

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9750680

**DATE:** 9-11-97

**TIME:** 12:35

**FEE: \$** 10.<sup>00</sup> ( / **Pages**)

**GRANTOR:** *Castle Rock Homes, LLC*  
(OWNER/SIGNER)

**GRANTEE:** *The Meadows # 8*  
(SUBDIVISION NAME OR NAME OF PLAT) *3rd Amendment*

**LEGAL:** 28, 7, 67  
(SECTION-TOWNSHIP-RANGE)


# THE MEADOWS FILING NO. 8, 3rd AMENDMENT A REPLAT OF LOT 21, AND LOT 22, BLOCK 10

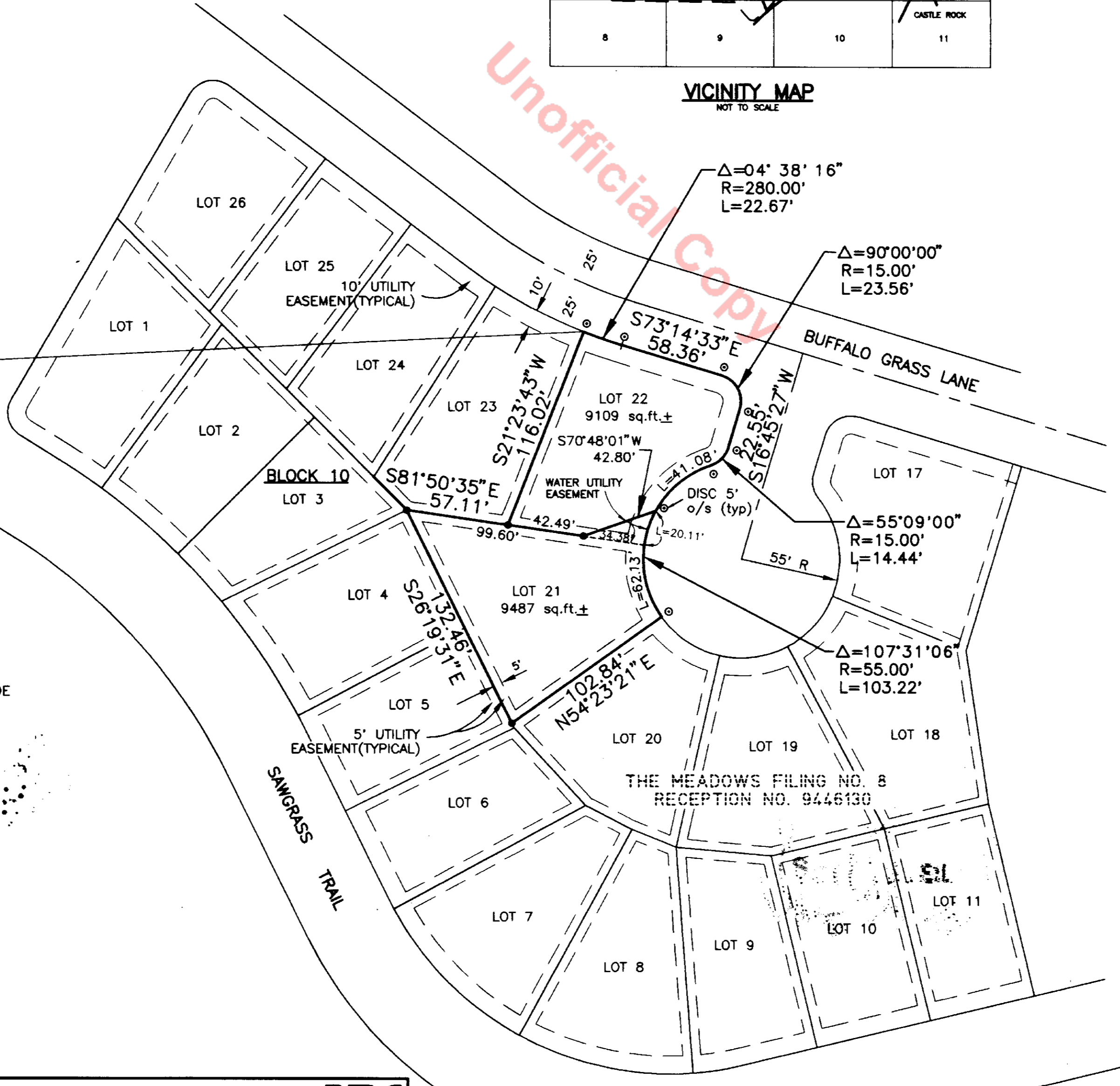
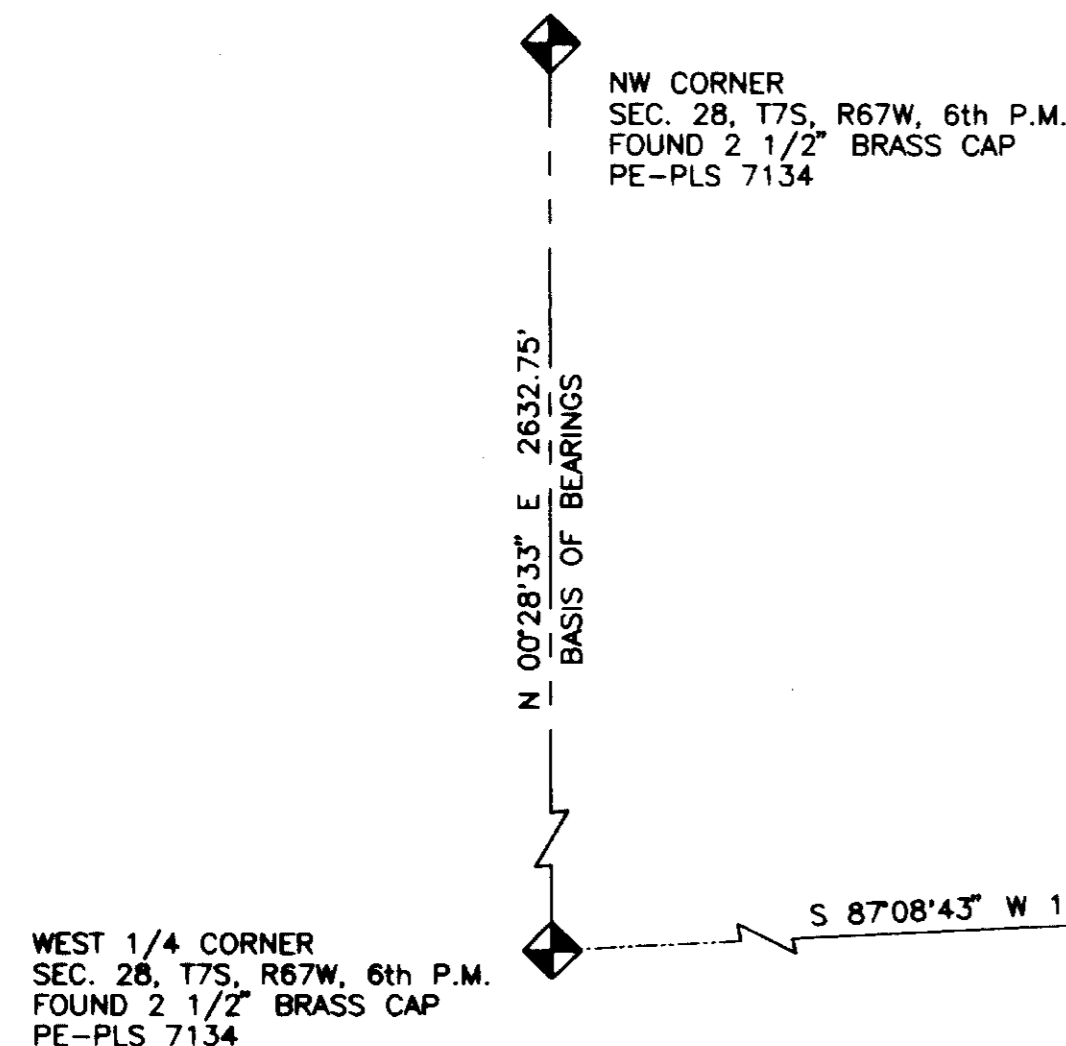
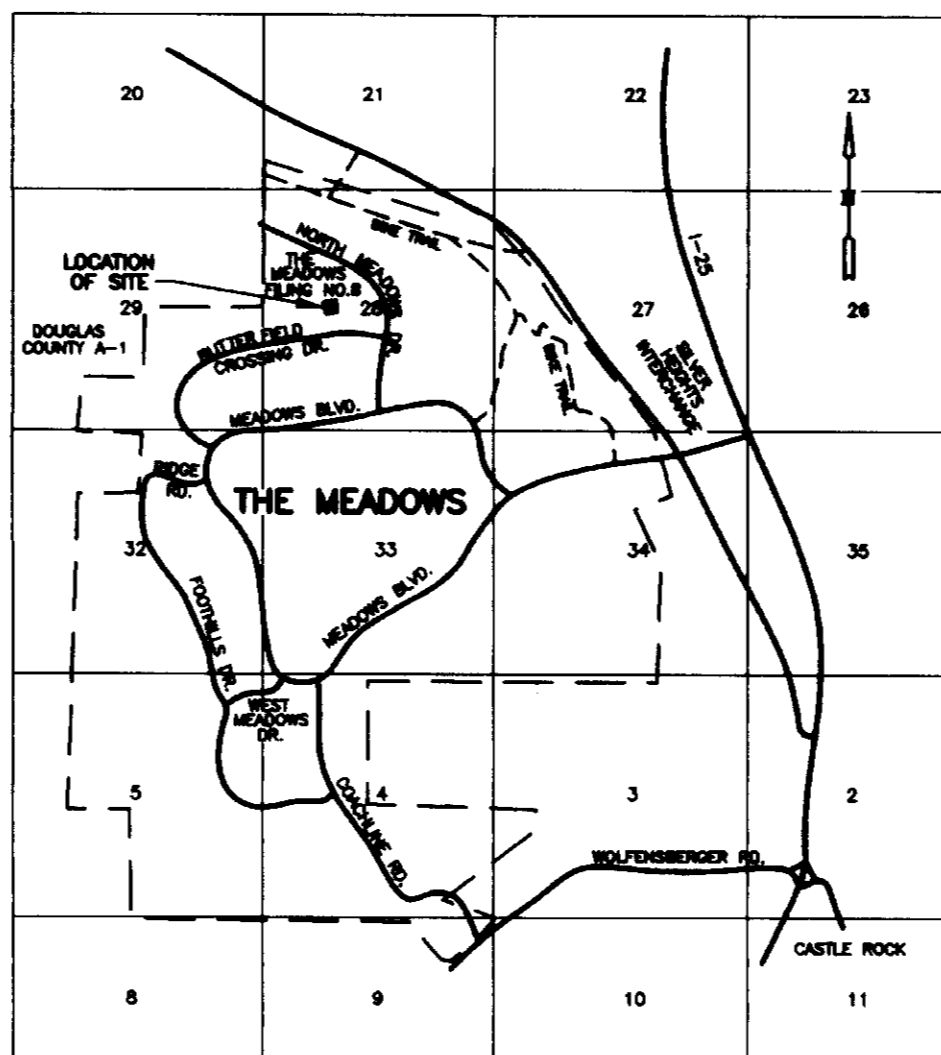
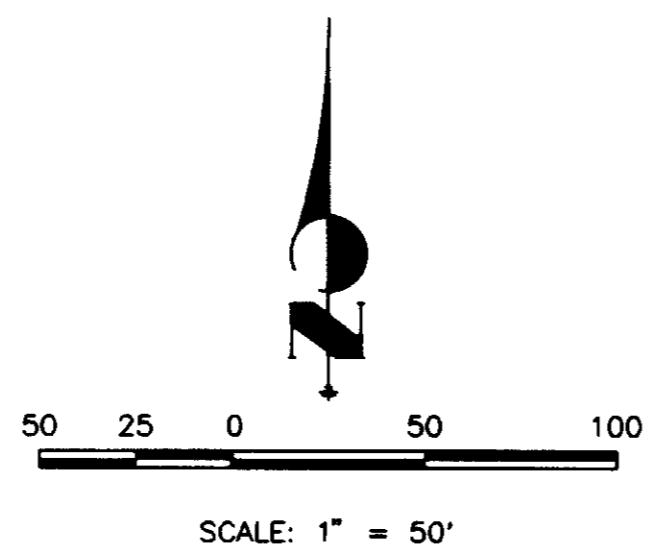
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 28  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,

## FINAL PLAT

SHEET 1 OF 1

### NOTES


- BOUNDARY CORNERS ARE NO. 5 REBAR WITH A PLASTIC CAP MARKED "RMC 9329" AND ARE INDICATED BY .
- BOUNDARY CORNER OFFSETS ARE A METAL DISK SET IN THE WALK MARKED "RLS 9329" INDICATED BY +.
- DATE OF SURVEY: JUNE 12, 1997.
- 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.
- THERE ARE TWO (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. 10.00'; 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.
- 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."

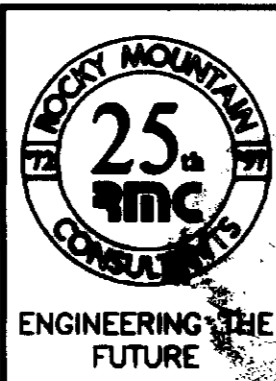
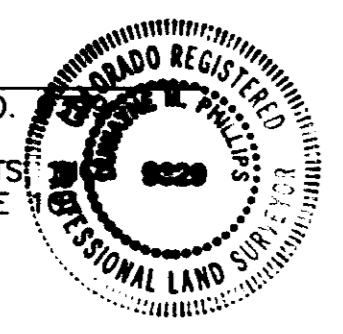


Unofficial Copy

**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 JUNE 12, 1997 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 20<sup>th</sup> DAY OF August, 1997.

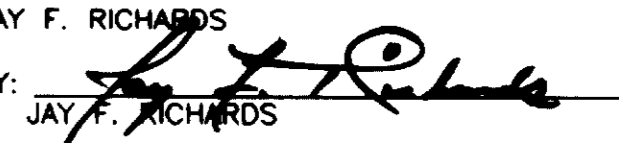
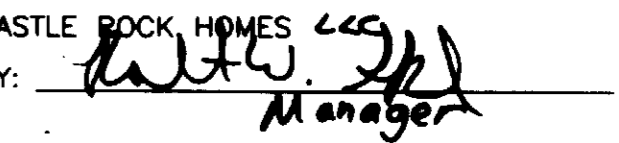
  
DUWAYNE M. PHILLIPS PLS NO. 1022  
FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS,  
8301 E. PRENTICE AVE., SUITE 101  
ENGLEWOOD COLORADO 80111



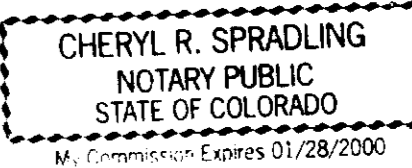
**Rocky Mountain Consultants, Inc.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6108  
REVISED: 7/15/97 PER CITY COMMENTS  
DATE: 06/13/97 Job No. 3420.001.00

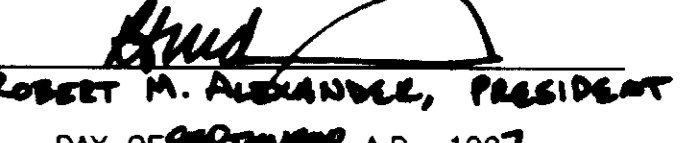
**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 8, 3rd AMENDMENT, A REPLAT OF LOT 21 AND 22, BLOCK 10, SAID WATER UTILITY EASEMENT AS SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR WATER METER AND WATER SERVICE LINE ACCESS FOR LOT 22. 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.

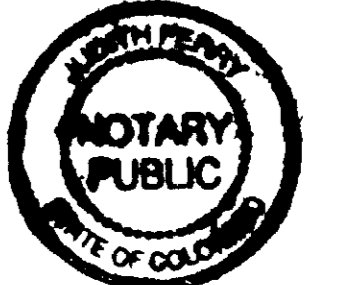
**LEGAL DESCRIPTION**  
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 21 AND LOT 22, BLOCK 10 OF THE MEADOWS FILING NO. 8, RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NO. 9446130.

SAID PARCEL OF LAND CONTAINS 0.427 ACRES OR 18,596 SQUARE FEET.  
**OWNER:** JAY F. RICHARDS  
**ATTEST:** BY:   
JAY F. RICHARDS  
**OWNER:** CASTLE ROCK HOMES LLC  
**BY:**   
Manager

**ATTEST:** SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF Aug, A.D., 1997.  
BY Jay F. Richards and Robert W. Shepard as Manager, Castle Rock Homes LLC  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Cheryl R. Spradling  
MY COMMISSION EXPIRES: 1-29-2000



**MORTGAGEE:** Piedmont Funding Corporation  
**ATTEST:**   
ROBERT M. ALEXANDER, PRESIDENT  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF September, A.D., 1997.  
BY: ROBERT M. ALEXANDER as President of Piedmont Funding Corporation  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Walter Perry  
MY COMMISSION EXPIRES: My Commission Expires 11/28/98



**TITLE CERTIFICATE**  
I, Dianna Evans AN AUTHORIZED REPRESENTATIVE OF Lois 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 2nd DAY OF Sept, A.D., 1997.  
Dianna Evans Vice President  
AUTHORIZED REPRESENTATIVE  
Lois Title Guarantee Company  
TITLE INSURANCE COMPANY

**PLANNING DEPARTMENT APPROVAL**  
THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22<sup>nd</sup> DAY OF July, A.D., 1997.  
John Franklin  
PLANNING DIRECTOR  
DATE: 9/4/97

**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 14<sup>th</sup> DAY OF August, A.D., 1997.  
John Franklin  
MAYOR  
DATE: 9-9-97



**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 11 DAY OF Sept, A.D., 1997, AT 12:35 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9450618 BOOK        PAGE         
William Conroy - Chief Deputy  
DOUGLAS COUNTY CLERK AND RECORDER



**THE MEADOWS FILING NO. 8, 3rd AMENDMENT  
A REPLAT OF LOT 21 AND LOT 22, BLOCK 10  
FINAL PLAT**