HH SUBDIVISION-SECOND AMENDMENT

A REPLAT OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT AND LOT 4, CASTLE PARK WEST 1ST AMENDMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY

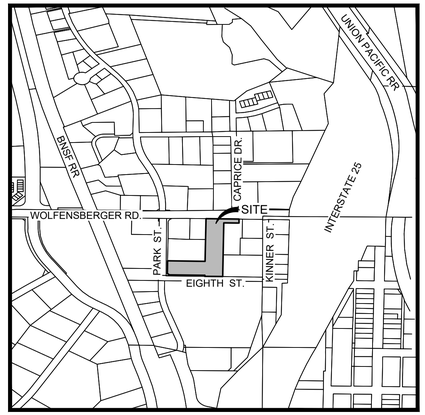
PROPERTY DESCRIPTION :

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, 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, H H SUBDIVISION- FIRST AMENDMENT, RECORDED AT RECEPTION NO. 9632856 IN OFFICE OF DOUGLAS COUNTY CLERK AND RECORDER, STATE OF COLORADO.

TOGETHER WITH:

LOT 4, CASTLE PARK WEST 1ST AMENDMENT, RECORDED AT RECEPTION NO. 9667859 IN OFFICE OF DOUGLAS COUNTY CLERK AND RECORDER, STATE OF COLORADO.



VICINITY MAP
N.T.S.

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 AND PUBLIC RIGHT-OF-WAY, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "HH SUBDIVISION-SECOND AMENDMENT". 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 _____ FOR THE PURPOSE OF _____. TRACTS _____WILL BE DEDICATED TO _____ BY SEPARATE INSTRUMENT FOR THE PURPOSE OF _____.

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:

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 _____, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025 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.

_____ _____ SIGNED THIS _____ DAY OF _____, 2025.
(NAME OF MORTGAGEE)

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.

_____ _____ SIGNED THIS _____ DAY OF _____, 2025.
(NAME OF MORTGAGEE)

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025 BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____ COMMISSION EXPIRES: _____.
NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025 BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____ COMMISSION EXPIRES: _____.
NOTARY PUBLIC

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE COMPANY, LLC, 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.

_____ _____ SIGNED THIS _____ DAY OF _____, 2025.
AUTHORIZED REPRESENTATIVE

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025 BY _____ AS AUTHORIZED REPRESENTATIVE OF _____. WITNESS MY HAND AND OFFICIAL SEAL.

_____ _____ MY COMMISSION EXPIRES: _____.
NOTARY PUBLIC

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 _____, 2025 AT RECEPTION NO. _____ AND ACCORDINGLY _____ SFE ARE DEBITED FROM THE WATER BANK.

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED 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.

EASEMENT IN EL PASO COUNTY - DOCUMENT NOT SEARCHABLE

Addressed: Removed - not applicable

ALEX AGUILAR, PLS 38858
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO. 80920

PLANNING DEPARTMENT APPROVAL:

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

_____ _____
PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL:

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2025.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT _____ ON THE _____ DAY OF _____, 2025 AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SHEET INDEX

SHEET 1	-	**TITLE SHEET**
SHEET 2	-	**GRAPHIC/NOTES**

PREPARED BY:
Matrix
Excellence by Design
2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

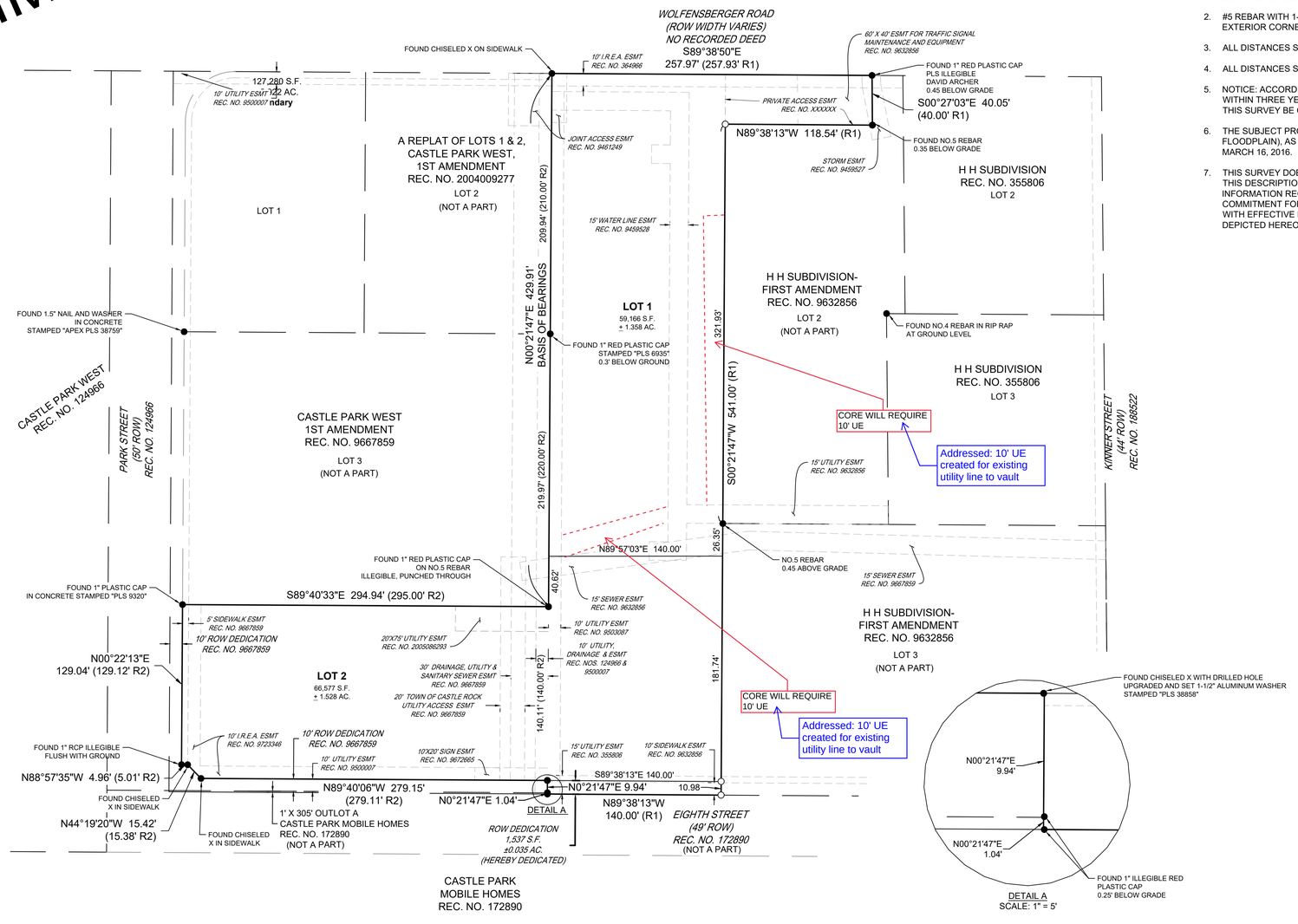
PL25-0002
HH SUBDIVISION-SECOND AMENDMENT
DATE PREPARED: 05/07/2025
JOB NUMBER: 24.1310.004
SHEET 1 OF 2

S:\24.1310.004 Wellspring Castle Rock Survey\400 Survey\400 CADD\408 PLAT\WELLSPRINGS PLAT.dwg

PRELIMINARY

HH SUBDIVISION-SECOND AMENDMENT

A REPLAT OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT AND LOT 4, CASTLE PARK WEST 1ST AMENDMENT
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

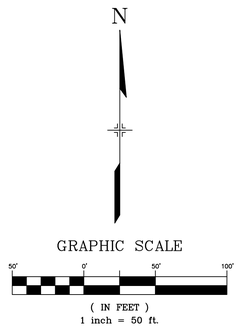


PLAT NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS MAP ARE BASED ON GPS OBSERVATIONS REFERENCED TO THE WEST LINE OF LOT 1, HH SUBDIVISION-FIRST AMENDMENT FROM THE NW CORNER OF LOT 1 TO THE NORTH LINE OF LOT 4, CASTLE PARK WEST 1ST AMENDMENT, BEING MONUMENTED AT THE SOUTH END WITH A 1" ILLEGIBLE RED PLASTIC CAP 0.25' BELOW THE SURFACE, AND ON THE NORTH END BY A FOUND CHISELED X ON THE SIDEWALK, AS BEARING OF NORTH 00° 21' 47" EAST, A DISTANCE OF 429.91 FEET;
2. #5 REBAR WITH 1-1/2" ALUMINUM CAP OR NAIL & TAG STAMPED "MATRIX, PLS 38858" SET FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
4. ALL DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
5. 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.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08035C0188G HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY CANYON TITLE COMPANY, LLC, COMMITMENT NUMBERS CT315574 AND CT315575 WITH EFFECTIVE DATES OF FEBRUARY 2, 2024. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED HEREON.

LEGEND:

- ● INDICATES A FOUND MONUMENT DESCRIBED AS LABELED, FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- ○ INDICATES A SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP OR NAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "AGUILAR PLS 38858" SET FLUSH WITH THE GROUND.
- (R1) RECORD PLATTED DISTANCE FROM HH SUBDIVISION-FIRST AMENDMENT RECORDED AT RECEPTION NO. 9632856.
- (R2) RECORDED PLATTED DISTANCE FROM CASTLE PARK WEST, 1ST AMENDMENT RECORDED AT RECEPTION NO. 9667859



PREPARED BY:
Matrix
Excellence by Design
2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - GRAPHIC/NOTES

PL25-0002
HH SUBDIVISION-SECOND AMENDMENT
DATE PREPARED: 05/07/2025
JOB NUMBER: 24.1310.004
SHEET 2 OF 2

S:\24.1310.004 Wellspring Castle Rock Survey\400 Survey\400 CADD\408 PLAT\WELLSPRINGS PLAT.dwg