

PARK MEADOWS - FILING NO. 2

A PART OF THE SOUTH 1/2 OF SECTION 3, T6S, R67W OF THE 6th P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREAS 1-9 OF THE PARK MEADOWS PD
129.98 ACRES - 14 NON-RESIDENTIAL LOTS
8896-126

DEDICATION STATEMENT:

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PARK MEADOWS - FILING NO. 2**. THE UTILITY EASEMENTS AS SHOWN HEREON, BUT NOT PREVIOUSLY GRANTED BY SEPARATE INSTRUMENT, 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 AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE STREET AND RIGHT OF WAY SHOWN HEREON AS "ENTERTAINMENT DRIVE" IS DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

GMTD, CORP.
BY: James H. Galbreath
TITLE: President
ATTEST: James B. Rank
TITLE: Assistant Secretary
STATE OF COLORADO } SS
COUNTY OF ARAPAHOE }
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF June, 1997.
BY: JAMES H. GALBREATH
AS: PRESIDENT OF GMTD, CORP.
WITNESS MY HAND AND OFFICIAL SEAL



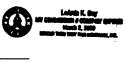
WITNESS MY HAND AND OFFICIAL SEAL
James B. Rank
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-29-01

US HOME MORTGAGE CORP.
BY: Arnold C. McCabe
TITLE: Senior Vice President
ATTEST: Moynihan
TITLE: Vice President
STATE OF FLORIDA } SS
COUNTY OF PINELLAS }
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF June, 1997.
BY: ARNOLD C. McCABE
AS: SR. VICE PRESIDENT OF US HOME MORTGAGE CORP.
WITNESS MY HAND AND OFFICIAL SEAL



WITNESS MY HAND AND OFFICIAL SEAL
Evelyn D. Keenan
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION.
BY: Donna A. Went
TITLE: Director
ATTEST: Robert A. Shannon
TITLE: Director
STATE OF Florida } SS
COUNTY OF Broward }
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF June, 1997.
BY: Donna A. Went
AS: Director OF RESIDENTIAL FUNDING CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL



WITNESS MY HAND AND OFFICIAL SEAL
Debra K. Day
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2-2000

DOUGLAS COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
COUNTY OF DOUGLAS
BY: Michael Cooke
TITLE: CHAIR
DATE: 6-17-97

SURVEYING CERTIFICATE:

I, Wayne Wray Hanes, 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 June, 1997, 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 DOUGLAS COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 17th DAY OF June, 1997.
Wayne Wray Hanes
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
18590 PLS. NO.



TITLE VERIFICATION:

I, David A. Lucetti, AN ATTORNEY-AT-LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS TO EASEMENTS SHOWN ON THIS PLAT, AND OIL, GAS, MINERAL AND WATER RESERVATIONS OF RECORD AND OTHER MATTERS SHOWN ON TITLE COMMITMENT NO. 1050220, MAY 30, 1996 ISSUED BY:

CHICAGO TITLE OF COLORADO, INC.
1875 LAWRENCE STREET, SUITE 1200
DENVER, CO 80202

David A. Lucetti
ATTORNEY AT LAW
26997 REGISTRATION NO.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 15th DAY OF JUNE, 1997.
SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF STREETS IS ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, 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 DOUGLAS COUNTY.

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.

Michael Cooke
CHAIR, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 18th DAY OF JUNE, 1997, A.D., AT 10:31 A.M., AND WAS RECORDED AT RECEPTION NUMBER 3752180

Cheryl Gutz
COUNTY CLERK AND RECORDER



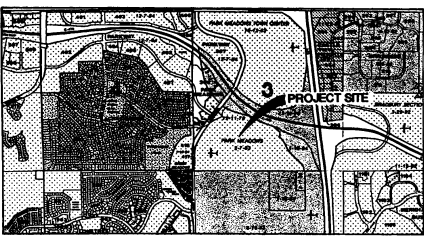
BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING N88°57'42"E, THE SOUTHWEST CORNER BEING A 3/4" ALUMINUM CAP IN RANGE BOX, L54 12405, DATED 1993. THE SOUTH QUARTER CORNER BEING A 3/4" ALUMINUM CAP IN RANGE BOX, L54 12405, DATED 1993.

DEVELOPER/APPLICANT:
WESTBROOK DEVELOPMENT CO.
1444 WAZEE SUITE 200
DENVER, CO 80202

SURVEYOR:
MARTIN/MARTIN INC.
4251 KIPLING ST SUITE 200
WEEAT, ROUGE CO 80033

REV 06-11-97
REV 01-08-99
REV 08-16-99
REV 05-12-99
DATE 07-15-99



VICINITY MAP

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N88°57'42"E, 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH YOSEMITE STREET (RECEPTION NO. 22897) ALSO BEING THE TRUE POINT OF BEGINNING. THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE N01°50'42"W, 470.27 FEET, 2) THENCE 933.80 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 163°53'57", A RADIUS OF 1450.00 FEET, AND A CHORD WHICH BEARS N16°36'15"E, 917.75 FEET TO A POINT OF TANGENCY, 3) THENCE N35°03'15"E 1099.77 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE SOUTHERN PROPERTY LINE OF STARKA INVESTMENTS THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE 772.42 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE 23°52'21", A RADIUS OF 1850.00 FEET, AND A CHORD WHICH BEARS S83°32'02"E, 786.82 FEET, 2) THENCE S77°30'00"E, 414.45 FEET, TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY C-470, THENCE ALONG SAID PROPERTY LINE THE FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1) THENCE S62°27'00"E, 188.22 FEET, 2) THENCE S89°18'00"E, 648.98 FEET, 3) S58°04'30"E, 163.68 FEET, 4) S64°01'24"E, 80.85 FEET TO A POINT ON THE SOUTHERN PROPERTY LINE OF STARKA INVESTMENTS, THENCE ALONG SAID PROPERTY LINE THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES: 1) THENCE S15°28'06"E, 124.95 FEET, 2) THENCE S50°24'43"W, 70.62 FEET, 3) THENCE 184.40 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 163°03'31", A RADIUS OF 640.00 FEET, AND A CHORD WHICH BEARS S38°08'55"E, 183.77 FEET TO A POINT OF TANGENCY, 4) THENCE S27°53'40"E, 132.90 FEET TO A POINT OF CURVATURE, 5) THENCE S39.63 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°58'49", A RADIUS OF 1860.00, AND A CHORD BEARING S42°33'25"E, 830.71 FEET TO A POINT OF TANGENCY, 6) THENCE S56°52'29"E, 49.95 FEET TO A POINT OF CURVATURE, 7) THENCE 326.55 FEET ALONG A TANGENT TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°01'47", A RADIUS OF 340.00 FEET, AND A CHORD WHICH BEARS S29°21'35"E, 314.15 FEET TO A POINT OF TANGENCY, 8) THENCE S01°50'42"E, 23.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3, THENCE ALONG SAID SOUTH LINE S88°57'42"W, 1365.75 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3, THENCE CONTINUING ALONG SAID SOUTH LINE S88°57'42"W 2489.62 FEET TO THE TRUE POINT OF BEGINNING SAID PARCEL CONTAINING 129.98 ACRES MORE OR LESS

NOTES:

1. THE REAL PROPERTY AS SHOWN WITHIN THIS PLAT IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT AS RECORDED IN DOUGLAS COUNTY AT BOOK 1439, PAGE 436, AND THE AIRPORT INFLUENCE AREA AS SET FORTH IN DOUGLAS COUNTY RESOLUTION R-82-34 ADOPTED ON APRIL 26, 1982, AND AS RECORDED ON FEBRUARY 8, 1983, IN BOOK 465, AT PAGE 324.
2. ACCESS TO LOTS 1-14 SHALL BE IN ACCORDANCE WITH RECIPROCAL ACCESS AGREEMENT RECORDED AT BOOK 1439, PAGE 438.
3. * * * DESIGNATES #4 REBAR WITH PLASTIC CAP STAMPED LS #18548
4. TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON LOTS 2, 3, 4, AND 5 ADJACENT TO THE 40' CDOT PERMANENT EASEMENT AS SHOWN ON THE PLAT.
FIFTEEN-FOOT (15') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ADJACENT TO BOTH SIDES OF PARK MEADOWS DRIVE, ENTERTAINMENT DRIVE, AND ADJACENT TO THE EAST SIDE OF SOUTH YOSEMITE STREET.

THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS TO THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

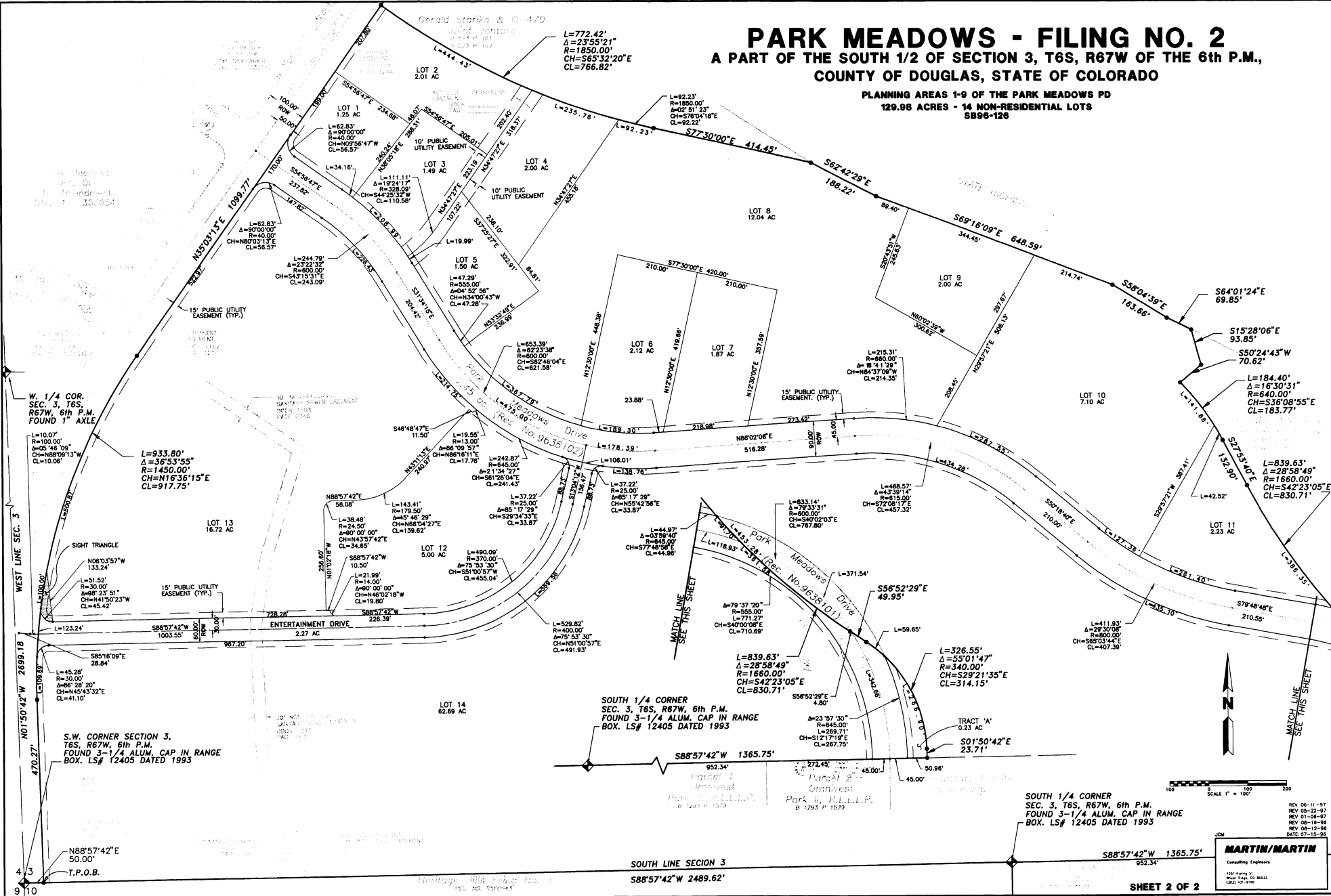
5. PRIOR TO APPROVAL OF ANY SITE IMPROVEMENT PLAN WITHIN THE BOUNDARIES OF THIS SUBDIVISION, A STUDY IN ACCORDANCE WITH SECTION 603A.03 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION SHALL BE SUBMITTED TO DOUGLAS COUNTY.

6. SIGHT TRIANGLE (ST) TO DOUGLAS COUNTY, COLORADO FOR SIGHT DISTANCE PURPOSES. NO PERMANENT OBSTACLES WITH A HEIGHT OF THIRTY SIX (36) FEET OR GREATER ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL BE ALLOWED WITHIN THESE SIGHT DISTANCE EASEMENTS. SUCH OBSTACLES INCLUDE BUILDINGS, CUT SLOPES, HEDGES, TREES, SHRUBS, UTILITY CABINETS OR TALL CROPS.

PARK MEADOWS - FILING NO. 2

A PART OF THE SOUTH 1/2 OF SECTION 3, T6S, R67W OF THE 6th P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREAS 1-9 OF THE PARK MEADOWS PD
129.98 ACRES - 14 NON-RESIDENTIAL LOTS
SB96-126



9/29/93/1-NEL P-SHEET
M-ED-2
D2-1P-2

REV 06-11-97
REV 05-22-97
REV 01-08-97
REV 08-14-96
REV 08-15-96
DATE 07-15-96

MARTIN/MARTIN
Consulting Engineers
400 44th St
PO BOX 20 8033
DENVER CO 80216

SHEET 2 OF 2

SOUTH LINE SECTION 3
SB8°57'42"W 2489.62'

SOUTH 1/4 CORNER
SEC. 3, T6S, R67W, 6th P.M.
FOUND 3-1/4 ALUM. CAP IN RANGE
BOX. LS# 12405 DATED 1993

SOUTH 1/4 CORNER
SEC. 3, T6S, R67W, 6th P.M.
FOUND 3-1/4 ALUM. CAP IN RANGE
BOX. LS# 12405 DATED 1993

S.W. CORNER SECTION 3,
T6S, R67W, 6th P.M.,
FOUND 3-1/4 ALUM. CAP IN RANGE
BOX. LS# 12405 DATED 1993

SCALE 1" = 100'

