

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99028423

DATE: 3-31-99

TIME: 16:17

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR:
(OWNER/SIGNER) RV Southwest Investments, LLC

GRANTEE: Roxborough Village # 16-B
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 2-7, 69
(SECTION-TOWNSHIP-RANGE)

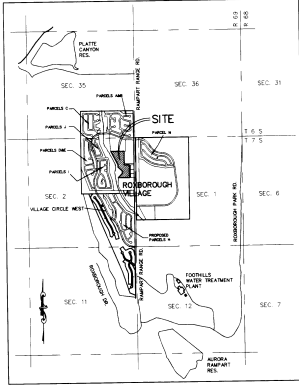
Unofficial Copy

ROXBOROUGH VILLAGE FILING NO. 16-B

A REPLAT OF TRACT B, ROXBOROUGH VILLAGE COMMERCIAL SUBDIVISION - FIRST AMENDMENT AND UNPLATTED LAND KNOWN AS PARCEL K OF THE ROXBOROUGH VILLAGE DEVELOPMENT PLAN, FIFTH AMENDMENT, BOTH LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 69 WEST, 6TH P.M., DOUGLAS COUNTY, COLORADO 1420 ACRES, 50 LOTS S.B. 98-143

DEDICATION CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS...



SITE DATA CHART

Table with columns: DESCRIPTION, ACREAGE, NUMBER OF LOTS, NET SIZE OF AVERAGE LOT, MINIMUM LOT SIZE. Rows include SINGLE FAMILY RESIDENTIAL, OPEN SPACE AREA, ROAD RIGHT-OF-WAY AREA, TOTAL.

ACCEPTANCE CERTIFICATE

THE DECLARATION OF TRACT A IS HEREBY ACCEPTED BY THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT WITH THE TIME OF FINAL ACCEPTANCE BY DOUGLAS COUNTY...

ACCEPTANCE CERTIFICATE

THE DECLARATION OF TRACTS B, C, D, AND E IS HEREBY ACCEPTED BY THE ROXBOROUGH VILLAGE FILING NO. 16-B HOMEOWNERS ASSOCIATION...

OWNER: RV SOUTHWEST INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY. BY: Barry A. Talley, President, Paragon Engineering Consultants, LLC.

ATTEST:

STATE OF COLORADO } ss COUNTY OF DOUGLAS } ss THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13th day of March, 1999...

PLANNING COMMISSION CERTIFICATION

THE FILED SUBDIVISION MAP (SERIES-16) FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON SEPTEMBER 28, 1999.

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

THE PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 14th DAY OF MARCH, 1999. THE DESIGNATIONS ARE HEREBY ACCEPTED.

RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 31st DAY OF MARCH, 1999, AT 4:17 O'CLOCK P.M. AND WAS RECORDED AT RECEPTION NO. 9022423.

LEGAL DESCRIPTION

A PART OF ROXBOROUGH VILLAGE COMMERCIAL SUBDIVISION - FIRST AMENDMENT, SECTION NUMBER DOUGLAS COUNTY RECORDS AND ALONG WITH UNPLATTED LAND, BOTH LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH MERIDIAN, WESTERN DOUGLAS COUNTY, COLORADO...

- (1) 5 BERTHS IN A DISTANCE OF 360.0 FEET. (2) 1 LOT WITH A DISTANCE OF 251.0 FEET. (3) 1 LOT WITH A DISTANCE OF 128.0 FEET. (4) 1 LOT WITH A DISTANCE OF 232.4 FEET. (5) 1 LOT WITH A DISTANCE OF 106.0 FEET TO THE NORTHEAST CORNER THEREOF...

TITLE VERIFICATION

I, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SAID LAND IS IN THE DECLARATOR'S FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY BY: [Signature] DATE: 3/24/99

SURVEYOR'S CERTIFICATION

I, BARRY A. TALLEY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY SHOWS THE LOCATION OF EACH LOT AND THE BOUNDARIES THEREOF...

I ATTEST THE ABOVE ON THIS 13th DAY OF MARCH, 1999. BARRY A. TALLEY, LAND SURVEYOR, PROFESSIONAL, LICENSE NO. 16112

NOTES

- 1. THE BASE OF BENCHMARK IS 5004.01 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 2, AS SHOWN ON THE ROXBOROUGH VILLAGE COMMERCIAL SUBDIVISION PLAT...

- 10. ACCORDING TO COLORADO LAW YOU MUST OBTAIN ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST OBSERVED SUCH DEFECT...

DATE OF PREPARATION: 10-9-98 REVISED: 1-26-99 7-9-99 3-16-99

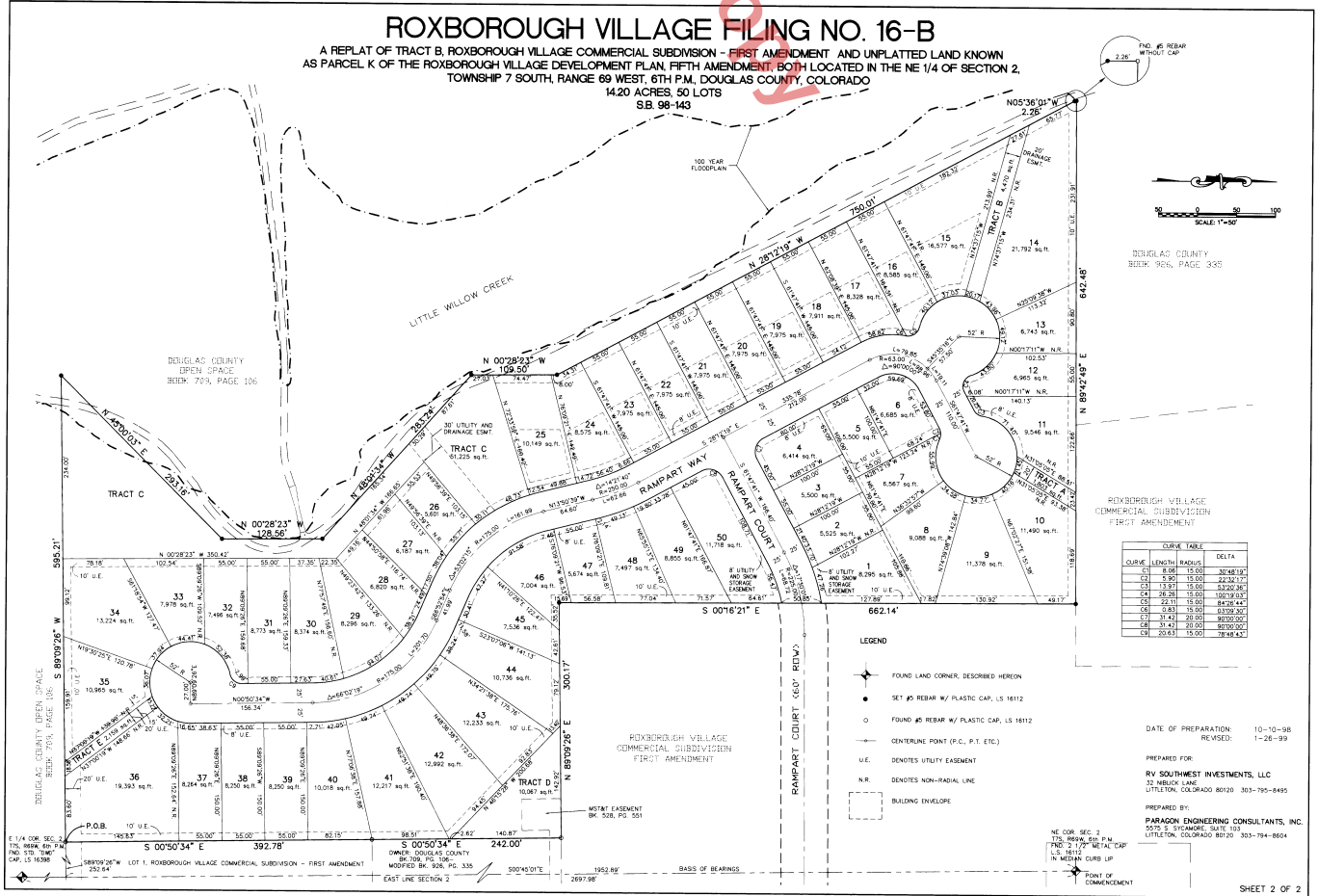
PREPARED FOR: RV SOUTHWEST INVESTMENTS, LLC 33 BELLEVUE LANE UTILETON, COLORADO 80120 303-795-8445

PREPARED BY: PARAGON ENGINEERING CONSULTANTS, INC. 5575 E. SPENCER, SUITE 103 DENVER, COLORADO 80220 303-794-8604



ROXBOROUGH VILLAGE FILING NO. 16-B

A REPLAT OF TRACT B, ROXBOROUGH VILLAGE COMMERCIAL SUBDIVISION - FIRST AMENDMENT AND UNPLATTED LAND KNOWN AS PARCEL K OF THE ROXBOROUGH VILLAGE DEVELOPMENT PLAN, FIFTH AMENDMENT, BOTH LOCATED IN THE NE 1/4 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 69 WEST, 6TH P.M., DOUGLAS COUNTY, COLORADO
 14.20 ACRES, 50 LOTS
 S.B. 98-143



CURVE	LENGTH	RADIUS	DELTA
C1	8.00	15.00	20.4819
C2	3.90	15.00	22.3077
C3	13.97	15.00	43.2036
C4	26.80	15.00	100.0103
C5	22.10	15.00	64.7644
C6	2.83	15.00	6.0283
C7	31.43	20.00	90.0000
C8	31.43	20.00	90.0000
C9	20.43	15.00	78.4843

- LEGEND**
- FOUND LAND CORNER, DESCRIBED HEREON
 - SET POINT REBAR W/ PLASTIC CAP, LS 16112
 - FOUND #5 REBAR W/ PLASTIC CAP, LS 16112
 - CENTERLINE POINT (P.C., P.T. ETC.)
 - U.E. DENOTES UTILITY EASEMENT
 - N.R. DENOTES NON-RADIAL LINE
 - BUILDING ENVELOPE

DATE OF PREPARATION: 10-10-98
 REVISED: 1-26-99

PREPARED FOR:
 RV SOUTHWEST INVESTMENTS, LLC
 32 HERON LANE
 LITTLETON, COLORADO 80120 303-795-8495

PREPARED BY:
 PARAGON ENGINEERING CONSULTANTS, INC.
 32 HERON LANE
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