

20th

~~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.

~~THIS REPLAT REQUIRES PLANNING COMMISSION ACCEPTANCE AS SPECIFIED IN § 13.07.130(a) OF THE TOWN'S LAND DEVELOPMENT CODE~~

~~THIS REPLAT REQUIRES TOWN COUNCIL ACCEPTANCE AS SPECIFIED IN § 13.07.130(c)(1), HOWEVER, THIS NEEDS SIGNATURE LINES FOR PUBLIC WORKS DIRECTOR & PLANNING DIRECTOR AS REPLATS ARE NOW PROCESSED ADMINISTRATIVELY.~~

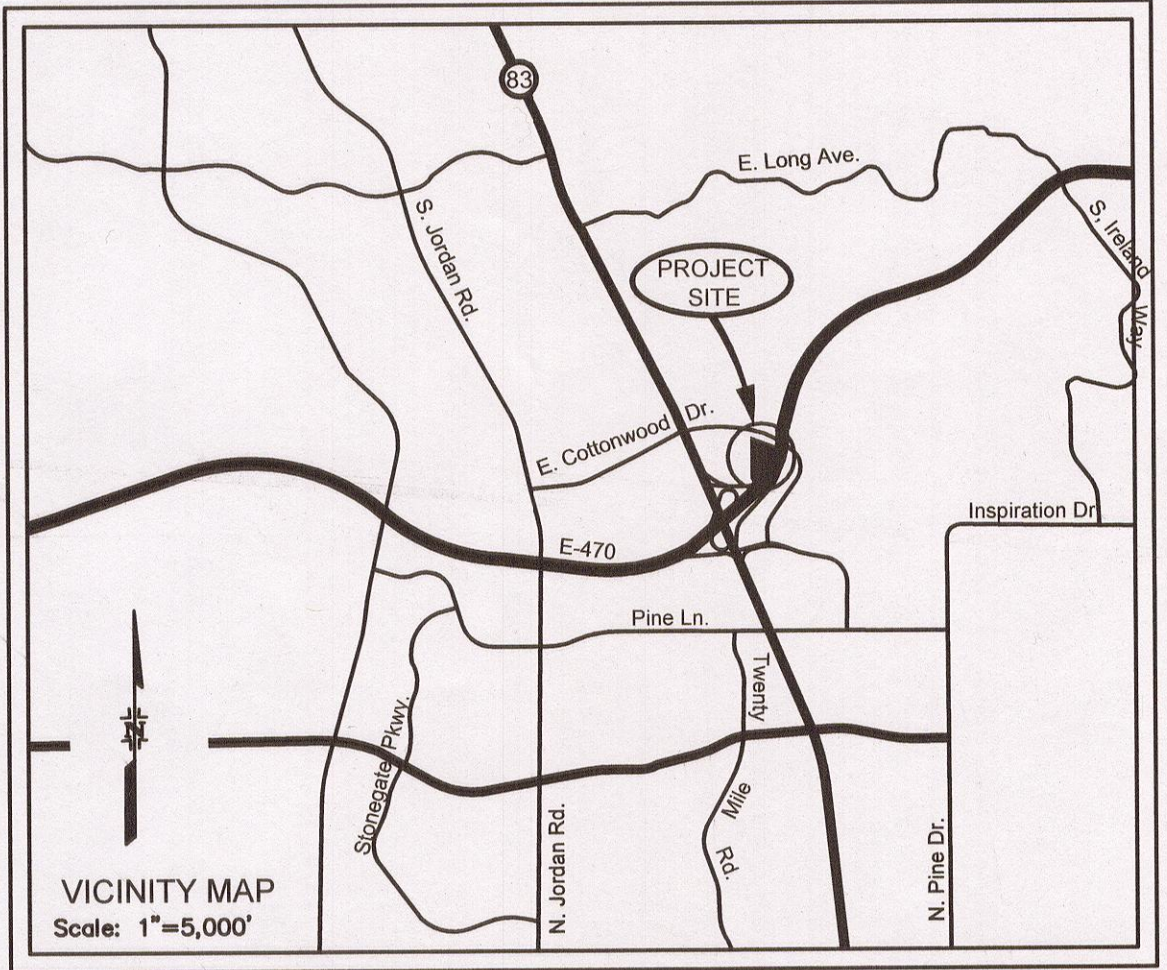
DEDICATION CERTIFICATE:

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: _____
By: _____ 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

~~THIS REPLAT MUST USE DEDICATION CERTIFICATE AS SPECIFIED IN § 13.07.130 (h) AND ACKNOWLEDGEMENT CERTIFICATE AS SPECIFIED IN § 13.07.130(i) OF THE TOWN'S LAND DEVELOPMENT CODE~~



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

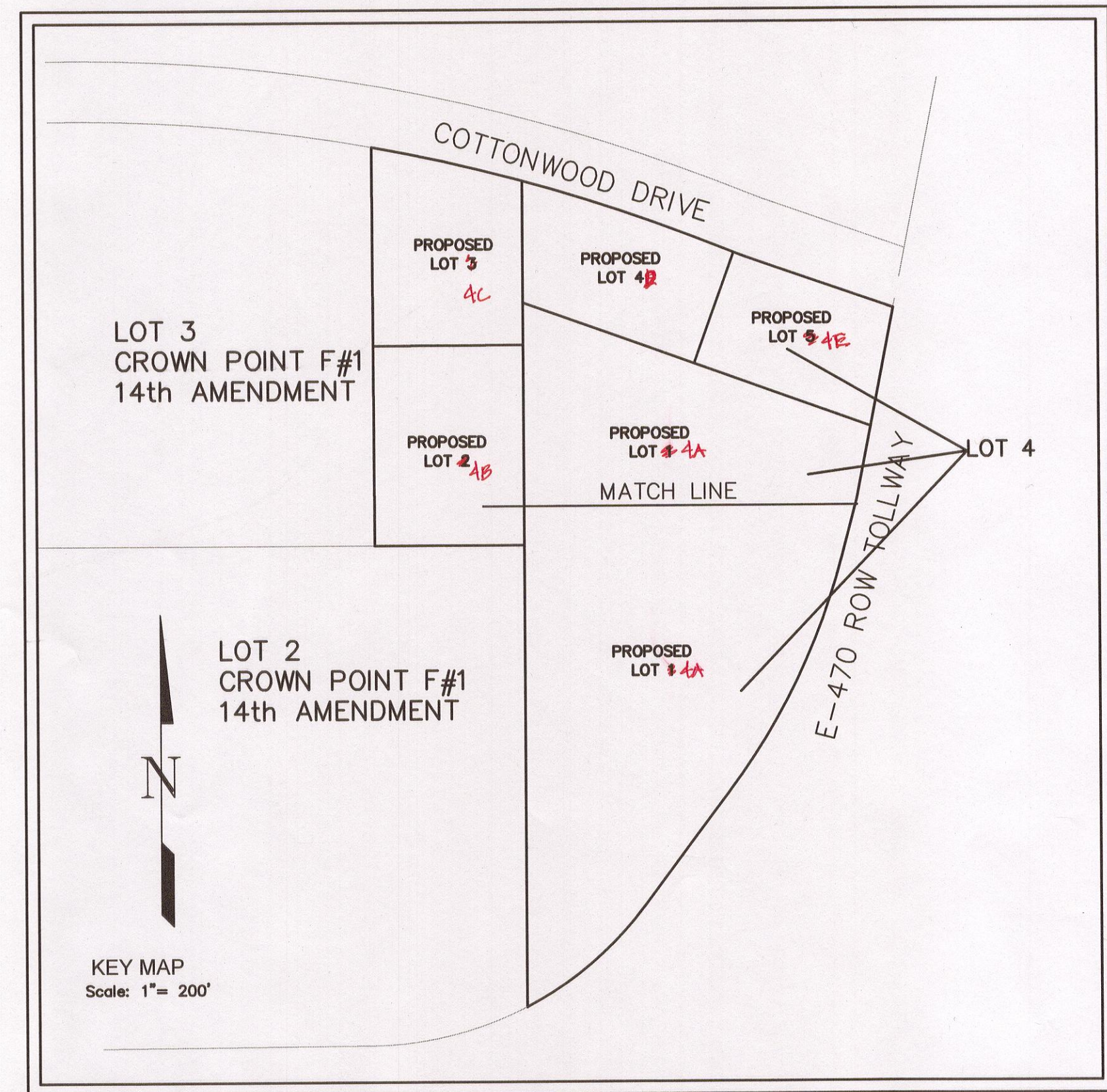
- 1.) Bearings shown on the accompanying plat are based and assumed on the Northerly line of the SW 1/4 of Section 3, T. 6 S. R. 66 W. of the 6th P.M., which bears N89°29' 45"E as monumented and shown hereon.
- 2.) The exterior boundary, recorded easements and rights-of-way, if any, are shown on the 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.
- 3.) 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.
- 4.) 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.
- 5.) 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.
- 6.) This property lies outside of the 100 year flood plain per FEMA FIRM Map Community Panel No. 080049 0070D, dated March 15, 1993.
- 7.) 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.
- 8.) Adjoiners names, reception numbers and book and pages are given for informational purposes only and are according to the Parker County Assessor's records as of the date of this plat.
- 9.) All measured distances are in U.S. survey foot.
- 10.) Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.

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

~~THIS REPLAT IS NOT OCCURRING IN DOUGLAS COUNTY.~~



~~ADD PLAT NOTE # 12 A PERMANENT PUBLIC ACCESS AND EGRESS EASEMENT TO ACCESS AN, AE, AC, AD AND AE AS SHOWN HEREON.~~

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.

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

~~Title Verifications Do not require Notarizations~~

~~NOTICE: WITHOUT THIS NOTICE BE PLAT NOTE # 11?~~

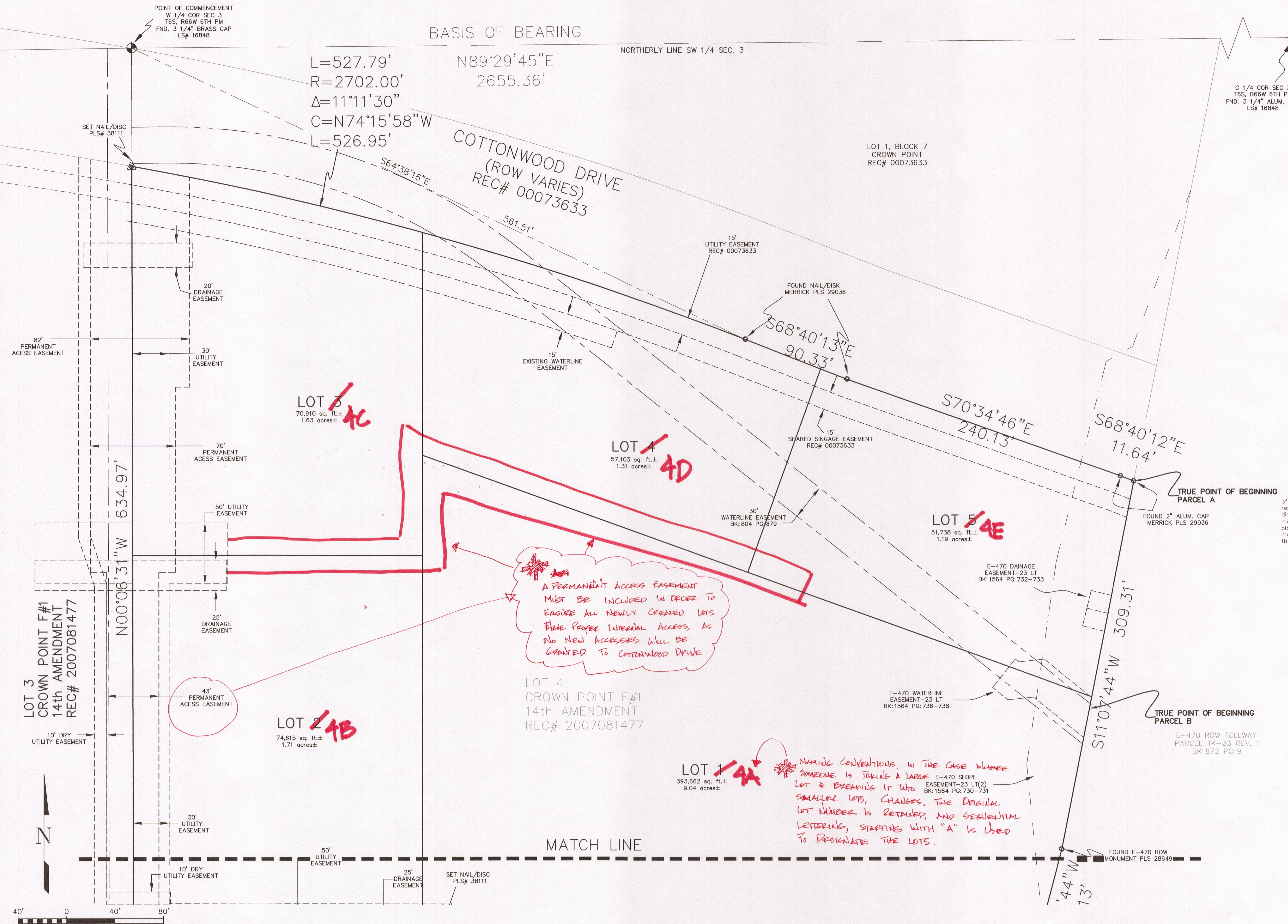
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

~~Use Clerk & Recorder's Certificate AS SPECIFIED IN § 13.07.130 (g) OF THE TOWN'S LAND DEVELOPMENT CODE~~

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

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

A Portion of Parker Municipal Planning Area
 A Replat of Lot 4, Crown Pointe 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.



BASIS OF BEARING

L=527.79' N89°29'45"E
 R=2702.00' 2655.36'
 Δ=11°11'30"
 C=N74°15'58"W
 L=526.95'

NORTHERLY LINE SW 1/4 SEC. 3

C 1/4 COR SEC 3
 T6S, R66W 6TH PM
 FND. 3 1/4" ALUM. CAP
 LS# 16848

LOT 1, BLOCK 7
 CROWN POINT
 REC# 00073633

COTTONWOOD DRIVE
 (ROW VARIES)
 REC# 00073633

15' UTILITY EASEMENT
 REC# 00073633

FOUND NAIL/DISK
 MERRICK PLS 29036

S68°40'13"E
 90.33'

S70°34'46"E
 240.13'

S68°40'12"E
 11.64'

LOT 4
 57,103 sq. ft. ±
 1.31 acres ±

LOT 5
 51,738 sq. ft. ±
 1.19 acres ±

TRUE POINT OF BEGINNING
 PARCEL A

FOUND 2" ALUM. CAP
 MERRICK PLS 29036

E-470 DRAINAGE
 EASEMENT-23 LT
 BK: 1564 PG: 732-733

E-470 WATERLINE
 EASEMENT-23 LT
 BK: 1564 PG: 736-738

TRUE POINT OF BEGINNING
 PARCEL B

E-470 ROW TOLLWAY
 PARCEL TK-23 REV. 1
 BK: 872 PG: 9

LOT 1
 393,662 sq. ft. ±
 9.04 acres ±

NAMING CONVENTIONS, IN THE CASE WHERE SOMEONE IS TAKING A LARGE LOT & BREAKING IT INTO SMALLER LOTS, CHANGES. THE ORIGINAL LOT NUMBER IS RETAINED, AND SEQUENTIAL LETTERING, STARTING WITH "A" IS USED TO DESIGNATE THE LOTS.

MATCH LINE

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 09-17-2014, 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 17th day of September, 2014, at 10:00 A.M., in Book: _____ Pg: _____ of the County Surveyor's Land Surveyor Plats/Right-of-Way Survey Reception No: _____ County of Arapahoe Records.

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	ALTA SURVEY
DES/CHK: MDM/WEM	Lot 4, Crown Point F#1, 14th Amendment
PROJ. NO.	Filing No. 1
SHEET 2 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.

