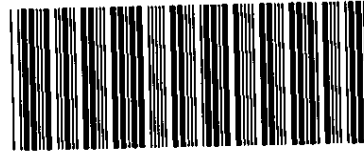


PLAT IDENTIFICATION SHEET

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



2003076005 2 PGS

2003076005
05/21/2003 03:10 PM

GRANTOR:
(owner/signer)

Crowfoot Castle Rock LLC

GRANTEE:
(subdivision name or name of plat)

Milestone #4
4th Amendment

LEGAL:
(section-township-range)

26, 35 - 767

MILESTONE FILING NO. 4, FOURTH AMENDMENT

AN ADMINISTRATIVE RE-PLAT OF MILESTONE FILING NO. 4, SECOND AMENDMENT, LOT 5
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 1 OF 2

LEGAL DESCRIPTION

A PART OF THE NORTH ONE-HALF OF SECTION 35 TOGETHER WITH A PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS

LOT 5, MILESTONE FILING NO. 4, SECOND AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, STEVE M. OLSON, 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 7, 2000 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 28th DAY OF April, 2003.

STEVE M. OLSON, REGISTERED LAND SURVEYOR
 COLORADO REGISTRATION NUMBER 24670
 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5, MILESTONE FILING NO. 4, SECOND AMENDMENT ASSUMED TO BEAR NORTH 81 DEGREES 12 MINUTES 52 SECONDS EAST BETWEEN MONUMENTS FOUND AND SHOWN HEREON.
- BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24670, UNLESS OTHERWISE NOTED.
- 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
- PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE No. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CASTLE ROCK, COLORADO COMMUNITY PANEL NUMBER 080050 0188C, DATED SEPTEMBER 30, 1987 THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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 SCRUB MUST REPLACE A SCRUB, 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 IMPROPER IRRIGATION.

TITLE CERTIFICATE

I, Eric Stevens, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 27th DAY OF April, 2003

AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO }
 COUNTY OF DOUGLAS }SS

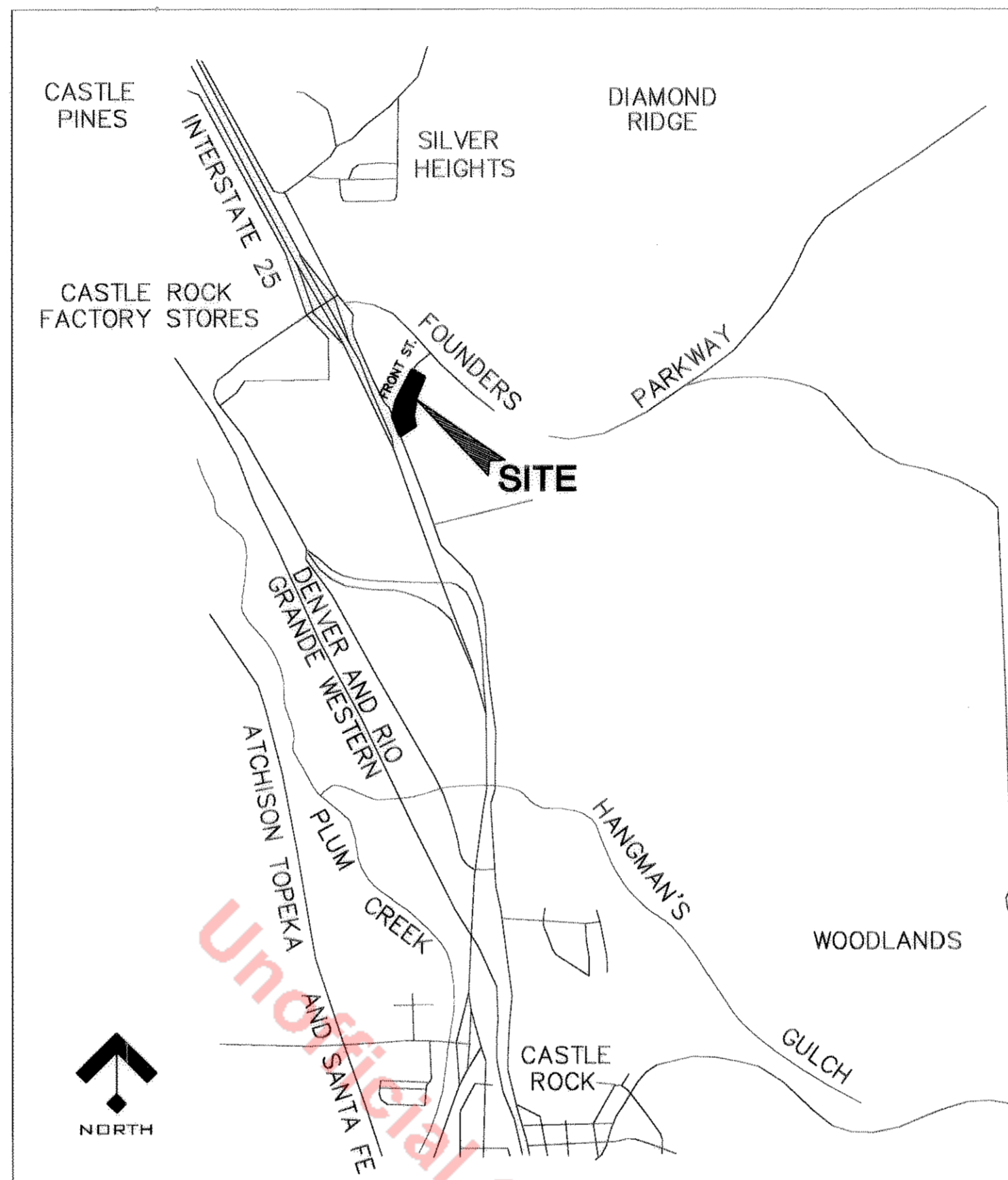
SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF April, 2003

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PHYLLIS DIANE EVANS
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires Oct. 26, 2004



VICINITY MAP

1" = 1000'

LAND USE SUMMARY

LOT 5B	38,069 SQ. FT./0.8739 ACRES
LOT 5A	47,941 SQ. FT./1.1006 ACRES
TOTAL	86,010 SQ. FT./1.9745 ACRES

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF MAY, 2003.

Janice A. Sellman
 DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS }SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 21st DAY OF MAY, 2003 AT 3:10 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2003071005

Sheryl Muehlstein
 DOUGLAS COUNTY CLERK AND RECORDER

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:

TOWN CLERK

TOWN OF CASTLE ROCK

TOWN MANAGER

Archie Town Manager

OWNERS

CROWFOOT CASTLE ROCK, LLC
 C/O PARK LAND COMPANY
 7600 E. ARAPAHOE ROAD
 SUITE 211 ENGLEWOOD,
 COLORADO 80112

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 4, FOURTH AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF MAINTENANCE OF WATER AND SANITARY SEWER MAINS ALL UTILITY EASEMENTS AS DESCRIBED AND 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 28th DAY OF April, 2003.

CROWFOOT CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY WITH CROWFOOT VALLEY CORPORATION AS GENERAL PARTNER

BY: Glen R. Smith
 GLEN R. SMITH
 MANAGER

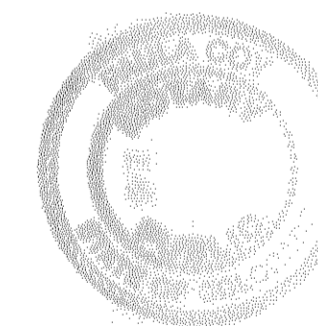
STATE OF COLORADO }
 COUNTY OF DOUGLAS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF April, 2003

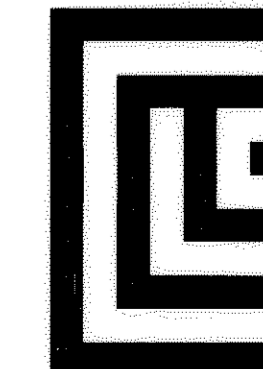
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/17/2004



MILESTONE FILING NO. 4 FOURTH AMENDMENT ADMINISTRATIVE REPLAT

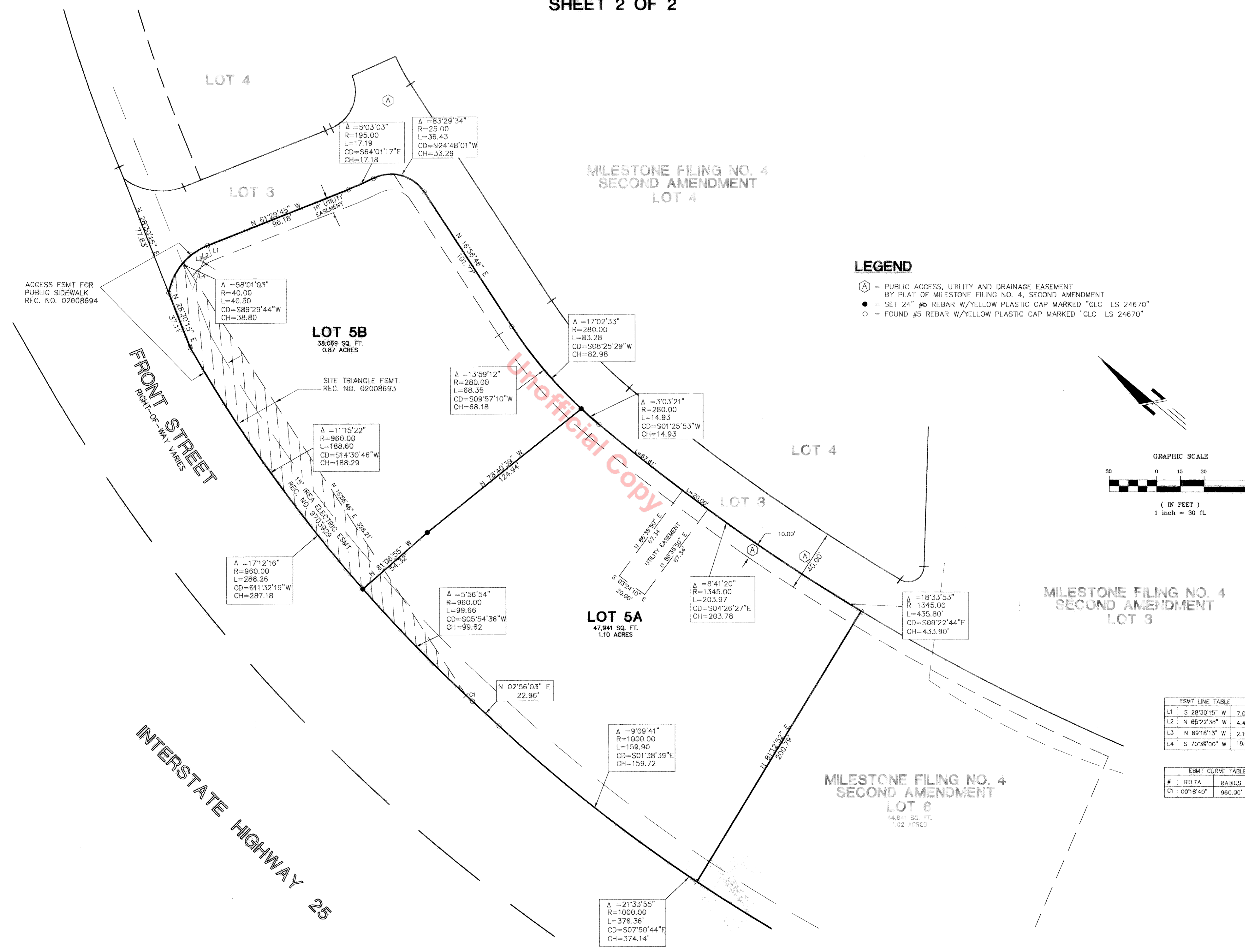


CLC ASSOCIATES
 8400 E. ORCHARD RD.
 SUITE 200
 GREENWICH VILLAGE
 COLORADO 80111
 P. 303 778 8600
 F. 303 778 2348
 CLC@CLC.COM
 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

JOB NO. 03-0032

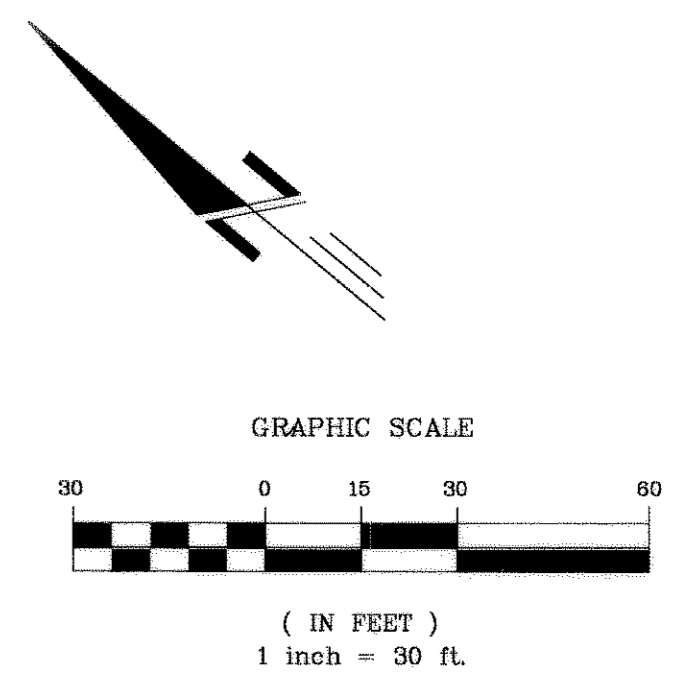
SHEET 1 OF 2 COVER SHEET
 SHEET 2 OF 2 PLAT

MILESTONE FILING NO. 4, FOURTH AMENDMENT
 AN ADMINISTRATIVE RE-PLAT OF MILESTONE FILING NO. 4, SECOND AMENDMENT, LOT 5
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2



LEGEND

- Ⓐ = PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT BY PLAT OF MILESTONE FILING NO. 4, SECOND AMENDMENT
- = SET 24" #5 REBAR W/YELLOW PLASTIC CAP MARKED "CLC LS 24670"
- = FOUND #5 REBAR W/YELLOW PLASTIC CAP MARKED "CLC LS 24670"



ESMT LINE TABLE

LINE	BEARING	LENGTH
L1	S 28°30'15" W	7.00'
L2	N 65°22'35" W	4.47'
L3	N 89°18'13" W	2.10'
L4	S 70°39'00" W	18.88'

ESMT CURVE TABLE

#	DELTA	RADIUS	LENGTH
C1	00°18'40"	960.00'	5.21'

MILESTONE FILING NO. 4
 SECOND AMENDMENT
 LOT 6
 44,841 SQ. FT.
 1.02 ACRES

Official Copy

**MILESTONE FILING NO. 4
 FOURTH AMENDMENT
 ADMINISTRATIVE REPLAT**

CLC ASSOCIATES
 6400 E. BROADWAY RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 9840
 C 303 770 9840
 CLC@CLC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

JOB NO. 03-0032