

# CROWN POINT FILING NO. 1, 20th AMENDMENT

## 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.

**DOUGLAS**

**DEDICATION CERTIFICATE:**

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests of the lands described herein, have laid out, subdivided and platted said lands into lots, tracts, blocks, streets and easements as shown hereon under the name and subdivision of Crown Point Filing No. 1, 20th Amendment. The utility easements as shown hereon are hereby dedicated for public utilities and cable communication systems and other purposes as shown hereon. The entities are responsible for providing the utility services 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. The owners of the lands described herein are responsible for the maintenance and operation of drainage easements shown hereon and related facilities, as provided in the Storm Drainage and Environmental Criteria Manual, as amended. The undersigned grants the Town of Parker a perpetual right of ingress and egress from and to adjacent property to maintain, operate and reconstruct the drainage easements and related facilities covered by Chapter 4.08 of the Parker Municipal Code, as amended; and to maintain, operate and reconstruct the drainage easements and related facilities not covered by Chapter 4.08 of the Parker Municipal Code as amended, when the owner(s) fail to adequately maintain such drainage easements and related facilities, which maintenance, operation and reconstruction shall be at the cost of the owner(s). All public streets and rights-of-way shown hereon are dedicated and conveyed to the Town of Parker, Colorado, in fee simple absolute, for public uses and purposes. Drainage and detention easements as shown hereon are hereby dedicated to the Town. The Town is hereby granted the perpetual right of ingress and egress from and to the adjacent properties for construction, repair, maintenance, operation and replacement of storm sewers and drainage facilities. The undersigned grants to the Town a right easement(s) as shown hereon within the subdivision to maintain adequate sight distance at all roadway intersections as provided by the Town of Parker Roadway Design and Construction Criteria Manual, as amended. The Town is hereby granted the perpetual right of ingress and egress across all lots and tracts within the subdivision to remove any obstruction to the proper site distance, including, but not limited to, any structure, fence, utility box, raised median and landscaping, at the sole cost and expense of the owner of the lot and/or tract upon which such obstruction is situated. The owners or adjacent property owners of the lands are responsible for the maintenance and operation of sight easements shown hereon. When the owner(s) or adjacent owners fail to adequately maintain such sight easements, the maintenance, operation and reconstruction shall be at the cost of the owner(s).

(Owners/Mortgagees)

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

Secretary

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by\* (name printed),  
WITNESS my hand and official seal.

Notary Public  
My commission expires: \_\_\_\_\_

**Town Council Certificate:**

Lot 4, Crown Point, Filing #1 is hereby amended by this plat which is hereby approved by the Town Council of the Town of Parker, Colorado, for filing in the Office of the Douglas County Clerk and Recorder, subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the office of the Douglas County Clerk and Recorder, Reception # 2007081477.

Mayor, Town of Parker

Attest:

Town Clerk

**Planning Certificate**

The Preliminary Plan for this plat was reviewed by the Planning Commission on \_\_\_\_\_

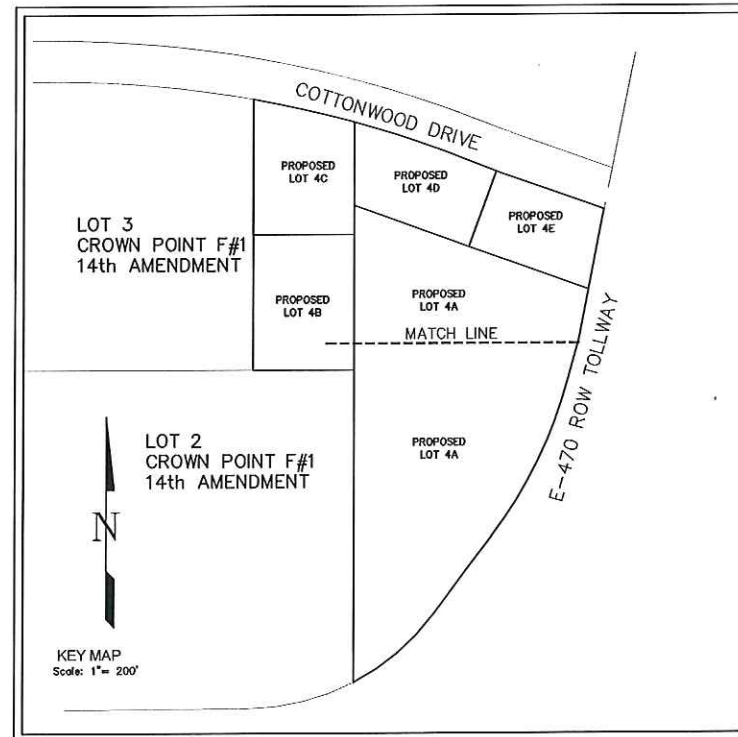
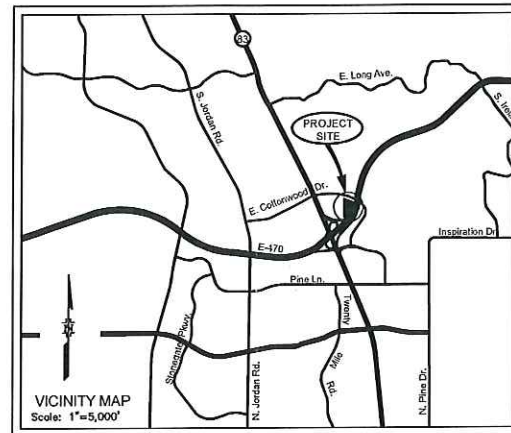
Planning Director,  
on behalf of the Planning Commission

**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 dedicant(s) free and clear of all liens, taxes, and encumbrances, except as follows:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_



**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 118°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 00700, 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 Assessors 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.
- 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.
- 12.) A Permanent Public Access and Easement is hereby granted over lots 4A, 4B, 4C, 4D, 4E as shown hereon.

**SURVEYORS CERTIFICATE:**

I, Michael D. Miller, 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 on 12/06/13 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 Subdivision regulations.

I attest the above on this 31st day of December, 2014.



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

**Recorder's Certificate:**

STATE OF COLORADO )  
) ss:  
COUNTY OF DOUGLAS )

I hereby certify that this plat was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 A.D., at \_\_\_\_\_ a.m./p.m., and was recorded at Reception Number \_\_\_\_\_

County Clerk and Recorder

<b>MM&amp;D ENGINEERING</b>	
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/DPT/CHK MDM/WEM	Lot 4, Crown Point F#1, 14th Amendment
PROJ. NO.	Filing No. 1
SHEET 1 OF 3	FOR: Boordock's Properties, LLC

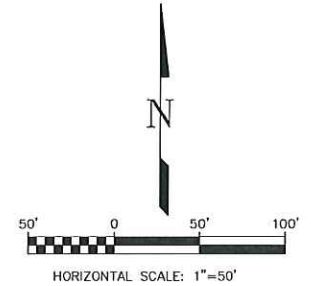
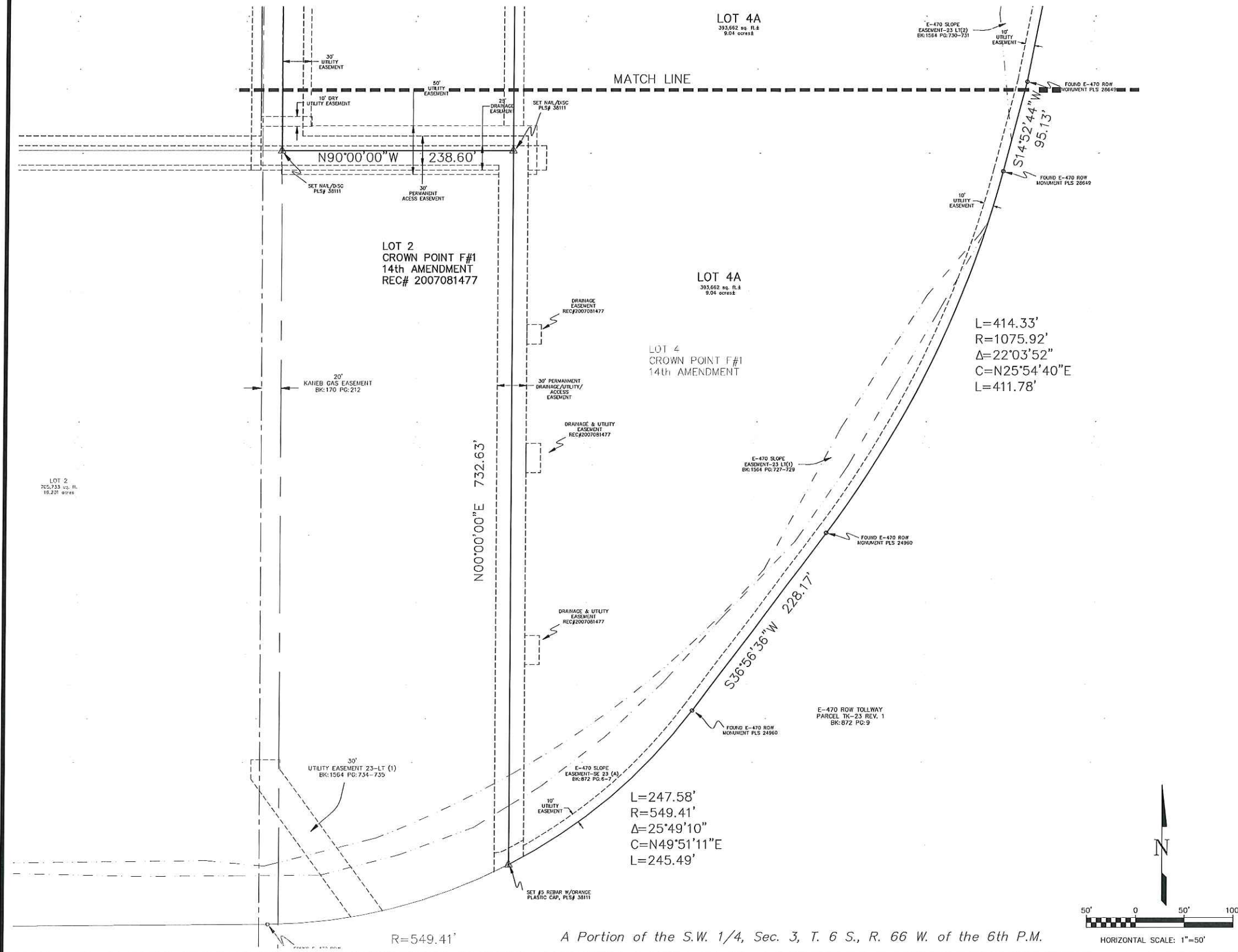


# CROWN POINTE FILING NO. 1, 20th AMENDMENT

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.

DOUGLAS



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

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/DFY/CHK: MDH/WEM	Lot 4, Crown Point F#1, 14th Amendment
PROJ. NO.	Filing No. 1
SHEET 3 OF 3	FOR: Boondock's Properties, LLC