

1ST AMENDMENT to The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A REPLAT OF BLOCK 17, LOTS 1 THROUGH 40; BLOCK 18, LOTS 1 THROUGH 13; BLOCK 22, LOTS 1 THROUGH 24; BLOCK 23, LOTS 1 THROUGH 4; BLOCK 24, LOTS 1 THROUGH 5; BLOCK 28, LOTS 1 THROUGH 10; BLOCK 29, LOTS 1 THROUGH 20; BLOCK 34, LOTS 1 AND 2; BLOCK 35, LOTS 1 THROUGH 10; BLOCK 60, LOTS 1 THROUGH 21 AND TRACTS HH, AND RR

SHEET 1 OF 6

SIGNATURES AND APPROVALS

LEGAL DESCRIPTION

A REPLAT OF BLOCK 17, LOTS 1 THROUGH 40; BLOCK 18, LOTS 1 THROUGH 13; BLOCK 22, LOTS 1 THROUGH 24; BLOCK 23, LOTS 1 THROUGH 4; BLOCK 24, LOTS 1 THROUGH 5; BLOCK 28, LOTS 1 THROUGH 10; BLOCK 29, LOTS 1 THROUGH 20; BLOCK 34, LOTS 1 AND 2; BLOCK 35, LOTS 1 THROUGH 10; BLOCK 60, LOTS 1 THROUGH 21 AND TRACTS HH, AND RR, The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion, County of Douglas, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, being all of the Owners, 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, and easements as shown on this plat, under the name and style of 1ST AMENDMENT to The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion. The undersigned hereby dedicate to the Town of Castle Rock for purposes of ownership and maintenance all utility easements as described and shown hereon.

Previous lot lines are being vacated with this 1ST AMENDMENT to The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion. Side lot easements are being relocated to the new lot line locations as shown.

Tracts to be dedicated to the homeowners association by separate document for ownership and maintenance include: HH-A, RR-A.

All tracts listed are for open space, landscaping, 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 11th day of December, 2006

OWNER(S):

OWNERSHIP CERTIFICATION:

The undersigned are all of the owners of certain lands known herein as 1ST AMENDMENT to The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion in the Town of Castle Rock.

BY: Michael Touff, Vice President
MDC Land Corporation, A Colorado Corporation

ATTEST: Joseph H. [Signature]
Secretary

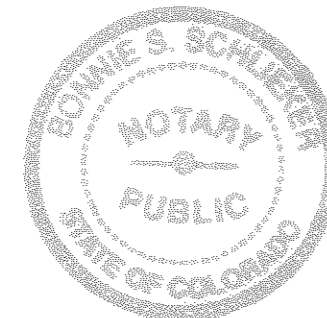
Signed This 11th day of December, 2006

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

The foregoing instrument was acknowledged before me this 11th day of December, 2006, by Michael Touff as Vice President and Joseph H. [Signature] as Secretary of MDC Land Corporation, A Colorado Corporation.

WITNESS MY HAND AND SEAL.

[Signature] Notary Public

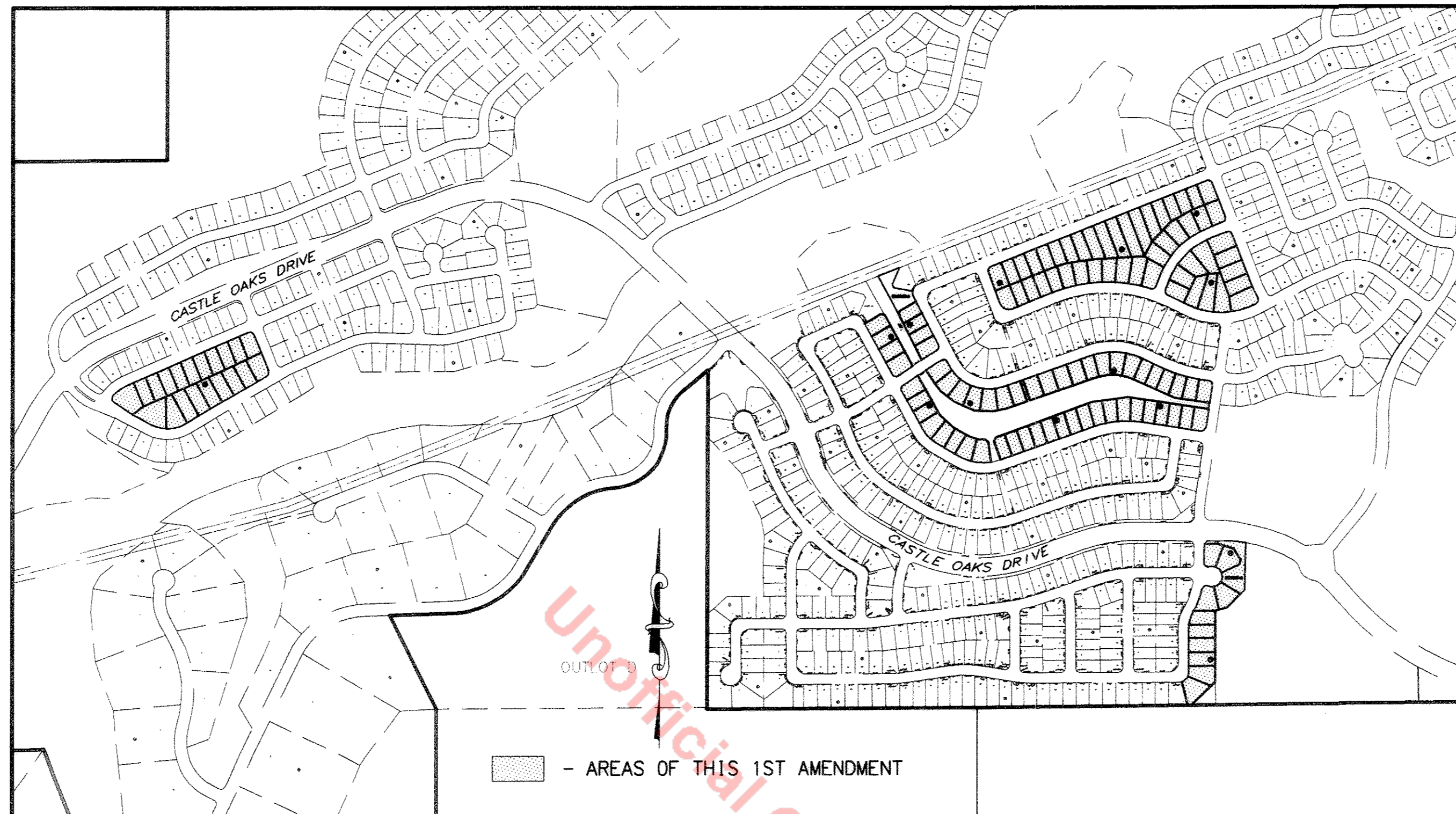


MY COMMISSION EXPIRES: 480 S. Monaco St
ADDRESS

11-13-10 Denver, CO 80239

NOTES:

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.
- The Owner of the property, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of the area subject to the approved Final PD Site Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowners Association, if applicable. Landscaping shall be continuously maintained including necessary atering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be the same type of plant material as set forth in the approved Final PD Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the Owner will have six (6) months to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- Cherry Creek and McMurdo Gulch floodplains are as referenced from the Flood Insurance Rate Map, Douglas County, Colorado, and incorporated areas, Panel 192 of 495, Map Number 08035C0192F, effective date: September 30, 2005. Also Panel 191 of 495, Map Number 08035C0191F, effective date: September 30, 2005.
- All utility, drainage, emergency access, sight distance easements and public access/trail easements as shown on this Plat Amendment shall be granted to the Town of Castle Rock.
- Zoning is per the Villages at Castle Rock, 2nd Amendment Liberty Village Portion Preliminary Planned Development Site Plan, recorded August 17, 2004, reception number 2004085669.
- Basis of Bearings: The South line of the Southwest quarter of Section 29, Township 7 South, Range 66 West bearing S89°44'49"E with both ends of said line being monumented as shown hereon.
- This symbol "O" indicates a found No. 5 rebar with cap and L.S. No. 12405 unless otherwise shown.
- 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.
- UTILITY EASEMENT ACKNOWLEDGMENT: Those portions of real property which are labeled as utility easements (U.E.) on this plat are for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, and Cable T.V.; together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines. Said easements and rights are to be utilized in a responsible and prudent manner. Ten foot (10') wide utility easements as shown are hereby granted on private property adjacent to the front and street side lot lines; Ten foot (10') wide utility easements as shown are hereby granted on private property adjacent to the rear lot lines and Five foot (5') wide utility easements as shown on common side lot lines in this subdivision. These easements are dedicated for the installation, maintenance, and replacement of electric, gas, television cable, and telecommunications facilities. Utilities shall also be permitted within any access easements and private streets in the subdivision. Permanent structures including trees and retaining walls, shall not be permitted within said utility easements. (Note: Side lot easements are being relocated to the new lot line locations as shown)



VICINITY MAP SCALE: 1"=1000'

PURPOSE OF PLAT AMENDMENT:

MODIFY THE WIDTHS OF PREVIOUSLY PLATTED LOTS RESULTING IN A DECREASE IN THE TOTAL NUMBER OF LOTS BY 16 LOTS. ADDITIONALLY, A PORTION OF THE 30 FOOT DRAINAGE AND UTILITY EASEMENT AND A PORTION OF THE 10 FOOT UTILITY EASEMENT IN TRACT RR-A AND BLOCK 34 LOT 2A IS BEING ABANDONED.

SHEET INDEX

1	OF	6	SIGNATURES AND APPROVALS
2	OF	6	OVERALL
3	OF	6	BLOCKS 16 & 18
4	OF	6	BLOCKS 23 & 24
5	OF	6	BLOCKS 22, 28 & 26
6	OF	6	BLOCKS 34, 35 & 60

LEGEND

- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- N/R NON-RADIAL
- S.F. SQUARE FEET
- AC ACRES
- MONUMENT
- 22 BLOCK NUMBER
- TE TRAIL EASEMENT
- ROW RIGHT-OF-WAY
- R RADIUS
- /// SIGHT DISTANCE EASEMENT

SITE DATA COMPARISON TABLE

	PER ORIGINAL FINAL PLAT	PER THIS PLAT AMENDMENT
NUMBER OF LOTS	149 (in this replat area)	133
TOTAL NO. OF LOTS	1234	1218
TRACT HH	16,893 S.F. (0.39 AC.)	15,687 S.F. (0.36 AC.)
TRACT RR	14,542 S.F. (0.33 AC.)	19,619 S.F. (0.45 AC.)

PROJECT BENCHMARK: STANDARD DOUGLAS COUNTY GIS CONTROL MONUMENT STAMPED 1.023021, LOCATED ON THE NORTH SIDE OF CASTLE OAKS DRIVE 2 MILES WEST OF STATE HIGHWAY 83. PUBLISHED DOUGLAS COUNTY NAVD88 ELEVATION = 6166.29

PREPARED BY:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019

LANDSCAPE:

Norris Design
1101 Bannock St.
Denver, CO 80204
303-892-1166

ENGINEER/SURVEYOR:

EMK Consultants, Inc.
7006 S. Alton Way
Bldg. F
Centennial, CO 80112
303-694-1520

ENGINEER:

Detention/Water Quality Ponds
McMurdo Floodplain/Channel Improvements
AMEC
355 S. Teller St.
Suite 300
Lakewood, CO 80226
303-935-6505

OWNER/APPLICANT:

MDC Land Corporation and
Richmond American Homes
of Colorado, Inc.
6550 S. Greenwood Plaza Blvd.
Suite 3-117
Centennial, Colorado 80111
Attn: Eric Kubly
303-804-7231

PLANNER:

Bernard Lash & Associates
26 West Dry Creek Circle
Suite 600
Littleton, CO 80120
Attn: Bernice Lash
303-798-8433



NOTES CONT:

- Lot square footage areas as shown on this plat are rounded to the nearest square foot.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscaping plantings, crops, cut slopes, and berms, shall be placed in a Sight Distance Easement as shown on this Final Plat. Trees with a diameter no greater than twelve (12) inches and a branching height no less than eight (8) feet will be allowed in a Sight Distance Easement as long as it can be demonstrated that these trees will not negatively impact the vehicular sight distance at the intersection.
- The Villages at Castle Rock, 2nd Amendment - Liberty Village Portion is not located within protected areas as defined by the Town of Castle Rock Skyline Ridgeline Protection Ordinance. Map dated February 26, 1999, adopted as an amendment to the Zoning District Map in CODC 17.12.030.
- Emergency access easements utilized as a second means of ingress/egress, are subject to the following:
 - Access will be designed, constructed and maintained in good condition and accessible at all times per fire department requirements.
 - Easements will be:
 - Provided with a paved surface (concrete or asphalt), including curb ramps at each end.
 - Capable of supporting a minimum of 75,000 pounds.
 - Provided with controlled access at each end in a manner approved by a Gate with opticom devices in both directions.
 - Signs identifying the access will be posted and maintained per fire department requirements.
 - The easement will be maintained by, and at the expense of, the developer or Homeowners' Association, as appropriate.
- Other than overlot grading, no improvements within any Planning Area may be made without the approval of the Construction Plans for that Planning Area.
- Pursuant to Section 14.02.040 of the Town of Castle Rock Municipal Code, the Town of Castle Rock hereby abandons a portion of the 30 foot drainage and utility easement and a portion of the 10 foot utility easement (in Tract RR-A and Block 34 Lot 2A) created by the final plat for The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion depicted hereon. It is the unequivocal intent of the Town Council to so abandon these easements.

SURVEYOR'S CERTIFICATE:

I, JON S. MCDANIEL, 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 5, 2006, 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.

[Signature] JON S. MCDANIEL, P.L.S. No. 12405
EMK CONSULTANTS, INC. DATE

TITLE CERTIFICATION:

I, LARVA KINER, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE OF DENVER, INC., 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 LIENHOLDER SUBORDINATION CERTIFICATE, SIGNED THIS 14th DAY OF December, 2006.

[Signature] AUTHORIZED REPRESENTATIVE
STEWART TITLE OF DENVER, INC. Colorado - Larva Kiner

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 2006, BY Larva Kiner OF STEWART TITLE OF DENVER, INC.

WITNESS MY HAND AND SEAL. [Signature] BRIANNA HERN
NOTARY PUBLIC STATE OF COLORADO
My Commission Expires Mar 15, 2010

MY COMMISSION EXPIRES: 50 S. Stock St. #6100
ADDRESS Denver, CO 80209

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.

ATTEST: TOWN OF CASTLE ROCK
[Signature] TOWN CLERK [Signature] TOWN MANAGER

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 17th DAY OF May, 2007.
[Signature] DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:32 P.M. ON THE 17th DAY OF May, 2007 AT RECEPTION NO. 20070517028

DOUGLAS COUNTY CLERK AND RECORDER
By: [Signature] DEPUTY

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-07-06	DSN
2	2nd REVIEW COMMENTS	8-09-06	DSN
3	3rd REVIEW COMMENTS	11-14-06	DSN
4	4th REVIEW COMMENTS	12.07.06	DSN

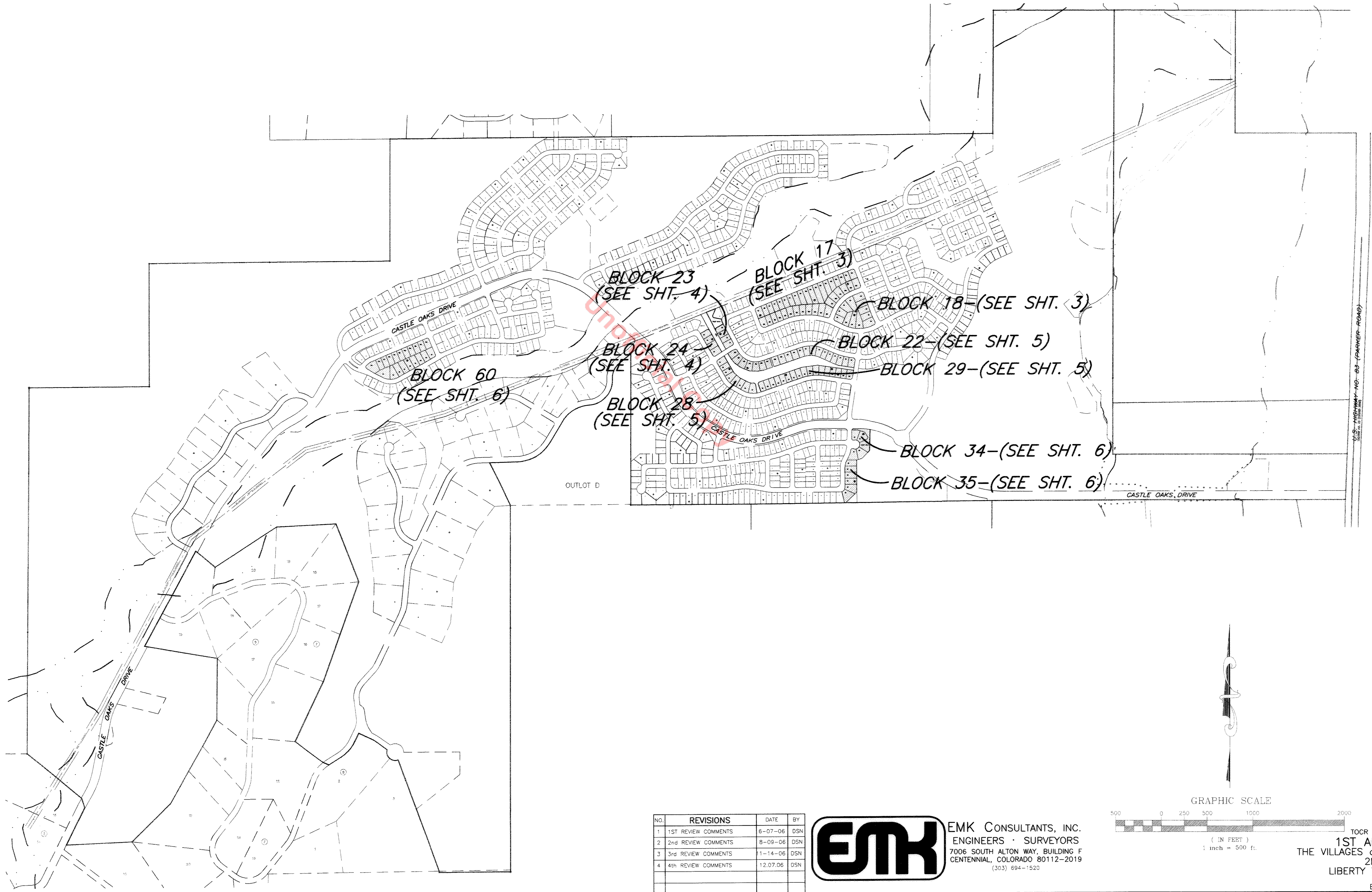


TOCR PROJ. NO. FP 06-005
1ST AMENDMENT to
THE VILLAGES at CASTLE ROCK,
2ND AMENDMENT—
LIBERTY VILLAGE PORTION
SHEET 1 of 6
EMK JOB No. 11948.02

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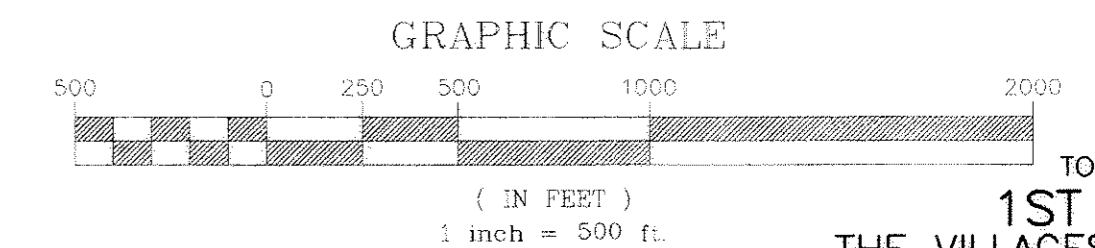
SHEET 2 OF 6
OVERALL



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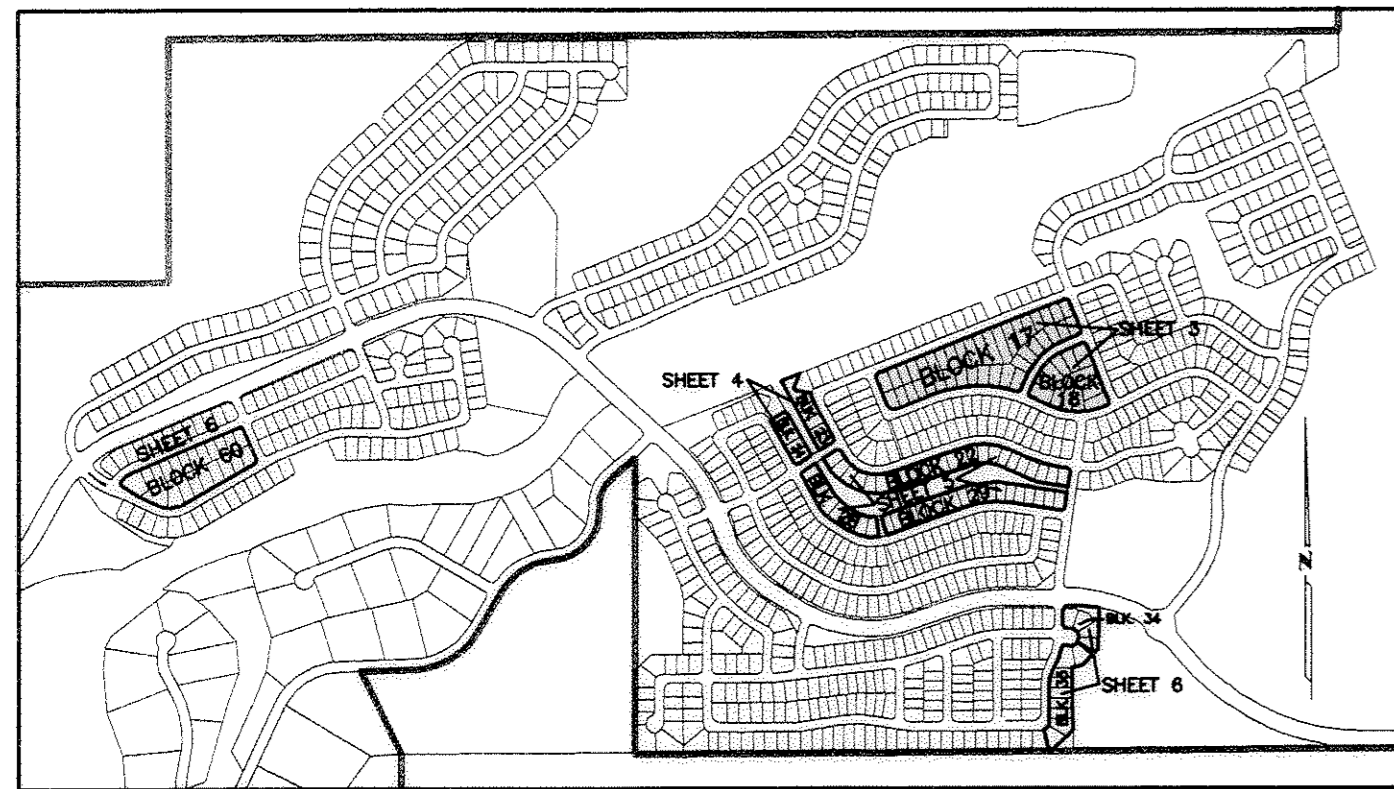


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EMK JOB No. 11948.02

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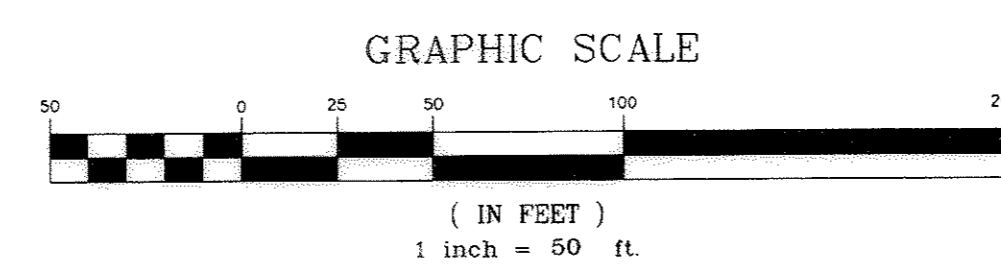
SHEET 3 OF 6



KEY MAP

LINE LEGEND

- BLOCK BOUNDARY
- 10' UE ADJACENT TO ROW
- PROPOSED LOT LINE
- 24** PROPOSED LOT NUMBER
- EX. ROW LINE
- EX. LOT LINE (TO BE VACATED)
- 14** EX. LOT NUMBER
- EX. SIGHT DISTANCE TRIANGLE



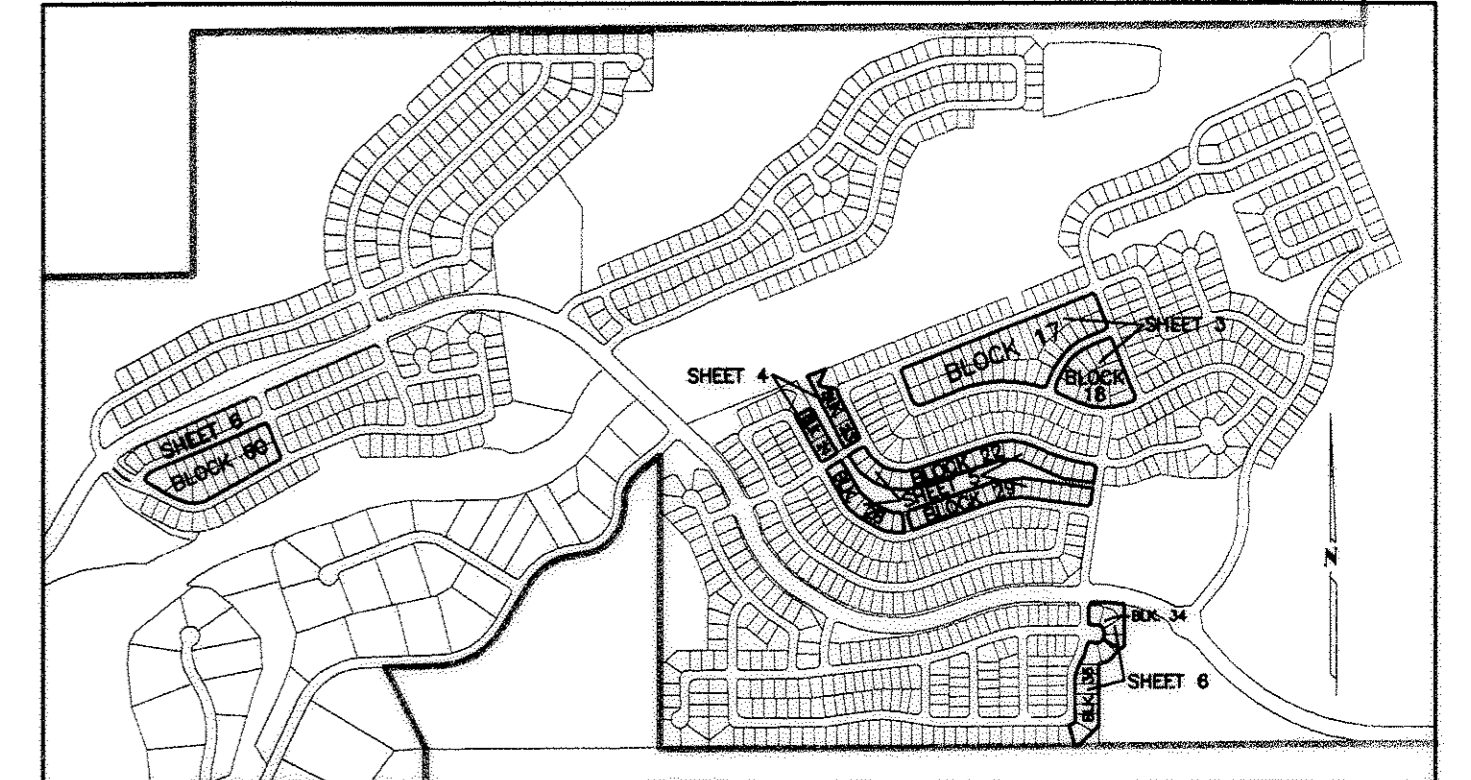
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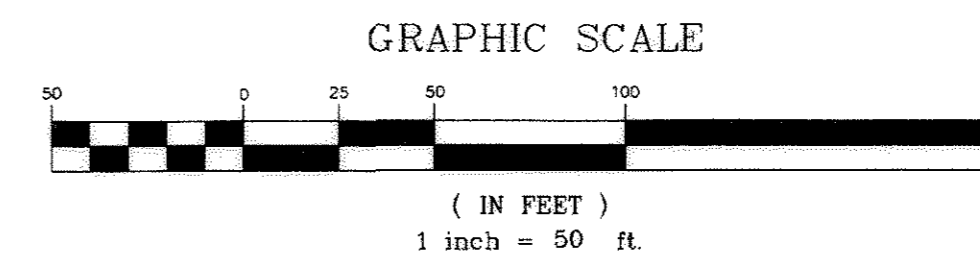


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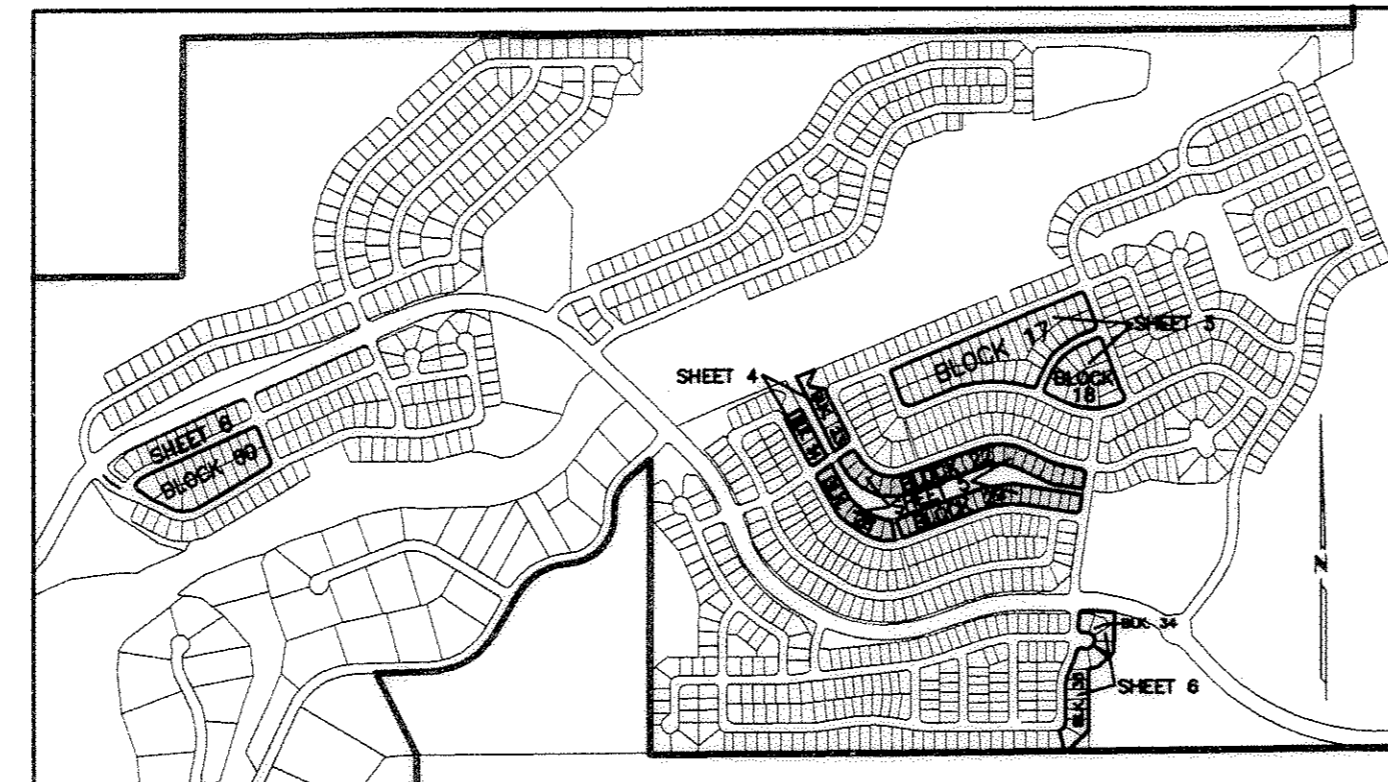
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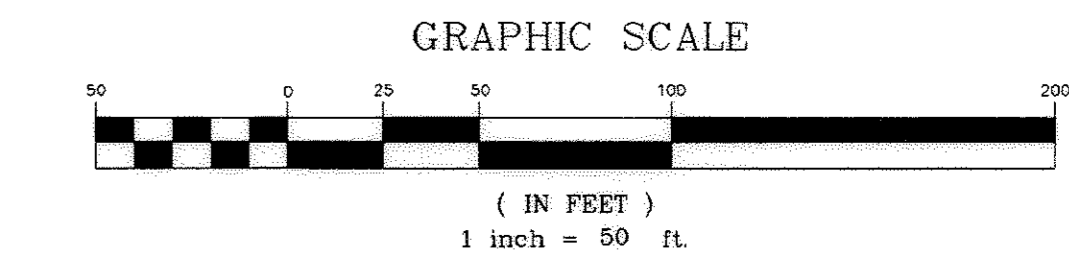
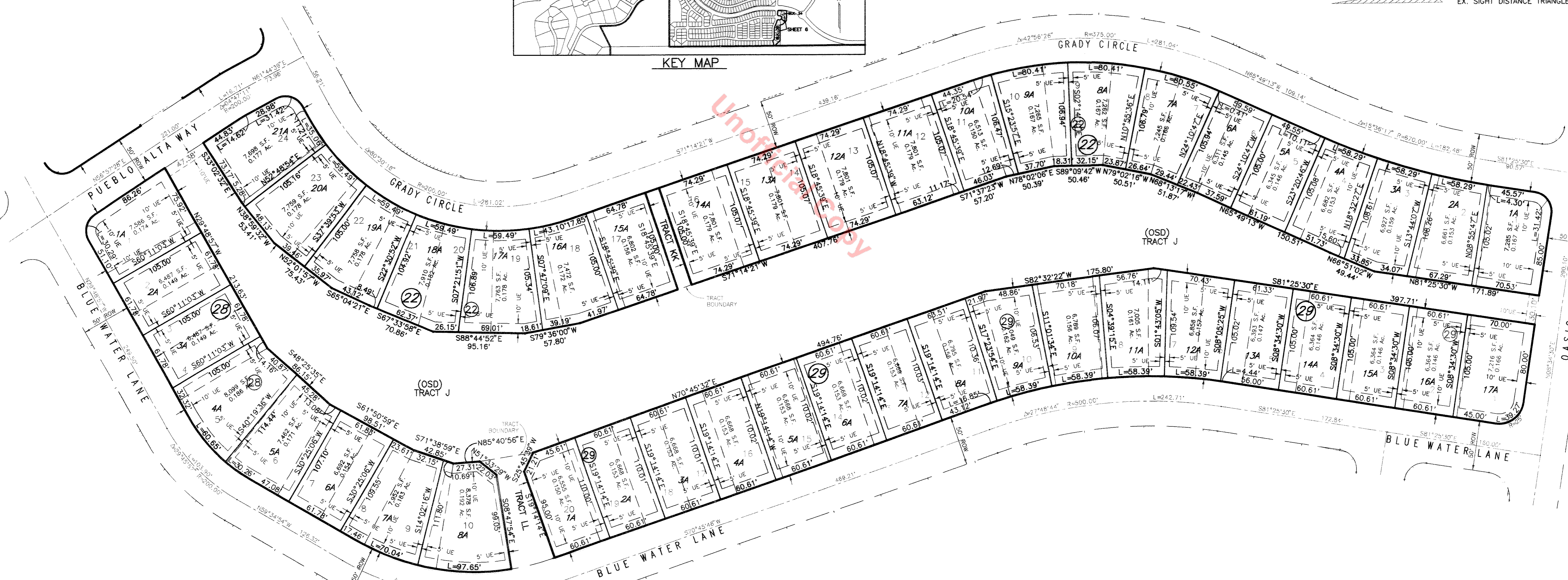
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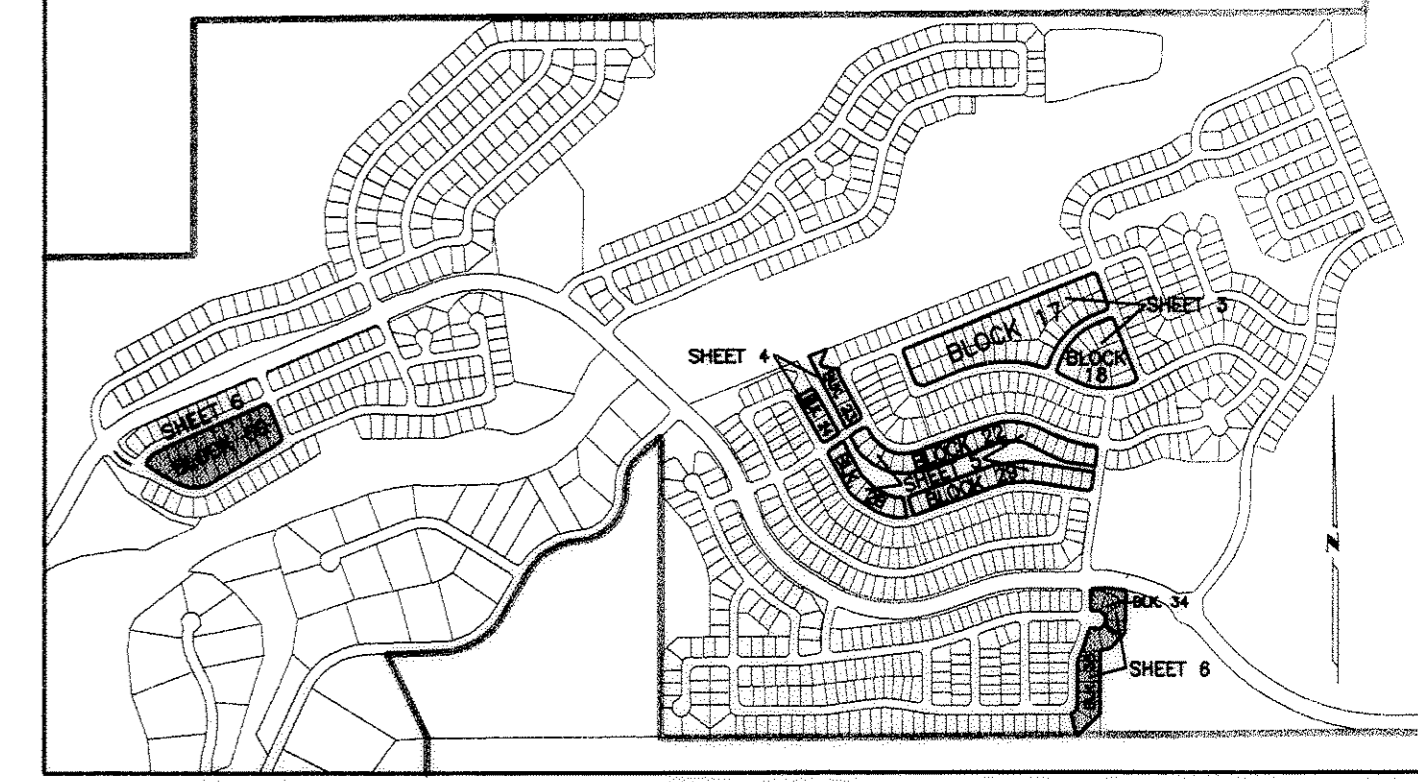
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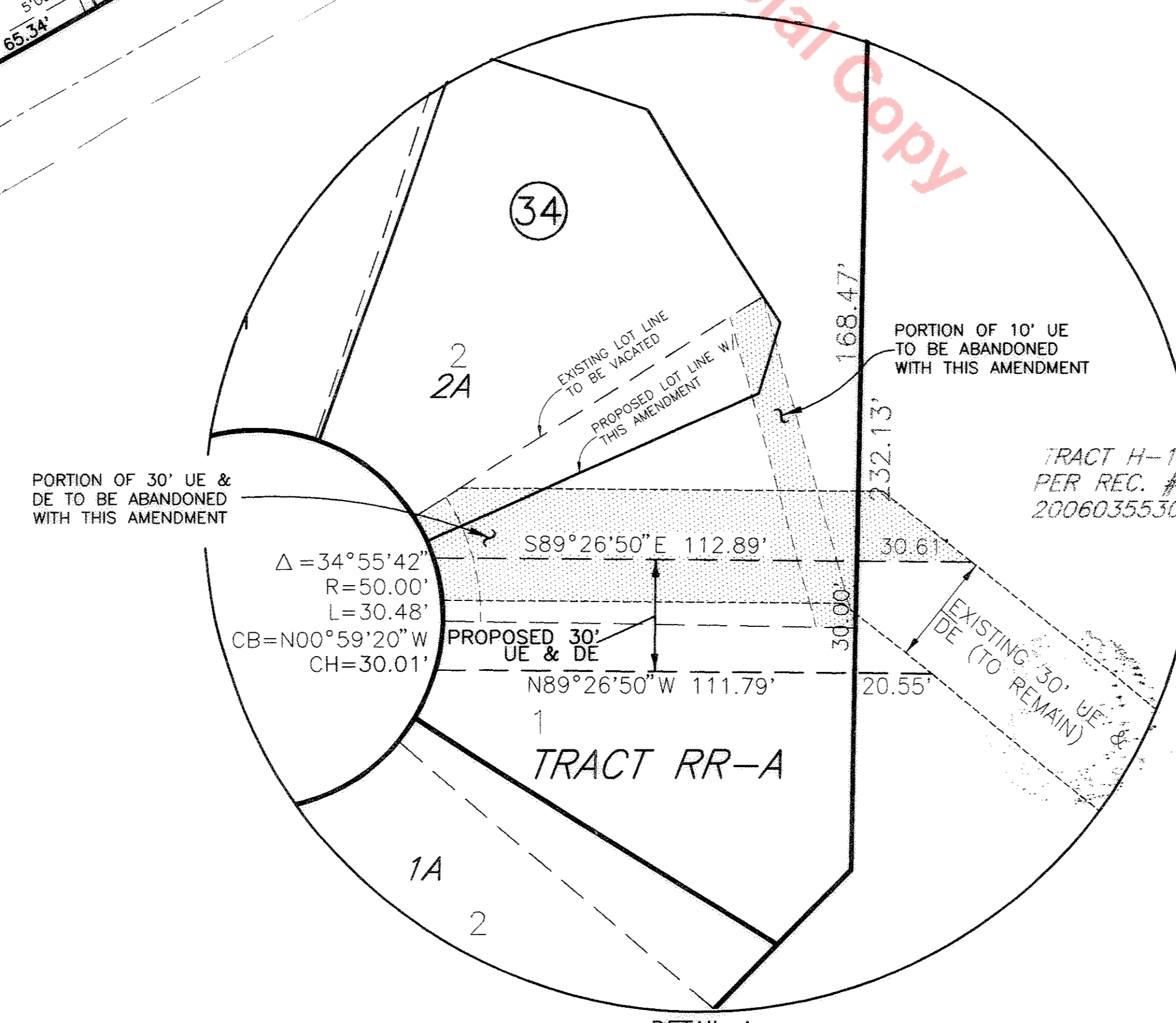
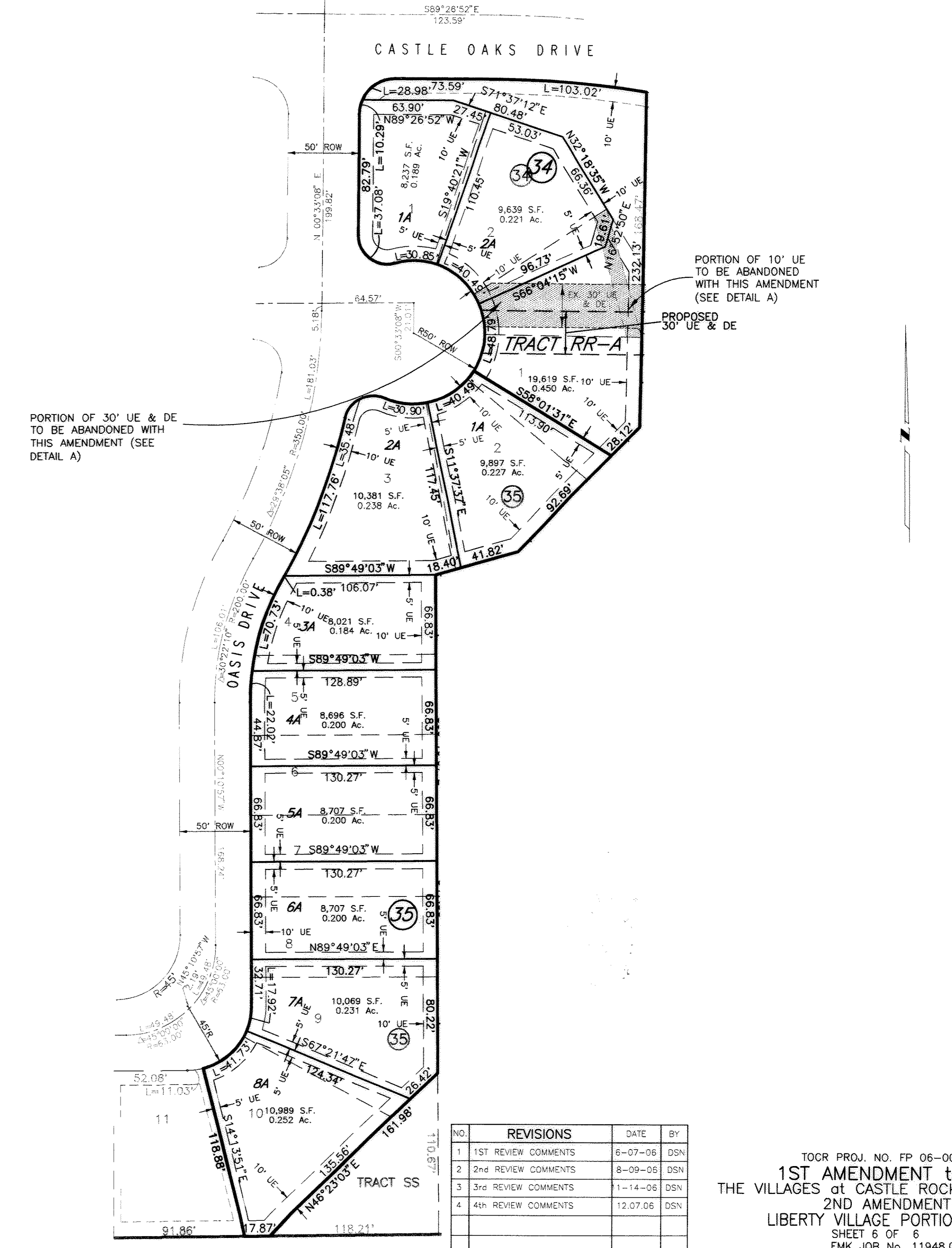
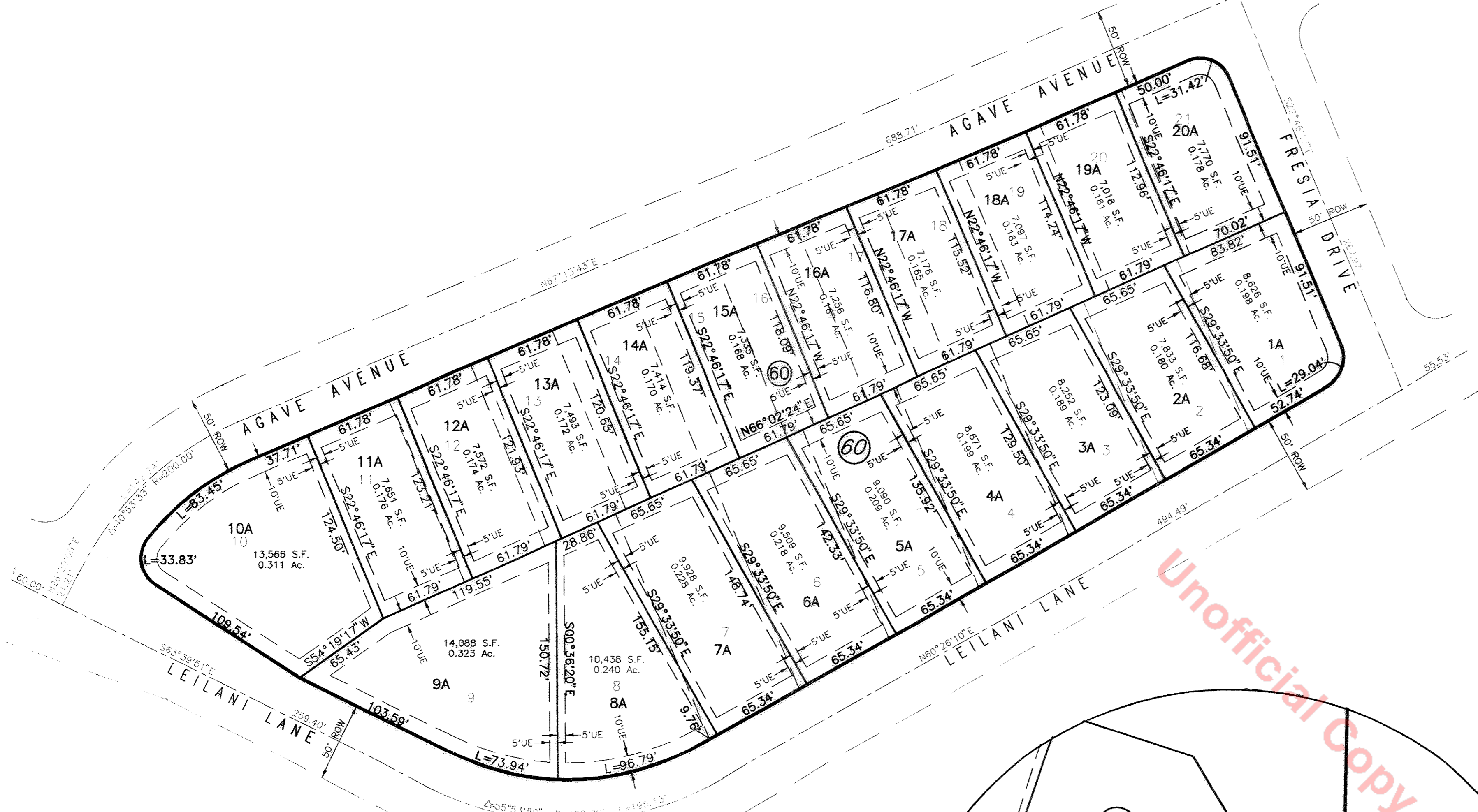
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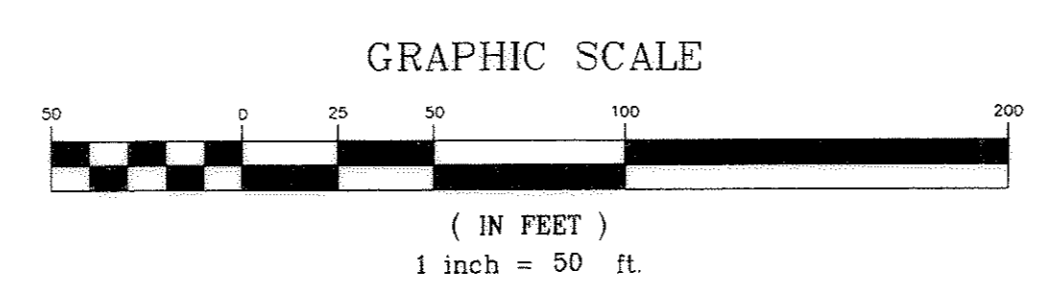
SHEET 6 OF 6



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