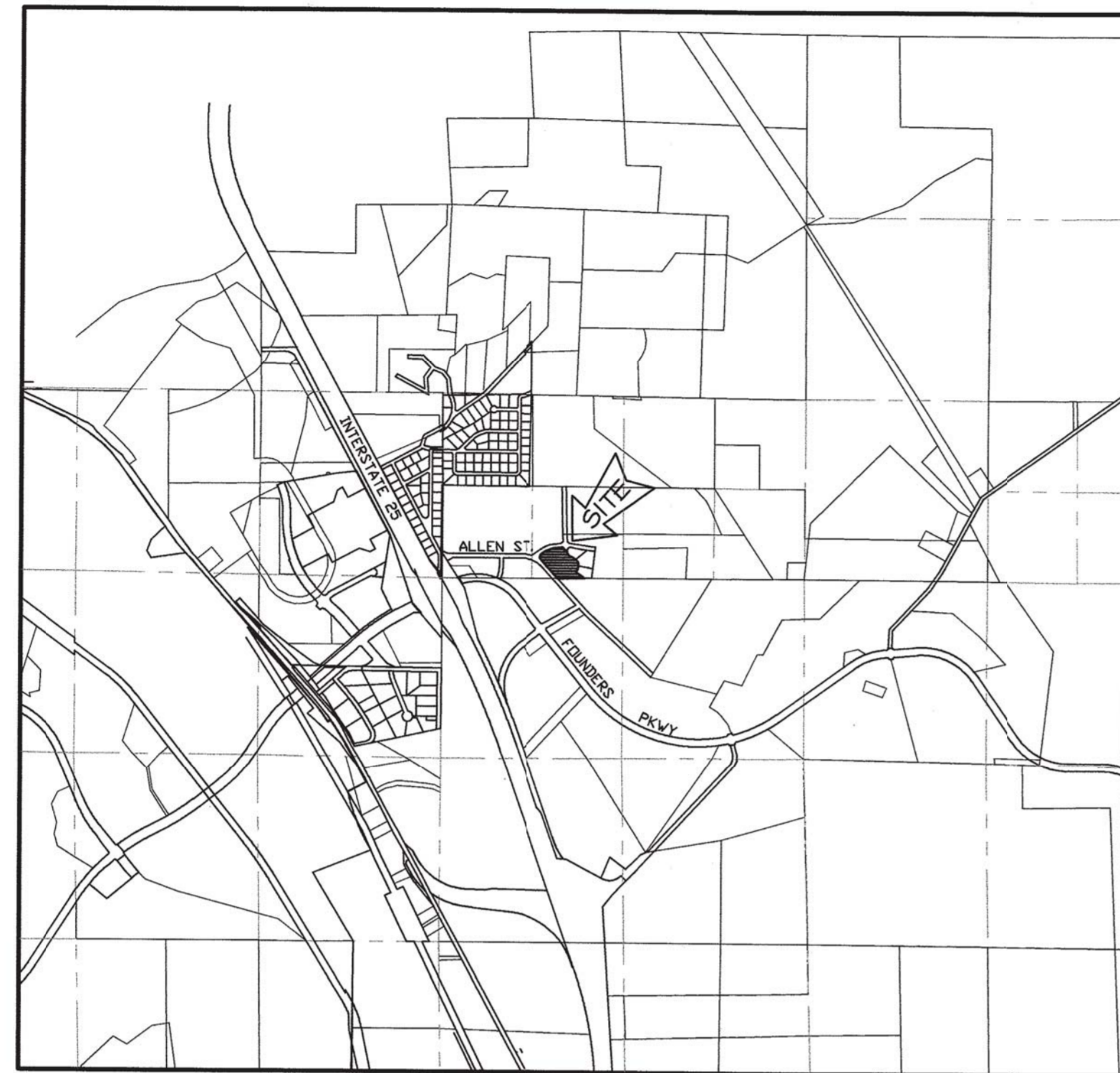
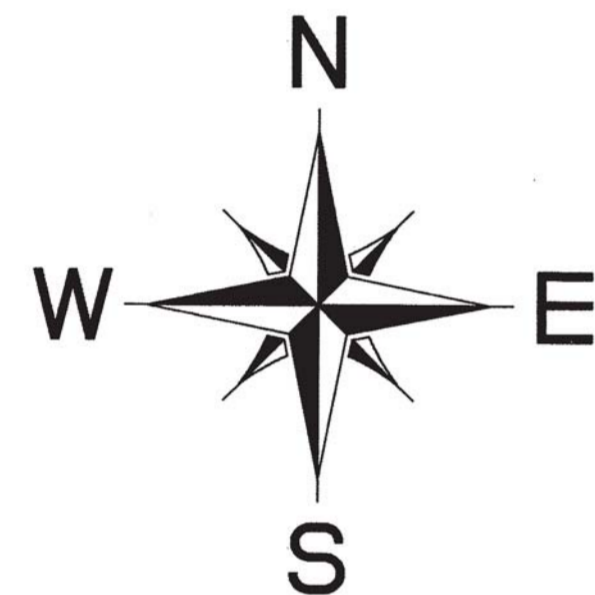


MONTANA VISTA PLAT AMENDMENT NO. 1

A REPLAT OF LOT 2, MONTANA VISTA SECTION 26, T7S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



VICINITY MAP
 SCALE: 1"=2000'
 GRAPHIC SCALE 1"=2000'
 0 2000 4000



SURVEYOR/ENGINEER
 DAVID E. ARCHER & ASSOCIATES
 105 WILCOX STREET,
 CASTLE ROCK, CO 80104
 CONTACT: KEVIN ARCHER
 PHONE NO. 303-688-4642

OWNER
 MONTANA VISTA HOLDING LLC
 1700 NORTH PARK STREET
 CASTLE ROCK, CO 80104
 CONTACT: DAN HUDICK
 PHONE NO. 303-791-7869

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE
 SOUTH LINE OF LOT 2A BEARS S89°38'42"E
 BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

USE	AREA	PERCENTAGE	PURPOSE	OWNERSHIP	MAINTENANCE
LOTS	3.09 ACRES	90.4%			
TRACT A	0.33 ACRES	9.6%	ACCESS & UTILITIES	MONTANA VISTA CENTER PROPERTY OWNERS ASSOCIATION INC.	MONTANA VISTA CENTER PROPERTY OWNERS ASSOCIATION INC.
PUBLIC LAND DEDICATIONS	0 ACRES	0%			
PRIVATE & PUBLIC OPEN SPACE	0 ACRES	0%			

PROPERTY DESCRIPTION

LOT 2, MONTANA VISTA PLAT
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

NOTES

- THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT OF WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
- ORIGINAL EASEMENT DEDICATIONS ON THE PLAT FOR THE COOPER-HOOK/MAIN PLACE FILING NO. 1 SUBDIVISION SHALL REMAIN IN EFFECT, EXCEPT THE 20' UTILITY EASEMENT ALONG THE EAST SIDE (PREVIOUSLY ABANDONED).

SPECIAL NOTES-TOWN OF CASTLE ROCK

- DRAINAGE EASEMENTS:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.**
- LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.**
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08035G0186G, DATED JULY 11, 2014, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
- DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WEST UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PRIVATE STREETS WILL BE MAINTAINED BY MONTANA VISTA CENTER PROPERTY OWNERS ASSOCIATION INC.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19 DAY OF February 2016

 DIRECTOR OF DEVELOPMENT SERVICES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 13, 2014 AT RECEPTION NO. 2014012446, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MAIN PLACE LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY Jennifer E. Shaler, attorney in fact for Elizabeth Bria, Manager, Main Place Land Company, LLC
 SIGNED THIS 28th DAY OF JANUARY, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JANUARY
 2016 BY JENNIFER E. SHALER AS Attly in fact for manager OF MAIN PLACE LAND COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/14/19

RACHEL ANNE LARSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID # 201441885
 MY COMMISSION EXPIRES JANUARY 14, 2019

SHEET INDEX

SHEET 1 OF 2
 SHEET 2 OF 2
 COVER SHEET
 PLAT

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO THREE LOTS, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MONTANA VISTA PLAT AMENDMENT NO. 1.
 THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY.
 THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

MONTANA VISTA HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY
 SIGNED THIS 14 DAY OF January, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF January
 2016 BY Dan Hudick AS
Manager OF MONTANA VISTA HOLDINGS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 6-7-2016

SARAH E BOTT
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19924007440
 MY COMMISSION EXPIRES JUNE 7, 2016

TITLE CERTIFICATION

I, Brenda Beckler, AN AUTHORIZED REPRESENTATIVE OF
 LAND TITLE GUARANTEE COMPANY, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY
 SIGNED THIS 28th DAY OF January, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF January
 2016 BY Brenda Beckler AS AUTHORIZED REPRESENTATIVE
 OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/29/18

LINDSAY DUNSTON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20094015661
 MY COMMISSION EXPIRES 09/29/2018

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER Smith, Gavin 2-22-16
 ATTEST: Sally M 2-22-16
 TOWN CLERK



SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS INSTRUMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT

DEE ALLEN BIRD DATE 1-13-2016

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:54 AM ON THE 24th DAY OF February, 2016 AT RECEPTION NO. 2016010652

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Jody Blausen
 DEPUTY



PROJECT NO. PL15-0018

REVISIONS

MISC 12-30-15

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE
 DATE 1-14-15
 DR'N. CRK. APV.
 CLIENT

TITLE
MONTANA VISTA PLAT AMENDMENT NO. 1
 CLIENT
 HUDICK EXCAVATING INC.
 JOB NUMBER
 Sheet 1 of 2 13-0174

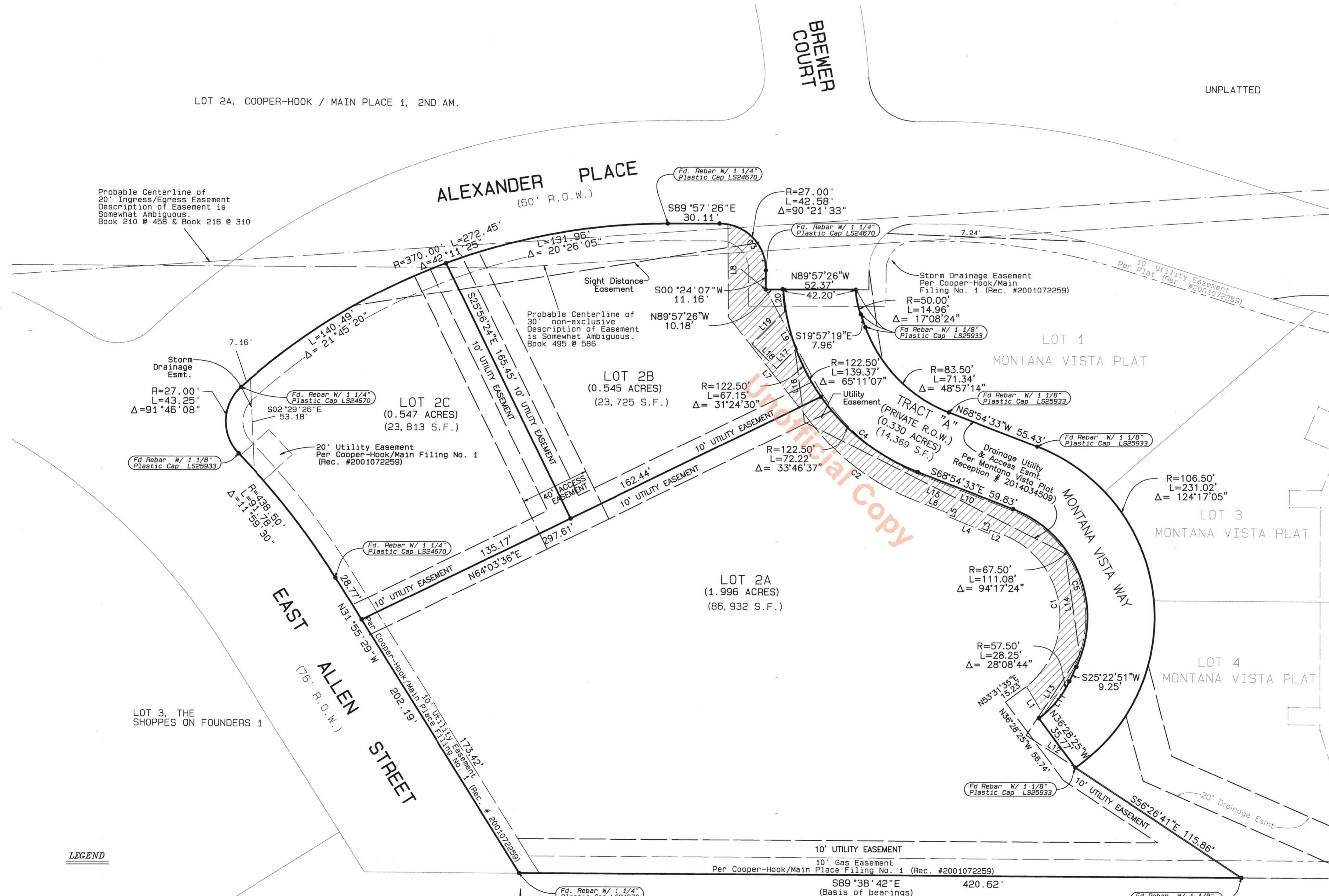
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

MONTANA VISTA PLAT AMENDMENT NO. 1

A REPLAT OF LOT 2, MONTANA VISTA

SECTION 26, T7S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



UTILITY EASEMENT LINE TABLE

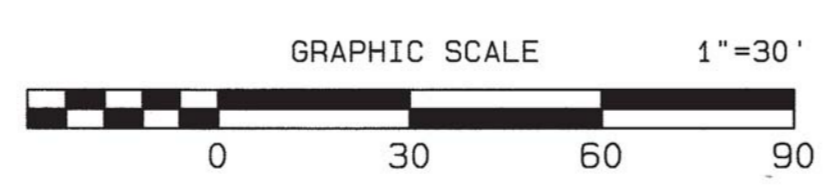
LINE	BEARING	DISTANCE
L1	S31°02'30"E	19.20'
L2	S70°37'29"E	8.05'
L3	N19°55'25"E	2.06'
L4	S67°55'05"E	27.15'
L5	S19°43'07"W	1.83'
L6	N68°54'33"W	20.24'
L7	S37°59'29"E	79.70'
L8	N00°17'10"W	53.97'
L9	S28°01'38"E	58.51'
L10	S68°54'33"E	55.43'
L11	N33°58'29"E	23.64'
L12	N56°26'41"W	34.28'
L13	S33°30'21"W	56.13'
L14	S08°01'40"E	59.56'
L15	S63°15'42"E	170.07'
L16	S07°33'34"E	42.14'
L17	S44°57'33"W	15.26'
L18	N45°02'27"W	20.00'
L19	S44°57'33"W	26.78'
L20	S06°28'36"E	13.26'

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	108.26'	S08°41'17"E	51.50'	120°26'33"	89.40'
C2	74.74'	S53°27'01"E	138.50'	30°55'04"	73.83'
C3	37.61'	S39°30'17"E	27.00'	79°48'47"	34.64'
C4	88.14'	N48°27'48"W	123.50'	40°53'29"	86.28'
C5	119.41'	S17°28'02"E	66.50'	102°53'02"	104.00'

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 2A BEARS S89°38'42"E BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

LEGEND

- = SET #5 REBAR (18" LONG) W/ 1-1/8" PLASTIC CAP LS 25933
- = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
- = EASEMENT LINES



TRACT "D", METZLER RANCH FILING NO. 3

REVISIONS
MISC 12-30-15

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
 PHONE (303) 688-4842
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

PROJECT NO. PL15-0018

MONTANA VISTA PLAT AMENDMENT NO. 1

CLIENT: HUDICK EXCAVATING INC.

Sheet **2** of **2** JOB NUMBER **13-0174**

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.

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 Wed Jan 13 06:25:32 2016