

3321873 09/12/2005 02:11P Weld County, CO
 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

FINAL PLAT SWEETGRASS FILING NO. 1 REPLAT B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DAcono, WELD COUNTY, STATE OF COLORADO

A REPLAT OF LOT 38, BLOCK 1 OF SWEETGRASS FILING NO. 1

SHEET 1 OF 1

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED RICHMOND AMERICAN HOMES OF COLORADO, INC., BEING SOLE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PLAT OF A PARCEL OF LAND IN THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN THE SOUTHEAST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 38 OF BLOCK 1 OF SWEETGRASS FILING NO. 1 AS RECORDED 07/19/2004 AT RECEPTION NO. 3200001 IN THE RECORDS OF WELD COUNTY, COLORADO, CONTAINING 112,363 SQUARE FEET;

HAS REPLATED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "SWEETGRASS FILING NO. 1 REPLAT B", A REPLAT OF THE SUBDIVISION IN THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY OF DAcono THE STREETS, AVENUES AND OTHER PUBLIC PLACES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF DAcono AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF DAcono, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF DAcono, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF DAcono SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF DAcono, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF DAcono, COLORADO.

OWNER:
 RICHMOND AMERICAN HOMES OF COLORADO, INC.

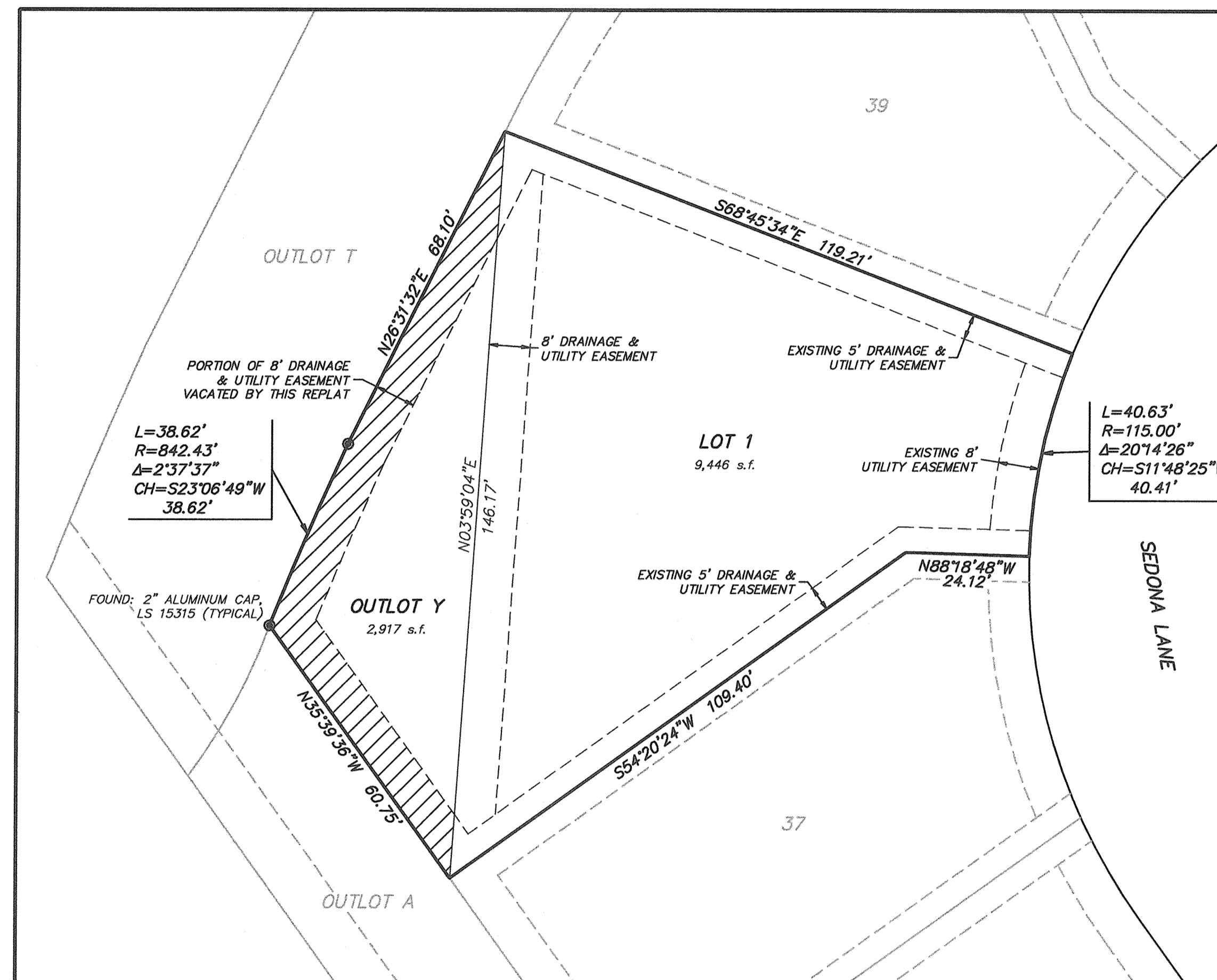
BY: *[Signature]*
 TITLE: *[Signature]* V.P.

ACKNOWLEDGMENT:

STATE OF COLORADO }
 COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF August, A.D. 2005, BY Terry B. Richmond III AS Regional Vice President OF RICHMOND AMERICAN HOMES OF COLORADO, INC.

WITNESS MY HAND AND OFFICIAL SEAL.



SURVEYOR'S CERTIFICATE

FOR AND ON BEHALF OF HURST & ASSOCIATES, INC., I, ROBERT ORTHMAN, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED ACCORDING TO THE APPLICABLE STATE OF COLORADO REQUIREMENTS.

[Signature]
 ROBERT ORTHMAN - 11010
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PLS NO. 15315

PLANNING AND ZONING COMMISSION APPROVAL:

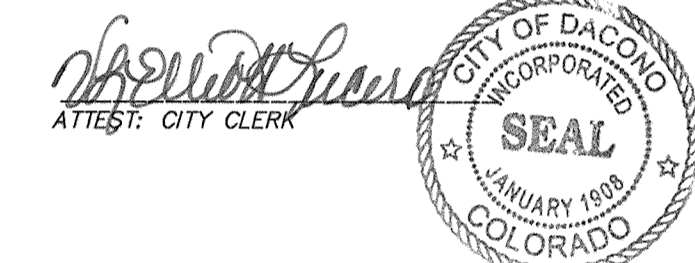
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono, THIS 14th DAY OF June, A.D. 2005.

BY: *[Signature]*
 CHAIRPERSON

CITY COUNCIL APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF "SWEETGRASS FILING NO 1 REPLAT B" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono BY RESOLUTION NO. 05-45, THIS 27th DAY OF June, A.D. 2005, AND THAT THE MAYOR OF THE CITY OF DAcono, ON BEHALF OF THE CITY OF DAcono, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

[Signature]
 MAYOR



GAS AND ELECTRIC EASEMENT APPROVAL:

[Signature] 8-2-05
 XIN ENERGY DATE

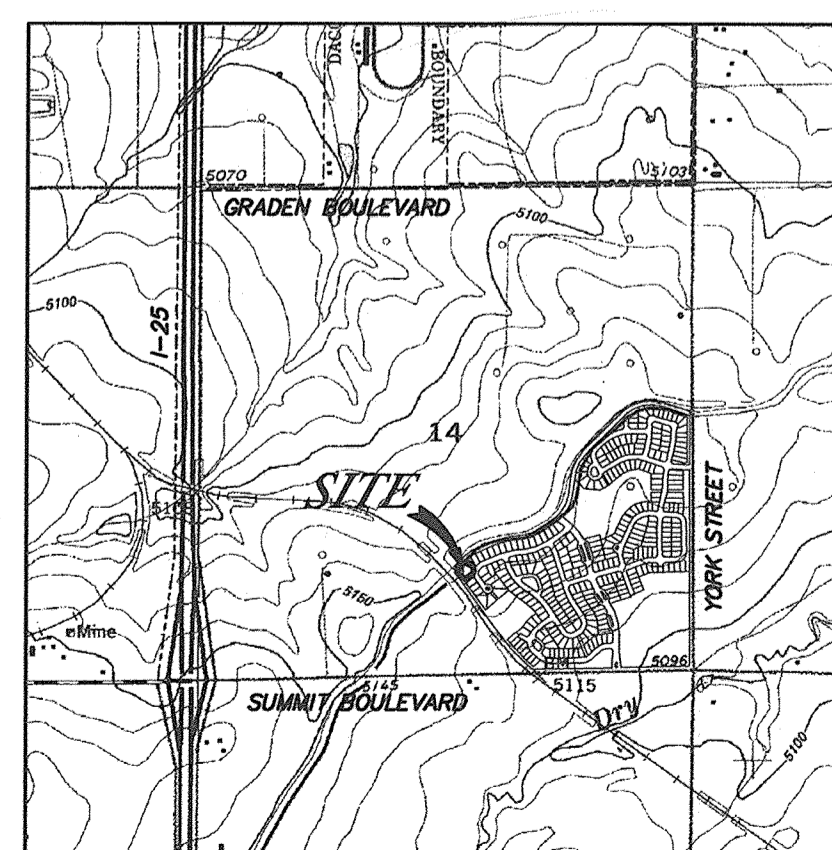
[Signature] 8-2-05
 UNITED POWER DATE

WATER AND SANITARY SEWER EASEMENT APPROVAL:

[Signature] 8/1/05
 CENTRAL WELD CO. WATER DISTRICT DATE

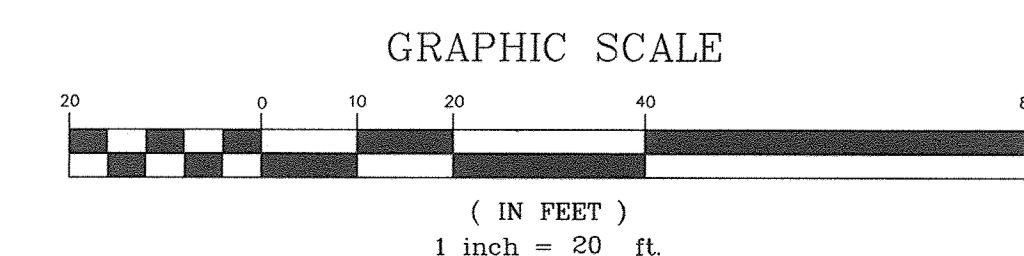
[Signature] 8/1/05
 ST. WRAIN SANITATION DISTRICT DATE

OUTLOT TABLE				
OUTLOT NO.	AREA	OWNERSHIP	MAINTENANCE	INTENDED USE
OUTLOT Y	2,917 S.F.	SWEETGRASS METROPOLITAN DISTRICT NO. 2	H.O.A.	OPEN AREA/LANDSCAPING



GENERAL NOTES:

- 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.
- THE PURPOSE OF THIS REPLAT IS TO CREATE AN OUTLOT IN LOT 38 OF BLOCK 1 OF SWEETGRASS FILING 1.
- TITLE COMMITMENT NUMBER FCC25052143-4 BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF 03/28/2005 WAS RELIED ON FOR THE PREPARATION OF THIS REPLAT.
- BEARINGS ARE BASED ON THE SWEETGRASS FILING NO. 1 SUBDIVISION PLAT.



SWEETGRASS FILING NO. 1
 REPLAT B FINAL PLAT
 DAcono, COLORADO

SCALE: HOR. 1"=20'
 VERT. N/A

DESIGN/APPR. *[Signature]*
 DRAWN BY: BO
 DATE: 06/21/05

HURST & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 4999 Pearl East Circle, Suite 106
 Boulder, Colorado 80501 (303) 449-9105

FILE: G:\202038\FILING 1\SURVEY\F1-RPB SHEET 1 OF 1