

LOT 4, CROWN POINT FILING NO. 1, 15th AMENDMENT

A Portion of Parker Municipal Planning Area A Replat of Lot 4, Crown Point F#1, 14th Amendment

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 3,
T6S, R66W, 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION CERTIFICATE:

The Undersigned being all the Owners, Mortgagees, Beneficiaries of Deeds of Trust and Holders of other interests in the lands described hereon, have laid out, subdivided and platted said lands into lots, tracts, streets and easements as shown hereon under the name and subdivision of Lot 4, Crown Point Filing No.1, 15th Amendment. 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 services for which the easements are established are hereby granted the perpetual right of ingress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities. Drainage and Blanket Access Easements shown hereon are dedicated and conveyed to Douglas County, CO for public uses and purposes.

TF-Crown Point, LLC

By: _____ Title: _____

Title: _____

State of Colorado)
County of Douglas) SS

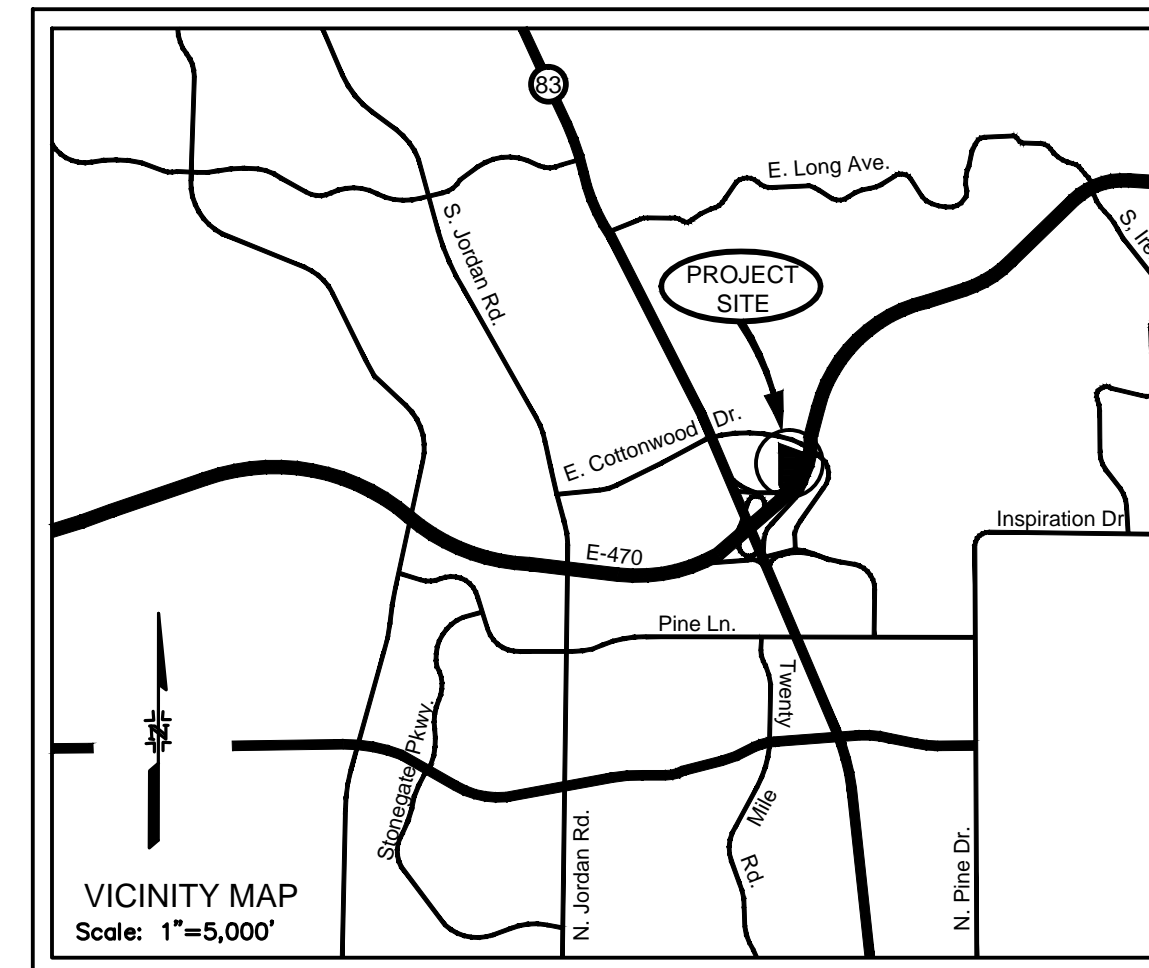
Acknowledged before me this _____ day of _____, 20__ by _____ As _____

and _____ As _____

My commission expires: _____

Witness my hand and official seal:

Notary Public



LEGAL DESCRIPTION:

Lot 4, Crown Point F#1, 14th Amendment-Reception # 2007081477 of the records of Arapahoe County, Colorado. Containing 847,936 square feet, 14.875 acres, More or Less.

PLAT NOTES

- Bearings shown on the accompanying plat are based and assumed on the Northerly line of the SW 1/4 of Section 3, T. 6 S. R. 66 W. of the 6th P.M., which bears N89°29' 45"E as monumented and shown hereon.
- The exterior boundary, recorded easements and rights-of-way, if any, are shown on the accompanying ALTA/ASCM Map as disclosed in the Land Title Guarantee Co. order number ABB770401477, dated January 14, 2014 at 5:00pm. Lands shown hereon may also be subject to the exceptions in said commitment. Other interests or easements may exist. Per the request of the owner or owners agent, no additional research was completed by MMD Engineering Services Inc.
- Property is subject to Schedule B- Section 2 Exceptions as listed in ALTA commitment by Land Title Guarantee Co. order number ABB770401477, dated January 14, 2014 at 5:00pm.
- All underground utilities shown hereon are approximated as located by field survey from existing surface evidence. Other underground utility lines and service lines may exist for which there is no evidence and this survey should not be relied upon for construction without contacting the appropriate agencies or authorities.
- Property subject to easements, conditions and restrictions, as stated on the final plat of Lot 4 Crown Point F#1, 14th Amendment, REC# 2007081477 in the records of the county of Arapahoe, State of Colorado.
- This property lies outside of the 100 year flood plain per FEMA FIRM Map Community Panel No. 080049 0070D, dated March 15, 1993.
- Any person who knowingly removes, alters or defaces any Public Land Monument or Land Boundary Monument or accessory commits a class two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.
- Adjoiners names, reception numbers and book and pages are given for informational purposes only and are according to the Parker County Assessors records as of the date of this plat.
- All measured distances are in U.S. survey foot.
- Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.

SURVEYORS CERTIFICATE:

I, Michael D. Miller, a duly Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey performed on _____, 2014, by me and 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 dealing with monuments, subdivisions or surveying of the land and all applicable provisions of the Douglas County subdivision regulations.



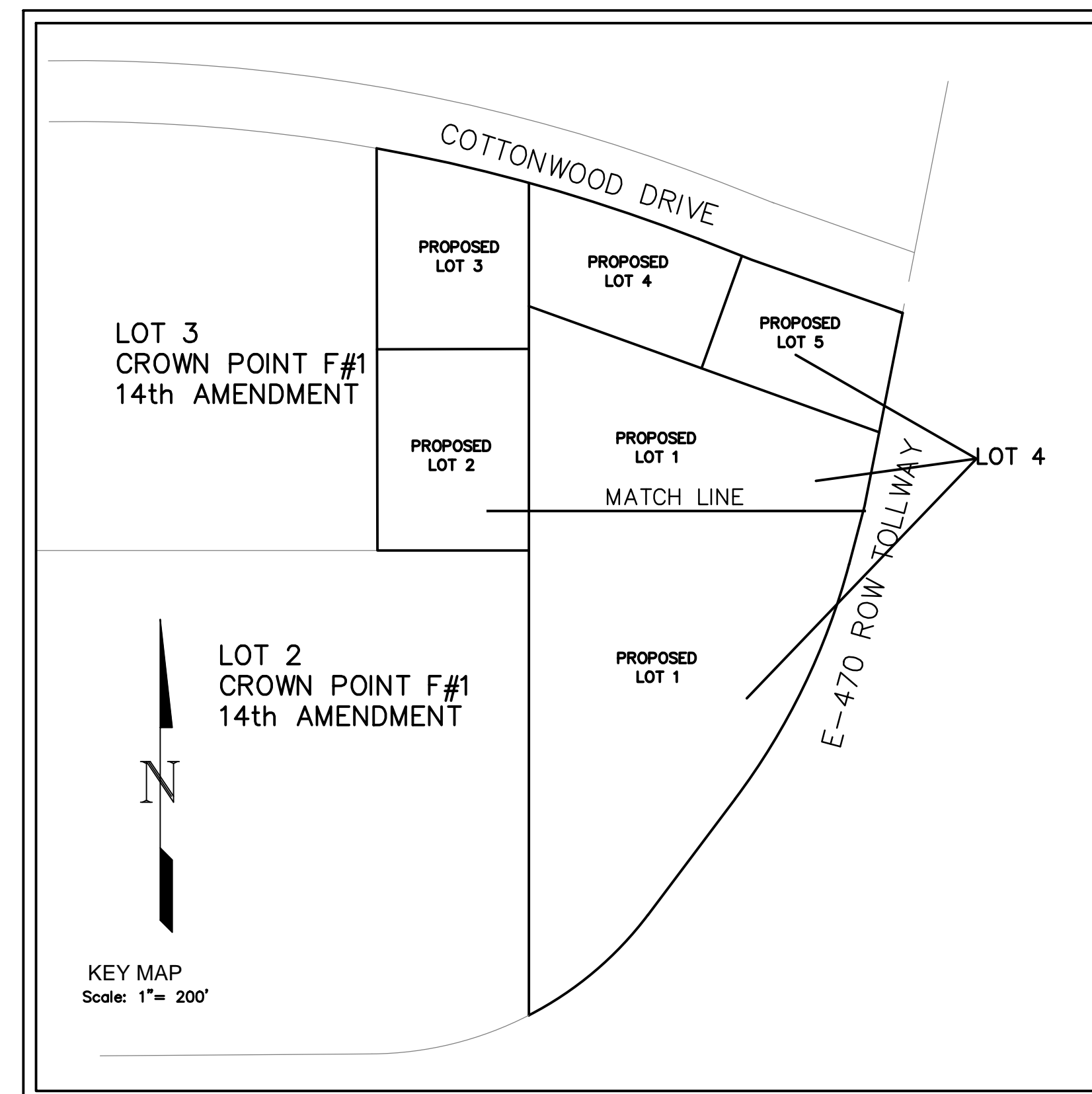
Michael D. Miller
Colorado Registered Professional
Land Surveyor No. 38111
for and on behalf of MMD Engineering Services, Inc.

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

Recorder's Certificate:

Deposited this _____ Day of _____, 2014 at _____ M, in Book _____ Pg. _____ of the County Surveyor's Land Surveyor Plats/Right-of-Way Surveys, Reception No. _____ County of Arapahoe Records.



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat was approved for filing by the Board of County Commissioners of Douglas County, Colorado on the _____ day of _____, 20__, subject to any conditions specified hereon. The dedications of Drainage and Blanket Access Easements accepted.

Lot 4, Crown Point, Filing No. 1, 14th Amendment is amended by this plat subject to all convenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the office of the Douglas County Clerk and Recorder, Reception No. 2007081477.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutter, sidewalks, road lighting, road signs, flood protection services, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not Douglas County.

This acceptance does not guarantee that soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lots shown hereon are such that a building permit, well permit or sewage disposal permit will be issued.

Chair, Board of Douglas County Commissioners

TITLE VERIFICATION:

We, Land Title Guarantee Company, do hereby certify that We have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes, and encumbrances, except as follows:

By: _____ Date: _____

Title: _____

State of Colorado)
County of Douglas) SS

Acknowledged before me this _____ day of _____, 20__ by _____ As _____

and _____ As _____

My commission expires: _____

Witness my hand and official seal:

Notary Public

MM&D ENGINEERING	
ENGINEERING CONSTRUCTION MANAGEMENT	
9125 N. Clydesdale Road PH (303) 908-0062 Castle Rock, Colorado 80108 FAX (303) 790-7844	
DATE: 09-17-14	RE-PLAT
DES/DFT/CHK MDM/WEM	Lot 4, Crown Point F#1, 14th Amendment
PROJ. NO.	Filing No. 1
SHEET 1 OF 3	FOR: Boondock's Properties, LLC

A Portion of the S.W. 1/4, Sec. 3, T. 6 S., R. 66 W. of the 6th P.M.