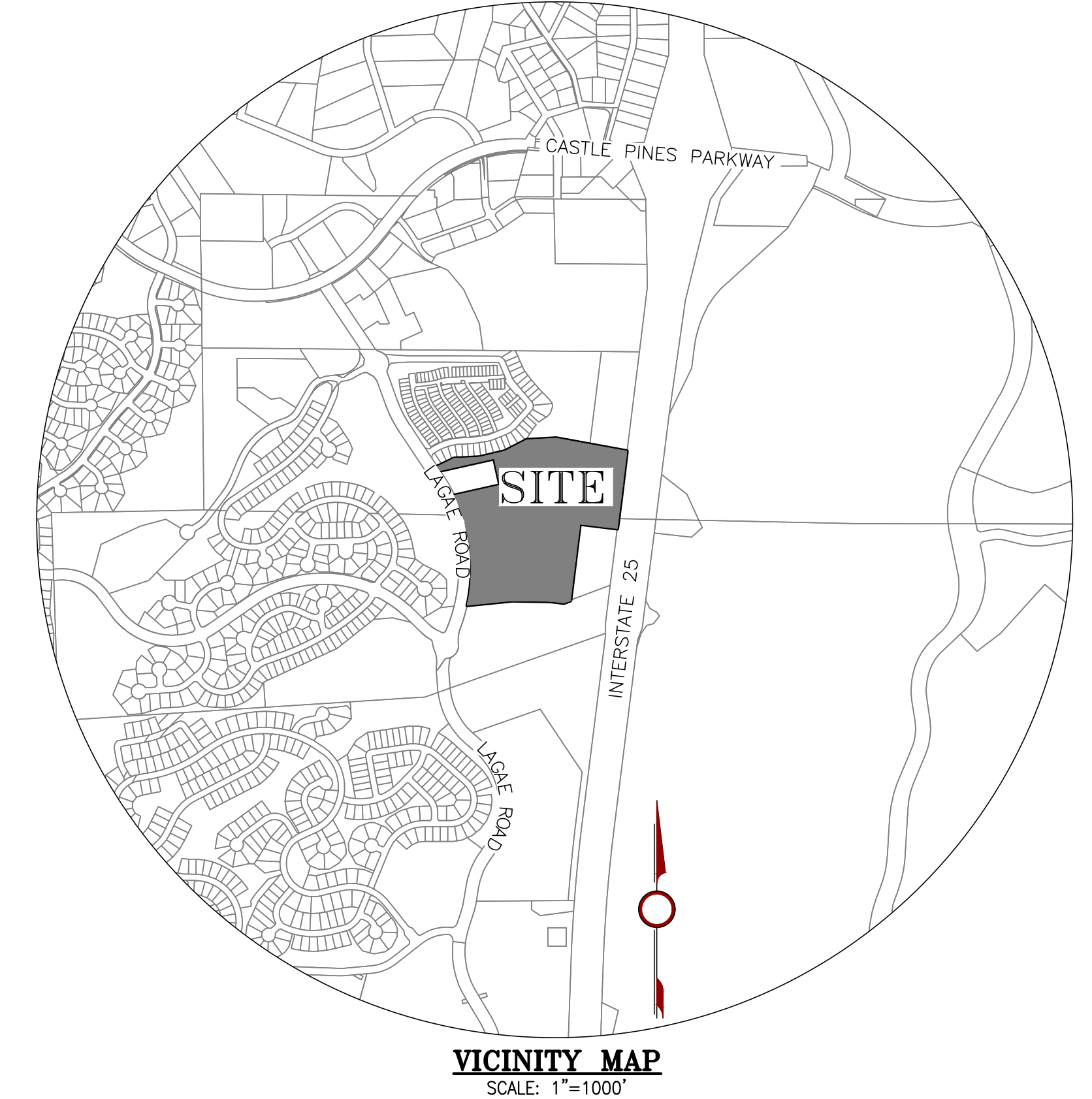


LAGAE RANCH FILING 1, 3RD AMENDMENT

AN ADMINISTRATIVE REPLAT OF LOT 236-A AND TRACT T-1, LAGAE RANCH FILING 1, 1ST AMENDMENT
BEING LOCATED IN SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, BOTH OF
TOWNSHIP 7 SOUTH, RANGE 67 WEST 6TH P.M.
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
29.24 ACRES 1 LOT AND 1 TRACT



DEDICATON STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LAGAE RANCH FILING 1, 3RD AMENDMENT.

PARCEL DESCRIPTION

LOT 236-A AND TRACT T-1, LAGAE RANCH FILING 1, 1ST AMENDMENT, RECEPTION NO. 2017072361, BEING LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO.

OWNER

COMPANY NAME _____

BY: _____ AS: _____ DATE: _____

NOTARY

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

DEED OF TRUST HOLDER'S ACKNOWLEDGEMENT

THE INTERESTS OF THE UNDERSIGNED LIEN HOLDER IN THE PROPERTY PLATTED HEREBY ARE SUBORDINATED TO SUCH FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS AS ARE DEPICTED OR REFERENCED HEREON.

BY: _____ DATE: _____

COMPANY: _____

NOTARY

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION

WE, _____, A QUALIFIED TITLE INSURANCE COMPANY DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF AL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT AS FOLLOWS:

DATE _____ BY: _____ AS: _____

STATE OF _____)
COUNTY OF _____)SS

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

GENERAL NOTES

- 1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- 2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3.) 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 CERTIFICATION SHOWN HEREON.
- 4.) _____ FILE NUMBER _____, EFFECTIVE DATE _____ WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5.) BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, ASSUMED TO BEAR NORTH 00°36'30" WEST A DISTANCE OF 2521.82 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I MARK T. WILSON, 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 THE SURVEY MADE ON JUNE 24, 2019, 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 PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

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

MARK T. WILSON, P.L.S. 36062, LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY



CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE CITY OF CASTLE PINES, ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON OR IN THE RESOLUTION APPROVING THIS PLAT.

LOT 236-A AND TRACT T-1, LAGAE RANCH FILING 1, 1ST AMENDMENT ARE AMENDED BY THIS PLAT. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO. 2017072361.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROBEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALDS, 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 THE CITY OF CASTLE PINES.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

MAYOR _____

ATTEST _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE ON OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT _____M ON THE _____ DAY OF _____, 201__

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____

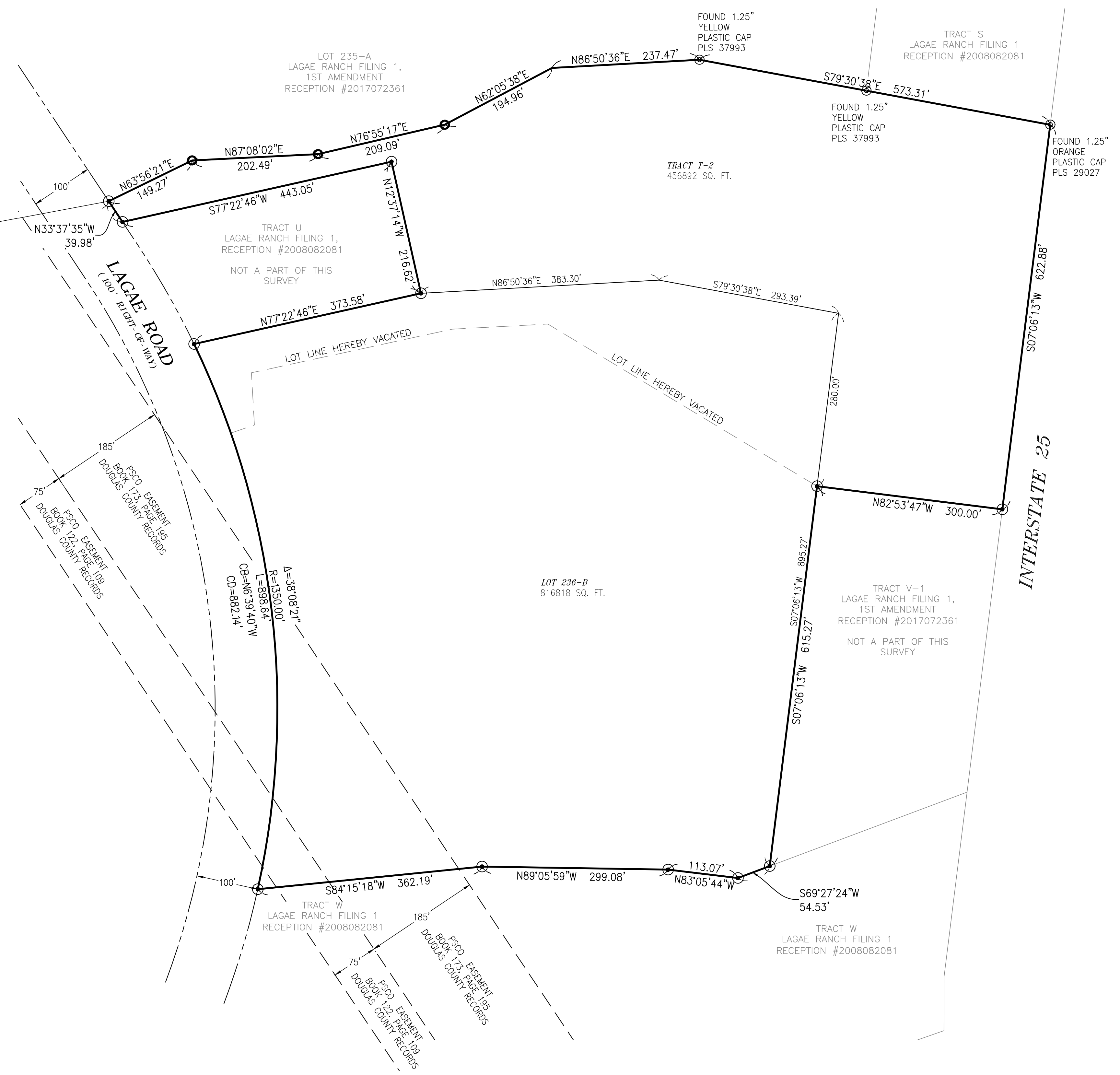
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 29.24 ACRES 1 LOT AND 1 TRACT

WEST 1/4 CORNER SECTION 3, FOUND 3.25" ALUMINUM CAP PLS 10734 MATCHING MONUMENT RECORD FILED 7/31/17

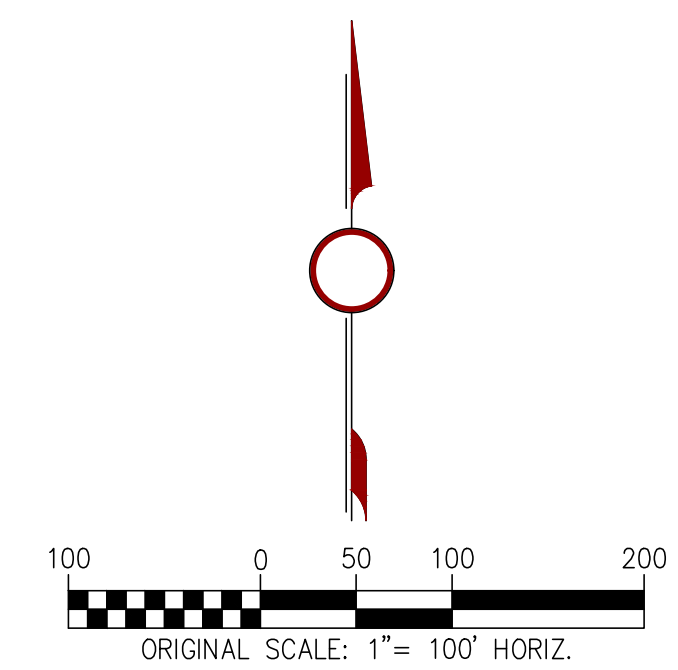
SOUTHWEST CORNER SECTION 3, FOUND 3.25" ALUMINUM CAP PLS 14166 MATCHING MONUMENT RECORD FILED 6/6/90

SOUTHWEST CORNER SECTION 10, FOUND 3.25" ALUMINUM CAP PLS 12046 MATCHING MONUMENT RECORD FILED 11/9/09



LEGEND

- ⊙ SET #5X24" REBAR AND 1" YELLOW PLASTIC CAP PLS 34580
- FOUND 1.25" ORANGE PLASTIC CAP PLS 37067
- ⊙ FOUND PIN & CAP AS DESCRIBED
- △ BLOCK MONUMENTATION TO BE SET PER CITY STANDARDS AND C.R.S. 38-51-105 SUBSECTION 4
- ⊙ FOUND SECTION CORNER AS DESCRIBED HEREON
- LOT LINE
- - - EASEMENT LINE
- - - SECTION LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE



RICK
 ENGINEERING COMPANY
 8801 E EASTER AVE.
 CENTENNIAL, CO 80112
 PH. (303) 537-8020