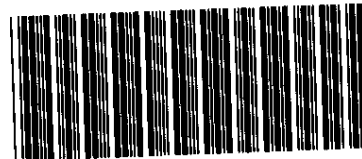


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2006042424
05/19/2006 02:40 PM



2006042424 3 PGS

PLAT IDENTIFICATION SHEET

Castle Rock Development Company
Capital Pacific Holdings, Inc.

Grantor (owner)

Grantor (owner)

Meadows 15, 1st Amendment Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Meadows, The Filing: 15

Condo Info: Phase _____ Bldg _____ Unit _____

| | | |
|---------|----------|-------|
| 5 | 8 | 67 |
| _____ | _____ | _____ |
| Section | Township | Range |

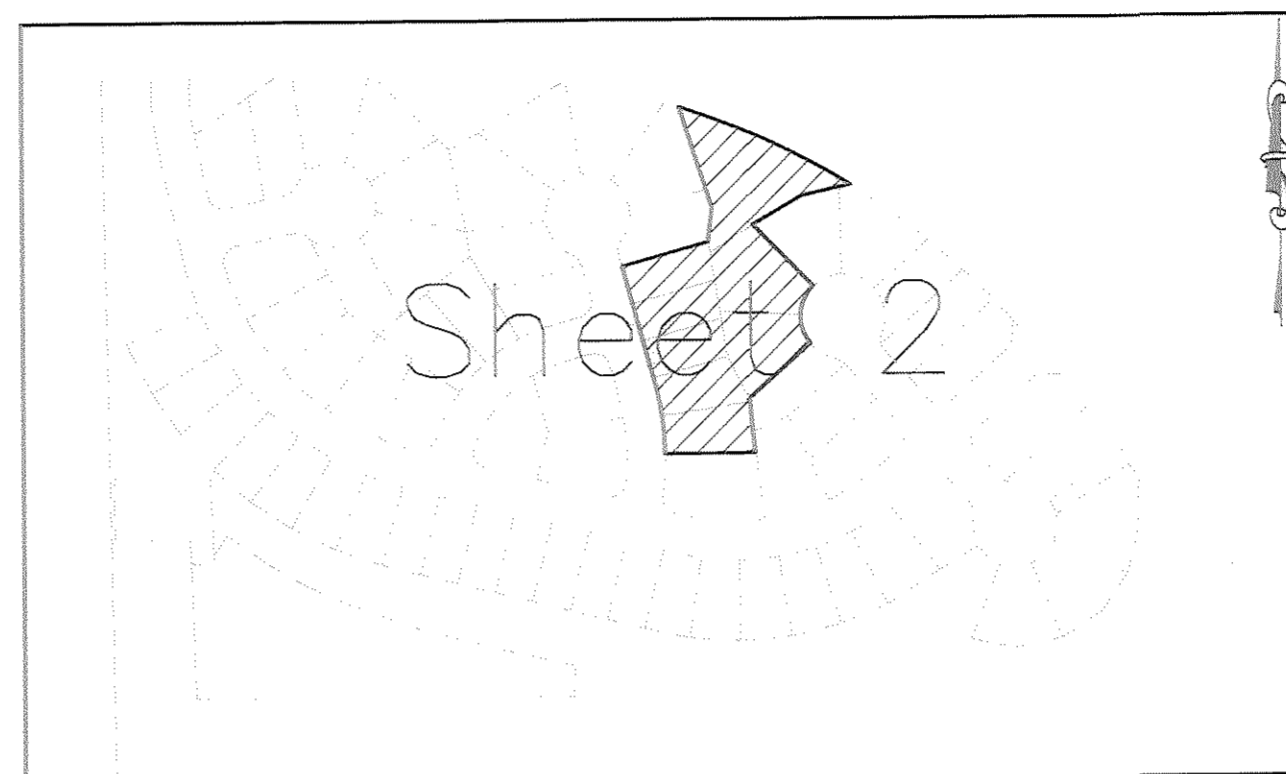
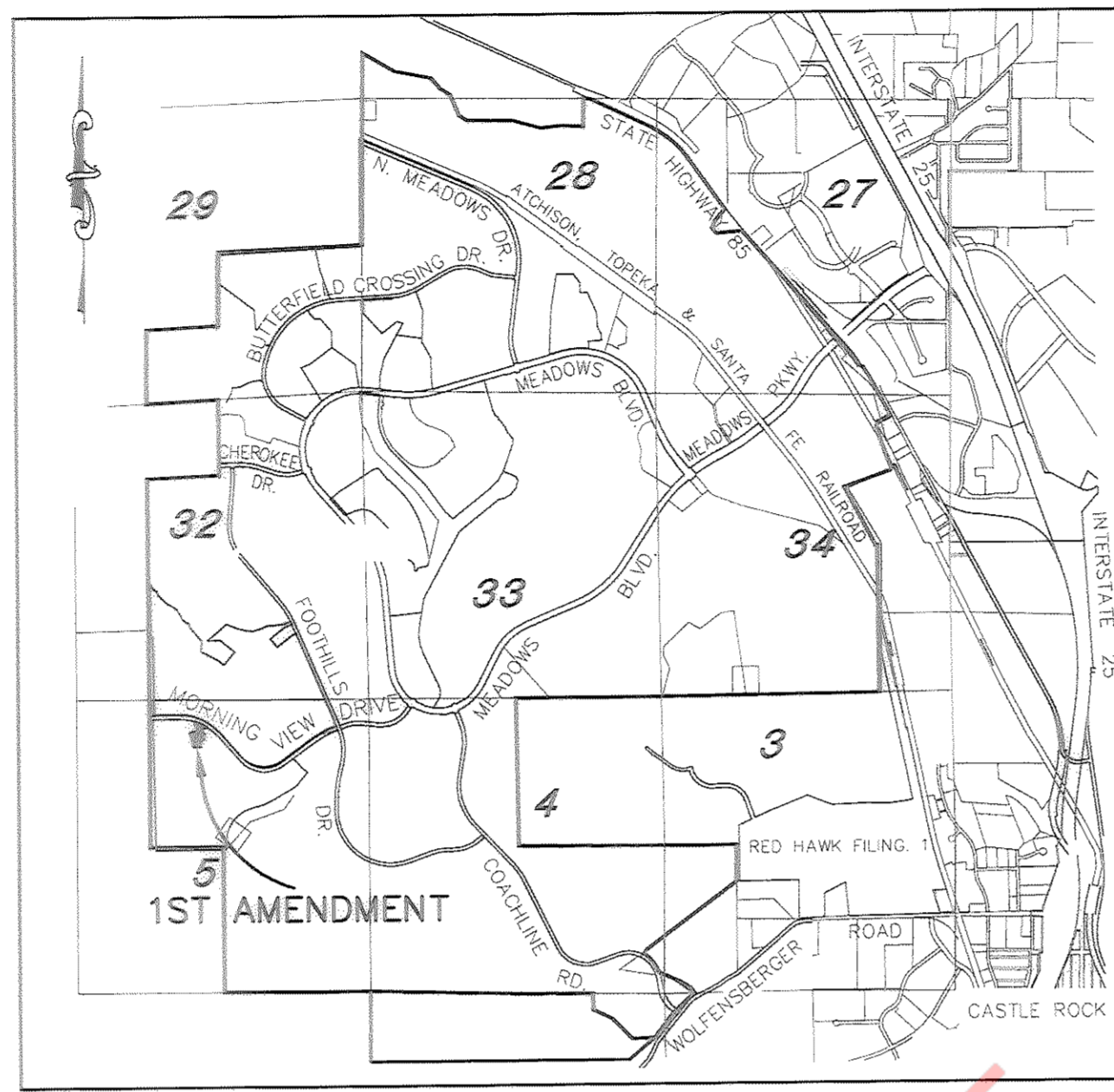
Cross Reference numbers: (reception #s or book and page)

2004081483

THE MEADOWS FILING NO. 15 FINAL PLAT, 1ST AMENDMENT

A REPLAT OF LOTS 22-26, BLOCK 1, LOTS 31-33, BLOCK 1 AND TRACT D OF THE MEADOWS FILING NO. 15 FINAL PLAT,
A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M.
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 2



Sheet Index
Not To Scale

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 15 FINAL PLAT, 1ST AMENDMENT. THE UNDERSIGNED HEREBY REDEDICATE TO THE TOWN OF CASTLE ROCK THE PLATTED REAR YARD EASEMENTS SHOWN HEREON.

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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

LOTS 22 THROUGH 26, BLOCK 1, LOTS 31 THROUGH 33, BLOCK 1 AND TRACT D, THE MEADOWS FILING NO. 15 FINAL PLAT IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,

CONTAINING 1.626 ACRES (70,825 SQ. FT.), MORE OR LESS.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: JIM RILEY, PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, 2006 BY JIM RILEY AS PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11-23-06

NOTARY PUBLIC Debbie C. Fransua

OWNER:

CAPITAL PACIFIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CAPITAL PACIFIC HOLDINGS, INC., A DELAWARE CORPORATION, MANAGING MEMBER

BY: CAPITAL PACIFIC HOMES OF COLORADO, INC., A DELAWARE CORPORATION, AUTHORIZED AGENT

BY: DANIEL J. NICKLESS, PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Douglas } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF February, 2006 BY DANIEL J. NICKLESS, PRESIDENT OF CAPITAL PACIFIC HOMES OF COLORADO, INC., A DELAWARE CORPORATION, AUTHORIZED AGENT FOR CAPITAL PACIFIC HOLDINGS, INC., A DELAWARE CORPORATION, MANAGING MEMBER OF CAPITAL PACIFIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-23-06

NOTARY PUBLIC Debbie C. Fransua

OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION
3033 East 1st Ave., Suite 410
Denver, Colorado 80206
303-394-5500

OWNER/DEVELOPER

CAPITAL PACIFIC HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
9785 Maroon Cir., Suite 410
Englewood, Colorado 80112
303-862-9700

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue
Littleton, Colorado 80120
303-713-1898

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CHANGE LOT LINES AS SHOWN IN BLOCK 1 AND TRACT D, AND TO CHANGE THE ORIGINALLY PLATTED REAR YARD EASEMENTS TO CORRESPOND TO THE CHANGED REAR LOT LINES OF THIS AMENDMENT.

MORTGAGEES:

COMERICA BANK PER DEED OF TRUST RECORDED JUNE 30, 2005 AT RECEPTION NO. 2005059338, DOUGLAS COUNTY RECORDS

BY: _____ AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ } ss

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2005 BY _____ AS _____ OF COMERICA BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

MORTGAGEES:

CALIFORNIA BANK AND TRUST PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081463, DOUGLAS COUNTY RECORDS

BY: _____ AS: Senior Vice President

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF February, 2005 BY Mark Manice AS Senior Vice President OF CALIFORNIA BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11-23-06

NOTARY PUBLIC Debbie C. Fransua

NOTES:

1) LAND TITLE GUARANTEE COMPANY COMMITMENT NO. PI70124319 WITH AN EFFECTIVE DATE OF OCTOBER 18, 2005 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

3) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 89°40'57" WEST AND IS MONUMENTED AS SHOWN HEREON.

4) N/R INDICATES A NON-RADIAL LINE.

5) THERE ARE 8 LOTS IN THIS SUBDIVISION. NO NEW LOTS ARE BEING CREATED BY THIS PLAT AMENDMENT.

6) ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, POSTAL FACILITIES, RETAINING WALLS AND FENCES AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN:

FRONT LOT AT ROW 5'; SIDE LOT AT ROW 10'; REAR LOT 10'. SIDE LOT BETWEEN LOTS 3' TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, FOR ITS SELF, ITS SUCCESSORS AND ASSIGNS, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.

7) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.

8) THERE ARE NO AREAS DESIGNATED AS REGULATED WETLANDS WITHIN THIS FINAL PLAT OF THE MEADOWS FILING NO. 15 FINAL PLAT, 1ST AMENDMENT.

9) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.

10) THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AT A 15% FEE.

11) LANDSCAPING WITHIN THE 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 (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 IRRIGATION.

12) THE HEREIN DESCRIBED PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, DATED SEPTEMBER 30, 1987.

SURVEYOR'S CERTIFICATE

I, ROBERT D. SNODGRASS, 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 1, 2005 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.



ROBERT D. SNODGRASS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PLS 36580
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE
LITTLETON, COLORADO 80122

NOTICE: 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.

TITLE CERTIFICATE

I, Larue L. Nitsch AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 28th DAY OF April, 2006.

Larue L. Nitsch
AUTHORIZED REPRESENTATIVE

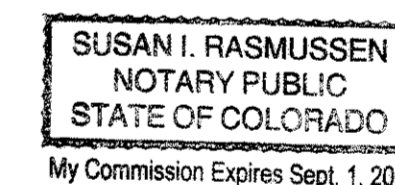
Susan I. Rasmussen
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Douglas } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF April, 2006 BY Larue L. Nitsch AS Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 9-1-07
NOTARY PUBLIC Susan I. Rasmussen

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 1st DAY OF May, 2006.

Art Conroy
DIRECTOR OF DEVELOPMENT SERVICES

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:
Shelly Miller
TOWN CLERK
5-15-06
DATE

Mark S. Lamm
TOWN MANAGER
5-15-06
DATE

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:40 P.M. ON THE 17th DAY OF MAY, 2006, AT RECEPTION NO. 2006042424

DOUGLAS COUNTY CLERK AND RECORDER
Josephine R. Hoch
CLERK

THE MEADOWS FILING 15 FINAL PLAT,
1ST AMENDMENT SHEET 1 OF 2



AzTec CONSULTANTS, Inc.
A LAND SURVEYING COMPANY

300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
AzTec Pro, No. 17005-20

| DATE | BY | COMMENTS |
|----------|-----|--------------|
| 11-10-05 | DBH | TCR COMMENTS |



