

2004038737 4 PGS

PLAT IDENTIFICATION SHEET

GRANTOR: Terrabrook Escavera, L.L.C.

(OWNER)

GRANTEE: Lots 1-6, The Woodlands Filing No. 10

UNOFFICIAL COPY
2nd Amendment – PD Minor Amendment
No. 1

(NAME OF PLAT)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
4 PGS

2004038737
04/19/2004 01:54 PM

OLD LEGAL:

Section: 1

Township: 8

Range: 67

NEW LEGAL:

Subdivision/Condo Name:

Filing #

Phase

Lot #

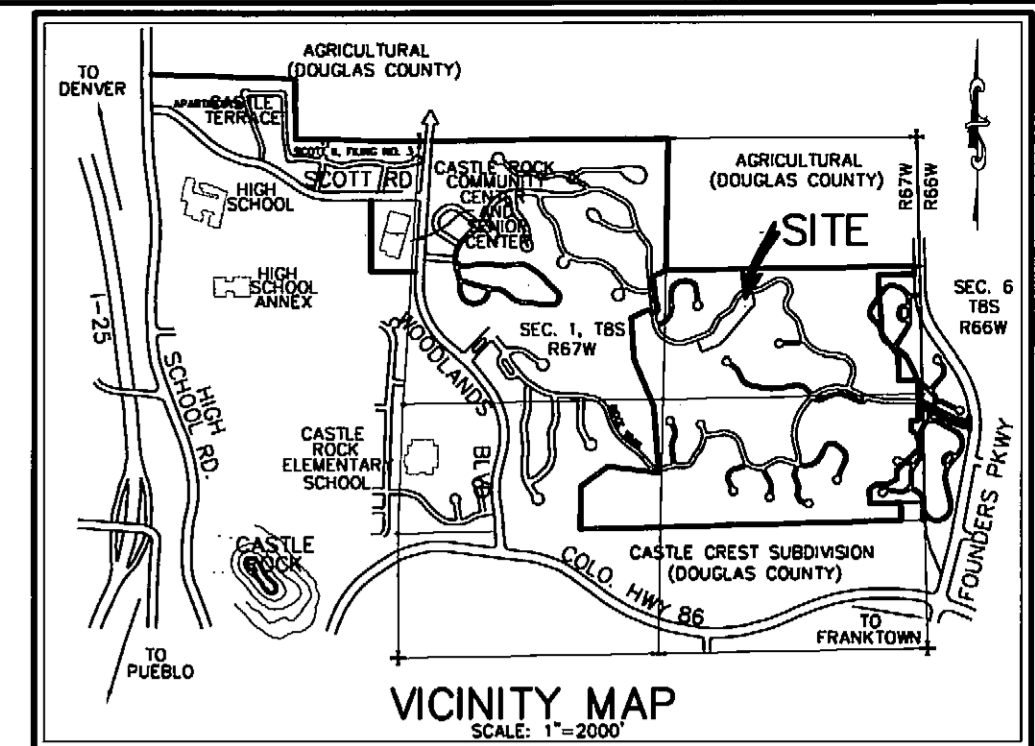
Building #

Block #

Unit #

LOTS 1-6, BLOCK 1, THE WOODLANDS FILING NO. 10, 2ND AMENDMENT-PD MINOR AMENDMENT NO. 1

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
SHEET 1 OF 3



PROPERTY DESCRIPTION

LOTS 1-6, BLOCK 1 OF THE WOODLANDS FILING NO. 10-2ND AMENDMENT
CONTAINING 2.17 ACRES (94,576.52 SQ. FT.), MORE OR LESS

CIVIL ENGINEER'S STATEMENT

I, Robert F. Kelsey, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Robert F. Kelsey

 ROBERT F. KELSEY
 COLORADO REGISTERED PROFESSIONAL ENGINEER NO. 31697

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE WOODLANDS FILING NO. 10 2ND AMENDMENT A SUBDIVISION IN THE TOWN OF CASTLE ROCK.

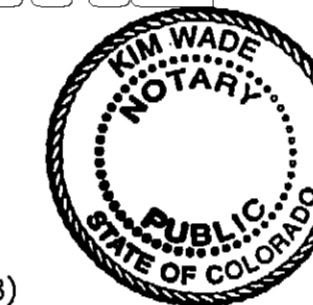
OWNER

Phillip S. Luna
 AUTHORIZED REPRESENTATIVE
 TERRABROOK ESCAVERA, L.L.C.
 A DELAWARE LIMITED LIABILITY COMPANY
 SIGNED THIS 31ST DAY OF March, 2004

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

Tim Wade
 NOTARY PUBLIC



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

J. 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



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PD MINOR AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:54 PM ON THE 19TH DAY OF April, 2004 RECEPTION NO. 2004038737

DOUGLAS COUNTY CLERK AND RECORDER
 BY: *Beth Junter*
 DEPUTY

AS APPROVED

THIS PD MINOR AMENDMENT TO REDUCE THE NUMBER OF LOTS ON SADDLEBACK DRIVE IS HEREBY APPROVED.

David M. Jones
 DEVELOPMENT SERVICES DIRECTOR

4/19/04
 DATE

GENERAL NOTES:


1. THE INTENT OF THIS PD MINOR IS TO ACCOMPANY THE PLAT APPLICATION FOR THE WOODLANDS FILING NO. 10-2ND AMENDMENT. THE 2ND AMENDMENT REPLACES THE EXISTING 8 LOTS INTO 6 LOTS.
2. BEARINGS ARE BASED UPON THE SOUTHEAST LINE OF LOTS 8 THROUGH 9 OF THE WOODLANDS AS RECORDED UNDER RECEPTION NO. 01046841. SAID LINE IS ASSUMED TO BEAR N69°24'06"E, AND IS MONUMENTED AS SHOWN HEREON.
3. LAND TITLE GUARANTEE COMPANY. COMMITMENT NO. P1418105 DATED DECEMBER 30, 2003 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES.

SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY PLAT/FINAL PD SITE PLAN
- 3 PRELIMINARY UTILITY PLAN

SURVEYOR'S STATEMENT

I, C. Rey Tenney, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PD MINOR AMENDMENT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PD MINOR AMENDMENT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

C. Rey Tenney

 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.

TITLE CERTIFICATE

I, Laryce 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 9th DAY OF April, 2004.
Laryce L. Nitsch, Title Officer
 AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
 TITLE INSURANCE COMPANY

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

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

Sandra P. Hauer
 NOTARY PUBLIC

LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	PROPOSED PHASE LINE
	LAND USE BOUNDARY
	PROPOSED PEDESTRIAN RAMP
	PROPOSED TRAIL OR SIDEWALK
	PROPOSED SAN. SEWER & MANHOLE
	EXISTING SAN. SEWER & MANHOLE
	PROPOSED 12" WATER MAIN
	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER
	PROPOSED UTILITY EASEMENT
	PROPOSED OVERLOT GRADE CONTOUR
	PROPOSED OVERLOT GRADE CONTOUR
	PROPOSED BUILDING ENVELOPE
	NO BUILD RIDGELINE LIMIT
	25' MITIGATION RIDGELINE LIMIT
	35' MITIGATION RIDGELINE LIMIT
	PROPOSED STREET LIGHT

LOTS 1-6, BLOCK 8,
THE WOODLANDS
FILING NO. 10,
2ND AMENDMENT-
PD MINOR
AMENDMENT NO. 1
SHEET 1 OF 3

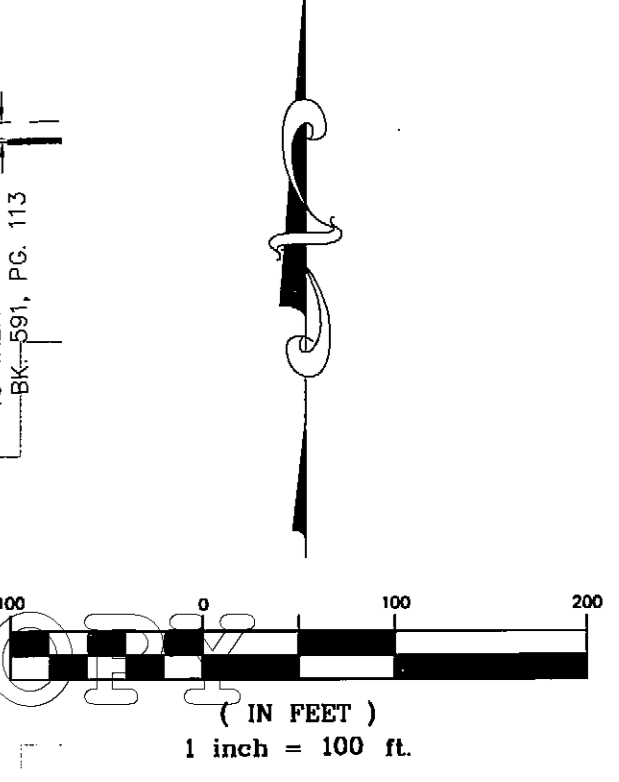
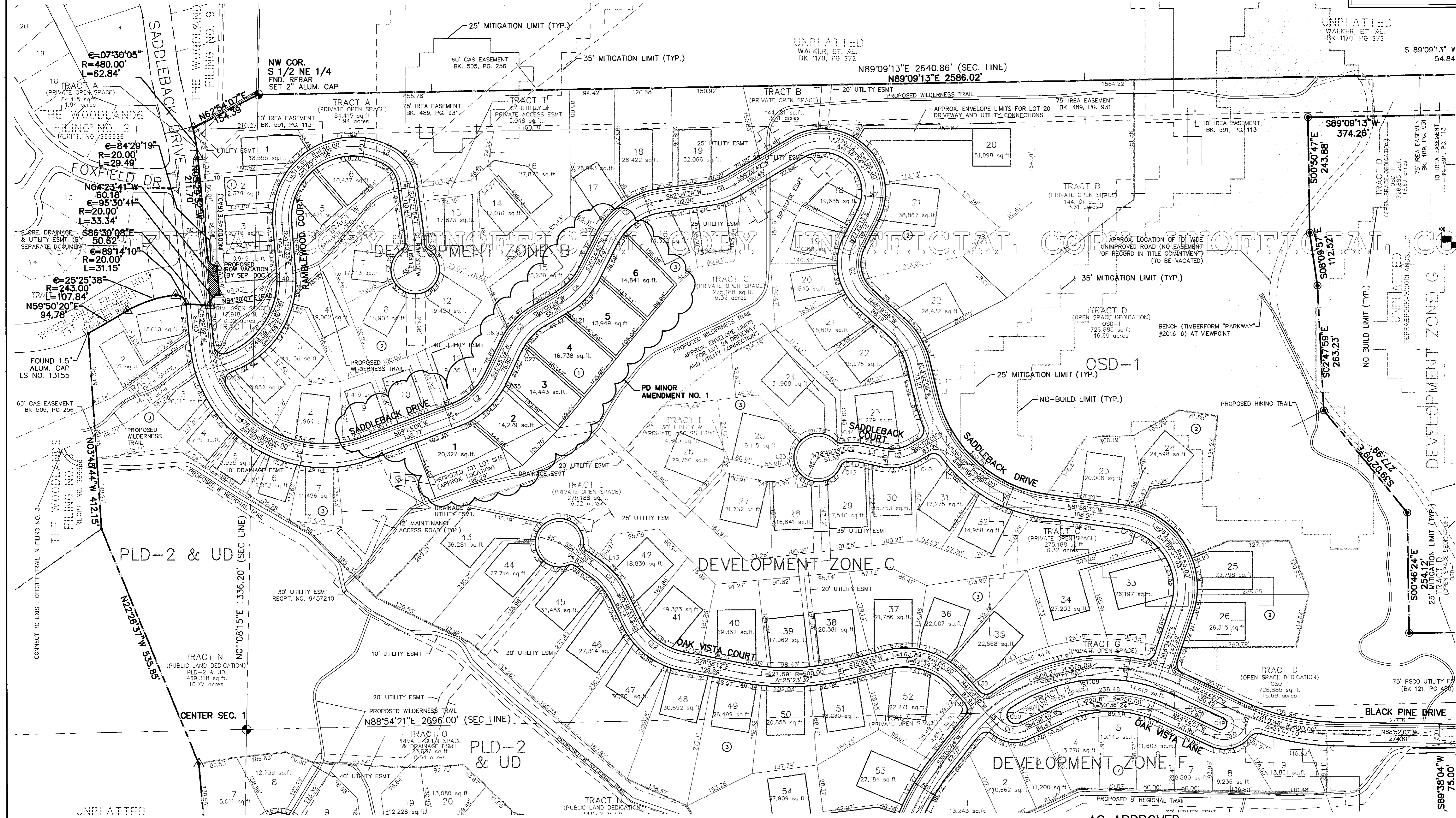
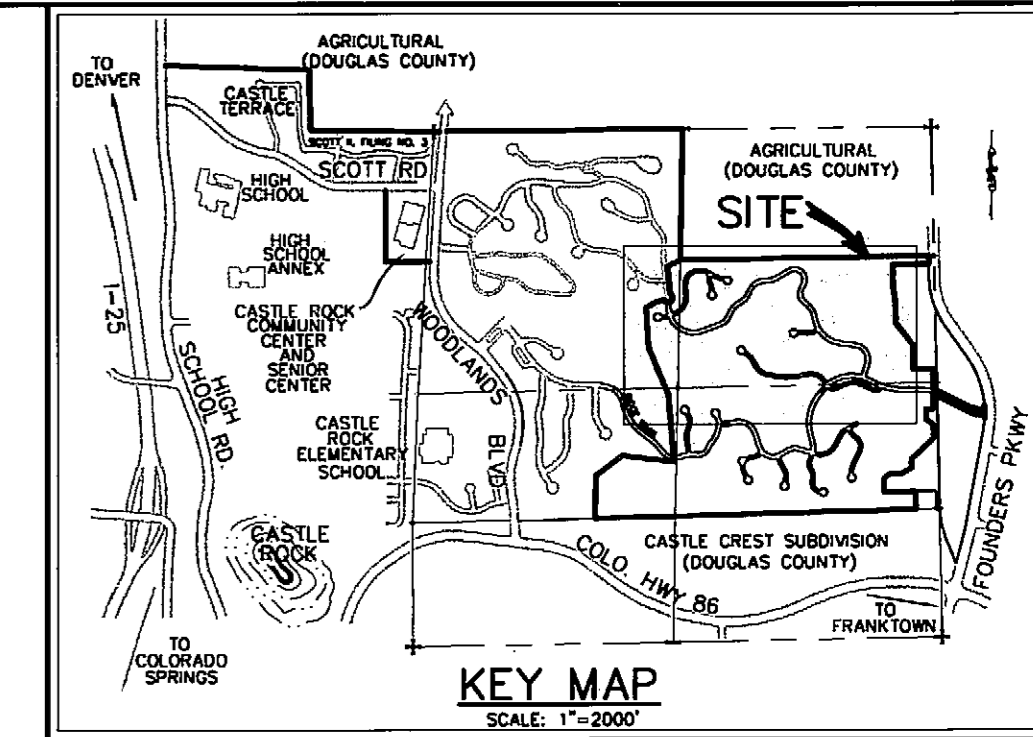
Date Prepared: 03/30/04

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

LOTS 1-6, BLOCK 8, THE WOODLANDS FILING NO. 10, 2ND AMENDMENT-PD MINOR AMENDMENT NO. 1

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
SHEET 2 OF 3



NOTES
1. REFER TO SHEET 4 FOR LINE & CURVE TABLES.

- LEGEND**
- ▲ FOUND PIN AND CAP MARKED "LS 16409", UNLESS NOTED OTHERWISE.
 - FOUND 1" METAL DISC IN CONCRETE MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "RMC LS 9329", UNLESS NOTED OTHERWISE.
 - SET REBAR WITH PLASTIC CAP MARKED "LS 17666".

LOTS 1-6, BLOCK 8,
THE WOODLANDS
FILING NO. 10,
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PD MINOR
AMENDMENT NO. 1
SHEET 2 OF 3

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HEREBY APPROVED.

DEVELOPMENT SERVICES DIRECTOR

DATE 4/19/04

