

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



2004101166 3 PGS

2 pp

# 2004101166  
09/29/2004 03:47 PM

## PLAT IDENTIFICATION SHEET

- ✓ The AM Trust, Dated January 10, 1996
- ✓ Wallace E. Carroll, Jr. Self Directed IRA, 710036, Dated November 25, 1998
- ✓ Lincoln Trust Company F/B/O Don Weaver

GRANTOR(owner)

- ✓ Milestone Filing 4 Sixth Amendment Final Plat

GRANTEE(name of plat)

Milestone

Subdivision/Condo Name

4

Filing

Phase

Lot

Building

Block

Unit

26,35

7

67

OLD LEGAL(Section)

(Township)

(Range)

**FINAL PLAT**  
**MILESTONE FILING No. 4, SIXTH AMENDMENT**  
 A REPLAT OF LOT 2, MILESTONE FILING No. 4, THIRD AMENDMENT,  
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35,  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 1 OF 2

**LEGAL DESCRIPTION**

LOT 2, MILESTONE FILING No. 4, THIRD AMENDMENT AS RECORDED AT  
 RECEPTION No. 2003084399  
 TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS,  
 STATE OF COLORADO

CONTAINING 240,154 SQUARE FEET OR 5.51 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION & 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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILESTONE FILING No. 4, SIXTH AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND 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 23<sup>rd</sup> DAY OF August, 2004.

**OWNER:**

THE AM TRUST, DATED JANUARY 10, 1996  
 7505 VILLAGE SQUARE DRIVE, SUITE 200  
 CASTLE ROCK, COLORADO 80108

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF August, 2004.

BY: Walter E. Johnson, Trustee

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 23<sup>rd</sup> DAY OF August, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: June 14, 2006

Harold D. Paulding  
 NOTARY PUBLIC

**OWNER:**

WALLACE E. CARROLL, JR. SELF DIRECTED IRA, 710036, DATED NOVEMBER 25, 1998  
 7505 VILLAGE SQUARE DRIVE, SUITE 200  
 CASTLE ROCK, COLORADO 80108

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19<sup>th</sup> DAY OF August, 2004.

BY: Wallace E. Carroll

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 19<sup>th</sup> DAY OF August, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 2/21/2009

DAVID LEE  
 Notary Public  
 State of Colorado

**OWNER:**

LINCOLN TRUST COMPANY F/B/O DON WEAVER  
 6312 FIDDLERS GREEN CIRCLE, SUITE 400E  
 GREENWOOD VILLAGE, COLORADO 80111

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25<sup>th</sup> DAY OF August, 2004.

BY: Michelle Juarez

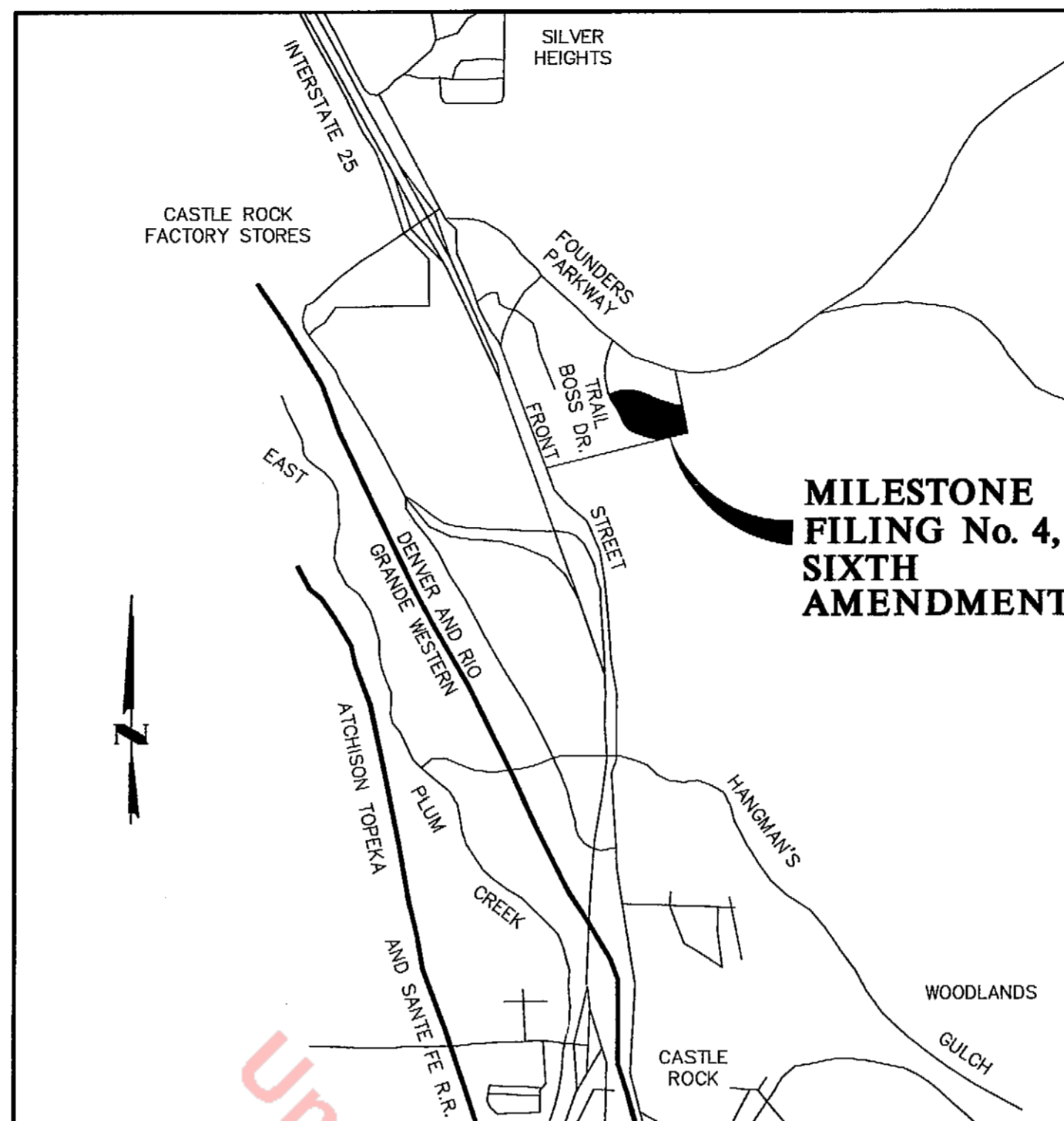
STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS DENVER)

SUBSCRIBED AND SWORN BEFORE ME THIS 25<sup>th</sup> DAY OF August, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 8/4/06

Susan E. Dillard  
 NOTARY PUBLIC  
 My Commission Expires 8/4/2008



**VICINITY MAP**

SCALE: 1"=1500'

**NOTES**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND TITLE OF RECORD, KIRKHAM MICHAEL AND ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. PC45011984 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED JUNE 25, 2004 AT 5:00 P.M.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, MILESTONE FILING No. 4, THIRD AMENDMENT AS RECORDED AT RECEPTION NO. 2003084399 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE AS BEARING SOUTH 00°00'23" EAST. THE NORTHEASTERLY CORNER OF SAID LOT 2 IS MONUMENTED BY A REBAR WITH CAP, STAMPED LS 24670 AND THE SOUTHEASTERLY CORNER OF SAID LOT 2 IS MONUMENTED BY A REBAR AND CAP, STAMPED: CLC LS24866.
- THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YR AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080050 0188C, DATED SEPTEMBER 30, 1987.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- PRIVATE STREETS WILL BE MAINTAINED BY THE OWNER OR THEIR ASSIGNS UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT.
- 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.

**NOTES (continued)**

- TRACT A IS HEREBY DEDICATED AS AN EMERGENCY ACCESS EASEMENT FOR THE TOWN OF CASTLE ROCK AND AS AN UNRESTRICTED INGRESS/EGRESS EASEMENT FOR ALL LOTS WITHIN THIS SUBDIVISION. TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER AND/OR ASSIGNS.
- 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.

- INDEX**
- COVER SHEET
  - FINAL PLAT

**DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 24 DAY OF September, A.D., 2004.

Art Lavin  
 DIRECTOR OF DEVELOPMENT SERVICES

**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.

Jackie L. Zion TOWN CLERK  
Walter E. Carroll TOWN MANAGER

**TITLE CERTIFICATE**

I, Laruce L. Nitsch, BEING 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 31<sup>st</sup> DAY OF August, 2004.

Laruce L. Nitsch  
 AUTHORIZED REPRESENTATIVE

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 31<sup>st</sup> DAY OF August, 2004

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-26-2007

Jackie L. Zion  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires Apr. 26, 2007

**SURVEYOR'S STATEMENT**

I, DEAN F. GLORSO, 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 MARCH 15, 2004 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.

Dean F. Glorso  
 15109  
 8-18-04  
 DEAN F. GLORSO, PLS DATE

**DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 ) SS  
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 24<sup>th</sup> DAY OF Sept, 2004 AT 3:47 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 200410116

Talman Powell  
 DOUGLAS COUNTY CLERK AND RECORDER

Seal of Douglas County Clerk and Recorder

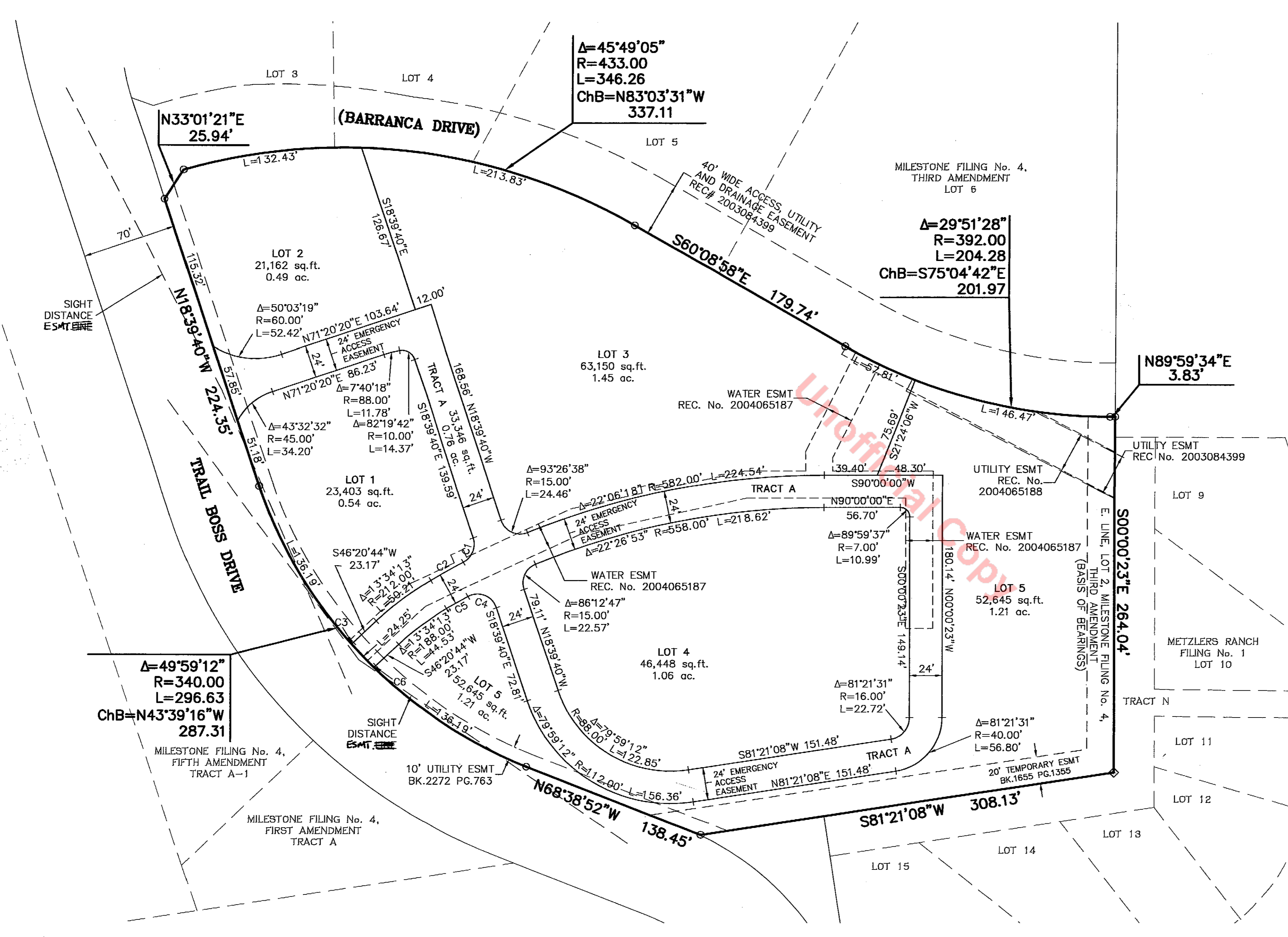
**KIRKHAM MICHAEL**  
 CONSULTING ENGINEERS  
 5600 SOUTH QUERCUS STREET, SUITE 2000, GREENWOOD VILLAGE, CO 80111  
 PHONE: (303) 694-2300 FAX: (303) 694-2822

PREPARED: 6/23/04

<b>revisions:</b>	
updated owners names	7/19/04 rje
updated owners names	8/2/04 rje
per town comments	8/17/04 rje

# FINAL PLAT MILESTONE FILING No. 4, SIXTH AMENDMENT

A REPLAT OF LOT 2, MILESTONE FILING No. 4, THIRD AMENDMENT,  
A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 2



**LEGEND**

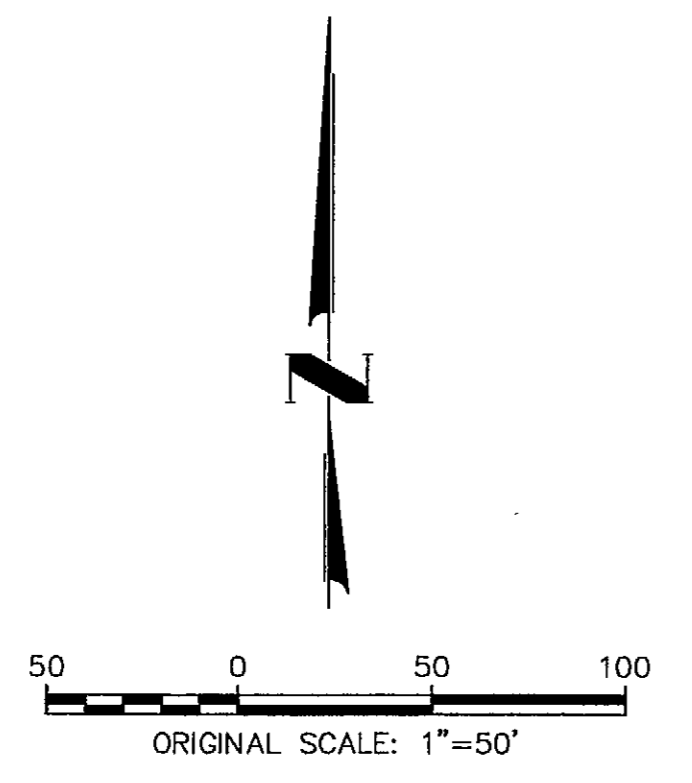
- ⊙ FOUND REBAR WITH YELLOW PLASTIC CAP  
STAMPED: CLC INC, PLS 24970
- ⊙ FOUND REBAR WITH YELLOW PLASTIC CAP  
STAMPED: CLC INC, PLS 24966

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	80°20'34"	15.00	21.30
C2	2°45'57"	582.00	28.09
C3	7°07'36"	15.00	1.87
C4	99°31'33"	15.00	26.06
C5	1°53'50"	558.00	18.48
C6	7°07'37"	15.00	1.87

$\Delta=49^{\circ}59'12''$   
 $R=340.00$   
 $L=296.63$   
 $ChB=N43^{\circ}39'16''W$   
 $287.31$

$\Delta=45^{\circ}49'05''$   
 $R=433.00$   
 $L=346.26$   
 $ChB=N83^{\circ}03'31''W$   
 $337.11$

$\Delta=29^{\circ}51'28''$   
 $R=392.00$   
 $L=204.28$   
 $ChB=S75^{\circ}04'42''E$   
 $201.97$



**KIRKHAM MICHAEL**  
CONSULTING ENGINEERS  
5600 SOUTH QUEBEC STREET, SUITE 2000, GREENWOOD VILLAGE, CO 80111  
PHONE: (303) 694-2300 FAX: (303) 694-2822

PREPARED: 6/23/04

revisions:

updated owners names	7/19/04 rje
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per town comments	8/17/04 rje

*John J. Brown*  
16109  
8-18-04

PLOT: P14, D:\CADD\100\_040607\_SURVEY\PLAT\LOT 2 REPLAT.DWG  
 PLOT: P14, D:\CADD\100\_040607\_SURVEY\PLAT\LOT 2 REPLAT.DWG  
 1 XREF: 030809\040607\_SURVEY\PLAT\LOT 2 REPLAT.DWG  
 DRAWING: H:\040607\100\_040607\_SURVEY\PLAT\LOT 2 REPLAT.DWG  
 MODIFIED: Sat 07/31/04 4:26:58P BY: REDERVEN Scale: 1"=50' LAYOUT: Sheet 2