

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00036093

DATE: 5-25-00

TIME 16:27

FEE: \$10⁰⁰ (/ P)

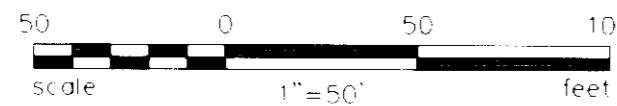
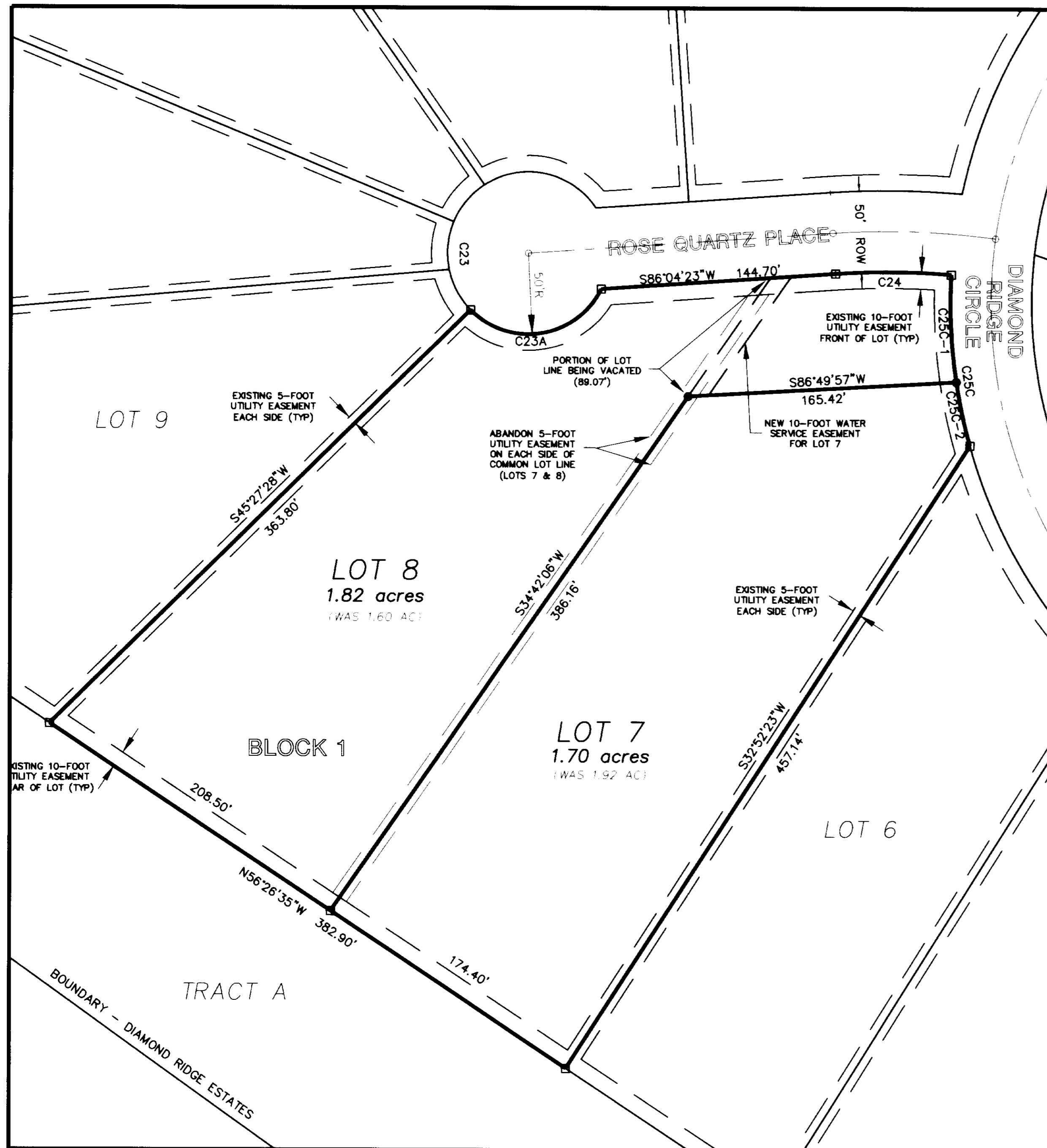
GRANTOR: *Lenn Haffeman*
(OWNER/SIGNER)

GRANTEE: *Diamond Ridge Estates #2*
(SUBDIVISION NAME OR NAME OF PLAT) *1st Amendment*

LEGAL: *23 24 & 25 - 7 - 67*
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT DIAMOND RIDGE ESTATES FILING TWO, 1st AMENDMENT

A PART OF CASTLE ROCK ESTATES P.D.
LOCATED IN SECTIONS 23, 24, & 25, T.7 S., R.67 W. OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



- MONUMENT LEGEND**
- SET #4 REBAR
W/CAP "TST 22564"
 - ◻ FOUND #4 REBAR
W/CAP "TST 22564"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C23	50.00	261.80	50.00	S03°55'37"E	300°00'00"
C23A	50.00	95.46	81.61	N80°45'56"E	109°23'05"
C24	475.00	71.37	71.30	N89°37'22"W	08°36'31"
C25C	325.00	106.55	106.07	S06°20'04"E	18°47'03"
C25C-1	325.00	66.55	66.43	S02°48'31"E	11°43'57"
C25C-2	325.00	40.00	39.97	S12°12'03"E	7°37'46"

OWNERS/SUBDIVIDER:
LENN HAFFEMAN
5301 SOUTH YOSEMITE #32-102
ENGLEWOOD, CO 80111

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

SURVEYING CERTIFICATE

I, MICHAEL C. CREGGER, 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 April 24, 2000, 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; 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.

SIGNED THIS 26th DAY OF April, 2000.
Michael C. Cregger
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564



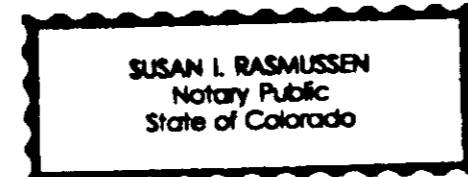
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE 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.

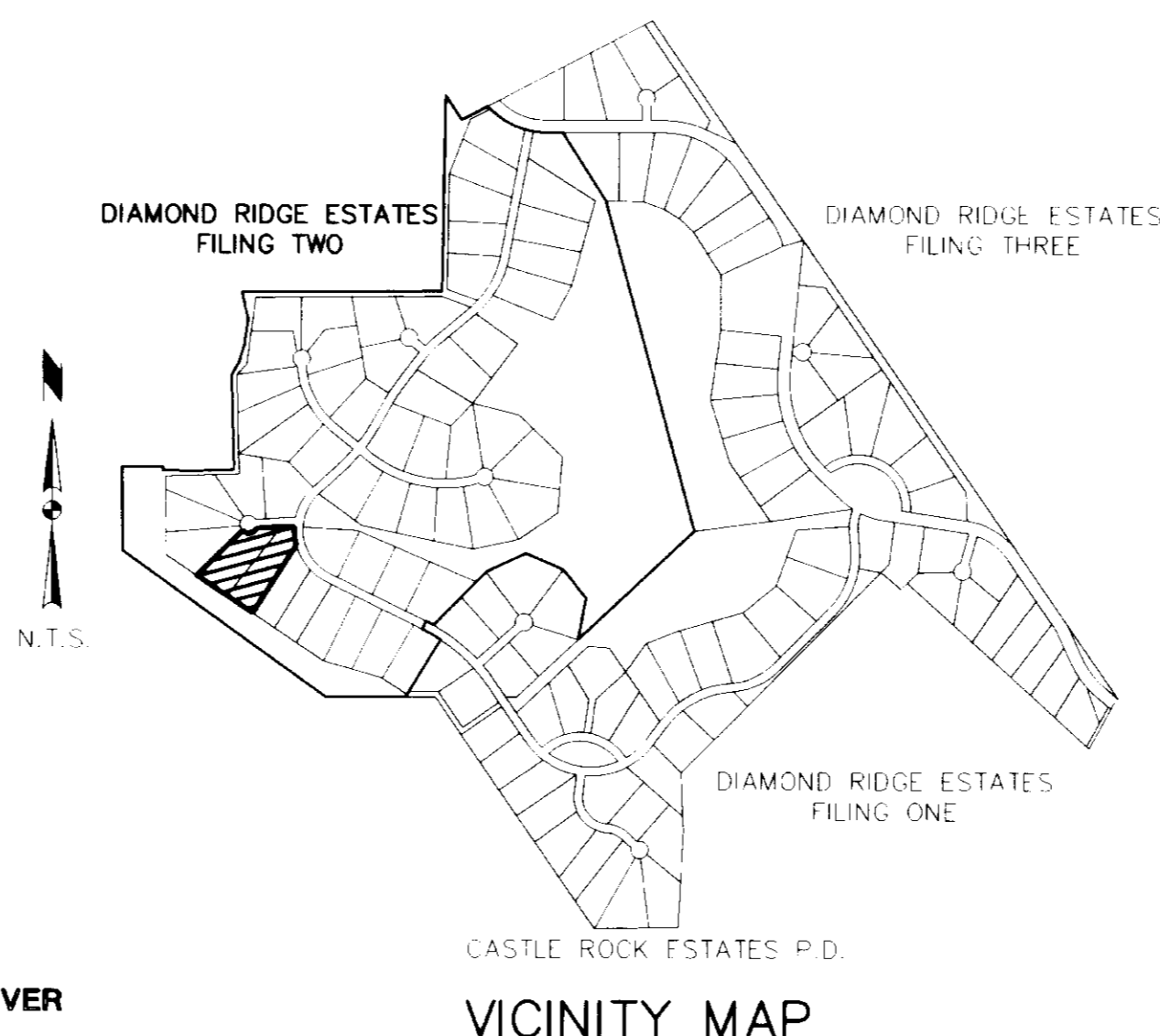
SIGNED THIS 27th DAY OF April, 2000.
Eric Stearns
TITLE OFFICER
AUTHORIZED REPRESENTATIVE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2000 BY Eric Stearns.
WITNESS MY HAND AND SEAL 9-1-03
Susan I. Rasmussen
NOTARY PUBLIC



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. 118976, DATED 2-16, 2000 BY LAND TITLE GUARANTEE COMPANY.



CERTIFICATE OF DEDICATION AND OWNERSHIP

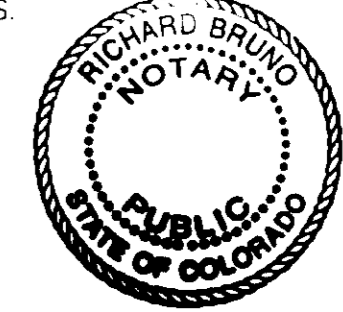
THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE SAME NAME AND STYLE OF DIAMOND RIDGE ESTATES FILING TWO, 1ST AMENDMENT.

THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS PLAT, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS PUBLIC STREETS AND ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK 1 OF DIAMOND RIDGE ESTATES FILING TWO, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 3.52 ACRES, MORE OR LESS.

OWNER: Lenn Haffeman
Lenn Haffeman

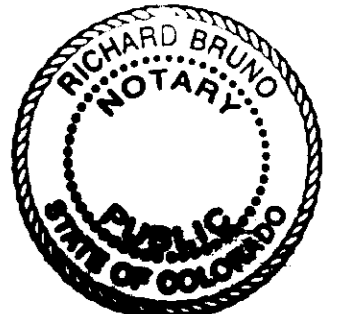


STATE OF Colorado
COUNTY OF Arapahoe
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2000 BY Lenn Haffeman

WITNESS MY HAND AND SEAL 3-16-2003
Richard Bruno
NOTARY PUBLIC
EXECUTED THIS 27th DAY OF April, 2000

MORTGAGEE: FIRSTBANK OF TECH CENTER, N.A.

Charles W. Rasmussen
Susan I. Rasmussen



STATE OF Colorado
COUNTY OF Arapahoe
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2000 BY Charles W. Rasmussen

WITNESS MY HAND AND SEAL 3-16-2003
Richard Bruno
NOTARY PUBLIC

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 20th DAY OF April, 2000.

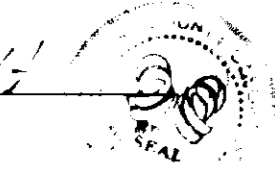
John Smith
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 16:27 P. M. ON THE 25 DAY OF May, 2000.
IN BOOK NA, PAGE N/A, MAP N/A, RECEPTION NO. 00036093.

COUNTY CLERK AND RECORDER

BY: *Sheri C. Muehlfel*
DEPUTY



EXECUTED THIS 27th DAY OF April, 2000