

# HECKENDORF RANCH FILING NO. 2 - AMENDMENT NO. 2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PLAT

SHEET 1 OF 2

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 31 BLOCK 9 AND TRACT L OF HECKENDORF RANCH FILING NO. 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2006022149 OF DOUGLAS COUNTY RECORDS.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, A TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HECKENDORF RANCH FILING NO. 2 - AMENDMENT NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT L1 IS HEREBY DEDICATED TO THE CRYSTAL CROSSING METROPOLITAN DISTRICT FOR: OPEN SPACE, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.  
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

### OWNER(S)

#### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS LOT 31 BLOCK 9, HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

RYLAND GROUP, INC., A MARYLAND CORPORATION.  
BY: Kent Pedersen  
KENT PEDERSEN, ASSISTANT VICE-PRESIDENT

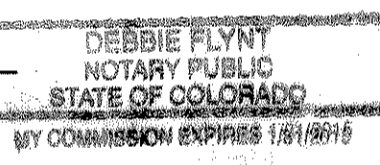
SIGNED THIS 28<sup>th</sup> DAY OF August, 2012.

STATE OF COLORADO }  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2012.

WITNESS MY HAND AND SEAL:

Debbie Flynt  
NOTARY PUBLIC  
8200 E. Maplewood Ave. #150  
Greenwood Village, CO 80111  
ADDRESS



#### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS TRACT L, HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

CRYSTAL CROSSING METROPOLITAN DISTRICT  
BY: Theresa Hill

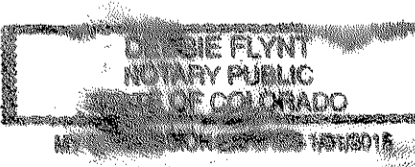
SIGNED THIS 28<sup>th</sup> DAY OF August, 2012.

STATE OF COLORADO }  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2012.

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8200 E. Maplewood Ave. #150  
Greenwood Village, CO 80111  
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### NOTES:

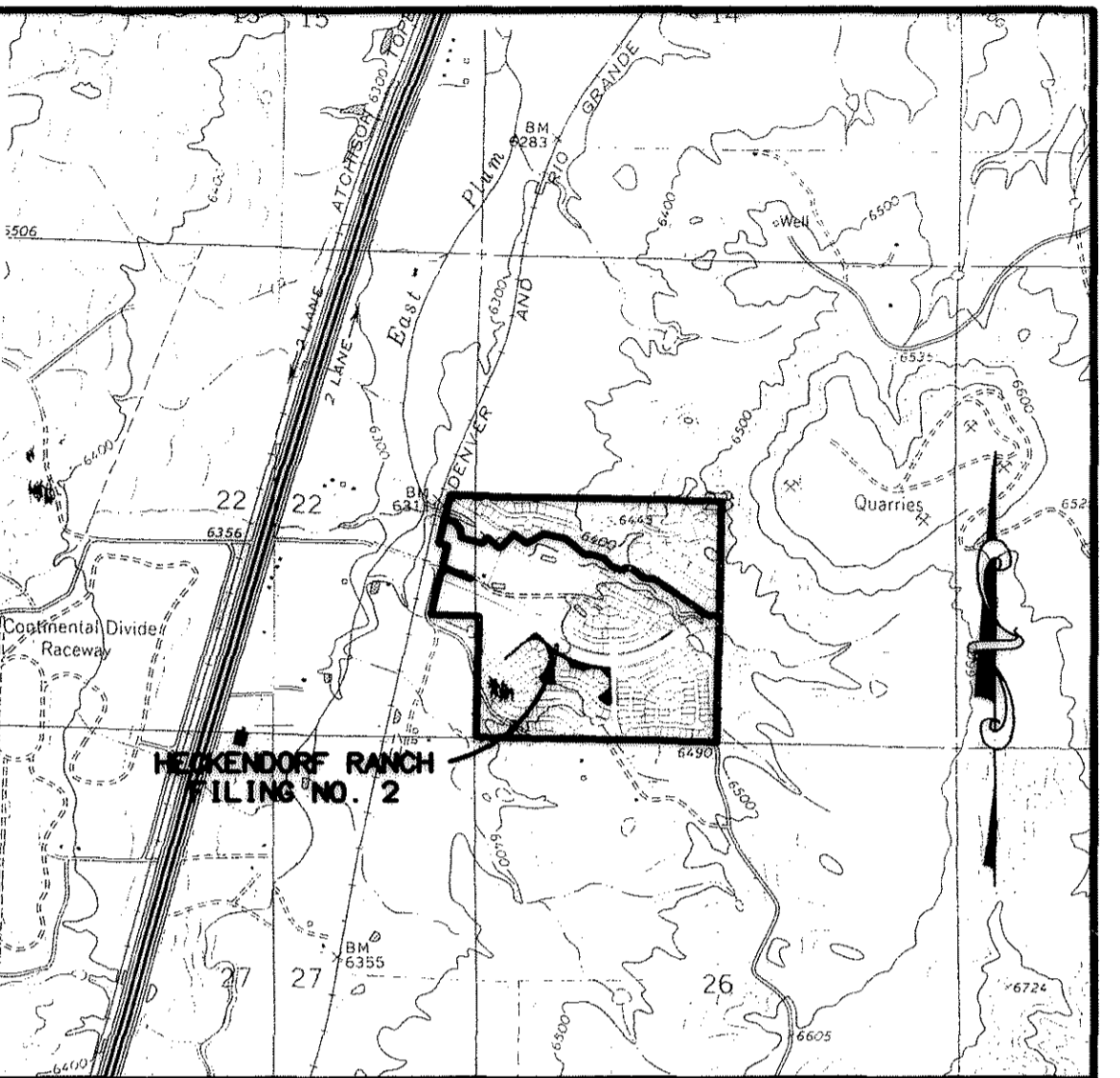
- 1. BASIS OF BEARINGS: THE WEST RIGHT-OF-WAY LINE OF OLD LANTERNS PARKWAY ADJACENT TO TRACT L1 BEARS N02°13'37"W, AS SHOWN ON THE PLAT OF HECKENDORF RANCH FILING NO. 2, AND IS MONUMENTED AS SHOWN HEREON.
- 2. NO PORTION OF THE PLATTED AREA IS WITHIN THE 100 YEAR FLOOD PLAIN.

TRACT	AREA (AC)	OWNERSHIP AND MAINTENANCE	USEAGE	USEAGE TYPE
TRACT "L1"	1.454	METROPOLITAN DISTRICT	PRIVATE	OPEN SPACE/LANDSCAPING

APPLICANT:  
Crystal Crossing Metropolitan District  
8310 S. Valley Highway  
Suite 100  
Englewood, Colorado 80112

APPLICANT:  
Ryland Group  
8200 E. Maplewood Ave.  
Suite 150  
Greenwood Village, CO 80111  
Attn: Kent Pedersen  
(303) 486-5000

APPLICANT:  
Standard Pacific Homes  
7800 E. Dorado Place  
Suite 220  
Greenwood Village, CO 80111  
Attn: Cindy Myers  
(303) 779-4100



VICINITY MAP  
Scale: 1" = 2000'  
GRAPHIC SCALE  
( IN FEET )

### CERTIFICATE OF ACCEPTANCE:

THE DEDICATION OF TRACT L1 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CRYSTAL CROSSING METROPOLITAN DISTRICT.

CRYSTAL CROSSING METROPOLITAN DISTRICT  
8310 S. VALLEY HIGHWAY  
SUITE 100  
ENGLEWOOD, COLORADO 80112  
BY: Theresa Hill

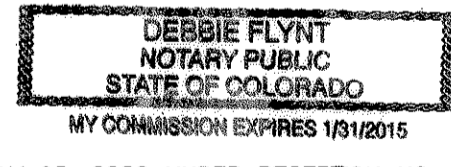
SIGNED THIS 28<sup>th</sup> DAY OF August, 2012.

STATE OF COLORADO }  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2012.

WITNESS MY HAND AND SEAL:

Debbie Flynt  
NOTARY PUBLIC  
8200 E. Maplewood Ave. #150  
Greenwood Village, CO 80111  
ADDRESS



### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED JULY 05, 2008 UNDER RECEPTION NO. 2006057066 OF THE DOUGLAS COUNTY RECORDS, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CRYSTAL CROSSING METROPOLITAN DISTRICT  
BY: Theresa Hill

SIGNED THIS 28<sup>th</sup> DAY OF August, 2012.

STATE OF COLORADO }  
COUNTY OF Arapahoe } SS

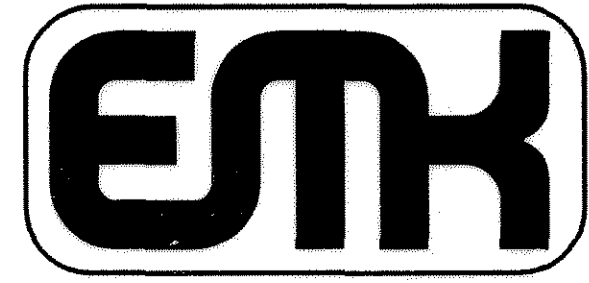
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2012.

WITNESS MY HAND AND SEAL:

Debbie Flynt  
NOTARY PUBLIC  
8200 E. Maplewood Ave. #150  
Greenwood Village, CO 80111  
ADDRESS



JULY, 2012



EMK CONSULTANTS, INC.  
ENGINEERS • SURVEYORS  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520  
EMK JOB NO. 12145.26

### TITLE CERTIFICATION:

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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.

SIGNED THIS 7<sup>th</sup> DAY OF September, 2012.

David W. Knapp  
AUTHORIZED REPRESENTATIVE

### SHEET INDEX

1 - COVER SHEET  
2 - PLAT

STATE OF COLORADO )  
COUNTY OF Arapahoe ) SS

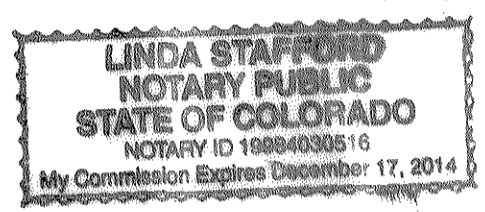
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF September, 2012.

BY: David Knapp  
OF: Land Title Guarantee Co

WITNESS MY HAND AND SEAL:

Linda Stafford  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-14

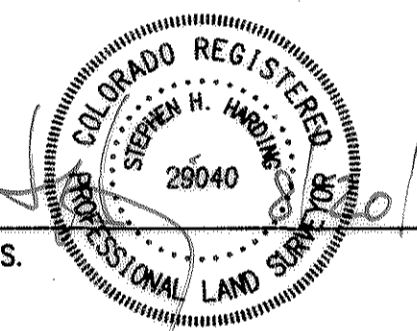


5925 Greenwood Plaza Blvd.  
ADDRESS

### SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HARDING, 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 DECEMBER 30, 2005, 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.

Stephen H. Harding  
STEPHEN H. HARDING, P.L.S.  
FOR AND ON BEHALF OF  
EMK CONSULTANTS, INC.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN 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 CERTIFICATION SHOWN HEREON.

### STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL:

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 5<sup>th</sup> DAY OF December, 2012.

Paula  
DEVELOPMENT SERVICES DIRECTOR

### TOWN APPROVAL AND ACCEPTANCE:

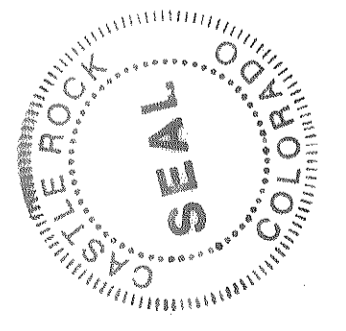
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

Mark Stevens  
TOWN MANAGER

11-14-12  
DATE

ATTEST:  
Calypso  
TOWN CLERK

11-14-12  
DATE



### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 3:11 PM ON THE 5<sup>th</sup> DAY OF December, 2012 AT RECEPTION NO. 2012093486

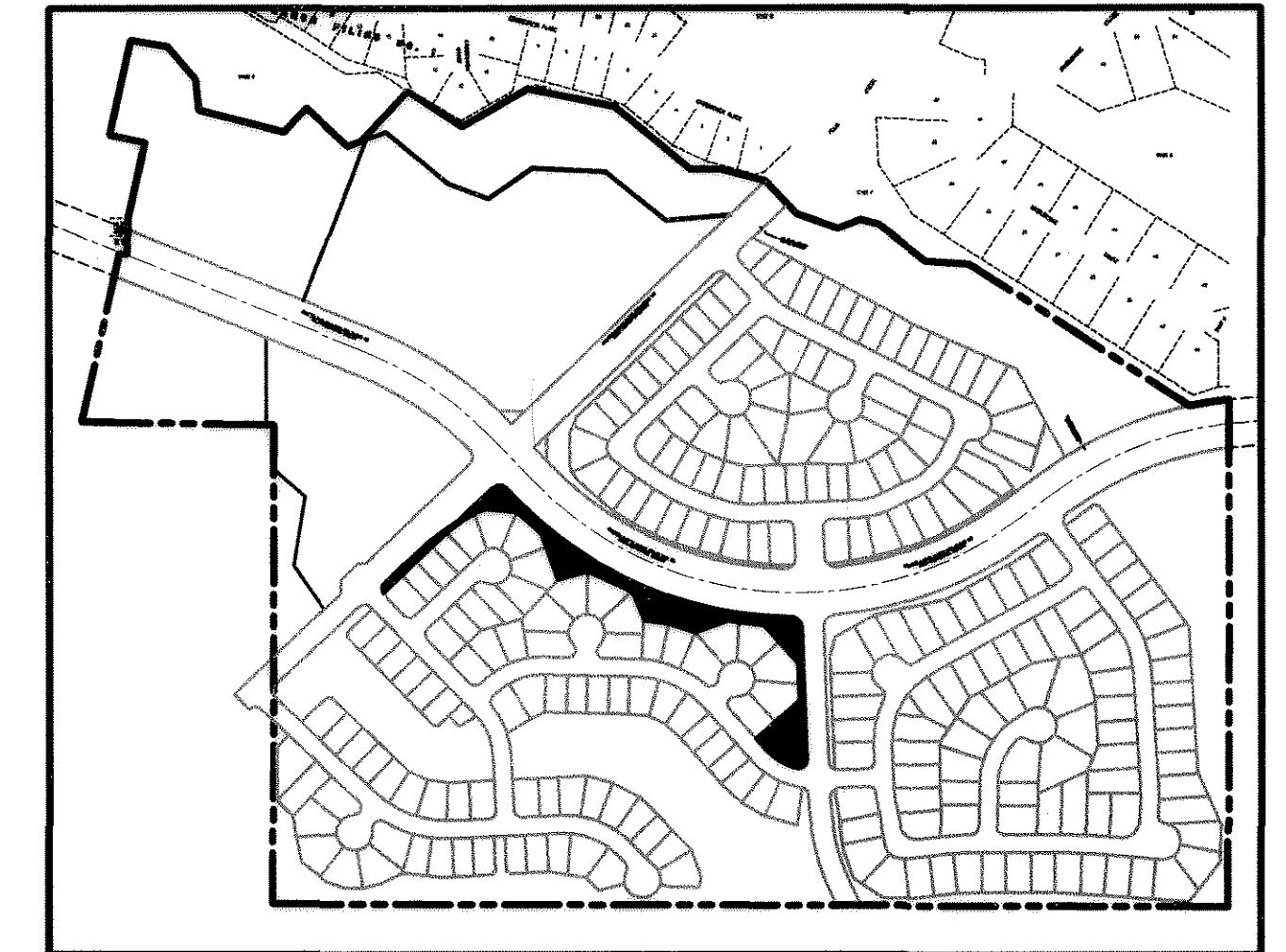
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Christina Dewey  
DEPUTY



# HECKENDORF RANCH FILING NO. 2 – AMENDMENT NO. 2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## FINAL PLAT SHEET 2 OF 2

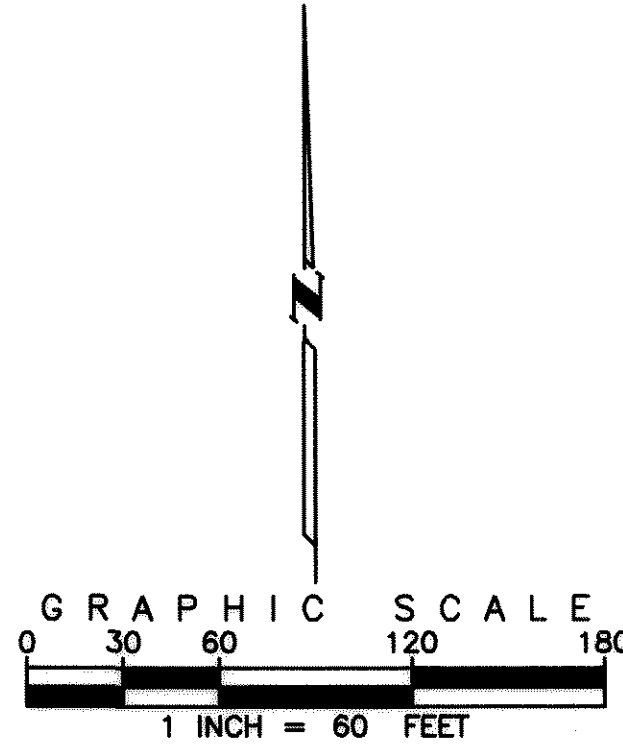


KEY MAP  
N.T.S.

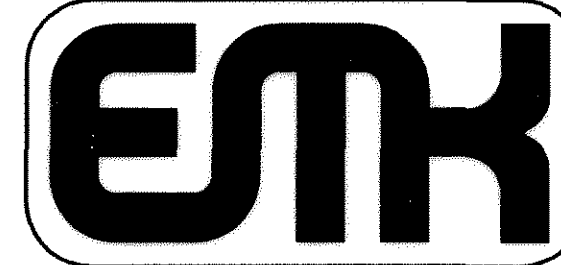
- LEGEND**
- BOUNDARY LINE
  - CENTERLINE
  - EASEMENT
  - LOT LINE
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - S.F. SQUARE FEET
  - Ac. ACRES
  - R RADIUS
  - Δ DELTA ANGLE
  - L LENGTH
  - ROW RIGHT-OF-WAY
  - SET 18" NO. 5 REBAR WITH CAP STAMPED "EMK PLS 29040"
  - FOUND 18" NO. 5 REBAR WITH CAP STAMPED "EMK PLS 12405"
  - + FOUND NAIL & 1" WASHER STAMPED "EMK PLS 12405" SET AT 8" OFFSET



HECKENDORF RANCH FILING NO. 2



JULY, 2012



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EMK JOB NO. 12145.26

NOTE: SIGHT TRIANGLE EASEMENTS FROM HECKENDORF RANCH  
FILING NO.2 TO REMAIN IN EFFECT (NOT SHOWN).

HECKENDORF RANCH FILING NO. 2 – AMENDMENT NO. 2  
FINAL PLAT  
SHEET 2 OF 2

17145103486\_2 OF 2