HH SUBDIVISION - SECOND AMENDMENT

LOT 1, H H SUBDIVISION - SECOND AMENDMENT
IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERS:

1. DC Ward LLC
   524 S Tejon St,
   Colorado Springs, CO 80903

NOTES:

1. 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.
2. The lineal units of measure shown on this survey are based upon the U.S. Survey Foot.
3. Bearings are platted and based on the consideration that the West Line of Lot 1, HH Subdivision – First Amendment Recorded under Rec No 9632856, County of Douglas, State of Colorado N00°33'00"E; Southwestery corner is #5 Rebar 18" Long with a 1-1/4" diameter red plastic cap stamped PLS 6935: Northwesterly corner is cross chisiled in concrete as shown hereon between the identified monuments.
4. There are no mapped FEMA floodplains on this parcel, per FIRM panel 08035C0188G, effective March 16, 2016.

PURPOSE STATEMENT:

The purpose of this replat is to creat two Lots from one existing lot for future Parking.

LEGAL DESCRIPTION:

LOT 1, H H SUBDIVISION – SECOND AMENDMENT
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

CONTAINING 1.97 ACRES MORE OR LESS.

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 2 lots from one single lot, as shown on this plat under the name and style of HH Subdivision – Second Amendment. The undersigned hereby dedicates to the Town of Castle Rock for the purposes of ownership of all public access and drainage easements as described and shown hereon.

_____
DCP Ward LLC, A Colorado Limited Liability Company

Signed this _____ day of _____, 20_____.

NOTARY BLOCK:

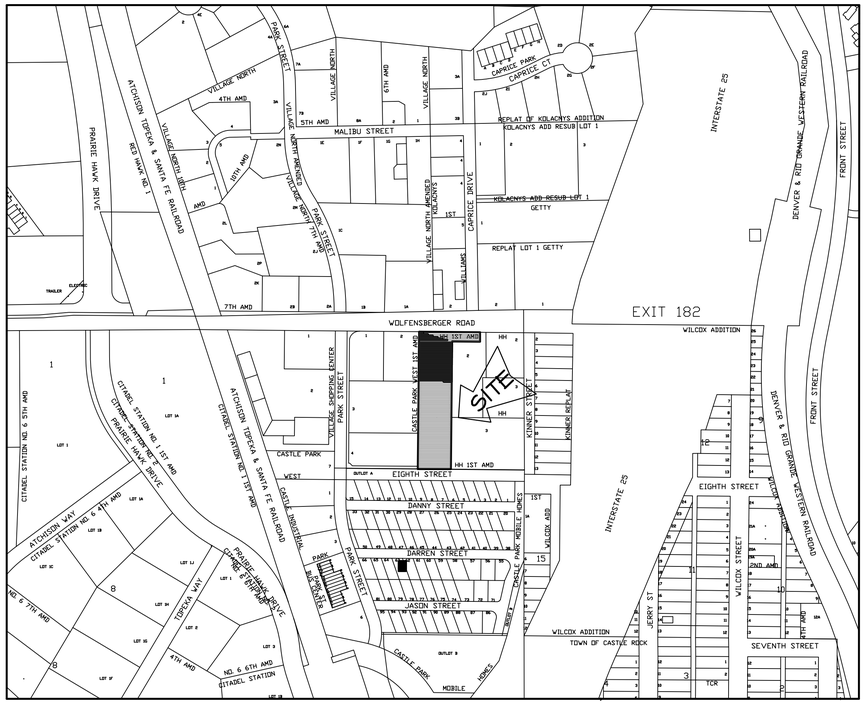
Subscribed and sworn to before me this _____ day of _____,

20_____ by _____.

Witness my hand and official seal.

My commission expires: _____.

_____
Notary Public


WOLFENSBERGER ROAD
EXIT 182
INTERSTATE 25
SITE
CASTLE PARK WEST 1ST AMD
HH 1ST AMD
HH 1ST AMD
VILLAGE SHOPPING CENTER
PARK STREET
KINNER STREET
KINNER PLAT
CASTLE PARK
WEST
EIGHTH STREET
DANNY STREET
DARREN STREET
JASON STREET
WILCOX ADDITION
TOWN OF CASTLE ROCK
WILCOX STREET
JERRY ST
SEVENTH STREET
2ND AMD
1ST AMD
CASTLE PARK
MOBILE HOMES
OUTLOT B
OUTLOT A
REPLAT OF KOLACNYS ADDITION
KOLACNYS ADD RESUB LOT 1
MALIBU STREET
KOLACNYS ADD RESUB LOT 1
GETTY
REPLAT LOT 1 GETTY
CAPRICE DRIVE
CAPRICE PARK
CAPRICE CT
VILLAGE NORTH
4TH AMD
5TH AMD
6TH AMD
7TH AMD
10TH AMD
VILLAGE NORTH AMENDED
KOLACNYS
1ST
WILLIAMS
PRAIRIE HAWK DRIVE
ATCHISON TOPEKA & SANTA FE RAILROAD
RED HAWK RD T
DENVER & RIO GRANDE WESTERN RAILROAD
FRONT STREET
CITADEL STATION NO. 6 5TH AMD
CITADEL STATION NO. 1 1ST AMD
CITADEL STATION NO. 6 4TH AMD
CITADEL STATION NO. 1 1ST AMD
ATCHISON WAY
TOPEKA WAY
PRAIRIE HAWK DRIVE
4TH AMD
NO. 6 6TH AMD
CITADEL STATION
NO. 6 7TH AMD
CASTLE MOUNTAIN
PARK
LOT 1A
LOT 1B
LOT 1C
LOT 1D
LOT 1E
LOT 1F
LOT 1G
LOT 1H
LOT 1I
LOT 1J
LOT 1K
LOT 1L
LOT 1M
LOT 1N
LOT 1O
LOT 1P
LOT 1Q
LOT 1R
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LOT 1T
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LOT 20
LOT 21
LOT

HH SUBDIVISION - SECOND AMENDMENT

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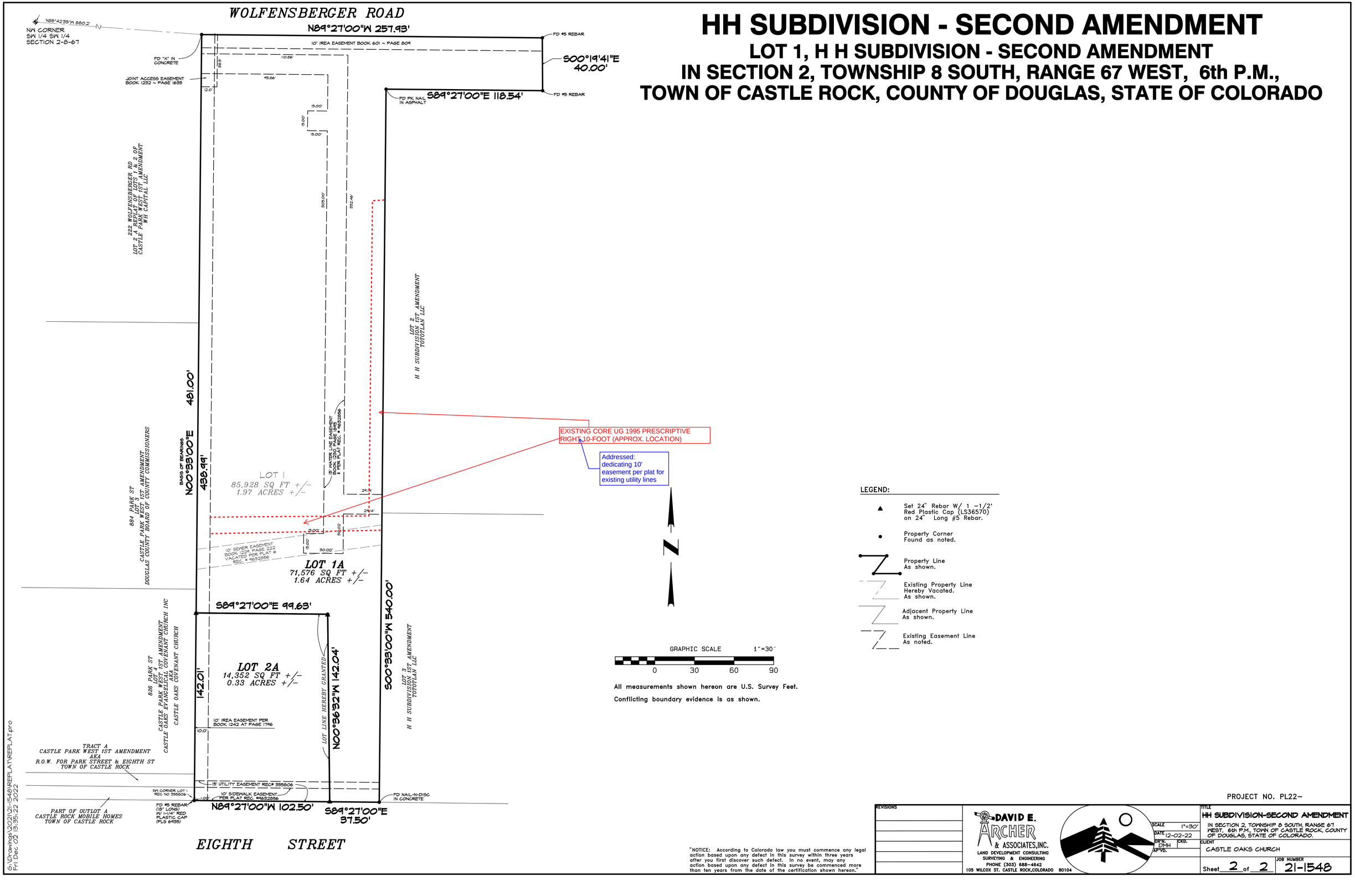
IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRAPHIC SCALE 1"=30'

0 30 60 90

All measurements shown hereon are U.S. Survey Feet.

Conflicting boundary evidence is as shown.

LEGEND:

- ▲ Set 24" Rebar W/ 1 -1/2' Red Plastic Cap (LS36570) on 24" Long #5 Rebar.
- • Property Corner Found as noted.
- Property Line As shown.
- Existing Property Line Hereby Vacated. As shown.
- Adjacent Property Line As shown.
- Existing Easement Line As noted.

"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."

REVISIONS

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

PROJECT NO. PL22-

TITLE: HH SUBDIVISION-SECOND AMENDMENT
IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SCALE 1"=30'
DATE 12-02-22
DR'N. DMH
CK'D.
AP'VD.

CLIENT: CASTLE OAKS CHURCH

JOB NUMBER 21-1548

Sheet 2 of 2

G:\Drawings\2021\21-1548\REPLAT\REPLAT.pro
Fri Dec 02 13:35:22 2022