

AFFIDAVIT OF MAILING

The Estates Above Plum Creek, Subdivision Filing No. 4 Replat

The undersigned Michael Tollefson hereby certifies that he, or she, on the 6TH day of SEPTEMBER, 2023, did place in the United States Mail, with proper postage thereon, and did send by first-class mail, the attached Plat Notice, addressed to the owners of record included in the attached Mailing List.


Signature

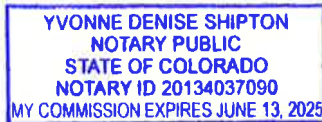
Subscribed and sworn to before me this 6th day of September, 2023, by
Michael Tollefson.

Witness my hand and official seal.

My Commission expires June 13, 2025


Notary Public

STATE OF COLORADO)
)ss.
COUNTY OF Jefferson)





NOTICE OF SUBDIVISION REPLAT SUBMITTAL

August 31, 2023

RE: The Estates Above Plum Creek, Subdivision Filing No. 4 Replat

Dear Landowner:

This letter is to inform you that Douglas Group Inc. is processing a Replat of Tract B, The Estates Above Plum Creek, Subdivision Filing No. 4., located within the Northeast One-Quarter of Section 23 and Northeast One-Quarter of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado. A copy of the replat is attached for reference.

The 1.50-acre property will be subdivided into three single family lots and three private open space tracts. The lots and easements are identified on the attached plat. The plat has been submitted to the Town of Castle Rock for review and approval in accordance with the Town's municipal code.

You are being notified as an adjacent property owner. For additional information, please contact Peter Rinehart with Douglas Group, Inc. at 303.886.9118 or via email at peterhrinehart@gmail.com or the Town of Castle Rock Development Review at 720.733.2200 or via email at devreview@crgov.com.

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5

A REPLAT OF TRACT B, THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4

SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23

AND THE NORTHEAST ONE-QUARTER OF SECTION 22,

TOWNSHIP 8 SOUTH, RANGE 67WEST OF THE 6TH PRINCIPAL MERIDIAN

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

LEGAL DESCRIPTION

TRACT B, BLOCK 2, THE ESTATE ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4, RECEPTION NO. 316988, SITUATED WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 23 AND NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3.25 ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING 2005 PLS 23524" FOUND FOR THE WEST QUARTER CORNER OF SAID SECTION 23 BEING ON THE SOUTH LINE OF SAID TRACT B, FROM WHICH A 2.5" BRASS CAP STAMPED "ARCHER & ASSOC. 1999 LS 6935" FOUND FOR THE CENTER QUARTER CORNER OF SAID SECTION 23, BEARS N89°51'16"E ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 23, A DISTANCE OF 2626.28 FEET T WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89° 26' 21" W, ALONG THE SOUTH LINE OF SAID TRACT B, BLOCK 2, A DISTANCE OF 330.72 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AND EAST RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD FORMERLY KNOWN AS DENVER AND RIO GRANDE WESTER RAILROAD;

THENCE N13° 18' 12" E, ALONG THE COMMON WEST LINE OF SAID TRACT B AND EAST RIGHT OF WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 103.28 FEET;

THENCE S74° 22' 14" E, A DISTANCE OF 53.55 FEET;

THENCE N46° 21' 15" E, A DISTANCE OF 282.57 FEET;

THENCE S77° 14' 34" E, A DISTANCE OF 34.72 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE NORTHEAST CORNER OF SAID TRACT B, BEING ON THE WEST RIGHT OF WAY LINE OF MOUNT ROYAL DRIVE, A 70' RIGHT OF WAY;

THENCE ALONG SAID CURVE TO THE LEFT, ALONG THE COMMON EAST LINE OF SAID TRACT B AND WEST RIGHT OF WAY LINE OF SAID MOUNT ROYAL DRIVE, 394.55 FEET, HAVING A RADIUS OF 223.46 FEET, THROUGH A CENTRAL ANGLE OF 101° 09' 49", AND WHICH CHORD BEARS S39° 33' 50" E, A DISTANCE OF 345.26 FEET;

THENCE S00° 08' 44" E, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B BEING ON THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 23;

THENCE S89° 51' 16" W, ALONG THE SOUTH LINE OF SAID TRACT B AND SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 23, A DISTANCE OF 202.90 FEET TO THE POINT OF BEGINNING.

PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO DEVELOPABLE LOTS AND DEDICATE THE EASEMENT NECESSARY FOR DEVELOPMENT.

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 THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5. 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 AND TRACTS 1, 2 AND 3 FOR THE PURPOSE OF PRIVATE OPEN SPACE.

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.

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 _____

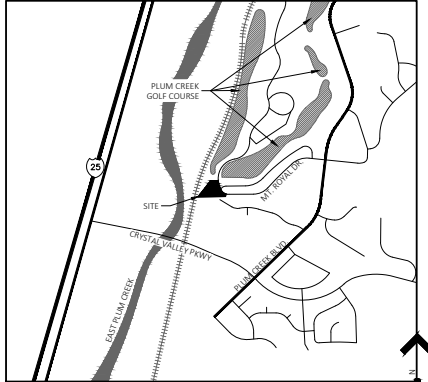
OWNERSHIP CERTIFICATION

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

OWNER
SIGNED THIS _____ DAY OF _____, 20____.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____.
WITNESS MY HAND AND OFFICIAL SEA.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 1000'

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 _____ AS AUTHORIZED REPRESENTATIVE OF _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY.
POLICY NO. P1870710357.3388510, EFFECTIVE DATE OF FEBRUARY 22, 20121 AT 5:00 P.M.
- BASS OF BEARINGS, SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED TO BEAR N89° 51' 16"E. BETWEEN A 3.25" ALUMINUM CAP STAMPED "WESTERN STATES SURVEYING 2005 PLS 23524" AT THE WEST END AND A 2.5" BRASS CAP STAMPED "ARCHER & ASSOC 1999 LS 6935" AT THE EAST END.
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 0803C0303G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016, THE PROPERTY LIES WITHIN THE FOLLOWING DESIGNATION:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNIT OF MEASURE: U.S. SURVEY FOOT
- THE SUBJECT PROPERTY CONTAINS 65,356 SQUARE FEET OR 1.50 ACRES, MORE OR LESS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

SURVEYOR'S CERTIFICATE

I, CAMERON M. WATSON, A DULY LICENSED 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 AUGUST 11, 2023, 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 APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARLY AVE
LITTLETON, CO 80128
(720) 258-6836
cwatson@pnt-llc.com

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT, RECORDED ON THE _____ DAY OF _____, 20____ AT RECEPTION NO. _____ AND ACCORDINGLY _____ SEE ARE DEBITED FROM THE WATER BANK.

PLANNING COMMISSION RECOMMENDATION

THIS THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR _____ DATE _____
ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5 WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20____.

MAYOR _____ DATE _____
ATTEST: _____
TOWN CLERK _____ DATE _____

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5 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

HIS (NAME OF DOCUMENT) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER _____



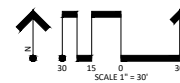
POINT CONSULTING, LLC
8460 W KEN CARLY AVE #101
LITTLETON, CO 80128
(720) 258-6836
www.pnt-llc.com
PLANNING
COMMISSION
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT SUPERVISION
OF CAMERON M.
WATSON, PLS
COLORADO
LICENSE NO. 38311
FOR AND ON BEHALF OF
POINT CONSULTING, LLC

SUBDIVISION PLAT
THE ESTATES ABOVE PLUM CREEK,
SUBDIVISION FILING NO. 5
CASTLE ROCK, COLORADO

DESCRIPTION
ORIGINAL PREPARATION
DATE 08-25-23
SHEET 1/2

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



OWNER NAME	OWNER STREET ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE
HGC Plum Creek LLC	13873 Park Center Rd, Ste 203N	Herndon	VA	20171
Crystal Crossing Metro Distruct	191 University Blvd. #358	Denver	CO	80231
Town of Castle Rock	100 Wilcox Street	Castle Rock	CO	80104
Plum Creek Master Homeowners	9745 E Hampden #310	Denver	CO	80231
Thomas and Julie Velchek	613 W Prestwick Way	Castle Rock	CO	80104
Ryan W Powell and Jessica Halbhuber	596 W Prestwick Way	Castle Rock	CO	80104
Union Pacific Real Estate	1400 Douglas Street	Omaha	NE	68179