

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9806547

DATE: 2-3-98

TIME: 11:46

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR:
(OWNER/SIGNER)

U.S. Home Corp

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Red Hawk #1 1st Amend-
ment. Final Plat

LEGAL:

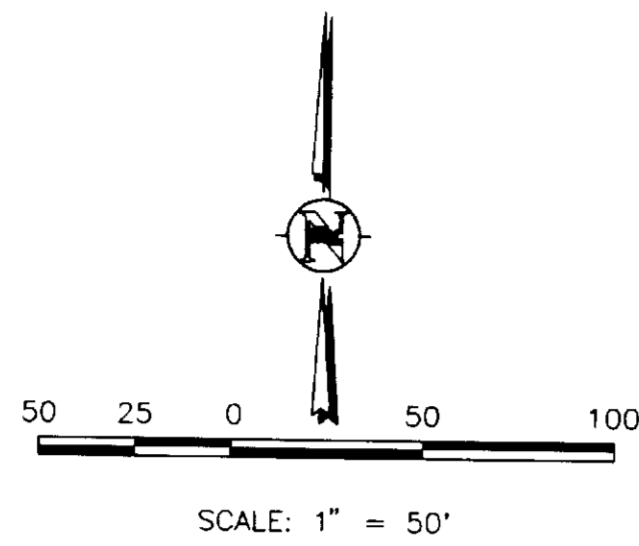
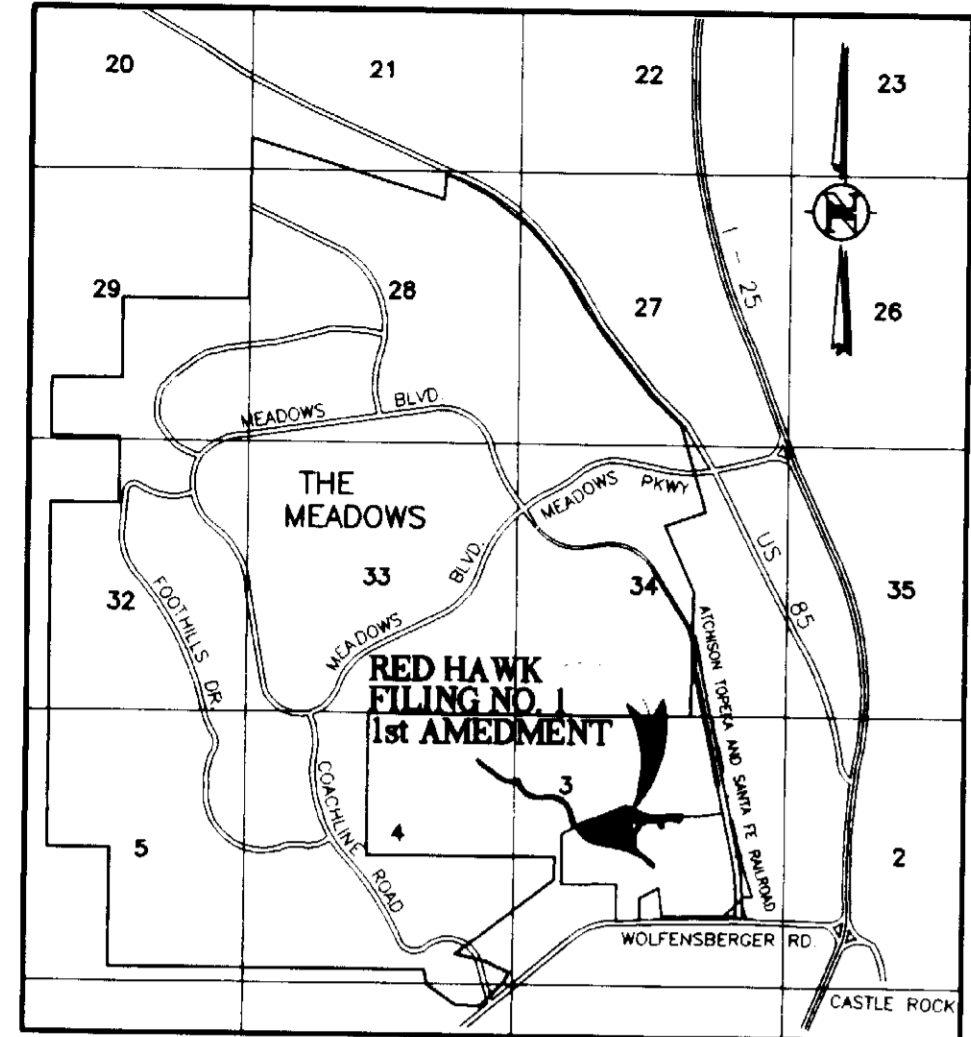
(SECTION-TOWNSHIP-RANGE)

3, 8, 67

RED HAWK FILING NO. 1, 1st AMENDMENT A REPLAT OF LOTS 1-18, BLOCK 5, LOTS 11-39, BLOCK 7, TRACT F, TRACT J AND TRACT O

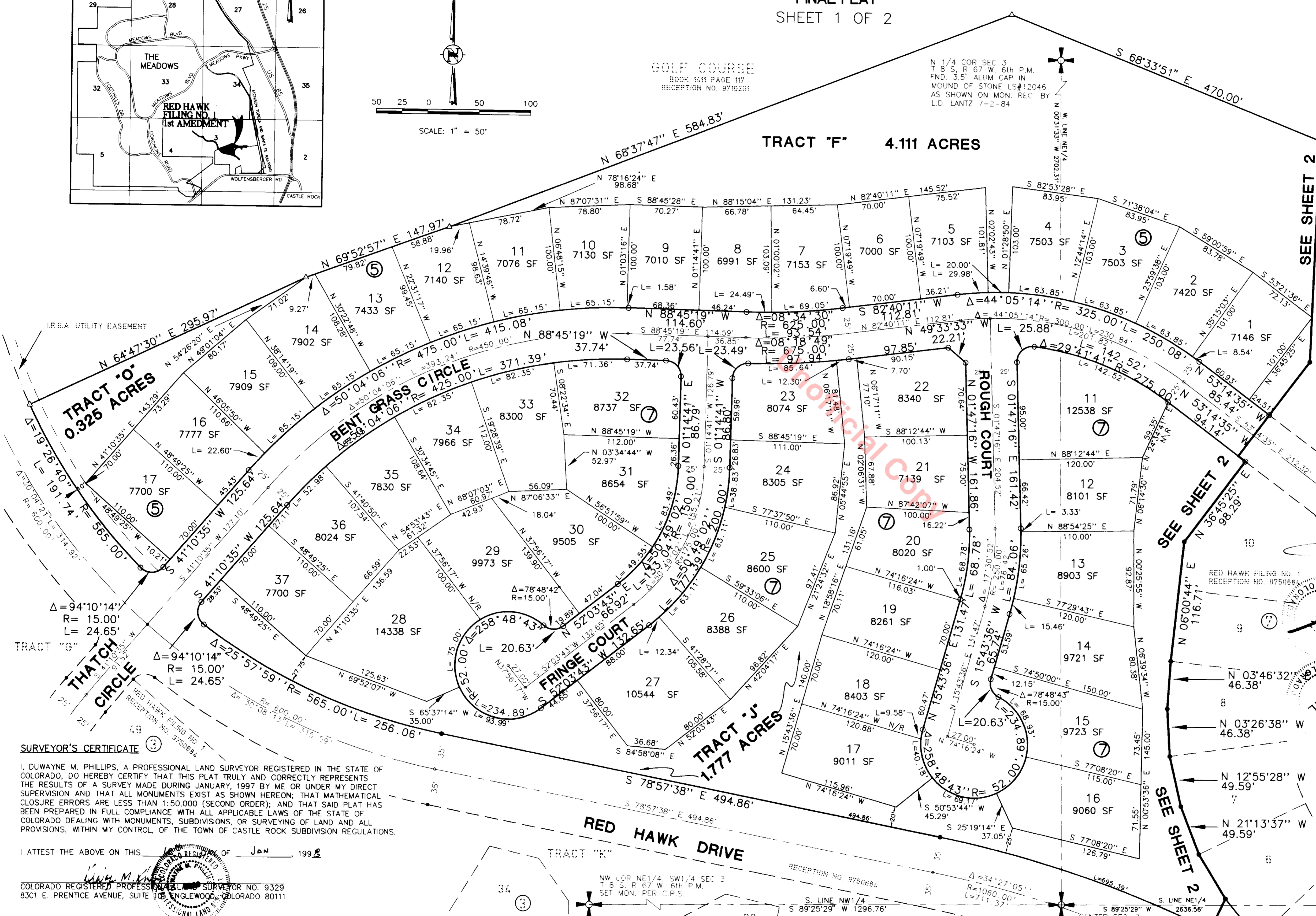
A PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 1 OF 2



GOLF COURSE
BOOK 161 PAGE 117
RECEPTION NO. 9716281

N 1/4 COR SEC 3
T 8 S, R 67 W, 6th P.M.
FND. 3.5' ALLUM CAP IN
MOUND OF STONE LS#12046
AS SHOWN ON MON. REC. BY
L.D. LANTZ 7-2-84



CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RED HAWK FILING NO. 1, 1st AMENDMENT A REPLAT OF LOTS 1-18, BLOCK 5, LOTS 11-39, BLOCK 7, TRACT F, TRACT J AND TRACT O.
SAID REPLAT BEING SUBJECT TO ALL CONDITIONS AS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL FINAL PLAT HAVING THE NAME OF RED HAWK FILING NO. 1, RECEPTION NUMBER 9750684.

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 1-18, BLOCK 5, LOTS 11-39, BLOCK 7, TRACT F, TRACT J AND TRACT O OF RED HAWK FILING NO. 1 RECORDED IN THE COUNTY OF DOUGLAS UNDER RECEPTION NUMBER 9750684.
SAID PARCEL OF LAND CONTAINS 14.639 ACRES OR 637,705 SQUARE FEET.

OWNERS: TOWN OF CASTLE ROCK
ATTEST: *[Signature]*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF January 1998
BY *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC, MY COMMISSION EXPIRES: 5/1/99

**U.S. HOME CORPORATION
A DELAWARE CORPORATION**
ATTEST: *[Signature]*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF January 1998
BY *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC, MY COMMISSION EXPIRES: October 19, 2001

**HOMEOWNERS ASSOCIATION
RED HAWK FILING NO. 1**
ATTEST: *[Signature]*
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF January 1998
BY *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC, MY COMMISSION EXPIRES: October 19, 2001

TITLE CERTIFICATE
I, *[Signature]*, AN AUTHORIZED REPRESENTATIVE OF TITLE INSURANCE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.
SIGNED THIS 5th DAY OF January 1998
AUTHORIZED REPRESENTATIVE
TITLE INSURANCE COMPANY

TOWN COUNCIL APPROVAL
THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 11th DAY OF January 1998.
[Signature] CHAIRMAN
[Signature] PLANNING DIRECTOR

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 3 DAY OF Feb 1998 AT 11:44 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9806517
[Signature] DOUGLAS COUNTY CLERK AND RECORDER

VACATION STATEMENT
UPON TOWN APPROVAL OF THIS SUBDIVISION PLAT, ALL PRIOR PLATTING FOR THE AREA COVERED BY THIS SUBDIVISION PLAT IS HEREBY VACATED.

SURVEYOR'S CERTIFICATE
I, DUWAYNE M. PHILLIPS, 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 DURING JANUARY, 1997 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 Jan OF 1998
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, SUITE 100, ENGLEWOOD, COLORADO 80111

OWNER
U.S. HOME CORPORATION
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO 80111

DEVELOPER/APPLICANT
U.S. HOME CORPORATION
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO 80111

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
(303) 741-6106
REVISED 12-02-97
DATE: 11-03-97
Job No. 0965.020.00

RED HAWK FILING NO. 1, 1st AMENDMENT A REPLAT OF LOTS 1-18, BLOCK 5, LOTS 11-39, BLOCK 7, TRACT F, TRACT J AND TRACT O

A PART OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GOLF COURSE
BOOK PAGE

FINAL PLAT
SHEET 2 OF 2

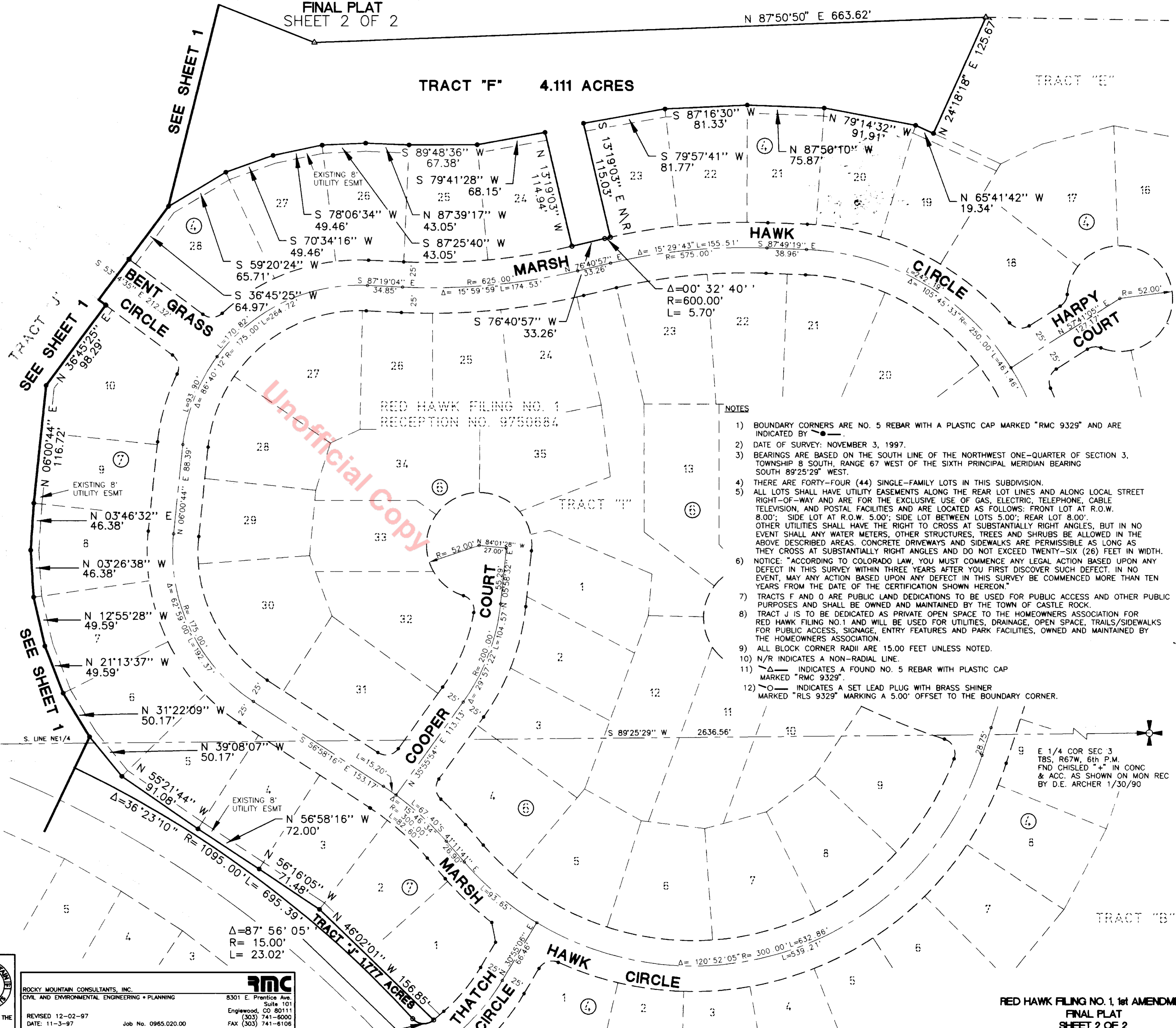
TRACT "F"

TRACT "F" 4.111 ACRES

TRACT "E"

FRINGE COURT

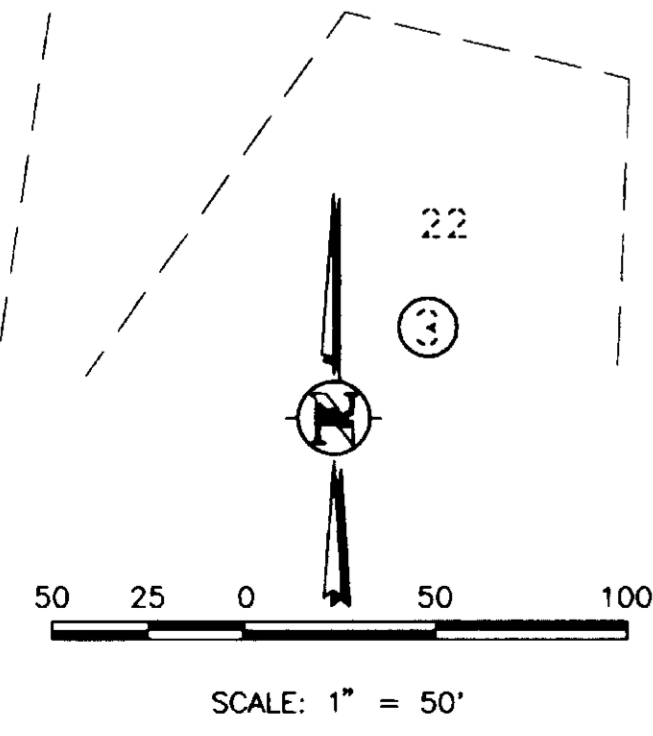
ROUGH COURT



NOTES

- 1) BOUNDARY CORNERS ARE NO. 5 REBAR WITH A PLASTIC CAP MARKED "RMC 9329" AND ARE INDICATED BY
- 2) DATE OF SURVEY: NOVEMBER 3, 1997.
- 3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 89°25'29" WEST.
- 4) THERE ARE FORTY-FOUR (44) SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 5) ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 8.00'; SIDE LOT AT R.O.W. 5.00'; SIDE LOT BETWEEN LOTS 5.00'; REAR LOT 8.00'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- 6) 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."
- 7) TRACTS F AND O ARE PUBLIC LAND DEDICATIONS TO BE USED FOR PUBLIC ACCESS AND OTHER PUBLIC PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- 8) TRACT J IS TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR RED HAWK FILING NO. 1 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9) ALL BLOCK CORNER RADII ARE 15.00 FEET UNLESS NOTED.
- 10) N/R INDICATES A NON-RADIAL LINE.
- 11) INDICATES A FOUND NO. 5 REBAR WITH PLASTIC CAP MARKED "RMC 9329".
- 12) INDICATES A SET LEAD PLUG WITH BRASS SHINER MARKED "RLS 9329" MARKING A 5.00' OFFSET TO THE BOUNDARY CORNER.

E 1/4 COR SEC 3
T8S, R67W, 6th P.M.
FND CHISLED "+" IN CONC
& ACC. AS SHOWN ON MON REC
BY D.E. ARCHER 1/30/90



NOTICE:
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

ROCKY MOUNTAIN CONSULTANTS, INC.
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8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

RMC

REVISED 12-02-97
DATE: 11-3-97
Job No. 0965.020.00