

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9540617

DATE: 8-31-95

TIME: 11:17

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR:
(OWNER/SIGNER)

Watt Residential Partners

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Meadows # 8 1st Amendment
A Replat of L1 & 2 Block 2
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

29 - 7-67

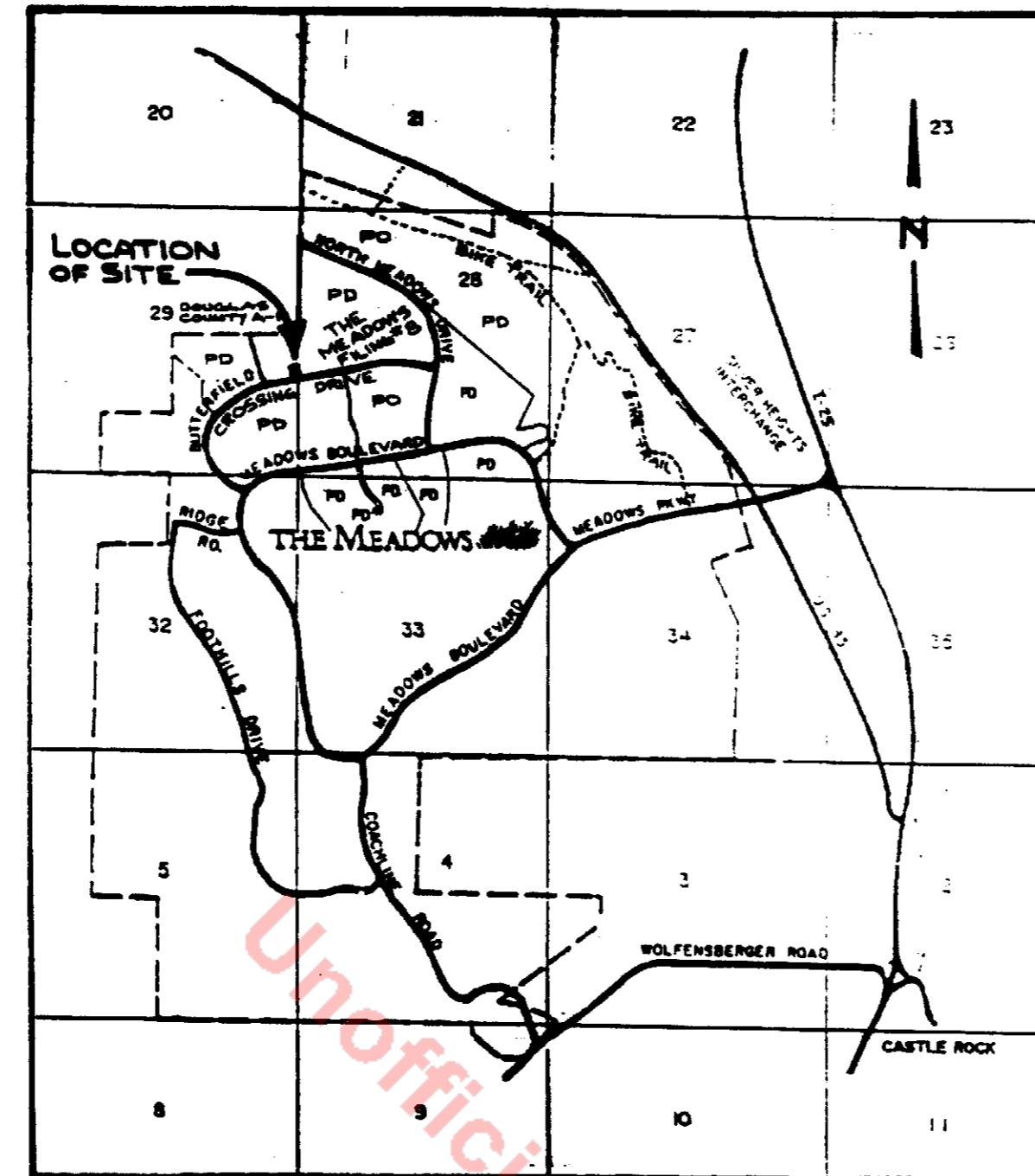
THE MEADOWS FILING NO. 8, 1st AMENDMENT A REPLAT OF LOT 1 AND 2, BLOCK 2

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 1

NOTES

- BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- DATE OF SURVEY: DECEMBER 6, 1994.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 00°28'33" EAST.
- THERE ARE 2 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE 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, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 10'; SIDE LOT AT R.O.W. 5'; SIDE LOT BETWEEN LOTS 5' REAR LOT 5'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 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."



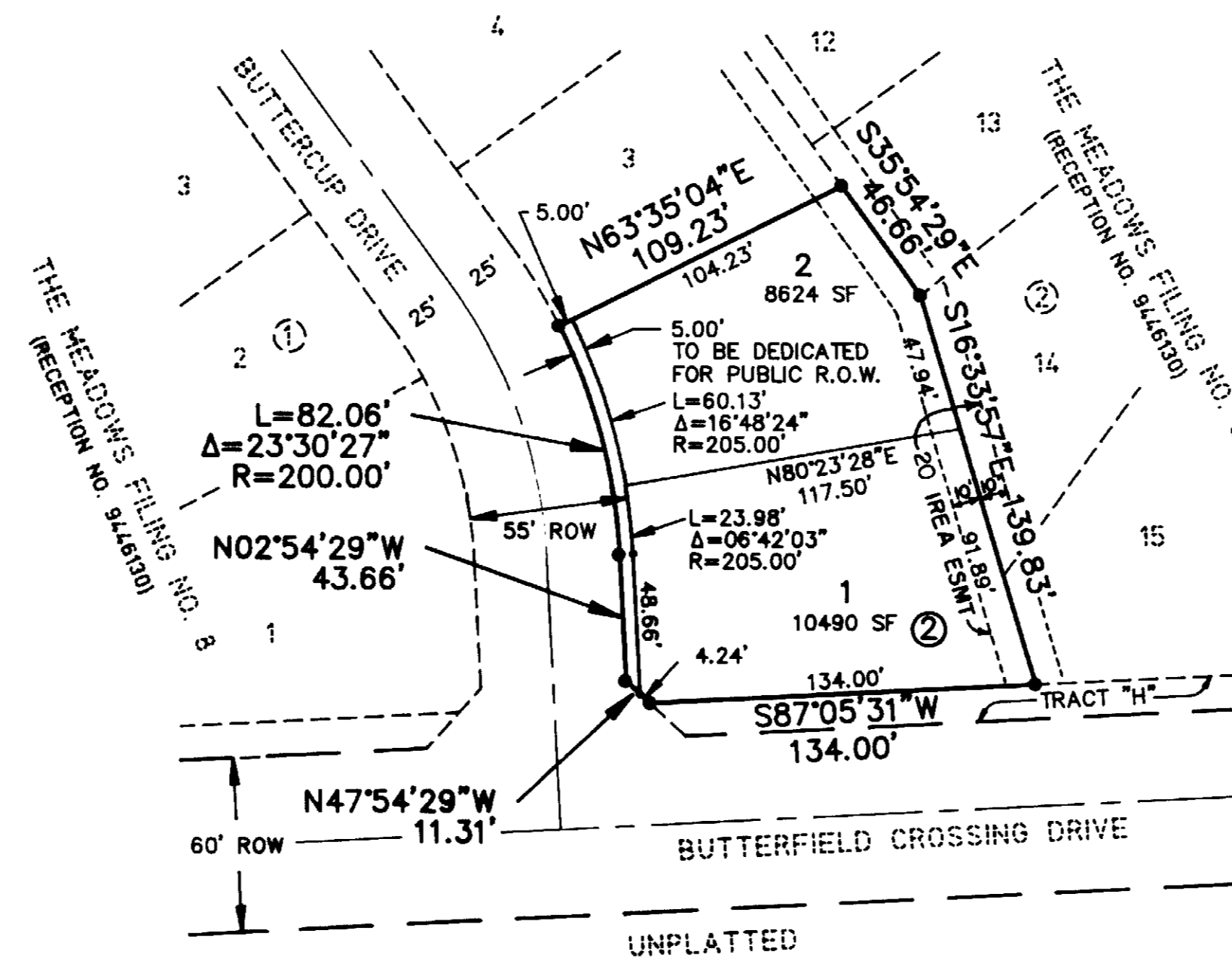
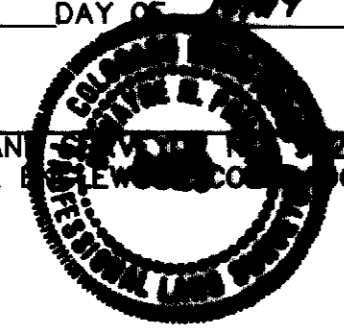
VICINITY MAP

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 6, 1994, 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.

I ATTEST THE ABOVE ON THIS 26 DAY OF May, 1995

Duwayne M. Phillips
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
8301 EAST PRENTICE AVENUE, SUITE 101, CASTLE ROCK, CO. 80111



50 25 0 50 100
SCALE: 1" = 50'



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME LOTS INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 8, 1st AMENDMENT, A REPLAT OF LOT 1 AND 2, BLOCK 2.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK, FOR OWNERSHIP AND MAINTENANCE, THAT PORTION OF LOT 1 AND 2, BLOCK 2, AS SHOWN HEREON, FOR PUBLIC STREETS, AND ROADWAYS.

SAID REPLAT BEING SUBJECT TO ALL CONDITIONS AS RECORDER AGAINST AND APPURTENANT TO THE ORIGINAL FINAL PLAT HAVING THE NAME OF THE MEADOWS FILING NO. 8, RECEPTION NO. 9446130.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ONE AND TWO, BLOCK TWO OF THE MEADOWS FILING NO. 8, RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NO. 9446130.

SAID PARCEL CONTAINING 0.454 ACRES OR 19761 SQUARE FEET, MORE OR LESS.

OWNER: WATT RESIDENTIAL PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP
DBA WATT HOMES - COLORADO DIVISION

ATTEST: BY: Chris Hoopes
CHRIS HOOPES, DIVISION PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF May, A.D., 1995.

BY: Chris Hoopes as Division President of Watt Homes - Colorado Division

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: Judy K. Jovicic

MY COMMISSION EXPIRES: 4/2/1999

MORTGAGEES: BALFOUR MEADOWS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

ATTEST: BY: James M. Ratkovic
JAMES M. RATKOVIC, MANAGER
BANK ONE ARIZONA, N.A.

ATTEST: BY: Cheri R. Cappel

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF May, A.D., 1995.

BY: James M. Ratkovic as Manager of Balfour Meadows, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: Judy K. Jovicic

MY COMMISSION EXPIRES: 4/2/1999

TITLE CERTIFICATE

I, Beth Miller, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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 13 DAY OF June, A.D., 1995.

Beth Miller
AUTHORIZED REPRESENTATIVE
Land Title Guarantee
TITLE INSURANCE COMPANY

PLANNING DEPARTMENT APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 20th DAY OF May, A.D., 1995.

JMT 7/6/95
PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 18th DAY OF April, A.D., 1995.

ATTEST: Mike Collins Mayor Salley Miller Town Clerk
MAYOR DATE TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 31st DAY OF August AT 11:17 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9446130 BOOK PAGE

Judy K. Jovicic
DOUGLAS COUNTY CLERK AND RECORDER

THE MEADOWS FILING NO. 8, 1st AMENDMENT
A REPLAT OF LOT 1 AND 2, BLOCK 2
FINAL PLAT

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS • PLANNING

8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
(303) 741-6108

Revised: 03-09-95
Date: 12-21-94 Job No. 2748.005.00