

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

A REPLAT OF BLOCKS 76, 77, AND 78, TRACTS C-4, C-5, AND WWW, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

A PART OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALSO BEING BLOCKS 76, 77, AND 78, AND TRACTS C-4, C-5, AND WWW, AND THE PUBLIC RIGHTS-OF-WAY OF SOLANO PLACE AND HIDALGO WAY, OF THE PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION, RECORDED APRIL 28, 2006, AT RECEPTION NO. 2006035530, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, ASSUMED TO BEAR SOUTH 00°04'53" WEST, A DISTANCE OF 1,333.14 FEET;

(PARCEL A)
BEGINNING AT THE EASTERLY CORNER OF TRACT C OF SAID PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION;
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE AND CONTINUING ALONG THE NORTH AND WEST RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE THE FOLLOWING FOURTEEN (14) COURSES:

- 1) SOUTH 47°20'11" EAST, A DISTANCE OF 229.95 FEET TO A POINT OF TANGENT CURVATURE;
- 2) SOUTHERLY 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";
- 3) SOUTH 42°39'49" WEST, A DISTANCE OF 54.43 FEET TO A POINT OF TANGENT CURVATURE;
- 4) SOUTHWESTERLY 37.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 07°58'19";
- 5) SOUTH 50°38'08" WEST, A DISTANCE OF 178.24 FEET TO A POINT OF TANGENT CURVATURE;
- 6) SOUTHWESTERLY 254.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 54°00'00" TO A POINT OF REVERSE CURVATURE;
- 7) SOUTHWESTERLY 329.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE;
- THENCE SOUTHWESTERLY 420.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 56°00'00";
- 8) SOUTH 30°38'08" WEST, A DISTANCE OF 260.00 FEET TO A POINT OF TANGENT CURVATURE;
- THENCE SOUTHWESTERLY 373.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 57°48'57";
- 9) SOUTH 88°27'05" WEST, A DISTANCE OF 417.78 FEET TO A POINT OF TANGENT CURVATURE;
- THENCE SOUTHWESTERLY 471.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 62°50'14";
- 10) SOUTH 25°36'51" WEST, A DISTANCE OF 916.02 FEET TO A POINT OF TANGENT CURVATURE;
- 11) SOUTHERLY 151.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 20°13'10";
- 12) SOUTH 05°23'41" WEST, A DISTANCE OF 356.79 FEET TO A POINT OF TANGENT CURVATURE;
- 13) SOUTHERLY 133.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 20°38'54";
- 14) SOUTH 26°02'35" WEST, A DISTANCE OF 95.33 FEET TO THE EAST LINE OF SAID TRACT C;

THENCE ALONG SAID EAST LINE THE FOLLOWING THIRTY-FIVE (35) COURSES:

- 1) NORTH 63°57'25" WEST, A DISTANCE OF 260.80 FEET;
- 2) NORTH 01°57'45" EAST, A DISTANCE OF 316.50 FEET;
- 3) NORTH 05°40'05" WEST, A DISTANCE OF 838.70 FEET;
- 4) NORTH 20°07'43" WEST, A DISTANCE OF 252.97 FEET;
- 5) NORTH 05°41'39" WEST, A DISTANCE OF 241.83 FEET;
- 6) NORTH 05°21'13" EAST, A DISTANCE OF 119.01 FEET;
- 7) NORTH 29°01'07" EAST, A DISTANCE OF 72.05 FEET;
- 8) NORTH 52°13'21" EAST, A DISTANCE OF 419.40 FEET;
- 9) NORTH 82°15'11" WEST, A DISTANCE OF 39.91 FEET;
- 10) NORTH 53°11'55" EAST, A DISTANCE OF 80.20 FEET;
- 11) NORTH 59°10'07" EAST, A DISTANCE OF 112.44 FEET;
- 12) NORTH 66°42'29" EAST, A DISTANCE OF 92.55 FEET;
- 13) NORTH 68°50'49" EAST, A DISTANCE OF 58.86 FEET;
- 14) NORTH 68°34'52" EAST, A DISTANCE OF 85.26 FEET;
- 15) NORTH 75°20'41" EAST, A DISTANCE OF 122.70 FEET;
- 16) NORTH 62°06'15" EAST, A DISTANCE OF 87.82 FEET;
- 17) NORTH 67°34'51" EAST, A DISTANCE OF 64.56 FEET;
- 18) NORTH 72°31'32" EAST, A DISTANCE OF 101.24 FEET;
- 19) NORTH 72°54'44" EAST, A DISTANCE OF 149.56 FEET;
- 20) NORTH 68°07'57" EAST, A DISTANCE OF 152.99 FEET;
- 21) NORTH 77°38'43" EAST, A DISTANCE OF 70.90 FEET;
- 22) NORTH 76°30'05" EAST, A DISTANCE OF 75.05 FEET;
- 23) NORTH 81°45'14" EAST, A DISTANCE OF 117.50 FEET;
- 24) SOUTH 87°05'21" EAST, A DISTANCE OF 136.84 FEET;
- 25) NORTH 86°43'17" EAST, A DISTANCE OF 116.68 FEET;
- 26) NORTH 89°12'36" EAST, A DISTANCE OF 215.62 FEET;
- 27) NORTH 78°57'29" EAST, A DISTANCE OF 102.29 FEET;
- 28) NORTH 72°27'47" EAST, A DISTANCE OF 109.53 FEET;
- 29) NORTH 66°06'41" EAST, A DISTANCE OF 122.79 FEET;
- 30) NORTH 52°26'57" EAST, A DISTANCE OF 157.60 FEET;
- 31) NORTH 42°08'53" EAST, A DISTANCE OF 115.24 FEET;
- 32) NORTH 35°43'59" EAST, A DISTANCE OF 114.22 FEET;
- 33) NORTH 42°45'18" EAST, A DISTANCE OF 120.97 FEET;
- 34) NORTH 49°23'39" EAST, A DISTANCE OF 108.62 FEET;
- 35) NORTH 53°01'44" EAST, A DISTANCE OF 47.47 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL B),

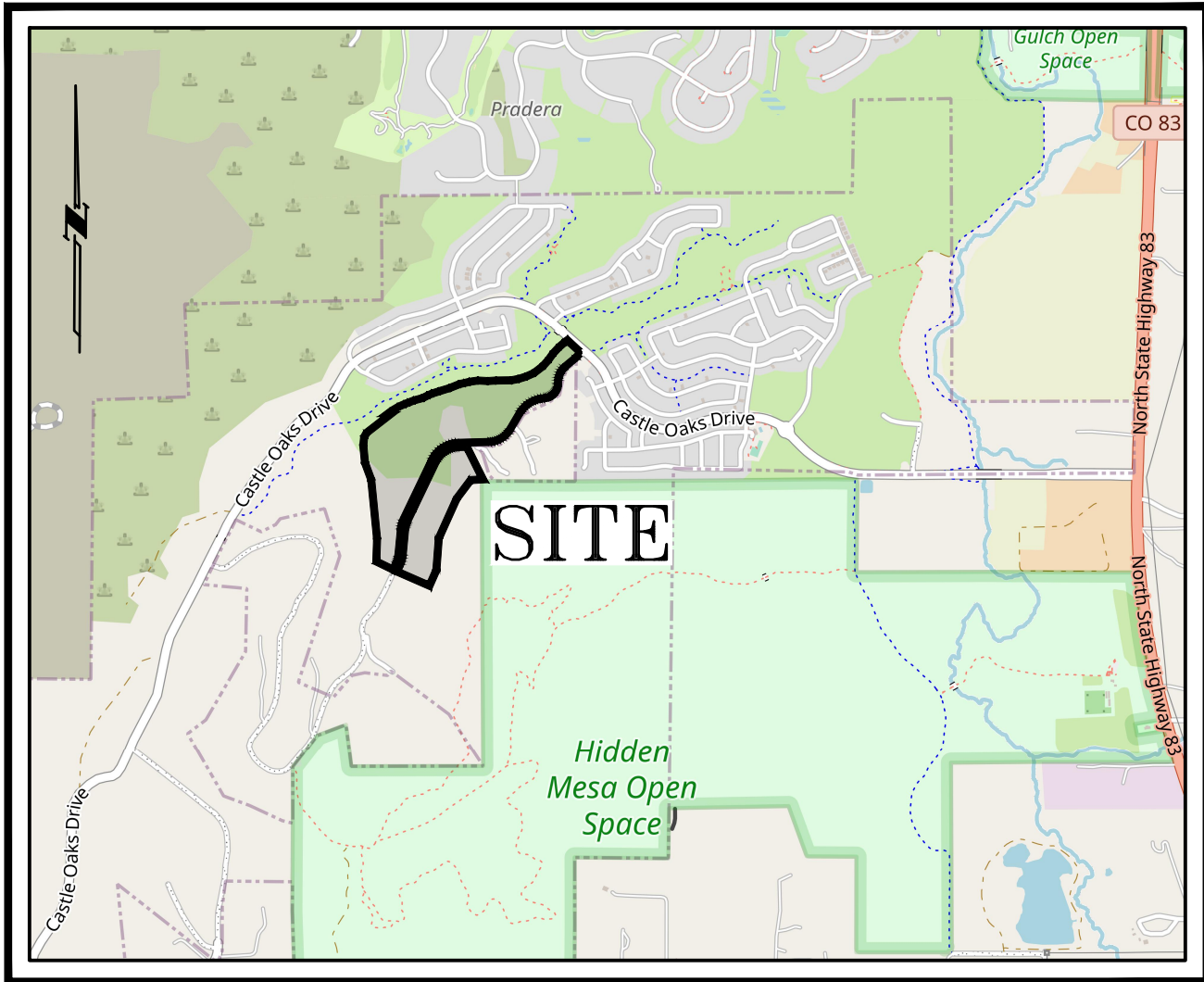
BEGINNING AT THE NORTHEAST CORNER OF TRACT N OF SAID PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION;
THENCE ALONG THE NORTH LINE OF SAID TRACT N THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 86°42'47" WEST, A DISTANCE OF 173.87 FEET;
- 2) SOUTH 37°03'42" WEST, A DISTANCE OF 326.92 FEET;
- 3) SOUTH 24°14'57" WEST, A DISTANCE OF 612.65 FEET;
- 4) SOUTH 04°18'52" WEST, A DISTANCE OF 448.01 FEET;
- 5) SOUTH 23°50'43" WEST, A DISTANCE OF 240.84 FEET;
- 6) NORTH 66°23'40" WEST, A DISTANCE OF 501.46 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 26°02'35" EAST, A DISTANCE OF 95.33 FEET TO A POINT OF TANGENT CURVATURE;
- 2) NORTHERLY 154.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 20°38'54";
- 3) NORTH 05°23'41" EAST, A DISTANCE OF 356.79 FEET TO A POINT OF TANGENT CURVATURE;
- 4) NORTHERLY 130.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 20°13'10";
- 5) NORTH 25°36'51" EAST, A DISTANCE OF 916.02 FEET TO A POINT OF TANGENT CURVATURE;
- 6) NORTHEASTERLY 405.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 62°50'14";
- 7) NORTH 88°27'05" EAST, A DISTANCE OF 113.92 FEET TO THE WEST LINE OF LOT 1 OF THE PLAT OF PLEASANT VIEW, RECORDED OCTOBER 16, 2018, AT RECEPTION NO. 2018062944;
- THENCE SOUTH 26°25'07" EAST ALONG SAID WEST LINE, A DISTANCE OF 511.09 FEET, TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING A TOTAL AREA OF 3,735,940 SQUARE FEET (85.765 ACRES), MORE OR LESS.



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

SHEET 1 – COVER SHEET
SHEET 2 – OVERALL BOUNDARY SHEET
SHEETS 3-6 MAP/DETAIL SHEETS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AND FOR THE PURPOSES OF OWNERSHIP, EXCLUDING MAINTENANCE, SIGHT DISTANCE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PREVIOUS LOT LINES ARE BEING ABANDONED WITH THIS PLAT. SIDE LOT EASEMENTS ARE BEING RELOCATED TO THE NEW LOT LINE LOCATIONS AS SHOWN. THE RIGHTS-OF-WAY OF SOLANO PLACE AND HIDALGO WAY ARE HEREBY VACATED AND RE-DEDICATED AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES, APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

M.D.C. LAND CORPORATION, A COLORADO CORPORATION

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____ OF M.D.C. LAND CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK:

BY: _____

MAYOR

ATTEST: _____

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PURPOSE OF PLAT AMENDMENT:

TO VACATE EXISTING STREETS, LOTS, TRACTS AND EASEMENTS, AND TO REPLAT SAME INTO NEW STREETS, LOTS, TRACTS AND EASEMENTS.

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LIBERTY VILLAGE DEVELOPMENT AGREEMENT, RECORDED ON THE 17TH DAY OF AUGUST, 2004, AT RECEPTION NO. 2004085670, AND ACCORDINGLY 15 SFE ARE DEBITED FROM THE WATER BANK.

NOTES:

1. STORMWATER MAINTENANCE RESPONSIBILITY: MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. MAINTENANCE RESPONSIBILITY SHALL BE DEFINED ON FINAL PLATS AND FINAL DEVELOPMENT PLANS. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. MAINTENANCE ACCESS FOR ALL FACILITIES MUST BE ADEQUATE FOR THE ANTICIPATED MAINTENANCE VEHICLES AND EQUIPMENT AND SHOULD BE SHOWN ON THE FINAL PLATS AND FINAL DEVELOPMENT PLANS. THE OPERATION AND MAINTENANCE MANUAL, AS DESCRIBED IN SECTION 4.6 OF THE STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL, SHALL DEFINE THOSE ENTITIES RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF STORMWATER FACILITIES. IF THE PROPERTY OWNER FAILS TO MAINTAIN A FACILITY, THE TOWN WILL COMPLETE MAINTENANCE AND CHARGE THE OWNER AT 1.25 TIMES THE COST OF MAINTENANCE.

2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

3. ALL STREET RIGHTS-OF-WAY, LOT LINES, TRACT LINES AND UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT – LIBERTY VILLAGE PORTION WITHIN THE BOUNDARIES OF THE LAND AS SHOWN ON THIS PLAT ARE HEREBY VACATED BY THIS PLAT.

4. ALL UTILITY, DRAINAGE, AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT AMENDMENT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK.

5. ZONING IS PER THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT LIBERTY VILLAGE PORTION PRELIMINARY PLANNED DEVELOPMENT SITE PLAN, RECORDED AUGUST 17, 2004, RECEPTION NUMBER 2004085669.

6. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, ASSUMED TO BEAR SOUTH 00°04'53" WEST, A DISTANCE OF 1,333.14 FEET, MONUMENTED AS SHOWN HEREON.

7. 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.

8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT WIDE UTILITY EASEMENT ALONG THE REAR LOT LINES AND SHALL HAVE A 5-FOOT WIDE UTILITY EASEMENT ALONG EACH SIDE LOT LINE AND SHALL HAVE A 15-FOOT WIDE UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

9. NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPING PLANTINGS, CROPS, BUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS FINAL PLAT. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.

10. 8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT – LIBERTY VILLAGE PORTION, IS NOT LOCATED WITHIN PROTECTED AREAS AS DEFINED BY THE TOWN OF CASTLE ROCK SKYLINE RIDGELINE PROTECTION ORDINANCE. MAP DATED FEBRUARY 26, 1999, ADOPTED AS AN AMENDMENT TO THE ZONING DISTRICT MAP IN CODC 17.12.030.

11. EMERGENCY ACCESS EASEMENTS UTILIZED AS A SECOND MEANS OF INGRESS/EGRESS, ARE SUBJECT TO THE FOLLOWING:

- ACCESS WILL BE DESIGNED, CONSTRUCTED AND MAINTAINED IN GOOD CONDITION AND ACCESSIBLE AT ALL TIMES PER FIRE DEPARTMENT REQUIREMENTS.
- EASEMENTS WILL BE:
- PROVIDED WITH A PAVED SURFACE (CONCRETE OR ASPHALT), INCLUDING CURB RAMPS AT EACH END.
- CAPABLE OF SUPPORTING A MINIMUM OF 75,000 POUNDS.
- PROVIDED WITH CONTROLLED ACCESS AT EACH END IN A MANNER APPROVED BY A GATE WITH OPTICAL DEVICES IN BOTH DIRECTIONS.
- SIGNS IDENTIFYING THE ACCESS WILL BE POSTED AND MAINTAINED PER FIRE DEPARTMENT REQUIREMENTS.
- THE EASEMENT WILL BE MAINTAINED BY, AND AT THE EXPENSE OF, THE DEVELOPER OR HOMEOWNERS' ASSOCIATION, AS APPROPRIATE.

12. OTHER THAN OVERLOT GRADING, NO IMPROVEMENTS WITHIN ANY PLANNING AREA MAY BE MADE WITHOUT THE APPROVAL OF THE CONSTRUCTION PLANS FOR THAT PLANNING AREA.

13. LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN TO BE RESPONSIBILITY OF HOA.

14. THERE ARE NEW RIGHTS-OF-WAY BEING CREATED BY THIS PLAT.

15. IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100-YEAR FLOODPLAIN, APPROVAL FROM THE US FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.

16. PLAT IS LOCATED WITHIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 08035C0191G WITH A REVISED DATE OF MARCH 16, 2016. THE DELINEATION OF FLOOD ZONES ARE SHOWN HEREON.

17. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LAND SURVEY PLAT IS THE U.S. SURVEY FOOT.

NOTES (CONTINUED):

18. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES THE RIGHTS-OF-WAY AND EASEMENTS OF HIDALGO WAY AND SOLANO PLACE AS SHOWN ON THE PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION, AS REFERENCED HEREON.

19. SEE SHEET 2 FOR LAND USE SUMMARY TABLES AND TRACT SUMMARY TABLES

20. DEVELOPMENT OF LOTS WITHIN THE AREAS DESCRIBED ABOVE SHALL BE RESTRICTED TO THE CONFINES OF A DESCRIBED BUILDING ENVELOPE. BUILDING ENVELOPES SHALL BE DESCRIBED AS TO SIZE AND DIMENSIONS ON THE FACE OF THE FINAL PLAT.

21. BUILDING ENVELOPES FOR SINGLE-FAMILY DETACHED RESIDENCES SHALL INCLUDE ALL CLEARING, GRADING, CONSTRUCTION, IRRIGATED LANDSCAPING AND IMPERVIOUS AREAS, WITH THE EXCEPTION THAT ENTRY DRIVEWAYS TO THE STRUCTURE MAY EXTEND FROM THE BUILDING ENVELOPE TO THE PRINCIPLE ACCESS ROUTE.

22. NO STRUCTURES MAY BE LOCATED IN THE GAS EASEMENT.

SURVEYOR'S CERTIFICATE:

I, SAMUEL L. GALLUCCI III, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND

CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ 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 AMENDED 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 TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

SAMUEL L. GALLUCCI III
COLORADO P.L.S. 38584
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, COLORADO 80112-2019

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS ____ DAY OF _____, 20____

AUTHORIZED REPRESENTATIVE

(TITLE COMPANY)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: _____ TOWN OF CASTLE ROCK

TOWN CLERK TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL:

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ____ O'CLOCK ____M. ON THE ____ DAY OF _____, 20____, AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

SECS. 20, 21, 28, AND 29, T.7S., R.66W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMKco.com

APPLICANT/DEVELOPER
MDC LAND
CORPORATION
4350 S. MONACO ST.
DENVER, CO 800237

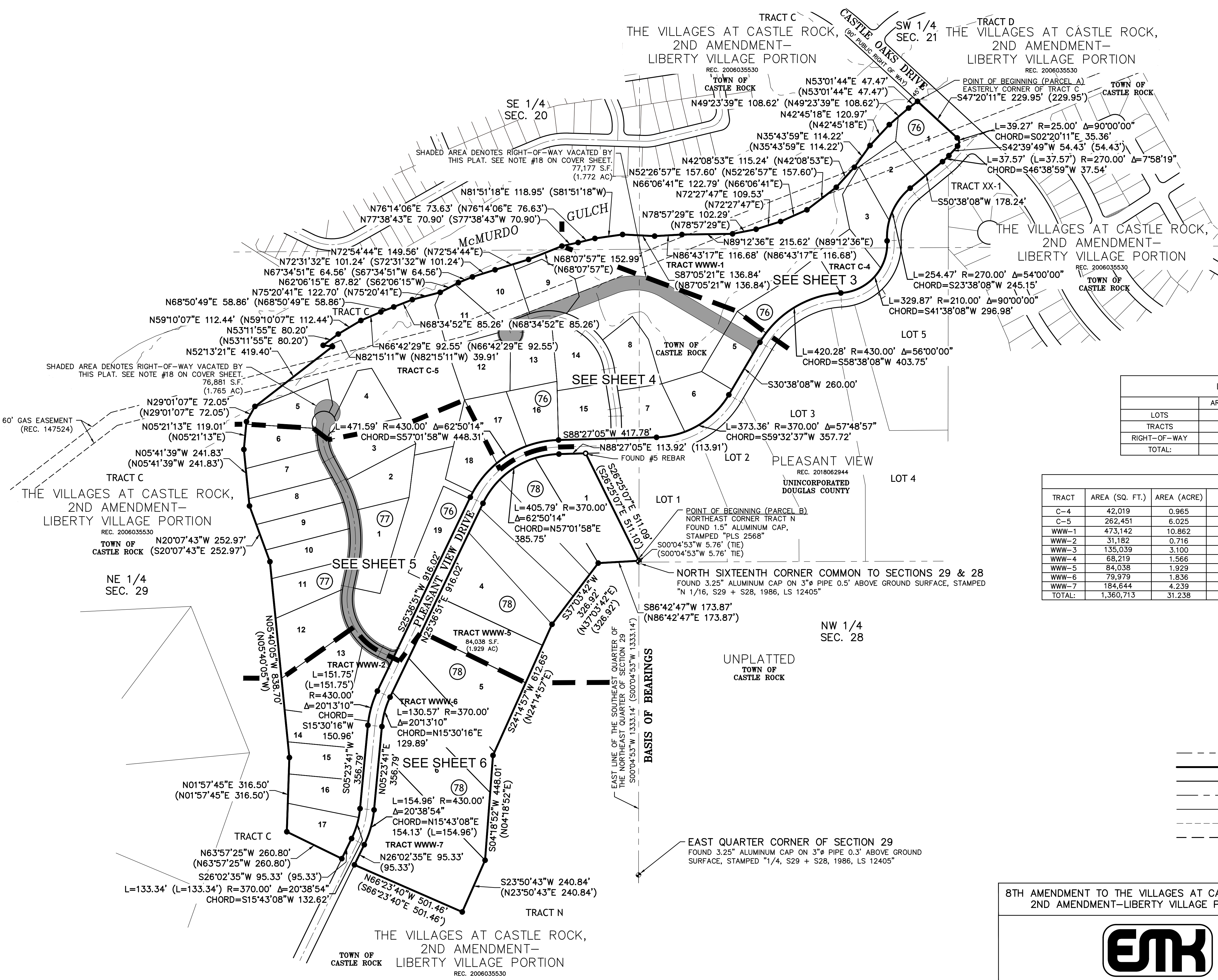
DATE: 2/12/2024
DRAWN BY: SLG3
QA/QC: JTH
SHEET 1
OF 6 SHEETS

JOB NO. 11948-02

TOWN OF CASTLE ROCK PROJECT NO. PL21-0003

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

A REPLAT OF BLOCKS 76, 77, AND 78, TRACTS C-4, C-5, AND WWW, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION
A PART OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



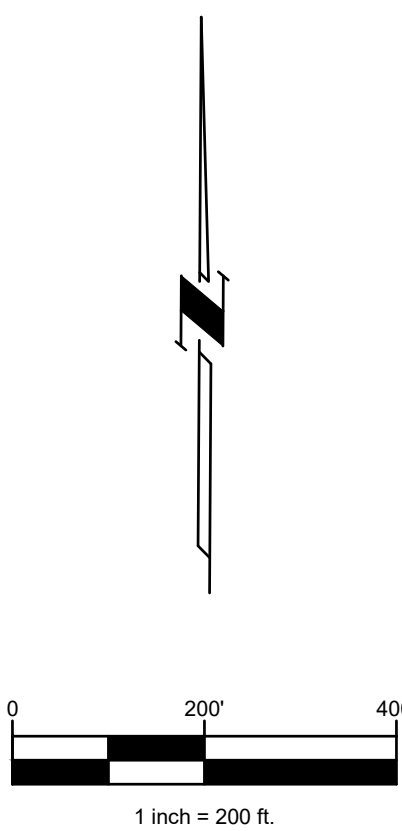
LAND USE SUMMARY TABLE			
	AREA (SQ. FT.)	AREA (ACRE)	%
LOTS	2,274,166	52.208	60.87%
TRACTS	1,360,713	31.238	36.42%
RIGHT-OF-WAY	101,061	2.320	2.71%
TOTAL:	3,735,940	85.765	100.00%

TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRE)	USE	PROPOSED OWNERSHIP/MAINTENANCE
C-4	42,019	0.965	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA/HOA
C-5	262,451	6.025	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA/HOA
WWW-1	473,142	10.862	OPEN SPACE	TOWN OF CASTLE ROCK/HOA
WWW-2	31,182	0.716	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
WWW-3	135,039	3.100	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
WWW-4	68,219	1.566	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
WWW-5	84,038	1.929	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
WWW-6	79,979	1.836	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
WWW-7	184,644	4.239	OPEN SPACE, UTILITY & DRAINAGE EASEMENT	HOA
TOTAL:	1,360,713	31.238		

LEGEND

- FOUND MONUMENT, AS NOTED
- ⊕ FOUND PLSS CORNER, AS NOTED
- SET 1.25" PINK PLASTIC CAP
- ON #5 REBAR, STAMPED "EMK, PLS 38584"

- SECTION/ALIQUOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- SETBACK LINE



8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION

SECS. 20, 21, 28, AND 29, T.7S., R.66W., 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO



EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMK.com

APPLICANT/DEVELOPER
MDC LAND
CORPORATION
4350 S. MONACO ST.
DENVER, CO 800237

DATE: 2/12/2024
DRAWN BY: SLG3
QA/QC: JTH

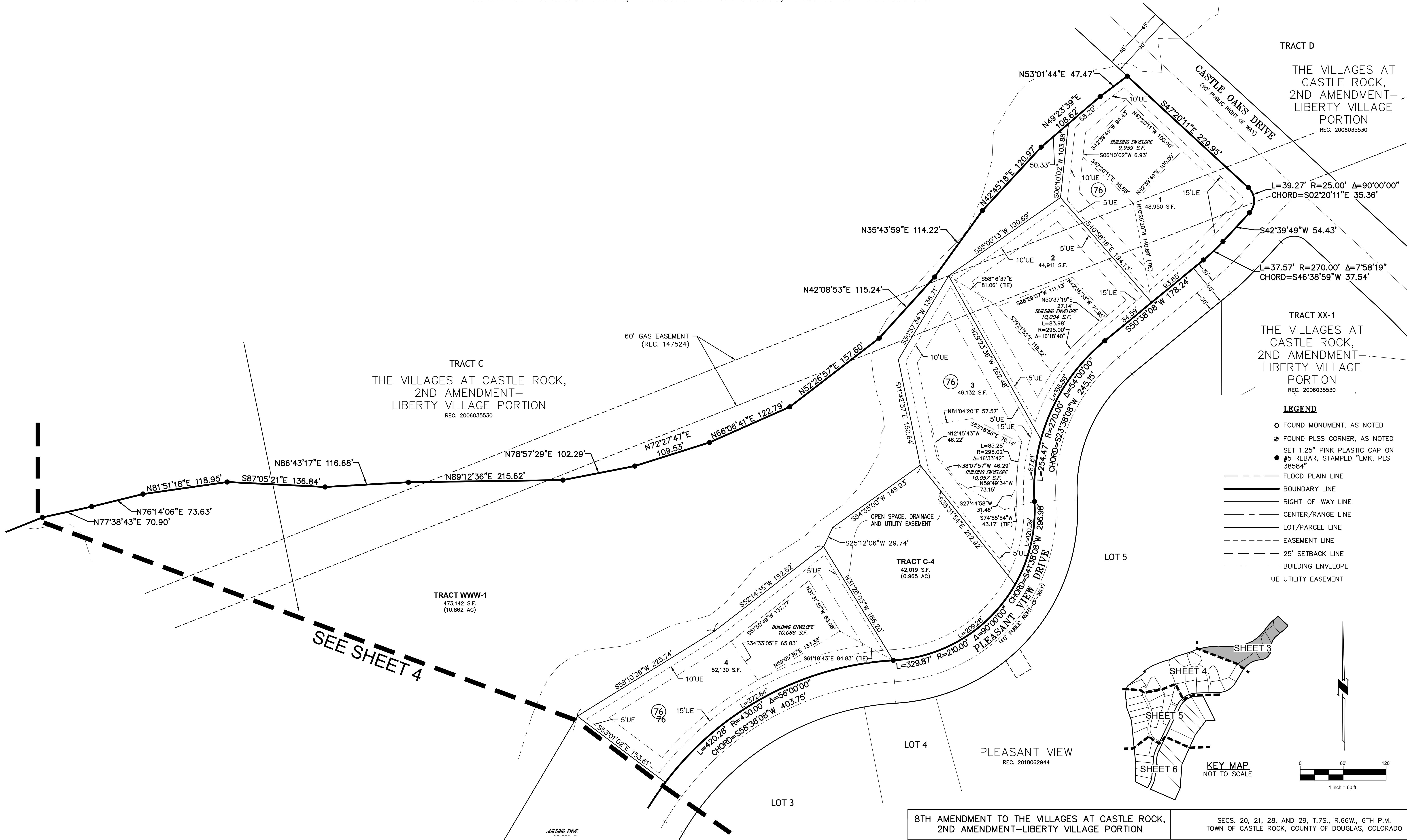
SHEET 2
OF 6 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL21-0003

JOB NO. 11948-02

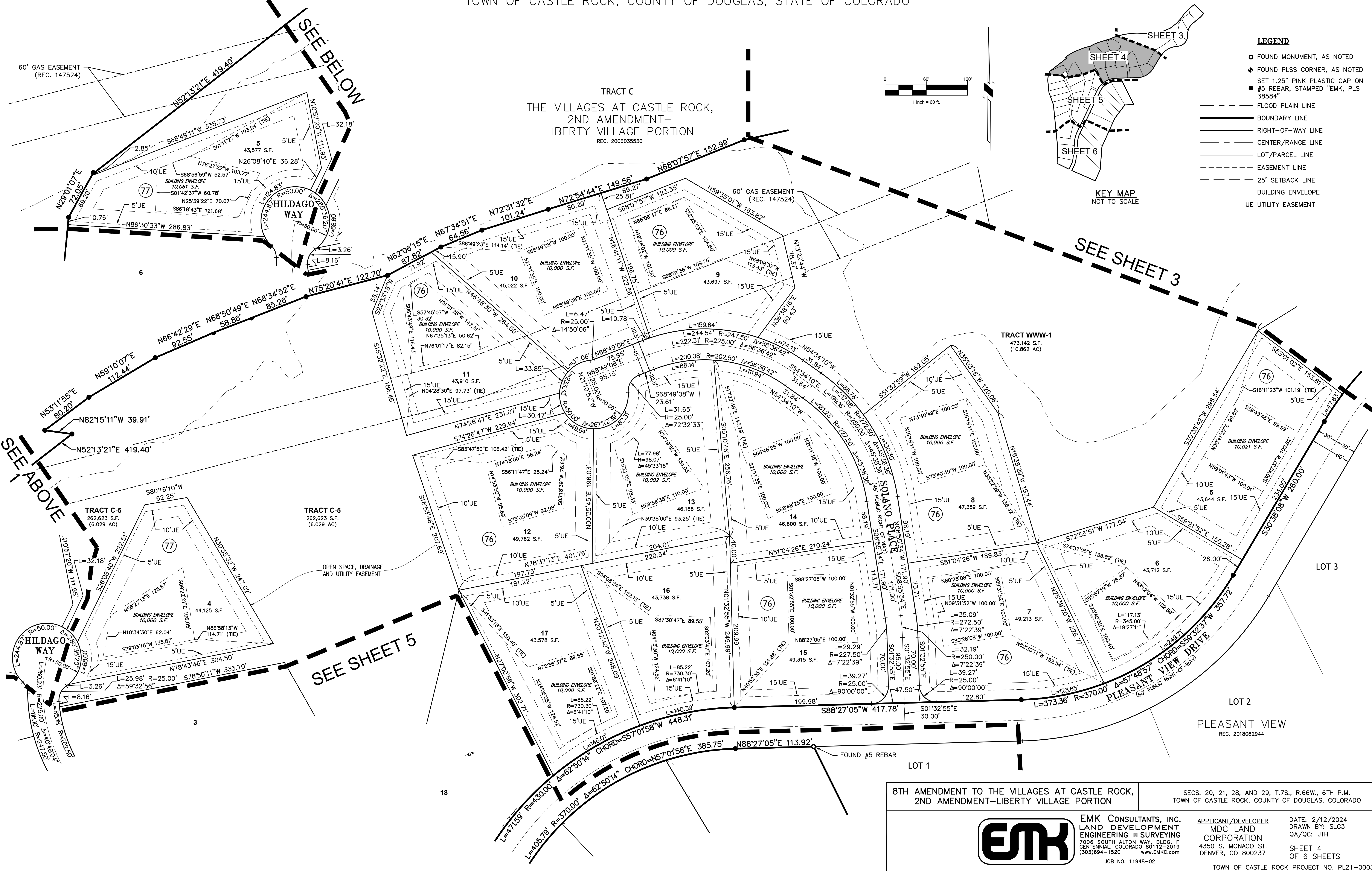
8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

A REPLAT OF BLOCKS 76, 77, AND 78, TRACTS C-4, C-5, AND WWW, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION
A PART OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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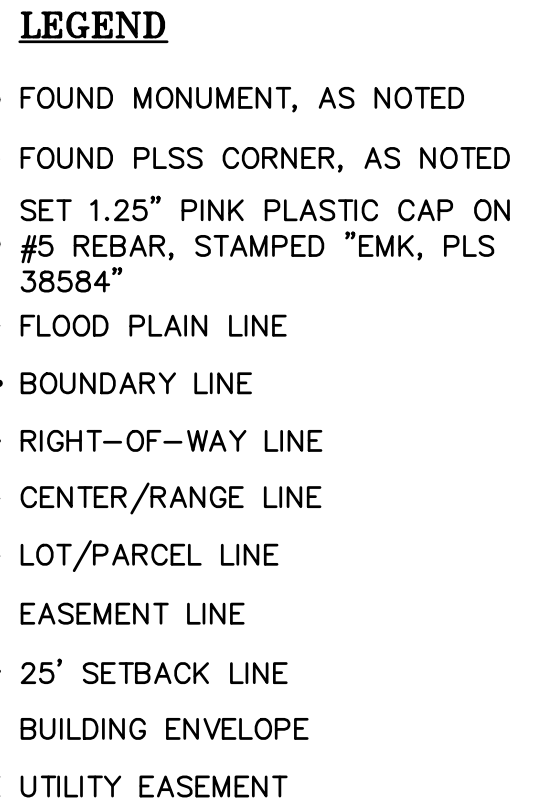
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SHEET 4
OF 6 SHEETS

TOWN OF CASTLE ROCK PROJECT NO. PL21-0003

A REPLAT OF BLOCKS 76, 77, AND 78, TRACTS C-4, C-5, AND WWW, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION
A PART OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



FOUND 1.5" ALUMINUM CAP,
STAMPED "PLS 2568"
S00°04'53"W 5.76' (TIE)

NORTH SIXTEENTH CORNER
COMMON TO SECTIONS 29 & 28
FOUND 3.25" ALUMINUM CAP ON 3" PIPE 0.5'
ABOVE GROUND SURFACE, STAMPED "N 1/16, A
S29 + S28, 1986, LS 12405", SEE P. 250, 1983

UNPLATTED

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION

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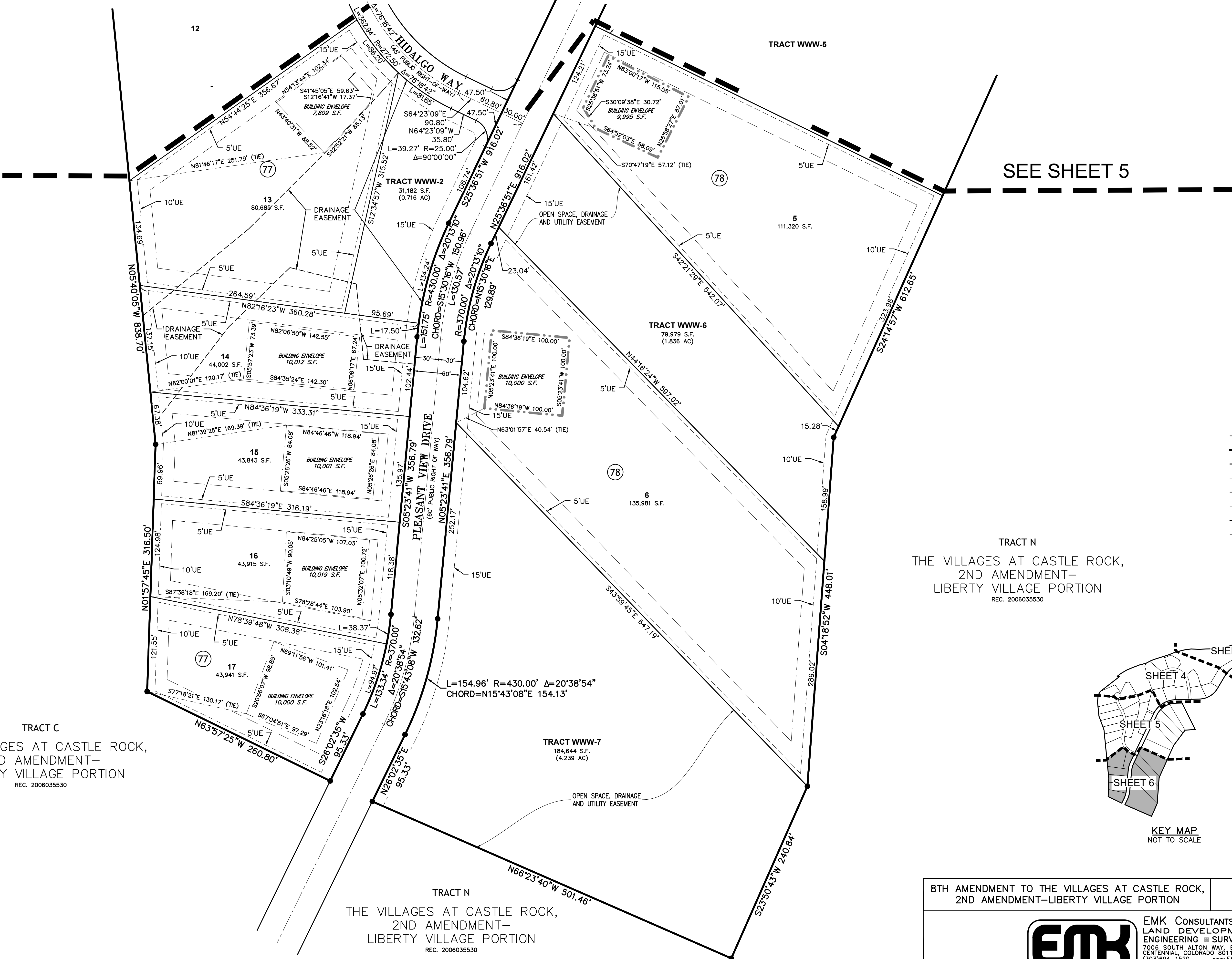
SHEET 5
OF 6 SHEETS

JOB NO. 11948-02

TOWN OF CASTLE ROCK PROJECT NO. PL21-0003

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT—LIBERTY VILLAGE PORTION

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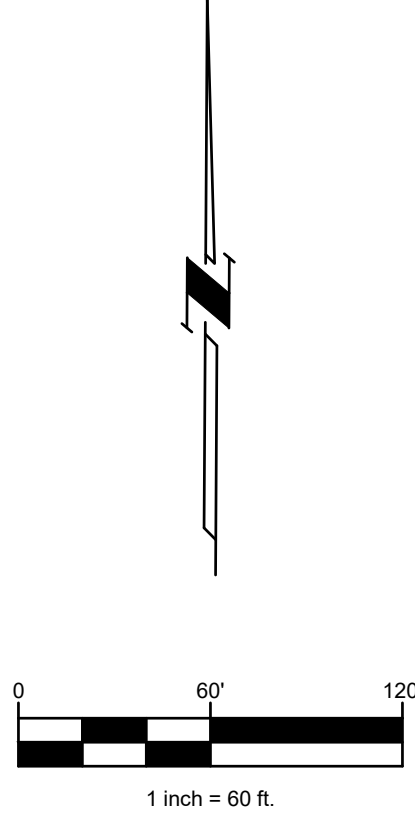
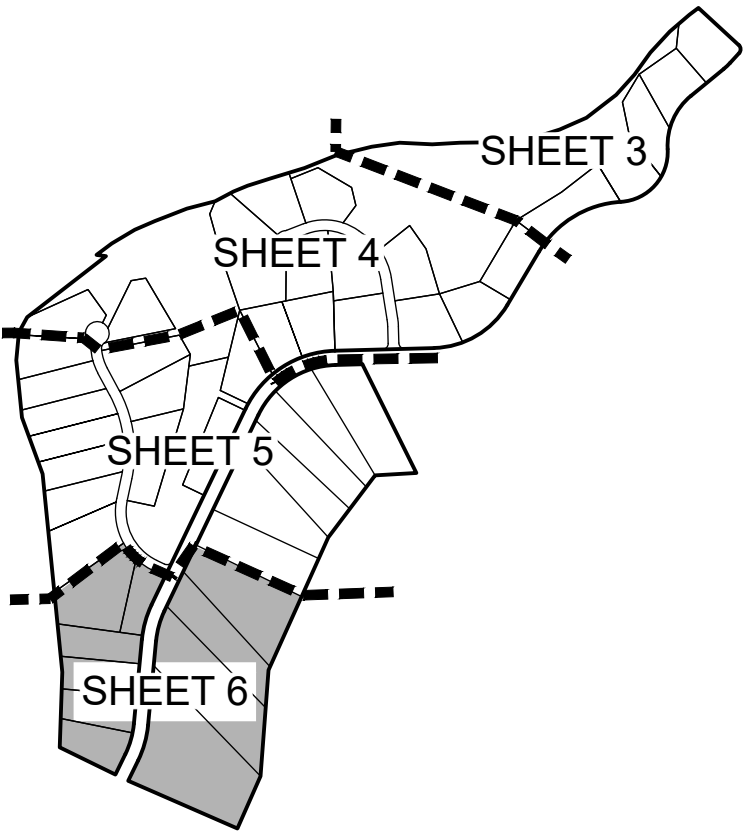


SEE SHEET 5

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PLSS CORNER, AS NOTED
- SET 1.25" PINK PLASTIC CAP ON
- #5 REBAR, STAMPED "EMK, PLS 38584"
- FLOOD PLAIN LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER/RANGE LINE
- LOT/PARCEL LINE
- EASEMENT LINE
- 25' SETBACK LINE
- BUILDING ENVELOPE
- UE UTILITY EASEMENT

TRACT N
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—
LIBERTY VILLAGE PORTION
REC. 2006035530



TRACT C
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—
LIBERTY VILLAGE PORTION
REC. 2006035530

TRACT N
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—
LIBERTY VILLAGE PORTION
REC. 2006035530

8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK,
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