

2004033608 2 PGS

PLAT IDENTIFICATION SHEET

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

GRANTOR: KDB Homes, Inc.
(OWNER)

2004033608
04/05/2004 03:01 PM

GRANTEE: Maher Ranch Filing No. 1, 2nd
(NAME OF PLAT) **Amendment Final Plat**

OLD LEGAL: Tract C, Maher Ranch Filing No. 1

Section: 23

Township: 7

Range: 67

NEW LEGAL:

Subdivision/Condo Name: Maher Ranch

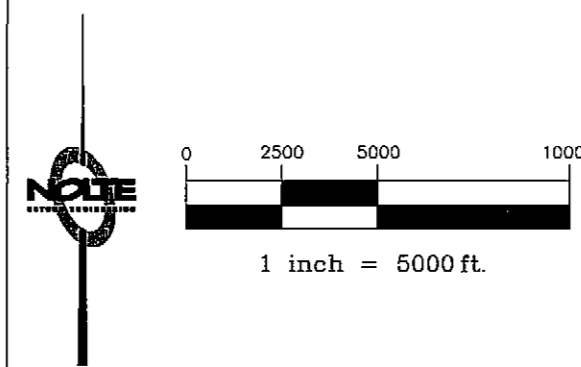
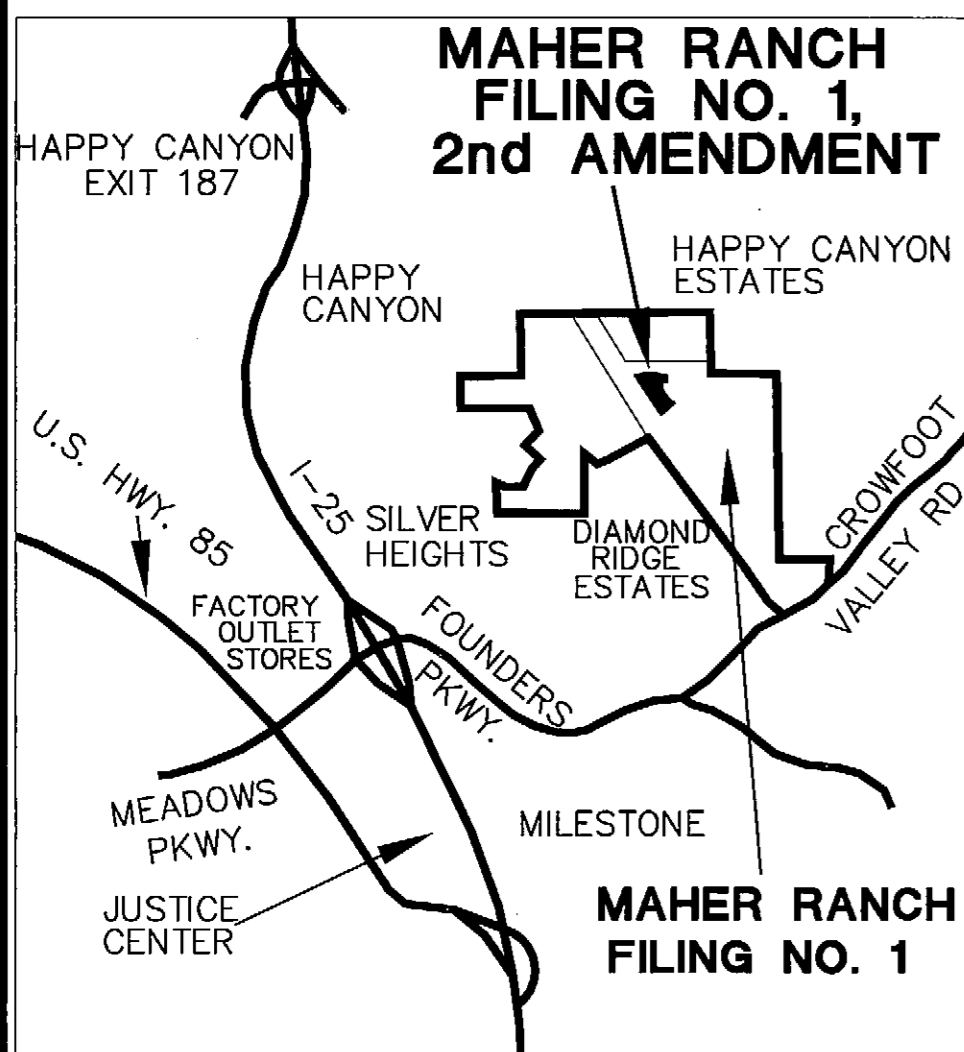
Filing # 1, 2nd Amendment Phase

Lot # Building #

Block # Unit #

FINAL PLAT MAHER RANCH - FILING NO. 1, 2nd AMENDMENT

A REPLAT OF TRACT C OF MAHER RANCH - FILING NO. 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8 LOTS, 2,500 TOTAL ACRES



SURVEYOR'S STATEMENT

I, PAUL W. SMITH, 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 NOVEMBER, 1999, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND FIELD VERIFIED ON AUGUST 16, 2002; 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.

PAUL W. SMITH
COLORADO REGISTERED LAND SURVEYOR
REGISTRATION NO. 29430
DATE 1-27-04

FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
7000 S. YOSEMITE STREET
ENGLEWOOD, CO 80112

NOTE:

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

TITLE CERTIFICATE

I, Paul Masquera BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN HERITAGE TITLE COMPANY AS AN AGENT OF FIRST AMERICAN TITLE 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 26th DAY OF January, 2004.

Paul Masquera AUTHORIZED REPRESENTATIVE
First American Heritage Title Insurance Company

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January, 2004, BY Paul Masquera

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 5-11-06
Nancy Vogel NOTARY PUBLIC

STATEMENT OF 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.

TOWN OF CASTLE ROCK

Dale A. Munn TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 13 DAY OF March, 2004.

Jeff Farnsworth
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:00 PM ON THE 5th DAY OF April, 2004, RECEPTION NO. 2004033606

DOUGLAS COUNTY CLERK AND RECORDER

BY: Beth Justina
DEPUTY

NOLTE BEYOND ENGINEERING 2000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO 80112 303.255.1000 FAX 303.255.1003 WWW.NOLTE.CO	DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE: 06-30-2003 SCALE: 1" = 50' SHEET 1 OF 1
	REVISION: 12/05/03	
	REV. 12/05/03	

LEGAL DESCRIPTION

ALL OF TRACT C OF MAHER RANCH - FILING NO. 1, AS RECORDED AT RECEPTION NO. 2002092550 AT THE CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING 2.498 ACRES (108,830 SQUARE FEET), MORE OR LESS.

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 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MAHER RANCH - FILING NO. 1, 2nd AMENDMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 23rd DAY OF January, 2004.

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE MAHER RANCH FILING NO. 1, 2nd AMENDMENT IN THE TOWN OF CASTLE ROCK.

KDB HOMES, INC., A DELAWARE CORPORATION

David Boten
DAVID BOTEN VICE PRESIDENT OF LAND DEVELOPMENT
SIGNED THIS 23rd DAY OF January, 2004.

Curt Nelson
CURT NELSON DIVISION PRESIDENT
SIGNED THIS 23rd DAY OF JANUARY, 2004.

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 2004, BY DAVID BOTEN AS A VICE PRESIDENT OF LAND DEVELOPMENT AND CURT NELSON AS DIVISION PRESIDENT FOR KDB HOMES, INC., A DELAWARE CORPORATION.
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 5-11-06
Nancy Vogel NOTARY PUBLIC

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERM AND CONDITIONS OF THE MAHER RANCH PHASE 1 ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 28th DAY OF JULY, 2000, AT RECEPTION NO. 00052256 AND ACCORDINGLY 8 FEET ARE DEBITED FROM THE WATER BANK.

BASIS OF BEARING: (PER MAHER RANCH - FILING NO. 1)

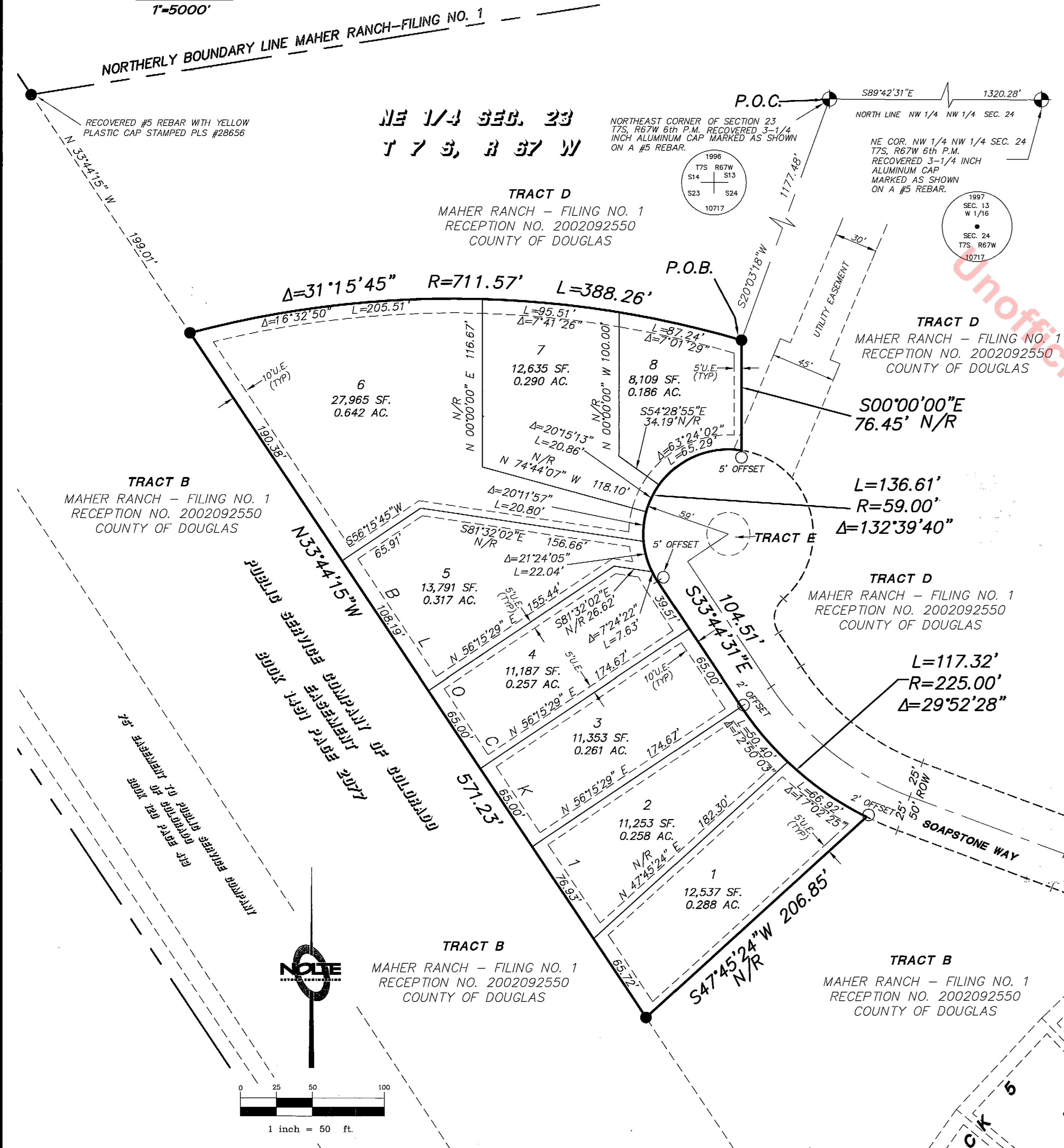
BEARINGS ARE BASED ON THE NORTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, MONUMENTED ON THE WEST END AT THE NORTHWEST CORNER OF SAID SECTION 24 BY A 3 1/4 INCH ALUMINUM CAP STAMPED "1998, T 7S, R67W, S14/S13/S23/S24, 10717" ON A #6 REBAR AND ON THE EAST END AT THE WEST ONE-SIXTEENTH CORNER ON THE NORTH LINE BY A 3 1/4 INCH ALUMINUM CAP STAMPED "1997, SEC. 13, W 1/16, S24, T 7S, R67W, 10717" ON A #6 REBAR. THE BEARING OF SAID LINE IS SOUTH 89°42'43" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTES:

- ALL EASEMENTS SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THIS PLAT.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER 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 WATERING, 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 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 MONTHS TO CURE OR REPLACE DAMAGED OR DEAD PLANT 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.

LEGEND

- ◆ DENOTES FOUND MONUMENT AS NOTED.
- DENOTES FOUND MONUMENT #5 REBAR W/YELLOW CAP L.S.29430
- DENOTES FOUND MONUMENT BRASS DISK L.S. 29430 ON NOTED OFFSET
- N/R DENOTES NON/RADIAL
- U.E. UTILITY EASEMENT



NOTE
TITLE: MAHER RANCH FILING NO. 1, 2nd AMENDMENT
DATE: 07/22/04
SCALE: N/A
DRAWN BY: N/A
CHECKED BY: N/A
PLOTTER: N/A
SHEET 1 OF 1