

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9561697

DATE: 12/28

TIME: 9:57

FEE: \$ 10⁰⁰ (1 **Pages**)

GRANTOR:

(OWNER/SIGNER)

Watt Residential Partners
DBA Watt Homes

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

The Meadows filing # 8
2nd Amend

LEGAL:

(SECTION-TOWNSHIP-RANGE)

28-7-67

THE MEADOWS FILING NO. 8, 2nd AMENDMENT A REPLAT OF LOT 36, LOT 37 AND LOT 38, BLOCK 23

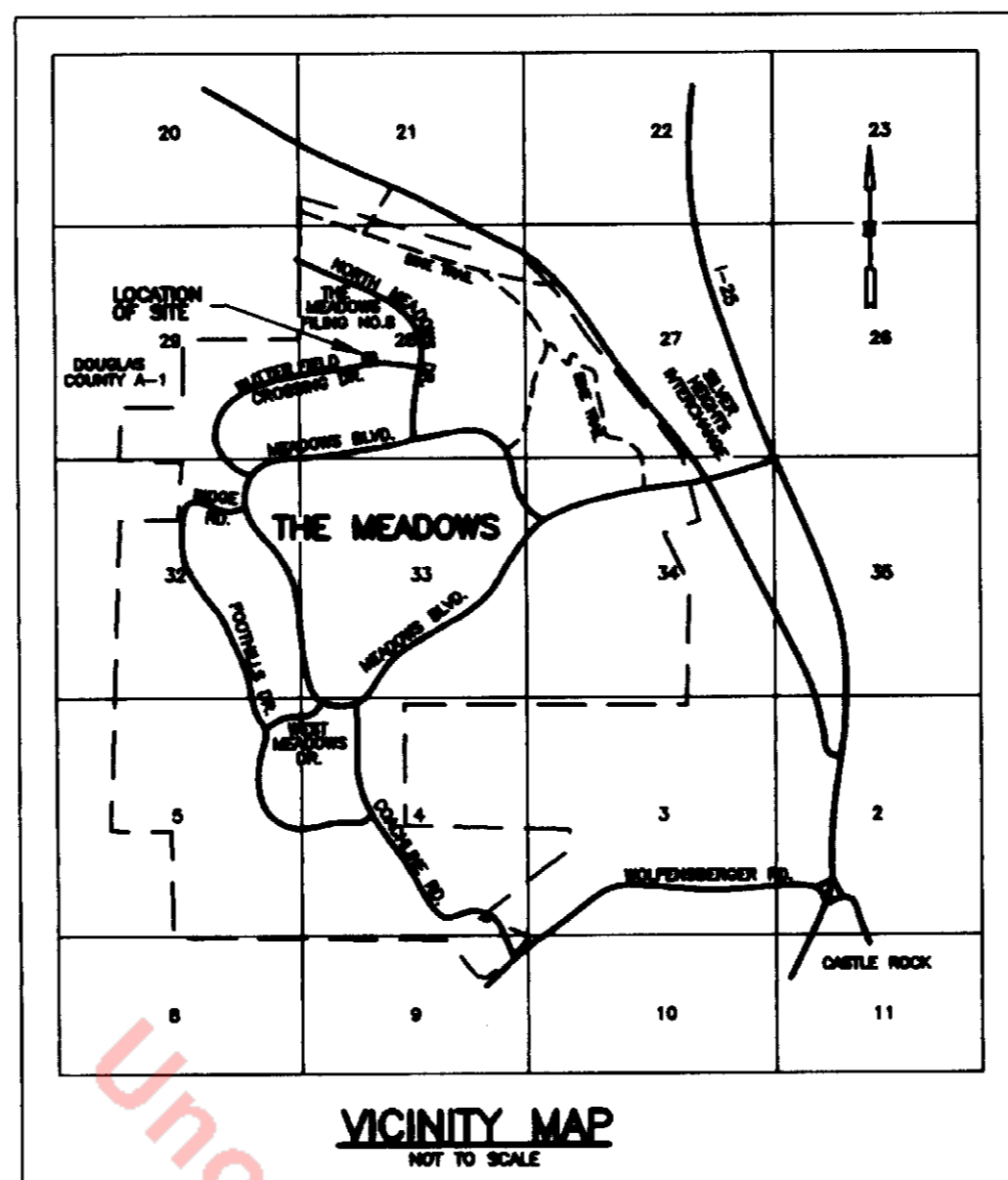
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 28
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 1 OF 1

NOTES

- 1) BOUNDARY CORNERS ARE NO. 5 REBAR WITH A PLASTIC CAP MARKED "RMC 9329" AND ARE INDICATED BY .
- 2) BOUNDARY CORNER OFFSETS ARE A METAL DISK SET IN THE WALK MARKED "RLS 9329" INDICATED BY +.
- 3) DATE OF SURVEY: OCTOBER 20, 1995.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 00°28'33" EAST.
- 5) THERE ARE THREE (3) SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 6) 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. 10.00'; SIDE LOT AT R.O.W. 5.00'; SIDE LOT BETWEEN LOTS 5.00'; REAR LOT 5.00'. 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.
- 7) 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."

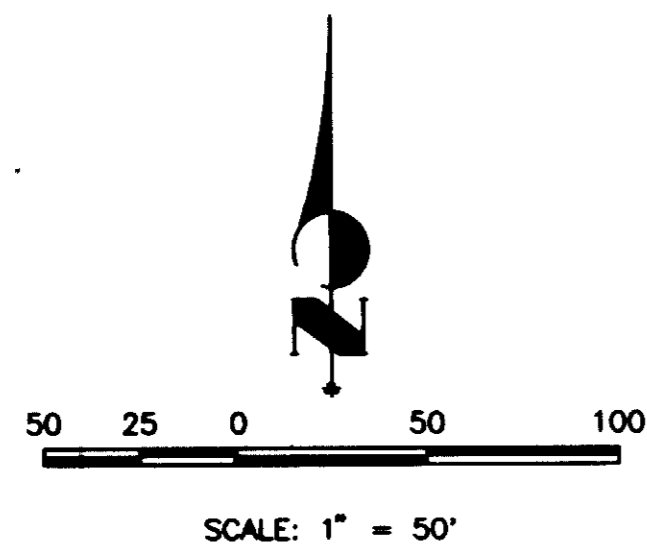


SURVEYOR'S CERTIFICATE

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 OCTOBER 20, 1995 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.

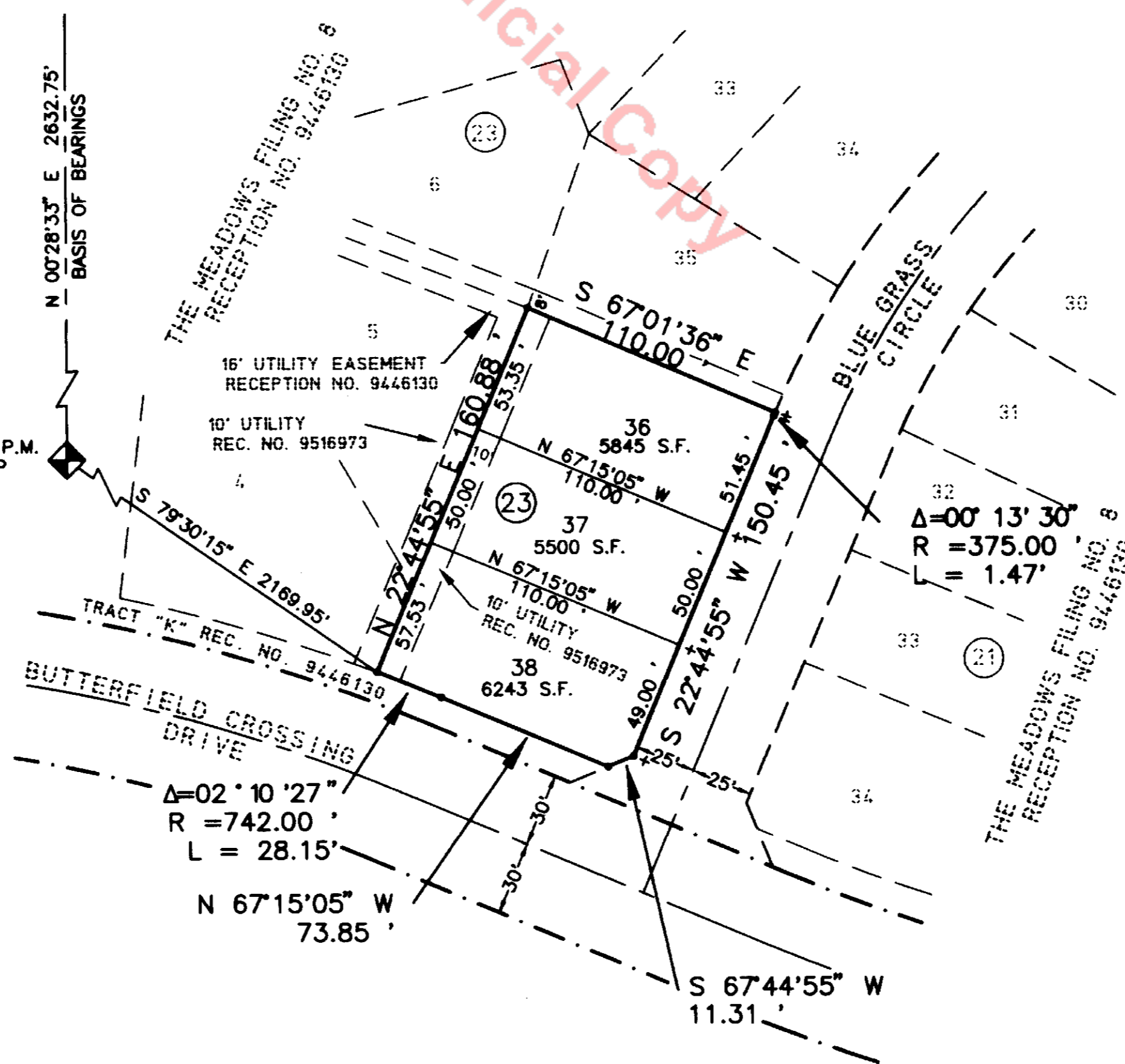
I ATTEST THE ABOVE ON THIS 6th DAY OF Dec, 1995.

DUWAYNE M. PHILLIPS, REGISTERED LAND SURVEYOR, NO. 9329
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE., SUITE 101
ENGLEWOOD, COLORADO 80111



NW CORNER
SEC. 28, T7S, R67W, 6th P.M.
FOUND 2 1/2" BRASS CAP
PE-PLS 7134

WEST 1/4 CORNER
SEC. 28, T7S, R67W, 6th P.M.
FOUND 2 1/2" BRASS CAP
PE-PLS 7134



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 INTO LOTS, BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 8, 2nd AMENDMENT, A REPLAT OF LOT 36, LOT 37 AND LOT 38, BLOCK 23.

SAID REPLAT BEING SUBJECT TO ALL CONDITIONS AS RECORDED 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 SOUTHWEST ONE-QUARTER OF SECTION 28, 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:

LOT 36, LOT 37 AND LOT 38, BLOCK 23 OF THE MEADOWS FILING NO. 8, RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NO. 9446130.

SAID PARCEL OF LAND CONTAINS 0.404 ACRES OR 17,588 SQUARE FEET.

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

ATTEST: BY: James M. Ratkovic MANAGER

OWNER: WATT RESIDENTIAL PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP

DBA WATT HOMES - COLORADO DIVISION

ATTEST: BY: Thomas S. Griffin

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF December, A.D., 1995.

BY: James M. Ratkovic and Christopher J. Griffin as manager of Balfour Meadows LLC
WITNESS MY HAND AND OFFICIAL SEAL. Thomas S. Griffin Division President of Watt Residential Partners

NOTARY PUBLIC Judy K. Soure

MY COMMISSION EXPIRES: 4/6/1999

MORTGAGEE: BANK UNITED OF TEXAS F.S.B., A FEDERAL SAVINGS BANK

ATTEST: BY: Thomas S. Griffin

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF December, A.D., 1995.

BY: Thomas S. Griffin as Vice President of Bank United of Texas F.S.B.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Judy K. Soure

MY COMMISSION EXPIRES: 4/6/1999

TITLE CERTIFICATE

I, BETH MILLER AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 7 DAY OF Dec, 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 9th DAY OF November, A.D., 1995.

PLANNING DIRECTOR John R. ...

DATE: 12-15-95

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 12th DAY OF November, A.D., 1995.

ATTEST: Mark C. Williams MAYOR

DATE: 12/22/95

TOWN CLERK, Deputy Marci M. ... DATE: 12/22/95

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS)

HEREBY CERTIFY THAT THE ABOVE WAS FILED IN MY OFFICE ON THE 28th DAY OF December, A.D., 1995 AT 10:00 A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9446130 IN BOOK ... PAGE ...

...
DOUGLAS COUNTY CLERK AND RECORDER

**THE MEADOWS FILING NO. 8, 2nd AMENDMENT
A REPLAT OF LOT 36, LOT 37 AND LOT 38, BLOCK 23
FINAL PLAT**

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
REVISED: 12/5/95
DATE: 10/20/95
Job No. 2748.009.00
FAX (303) 741-8108