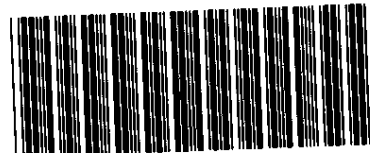


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2004091967 3 PGS

2004091967
09/02/2004 01:38 PM

PLAT IDENTIFICATION SHEET

✓ KDB Homes, Inc.

GRANTOR(owner)

✓ Maher Ranch Filing 1 3rd Amendment Final Plat

GRANTEE(name of plat)

Maher Ranch

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

✓ 24

7

67

OLD LEGAL(Section)

(Township)

(Range)

MAHER RANCH FILING NO. 1, 3rd AMENDMENT

AN ABANDONMENT AND DEDICATION OF A CERTAIN WATERLINE EASEMENT LYING WITHIN
A PORTION OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOTAL ACREAGE 0.908 ACRES

LEGAL DESCRIPTION

A PORTION OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

LOTS 43 AND 44, BLOCK 2 AND TRACT I, MAHER RANCH FILING NO. 1
CONTAINING 0.908 ACRES MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY,
COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS
SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF MAHER RANCH FILING NO. 1, 3rd
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.

PURSUANT TO SECTION 14.02040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK
HEREBY ABANDONS THE EXISTING WATERLINE EASEMENT CREATED BY THE FINAL PLAT FOR MAHER RANCH FILING NO. 1
AS DEPICTED HEREON. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK THE NEW WATERLINE
EASEMENT DEPICTED HEREON.

EXECUTED THIS 15th DAY OF June, 2004

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE
MAHER RANCH FILING NO. 1 3rd AMENDMENT, IN THE TOWN OF CASTLE ROCK,
KDB HOMES, INC., A DELAWARE CORPORATION

David Boten
DAVID BOTEN VICE PRESIDENT OF LAND DEVELOPMENT
SIGNED THIS 15th DAY OF June, 2004

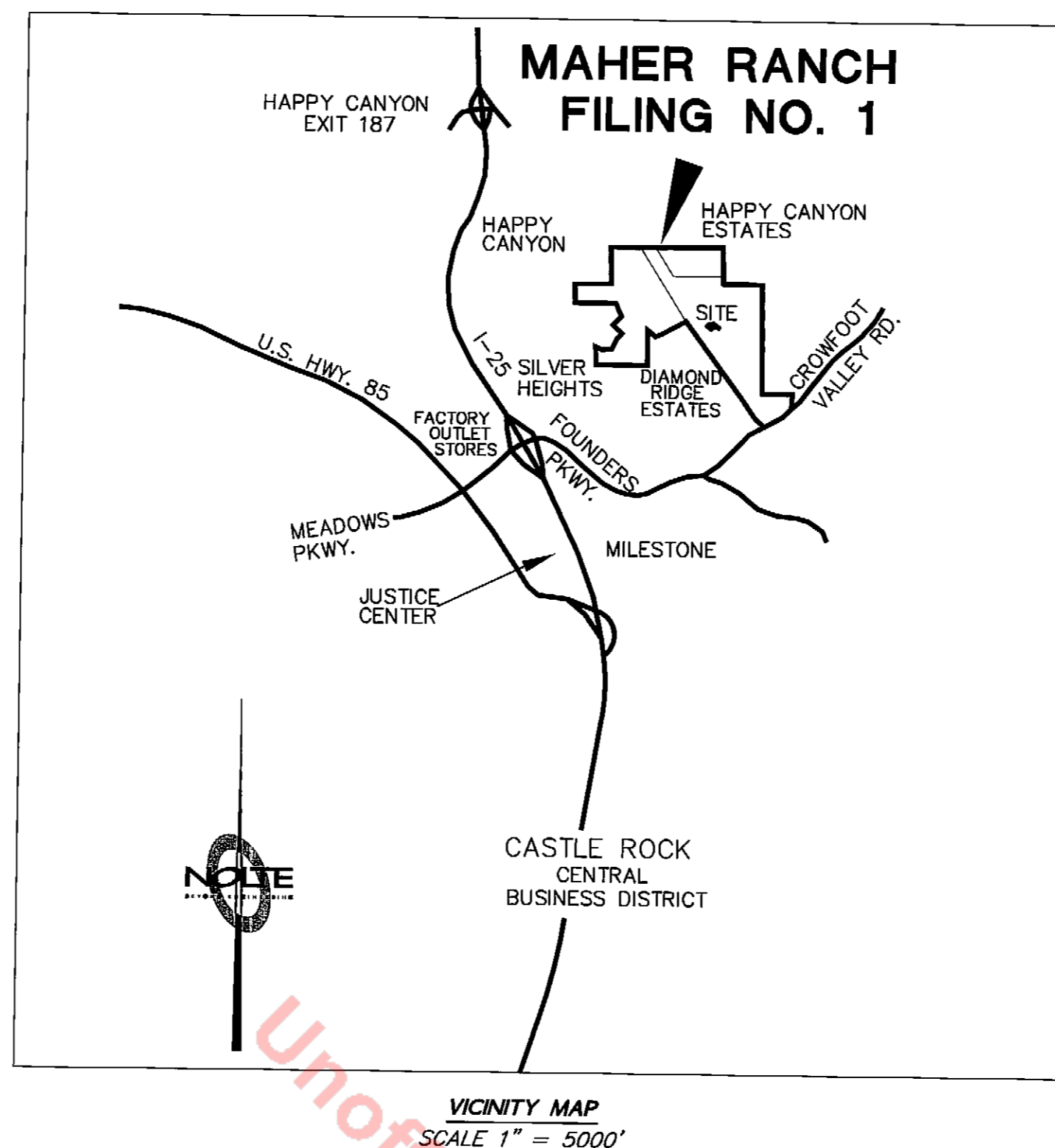
Curt Nelson
CURT NELSON DIVISION PRESIDENT
SIGNED THIS 15th DAY OF JUNE, 2004

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 15th
DAY OF June, 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

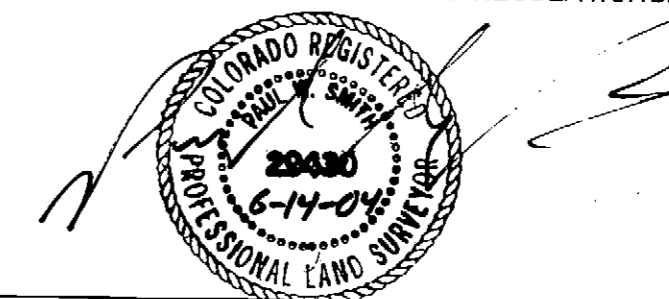
Nancy L. Vogel
NOTARY PUBLIC
My Comm. Expires: 5-11-06



Unofficial Copy

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
11/2003, 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.



PAUL W. SMITH
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 29430
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

TITLE CERTIFICATE

I, Paul Masovero BEING AN AUTHORIZED REPRESENTATIVE OF First American
Title Insurance 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 AND DEDICATION.

SIGNED THIS 17th DAY OF May, 2004

Paul Masovero
AUTHORIZED REPRESENTATIVE

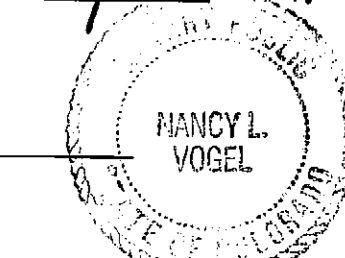
First American Title
TITLE INSURANCE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2004
BY Paul Masovero

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 5-11-06

Nancy L. 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.

ATTEST: Ray Wakeham TOWN OF CASTLE ROCK
Barry Murr TOWN CLERK
Mark Stevens TOWN MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,
COLORADO, THE 4 DAY OF August, 2004

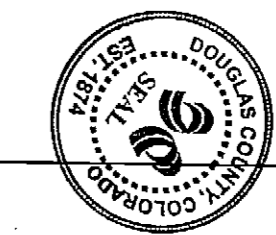
Chris Tomlin
DIRECTOR OF DEVELOPMENT SERVICES

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 1:38 PM ON THE 20 DAY OF Sept, 2004, AT RECEPTION NO. 2004091907

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulaype Kou
DEPUTY



BASES OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER OF SECTION 24, MONUMENTED ON THE WEST END AT THE NORTHWEST CORNER
OF SAID SECTION 24 BY A 3 1/4" ALUMINUM CAP STAMPED "1996, T7S, 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" ALUMINUM CAP STAMPED "1997,
SEC. 13, W 1/16, S24, T7S, R67W, 10717" ON A #6 REBAR, THE BEARING OF SAID LINE IS
SOUTH 89°42'43" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTE

THIS PLAT AMENDMENT HAS BEEN PREPARED EXCLUSIVELY TO ILLUSTRATE A WATER
EASEMENT WHICH IS BEING ADJUSTED TO ENCOMPASS AN EXISTING UNDERGROUND WATERLINE
FROM WHERE IT WAS PLATTED ON THE FINAL PLAT OF MAHER RANCH FILING NO. 1 AS
RECORDED AT RECEPTION NO. 2002092550 OF THE DOUGLAS COUNTY RECORDS. NO
CHANGES TO ANY LOT, OR TRACTS ARE BEING MADE, THIS AMENDMENT IS SOLELY TO
DEPICT THE ALIGNMENT CHANGE OF THE WATER EASEMENT.

MONUMENT NOTES

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 29430, UNLESS OTHERWISE NOTED.

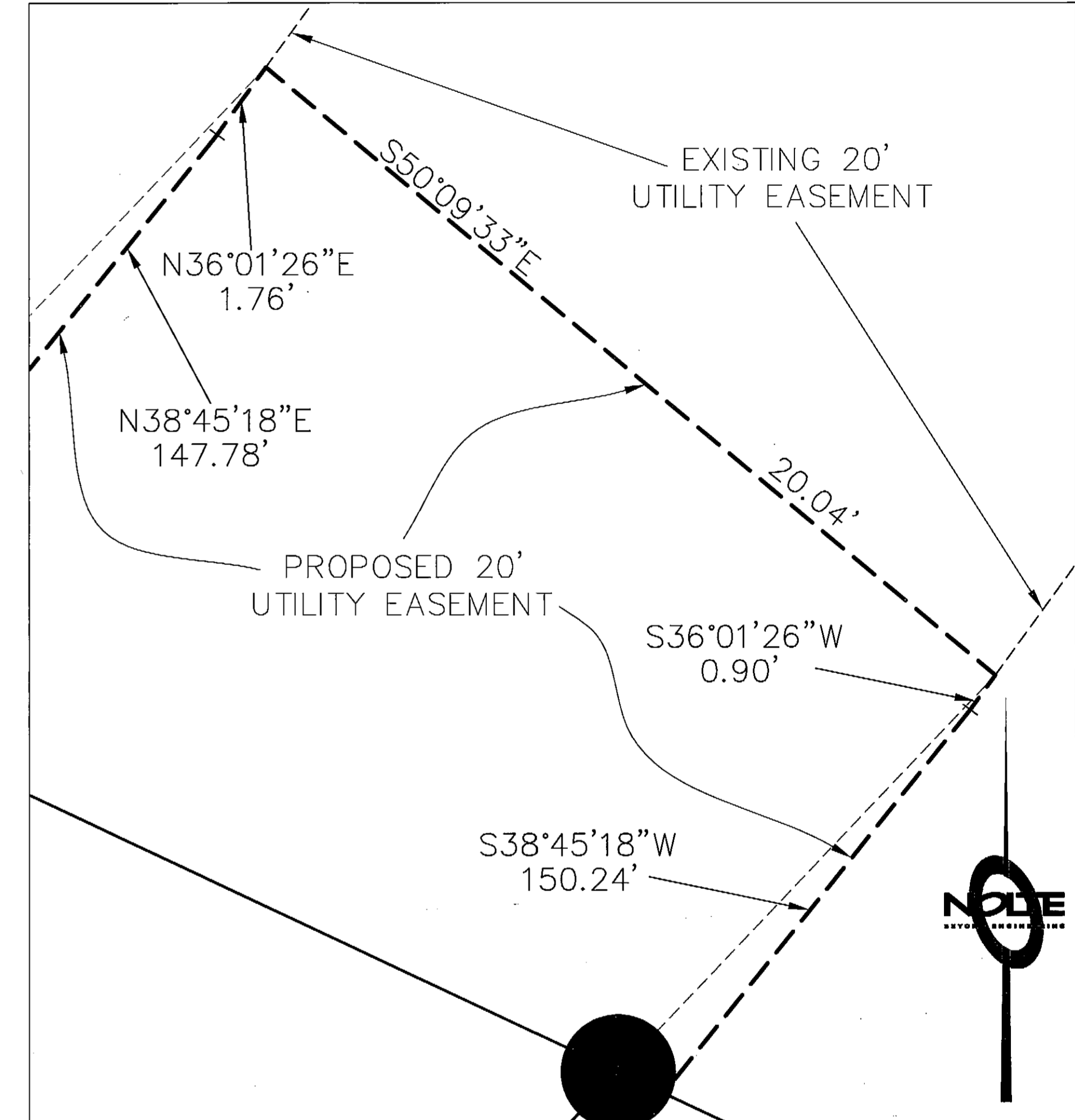
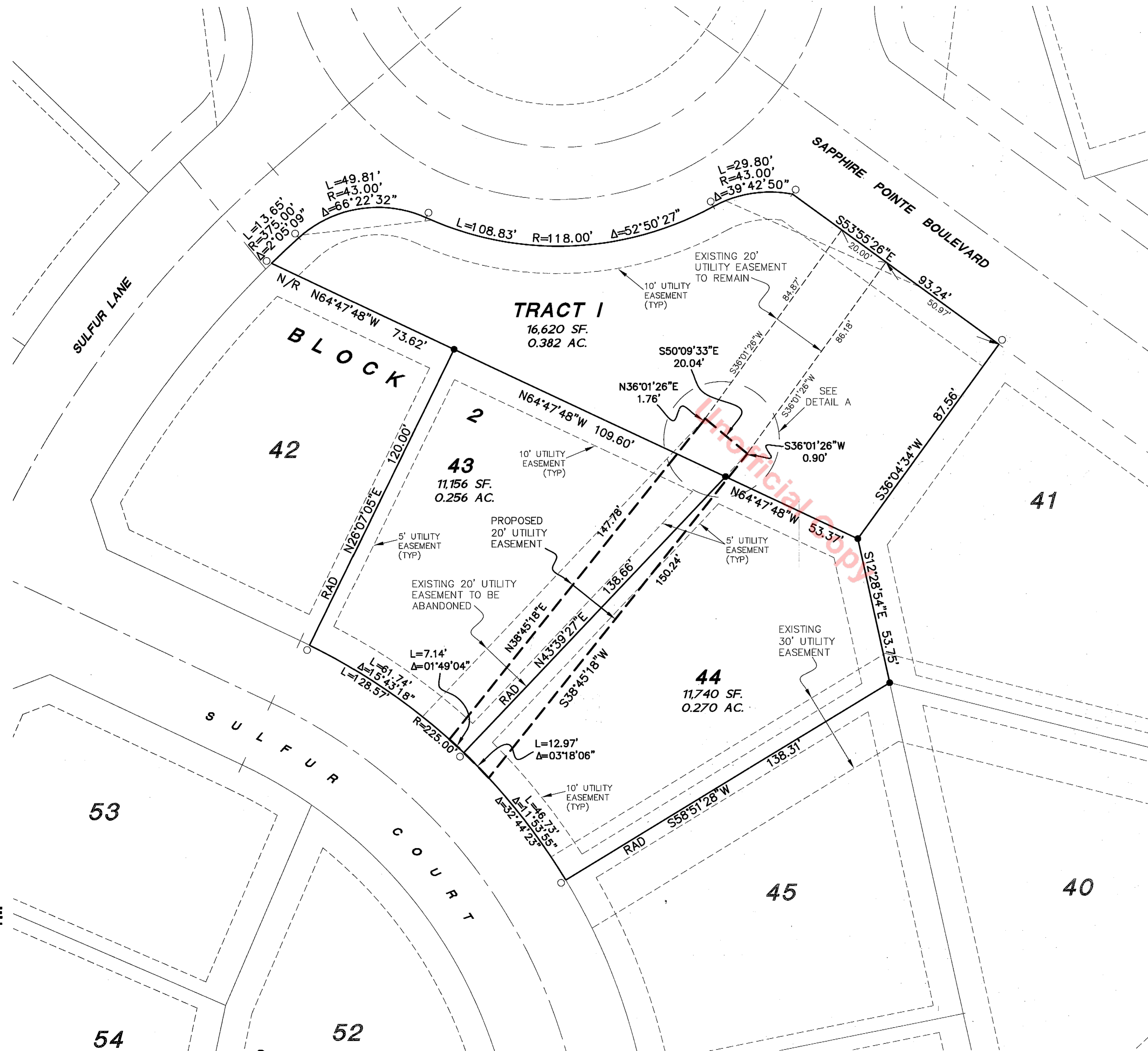
NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT
IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT
MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS
FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE: MAHER RANCH FILING NO. 1, 3rd AMENDMENT
DATE: 08/04/04
BY: PAUL W. SMITH
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.

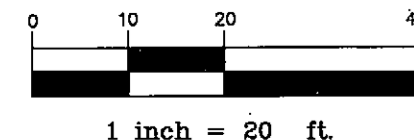
 NOLTE BEYOND ENGINEERING 2008 W. YOUNG BLVD., SUITE 200, CHENGDU, CO 80113 303.220.1001 TEL. 303.220.9000 FAX WWW.NOLTE.COM	DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD, SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE: 10-30-2003 SCALE: N/A SHEET 1 OF 2
	REV. 02/06/04	
	My Comm. Expires: 5-11-06	

MAHER RANCH FILING NO. 1, 3rd AMENDMENT

AN ABANDONMENT AND DEDICATION OF A CERTAIN WATERLINE EASEMENT LYING WITHIN
A PORTION OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



DETAIL A
N.T.S.



NOTE
SEE SHEET 1 OF 2 FOR TRACT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

- LEGEND**
- RAD RADIAL LINE (BEARING)
 - N/R NON-RADIAL LINE (BEARING)
 - DENOTES RECOVERED NO. 5 REBAR WITH YELLOW PLASTIC CAP, L.S. 29430, UNLESS OTHERWISE NOTED
 - DENOTES RECOVERED SHINER, L.S. 29430, OFFSET 2' FROM PROPERTY CORNER, UNLESS OTHERWISE NOTED

	DEVELOPER/OWNER	DATE:	10-30-03
	KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	SCALE:	1"=20'
REV. 02/06/04		SHEET 2 OF 2	