

K.L.N. SUBDIVISION, FILING NO. 3
A REPLAT OF LOT 1, K.L.N. SUBDIVISION,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION

LOT 1, K.L.N. SUBDIVISION, COUNTY OF DOUGLAS, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF 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 K.L.N. SUBDIVISION, FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND 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 AND 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.

(Name of owner)

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: _____.

OWNER CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(Name of owner)

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: _____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK

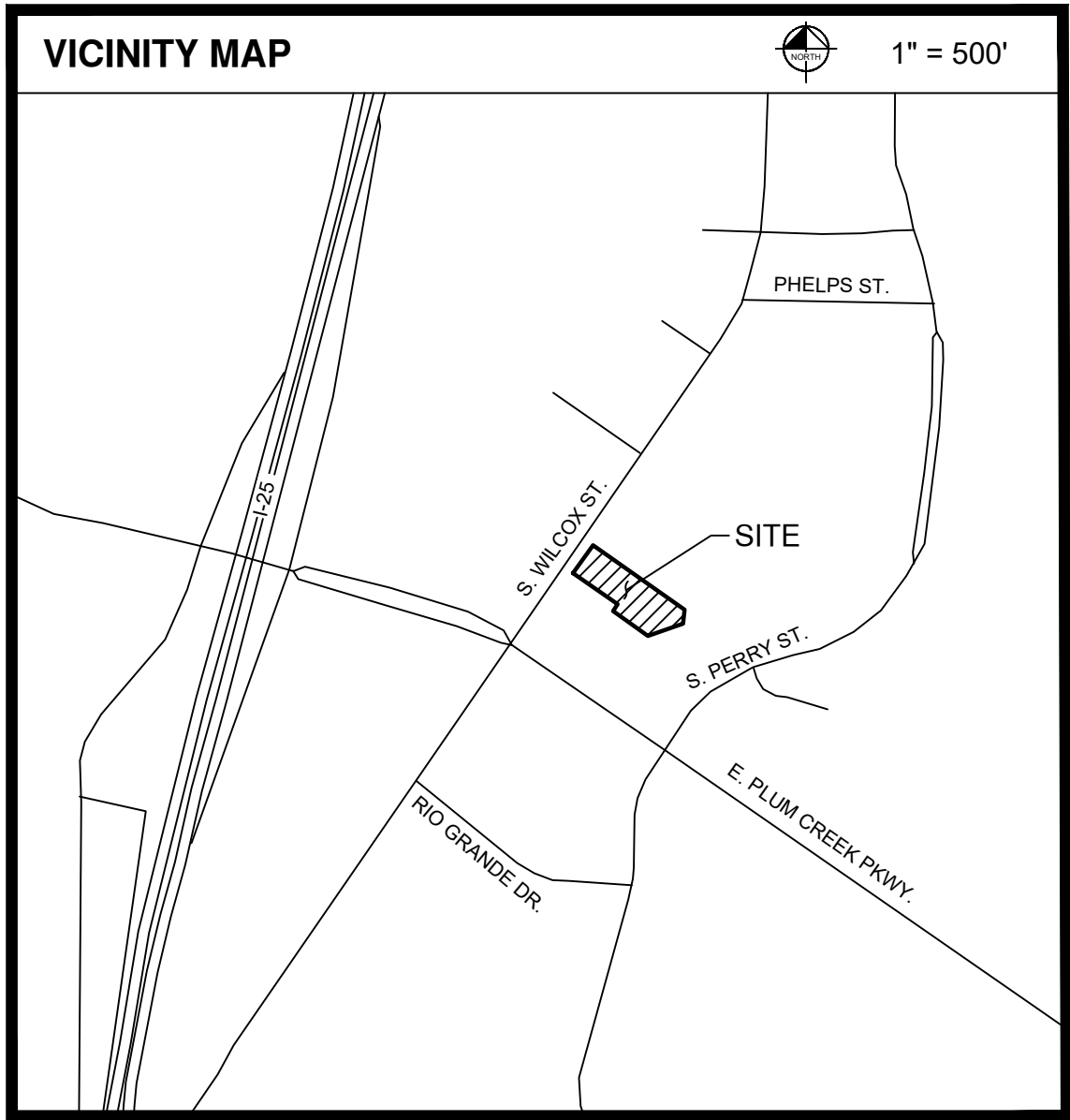
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,

20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

TOWN MANAGER

ATTEST:

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

DIRECTOR OF DEVELOPMENT SERVICES

NOTES

1. 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 CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEARING N 89°05'26" E, A DISTANCE OF 2,636.51 FEET, AS MONUMENTED AT THE THE NORTHWEST CORNER OF SAID SECTION 14 BY A FOUND 3" BRASS CAP STAMPED "LS 16848", AND AT THE NORTH QUARTER CORNER OF SAID SECTION 14 BY A FOUND 3" BRASS CAP STAMPED "LS 16848".
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 100-N35313SE-020-CN1, AMENDMENT NO. 1, EFFECTIVE DATE NOVEMBER 30, 2021, PREPARED BY FIDELITY NATIONAL TITLE.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF DOUGLAS, COMMUNITY PANEL NUMBER 08035C0301G, MAP EFFECTIVE DATE 03/16/2016. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.

SUMMARY TABLE

TOTAL AREA:	37,283 SQ. FT. OR 0.86 AC.
LOT 1 AREA:	12,946 SQ. FT. OR 0.30 AC.
LOT 2 AREA:	24,337 SQ. FT. OR 0.56 AC.

SHEET INDEX

- 1) COVER SHEET
- 2) PLAT MAP

OWNER

STUCY COMMERCIAL PROPERTIES
5450 MONTANA VISITA WAY SUITE 200
CASTLE ROCK, CO 80108
PHONE: 303-618-9959
CONTACT: RICK STUCY

SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
6200 SYRACEUSE WAY, #300
GREENWOOD VILLAGE, CO 80111 303-228-2300
CONTACT: DARREN R. WOLTERSTORFF, PLS

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.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

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

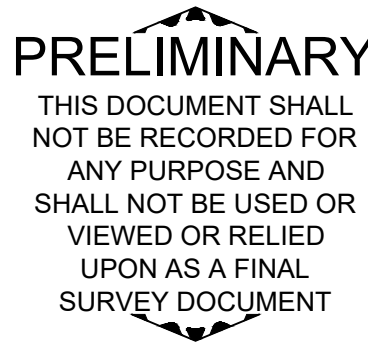
MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, DARREN R. WOLTERSTORFF, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SUBDIVISION PLAT ACCURATELY REPRESENTS THAT SURVEY.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF, AND THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

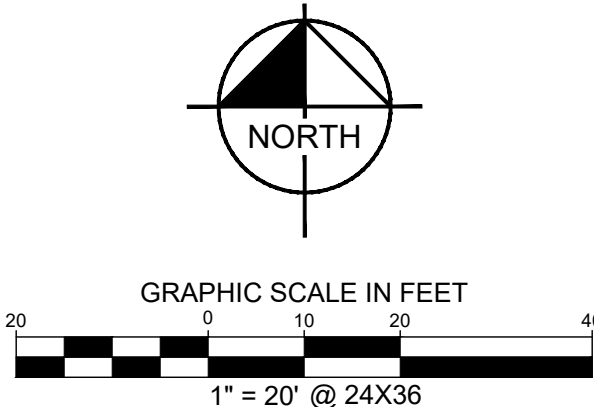
THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

			<div>Kimley»Horn</div> <div>6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111</div> <div>Tel. No. (303) 228-2300 www.kimley-horn.com</div>					
1	5/9/23	REV.						
No.	DATE	REVISION DESCRIPTION	Scale N/A	Drawn by CAD/PTM	Checked by DRW	Date May, 2023	Project No. 196110023	Sheet No. 1 OF 2

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPERTY CORNER SET AS NOTED
	PROPERTY CORNER FOUND AS NOTED
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP



PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

<h1 style="text-align: center;">Kimley»Horn</h1>					
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111				Tel. No. (303) 228-2300 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=20'	CAD/PTM	DRW	May. 2023	196110023	2 OF 2

DWG NAME: WIMLEY-HORN COMMIT DNNVCO CIVIL196110023 PIZZA HUT CR PLAT.DWG PLOTTED BY: MCGRANAGHAN PATRICK 5/8/2023 1:55 PM LAST SAVED: 5/8/2023 4:48 PM