

PLAT IDENTIFICATION SHEET



RECEPTION#:

DATE:

TIME:

FEE: \$

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$211.00
21 PGS
2002092550
09/11/2002 11:27 AM

GRANTOR:
(owner/signer)

KDB Homes Inc

GRANTEE:
(subdivision name or name of plat)

Maker Ranch #1
Final Plat

LEGAL:
(section-township-range)

23, 24, 25 - 7 - 67

NEW SUBDIVISION ABBREV: _____

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

401 LOTS, 286.808 TOTAL ACRES

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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 "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 INCH 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.

BEGINNING AT THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 24, MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP STAMPED "1997, SEC.24, T7S, R67W, ON 1/16, 10717" ON A #6 REBAR; THENCE SOUTH 00°20'59" EAST A DISTANCE OF 3965.16 FEET ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 24 TO THE SOUTH QUARTER-SECTION CORNER OF SAID SECTION 24, MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP STAMPED "LS 10717, 1/4 COR., T7S, R67W, S24/S25, 1996" ON A #6 REBAR; THENCE NORTH 89°53'30" EAST A DISTANCE OF 1322.19 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24 TO THE EAST 1/16 CORNER OF SAID SECTION 24, MONUMENTED BY A 2 1/2 INCH ALUMINUM CAP STAMPED "NOLTE, E 1/16, S24/S25, 28656"; THENCE LEAVING SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24 SOUTH 00°18'52" EAST A DISTANCE OF 383.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AS RECORDED IN BOOK 1409 AT PAGE 0997, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD SOUTH 55°21'57" WEST A DISTANCE OF 1439.35 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE EAST LINE OF THE PUBLIC SERVICE COMPANY OF COLORADO PARCEL RECORDED IN BOOK 158 AT PAGE 490, DOUGLAS COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PUBLIC SERVICE COMPANY PARCEL SOUTH 33°44'15" WEST A DISTANCE OF 243.59 FEET TO THE NORTHERLY CORNER OF SAID PUBLIC SERVICE COMPANY PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID PUBLIC SERVICE COMPANY PARCEL SOUTH 00°13'47" EAST A DISTANCE OF 296.93 FEET TO THE INTERSECTION OF SAID WESTERLY LINE OF THE PUBLIC SERVICE COMPANY PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CROWFOOT VALLEY ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 850.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 37°56'38" EAST; THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD A DISTANCE OF 96.95 FEET AND THROUGH A CENTRAL ANGLE OF 06°32'06"; THE CHORD OF WHICH BEARS SOUTH 48°42'19" WEST A CHORD DISTANCE OF 96.90 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD AND THE EASTERLY LINE OF DIAMOND RIDGE ESTATES FILING ONE AS RECORDED AT RECEPTION NUMBER 9561707, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE OF DIAMOND RIDGE ESTATES FILING ONE AND THE EASTERLY LINES OF DIAMOND RIDGE, LLC PARCELS, RECORDED AT RECEPTION NUMBER 9774919, DOUGLAS COUNTY RECORDS, NORTH 33°44'15" WEST A DISTANCE OF 8023.48 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG SAID NORTH LINE SOUTH 89°18'00" EAST A DISTANCE OF 315.25 FEET TO THE NORTHWEST CORNER OF THE DIAMOND RIDGE, LLC PARCEL RECORDED IN BOOK 1755 AT PAGE 0719, DOUGLAS COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID DIAMOND RIDGE, LLC PARCEL SOUTH 33°44'15" EAST A DISTANCE OF 1147.65 FEET; THENCE NORTH 81°01'37" EAST A DISTANCE 2248.74 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE ALONG SAID EAST LINE SOUTH 00°19'08" EAST A DISTANCE OF 738.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP STAMPED "1997, NW 1/16, SEC. 24, T7S, R67W, 10717" ON A #6 REBAR; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 24, SOUTH 89°53'58" EAST A DISTANCE OF 1320.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 286.809 ACRES (12,493,383 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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MAHER RANCH - FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT W FOR PUBLIC LAND DEDICATION. TRACTS Q AND J ARE BEING CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

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 19th DAY OF August, 2002.

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

KDB HOMES, INC., A DELAWARE CORPORATION

David Boten
DAVID BOTEN VICE PRESIDENT OF LAND DEVELOPMENT
SIGNED THIS 19th DAY OF August, 2002.

Curt Nelson
CURT NELSON DIVISION PRESIDENT
SIGNED THIS 19th DAY OF August, 2002.

COUNTY OF DOUGLAS)
STATE OF COLORADO) SS

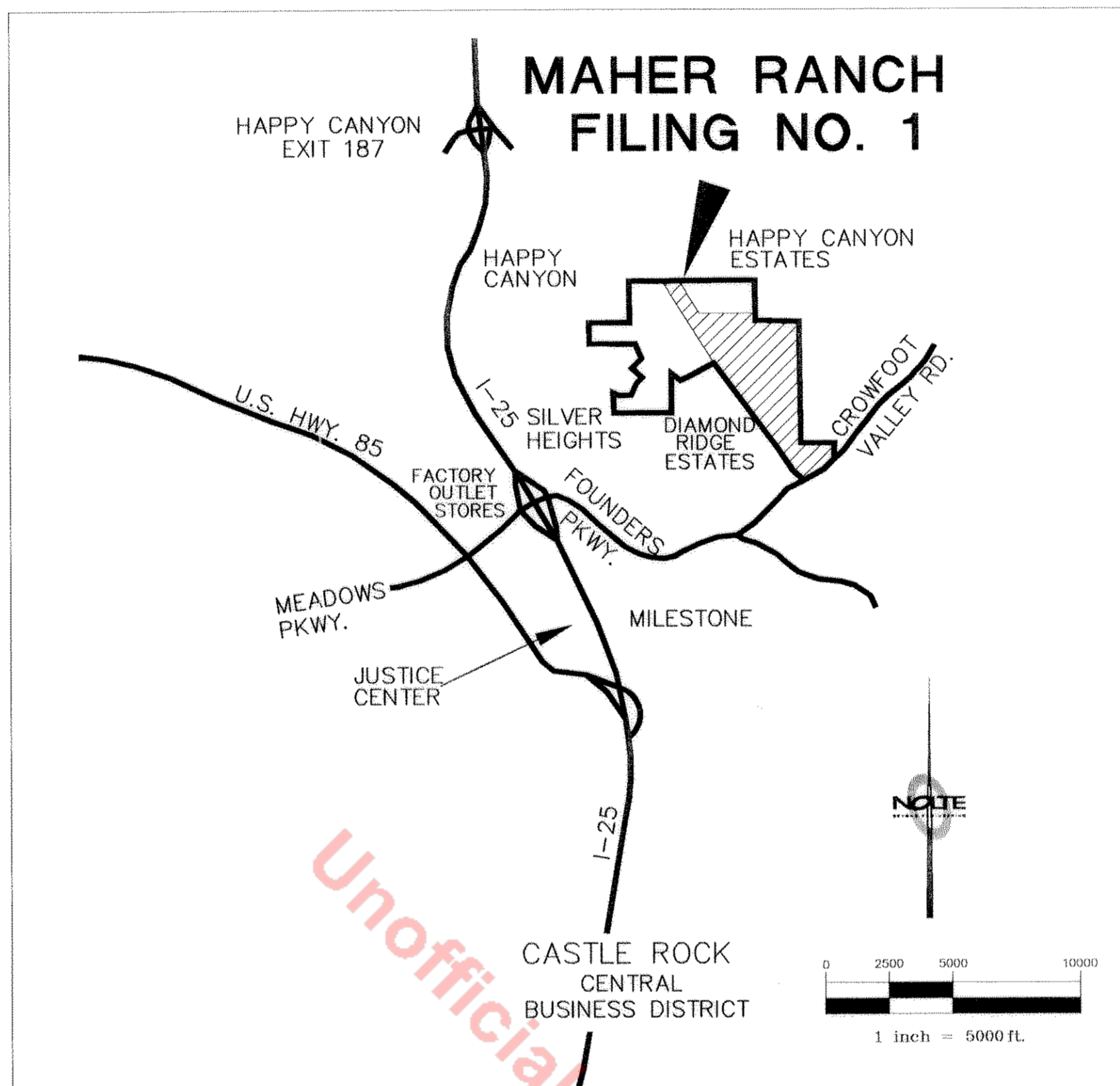
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August, 2002, BY DAVID BOTEN AS A VICE PRESIDENT OF LAND DEVELOPMENT, AND CURT NELSON AS DIVISION PRESIDENT FOR KDB HOMES, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 12/12/02

Joan O'Donnell
JOAN O'DONNELL
NOTARY PUBLIC, STATE OF COLORADO

NOTES:

- THE DRIVEWAY ON LOT 34 WILL BE PLACED ON THE NORTHWESTERLY SIDE OF THE LOT AWAY FROM THE CALMING CIRCLE.
- LOTS 34-36 (BLOCK 3), 54-60 (BLOCK 3) AND 64-67 (BLOCK 2) REQUIRE A TURN AROUND DRIVEWAY.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRACTS F, CG, DD, EE, FF, GG, HH, KK, LL, MM, NN, OO, PP, QQ, RR, AS SHOWN ON THIS PLAT.



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 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: 8-16-2002
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 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 MASOVERO 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.

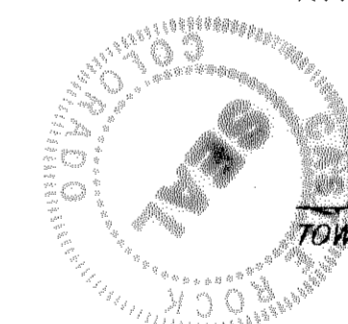
SIGNED THIS 19th DAY OF August, 2002.

Paul Masovero
AUTHORIZED REPRESENTATIVE
First American Heritage Title
TITLE INSURANCE COMPANY

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: TOWN OF CASTLE ROCK



Shelly Mims
TOWN CLERK
Mark Stevens
TOWN MANAGER

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 26 DAY OF August, 2002.

Harmen A. Sellman
COMMUNITY DEVELOPMENT DIRECTOR

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 11:41 AM ON THE 19th DAY OF August, 2002, RECEPTION NO. 2002-092530

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Sheryl Muffelst*
DEPUTY

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-06-2001



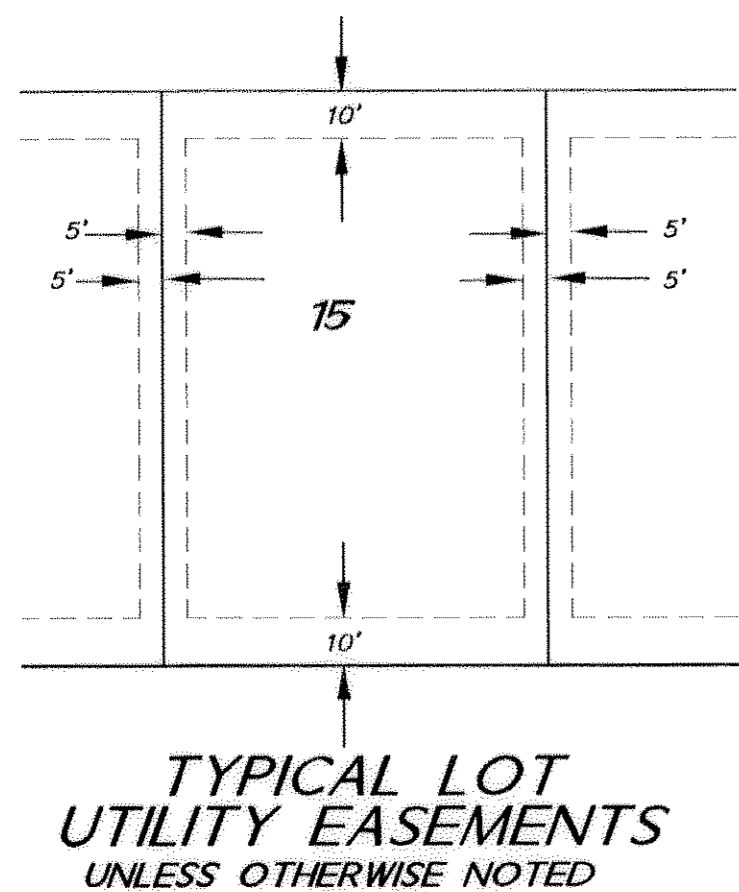
DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
SCALE: N/A
SHEET 1 OF 21

STATE OF COLORADO
 MAHER RANCH
 FILING NO. 1, PHASE II
 FINAL PLAT
 DATE: 08/26/02, TIME: 09:06 AM
 T. N. ... 183
 REBAR: NONE
 SERVICE: N/A
 CONDUIT: NONE
 EASEMENTS: NONE
 REMARKS: MFG. PROJ. NO. 010
 SHEET 1 OF 21 SHEETS JOB NO. 27135

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25 , TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SUMMARY

TRACTS A through Z and AA through RR	146.098 ACRES
LOTS (401)	105.401 ACRES
RIGHT-OF-WAY	35.309 ACRES
TOTAL	286.808 ACRES

LAND USE SUMMARY

LAND USE	OWNERSHIP	MAINTENANCE	
		LANDSCAPE	DRAINAGE
PUBLIC LAND DEDICATION (PLD)	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
* OPEN SPACE DEDICATION PRIVATE (OSP)	OWNER\HOA	OWNER\HOA	OWNER\HOA
* UTILITY DEDICATION (UD), EXCEPT TRACT JJ	OWNER\HOA	OWNER\HOA	OWNER\HOA
* UTILITY DEDICATION (UD) - TRACT JJ	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
FUTURE DEVELOPMENT (RSF-LXB, RTH)	OWNER	OWNER	OWNER

* - TO BE CONVEYED BY SEPARATE INSTRUMENT



TRACT SUMMARY

TRACT	AC.	LAND USE	OWNERSHIP	MAINTENANCE
TRACT A	2.990 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT B	11.881 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT C	2.500 AC.	FUTURE DEVELOPMENT	OWNER	OWNER
TRACT D	8.341 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT E	0.016 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT F	0.049 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT G	2.934 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT H	28.736 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT I	0.382 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT J	0.290 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT K	0.540 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT L	0.485 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT M	10.085 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT N	3.856 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT O	1.017 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT P	17.848 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT Q	28.821 AC.	PUBLIC LAND DEDICATION	CASTLE ROCK	CASTLE ROCK
TRACT R	8.189 AC.	FUTURE DEVELOPMENT	OWNER	OWNER
TRACT S	0.085 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT T	0.865 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT U	0.430 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT V	0.428 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT W	1.000 AC.	PUBLIC LAND DEDICATION	CASTLE ROCK	CASTLE ROCK
TRACT X	0.042 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT Y	0.004 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT Z	8.754 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT AA	2.702 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT BB	2.001 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT CC	0.085 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT DD	0.027 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT EE	0.076 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT FF	0.063 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT GG	0.042 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT HH	0.028 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT II	0.054 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT JJ	0.230 AC.	UTILITY DEDICATION	CASTLE ROCK	CASTLE ROCK
TRACT KK	0.023 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT LL	0.029 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT MM	0.054 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT NN	0.032 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT OO	0.064 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT PP	0.057 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT QQ	0.048 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT RR	0.037 AC.	OPEN SPACE/DRAINAGE	OWNER/HOA	OWNER/HOA

NOTE

NO SCALE

SHEET INDEX

NOTE
 TITLE: MAHER RANCH
 FILING NO. 1, PHASE II
 FINAL PLAT
 DATE: 03/25/2002
 SCALE: AS SHOWN
 DRAWN BY: NOLTE
 CHECKED BY: NOLTE
 PROJECT NO.: 02-001
 SHEET 2 OF 21 SHEETS

REV: 7-9-2002
 REV: 6-14-2002
 REV: 4-15-2002
 REV: 2-28-2002
 REV: 8-21-2001
 REV: 3-22-2001
 REV: 3-06-2001

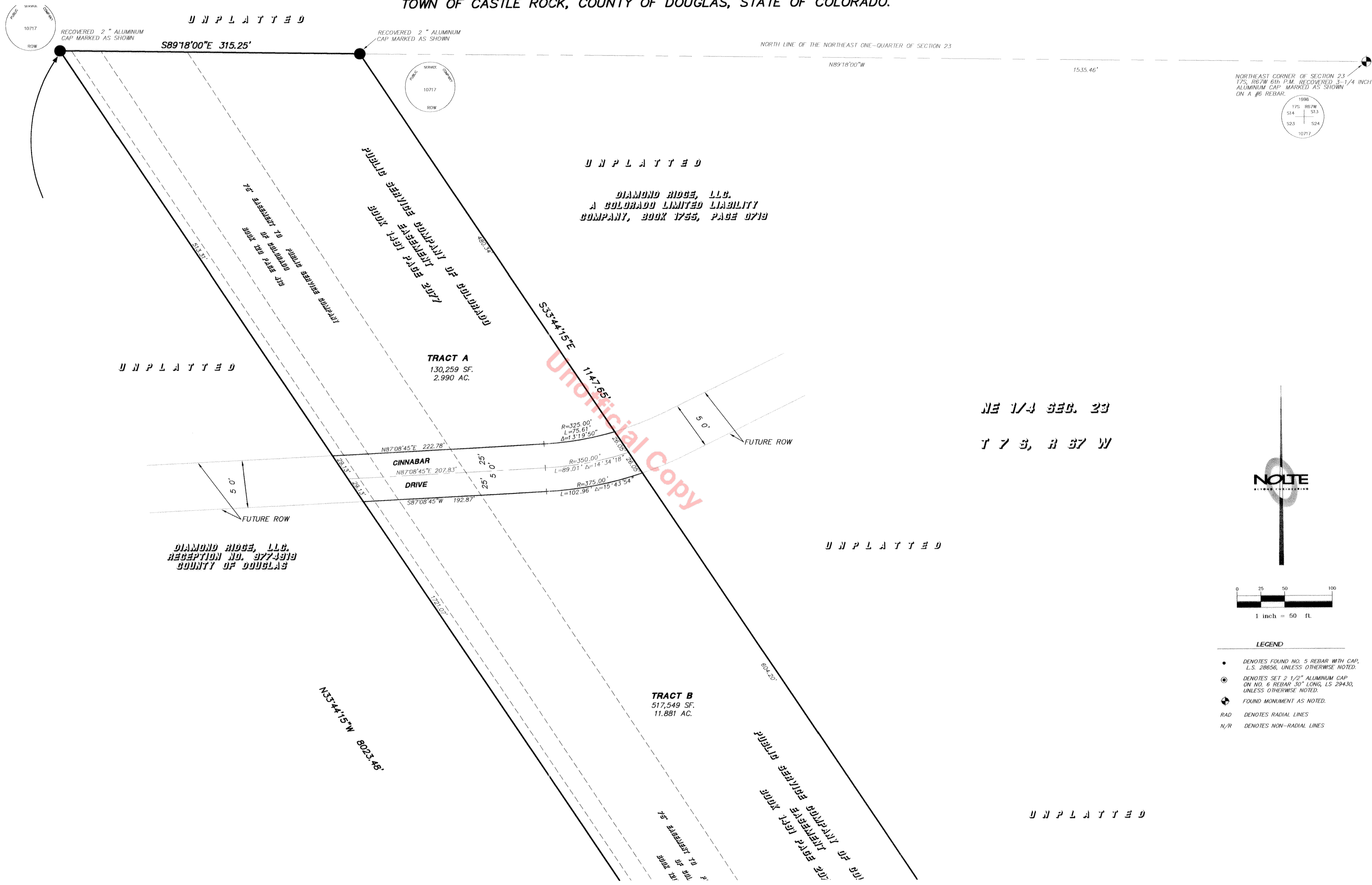
NOLTE
 BEYOND ENGINEERING
 300 S. WASHINGTON ST., SUITE 200
 801.225.1001 FAX 801.225.1001

DEVELOPER/OWNER
KDB HOMES, INC.
 7120 E. ORCHARD ROAD SUITE 300
 GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
 SCALE: N/A
 SHEET 2 OF 21

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

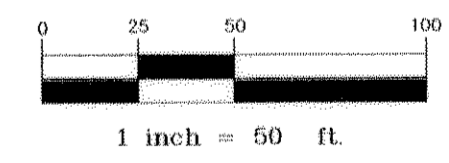


DIAMOND RIDGE, L.L.C.
A COLORADO LIMITED LIABILITY
COMPANY, BOOK 1755, PAGE 0719

DIAMOND RIDGE, L.L.C.
RECEPTION NO. 9774919
COUNTY OF DOUGLAS

NE 1/4 SEC. 23
T 7 S, R 67 W

NOTE



- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

SEE SHEET 4

NOTE
 TITLE: MAHER RANCH
 FILING NO.: PHASE II
 SCALE: 1" = 50'
 PLOTTING VIEW: NOLTE DESIGNER: JAMES PROL M.S.P.
 SHEET 3 OF 20 SHEETS JOB NO. 21785

 BEYOND ENGINEERING <small>1000 S. WOODWORTH ST., SUITE 200, GREENWOOD VILLAGE, CO 80111 303.726.1001 TEL 303.726.9800 FAX 303.726.1004</small>	DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE: 01-19-2001 SCALE: 1" = 50'	SHEET 3 OF 21
	REV: 7-9-2002 REV: 6-14-2002 REV: 4-15-2002 REV: 2-28-2002 REV: 8-21-2001 REV: 3-22-2001 REV: 3-06-2001		
	SEE SHEET 4		

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

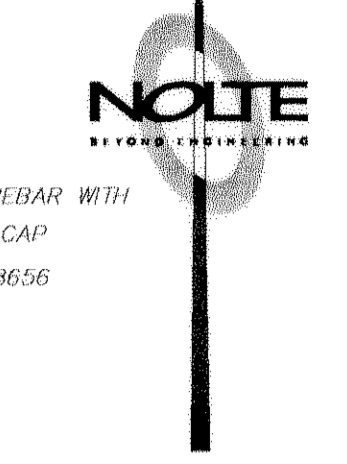


SEE SHEET 4

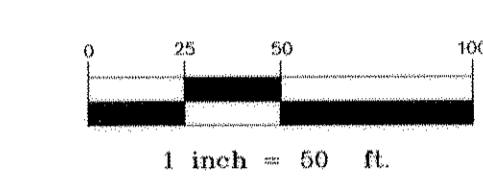
SEE SHEET 7

SEE SHEET 8

SEE SHEET 6



RECOVERED #5 REBAR WITH
YELLOW PLASTIC CAP
STAMPED PLS #28656

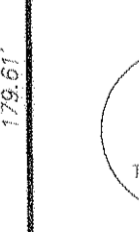


LEGEND

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- RAD DENOTES RADIAL LINES
- N/R DENOTES NON-RADIAL LINES

EASTERN LINE NW 1/4 NW 1/4 SEC. 24

UNPLATTED



SE COR. NW 1/4 NW 1/4 SEC. 24, T7S, R67W
6TH P.M. ON RECOVERED 3-1/4" INCH
ALUMINUM CAP MARKED AS SHOWN ON A #5
REBAR.

NOLTE
BEYOND ENGINEERING
TITLE: MAHER RANCH
FILING NO. 1 - PHASE II
FINAL PLAT
DATE: 02/22/2001
SCALE: AS SHOWN
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
PLOTTING BY: J. L. BROWN
SHEET 5 OF 10 SHEETS, JOB NO. 019595

NOLTE
BEYOND ENGINEERING

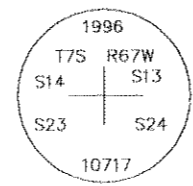
DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 5 OF 21

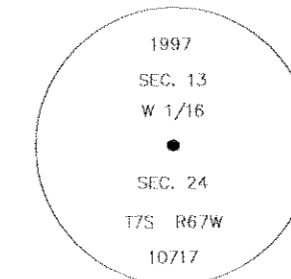
FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

RECOVERED #5 REBAR WITH
YELLOW PLASTIC CAP
STAMPED PLS #28656



NORTHEAST CORNER OF SECTION 23 T 7S, R67W 6th P.M. RECOVERED 3-1/4 INCH ALUMINUM CAP ON A #5 REBAR MARKED AS SHOWN.



NE COR. NW 1/4 NW 1/4 SEC. 24 T 7S, R67W 6th P.M. RECOVERED 3-1/4 INCH ALUMINUM CAP MARKED AS SHOWN ON A #5 REBAR.

BASIS OF BEARING
NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24
S89°42'4.3"E

SEE SHEET 5

S00°19'08"E 738.63'

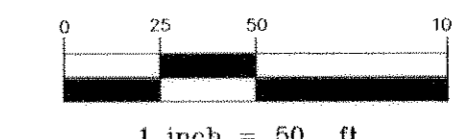
UNPLATTED

Unofficial Copy

NW 1/4 SEC. 24

T 7 S, R 67 W

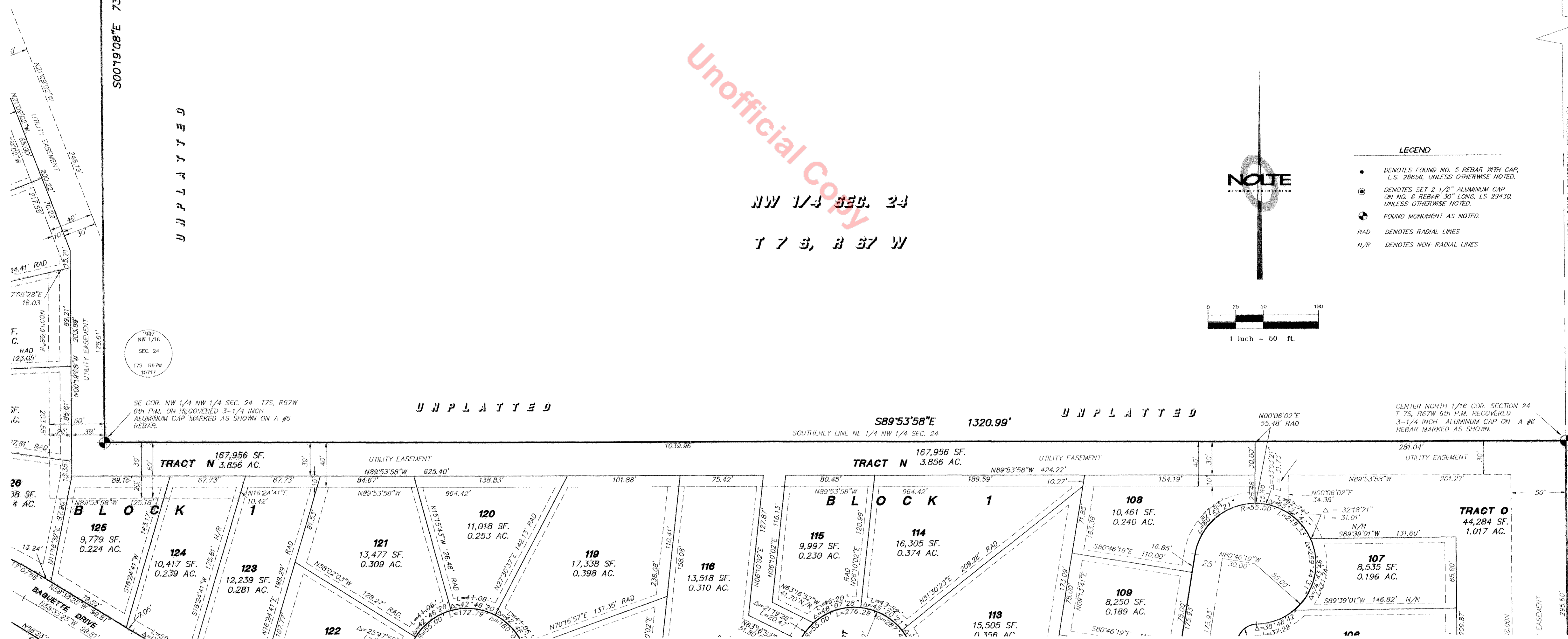
NOTE



LEGEND

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 5 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- RAD DENOTES RADIAL LINES
- N/R DENOTES NON-RADIAL LINES

UNPLATTED



26
78 SF.
4 AC.

TRACT N
167,956 SF.
3.856 AC.

TRACT N
167,956 SF.
3.856 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

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1.017 AC.

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44,284 SF.
1.017 AC.

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1.017 AC.

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1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

TRACT O
44,284 SF.
1.017 AC.

SEE SHEET 8

SEE SHEET 9

NOLTE
ENGINEERING
BYRON ENGINEERING
303 225 1001 FAX 303 225 1001

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-06-2001

NOLTE
BYRON ENGINEERING
303 225 1001 FAX 303 225 1001

DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

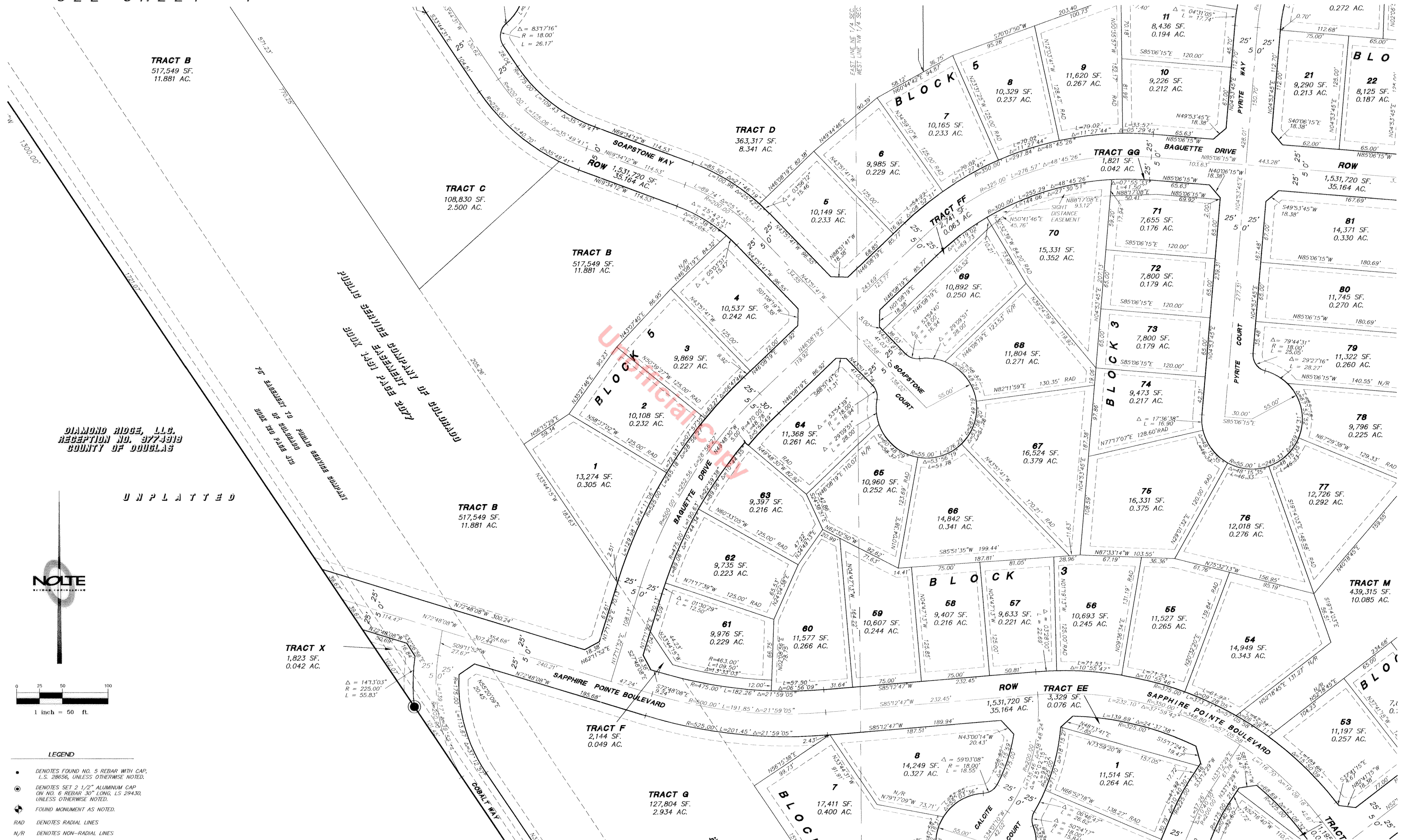
DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 6 OF 21

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

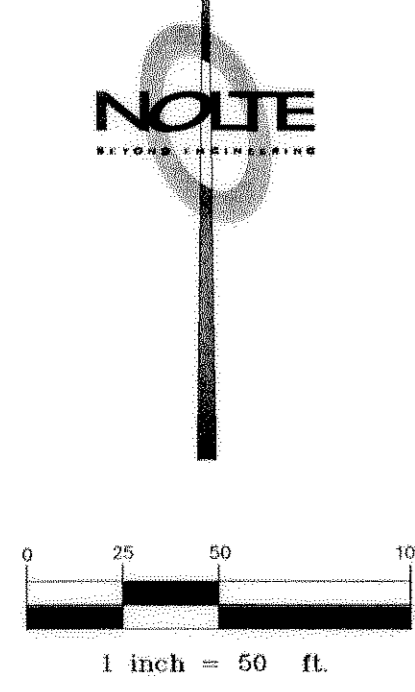
SEE SHEET 4

SEE SHEET 5



DIAMOND RIDGE, L.L.C.
RECEPTION NO. 3774919
COUNTY OF DOUGLAS

UNPLATTED



- LEGEND**
- DENOTES FOUND NO. 3 REBAR WITH CAP, I.S. 28856, UNLESS OTHERWISE NOTED.
 - DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, I.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

NOLTE
 BEYOND ENGINEERING
 7120 E. ORCHARD ROAD SUITE 300
 GREENWOOD VILLAGE, CO 80111
 PHONE: (303) 751-3333 FAX: (303) 751-3334
 WWW.NOLTE.COM

SEE SHEET 10

SEE SHEET 8

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-06-2001

NOLTE
BEYOND ENGINEERING

DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 7 OF 21

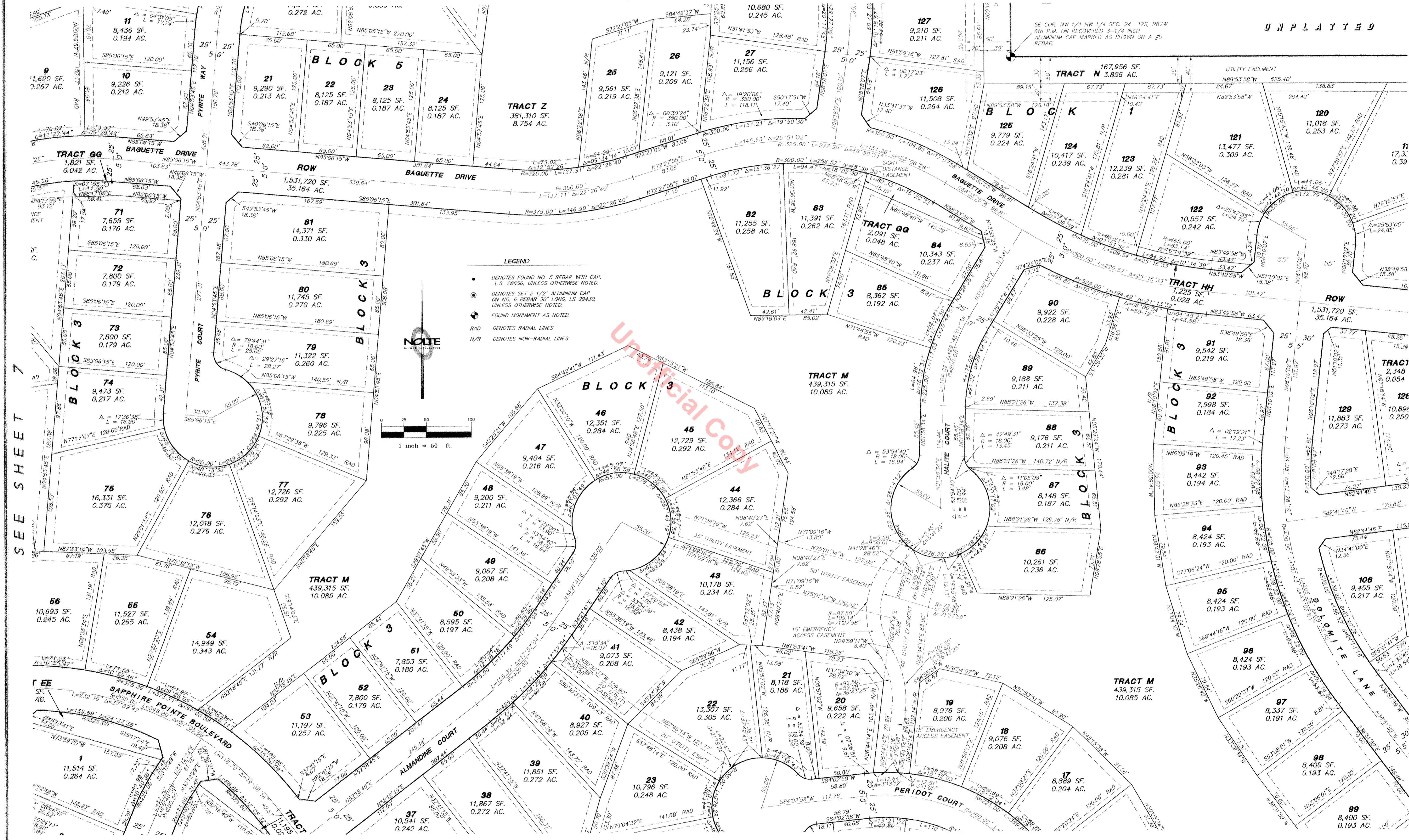
FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 5

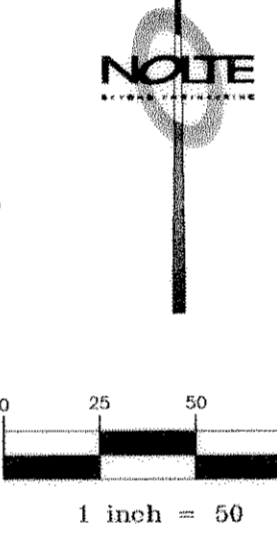
SEE SHEET 6

UNPLATTED



LEGEND

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- RAD DENOTES RADIAL LINES
- N/R DENOTES NON-RADIAL LINES



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NOLTE
BEYOND ENGINEERING
1800 S. WASHINGTON ST., SUITE 300
DENVER, CO 80202
TEL: 303.733.1100
WWW.NOLTE.COM

REV: 7-9-2002	<p>NOLTE BEYOND ENGINEERING</p> <p>DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111</p>	DATE: 01-19-2001
REV: 6-14-2002		SCALE: 1" = 50'
REV: 4-15-2002		SHEET 8 OF 21
REV: 2-28-2002		
REV: 8-21-2001		

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 7

SEE SHEET 8

1,823 SF.
0.042 AC.

$\Delta = 147.303^\circ$
 $R = 225.00'$
 $L = 55.83'$

$\Delta = 147.303^\circ$
 $R = 225.00'$
 $L = 55.83'$

$\Delta = 147.303^\circ$
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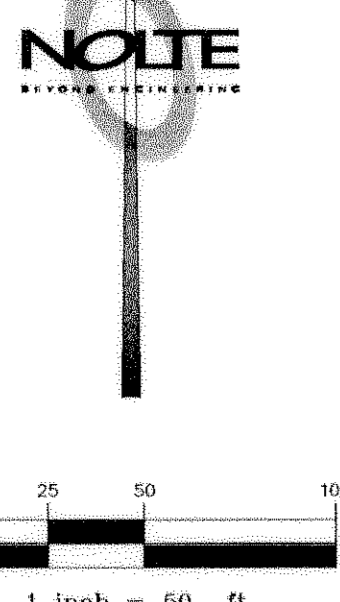
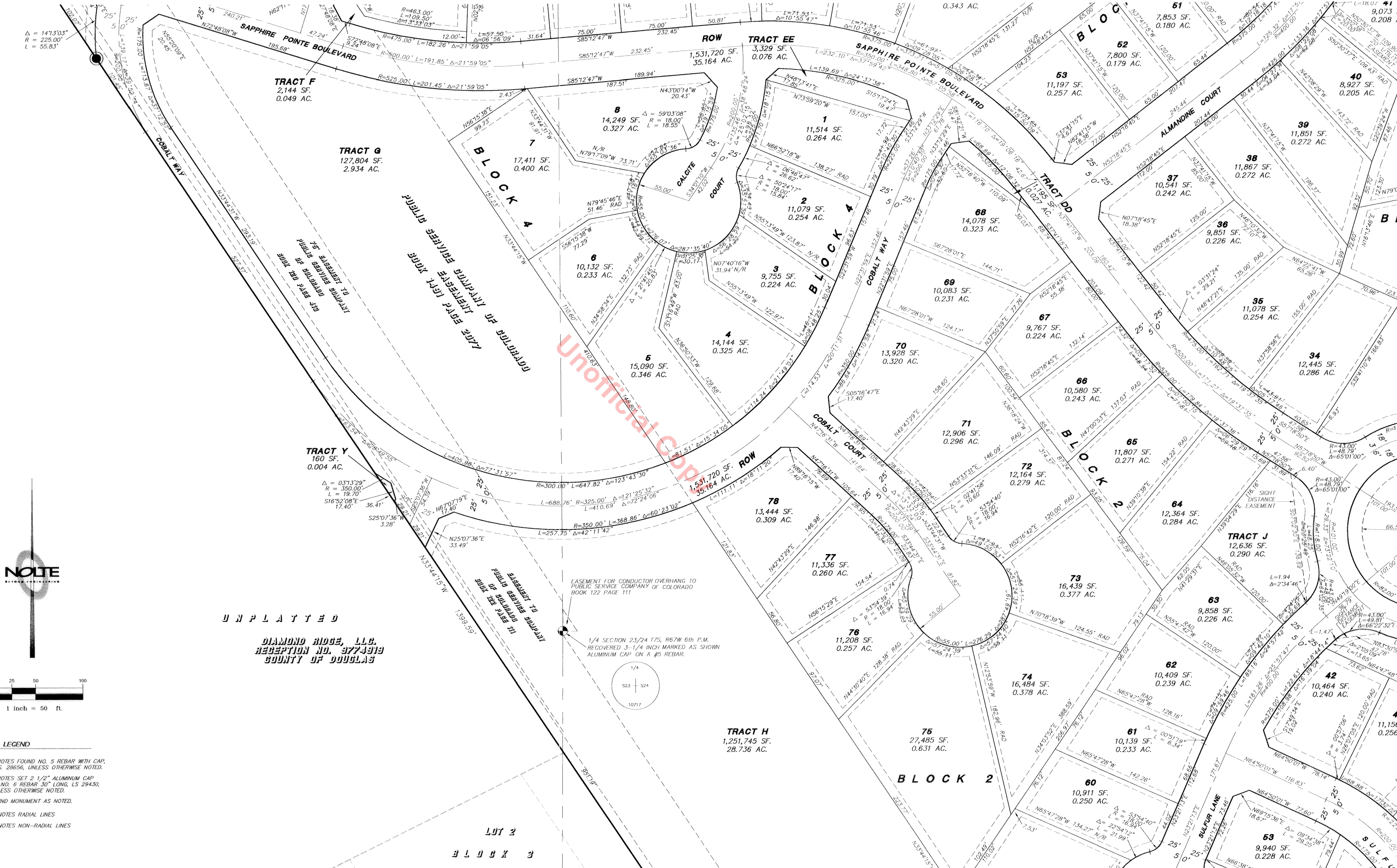
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$\Delta = 147.303^\circ$
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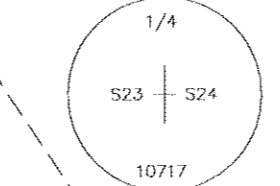
$\Delta = 147.303^\circ$
 $R = 225.00'$
 $L = 55.83'$



- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP. L.S. 20656, UNLESS OTHERWISE NOTED.
 - DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR, 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

UNPLATTED
DIAMOND RIDGE, LLC
RECEPTION NO. 9774919
COUNTY OF DOUGLAS

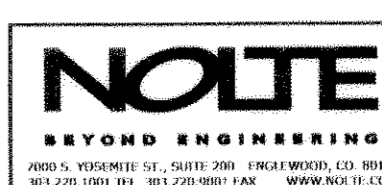
EASEMENT FOR CONDUCTOR OVERHANG TO
PUBLIC SERVICE COMPANY OF COLORADO
BOOK 122 PAGE 111
1/4 SECTION 23/24 T7S, R67W 6th P.M.
RECOVERED 3-1/4 INCH MARKED AS SHOWN
ALUMINUM CAP ON A #5 REBAR.



NOLTE
 TITLE: MAHER RANCH
 FILING NO. 1 - PHASE II
 FINAL PLAT
 DATE: 03/23/2002
 DRAWN BY: J. L. MOORE
 CHECKED BY: J. L. MOORE
 PLOTTING VIEW: NOLTE, DESIGNER: JAMES, PROJ. MGR.
 SHEET 10 OF 22 SHEETS, JOB NO. 01788

SEE SHEET 13

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-06-2001



DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

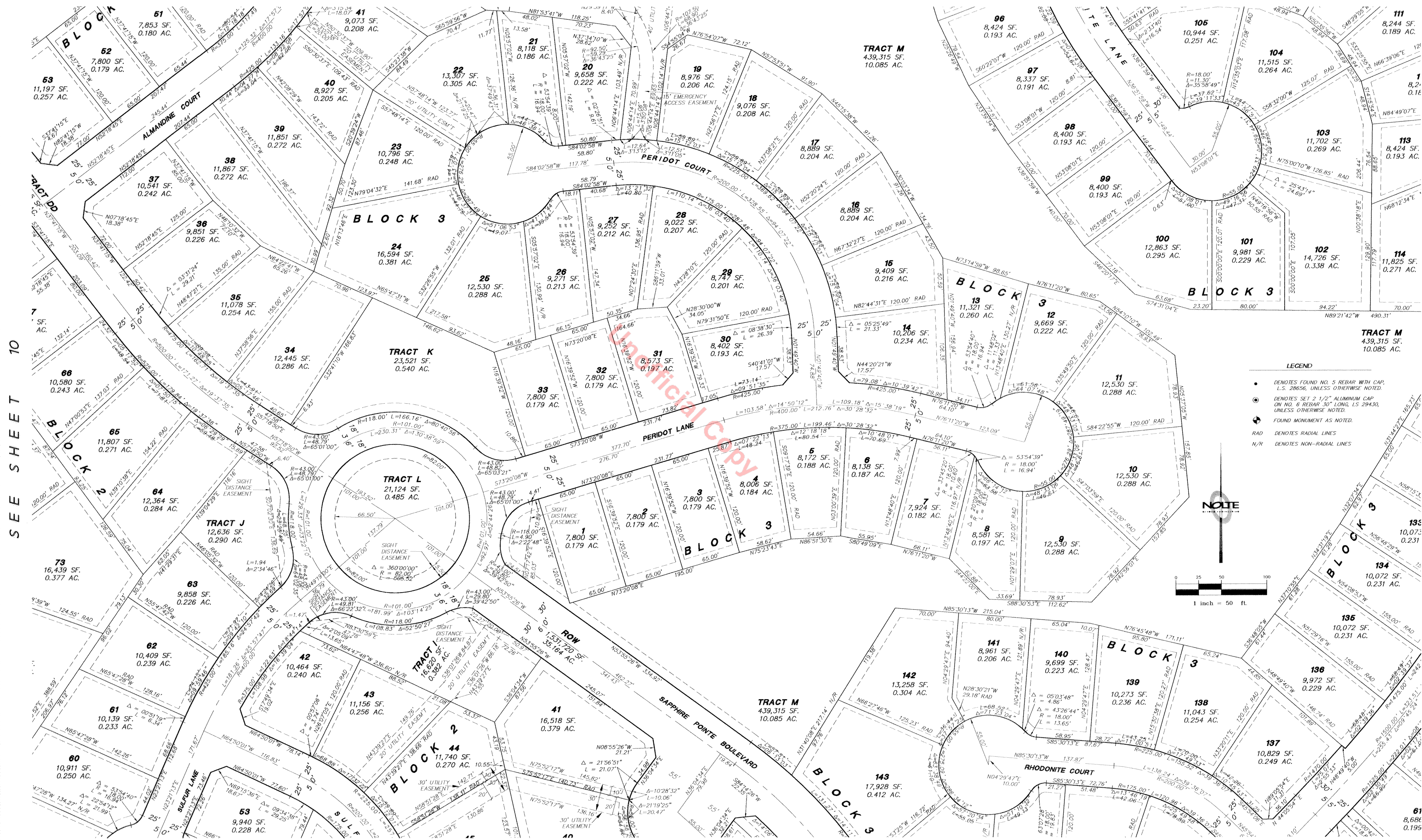
DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 10 OF 21

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

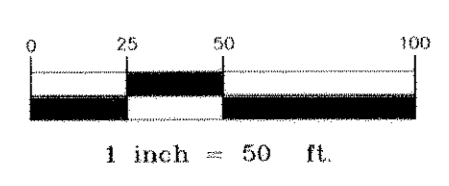
SEE SHEET 8

SEE SHEET 9



- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP. L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP. ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

NOTE



NOLTE
BEYOND ENGINEERING
DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 11 OF 21

SEE SHEET 13

SEE SHEET 14

SEE SHEET 12

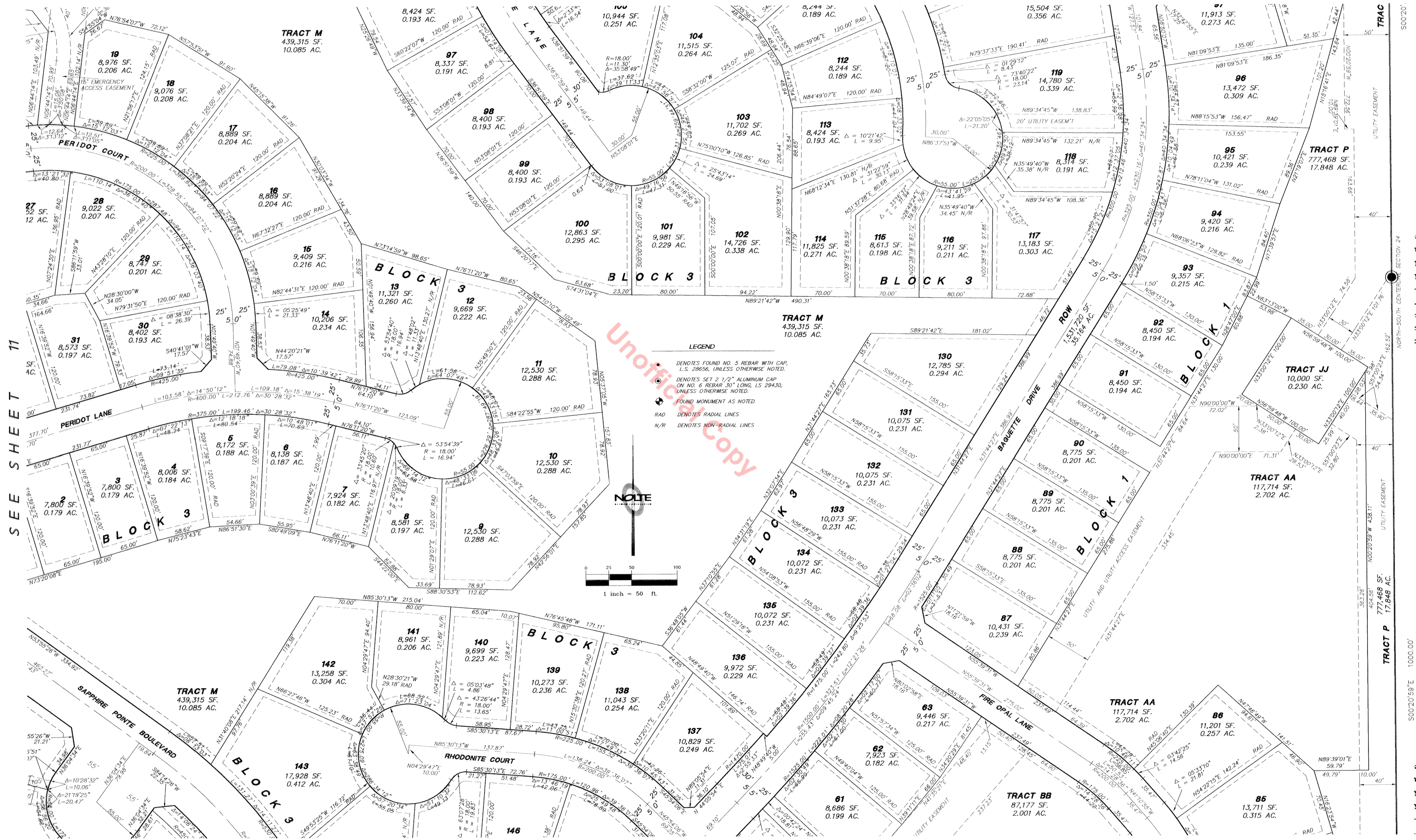
	DEVELOPER/OWNER KDB HOMES, INC.	DATE: 01-19-2001
	7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	SCALE: 1" = 50'
	SHEET 11 OF 21	

FINAL PLAT MAHER RANCH - FILING NO. 1

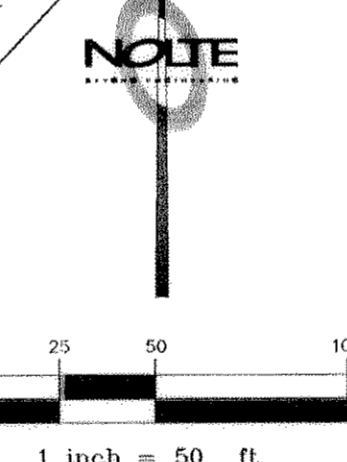
THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 8

SEE SHEET 9



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NOLTE
 BEYOND ENGINEERING
 3800 W. 100th Ave., Suite 200, Greenwood Village, CO 80111
 TEL: 303.755.1100 FAX: 303.755.1101 WWW.NOLTE.COM

SEE SHEET 13

SEE SHEET 14

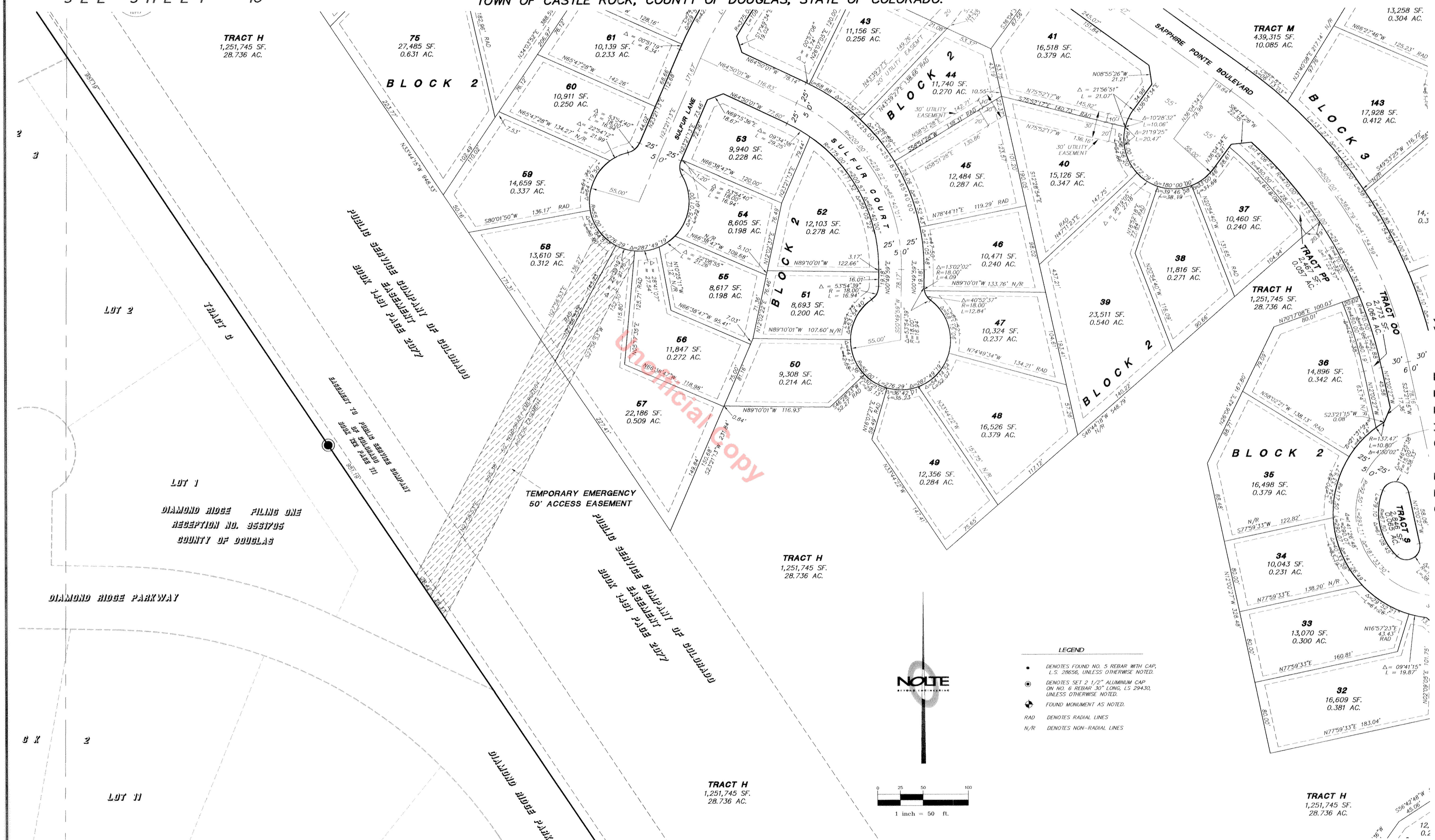
REV: 7-9-2002	NOLTE BEYOND ENGINEERING	DEVELOPER/OWNER KDB HOMES, INC.	DATE: 01-19-2001
REV: 6-14-2002		7120 E. ORCHARD ROAD SUITE 300	SCALE: 1" = 50'
REV: 4-15-2002		GREENWOOD VILLAGE, CO 80111	SHEET 12 OF 21
REV: 2-28-2002			
REV: 8-21-2001			

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 10

SEE SHEET 11



TRACT H
1,251,745 SF.
28.736 AC.

BLOCK 2

TRACT M
439,315 SF.
10.085 AC.

BLOCK 3

LOT 1
DIAMOND RIDGE FILING ONE
RECEPTION NO. 9531795
COUNTY OF DOUGLAS

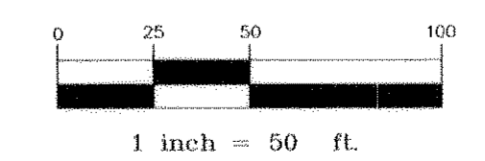
**TEMPORARY EMERGENCY
50' ACCESS EASEMENT**

TRACT H
1,251,745 SF.
28.736 AC.

TRACT H
1,251,745 SF.
28.736 AC.

TRACT H
1,251,745 SF.
28.736 AC.

- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES



NOLTE
 TITLE: MAHER RANCH
 FILING NO. 1, PHASE 1
 DATE: 03/19/2002
 SCALE: 1" = 50'
 PLOTTING VIEW: NOLTE
 SHEET 13 OF 22 SHEETS

SEE SHEET 15

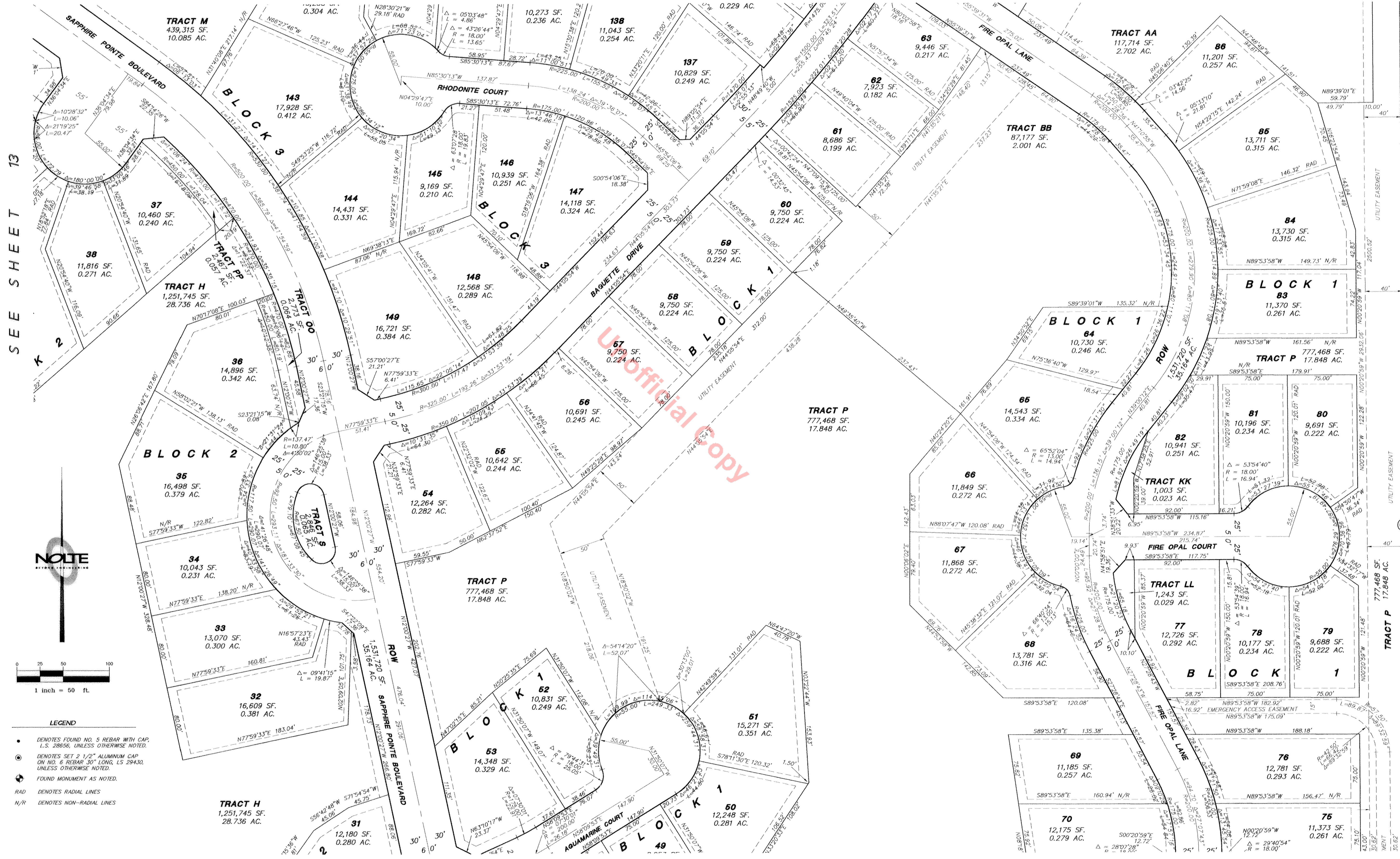
REV: 7-9-2002	 NOLTE BEYOND ENGINEERING 800 N. WYOMING ST., SUITE 200, CASTLE ROCK, CO 80104 303.292.1001 FAX 303.292.9003	DEVELOPER/OWNER	DATE:
REV: 6-14-2002		KDB HOMES, INC.	01-19-2001
REV: 4-15-2002		7120 E. ORCHARD ROAD SUITE 300	SCALE:
REV: 2-28-2002		GREENWOOD VILLAGE, CO 80111	1" = 50'
REV: 8-21-2001			SHEET 13 OF 21
REV: 3-22-2001			

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

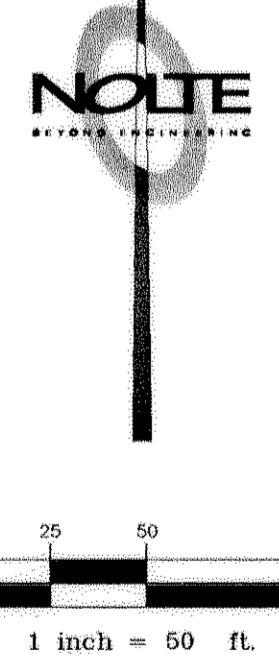
SEE SHEET 11

SEE SHEET 12



SEE SHEET 13

UNPLATTED



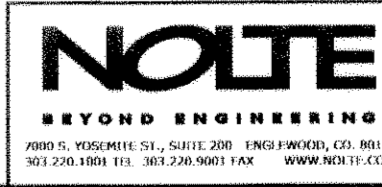
- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

SEE SHEET 15

SEE SHEET 16

NOLTE
 ENGINEERING
 1100 S. WASHINGTON ST., SUITE 200
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW.NOLTE-ENG.COM

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-06-2001



DEVELOPER/OWNER
KDB HOMES, INC.
 7120 E. ORCHARD ROAD SUITE 300
 GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 14 OF 21

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

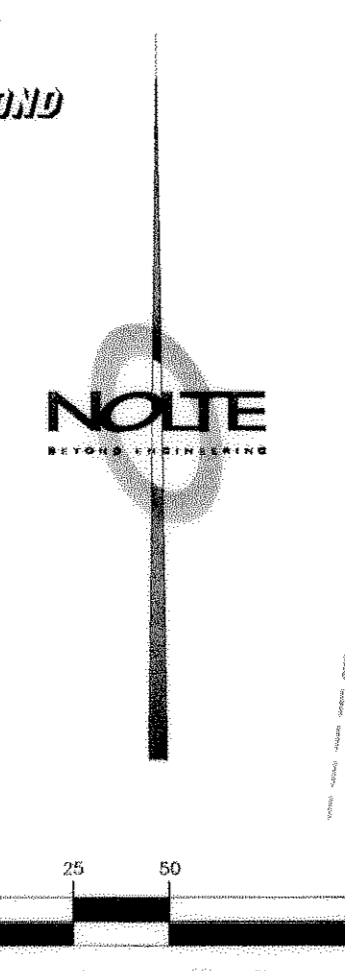
SEE SHEET 13

SEE SHEET 14



UNOFFICIAL COPY

- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES



NOLTE
 TITLE: MAHER RANCH
 FILING NO.: 1 - PHASE I
 DATE: 01-19-2001
 SCALE: 1" = 50'
 DRAWN BY: J.S.C.
 CHECKED BY: J.S.C.
 PLOTTING VIEW: NOLTE
 SHEET 15 OF 20 SHEETS JOB NO. 21788

REV: 7-9-2002	NOLTE BEYOND ENGINEERING <small>1000 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111 303.279.1000 FAX: 303.249.9001 WWW.NOLTE.COM</small>	DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE: 01-19-2001
REV: 6-14-2002		SCALE: 1" = 50'	SHEET 15 OF 21
REV: 4-15-2002			
REV: 2-28-2002			
REV: 8-21-2001			

SEE SHEET 17

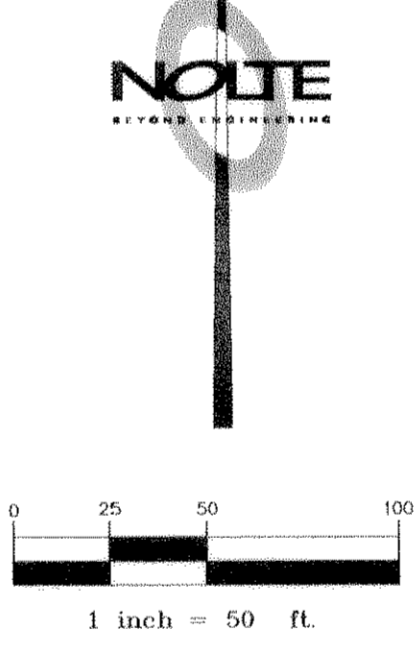
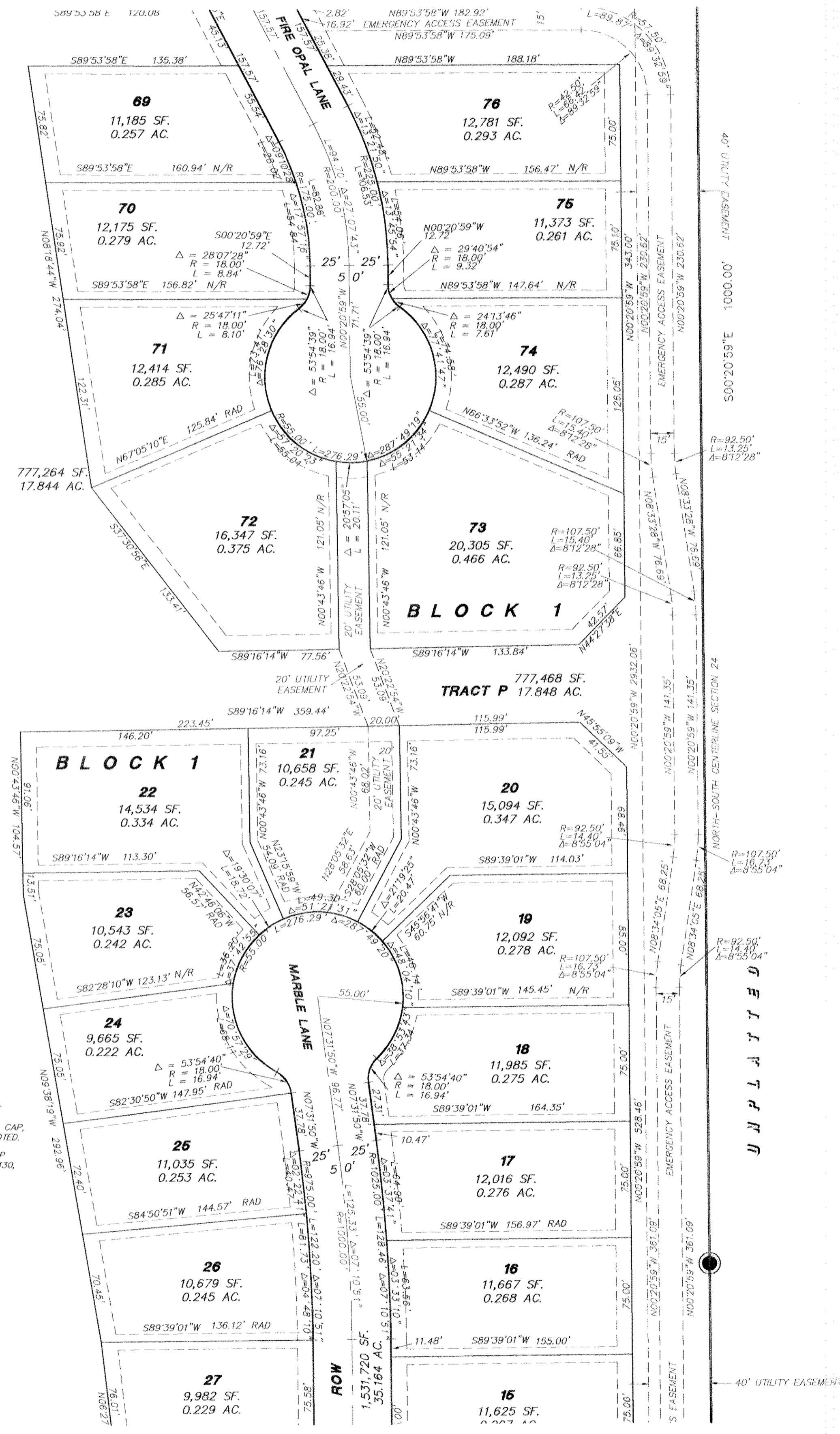
SEE SHEET 16

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 13

SEE SHEET 14



- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR, 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

NOLTE
ENGINEERING
1500 W. WYOMING ST., SUITE 100, CASTLE ROCK, CO 80108
TEL: 303-948-8800
WWW.NOLTEENGINEERING.COM

SEE SHEET 17

SEE SHEET 18

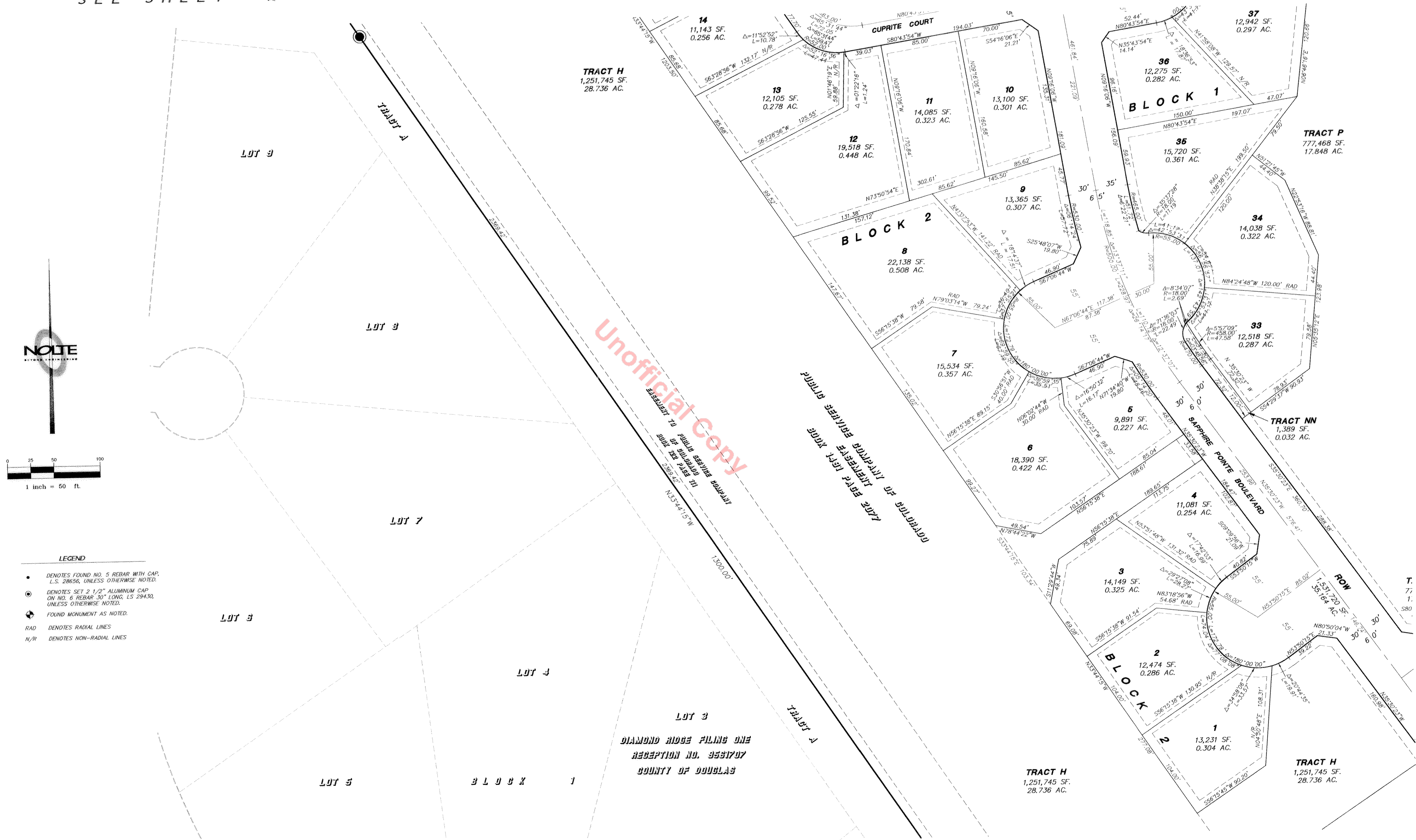
REV: 7-9-2002	DEVELOPER/OWNER	DATE:	01-19-2001
REV: 6-14-2002	KDB HOMES, INC.	SCALE:	1" = 50'
REV: 4-15-2002	7120 E. ORCHARD ROAD SUITE 300	SHEET 16 OF 21	
REV: 2-28-2002	GREENWOOD VILLAGE, CO 80111		
REV: 8-21-2001			
REV: 3-22-2001			
REV: 3-06-2001			

FINAL PLAT MAHER RANCH - FILING NO. 1

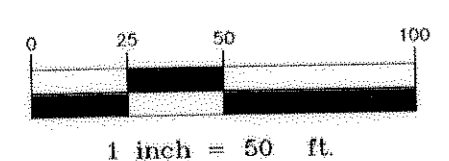
THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 16

SEE SHEET 15



NOTE



LEGEND

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- RAD DENOTES RADIAL LINES
- N/R DENOTES NON-RADIAL LINES

NOTE
 TITLE MAHER RANCH
 FILING NO. 1
 SCALE 1" = 50'
 DATE 11-19-2001
 DRAWN BY J. L. BROWN
 CHECKED BY J. L. BROWN
 PLOTTING BY J. L. BROWN
 SHEET 17 OF 20 SHEETS

- REV: 7-9-2002
- REV: 6-14-2002
- REV: 4-15-2002
- REV: 2-28-2002
- REV: 8-21-2001
- REV: 3-22-2001
- REV: 3-06-2001



DEVELOPER/OWNER
KDB HOMES, INC.
 7120 E. ORCHARD ROAD SUITE 300
 GREENWOOD VILLAGE, CO 80111

DATE:	01-19-2001
SCALE:	1" = 50'
SHEET 17 OF 21	

SEE SHEET 19

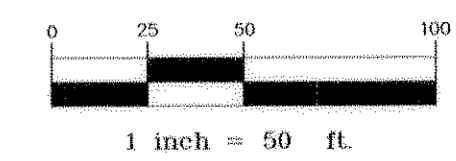
SEE SHEET 18

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

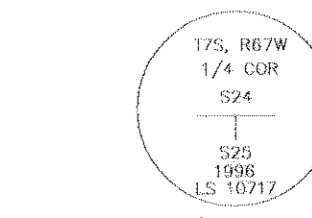
SEE SHEET 17

SEE SHEET 18

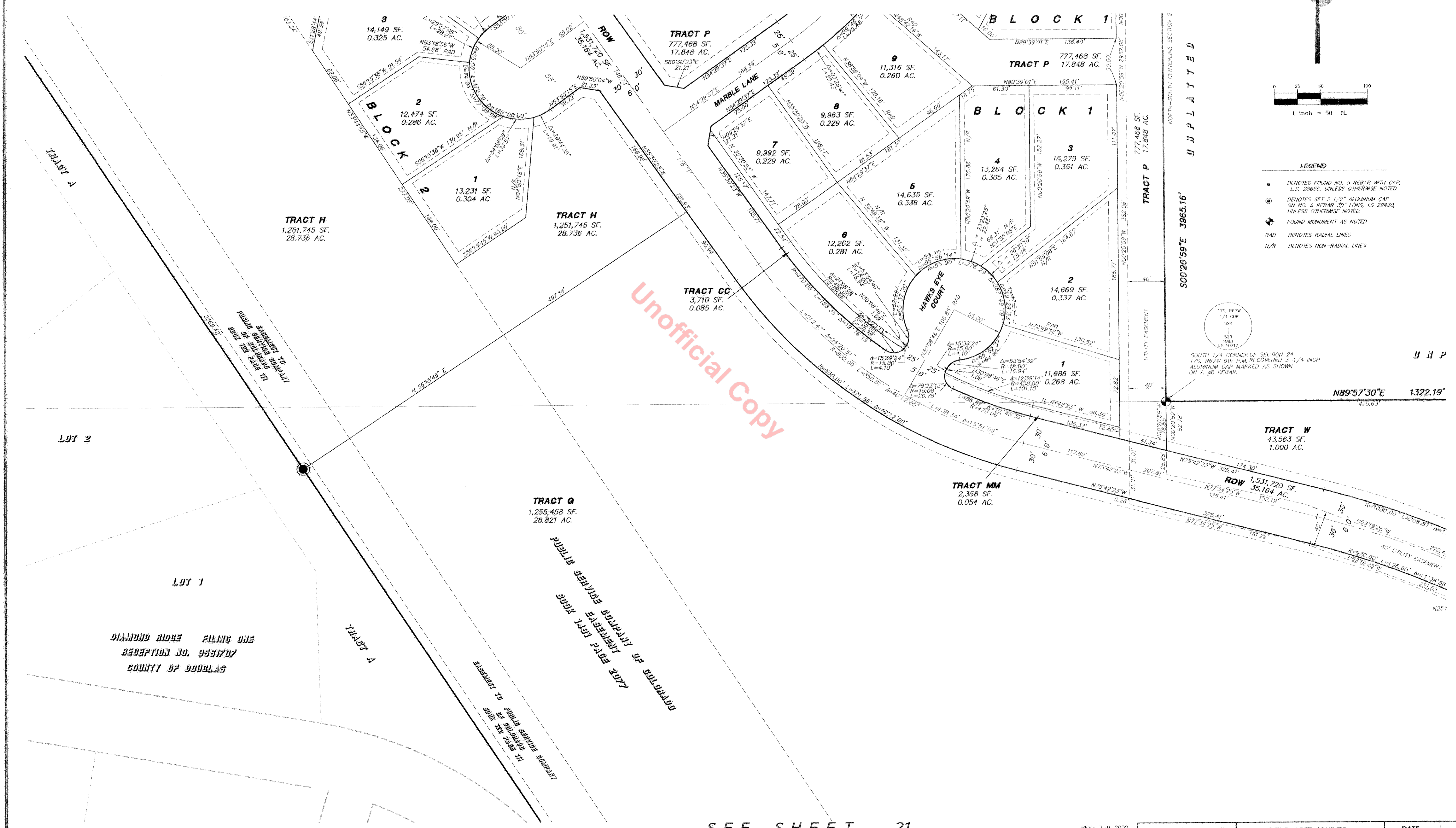


LEGEND

- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- RAD DENOTES RADIAL LINES
- N/R DENOTES NON-RADIAL LINES



SOUTH 1/4 CORNER OF SECTION 24
175, R67W
1/4 CUR
5/4
1
525
1986
L.S. 10917



Unofficial Copy

DIAMOND RIDGE FILING ONE
RECEPTION NO. 9531707
COUNTY OF DOUGLAS

TITLE: MAHER RANCH
 FILING NO. 1
 DATE: 08/26/02
 SCALE: 1" = 50'
 PLOTTING VIEW: NONE
 SHEET 19 OF 21 SHEETS

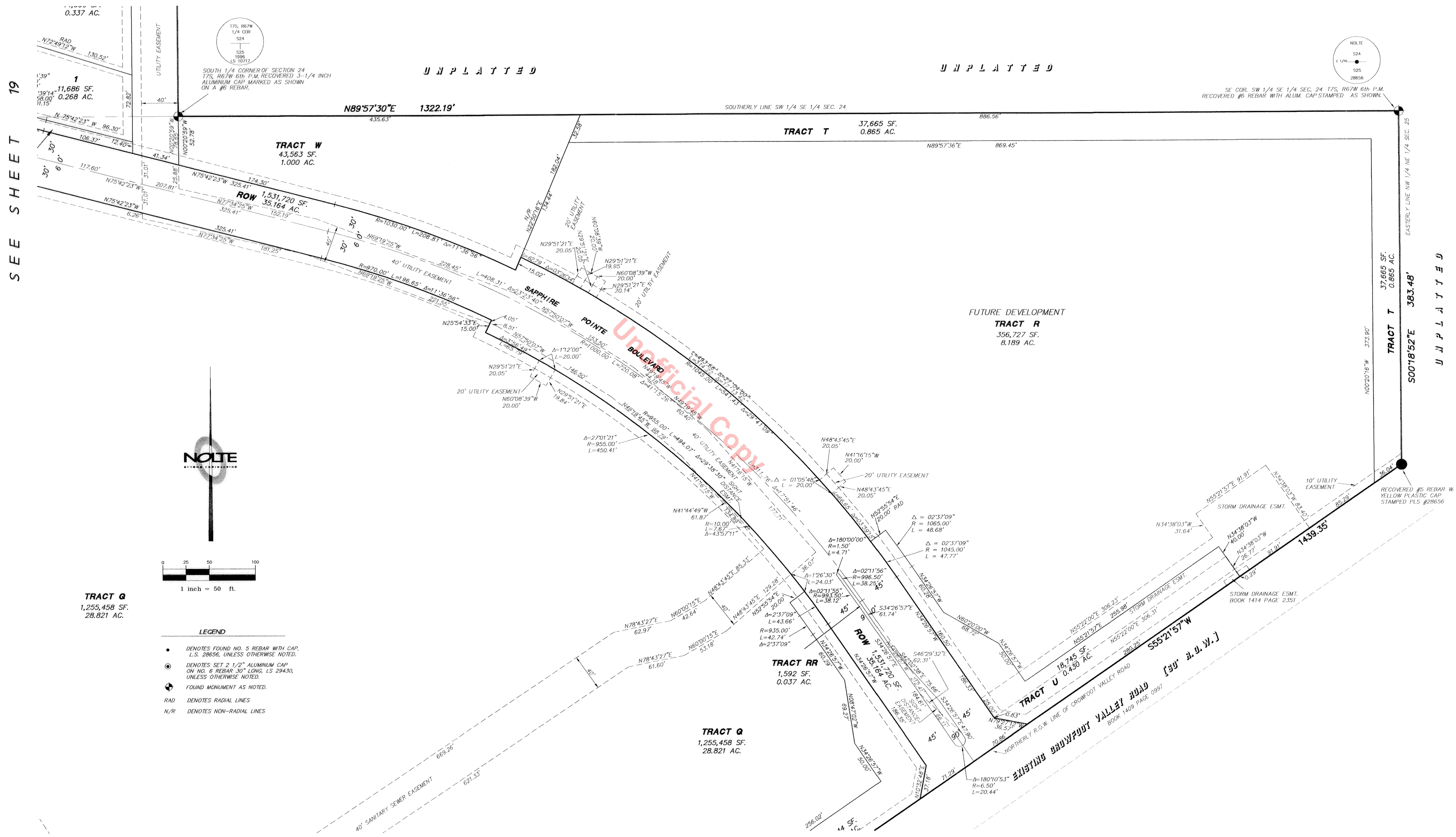
SEE SHEET 21

SEE SHEET 20

REV: 7-9-2002		DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE:	01-19-2001
REV: 6-14-2002			SCALE:	1" = 50'
REV: 4-15-2002			SHEET 19 OF 21	
REV: 2-28-2002				
REV: 8-21-2001				
REV: 3-06-2001				

FINAL PLAT MAHER RANCH - FILING NO. 1

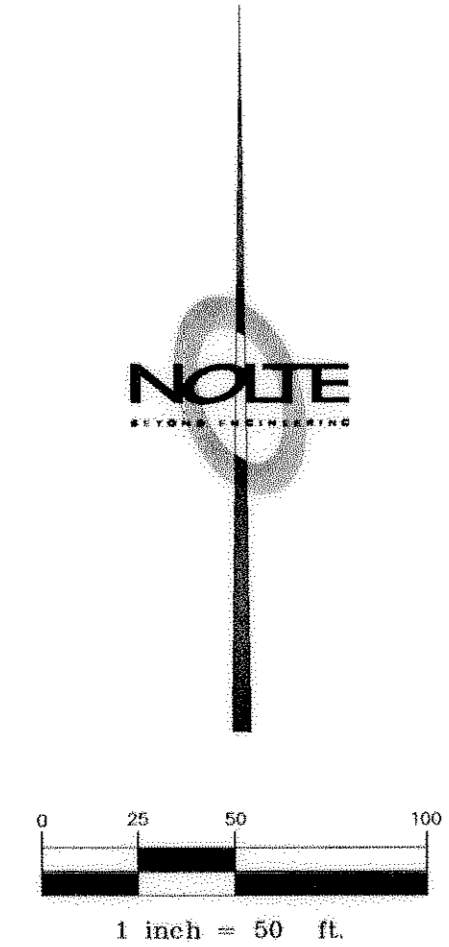
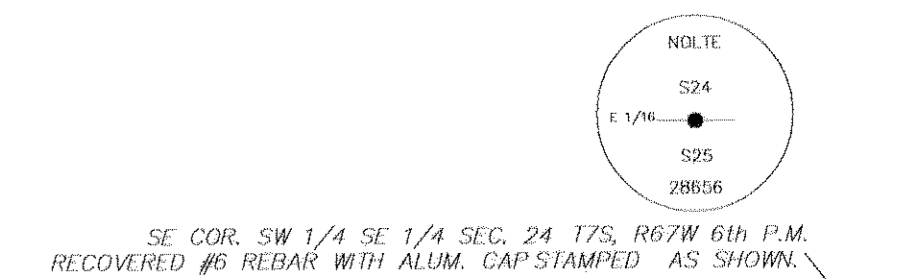
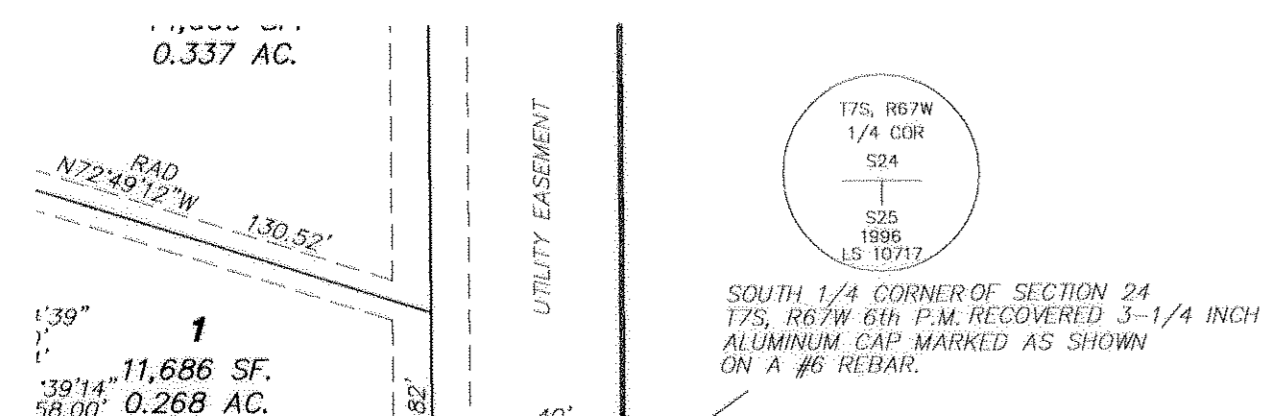
THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



SEE SHEET 19

UNPLATTED

SEE SHEET 21



TRACT Q
1,255,458 SF.
28.821 AC.

- LEGEND**
- DENOTES FOUND NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

NOLTE
 TITLE: MAHER RANCH
 FILING NO. 1, PHASE II
 FINAL PLAT
 DATE: 02/23/2002
 DRAWN BY: J. H. ...
 CHECKED BY: ...
 SHEET 20 OF 20 SHEETS, JOB NO. 01935

REV: 7-9-2002	NOLTE <small>BEYOND ENGINEERING</small>	DEVELOPER/OWNER KDB HOMES, INC. 7120 E. ORCHARD ROAD SUITE 300 GREENWOOD VILLAGE, CO 80111	DATE: 01-19-2001
REV: 6-14-2002		SCALE: 1" = 50'	SHEET 20 OF 21
REV: 4-15-2002			
REV: 2-28-2002			
REV: 8-21-2001			
REV: 3-22-2001			
REV: 3-06-2001			

FINAL PLAT MAHER RANCH - FILING NO. 1

THOSE PORTIONS OF SECTIONS 23, 24 AND 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 19

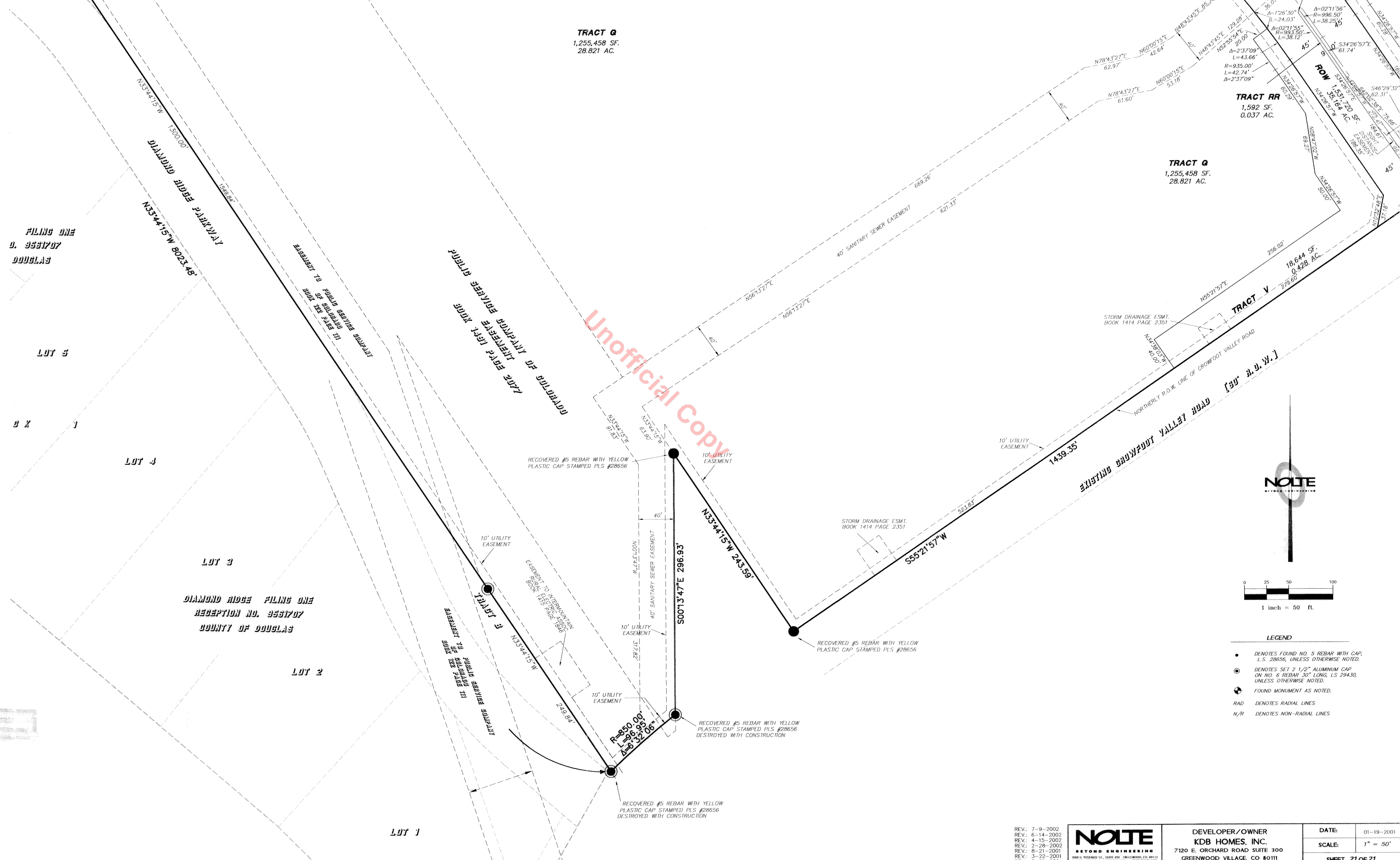
SEE SHEET 20

TRACT Q
1,255,458 SF.
28.821 AC.

TRACT RR
1,592 SF.
0.037 AC.

TRACT Q
1,255,458 SF.
28.821 AC.

TRACT V
18,644 SF.
0.428 AC.

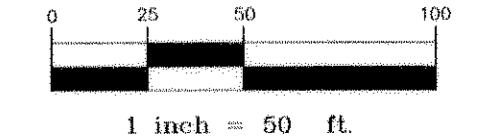


FILING ONE
D. 9531707
DOUGLAS

DIAMOND RIDGE FILING ONE
RECEPTION NO. 9531707
COUNTY OF DOUGLAS

Unofficial Copy

NOLTE
BEYOND ENGINEERING



- LEGEND**
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 - ⊙ DENOTES SET 2 1/2" ALUMINUM CAP ON NO. 6 REBAR 30" LONG, L.S. 29430, UNLESS OTHERWISE NOTED.
 - ⊕ FOUND MONUMENT AS NOTED.
 - RAD DENOTES RADIAL LINES
 - N/R DENOTES NON-RADIAL LINES

NOLTE
BEYOND ENGINEERING
TITLE: MAHER RANCH
FILING NO. 1, PHASE 1
FINAL PLAT
DATE: 08/26/02, TIME: 10:00 AM
DRAWN BY: J. W. BAKER, NOLTE
CHECKED BY: J. W. BAKER, NOLTE
PLOTTER: J. W. BAKER, NOLTE
SHEET 20 OF 20 SHEETS, JOB NO. D1785

REV: 7-9-2002
REV: 6-14-2002
REV: 4-15-2002
REV: 2-28-2002
REV: 8-21-2001
REV: 3-22-2001
REV: 3-08-2001

NOLTE
BEYOND ENGINEERING
2000 S. WASHINGTON ST., SUITE 200, CHERRY HILLS, CO 80113
303.526.1100 FAX: 303.526.1101 WWW.NOLTE.COM

DEVELOPER/OWNER
KDB HOMES, INC.
7120 E. ORCHARD ROAD SUITE 300
GREENWOOD VILLAGE, CO 80111

DATE: 01-19-2001
SCALE: 1" = 50'
SHEET 21 OF 21