

OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1

A REPLAT OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
SITUATED IN THE NORTH 1/2 OF SECTION 27, T.7S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0027
SHEET 1 OF 3
COVER SHEET

PURPOSE:

THE PURPOSE OF THIS PLAT IS VACATE PORTIONS OF DRAINAGE EASEMENTS, UTILITY EASEMENTS AND WATERLINES EASEMENTS RECORDED AT RECEPTION NO. 2021004687, DOUGLAS COUNTY, COLORADO AND DEDICATE NEW WATERLINE EASEMENTS AND UTILITY EASEMENTS FOR RE-ALIGNMENT.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1, ACCORDING TO THE PLAT RECORDED JANUARY 13, 2021, AT RECEPTION NO. 2021004687, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (2,430,702 SQUARE FEET) 55.80124 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP/DEVELOPER:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGES 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 A LOT, A BLOCK AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **OUTLETS AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 1**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC 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.

CRAIG REALTY GROUP - CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY

STEVEN L. CRAIG, MANAGER

SIGNED THIS _____ DAY OF _____, 20_____.

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____, BY STEVEN L. CRAIG AS MANAGER OF CRAIG REALTY GROUP - CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LEINHOLDERS 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 INSTRUMENTS RECORDED JUNE 30, 2022 AT RECEPTION NO. 2022046092 AND RECORDED NOVEMBER 15, 2022 AT RECEPTION NO. 2022072555, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

EMPOWER ANNUITY INSURANCE COMPANY OF AMERICA

SIGNED THIS _____ DAY OF _____, 20_____.

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____ AS _____ OF EMPOWER ANNUITY INSURANCE COMPANY OF AMERICA.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER:

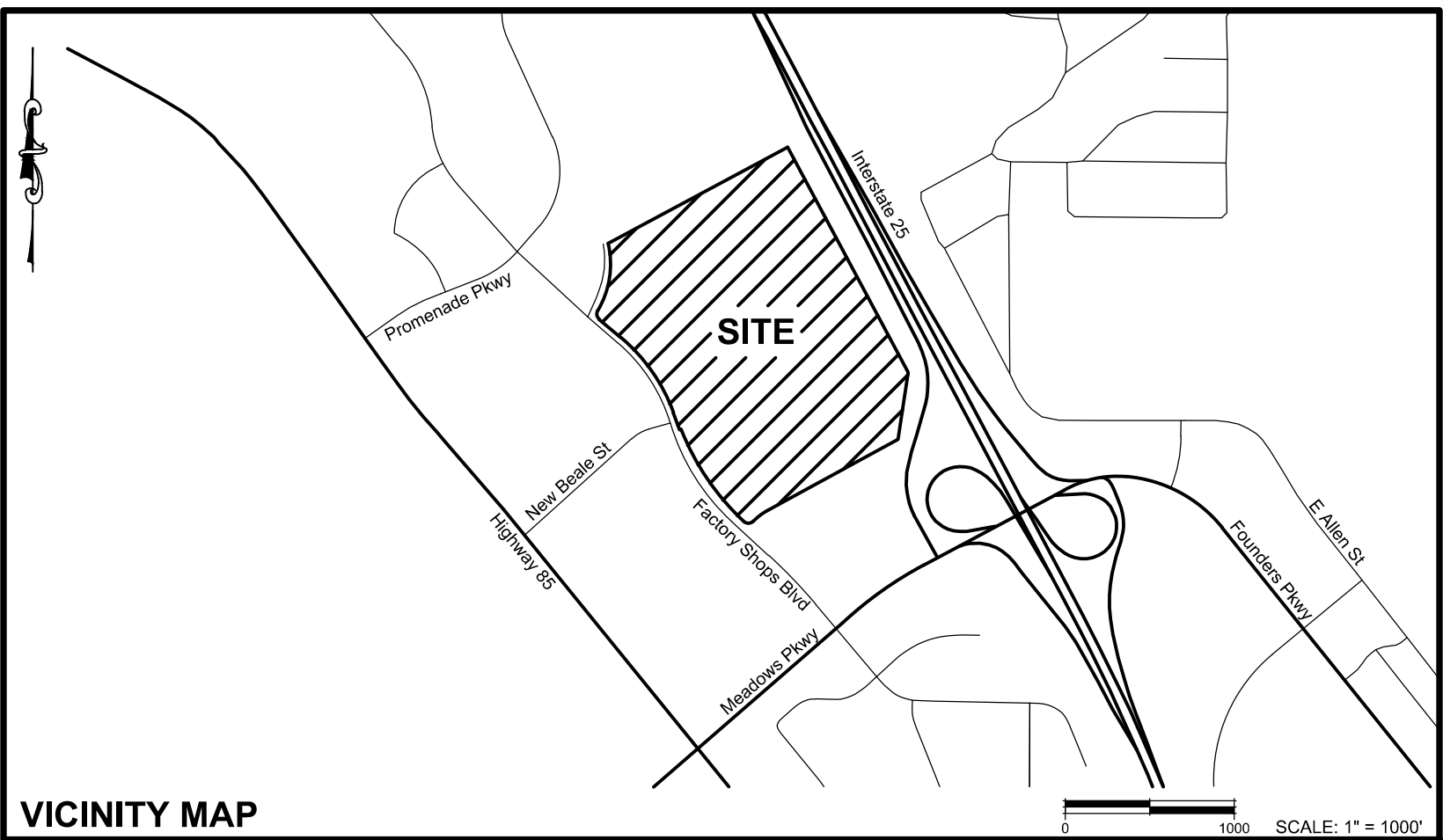
CRAIG REALTY GROUP
ATTN: BILL KELLY
4100 MACARTHUR BOULEVARD, SUITE 220
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 224-4100

LAND SURVEYOR:

ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

CIVIL ENGINEER:

FARNSWORTH GROUP
ATTN: JAY NEWELL, PE
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 695-8838



SHEET INDEX

SHEET	TITLE
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LAND USE TABLE

NET ACREAGE	55.80124
GROSS ACREAGE	55.80124
NUMBER OF LOTS	1
NUMBER OF TRACTS	0
NUMBER OF BUILDABLE LOTS	1

GENERAL NOTES:

THIS PLAT WAS BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER NCS1125925-SD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF MAY 15, 2023 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE AND A 3-1/4" ALUMINUM CAP ON A 2-1/2" ALUMINUM PIPE, STAMPED "1993, LS 13485" FOUND AT THE NORTHEAST CORNER OF SAID SECTION 27 AND A 3-1/4" ALUMINUM CAP ON A ALUMINUM PIPE, STAMPED "TST, 14166" FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 27, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0186G & NO. 08035C0167G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

NO INFRASTRUCTURE LIES WITHIN THE DRAINAGE EASEMENTS, UTILITY EASEMENTS AND WATERLINES EASEMENTS THAT ARE BEING VACATED BY THIS PLAT.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

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.

ALL LOTS SHALL HAVE A 10-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 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.

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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION..

SIGNED THIS _____ DAY OF _____, 20_____.

AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20_____, BY _____ AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A DULY REGISTERED 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 NOVEMBER 8, 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 PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

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

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS 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

DATE DATE

A REPLAT OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
SITUATED IN THE NORTH 1/2 OF SECTION 27, T.7S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0027
SHEET 3 OF 3
EASEMENT DETAILS

