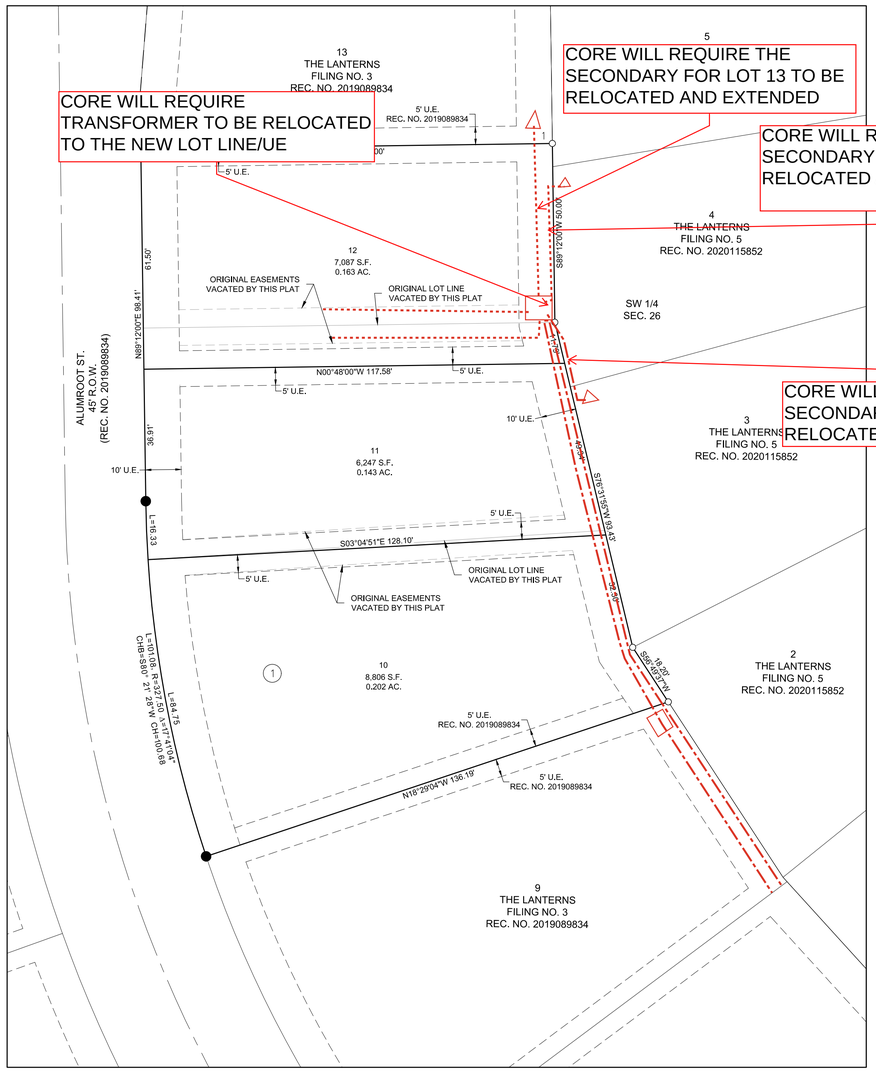
THE LANTERNS, FILING NO. 3, AMENDMENT 1

BEING A REPLAT OF LOTS 10-12, BLOCK 1, THE LANTERNS, FILING NO. 3
A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 200'

RE THE LOT LINES COMMON TO LOTS 10, 11, AND 12, BLOCK 1, THE LANTERNS, FILING 3, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 31, 2019 AT RECEPTION NUMBER 2019089834.

PROPERTY DESCRIPTION:

LOTS 10, 11, AND 12, BLOCK 1 OF THE LANTERNS FILING NO. 3, FINAL PLAT, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 31, 2019 AT RECEPTION NUMBER 2019089834

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE LANTERNS FILING NO. 3, AMENDMENT 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE OF 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, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOTS 10, 11, AND 12, BLOCK 1 OF THE THE LANTERNS, FILING 3, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 12, 2019 AT RECEPTION NUMBER 2019089834.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY REGGIE CARVETH OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SIGNATURE: _____, SIGNED THIS _____ DAY OF _____, 2020

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

WITNESS MY HAND AN OFFICIAL SEAL _____, MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TITLE CERTIFICATE:

I, _____, BEING 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 DEDICATION.

_____
AUTHORIZED REPRESENTATIVE,
LAND TITLE GUARANTEE COMPANY

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

WITNESS MY HAND AN OFFICIAL SEAL _____, MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SUMMARY TABLE		
ACREAGE	LOT AREA	NUMBER OF LOTS
0.508 AC.	22,140 S.F.	3

GENERAL NOTES:

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT ORDER NO. RND70842271-2 ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF OCTOBER 24, 2025 AT 5:00 P.M.
4. BASIS OF BEARINGS: BEARINGS DEPICTED HEREON WERE OBTAINED FROM THE RECORDED PLAT OF THE LANTERNS, FILING 3, FINAL PLAT, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 31, 2019 AT RECEPTION NUMBER 2019089834.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0303G, EFFECTIVE MARCH 16, 2016, ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-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, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

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 AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

SIGNATURE: _____ ATTEST: _____
TOWN MANAGER TOWN CLERK

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS _____ DAY OF

_____, 2025.

_____
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

I, JEAN P. HALPIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER __, 2025, 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 AMENDMENT 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 SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020.

_____
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION:

THIS PLAT AMENDMENT 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

LEGEND	
✦	FND. SECTION CORNER AS DESCRIBED
●	SET #5 REBAR WITH BLUE PLASTIC CAP "WESTWOOD PLS 38474"
○	FOUND RED PLASTIC CAP "WESTWOOD PLS 38864"
○[1]	FOUND YELLOW PLASTIC CAP "CVL 38004"
(1)	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

APPLICANT/DEVELOPER
TOLL BROTHERS, INC.
7100 E. BELLEVIEW AVE., SUITE 200
GREENWOOD VILLAGE, CO 80111

ENGINEER / SURVEYOR
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 EAST DRY CREEK ROAD, STE 400
ENGLEWOOD, COLORADO 80112

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.