

- OWNERS:
- Ryan Lynch
 - Jamie Lynne Shepherd

LYNCH SUBDIVISION

IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- NOTES:
- 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.
 - The lined units of measure shown on this survey are based upon the U.S. Survey Foot.
 - Bearings are based on the consideration that the South line of Lot 1 bears S88°06'21"E as shown hereon; Southwest corner is a 3" Aluminum with PLS 34989; Southeast corner is a #5 rebar with PLS 15605.
 - There are no mapped FEMA floodplains on this parcel, per FIRM panel 08035C0188G, effective March 16, 2016.
 - Pursuant to Section 14.02.040 of the Town of Castle Rock Municipal Code, the Town of Castle Rock hereby abandons the easement agreement recorded at Reception No. 2019013515 and the plat for the sanitary sewer easement, as depicted hereon.

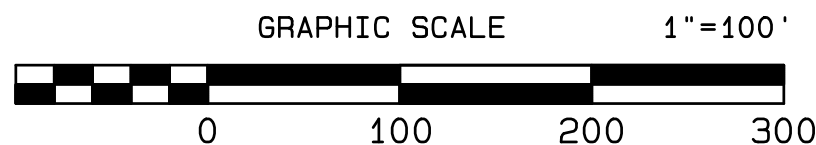
CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached 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.
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.

PURPOSE STATEMENT:
The purpose of this plat is to make the existing parcal into a plat for future construction.

LEGAL DESCRIPTION:
That portion of Section 23, Township 7 South, Range 67 West of the 6th Principal Meridian, described as follows:
Bearings are based on the West line of the Southwest 1/4 of Section 23, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado, as monumented on the North end by 3-1/4 inch aluminum cap stamped LS10717 in range box and on the South end by a 2 1/2 inch aluminum cap stamped LS12485 in range box, the bearings of said line is S01°22'22"W, with all bearings contained herein relative thereto;
Beginning at the West 1/4 corner of said Section 23, said point being monumented by a 3-1/4 inch aluminum cap stamped LS10717 in range box; Thence along the West line of the Northwest 1/4 of Section 23, N02°02'12"W a distance of 528.61 feet;
Thence leaving the West line of said Section 23 S89°55'43"E a distance of 1190.94 feet;
Thence S01°10'29"W a distance of 565.29 feet to a point on the North line of the Southwest 1/4 of said Section 23;
Thence along said North line of the Southwest 1/4 of said Section 23, N88°06'21"W a distance of 1161.20 feet to the point of beginning;
County of Douglas, State of Colorado.



VICINITY MAP



LEINHOLDER 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.

XXXXXXXXX
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

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

WATER RIGHTS DEDICATION:
The Town of Castle Rock has acquired control of the Water Rights through the adoption of Ordinance No. 97-17 and pursuant to the implied conset provision of C.R.S. 37-90-137(8).

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 lands into one single Lot, as shown on this plat under the name and style of Lynch Subdivision. 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.

Ryan Lynch
Signed this _____ day of _____, 20_____.

Jamie Lynne Shephard
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

TITLE CERTIFICATION:
I, _____, an authorized representative of Land Title Guarantee 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 lienholder subordination certificate.

Authorized Representative
Land Title Guarantee 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

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 the the dedications on this plat are hereby accepted by the Town of Castle Rock.

Town Manager _____ Date _____
Attest: _____
Town Clerk _____ Date _____

SURVEYOR'S CERTIFICATE:
I, Darrell Eugene Roberts, a registered professional land surveyor 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.

Darrell Eugene Roberts #36057 _____ Date _____
for and on behalf of
David E. Archer & Associates

CLERK AND RECORDER:
STATE OF COLORADO
COUNTY OF DOUGLAS
I hereby certify that this plat was filed in my office on this _____ day of _____, 20_____ A.D., at _____ a.m./p.m., and was recorded at Reception Number _____.

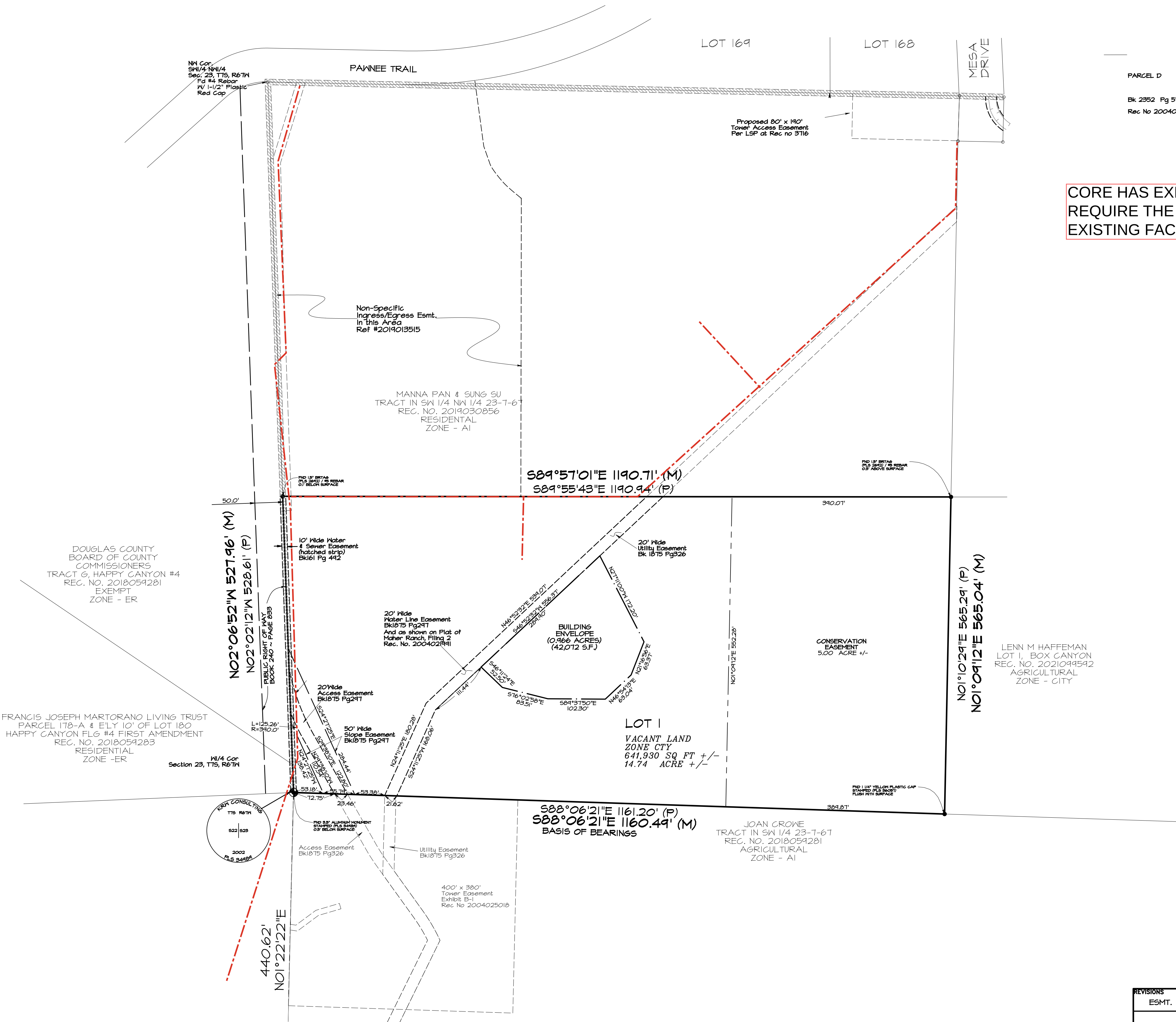
Douglas County Clerk and Recorder

SHEET INDEX
SHEET 1 OF 2
SHEET 2 OF 2
COVER SHEET
PLAT

"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. PL25- XXXX TITLE LYNCH SUBDIVISION IN SECTION 23 TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SCALE N/A	DATE 7-23-25	CLIENT RYAN LYNCH & JAMIE LYNN SHEPHERD
DRN. CKD. APVD.		JOB NUMBER 25-0097
Sheet 1 of 2		

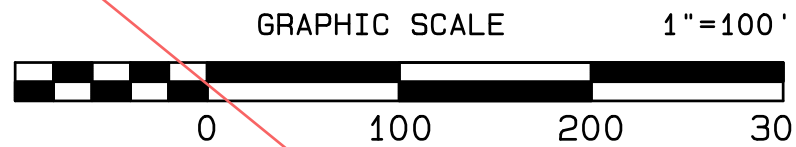
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CORE HAS EXISTING THREE PHASE OH FACILITIES, CORE WILL REQUIRE THE APPLICANT TO PROVIDE A 30' EASEMENT FOR THE EXISTING FACILITIES.

- LEGEND:
- Property Corner Found or Set as noted.
 - Section Corner Found or Set as noted.
 - Property Line As shown.
 - Section Line As shown.
 - Adjacent Property Line As shown.
 - Existing Easement Line As noted.
 - Building Envelope As noted. Hereby dedicated.

UPDATE TITLE TO LYNCH



PROJECT NO. PL25-XXXX

REVISIONS ESMT. 10-23-25	 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104		TITLE THE VIEW AT CASTLE ROCK IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.	
			SCALE 1"=100' DATE 7-23-25 DRN. [] CHKD. [] APPROV. []	CLIENT RYAN LYNCH & JAMIE LYNN SHEPHERD JOB NUMBER 25-0097 Sheet 2 of 2

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