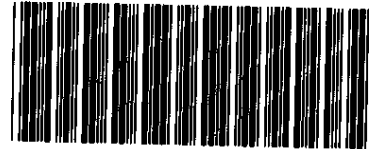


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS



2004101165
09/29/2004 03:47 PM

2004101165 2 PGS

PLAT IDENTIFICATION SHEET

✓ Kelsey Pottenger

GRANTOR(owner)

✓ Grandview Addition to Castle Rock, 1st Amendment Final Plat

GRANTEE(name of plat)

Grandview Addition to Castle Rock

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

✓ 11

8

67

OLD LEGAL(Section)

(Township)

(Range)

GRANDVIEW ADDITION TO CASTLE ROCK, 1ST AMENDMENT

A REPLAT OF A PORTION OF BLOCK 6, GRANDVIEW ADDITION TO CASTLE ROCK

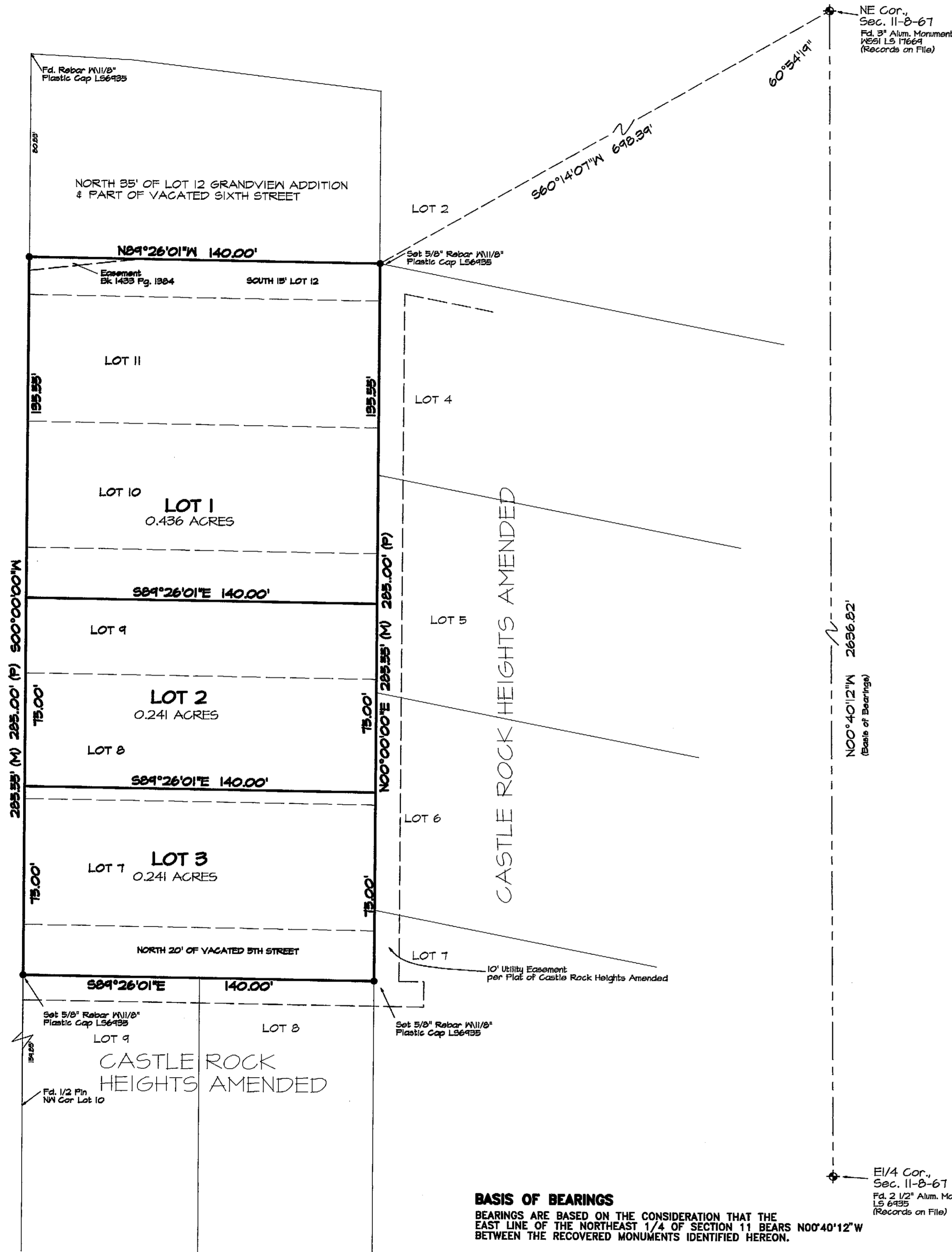
PART OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.,

TOWN OF CASTLE ROCK

DOUGLAS COUNTY, COLORADO



VICINITY MAP
SCALE: 1"=600'



BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 11 BEARS N00°40'12"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

Unofficial

PROPERTY DESCRIPTION

ALL OF LOTS 7, 8, 9, 10, 11, THE SOUTH 15 FEET OF LOT 12 AND THE NORTH 20 FEET OF VACATED 5TH STREET ADJOINING SAID LOT 7, BLOCK 6, GRANDVIEW ADDITION TO CASTLE ROCK, COLORADO.

TITLE CERTIFICATE

Darrell J Gubbels BEING AN AUTHORIZED REPRESENTATIVE OF Attorneys Title Guarantee Fund

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 September, 2004.

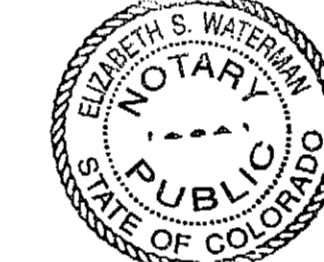
Darrell J Gubbels AUTHORIZED REPRESENTATIVE
Attorneys Title Guarantee Fund TITLE INSURANCE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF September, 2004, BY Darrell J Gubbels Agent

OF Attorneys Title Guarantee Fund
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 2004

MY COMMISSION EXPIRES 6/7/2008
Elizabeth J. Waterman
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, 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 IN AUGUST 2004, 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.

David E. Archer 9-24-04
DAVID E. ARCHER (P.L.S. 6935) DATE



DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 24 DAY OF September, A.D., 2004.

David E. Archer 9.24.04
DIRECTOR OF DEVELOPMENT SERVICES DATE

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.

ATTEST: T. J. [Signature] TOWN CLERK
[Signature] TOWN MANAGER

REVISIONS
Revised 1-21-04
Revised 8-4-04
Revised 8-5-04
Revised 9-23-04 per comments



TITLE	CLIENT	JOB NUMBER
GRANDVIEW ADDITION TO CASTLE ROCK 1ST AMENDMENT	KELSEY POTTENGER	04-0843

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:47 PM ON THE DAY OF Sept 29th, 2004, RECEPTION NO. 2004101115

DOUGLAS COUNTY CLERK AND RECORDER
By: Ted [Signature] Deputy



CLERK AND RECORDER'S CERTIFICATE

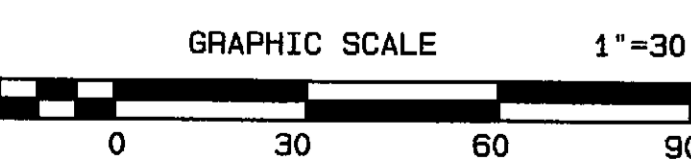
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

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DOUGLAS COUNTY CLERK AND RECORDER
By: Ted [Signature] Deputy

SUMMARY TABLE	
LOTS	1.72 ACRES
TOTAL ACRES	1.72 ACRES

LEGEND
 = PROPERTY LINE
 = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
 = SECTION LINES



NOTE
THERE IS NO 100 YEAR FLOOD PLAIN WITH THE PROJECT AREA PER FIRM MAP NO. 080049 0301C DATED SEPT. 30, 1987

F:\Sep 24 08\07151 2004 6 Unofficial\080049-0301C-080919-AT.rpt