

PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-THIRD AMENDMENT FINAL PLAT A REPLAT OF LOTS 7, 10 & 14, AND TRACTS "A" & "L", PLUM CREEK FAIRWAY 6, SUBDIVISION FILING NO. 1 SECTIONS 14 AND 23, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO THREE LOTS AND A TRACT AS SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-THIRD AMENDMENT 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 6th DAY OF January, 2009, 2010

NOTES

1. THE SURVEY REPRESENTED BY THIS PLAT AMENDMENT DOES NOT CONSTITUTE A TITLE SEARCH BY DAVID E. ARCHER AND ASSOCIATES, TO DETERMINE EASEMENTS OR RIGHT OF WAY OF RECORD. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS OF WAY WAS BASED ON THE TITLE COMMITMENT ORDER NO. P10253888 DATED AUGUST 27, 2009 BY LAND TITLE GUARANTEE COMPANY.
2. 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.
3. ORIGINAL EASEMENT DEDICATIONS ON THE PLAT FOR THIS SUBDIVISION SHALL REMAIN IN EFFECT.

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 SUDIVIDER'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 EXCEEDING 30' IN HEIGHT ABOVE THE FLOW LINE 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.
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.

PROPERTY DESCRIPTION

LOTS 7, 10 & 14, AND TRACTS "A" & "L" PLUM CREEK FAIRWAY SIX, SUBDIVISION FILING NO. 1, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO.

TITLE CERTIFICATE

I, Laryce 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.

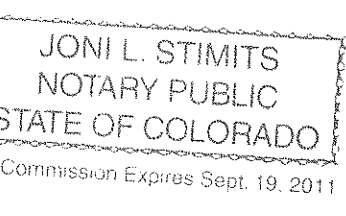
SIGNED THIS 6th DAY OF January, 2009, 2010

Laryce L. Nitsch AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co. TITLE INSURANCE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF January, 2009, BY Laryce L. Nitsch Title Officer OF Land Title Guarantee Co. WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF Jan, 2009

MY COMMISSION EXPIRES Sept. 19, 2011
Joni L. Stimts NOTARY PUBLIC



OWNERS Jasen Johnson
THE PINES AT PLUM CREEK ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION (TRACTS A & L) 9800 E ARAPAHOE RD #260 ENGLEWOOD, CO 80112

DATE 12-22-09

SIGNED THIS 22 DAY OF December, 2009.

NOTARY CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF December, 2009 BY Jasen Johnson AS President OF THE PINES AT PLUM CREEK ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December, 2009 MY COMMISSION EXPIRES 5/25/2012
Joni M. O'bannon

C. Shotts
CHARLES F. SHOTTS II (LOT 7) 2506 INNISBROOK CT CASTLE ROCK, CO 80104

DATE 12-22-09

SIGNED THIS 22 DAY OF December, 2009.

Celeste G. Shotts
CELESTE G. SHOTTS (LOT 7) 2506 INNISBROOK CT CASTLE ROCK, CO 80104

DATE 12-22-09

SIGNED THIS 22 DAY OF December, 2009.

NOTARY CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF December, 2009 BY Charles F. Shotts II AND Celeste G. Shotts CHARLES F. SHOTTS II CELESTE G. SHOTTS WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF Dec, 2009 MY COMMISSION EXPIRES 5/25/2012
Joni M. O'bannon

John K. Weisert
JOHN K. WEISERT (LOT 10) 2520 INNISBROOK CT CASTLE ROCK, CO 80104

DATE 12/22/09

SIGNED THIS 22 DAY OF December, 2009.

Diane H. Weisert
DIANE H. WEISERT (LOT 10) 2520 INNISBROOK CT CASTLE ROCK, CO 80104

DATE 12/22/09

SIGNED THIS 22 DAY OF December, 2009.

NOTARY CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF December, 2009 BY John K. Weisert AND Diane H. Weisert JOHN K. WEISERT DIANE H. WEISERT WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December, 2009 MY COMMISSION EXPIRES 5/25/2012
Joni M. O'bannon

OWNERS (CONT.)

Rexford B. Stephenson Jr. 1-6-10
REXFORD B STEPHENSON JR. (LOT 14) 302 PINE NEEDLE WAY CASTLE ROCK, CO 80104

DATE 1-6-10

SIGNED THIS 6 DAY OF January, 2010

Phyllis J. Stephenson
PHYLLIS J. STEPHENSON (LOT 14) 302 PINE NEEDLE WAY CASTLE ROCK, CO 80104

DATE 1-6-10

SIGNED THIS 6 DAY OF January, 2010

NOTARY CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF January, 2010 BY Rexford B. Stephenson Jr. AND Phyllis J. Stephenson REXFORD B. STEPHENSON JR. PHYLLIS J. STEPHENSON WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF January, 2010 MY COMMISSION EXPIRES 5/25/2012

Consent
LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS PLUM CREEK FAIRWAY 6 SUBDIVISION FILING 1-THIRD AMENDMENT.

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON MAY 25, 2006 AT RECEPTION NO. 200604224, APRIL 6, 2008, RECEPTION NO. 2009023998, APRIL 10, 2009 AT RECEPTION 2009025657 AND MAY 13, 1999 IN BOOK 1706 AT PAGE 1562, DOUGLAS COUNTY, COLORADO, SUBORDINATE TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MORTGAGEES

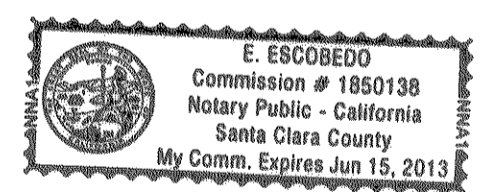
Addison Avenue Federal Credit Union (LOT 7)

DATE 12/29/09

SIGNED THIS 29 DAY OF December, 2009

NOTARY CERTIFICATES

STATE OF California }
COUNTY OF Santa Clara } SS



SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF December, 2009 BY John K. Weisert AS Real Estate Manager OF ADDISON AVENUE FEDERAL CREDIT UNION WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF December, 2009 MY COMMISSION EXPIRES 6-15-2013
E. Escobedo NOTARY PUBLIC

NOTARY CERTIFICATES

Wells Fargo Bank N.A. (LOT 10)
LORNA L. SLAUGHTER

DATE 1/19/10

SIGNED THIS 19th DAY OF January, 2010.

STATE OF Maryland }
COUNTY OF Frederick } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF January, 2010 BY Lorna L. Slaughter AS Vice President OF WELLS FARGO BANK N.A. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 2010 MY COMMISSION EXPIRES 8/6/2011
Lorna L. Slaughter NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE SEPTEMBER 2009, 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 AMENDMENT 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
DAVID E. ARCHER (P.L.S. 6935)

DATE 12-18-09



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 2nd DAY OF February, A.D., 2009, 2010

Director of Development Services
DIRECTOR OF DEVELOPMENT SERVICES

DATE 2/2/10

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 AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

Sally A. Mc... TOWN CLERK
Mak Ste... TOWN MANAGER



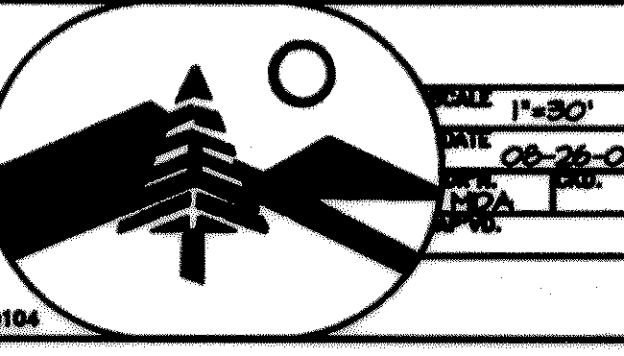
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 352 P.M. ON THE 20th DAY OF April, 2009, 2010 RECEPTION NO. 2010025463

Christine... DOUGLAS COUNTY CLERK AND RECORDER
Deputy

REVISIONS
Revised 10-24-09 per Town Comments
Revised 11-4-09 per Town Comments
Revised 12-16-09



TITLE	REPLAT
SCALE	1"=30'
DATE	02-26-09
DRAWN BY	DAVID E. ARCHER
CHECKED BY	DAVID E. ARCHER
DATE	02-26-09
PROJECT	LOTS 7, 10 & 14 AND TRACTS "A" & "L" PLUM CREEK FAIRWAY SIX, SUBDIVISION FILING NO. 1 DOUGLAS COUNTY, CO.
CLIENT	PRISTINE COMMUNITIES INC.
JOB NUMBER	09-0291
SHEET	1 of 2

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.

PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-THIRD AMENDMENT

FINAL PLAT

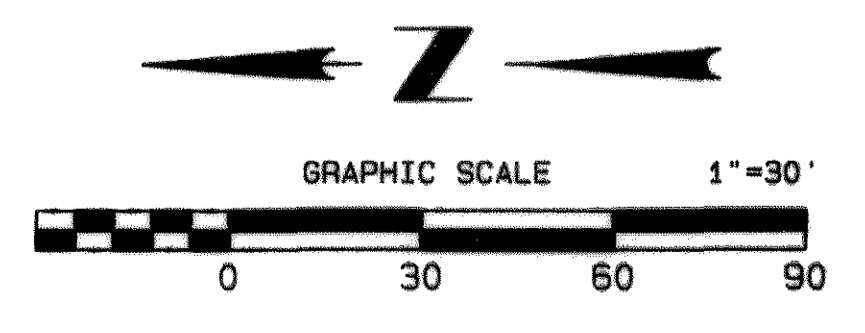
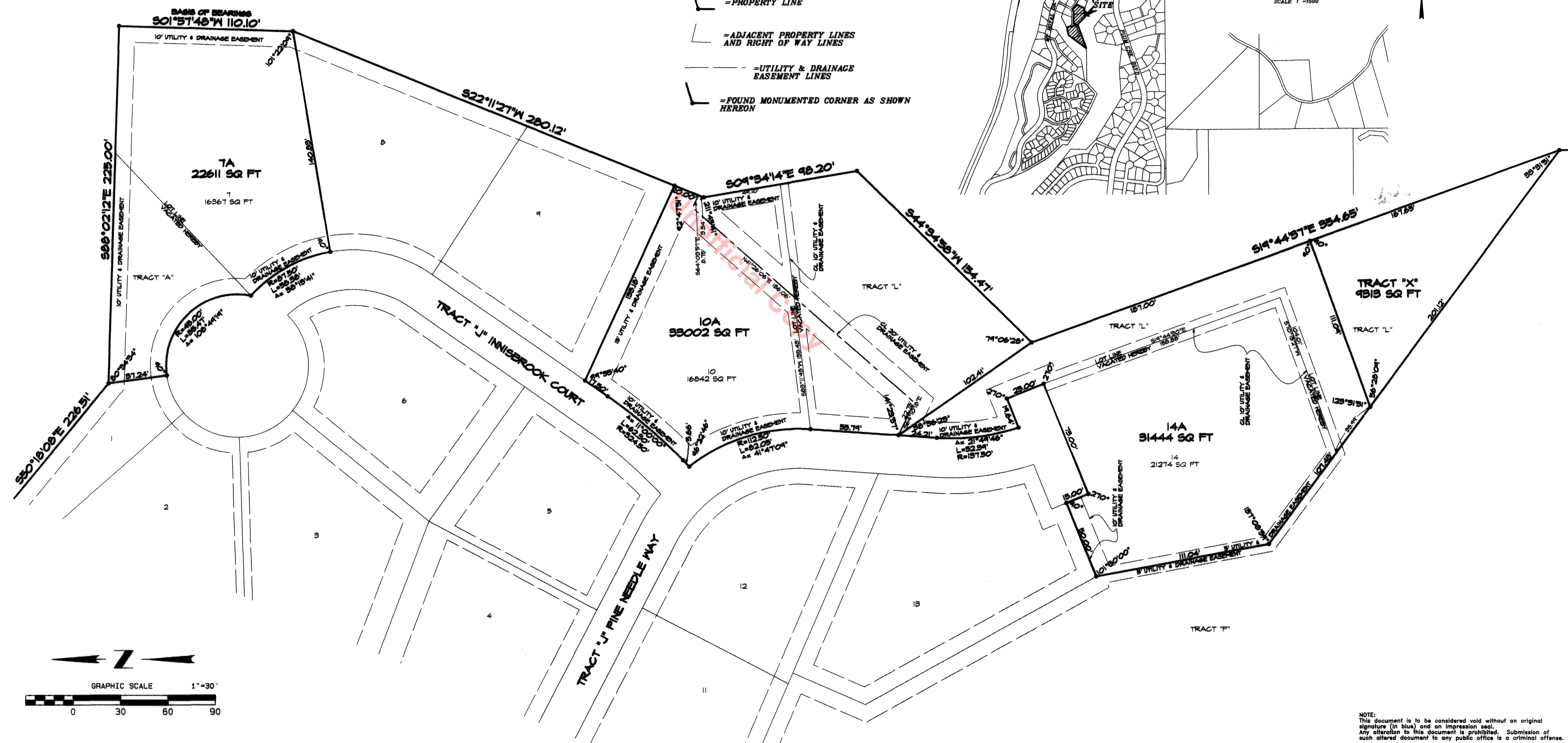
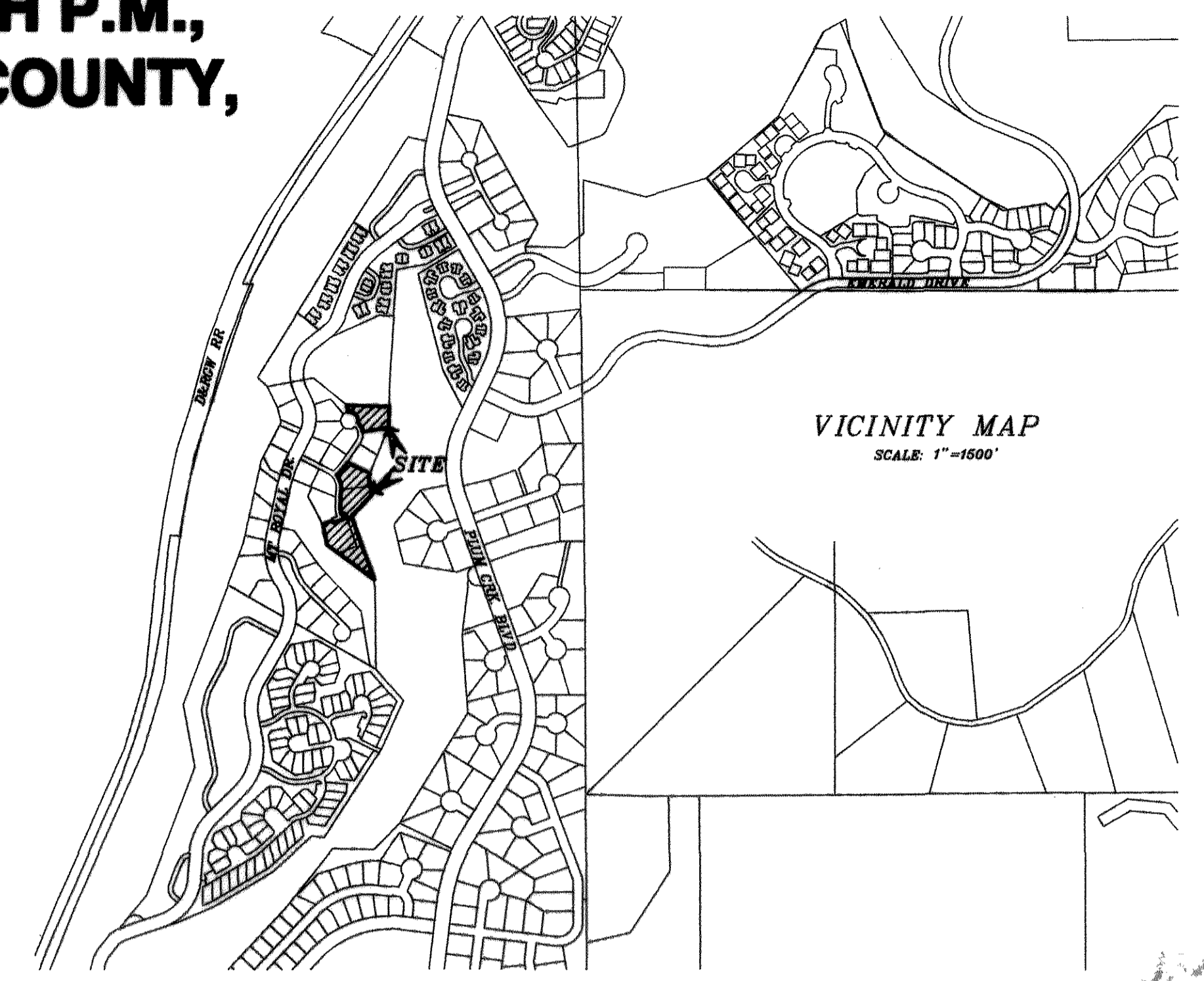
A REPLAT OF LOTS 7, 10 & 14, AND TRACTS "A" & "L", PLUM CREEK FAIRWAY 6, SUBDIVISION FILING NO. 1

SECTIONS 14 AND 23, T8S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

BASIS OF BEARINGS:
 Bearings are based on the consideration that the East Line of Lot 7 bears S01°57'48"W 110.10' between the recovered monuments identified hereon.

- LEGEND**
- = PROPERTY LINE
 - = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
 - = UTILITY & DRAINAGE EASEMENT LINES
 - = FOUND MONUMENTED CORNER AS SHOWN HEREON



NOTE:
 This document is to be considered void without an original signature (in blue) and an impression seal. Any alteration to this document is prohibited. Submission of such altered document to any public office is a criminal offense.

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.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Revised 10-24-04 per Town Comments</td></tr> <tr><td>Revised 11-2-04 per Town Comments</td></tr> </table>	Revised 10-24-04 per Town Comments	Revised 11-2-04 per Town Comments	<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 WILSON ST. CASTLE ROCK, COLORADO 80104</p>	<p>TITLE REPLAT LOTS 7, 10 & 14, AND TRACTS "A" & "L", PLUM CREEK FAIRWAY SIX, SUBDIVISION FILING NO. 1 DOUGLAS COUNTY, CO.</p> <p>CLIENT PRISTINE COMMUNITIES INC.</p> <p>JOB NUMBER 09-0291</p>	<p>DATE 02-26-04</p> <p>SCALE 1"=30'</p> <p>SHEET 2 of 2</p>
Revised 10-24-04 per Town Comments					
Revised 11-2-04 per Town Comments					