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

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.

OWNER: (AS TO LOT 1 HH SUBDIVISION-FIRST AMENDMENT)
DCP WARD LLC
524 S. TEJON ST.
COLORADO SPRINGS, CO 80903

OWNER: (AS TO LOT 4. CASTLE PARK WEST 1ST AMENDMENT)
CASTLE OAKS EVANGELICAL COVENANT CHURCH, INC.
A/K/A CASTLE OAKS COVENANT CHURCH,
A COLORADO NONPROFIT CORPORATION INC., A
CORPORATION
826 PARK ST.
CASTLE ROCK, CO 80109

MORTGAGEE: (AS TO LOT 4. CASTLE PARK WEST 1ST AMENDMENT)
BANK OF COLORADO
5201 S YOSEMITE STREET,
GREENWOOD VILLAGE, CO 80111

MORTGAGEE: (AS TO LOT 4. CASTLE PARK WEST 1ST AMENDMENT)
NATIONAL COVENANT PROPERTIES
8303 WEST HIGGINS ROAD,
CHICAGO, IL 60631

DEVELOPER: WELLSPRING COMMUNITY
826 PARK STREET, SUITE 200
CASTLE ROCK, CO 80109

CERTIFICATE OF DEDICATION AND OWNERSHIP: (AS TO LOT 1, H H SUBDIVISION-FIRST AMENDMENT)

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.

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.

_____
DCP WARD LLC, A COLORADO LIMITED LIABILITY COMPANY

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: (AS TO LOT 1, H H SUBDIVISION-FIRST AMENDMENT)

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 JANUARY 13, 2025 AT RECEPTION NO. 2025001423, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

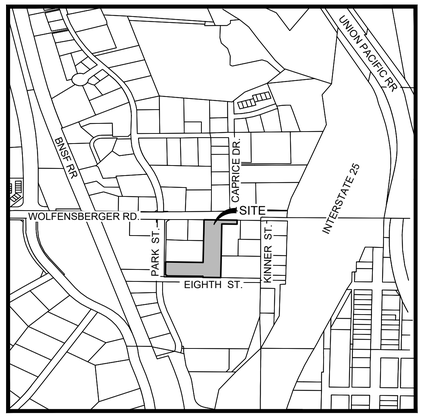
_____
BANK OF COLORADO

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: _____.



VICINITY MAP
N.T.S.

CERTIFICATE OF DEDICATION AND OWNERSHIP: (AS TO LOT 4, CASTLE PARK WEST, 1ST AMENDMENT)

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.

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.

_____
CASTLE OAKS EVANGELICAL COVENANT CHURCH INC, AKA CASTLE OAKS

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: (AS TO LOT 4, CASTLE PARK WEST, 1ST AMENDMENT)

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 MAY 1, 2012 AT RECEPTION NO. 2012031679 AND MODIFIED INSTRUMENT RECORDED FEBRUARY 19, 2013 AT RECEPTION NO. 2013014318, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
NATIONAL COVENANT PROPERTIES

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: _____.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	59,166	1.358
LOT 2	66,577	1.528
ROW	1,537	0.035
TOTAL	127,280	2.921

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 HH SUBDIVISION DEVELOPMENT CONTRACT AGREEMENT, RECORDED ON THE 20TH DAY OF JUNE, 1985 AT RECEPTION NO. 355808 AND ACCORDINGLY 0 SFE ARE DEBITED FROM THE WATER BANK.

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY

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

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 AMENDMENT 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 AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

_____
DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

SHEET 1 - **TITLE SHEET**
SHEET 2 - **PLAT EXHIBIT/NOTES**

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

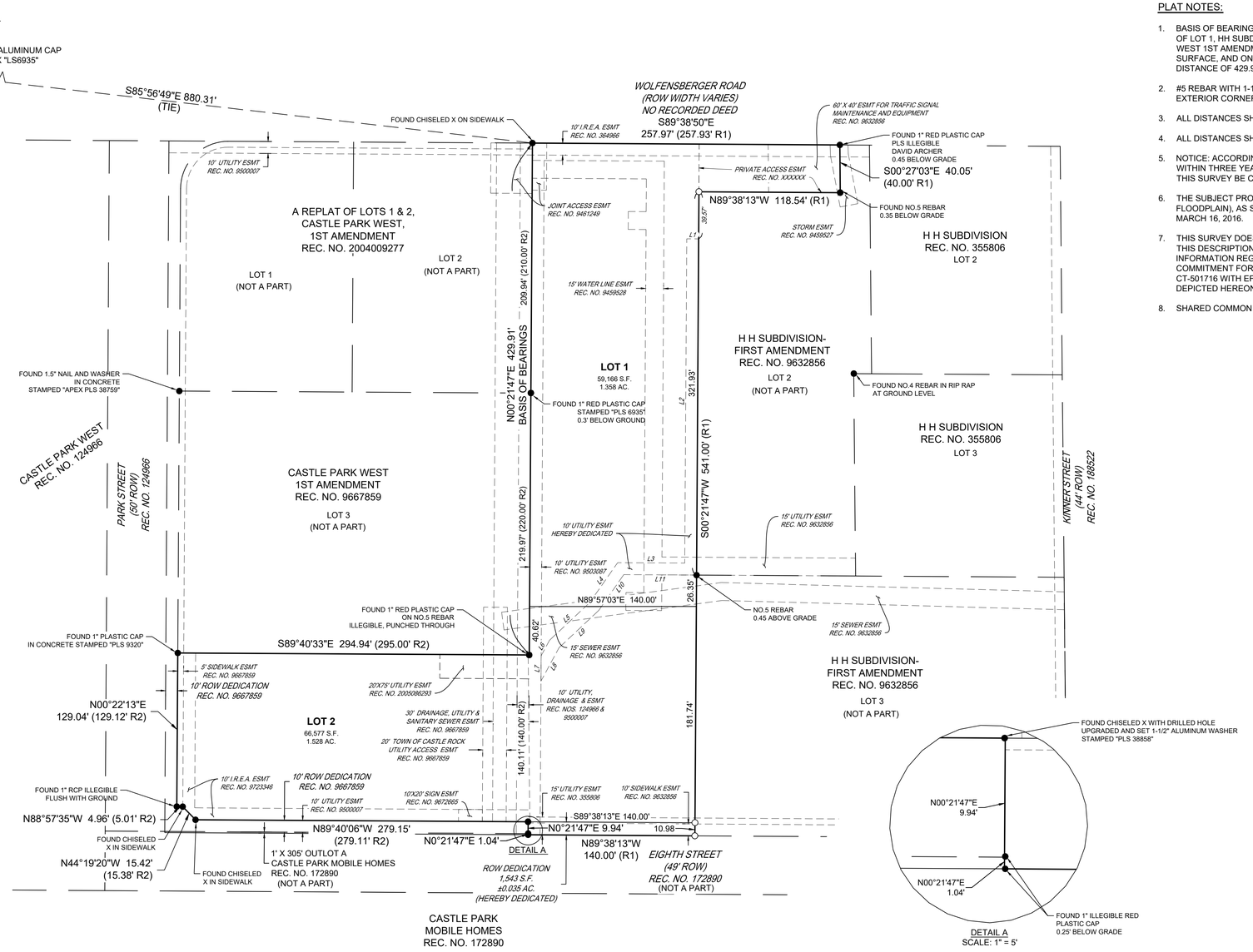
PL25-0002
HH SUBDIVISION-SECOND AMENDMENT
DATE PREPARED: 08/14/2025
JOB NUMBER: 24.1310.004
SHEET 1 OF 2

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



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°38'13"W	10.00
L2	S00°21'47"W	272.37
L3	N89°39'10"W	56.32
L4	S34°54'38"W	40.89
L5	S46°50'08"W	46.23
L6	S28°22'20"W	14.79
L7	S00°20'50"W	21.28
L8	N28°22'20"E	31.95
L9	N46°50'08"E	45.65
L10	N34°54'38"E	36.68
L11	S89°39'10"E	61.07

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 CT-503490 AND CT-501716 WITH EFFECTIVE DATES OF JUNE 6, 2025. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED HEREON.
8. SHARED COMMON ACCESS IS GRANTED BETWEEN LOTS 1 AND 2 FOR INGRESS AND EGRESS.

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 - PLAT EXHIBIT/NOTES

PL25-0002
HH SUBDIVISION-SECOND AMENDMENT
DATE PREPARED: 08/14/2025
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