROUND THE NORTHERN PERIMETER OF TRACT H (THE FUTURE RIGHT-OF-WAY OF MOONSTONE LANE) TO THE HOMEOWNER'S ASSOCIATION. ALL IMPROVEMENTS AND MAINTENANCE OF THOSE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT WITHIN THE FUTURE RIGHT-OF-WAY AT THE TIME OF PLATTING AND CONSTRUCTION OF MOONSTONE LANE.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE CASTLE ROCK ESTATES ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 28, 1995 AT RECEPTION NO. 9561705 AND ACCORDINGLY 1 SFE ARE DEBITED FROM THE WATER BANK.

MONUMENT LEGEND

- SET #4 REBAR W/CAP MARKED "TST 22564"
- FOUND #4 REBAR W/CAP MARKED "TST 22564"



OWNERS/SUBDIVIDER:

DIAMOND RIDGE ESTATES LLC,
5600 GREENWOOD PLAZA BLVD., #110
ENGLEWOOD, CO 80111

LAND PLANNER:

STALLER & HENRY, INC.,
1350 LAWRENCE STREET, SUITE 100
DENVER, CO 80204

SURVEYOR/ENGINEER:

MICHAEL C. CREGGER, P.L.S. #22564
WARD L. MAHANKL, P.E. #26753
TST INC. OF DENVER
102 INVERNESS TERRACE EAST, SUITE 105
ENGLEWOOD, CO 80112

MORTGAGEE:

1ST BANK OF TECH CENTER, N.A.
5105 SOUTH DTC PARKWAY
P.O. BOX 4547
ENGLEWOOD, CO 80155

EXECUTED THIS 18th DAY OF June, 1996.

OWNER: DIAMOND RIDGE ESTATES LLC.

Paul Hoffman
STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF June, 1996 BY Paul Hoffman

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 2/8/97 *Sharon W. Higgins*
NOTARY PUBLIC

EXECUTED THIS 14th DAY OF June, 1996.

MORTGAGEE(S) AND LIENHOLDER(S):
First Bank of Tech Center, N.A.
WILLIAM S.V.P.

STATE OF Colorado
COUNTY OF Arapahoe

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 1996 BY Michael J. Reppene Senior V.P.
First Bank of Tech Center, N.A.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 12-17-98 *Dei-Sue Walker*
NOTARY PUBLIC

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 9th DAY OF May, 1996.



John W. Hines 7-30-96
DATE *Gally Mearns* 7-30-96
DATE
TOWN CLERK

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22nd DAY OF April, 1996.



John W. Hines 7-30-96
DATE *Gally Mearns* 7-30-96
DATE
PLANNING DIRECTOR
TOWN CLERK

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 1st DAY OF August, 1996 AT 14:21 O'CLOCK P.M. AND WAS RECORDED UNDER THE RECEPTION NUMBER 9641832.

Chad Dwyer
DOUGLAS COUNTY CLERK AND RECORDER

