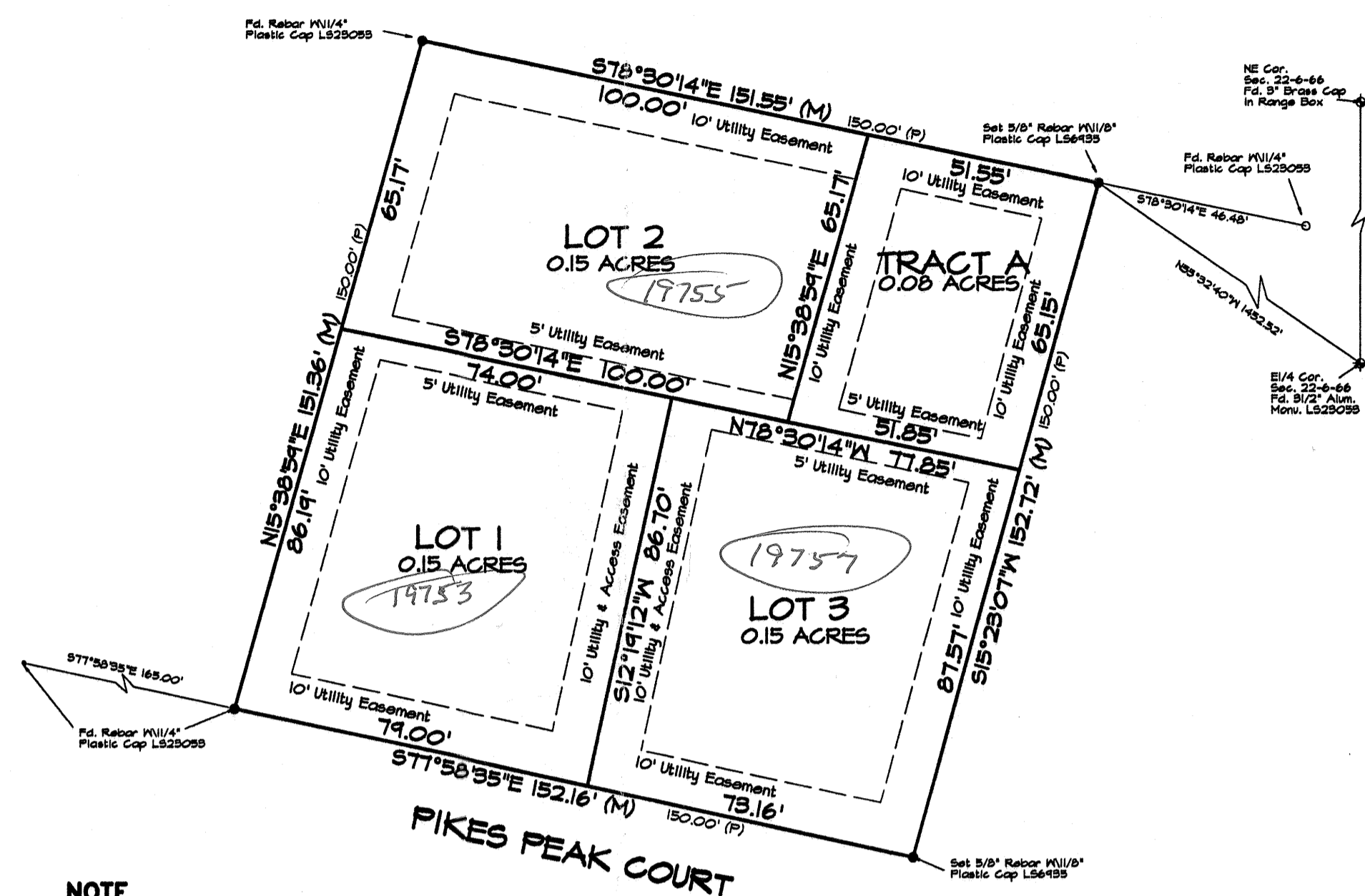


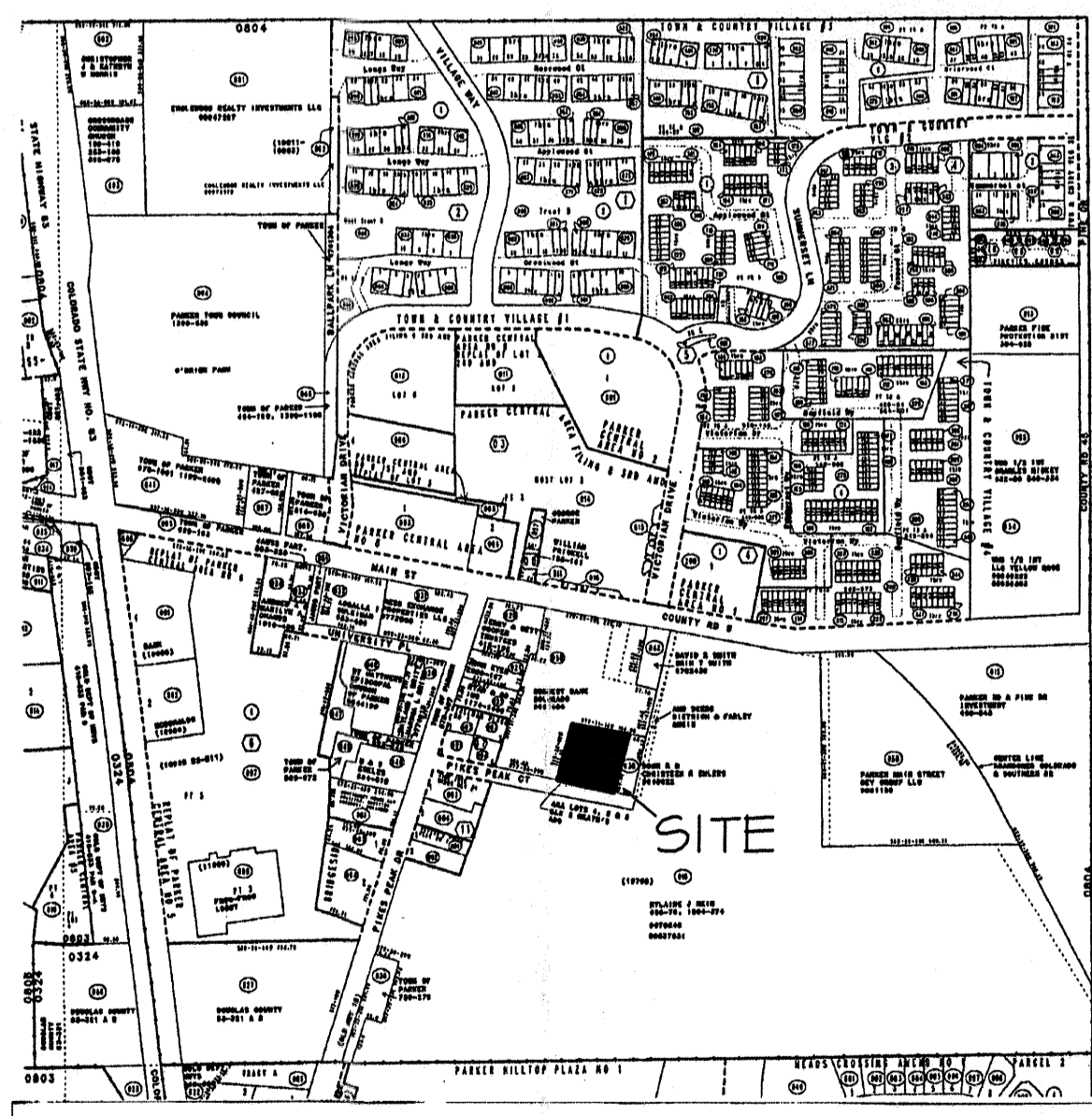
HEATH COURT MINOR DEVELOPMENT PLAT

In the Northeast 1/4 of Section 22, Township 6 South, Range 66 West,
6th P.M, Town of Parker, Douglas County, Colorado

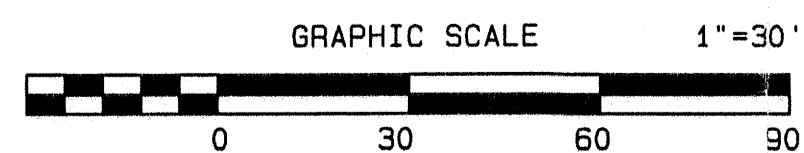


NOTE

- TRACT "A" IS TO BE A PARKING LOT FOR THE USE AND BENEFIT OF LOTS 1, 2 & 3.
- NEW ACCESS EASEMENTS GRANTED ACROSS ALL LOTS FOR THE BENEFIT OF OWNERS AND TENANTS OF LOTS 1, 2, & 3 AND TRACT A
- THE HEATH COURT OWNER'S ASSOCIATION SHALL BE THE OWNERS OF THE THREE LOTS COMPRISING THE HEATH COURT MINOR DEVELOPMENT. THE ASSOCIATION SHALL ADMINISTER AND ENFORCE THESE COVENANTS. EACH LOT IS ENTITLED TO ONE VOTE. THE ASSOCIATION SHALL MEET AT LEAST ONCE ANNUALLY. THE ASSOCIATION SHALL MANAGE THE SNOW REMOVAL, LAWN MOWING, AND THE MAINTENANCE OF LANDSCAPING, DRIVEWAY, AND PARKING. LOT OWNERS WILL SHARE COSTS EQUALLY.



VICINITY MAP
NTS



DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO THREE LOTS, ONE TRACT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HEATH COURT MINOR DEVELOPMENT PLAT. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICE FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

HEATH COURT LLC BY _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF HEATH COURT LLC.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____,
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BANKWEST MORTGAGE

BY _____
TITLE _____

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF BANKWEST MORTGAGE
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____,
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING COMMISSION

THE MINOR DEVELOPMENT PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION

TOWN COUNCIL

THIS MINOR DEVELOPMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER COLORADO ON THE _____ DAY OF _____, 20____, FOR FILING SUBJECT TO THE CONDITIONS SET FORTH BY THE TOWN COUNCIL.
THE DEDICATIONS ARE HEREBY ACCEPTED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INCURRED WITH RESPECT TO REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT OF THE TOWN OF PARKER. THE RESPONSIBILITY FOR MAINTAINING PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS ASSIGNS IN PERPETUITY. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE, GEOLOGY, GROUNDWATER CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST:
TOWN CLERK

PROPERTY DESCRIPTION

PREVIOUSLY RECORDED AS LOTS 1, 2, & 3, HEATH'S ADDITION, TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF PARKER, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22 AND CONSIDERING THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22 TO BEAR N 00°00'28"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N 55°32'40"W A DISTANCE OF 1452.52 FEET TO THE NORTHEAST CORNER OF LOT 6, TRACT 2, HEATHS ADDITION TO THE TOWN OF PARKER AND TO THE TRUE POINT OF BEGINNING;
THENCE S 15°23'07"W A DISTANCE OF 152.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE N 77°58'35"W A DISTANCE OF 152.16 FEET TO THE SOUTHWEST CORNER OF LOT 4, TRACT 2, HEATHS ADDITION TO THE TOWN OF PARKER;
THENCE N 15°38'59"E A DISTANCE OF 151.36 FEET TO THE NORTHWEST CORNER OF LOT 4;
THENCE S 78°30'14"E A DISTANCE OF 151.55 FEET TO THE POINT OF BEGINNING;
CONTAINING 0.529 ACRES, MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

TITLE VERIFICATION

WE, FIRST AMERICAN HERITAGE TITLE INSURANCE CO., A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS NAME FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

AUTHORIZED SIGNATURE
FIRST AMERICAN HERITAGE TITLE INSURANCE CO.

SURVEYOR'S CERTIFICATE

I, DAVID E. ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING OCTOBER 2001, 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; 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 SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____,

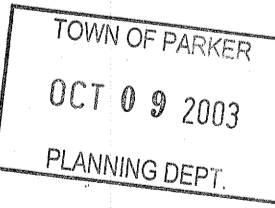
DAVID E. ARCHER, A COLORADO PROFESSIONAL LAND SURVEYOR, NUMBER 6935

CLERK AND RECORDER'S CERTIFICATE

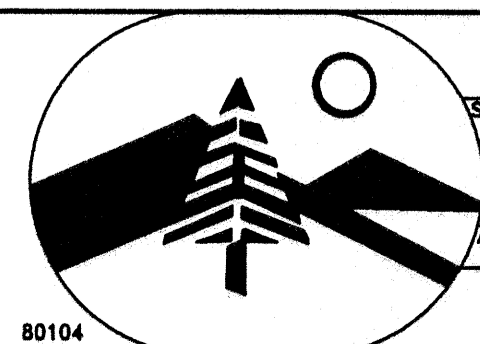
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

Address Plat



REVISIONS
Revised 4-3-05
Revised 4-24-05
Revised 10-1-05



TITLE	SCALE	DATE	DATE	CLIENT	JOB NUMBER
HEATH COURT MINOR DEVELOPMENT PLAT	1"=30'	6-27-02		HEATH COURT LLC	01-0030
In Sec. 22 Township 6 South, Range 66 West, 6th PM, Douglas Co.					
Sheet 1 of 1					

"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."