

MERIDIAN OFFICE PARK, FILING No. 3, 1st AMENDMENT

A REPLAT OF LOT 1, MERIDIAN OFFICE PARK, FILING NO. 3

BEING A PART OF SECTIONS 1 AND 12

TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6th P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO

40.00 ACRES

3 NON-RESIDENTIAL LOTS

SB02-056

LEGAL DESCRIPTION

Lot 1, Meridian Office Park, Filing No. 3, County of Douglas, State of Colorado.

DEDICATION STATEMENT

The undersigned, being all the owners, mortgagees, beneficiaries of Deeds of Trusts and holders of other interests in the lands described herein, have laid out, subdivided and platted said lands into lots, streets, tracts and easements as shown hereon under the name and subdivision of Meridian Office Park, Filing No. 3, 1st Amendment. The utility easements as shown hereon are hereby dedicated for public utilities and for 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. All streets and rights-of-way shown hereon are dedicated and conveyed to Douglas County, Colorado, in fee simple absolute, with marketable title, for public uses and purposes.

TELETECH SERVICES CORPORATION, a Colorado Corporation

ATTEST:

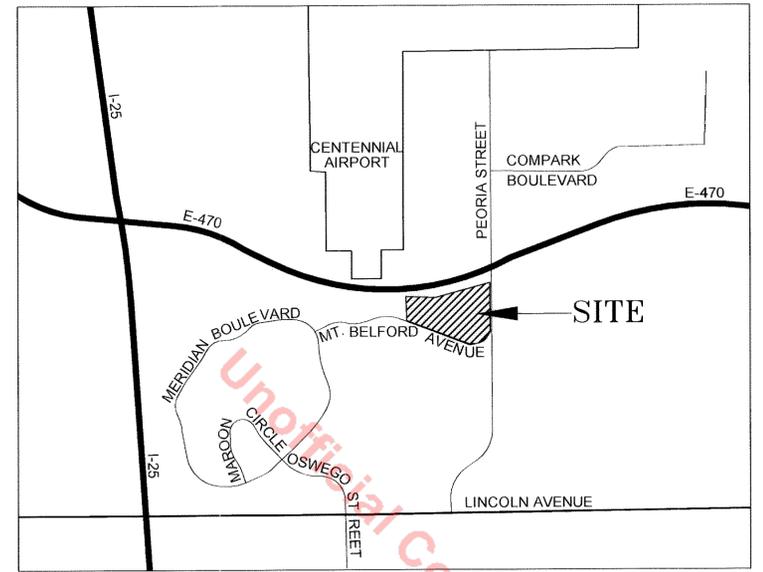
By:

Christy T. O'Connor
ASST. Secretary/Treasurer
CHRISTY T. O'CONNOR

Garth Howard
President
GARTH HOWARD

The foregoing Dedication Statement was acknowledged before me this 21 day of AUGUST, 2003 by CHRISTY O'CONNOR ASST. Secretary and GARTH HOWARD President of TELETECH SERVICES CORPORATION

Miss A. Bogert
Witness my hand and official seal
Notary Public
My commission expires: 10/7/05



VICINITY MAP
1"=2000'

AIRPORT INFLUENCE AREA NOTE

Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against Douglas County, its officers, employees, and agents related to or resulting from the passage of aircraft and the airspace above the property that is the subject of this replat.

SURVEYING CERTIFICATE

I, Robert Buckley, Jr., 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 May 3 2002, 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 of the Douglas County subdivision Regulations.

I attest the above on this 11th day of February, 2003.

Robert Buckley, Jr.
22088
02-11-2003
Robert Buckley, Jr., S., No. 22088
Professional Land Surveyor
Benefit of Western States Surveying, Inc.

PLANNING COMMISSION

This plat, File No. N/A was reviewed by the Planning Commission on N/A
Planning Director, on behalf of the Planning Commission

BOARD OF COUNTY COMMISSIONERS

This Plat was approved for filing by the Board of County Commissioners of Douglas County, Colorado on the 17th day of December, 2002, subject to any conditions specified hereon. The dedication of streets and rights-of-ways are hereby accepted.

Lot 1, Meridian Office Park, Filing No. 3, is amended by this plat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the Douglas County Clerk and Recorder, Reception #9756589.

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.

William J. Maxwell
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 9th day of Sept, 2003
A.D., at 10:41 a.m./p.m., and was recorded at Reception Number 2003134332

Bob Justin
County Clerk and Recorder

APPLICANT/DEVELOPER: STATE STREET BANK AND TRUST CO. OF CONNECTICUT
225 ASYLUM STREET
HARTFORD, CT 06103

SURVEYOR: **WESTERN STATES SURVEYING, Inc.**
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, COLORADO 80134 (303) 841-7436

PAGE 1 OF 2
DATE OF PREPARATION: MAY 5, 2002
WSSI JOB NO. 20215-001

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NORTHWEST
CORNER SECTION
12 T6S, R 67W
FND ALUM. CAP
PLS 33202

S89°57'22"E 2626.80'
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12

E-470 PUBLIC HIGHWAY AUTHORITY

FOUND 10' WITNESS
CORNER ON LINE
BETWEEN THE
NORTHWEST CORNER
AND THE NORTH
QUARTER CORNER SET
3.25" ALUM. CAP "W.C.
WSSI PLS 22088"

NORTH QUARTER
SECTION 12
T6S, R67W

S00°00'38"W
47.34'

N89°59'22"W
60.17'

S02°19'26"E 217.03'

S00°00'38"W 316.06'

S00°00'38"W 593.98'

S00°00'38"W 279.80'

S00°00'38"W 593.98'

MERIDIAN OFFICE
PARK FILING NO. 1
2nd AMENDMENT

ARAPAHOE COUNTY AIRPORT
APPROACH ZONE
BOOK 438 PAGE 142

TRACT D

LOT 2
160680 SQ. FT.
3.6887 ACRES

LOT 3
MERIDIAN OFFICE PARK
FILING NO. 3

MERIDIAN OFFICE PARK
FILING NO. 4, 1st AMENDMENT
TRACT C

LOT 1A
MERIDIAN OFFICE PARK
FILING NO. 4, 1st AMENDMENT

LOT 1B
370,136 SQ. FT.
8.4972 AC

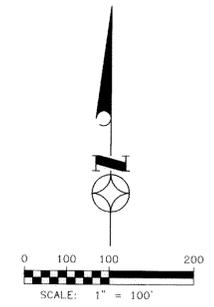
LOT 1A
913,910 SF
20.9805 AC

LOT 1C
458,375 SQ. FT.
10.5228 AC

LOT 5A

TRACT B

SOUTH QUARTER
SECTION 12
T6S, R67W
FOUND ALUM. CAP
PLS 19003



LEGEND

- FOUND 2.5" ALUM. CAP "E-470 PUBLIC HIGHWAY AUTHORITY PLS 10377 ROW"
- SET 2" ALUM. CAP ON # 6 REBAR "WSSI LS 22088"
- E-470 ACCESS LIMITATION LINE

Unofficial Copy

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