

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



# 2005018417  
03/03/2005 09:53 AM

### PLAT IDENTIFICATION SHEET

✓ Crowfoot No. 2 LLC

GRANTOR(owner)

✓ Milestone 4, Seventh Amendment Final Plat

GRANTEE(name of plat)

Milestone

Subdivision/Condo Name

4

Filing

Phase

Lot

Building

Block

Unit

26

7

67

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book – Page)

**MILESTONE FILING NO. 4, SEVENTH AMENDMENT**  
**AN ADMINISTRATIVE RE-PLAT OF MILESTONE FILING NO. 4, THIRD AMENDMENT, LOT 3 AND LOT 4**  
**A PART OF THE SOUTH ONE-QUARTER OF SECTION 26**  
**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

**WATER SUPPLY NOTE:**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENTS AGREEMENT.

**LEGAL DESCRIPTION**

A PART OF THE SOUTH ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS LOTS 3 AND 4, MILESTONE FILING NO. 4, THIRD 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 11<sup>th</sup> DAY OF Feb., 2005



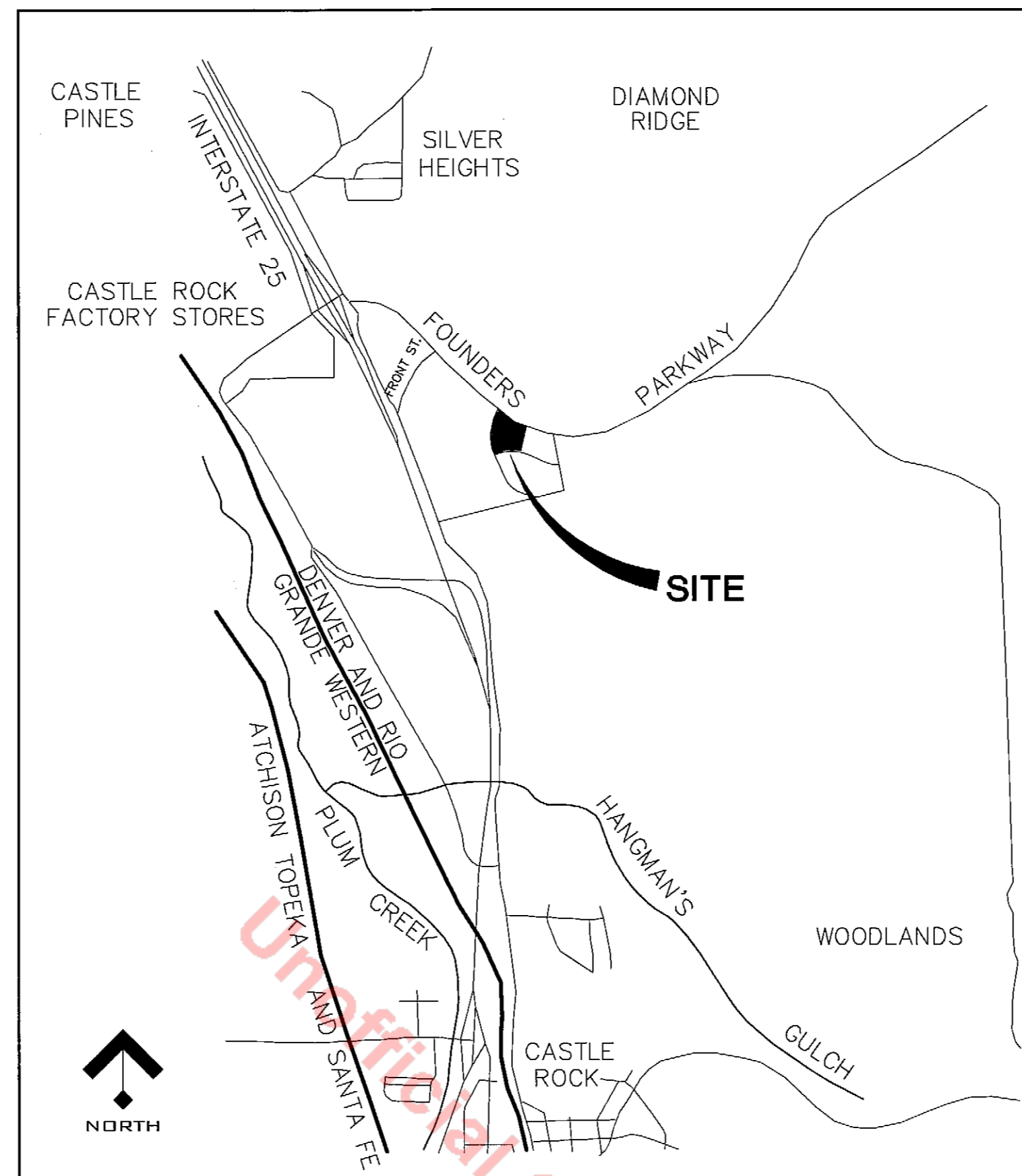
STEVE M. OLSON, REGISTERED LAND SURVEYOR  
 COLORADO REGISTRATION NUMBER 24670  
 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

**NOTES**

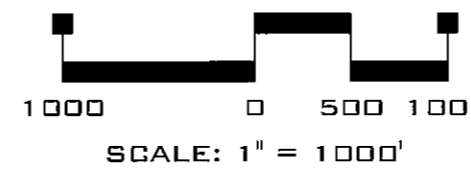
- BEARINGS ARE BASED ON THE SOUTHEAST LINE OF LOT 2 MILESTONE FILING NO. 4, 7TH AMENDMENT ASSUMED TO BEAR SOUTH 28 DEGREES 41 MINUTES 24 SECONDS WEST BETWEEN MONUMENTS FOUND AND SHOWN HEREON.
- BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24670, UNLESS OTHERWISE 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 TOWN COUNCIL OF THE TOWN OF CASTLE ROCK.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CASTLE ROCK, COLORADO COMMUNITY PANEL NUMBER 080050 01860, 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.
- ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- 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 SHRUB MUST REPLACE A SHRUB, 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.
- PRIVATE STREETS WILL BE MAINTAINED BY THE OWNER OR THEIR ASSIGNEES UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT.
- THIS SUBDIVISION FILING SUPERSEDES ALL PREVIOUSLY APPROVED PLATS FOR THE ABOVE DESCRIBED PROPERTY.

**LAND USE SUMMARY**

LOT 1	80,589 SQ. FT./ 1.8501 ACRES
LOT 2	61,332 SQ. FT./ 1.4080 ACRES
<b>TOTAL</b>	<b>141,921 SQ. FT./ 3.2581 ACRES</b>



VICINITY MAP



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES' APPROVAL**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23 DAY OF February, 2005

*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

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

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 3<sup>rd</sup> DAY OF MAR, 2005 AT 9:53 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2005018417

*[Signature]*  
 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. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 30 FOOT EMERGENCY ACCESS EASEMENTS CREATED BY THE FINAL PLAT FOR MILESTONE FILING NO. 4, THIRD AMENDMENT DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE EASEMENTS.



*[Signature]* TOWN CLERK  
*[Signature]* TOWN MANAGER

**TITLE CERTIFICATE**

*[Signature]* 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 15<sup>th</sup> DAY OF February, 2005

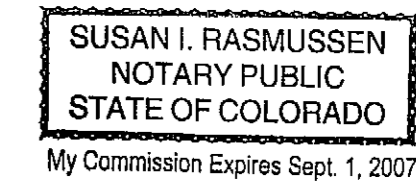
*[Signature]*  
 AUTHORIZED REPRESENTATIVE  
 LAND TITLE GUARANTEE COMPANY

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 15<sup>th</sup> DAY OF February, 2005  
 WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07



**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, SEVENTH 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 14<sup>th</sup> DAY OF February, 2005

**OWNERS**

CROWFOOT NO.2 LLC  
 C/O PARK LAND COMPANY  
 7600 E. ARAPAHOE ROAD  
 SUITE 211 ENGLEWOOD,  
 COLORADO 80112

CROWFOOT NO. 2 LLC, A COLORADO LIMITED LIABILITY COMPANY WITH CROWFOOT VALLEY CORPORATION AS GENERAL PARTNER

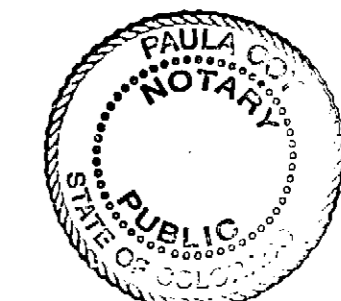
BY: *[Signature]*  
 ALLEN R. SMITH  
 MANAGER

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 14<sup>th</sup> DAY OF February, 2005  
 WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/17/2008



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

CLC Associates Inc.



8480 E. Orchard Road  
 Suite 2000  
 Greenwood Village, Colorado 80111  
 (303) 770-5800  
 FAX (303) 770-2349

Planning/Engineering/Land Surveying  
 Landscape Architecture/Architecture

JOB No.04-0218

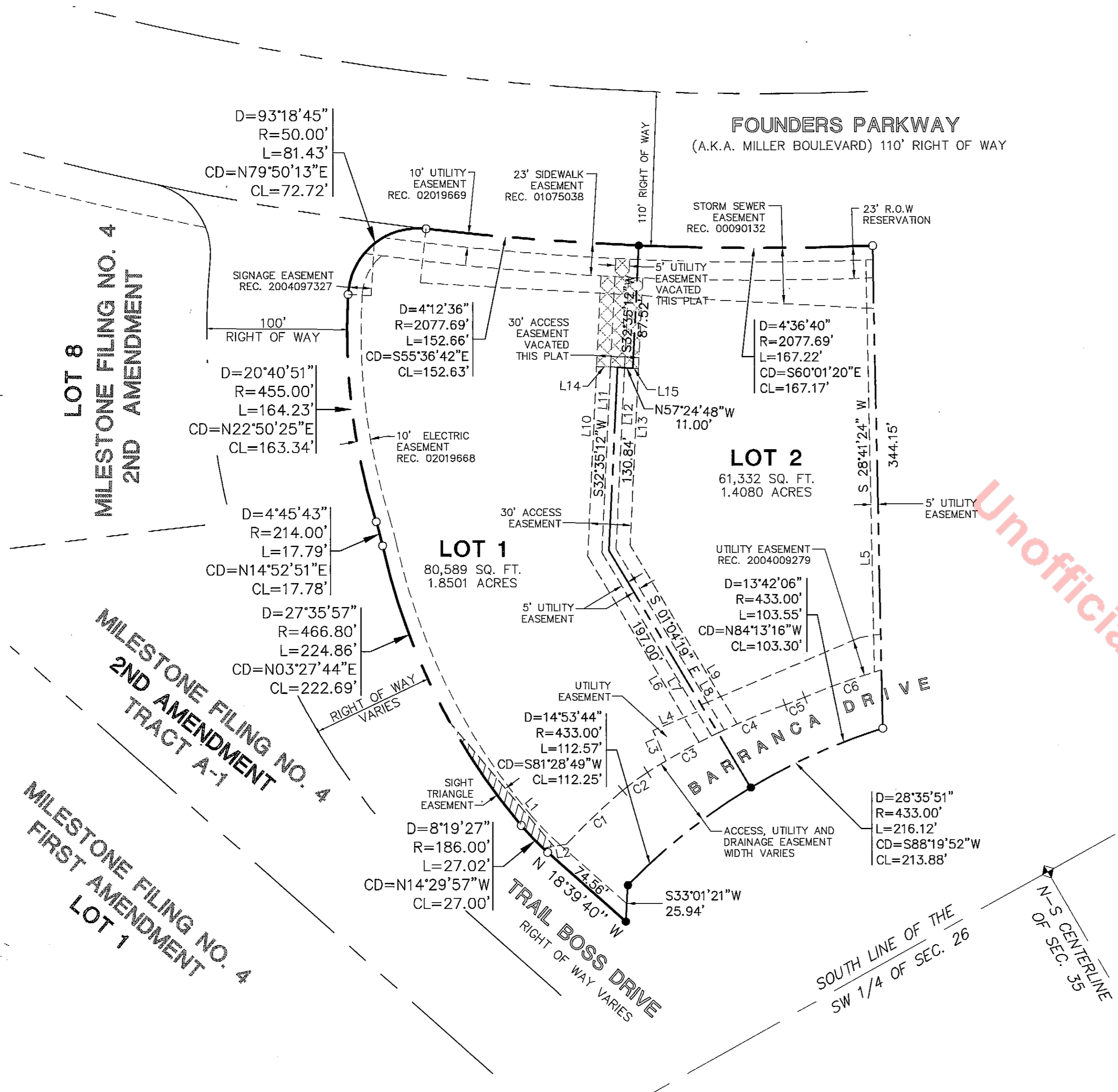
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DATE:01-27-05 PAGE 1 OF 2

**SHEET INDEX**

SHEET 1 OF 2	COVER SHEET
SHEET 2 OF 2	PLAT

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 SHEET 2 OF 2



**LINE AND CURVE DATA**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	55.62'	485.00'	6°34'17"	55.59'	S76°11'25"W
C2	22.05'	160.00'	7°53'47"	22.03'	S83°25'26"W
C3	57.79'	476.90'	06°56'33"	57.75'	N89°09'24"W
C4	51.95'	476.90'	06°14'30"	51.93'	N82°33'53"W
C5	15.03'	240.00'	3°35'16"	15.03'	S81°14'15"E
C6	58.21'	473.00'	07°03'05"	58.18'	N79°30'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	116.00'	N10°03'48"W
L2	16.83'	N70°20'42"W
L3	23.51'	N07°06'08"E
L4	34.17'	N82°53'52"W
L5	293.93'	S28°41'24"W
L6	154.76'	N01°04'19"W
L7	152.47'	N01°04'19"W
L8	150.39'	N01°04'19"W
L9	148.52'	N01°04'19"W
L10	135.38'	S32°35'12"W
L11	132.35'	S32°35'12"W
L12	129.33'	S32°35'12"W
L13	126.30'	S32°35'12"W
L14	15.00'	N57°24'48"W
L15	6.66'	S57°24'48"E

**MONUMENTS FOUND/SET**

- FOUND 24" #5 REBAR WITH YELLOW PLASTIC CAP MARKED CLC LS 24670 UNLESS OTHERWISE SHOWN
- SET 24" #5 REBAR WITH YELLOW PLASTIC CAP MARKED CLC LS 24670 UNLESS OTHERWISE SHOWN

**LEGEND**



Unofficial Copy

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

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JOB No.04-0218	DRW BY: SUR
DATE: 01-27-05	PAGE 2 OF 2

