

# PLAT IDENTIFICATION SHEET

RECEPTION#: 02021018

DATE: 3.1.02

TIME: 10:59

FEE: \$ 10<sup>-</sup> ( ) P)

GRANTOR:  
(signature)

Kenneth Hill  
Douglas Group

GRANTEE:  
(subdivision name or name of plat)

Pleum Creek Fairway #6  
Filing #1 2<sup>nd</sup> Amendment  
Final Plat

LEGAL:  
(section-township-range)

23-867

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT

## FINAL PLAT

### A MINOR MODIFICATION AND CORRECTION TO LOTS 25 AND 26, PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-REPLAT SECTION 23, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY

#### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THE UNDERSIGNED, BEING ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT, EASEMENT "A" IS A PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 24 & 25.

THE HEREONSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY 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 UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN COVENANTS.

EXECUTED THIS 22 DAY OF FEBRUARY, 2002.

#### OWNERS

Kenneth H. Hill  
KENNETH H. HILL  
AS TO LOT 25

Susan I. Rasmussen AS V.P. OF  
THE DOUGLAS GROUP, INC., A COLORADO CORPORATION  
AS TO LOT 26

#### NOTARY CERTIFICATES

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Sept. 1, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF February, 2002, BY KENNETH H. HILL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2002

MY COMMISSION EXPIRES 9-1-03  
Susan I. Rasmussen  
NOTARY PUBLIC

#### NOTARY CERTIFICATES

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Sept. 1, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_

DAY OF 2-20, 2002, BY Peter Rasmussen V.P. OF  
THE DOUGLAS GROUP, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF February, 2002

MY COMMISSION EXPIRES 9-1-03  
Susan I. Rasmussen  
NOTARY PUBLIC

#### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 1/11/02 BOOK AT PAGE 201 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Peter Rasmussen AS V.P. OF  
HOLMBY LEISURE COUNTRY CLUB, LTD

SIGNED THIS 22 DAY OF February, 2002.

#### NOTARY CERTIFICATES

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
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Susan I. Rasmussen  
NOTARY PUBLIC

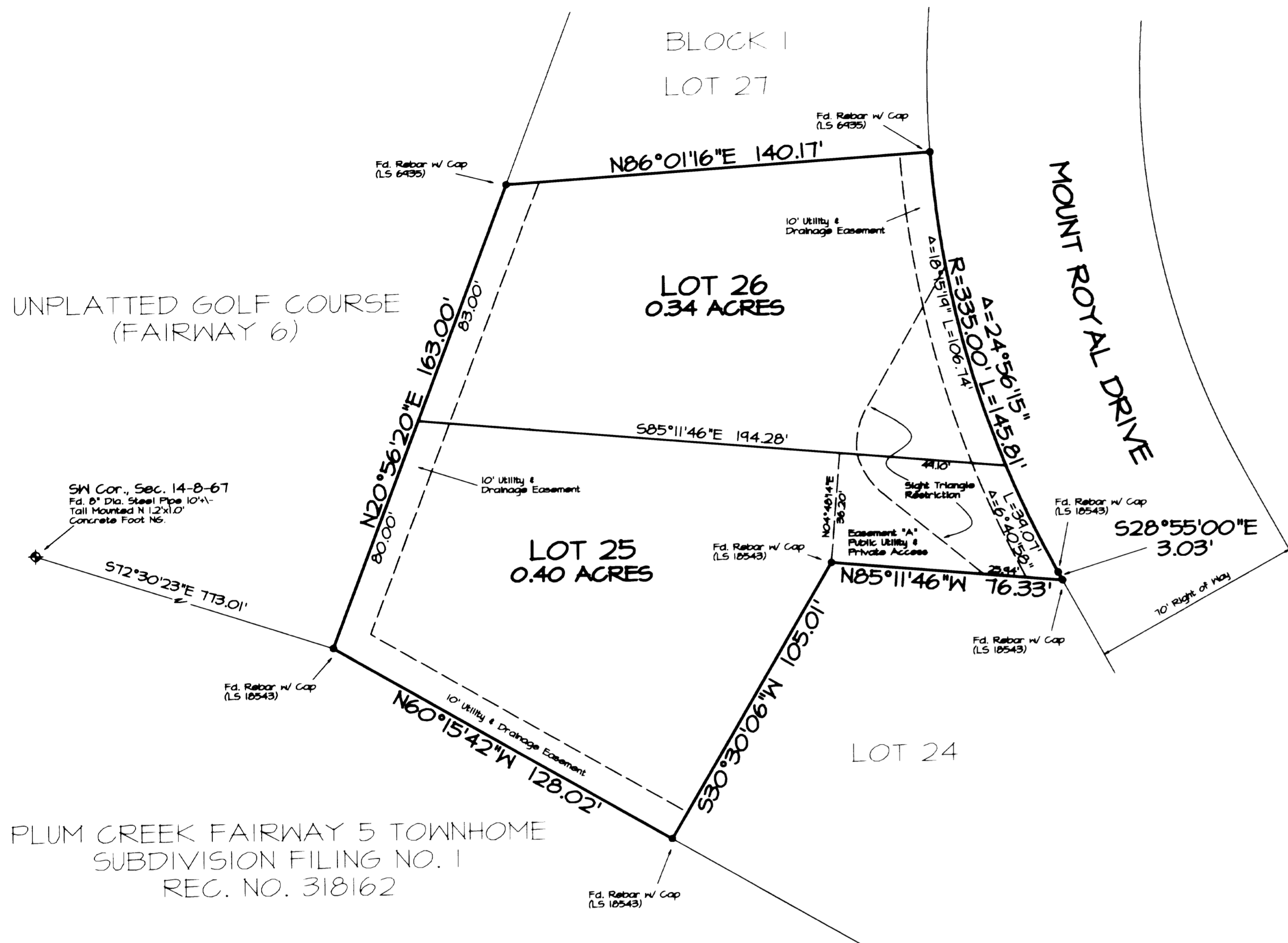
#### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:51 A.M. ON THE DAY OF MRB 18, 2002,

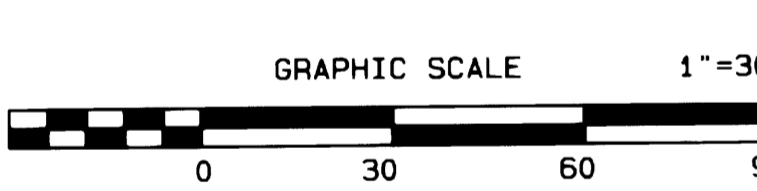
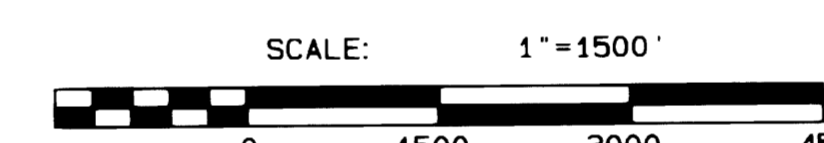
IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 02021018

DOUGLAS COUNTY CLERK AND RECORDER

BY: Judayne Kout  
Deputy



VICINITY MAP  
SCALE: 1"=1500'



#### LEGEND

- = PROPERTY LINE
- = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
- = EASEMENT LINES

#### SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 3, 2002, 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.

David E. Archer 2-22-02  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

#### STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 28 DAY OF Feb., A.D., 2002.

ATTEST:  
Debi S. Lee - acting 2/22/02  
DIRECTOR OF PLANNING AND DEVELOPMENT OF TOWN OF CASTLE ROCK DATE

#### 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.

ATTEST:  
Billy Mann TOWN CLERK  
Mark Stear TOWN MANAGER

#### PROPERTY DESCRIPTION:

LOTS 25 AND 26, PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-REPLAT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

#### TITLE CERTIFICATE

ERIC STEARNS 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 AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 22<sup>nd</sup> DAY OF February, 2002.  
Eric Stearns TITLE OFFICER  
OF LAND TITLE GUARANTEE COMPANY  
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF Feb., 2002, BY Eric Stearns AS Title Officer OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF Feb., 2002  
Judy Hostetler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-31-02

#### NOTES

- BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHWEST QUATER OF SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR S89°34'58"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AS MONUMENTED BY 8" STEEL PIPE 10'-4" TALL MOUNTED IN 1.2'X1.0' CONCRETE FOOTING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AND #4 REBAR, NO CAP AT THE SOUTH QUATER CORNER OF SAID SECTION 14.
- PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE NO. 3.77, 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.
- ACCESS FOR LOT 24 SHALL BE THROUGH THE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT ACROSS LOT 25. NO DIRECT DRIVEWAY ACCESS TO MOUNT ROYAL DRIVE WILL BE ALLOWED FROM LOT 24.

JUDY HOSTETLER  
NOTARY PUBLIC  
STATE OF COLORADO

\*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.\*

REVISOR	Revised 2-15-02
DATE	
BY	
APPROVED	

DAVID E. ARCHER & ASSOCIATES, INC.  
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
PHONE (303) 688-4442  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT, A MINOR MODIFICATION AND CORRECTION TO LOTS 25 AND 26
CLIENT	CASABLANCA HOMES
JOB NUMBER	00-584
Sheet	1 of 1

FILED FEB 22 2002 10:51 AM  
DOUGLAS COUNTY CLERK'S OFFICE