THE LANTERNS, FILING NO. 3, AMENDMENT NO. 1

LOT 1, AND LOTS 8-13, BLOCK 1, THE LANTERNS, FILING NO. 3, FINAL PLAT
THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3

PURPOSE STATEMENT:

THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE DEFINITION AND NON-EXCLUSIVE NATURE OF THOSE 5 FOOT SIDE LOT UTILITY EASEMENTS IN LOTS 1 AND 8-13, BLOCK 1 HIGHLIGHTED HEREIN AND FURTHER DEFINED BY GENERAL NOTE 11 ON THE FINAL PLAT OF THE LANTERNS, FILING NO. 3, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019089834. FOR THE PURPOSE OF THIS AMENDMENT, SAID NOTE 11, SHALL BE AMENDED TO READ:

"UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS OF WAY AND WHERE INDICATED HEREON, SHALL HAVE FIVE FOOT UTILITY EASEMENTS ALONG SIDE LOT LINES. 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.

THOSE FIVE-FOOT SIDE LOT UTILITY EASEMENTS, ORIGINALLY DEDICATED BY THE PLAT OF SAID LANTERNS, FILING 3, HATCHED HEREON, SHALL BE DEFINED AS WATER AND DRAINAGE EASEMENTS ONLY, AND SHALL BE FOR THE INSTALLATION MAINTENANCE AND OPERATION OF DRAINAGE AND WATER FACILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, AND STORM DRAINAGE SWALES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH FACILITIES"

PROPERTY DESCRIPTION:

PARCELS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, AND LOTS 8-13, BLOCK 1, THE LANTERNS, FILING NO. 3, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019089834.

THE ABOVE DESCRIBED PARCELS CONTAIN A CALCULATED AREA OF 57,282 SQUARE FEET OR 1.315 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE LANTERNS FILING NO. 3, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE OF ALL UTILITY EASEMENTS AND SIGHT DISTANCE 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, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS

LOT 1, AND LOTS 8-13, BLOCK 1, THE LANTERNS, FILING NO. 3, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019089834.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: REGGIE CARVETH OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE: _____, SIGNED THIS _____ DAY OF _____, 20____

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

WITNESS MY HAND AN OFFICIAL SEAL _____, MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TITLE CERTIFICATE:

I, _____, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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 DEDICATION.

_____
AUTHORIZED REPRESENTATIVE,
FIRST AMERICAN TITLE INSURANCE COMPANY

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

WITNESS MY HAND AN OFFICIAL SEAL _____, MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. 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.
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. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1191948-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF SEPTEMBER 19, 2023 AT 5:00 P.M.
4. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, BEING MONUMENTED AT THE NORTHWEST CORNER OF SECTION 26 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 25933 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 26 BEING MONUMENTED BY A FOUND 1 INCH DIAMETER PIPE WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED LS 6935 IS ASSUMED TO BEAR S89°50'08"E, A DISTANCE OF 2627.39 FEET.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0303G, EFFECTIVE MARCH 16, 2016. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS OF WAY AND WHERE INDICATED HEREON, SHALL HAVE FIVE FOOT UTILITY EASEMENTS ALONG SIDE LOT LINES. 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.

   THOSE FIVE-FOOT SIDE LOT UTILITY EASEMENTS, ORIGINALLY DEDICATED BY THE PLAT OF SAID LANTERNS, FILING 3, HATCHED HEREON, SHALL BE DEFINED AS WATER AND DRAINAGE EASEMENTS ONLY, AND SHALL BE FOR THE INSTALLATION MAINTENANCE AND OPERATION OF DRAINAGE AND WATER FACILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, AND STORM DRAINAGE SWALES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH FACILITIES. ENCROACHMENTS INTO THE SIDE LOT DRAINAGE EASEMENT ARE ALLOWED AS LONG AS THE ENCROACHMENTS DO NOT IMPEDE OR ALTER THE FLOW OF STORM WATER / DRAINAGE.
8. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. 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. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
9. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND EASEMENTS.
10. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTERFORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREON ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION, AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).
11. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY 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.

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LANTERNS AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED ON THE 8TH DAY OF DECEMBER, 2014 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2014071296 AND ACCORDINGLY THE REQUIRED SFE WERE PREVIOUSLY DEBITED FROM THE WATER BANK.

THE LANTERNS, FILING NO. 3, AMENDMENT 1	
DESIGNATION	ACREAGE
SUBDIVISION LOTS (7)	1.315 AC
TOTAL AREA	1.315 AC

SHEET INDEX	
TYPE	AREA
SHEET 1	LEGAL DESCRIPTION AND COVER
SHEET 2	OVERALL SHEET
SHEET 3	PLAT SHEETS

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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

SIGNATURE: _____ ATTEST: _____
TOWN MANAGER TOWN CLERK

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

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

_____, 20____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

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

_____ _____
REGISTERED LAND SURVEYOR DATE
PATRICK M. STEENBURG, PLS NO. 38004
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION:

THIS AMENDED 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

APPLICANT/DEVELOPER

TOLL BROTHERS, INC.
10 INVERNESS DRIVE EAST, STE 125
ENGLEWOOD, COLORADO 80112
(303) 708-0730

ENGINEER / SURVEYOR

WESTWOOD PROFESSIONAL SERVICES, INC.
10333 EAST DRY CREEK ROAD, STE 240
ENGLEWOOD, COLORADO 80112
(720) 482-9526

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD , CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526

N:\PROJECTS\MONTANE\CAD\SURVEY\PLATS\FILING 3\AMENDMENT NO.1\LANTERNS FIL 3 AMENDMENT 1 - COVER.DWG, PMSTEENBURG, 11/9/23

THE LANTERNS, FILING NO. 3, AMENDMENT NO. 1

LOT 1, AND LOTS 8-13, BLOCK 1, THE LANTERNS, FILING NO. 3, FINAL PLAT
THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3

LEGEND

◆	FND SECTION CORNER AS DESCRIBED
(1)	BLOCK NUMBER

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD , CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526

THE LANTERNS, FILING NO. 3, AMENDMENT NO. 1

LOT 1, AND LOTS 8-13, BLOCK 1, THE LANTERNS, FILING NO. 3, FINAL PLAT
THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30ft.

LEGEND

◆	FND SECTION CORNER AS DESCRIBED
(1)	BLOCK NUMBER
○¹	FND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP "PLS 38004"
○²	FND 1" BRASS PLUG IN CONCRETE "PLS 38004"
U.E.	UTILITY EASEMENT
▬	EASEMENT TO BE MODIFIED BY THIS PLAT
- - -	ORIGINALLY DEDICATED EASEMENT TO REMAIN

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD , CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526