



PLAT IDENTIFICATION SHEET

GRANTOR: Terrabrook Escavera, L.L.C.
(OWNER)

GRANTEE: The Woodlands Filing No. 10, 2nd
Amendment – A Replat of Lots
8- 15, Block 3 Final Plat
(NAME OF PLAT)

OLD LEGAL:

Section: 1

Township: 8

Range: 67

NEW LEGAL:

Subdivision/Condo Name:

Filing #

Phase

Lot #

Building #

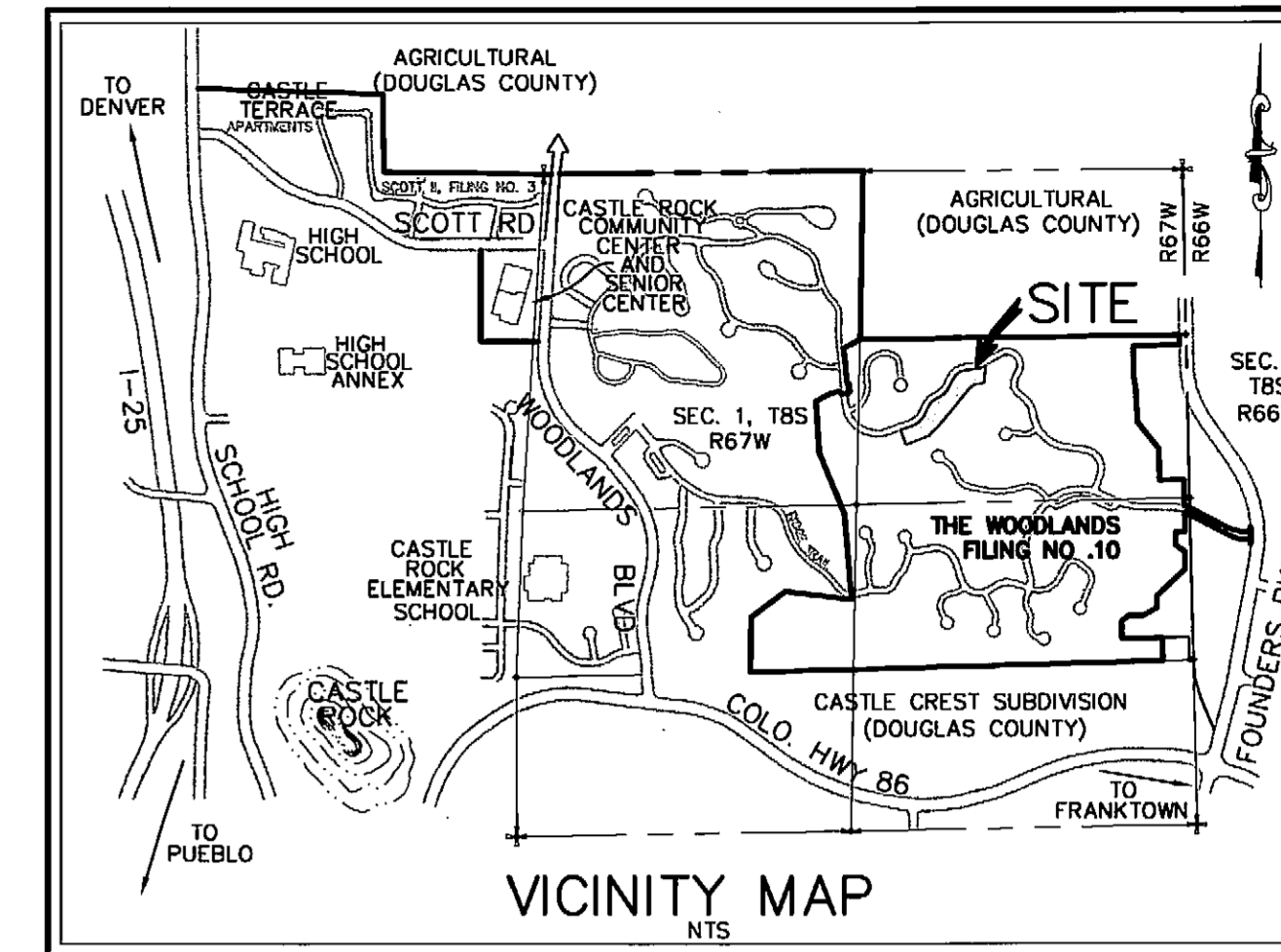
Block #

Unit #

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2004038736
04/19/2004 01:54 PM

THE WOODLANDS FILING NO. 10, 2ND AMENDMENT

A REPLAT OF LOTS 8-15 OF BLOCK 3
OF THE WOODLANDS FILING NO. 10
SITUATED IN A PART OF SECTION 1, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT - SHEET 1 OF 2



PROPERTY DESCRIPTION

LOTS 8 THROUGH 15 INCLUSIVE, BLOCK 3 OF THE WOODLANDS FILING NO. 10 AS RECORDED UNDER RECEPTION NUMBER 01046841 IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE. CONTAINING 2.17 ACRES (94,576.52 SQ. FT.), MORE OR LESS.

SUMMARY TABLE:

GROSS AREA	94,577 S.F.	2.17 AC.
NET AREA (LOTTED AREA)	94,577 S.F.	2.17 AC.
TOTAL NUMBER OF LOTS	6 (TOTAL SFE's = 6)	

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	FINAL PLAT

STATEMENT OF INTENT

THE INTENT IS TO REPLAT THE EXISTING 8 LOTS INTO LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 1.

SURVEYOR'S STATEMENT

I, C. REY TENNEY, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON MARCH 30, 2004 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.



C. REY TENNEY
COLORADO REGISTERED LAND SURVEYOR NO. 17666
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON TITLE INSURANCE COMMITMENT NO. P145009536 PREPARED BY LAND TITLE GUARANTEE CO., DATED 12/30/03.

GENERAL NOTES

- UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER MAINS, SANITARY SEWER MAINS, ELECTRIC LINES, GAS LINES, CABLE TV LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
- BEARINGS ARE BASED UPON THE SOUTHEAST LINE OF LOTS 8 AND 9 OF THE WOODLANDS FILING NO. 10 AS RECORDED UNDER RECEPTION NO. 01046841. SAID LINE IS ASSUMED TO BEAR N69°24'06"E, AND IS MONUMENTED AS SHOWN HEREON.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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 FINAL PD 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.

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 AND A BLOCK AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WOODLANDS FILING NO. 10, 2ND AMENDMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 31ST DAY OF March, 2004.

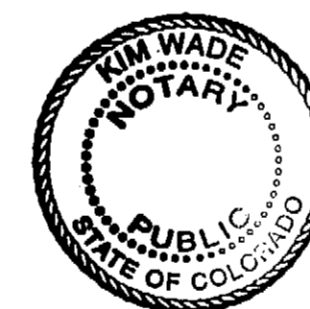
OWNER(S):

Phillip S. Luna
AUTHORIZED REPRESENTATIVE
TERRABROOK ESCAVERA, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF March, 2004, BY Phillip S. Luna.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 12-13-04.

Kim Wade
NOTARY PUBLIC.



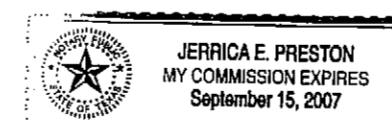
MORTGAGEE (DEED OF TRUST 08/07/2002 RECEPTION NO. 2002077689, 200207688):

G. Lynn Carr
AUTHORIZED REPRESENTATIVE
WELLS FARGO BANK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF April, 2004, BY G. Lynn Carr.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-15-07.

Jerrica E. Preston
NOTARY PUBLIC.



TITLE CERTIFICATE

I, Laryea L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co. 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 9th DAY OF April, 2004
Laryea L. Nitsch, State Officer
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Co.
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF April, 2004, BY Laryea L. Nitsch.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10-20-04.

Dorinda P. Hansen
NOTARY PUBLIC.

DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 15th DAY OF April, 2004.

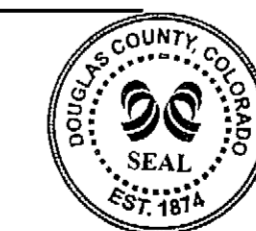
Dorinda P. Hansen
DIRECTOR OF DEVELOPMENT SERVICES

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 11:41 AM ON THE 19th DAY OF April, 2004. RECEPTION NO. 2004038736

DOUGLAS COUNTY CLERK AND RECORDER

BY Christine Davis
DEPUTY



OWNER

TERRABROOK ESCAVERA, L.L.C.
304 INVERNESS WAY SOUTH
SUITE 165
ENGLEWOOD, COLORADO 80112
(303) 706-7862
CONTACT: PHIL LUNA

MORTGAGEE:

WELLS FARGO BANK
5400 LBJ FREEWAY
SUITE 1000
DALLAS, TEXAS 75240
(972) 364-1008
CONTACT: G. LYNN CARR

SURVEYOR OF RECORD

AZTEC CONSULTANTS, INC.
8000 SOUTH LINCOLN ST.
UNIT 5
LITTLETON, COLORADO 80122
(303) 713-1898
CONTACT: C. REY TENNEY

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- - - LOT LINE AS VACATED BY THIS PLAT
- SET #5 REBAR WITH PLASTIC CAP MARKED "LS 17666".

THE WOODLANDS
FILING NO. 10
2ND AMENDMENT
SHEET 1 OF 2
DATE: 03/30/04

PEAK CIVIL CONSULTANTS
CIVIL ENGINEERING & LAND
DEVELOPMENT SERVICES



2828 SPEER BLVD., SUITE 201
DENVER, COLORADO 80211
720.855.3859 720.855.3860 FAX
CONTACT: BOB KELSEY



8000 S. Lincoln Street, Unit #5
Littleton, Colorado 80122
Phone: (303)713-1898 Fax: (303)713-1897

