

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 5
A REPLAT OF TRACT B, BLOCK 2, 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
PL23-0013

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 & ASSOCI. 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 THESOUTHWEST 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 SETION 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 3 DEVELOPABLE LOTS, 3 TRACTS AND DEDICATE THE EASEMENTS 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 A, B AND C WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT 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.

THE DOUGLAS GROUP, INC., A COLORADO CORPORATION

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_____

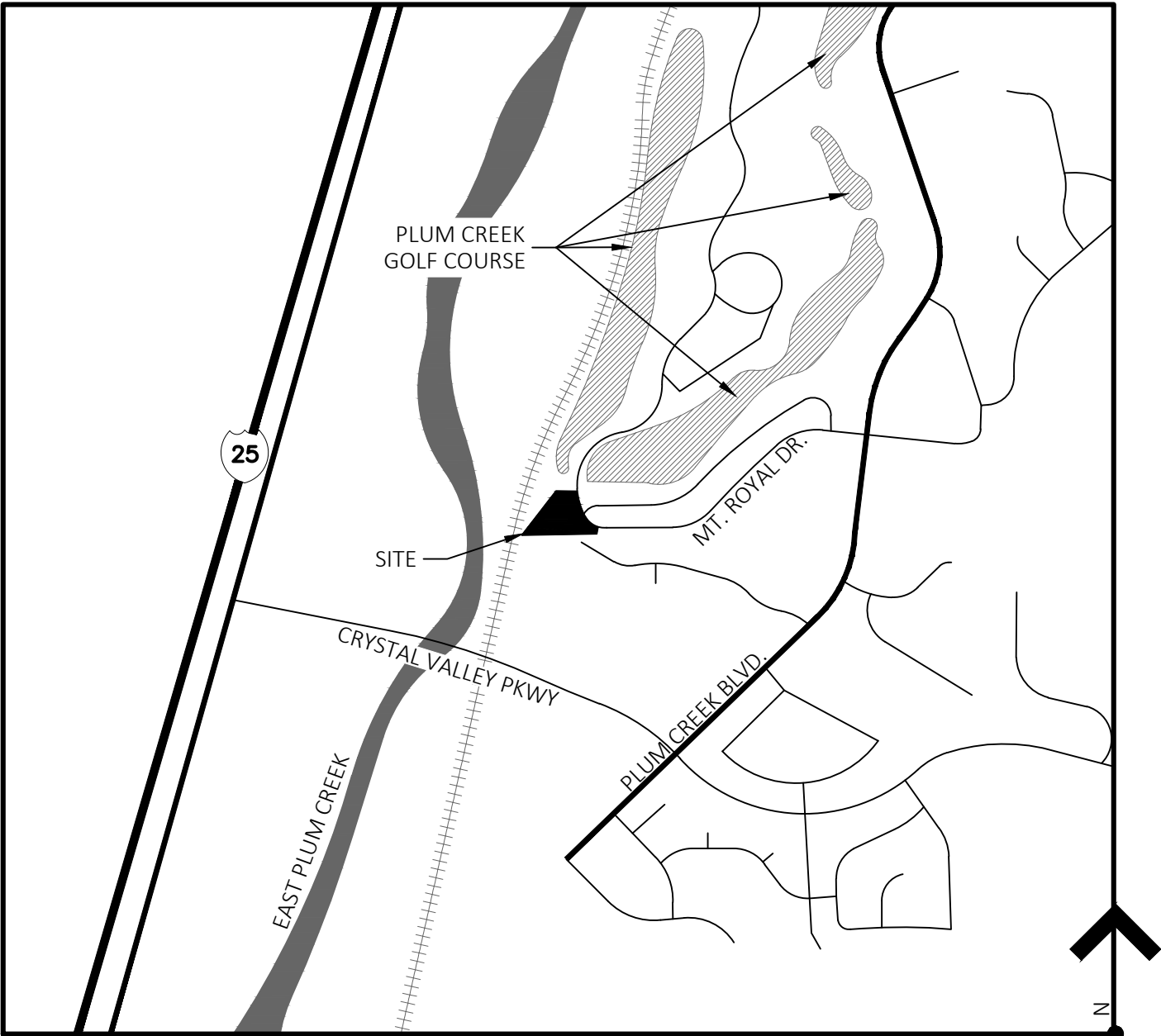
NOTARY BLOCK

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 COMPANYLICENSED 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: _____

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 _____ SFE ARE DEBITED FROM THE WATER BANK.

LAND USE SUMMARY TABLE

LOT	AREA (SF)	AREA (AC)	OWNERSHIP & MAINTENANCE	PURPOSE	USAGE TYPE
LOT 1	13,364	0.306	TDG	FD	FD
LOT 2	19,391	0.445	TDG	FD	FD
LOT 3	20,415	0.469	TDG	FD	FD
SUBTOTAL	53,170	1.221			
TRACT A	7,965	0.183	TDG	OPEN SPACE	OS UTIL
TRACT B	3,311	0.076	TDG	OPEN SPACE	OS UTIL
TRACT C	908	0.021	TDG	OPEN SPACE	OS UTIL
SUBTOTAL	12,184	0.280			
TOTAL	65,356	1.500			

TDG = THE DOUGLAS GROUP
UTIL = UTILITIES
OS = OPEN SPACE
FD = FUTURE DEVELOPMENT

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. PIB70827271.26276760.
- BASIS 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 08035C0303G, 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 65,354 SQUARE FEET OR 1.500 ACRES, MORE OR LESS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. 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 NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

SURVEYORS CERTIFICATE

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

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

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 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 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

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS 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



POINT CONSULTING, LLC
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THE DIRECT
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SUBDIVISION PLAT
THE ESTATES ABOVE PLUM CREEK,
SUBDIVISION FILING NO. 5

CASTLE ROCK, COLORADO

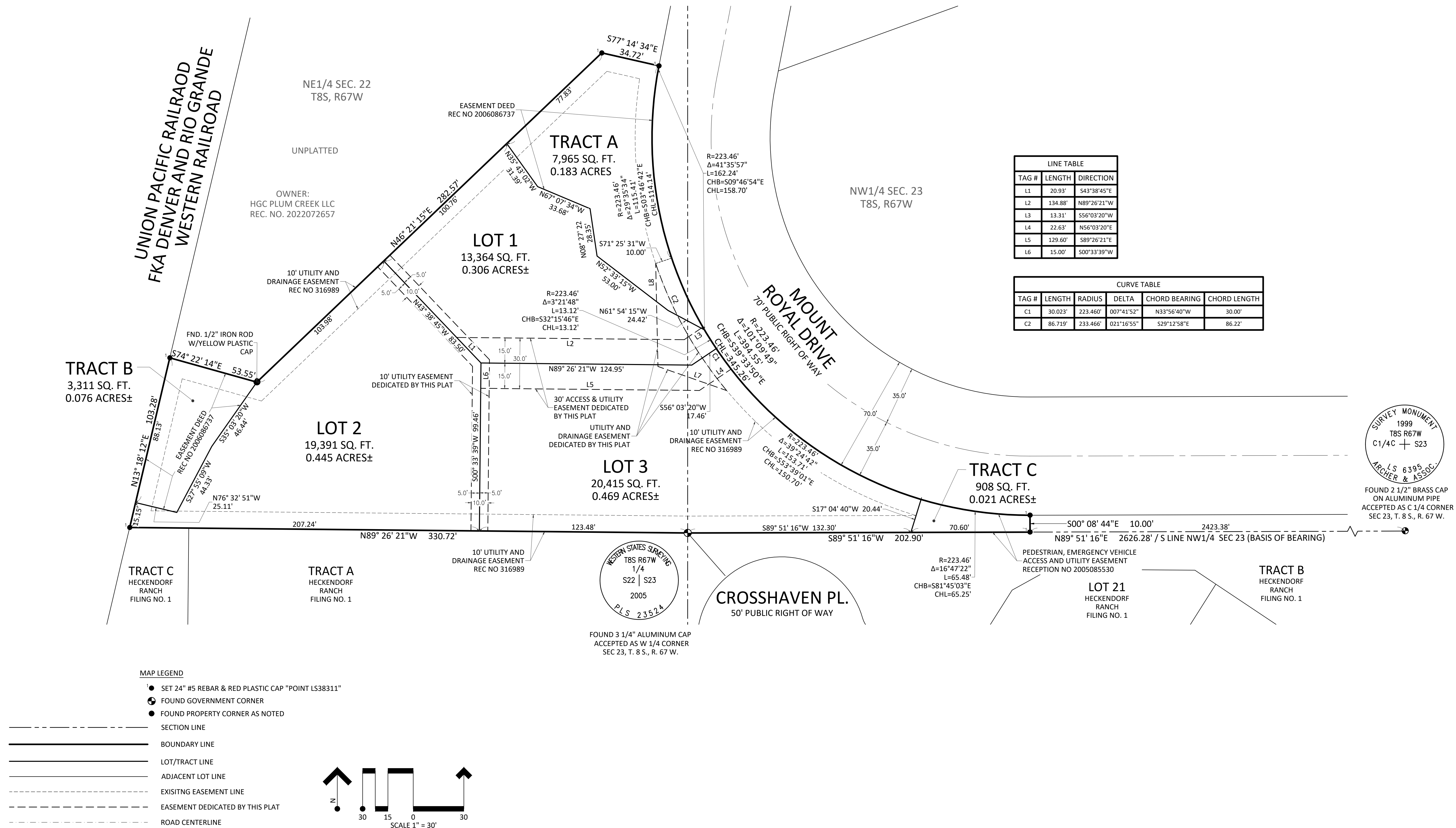
JOB NO. 21.038

DESCRIPTION
ORIGINAL PREPARATION

DATE
08.25.23

SHEET 1/2

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TOWN OF CASTLE ROCK PROJECT NO. PL23-0013

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SUBDIVISION FILING NO. 5
CASTLE ROCK, COLORADO

DESCRIPTION
ORIGINAL PREPARATION

DATE
08/25/23

MAP
JOB NO. 21.038

SHEET 2/2

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