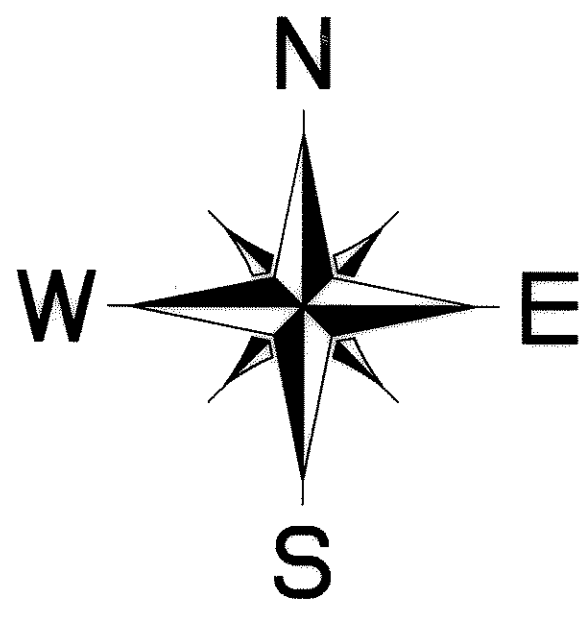
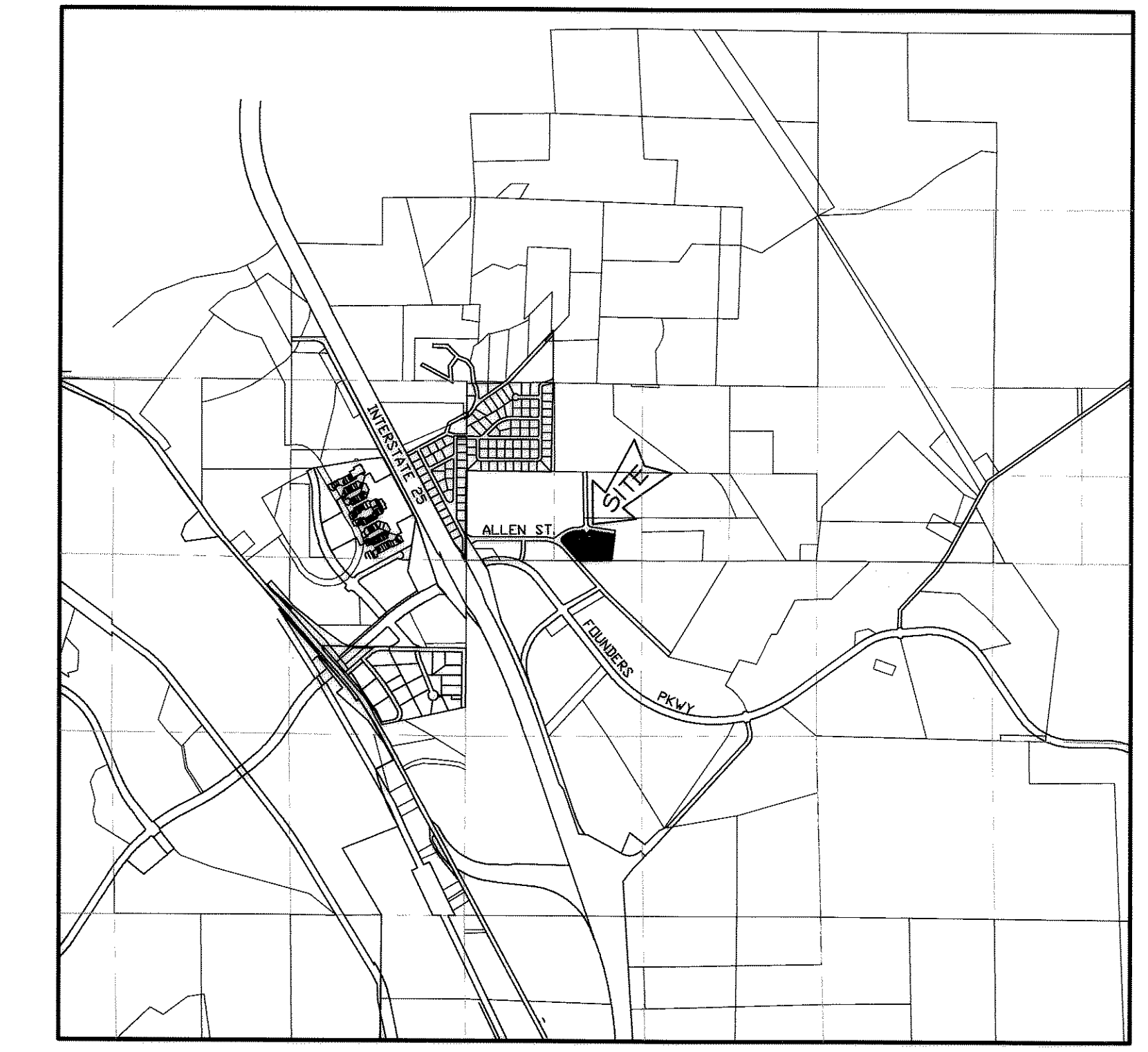


MONTANA VISTA PLAT

A REPLAT OF LOTS 1 & 2, COOPER-HOOK/MAIN PLACE FILING NO. 1, AMENDMENT NO. 3 PLAT

SECTION 26, T7S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



VICINITY MAP
SCALE: 1"=2000'
GRAPHIC SCALE 1"=2000'
0 2000 4000

PROPERTY DESCRIPTION

LOTS 1 & 2, COOPER-HOOK/MAIN PLACE FILING NO. 1, AMENDMENT NO. 3 PLAT
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

NOTES

1. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT OF WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
2. ORIGINAL EASEMENT DEDICATIONS ON THE PLAT FOR THE COOPER-HOOK/MAIN PLACE FILING NO. 1 SUBDIVISION SHALL REMAIN IN EFFECT, EXCEPT THE 20' UTILITY EASEMENT ALONG THE EAST SIDE (PREVIOUSLY ABANDONED).

SPECIAL NOTES-TOWN OF CASTLE ROCK

1. 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 PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
3. 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 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 SHALL 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.
4. THERE ARE NO FEMA REGULATED FLOOD PLAINS OR WETLANDS WITHIN THE SITE BOUNDARIES.
5. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WEST UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

Unofficial Copy

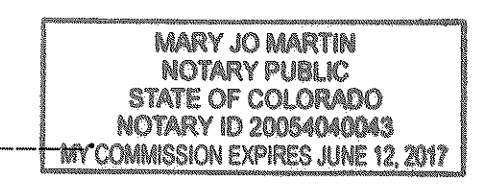
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 26 DAY OF JUNE, 2014.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 13, 2014 AT RECEPTION NO. 2014012446, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MAIN PLACE LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY PRINCIPAL BY ELIZABETH PRATO MANAGER/SOLE MEMBER
BY *[Signature]* Jennifer E. Shaler ATTORNEY-IN-FACT
SIGNED THIS 25th DAY OF June, 2014.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF June, 2014 BY Jennifer Shaler, AS attorney-in-fact OF MAIN PLACE LAND COMPANY, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-12-17



THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 2014014401, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MILE HIGH BANKS, A DIVISION OF THE FIRST NATIONAL BANK OF SANTA FE
BY *[Signature]* Michelle L Oakley SVP
SIGNED THIS 24th DAY OF June, 2014.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JUNE, 2014 BY Michelle L Oakley, AS SVP OF MILE HIGH BANKS.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-1-15



SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAT

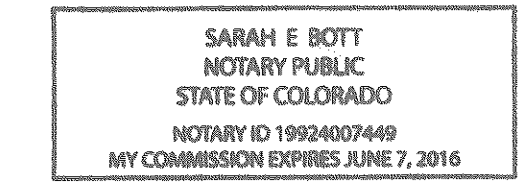
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO FOUR LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MONTANA VISTA PLAT.
THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE SERVICE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

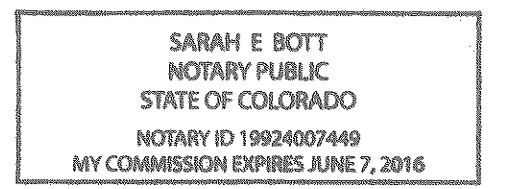
MONTANA VISTA HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
BY *[Signature]*
SIGNED THIS 24 DAY OF June, 2014

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF June, 2014 BY Daniel J. Hudick.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-7-2016



MONTANA VISTA OFFICES LLC, A COLORADO LIMITED LIABILITY COMPANY
BY *[Signature]*
SIGNED THIS 24 DAY OF June, 2014

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF June, 2014 BY Daniel J. Hudick.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-7-2016

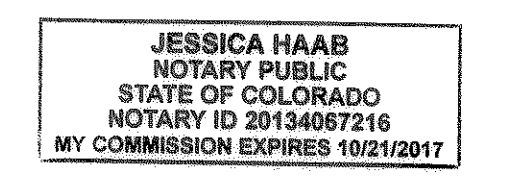


TITLE CERTIFICATION

I, Brenda Becker, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
SIGNED THIS 26th DAY OF June, 2014

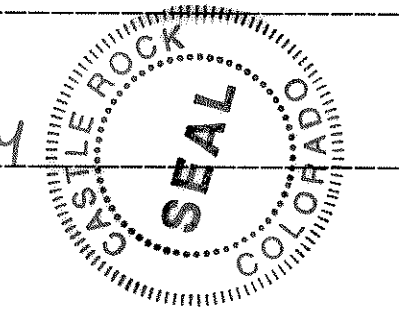
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF June, 2014 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/21/17



STATEMENT OF 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 OF CASTLE ROCK.

[Signature] Mark Stearns 6/27/14
TOWN MANAGER DATE
ATTEST: *[Signature]* 6/27/14
[Signature]
TOWN CLERK DATE



SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON, ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT INFORMATION.

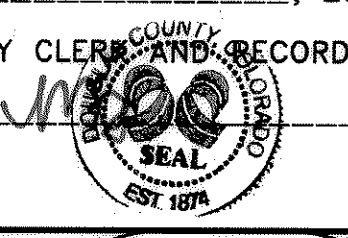
[Signature]
DEE ALLEN BIRD DATE 6-25-14



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:38 pm ON THE 27th DAY OF June, 2014 AT RECEPTION NO. 2014034509

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DEPUTY



PROJECT NO. PL14-0003

DEVELOPER

HUDICK EXCAVATING INC.
1700 NORTH PARK STREET
CASTLE ROCK, CO 80104
CONTACT: DAN HUDICK
PHONE NO. 303-791-7869

OWNERS

MONTANA VISTA HOLDING LLC
1700 NORTH PARK STREET
CASTLE ROCK, CO 80104
CONTACT: DAN HUDICK
PHONE NO. 303-791-7869
MONTANA VISTA OFFICES LLC
1700 NORTH PARK STREET
CASTLE ROCK, CO 80104
CONTACT: DAN HUDICK
PHONE NO. 303-791-7869

SURVEYOR/ENGINEER

DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET,
CASTLE ROCK, CO 80104
CONTACT: KEVIN ARCHER
PHONE NO. 303-688-4642

PLANNER

PCS GROUP INC
301 KALAMATH ST. #102
DENVER, CO. 80265
CONTACT: JOHN PRESTWICH
PHONE NO. 303-653-9772

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOTS 3 AND 4 BEARS S00°21'28"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

SUMMARY TABLE

USE	AREA	PERCENTAGE
LOTS	5.52 ACRES	100%
R.O.W.	0 ACRES	0%
PUBLIC LAND DEDICATIONS	0 ACRES	0%
PRIVATE & PUBLIC OPEN SPACE	0 ACRES	0%

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

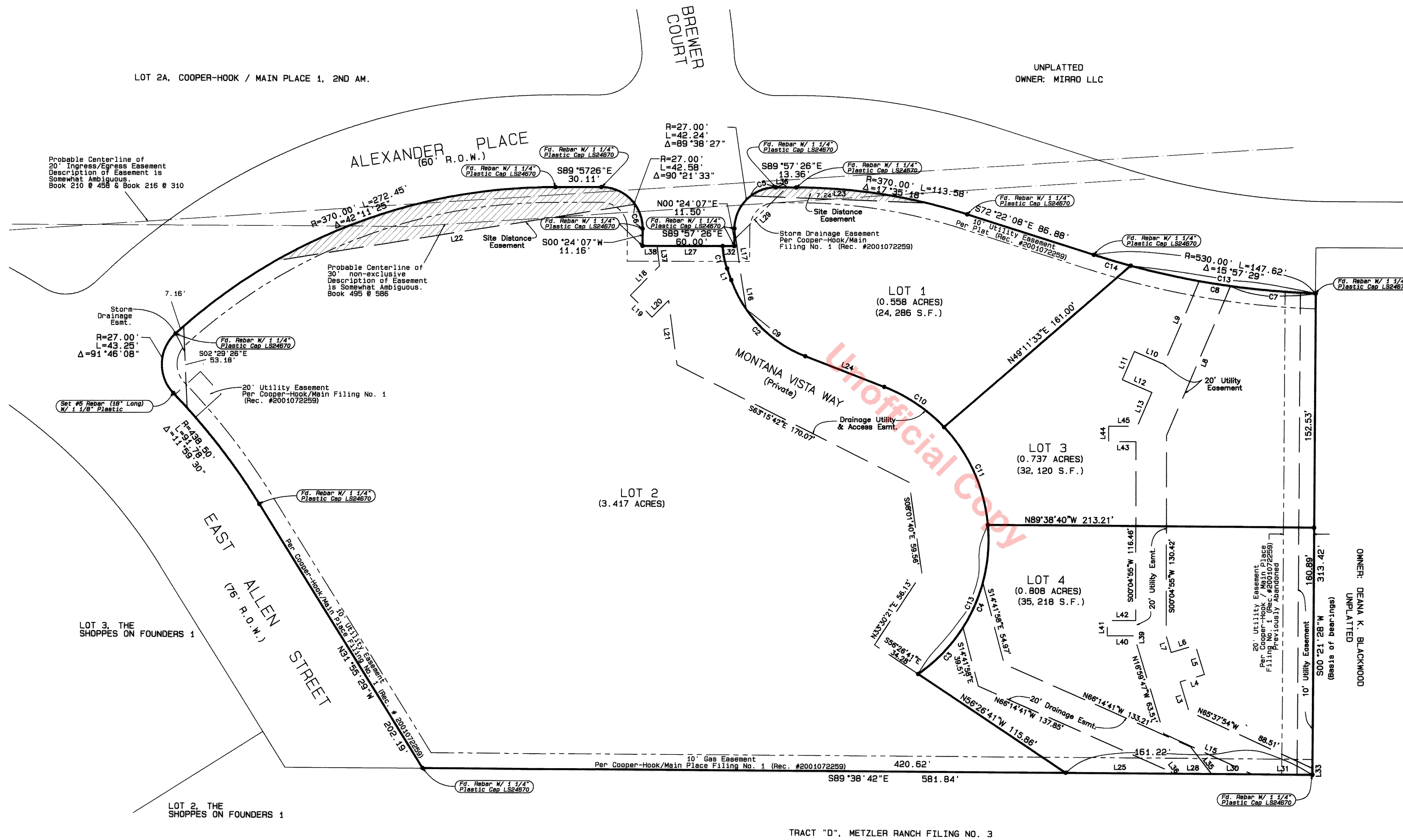
TITLE: MONTANA VISTA PLAT
DATE: 6-03-14
SCALE: 1"=2000'
CLIENT: HUDICK EXCAVATING INC.
JOB NUMBER: 13-0174
Sheet 1 of 2

MONTANA VISTA PLAT

A REPLAT OF LOTS 1 & 2, COOPER-HOOK/MAIN PLACE FILING NO. 1, AMENDMENT NO. 3 PLAT

SECTION 26, T7S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°57'19"E	7.98'
L2	N89°55'38"W	7.62'
L3	S16°59'47"E	20.30'
L4	N73°00'13"E	16.54'
L5	S16°59'47"E	20.00'
L6	S73°00'13"W	16.54'
L7	S16°59'47"E	11.16'
L8	N23°11'25"E	106.06'
L9	S23°11'25"W	58.84'
L10	N66°48'35"W	20.97'
L11	S23°11'25"W	20.00'
L12	N66°48'35"W	20.97'
L13	S23°11'25"W	24.10'
L14	N38°04'26"W	22.32'
L15	N65°37'54"W	63.30'
L16	N09°09'43"W	19.50'
L17	N08°00'59"W	33.71'
L18	S44°57'33"W	26.78'
L19	S45°02'27"E	20.00'
L20	S44°57'33"W	15.26'
L21	S07°33'34"E	42.14'
L22	N81°03'21"E	237.98'
L23	N87°45'47"W	115.11'
L24	N68°54'33"W	55.43'
L25	N89°38'42"W	69.83'
L26	N38°04'26"W	1.43'
L27	S89°57'26"E	42.83'
L28	N89°38'42"W	25.53'
L29	N45°13'21"E	48.33'
L30	N89°38'42"W	26.43'
L31	N89°38'42"W	39.43'
L32	S89°57'26"E	7.62'
L33	N00°21'28"E	4.33'
L34	N38°04'26"W	22.32'
L35	N38°04'26"W	1.43'
L36	N89°57'26"W	7.24'
L37	N06°28'36"W	13.26'
L38	S89°57'26"E	9.54'
L39	N00°04'55"E	2.98'
L40	S89°55'05"E	18.48'
L41	S00°04'55"W	10.00'
L42	N89°55'05"E	18.48'
L43	S89°55'05"E	17.88'
L44	S00°04'55"W	10.00'
L45	N89°55'05"W	18.70'

CURVE TABLE

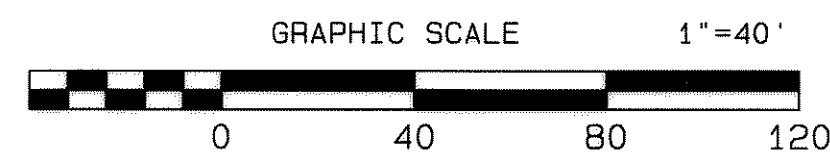
LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	14.96'	17°08'24"	S11°23'07"E	14.90'
C2	83.50'	71.34'	48°57'14"	S44°25'56"E	69.19'
C3	106.50'	42.51'	22°52'08"	N43°56'29"E	42.23'
C4	106.50'	32.22'	17°20'09"	N23°50'21"E	32.10'
C5	27.00'	17.63'	37°24'41"	S71°20'13"W	17.32'
C6	27.00'	16.98'	36°01'48"	S17°36'47"E	16.70'
C7	530.00'	55.86'	6°02'21"	S85°18'26"E	55.84'
C8	530.00'	20.65'	2°13'55"	S81°10'50"E	20.65'
C9	83.50'	49.84'	34°11'47"	N51°48'39"W	49.10'
C10	106.50'	47.43'	25°30'53"	N56°09'06"W	47.04'
C11	106.50'	71.12'	38°15'37"	N24°15'51"W	69.80'
C12	106.50'	112.47'	60°30'35"	N25°07'14"E	107.32'
C13	530.00'	122.54'	13°14'51"	N81°42'12"W	122.27'
C14	530.00'	25.07'	2°42'38"	S73°43'27"E	25.07'

LEGEND

- = PROPERTY LINE
- = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
- = EXISTING EASEMENT LINES PER PLAT OF COOPER-HOOK / MAIN PLACE FILING NO. 1 FIRST AMENDMENT REC. #72259
- = SITE TRIANGLE EASEMENT

BASIS OF BEARINGS:

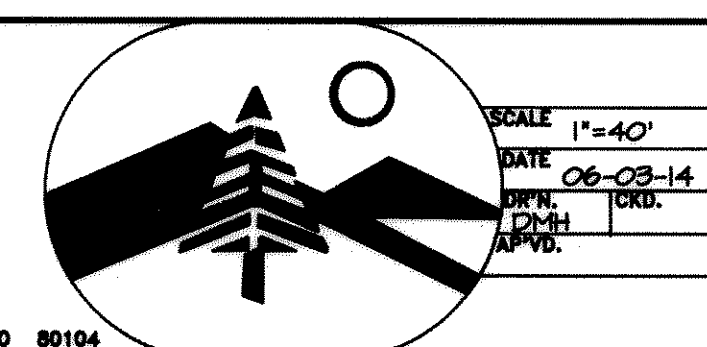
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOTS 3 AND 4 BEARS S00°21'28"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.



TRACT "D", METZLER RANCH FILING NO. 3

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
 PHONE (303) 688-4842
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=40'
 DATE 06-03-14
 DRAWN BY [Name]
 CHECKED BY [Name]

PROJECT NO. PL14-0003	TITLE
MONTANA VISTA PLAT	CLIENT
HUDICK EXCAVATING INC.	JOB NUMBER
Sheet 2 of 2	13-0174

"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."