

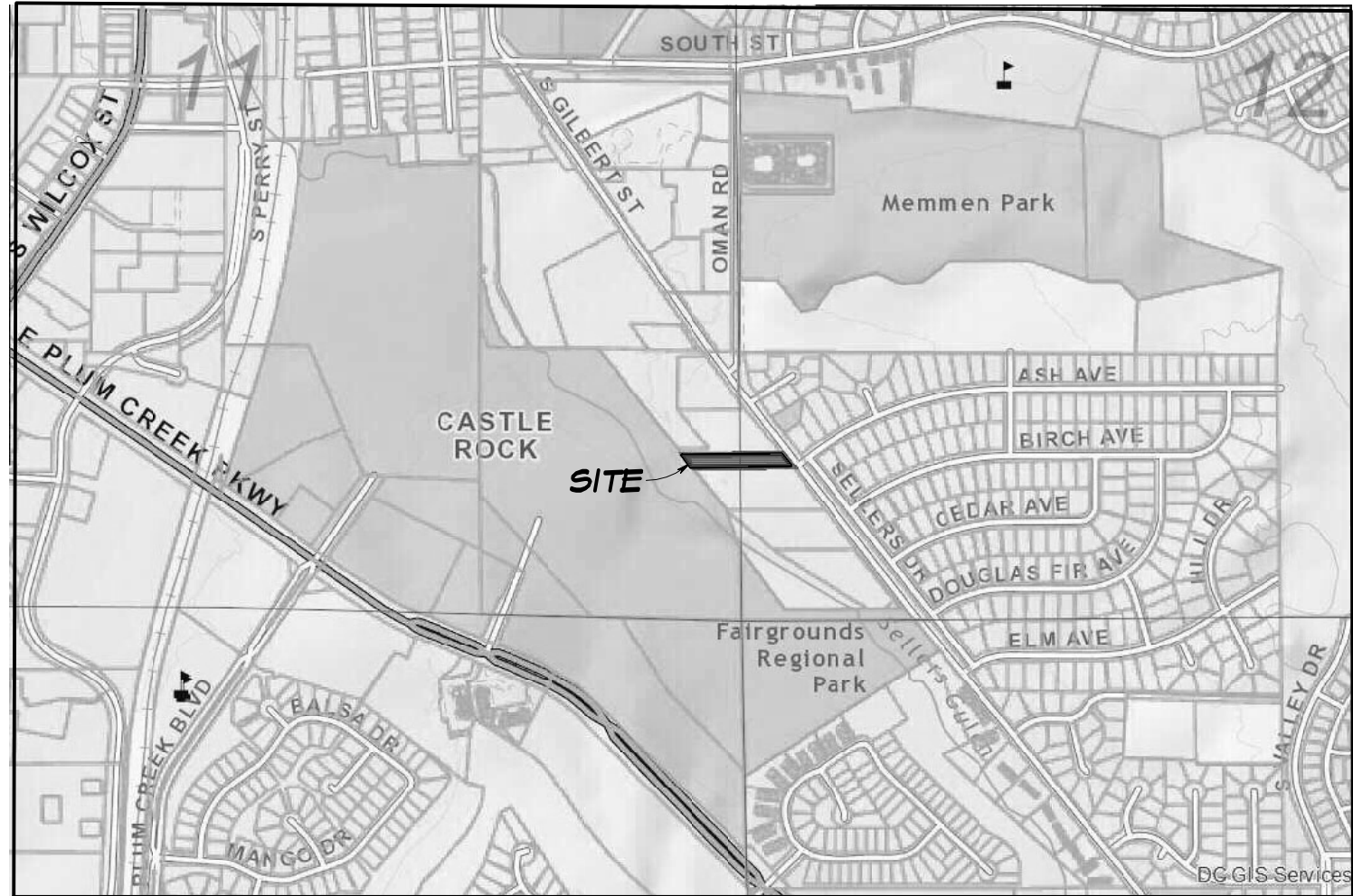
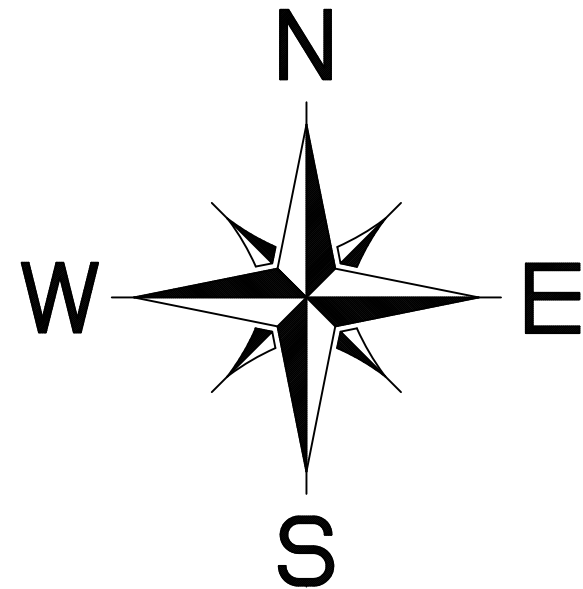
569 SOUTH GILBERT STREET
PART OF THE SE 1/4, OF THE SE 1/4, OF SECTION 11, AND THE SW 1/4, OF THE SW 1/4, OF SECTION 12, T8S, R67W, 6TH P.M.,
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

PROPERTY DESCRIPTION

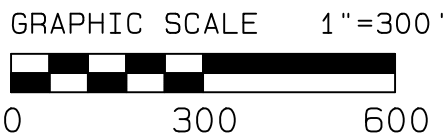
PER DEED REC NO 2009013837 RECORDED MARCH 2, 2009

A TRACT OF LAND LYING WEST OF THE LAKE GULCH ROAD, LOCATED PARTLY IN THE SE 1/4 SE 1/4 OF SECTION 11 AND PARTLY IN THE SW 1/4 SW 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SAID COUNTY ROAD FROM WHENCE THE NORTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SAID SECTION 11 BEARS NORTH 05°29'00" WEST A DISTANCE OF 282.00 FEET; THENCE SOUTH 38°17'00" EAST ALONG SAID WEST LINE A DISTANCE OF 280.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 38°17'00" EAST ALONG SAID WEST LINE A DISTANCE OF 80 FEET;
THENCE WEST A DISTANCE OF 490.00 FEET;
THENCE NORTH 38°17'00" WEST A DISTANCE OF 80.00 FEET;
THENCE EAST A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1"=300'



BASIS OF BEARINGS

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED AT REC. NO. 2009013837, COUNTY OF DOUGLAS, STATE OF COLORADO N80°00'00"W; SOUTHWEST CORNER IS #5 REBAR, SOUTHEAST CORNER IS A #5 REBAR AS SHOWN HEREON BETWEEN THOSE IDENTIFIED MONUMENTS.

SURVEYOR/ENGINEER

DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET,
CASTLE ROCK, CO 80104
CONTACT: KEVIN ARCHER
PHONE NO. 303-688-4642

OWNER

ADVANCED PROPERTY MAINTENANCE
543 SOUTH GILBERT STREET
CASTLE ROCK, CO 80104
CONTACT: LENN
PHONE NO. 303-660-0708

SUMMARY TABLE	ACRES	PERCENT
LOT 1	0.22 AC.	23.93%
LOT 2	0.48 AC.	76.07%
TOTAL	0.60 AC.	100.00%

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 DEED OF TRUST CREATED BY THE INSTRUMENTS RECORDED 12/3/2021 AT RECEPTION NO. 2021134339, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

XXXXXX BANK _____

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20_____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE 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 _____

TITLE COMPANY _____

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

BY _____ AS

AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

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 INTO ONE LOT ENTIRELY ZONED LIGHT INDUSTRIAL AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 569 SOUTH GILBERT STREET.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSED OF OWNERSHIP AND MAINTENANCE 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.

ADVANCED PROPERTY MAINTENANCE

BY _____

SIGNED THIS _____ DAY OF _____, 20_____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____

20_____ BY _____ AS

_____ OF ADVANCED PROPERTY MAINTENANCE

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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.

REGISTERED LAND SURVEYOR _____

DATE _____

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 20_____.

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 _____, 20_____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

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 THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPEMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20_____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

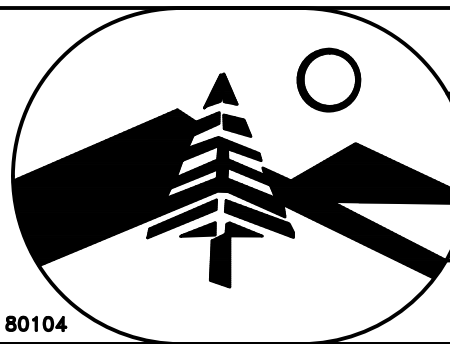
SHEET INDEX

1 of 2 TITLE SHEET
2 of 2 PLAT

TOWN PROJECT NUMBER _____

REVISIONS

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



SCALE
DATE 9-25-24
BY: DMH
APPROVED:

TITLE PLAT
569 SOUTH GILBERT STREET
In Sec.s 11 & 12, Township 8 South, Range 67 West,
6th PM, Douglas County, Colorado

CLIENT ADVANCED PROPERTY MAINTENANCE

SHEET 1 of 2 JOB NUMBER 22-1586

*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.

