

DATE: 02/15/2013 TIME: 1:50 PM DRAWING NAME: REPLAT\_MAHER2\_B8  
PATH: N:\DVB0549\Cadd\Survey\Platting\Replat  
SERVER: DESIGNER: NONE  
PROJ. MGR: NONE

# MAHER RANCH - FILING NO. 2, 1ST AMENDMENT PLAT

A REPLAT OF ALL OF BLOCK 8, LOTS 7 THROUGH 11, INCLUSIVE, AND LOT 14 OF BLOCK 7, TRACT HHH, TRACT YY, TRACT EEE  
AND A PORTION OF ANDROMEDA LANE, MAHER RANCH - FILING NO. 2, RECORDED AT RECEPTION NO. 2004021991,  
LYING WITHIN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

### LEGAL DESCRIPTION:

ALL OF BLOCK 8, LOTS 7 THROUGH 11, INCLUSIVE, AND LOT 14 OF BLOCK 7, AND TRACTS YY, HHH AND EEE, AND A PORTION OF THE RIGHT-OF-WAY OF ANDROMEDA LANE, OF MAHER RANCH - FILING NO. 2, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2004021991 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

CONTAINING 212,072 SQUARE FEET, OR 4.869 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED, BEING 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 TWELVE LOTS, TWO BLOCKS, TWO TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MAHER RANCH - FILING NO. 2, 1ST AMENDMENT PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ADDITIONAL RIGHT-OF-WAY FORMERLY KNOWN AS TRACT EEE, MAHER RANCH - FILING NO. 2, AND ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT YY WILL BE CONVEYED BY SEPARATE DOCUMENT TO SAPPHIRE POINT MASTER ASSOCIATION, INC. FOR THE PURPOSES OWNERSHIP AND MAINTENANCE FOR OPEN SPACE, LANDSCAPING, UTILITIES AND EMERGENCY ACCESS.

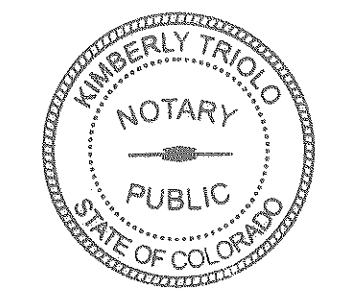
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR 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 4<sup>th</sup> DAY OF JUNE, 2013.

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREON.

NVH WP LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, DBA VILLAGE HOMES  
BY: NVHDEV-GP, INC., A DELAWARE CORPORATION  
ITS: GENERAL PARTNER

J. Eric Eckberg  
BY: J. ERIC ECKBERG  
ITS: VICE PRESIDENT



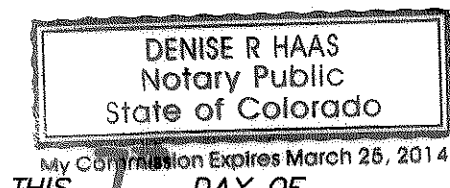
SIGNED THIS 4<sup>th</sup> DAY OF JUNE, 2013.

COUNTY OF ARAPAHOE  
STATE OF COLORADO )

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF JUNE, 2013, BY J. ERIC ECKBERG AS MANAGER OF NVH WP LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 10-26-2015 Kimberly Driscoll  
NOTARY PUBLIC

SAPPHIRE POINT MASTER ASSOCIATION, INC.  
Paul Dombrow  
PRESIDENT ATTEST Sally Mearns



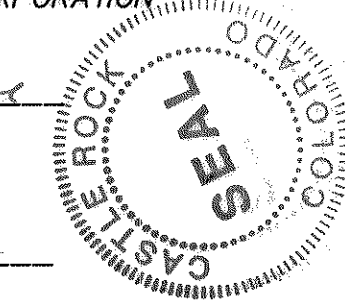
SIGNED THIS 1<sup>st</sup> DAY OF June, 2013.

COUNTY OF DOUGLAS )  
STATE OF COLORADO )

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF June, 2013, BY Jay McDonald AS PRESIDENT OF SAPPHIRE POINT MASTER ASSOCIATION, INC.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES: 3-25-14 Denise R. Haas  
NOTARY PUBLIC

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
BY Paul Dombrow  
MAYOR



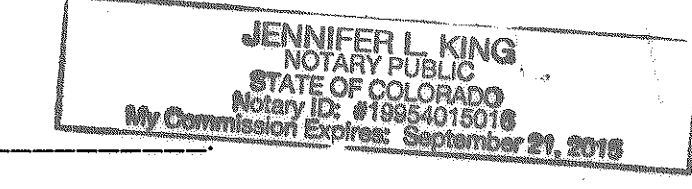
ATTEST: Sally Mearns  
TOWN CLERK

SIGNED THIS 11<sup>th</sup> DAY OF OCTOBER, 2013.

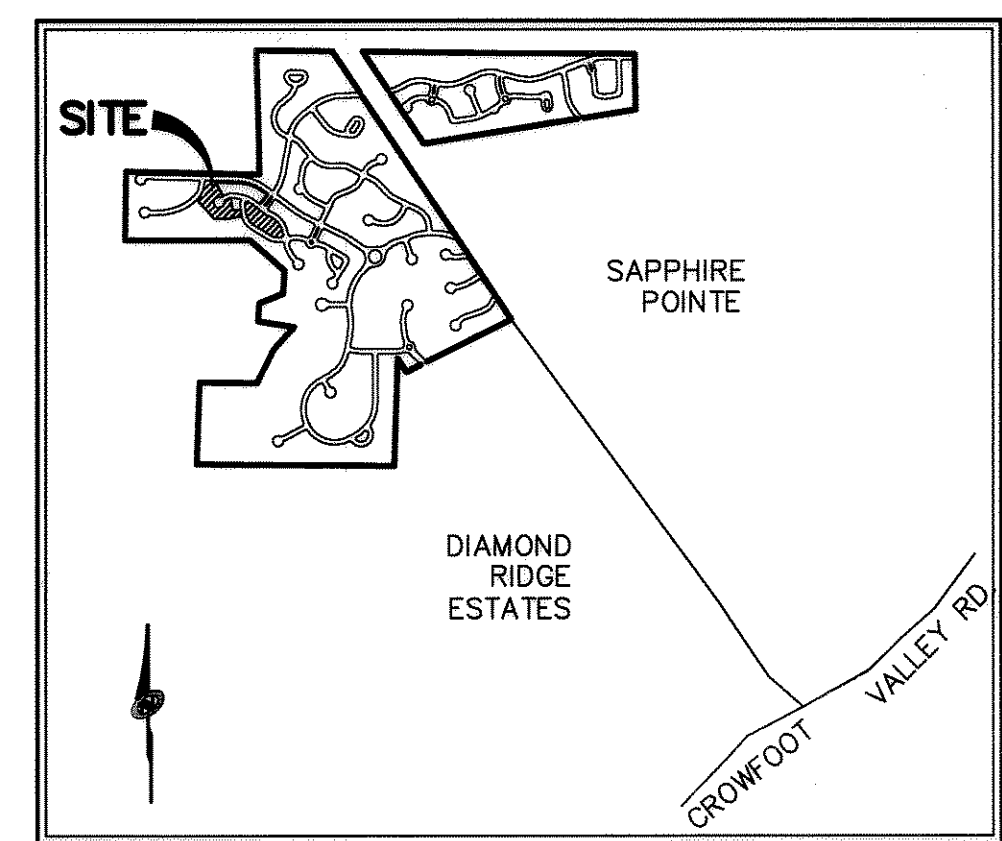
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11<sup>th</sup> DAY OF October, 2013

BY Paul Dombrow AS MAYOR AND BY Sally Mearns  
AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.



Jennifer L King  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-21-2015



VICINITY MAP  
SCALE: 1" = 2000'

### OWNER:

NVH WP LLLP  
8480 E ORCHARD RD STE 1000  
GREENWOOD VILLAGE, CO 80111-5015  
303-703-8671

### ENGINEER/SURVEYOR:

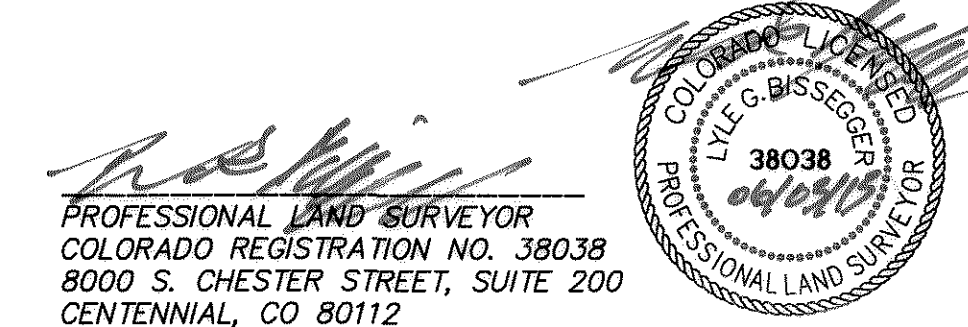
NVS, INC.  
8000 S. CHESTER STREET, SUITE 200  
CENTENNIAL, CO 80112  
303-220-6400

### NOTES:

- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- BASED ON REVIEW OF FLOOD INSURANCE RATE MAP DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0186F DATED SEPTEMBER 30, 2005, THIS PROPERTY IS WITHIN "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MAHER RANCH PHASE 2 ANNEXATION AGREEMENT, RECORDED ON THE TWENTY-FIFTH DAY OF APRIL, 2001 AT RECEPTION NO. 01035706.
- BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTH QUARTER CORNER OF SAID SECTION 23 BY A 2.5-INCH ALUMINUM CAP STAMPED "PLS 28656 1/4 S14/S23 2000", AND AT THE NORTHEAST CORNER OF SAID SECTION 23 BY A 3.25-INCH ALUMINUM CAP STAMPED "1996 T75 R67W S14/S13/S23/S24 10717", THE BEARING OF SAID LINE BEING SOUTH 89°18'00" EAST.
- 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES THE PORTION OF ANDROMEDA LANE CREATED BY THE FINAL PLAT FOR MAHER RANCH - FILING NO. 2 DEPICTED HEREON.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- THE PURPOSE FOR THIS AMENDMENT IS TO PROVIDE A TRACT FOR UTILITIES AND RECONFIGURE LOT FRONTAGE FOR BLOCK 8 AND BLOCK 7.

### SURVEYOR'S STATEMENT:

I, LYLE G. BISSEGGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 01/30/2013, 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 AMENDED 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.



06/05/13  
DATE

### TITLE CERTIFICATE:

Kelley Norris BEING AN AUTHORIZED REPRESENTATIVE OF Colorado Western Title

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 3<sup>rd</sup> DAY OF June, 2013.

Kelley Norris  
AUTHORIZED REPRESENTATIVE

Colorado Western Title  
TITLE INSURANCE COMPANY

COUNTY OF Douglas  
STATE OF COLORADO )

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF June, 2013, BY Kelley Norris AS

AUTHORIZED REPRESENTATIVE OF Colorado Western Title

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 07/25/2016 Elizabeth Ann White  
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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: Sally Mearns  
TOWN CLERK



Med Stens  
TOWN MANAGER

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10 DAY OF JUNE, 2013.

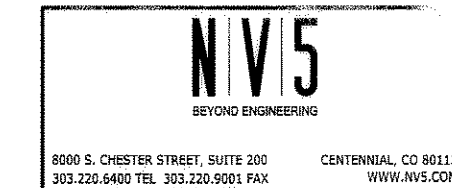
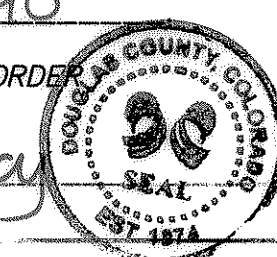
BOC  
DIRECTOR OF DEVELOPMENT SERVICES

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

STATE OF COLORADO )  
                                  )SS  
COUNTY OF DOUGLAS)

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:58 A.M. ON THE 16<sup>th</sup> DAY OF October, 2013, AT RECEPTION NO. 2013084090

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Sandra C. Searey  
DEPUTY



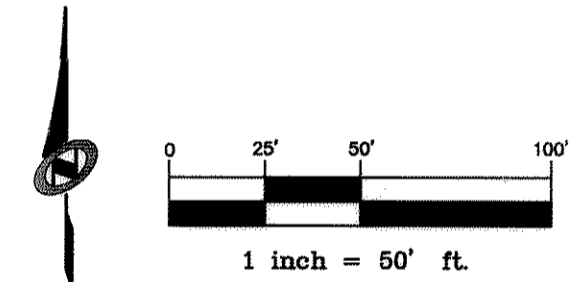
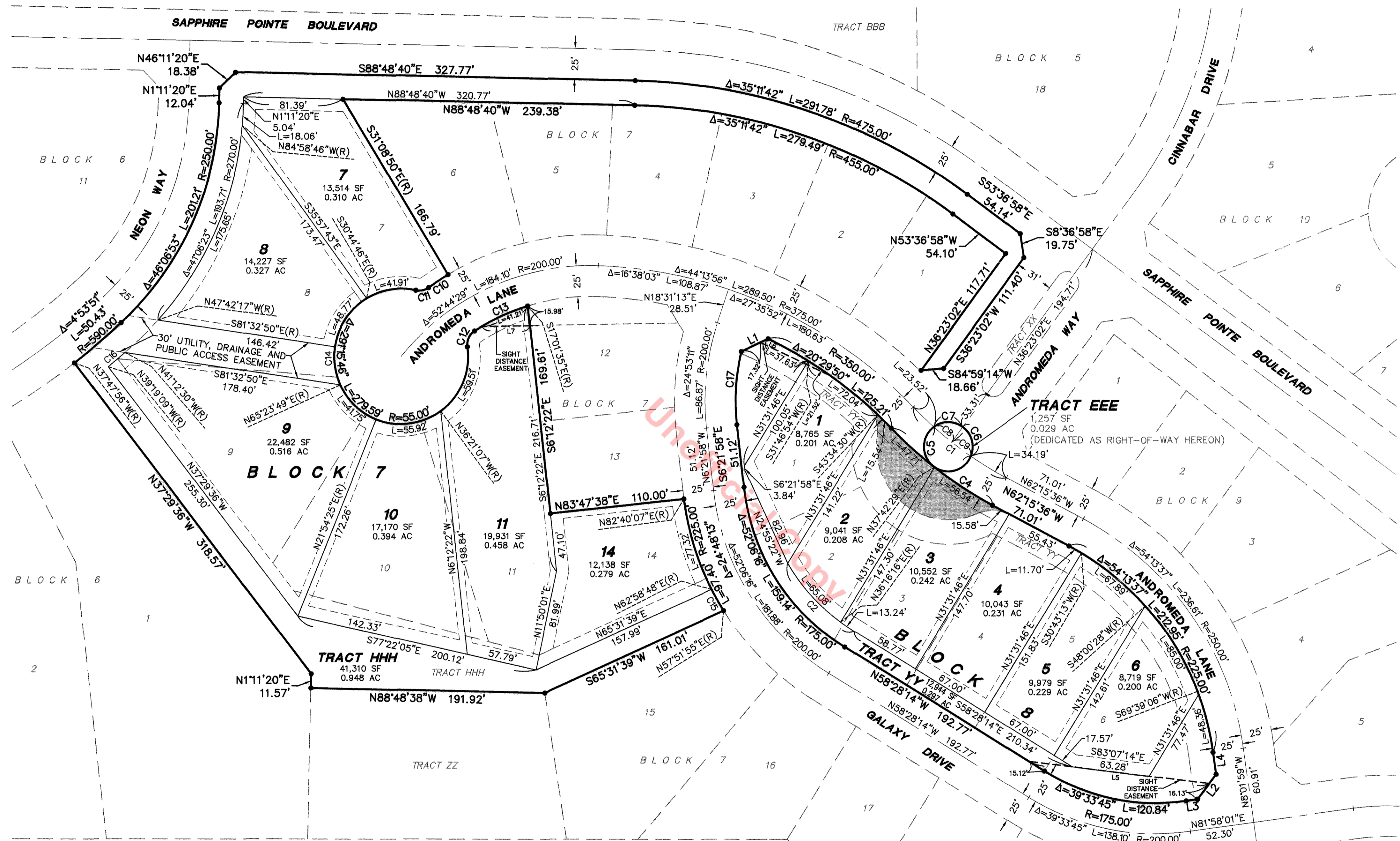
MAHER RANCH - FILING NO. 2  
1ST AMENDMENT PLAT  
PROJECT NO. PL13-0004

DATE: 04/26/2013  
JOB NUMBER: DVB054900  
SHEET 1 OF 2

DATE: 02/15/2013 TIME: 1:50 PM DRAWING NAME: REPLAT\_MAHER2\_BB  
 PATH: N:\DVB0549\Cadd\Survey\Platting\Replat  
 SERVER: DESIGNER: NONE  
 PROJ. MGR: NONE

# MAHER RANCH - FILING NO. 2, 1ST AMENDMENT PLAT

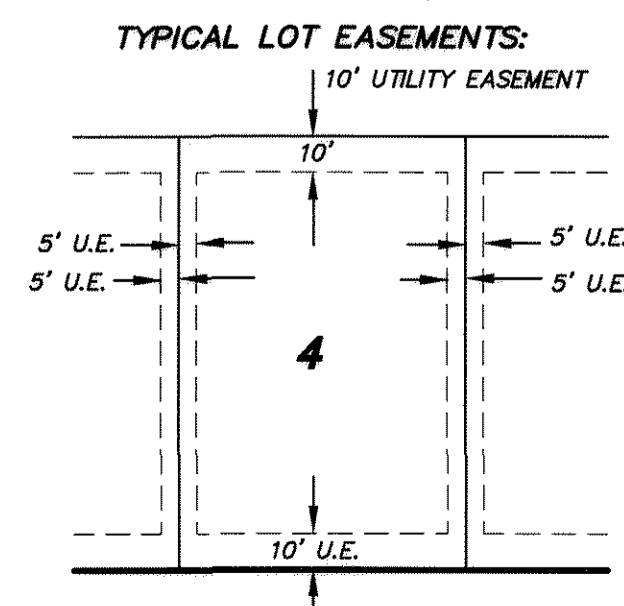
A REPLAT OF ALL OF BLOCK 8, LOTS 7 THROUGH 11, INCLUSIVE, AND LOT 14 OF BLOCK 7, TRACT HHH, TRACT YY, TRACT EEE AND A PORTION OF ANDROMEDA LANE, MAHER RANCH - FILING NO. 2, RECORDED AT RECEPTION NO. 2004021991, LYING WITHIN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



CURVE	RADIUS	DELTA	LENGTH
C1	300.00'	18°22'42"	96.23'
C2	160.00'	28°02'42"	78.32'
C3	NOT USED		
C4	325.00'	18°22'42"	104.25'
C5	20.00'	211°34'43"	73.85'
C6	20.00'	75°46'23"	26.45'
C7	20.00'	72°38'54"	25.36'
C8	300.00'	3°39'11"	19.13'
C9	300.00'	3°42'11"	19.39'
C10	225.00'	4°51'28"	19.07'
C11	13.00'	48°55'24"	11.10'
C12	13.00'	65°30'47"	14.86'
C13	175.00'	15°48'17"	48.27'
C14	55.00'	33°03'21"	31.73'
C15	225.00'	5°06'54"	20.08'
C16	545.00'	1°53'21"	17.97'
C17	175.00'	19°38'44"	60.00'

LINE	BEARING	DISTANCE
L1	N64°43'30"E	24.29'
L2	S36°58'01"W	25.41'
L3	S81°58'01"W	9.33'
L4	S08°01'59"E	17.94'
L5	S83°07'14"E	148.87'
L6	S64°45'30"E	63.29'
L7	N89°00'08"E	39.36'

**LEGEND:**  
 • DENOTES SET #5 REBAR WITH A RED PLASTIC CAP STAMPED "PLS 38038"  
 ■ DENOTES RIGHT-OF-WAY VACATED BY THIS AMENDED PLAT; 3,408 SF (0.078 ACRE). SEE NOTE #7, SHEET 1.  
 (R) RADIAL BEARING



PORTION	AREA	PURPOSE / OWNERSHIP
BLOCK 7, LOT 7	0.310 ACRE	RESIDENTIAL / NVH WIP
BLOCK 7, LOT 8	0.327 ACRE	RESIDENTIAL / NVH WIP
BLOCK 7, LOT 9	0.516 ACRE	RESIDENTIAL / NVH WIP
BLOCK 7, LOT 10	0.394 ACRE	RESIDENTIAL / NVH WIP
BLOCK 7, LOT 11	0.458 ACRE	RESIDENTIAL / NVH WIP
BLOCK 7, LOT 14	0.279 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 1	0.201 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 2	0.208 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 3	0.242 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 4	0.231 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 5	0.229 ACRE	RESIDENTIAL / NVH WIP
BLOCK 8, LOT 6	0.200 ACRE	RESIDENTIAL / NVH WIP
TRACT YY	0.297 ACRE	OPEN SPACE / HOA
TRACT EEE	0.029 ACRE	RIGHT-OF-WAY / TOWN
TRACT HHH	0.948 ACRE	OPEN SPACE / HOA