



Matt Roth, Parks Project Manager

Cantril School Site Re-plat and Re-zone

To Whom it May Concern:

The Town is looking to re-zone and re-plat the Cantril School property to clean up the existing plat records and zoning. As platted, the property is currently shown as a series of smaller lots with an alleyway down the middle. The goal will be to re-plat the property to create one complete lot and vacate the ROW alley. Additionally, the property is currently split zoned as R-1 and R-2, so the goal for the re-zone would be to zone the entire property as PL-1 for Public land.

The following parcel is owned by the Town of Castle Rock:

- State Parcel # 2505-111-23-002 & 2505-111-23-003

Thank you for your time.

Matt Roth, Park Project Manager
Parks and Recreation Department
1375 W. Plum Creek Pkwy
Castle Rock, CO 80109



LAND USE APPLICATION

PROJECT NAME: _____

PROPERTY ADDRESS / GENERAL LOCATION: _____

LEGAL DESCRIPTION: _____

PROJECT DESCRIPTION: _____

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

AGREEMENT

ANNEXATION

CONSTRUCTION DOCUMENTS

DOWNTOWN FAÇADE/VARIANCE

TESC (EROSION CONTROL)

LOT LINE ADJUSTMENT/VACATION

PLANNED DEVELOPMENT PLAN

PLANNED DEVELOPMENT PLAN

AMENDMENT

PLAT

PLAT CORRECTION

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN AMENDMENT

SKETCH PLAN

STRAIGHT ZONING

TEMPORARY USE PERMIT

USE BY SPECIAL REVIEW

WIRELESS COMMUNICATION
FACILITIES

OTHER: _____

SUMMARY DATA:

Current Zoning _____

Acreage _____

Current Use _____

Pre-Application Meeting Date and Staff Member Name (if known) _____

Proposed Zoning _____

Proposed No. of Lots _____

Proposed No. of Dwelling Units or Buildings (if Commercial) _____

Proposed Building Sq.Ft. _____

Additional Info. _____

PROPERTY OWNER INFORMATION:

Name _____

Company _____

Address _____

Phone _____

Email _____

Property Owner Signature (Required) _____

Date _____

REPRESENTATIVE INFORMATION:

Name _____

Company _____

Address _____

Phone _____

Email _____

Representative Signature (Required) _____

Date _____

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name _____

Company _____

Email _____

Name _____

Company _____

Email _____

ALTA - NSPS SURVEY PLAT

All of Block 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK,
in the NE 1/4 of Section 11, Township 8 South, Range 67 West of the 6th P.M.,
County of Douglas, State of Colorado

BLOCK 9

BLOCK 9 - CRAIG & GOULD'S ADD
PER LLV @ REC #2012033998
OWNER: GUY L. MORDEAUX JR.
KATHLEEN J. MORDEAUX
705 FOURTH STREET
CASTLE ROCK, CO 80104

LEGAL DESCRIPTION:
(Provided by Title Commitment - See Note 1)

BLOCK 11, CRAIG AND GOULD'S ADDITION
TO CASTLE ROCK,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

Douglas County Assessor records:
E 1/2 of Block 11, CRAIG & GOULD'S
ADDITION TO CASTLE ROCK - 1.033 ACRES
AND
W 1/2 of Block 11, CRAIG & GOULD'S
ADDITION TO CASTLE ROCK - 1.033 ACRES

THE ASSESSOR RECORDS DO NOT SHOW
THE ALLEY AS INCLUDED IN THE PROPERTY.

SURVEYOR'S CERTIFICATION:

I, Lawrence G. Chambers a registered Professional Land Surveyor licensed to
practice Land Surveying in the State of Colorado, do hereby certify that a field survey
of the parcel(s) described hereon, as shown on this plat, was made by myself
or under my direct supervision and responsible charge, is based on my professional
knowledge, information and belief on August 31, 2022, is not a guaranty or
warranty, either expressed or implied and the accompanying plat accurately and
properly shows said parcel(s) and the survey thereof.



Lawrence G. Chambers, PLS
Colorado Registration No. 16099

NOTES:

1) This ALTA-NSPS survey does not constitute a title search by Chambers Consulting, Inc.
to determine ownership or easements of record. The description of the property was
provided in a title commitment by Land Title Guarantee Company, Order No.
ABD70778944, dated July 11, 2022. The Table A items covered in this survey are:

- Monuments placed or found
- Address of surveyed property
- Flood Zone: Zone X - See Note #3 below
- Gross Land Area: 2.066 Acres [89,984 S.F. Includes alley, which may still be
public right of way]
- Dimensions of all buildings at ground level
- Substantial features, such as monument signs, parking lots, billboards, landscaped
areas, etc.
- Visible utilities
- Number and type of parking spaces - shown at each parking area
- Description, address and names of adjoining owners
- Evidence of recent earthmoving, building additions or dirtwork - no building
additions of recent date

Schedule B, Part 2 Exceptions in the above referenced title commitment at item 11
notes the Historic Preservation Ordinance #2010-19 dated Sept. 1, 2010 at Rec.
#2010054974 places restrictions and requirements on new construction, modification,
demolition or relocation of existing structures. Consult the full text of this ordinance.

2) BASIS OF BEARINGS: Bearings are based upon the north line of the subject property
as N 85°00'37" E and as shown on the recorded plat of "Craig and Gould's Addition to
Castle Rock 9th Amendment" at Reception #2007096196, between a found #5 rebar, no
cap and an orange plastic cap marked "PLS #36570" across North Cantril Street at the
southeast corner of Block 7, as shown hereon.

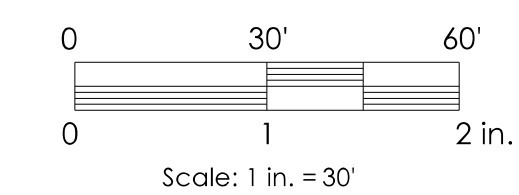
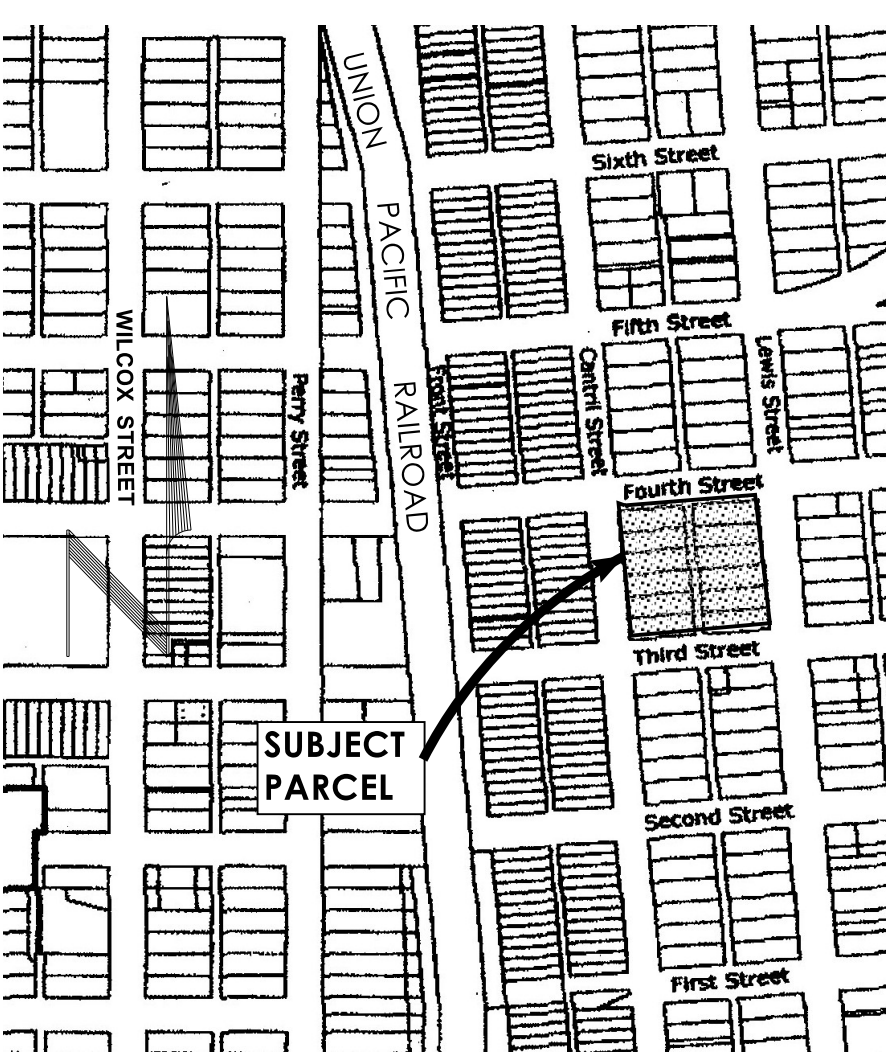
3) This site is not within a designated FEMA flood plain, as determined by the Flood
Insurance Rate Map (FIRM) at Community Panel No. 08035CO301G, published by the
Federal Emergency Management Agency (FEMA) and dated March 16, 2016. It
indicates that the property shown on this plat lies in ZONE X, an area determined to be
outside the 0.2% annual chance of flood.

4) 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 surveyor's certification above.

5) 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 a Colorado State Statute CRS 18-4-508.

6) Distances on this Improvement Survey Plat are expressed in US survey feet and
decimals thereof. A US Survey Foot is defined as exactly 1200/3937 meters.

VICINITY MAP: Not to Scale - For Location Only



KEY:

- edge of concrete
- concrete curb
- power pole = pp
- overhead power or service drop
- chainlink fence
- a.g. = above ground; b.g. = below ground

- SET: 1 1/2" alloy cap on 18"
long #5 rebar marked:
CHAMBERS PLS#16099
ALL at 0.0' a.g.

- FOUND: Orange plastic cap
- FOUND: #5 rebar, no cap
- FOUND: Red plastic cap
marked: PLS #6935

BLOCK 15

CLERK AND RECORDER'S CERTIFICATE:

Accepted for recording in the office of the County Clerk and Recorder of Douglas County at
Castle Rock, Colorado
this _____ day of _____, 20____.

County Clerk and Recorder

By: Deputy Clerk

312 NORTH CANTRIL ST ALTA

CHAMBERS CONSULTING INC.

STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

SCALE:
1 INCH = 30 FEET

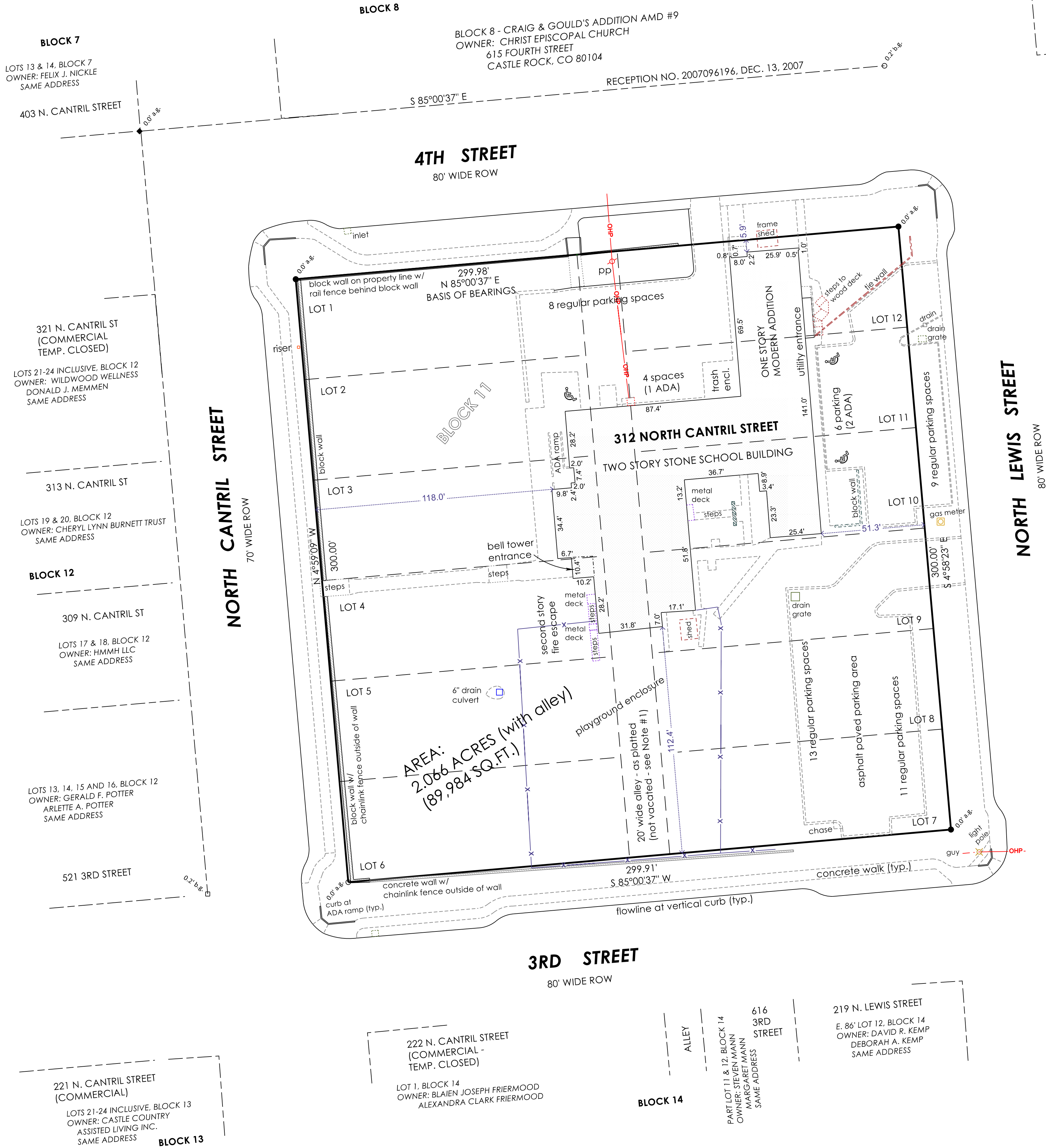
DATE: 9-19-2022
REVISION:

DRAWN BY:
LGC & JARC

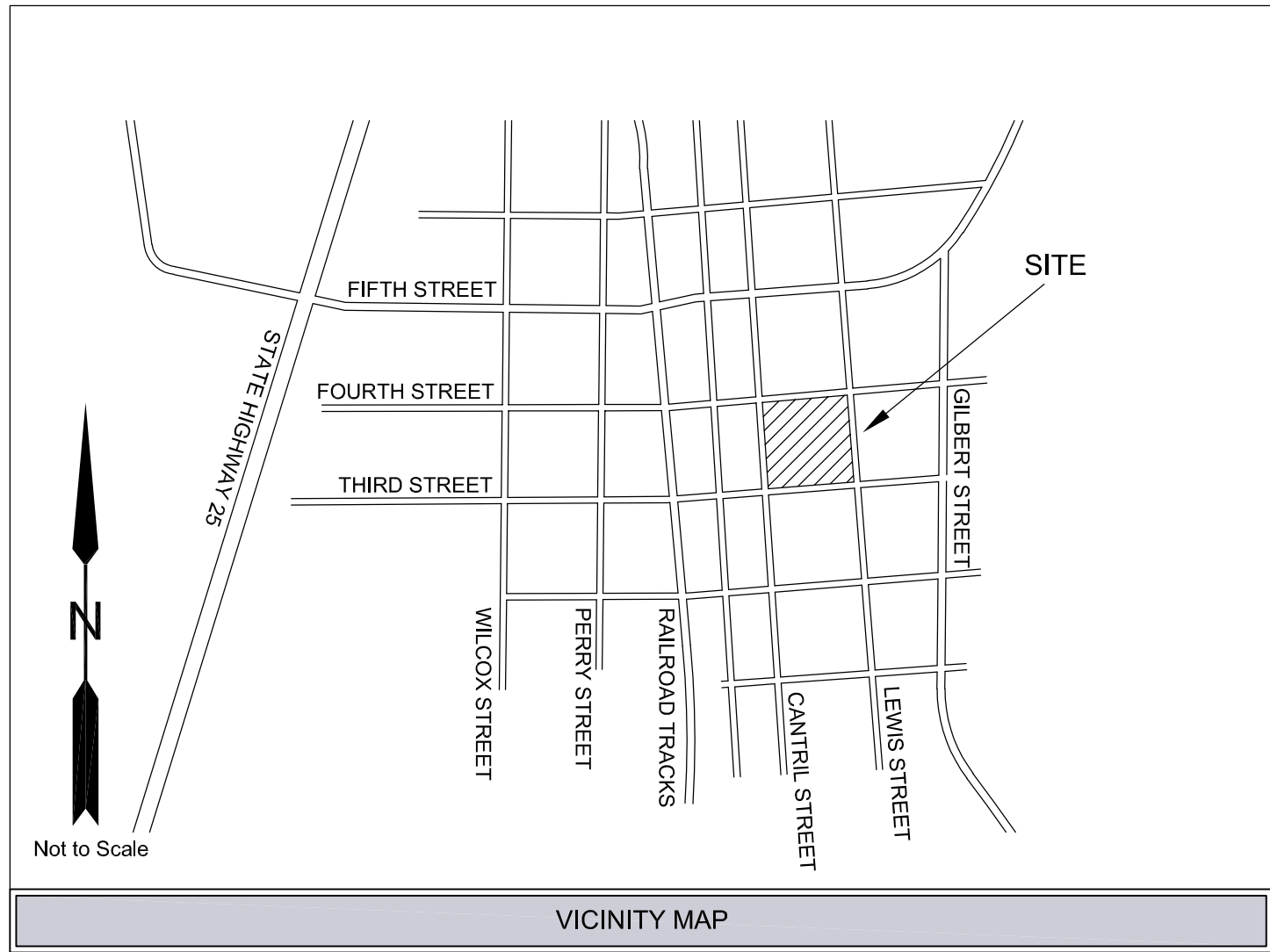
CHAMBERS
JOB: 22-1739
file: CANTRIL3.TRV

COUNTY:
DOUGLAS

DRAWING NO.:
1739



ALTA / NSPS LAND TITLE SURVEY
BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION

BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

SPECIAL WARRANTY DEED RECEPTION NO. 2023018988 DATED 05/05/2023.
WARRANTY DEED BOOK G AT PAGE 23 DATED 11/21/1874.
WARRANTY DEED BOOK G AT PAGE 24 DATED 11/21/1874.
CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK BOOK C PAGE 22 DATED 07/02/1874.

TITLE COMMITMENT NOTES

PREPARED BY: LAND TITLE GUARANTEE COMPANY
COMMITMENT NUMBER: ABD707920334-4
EFFECTIVE DATE: APRIL 24, 2023 AT 5:00 P.M.

EXCEPTION NUMBERS 1 THROUGH 7 ARE STANDARD EXCEPTIONS, CONTAIN NO PLOTTABLE INFORMATION,
AND HAVE NOT BEEN EXAMINED.

8) EXISTING LEASES AND TENANCIES, IF ANY.

9) RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD
THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES
PATENT #401 GIVEN JUNE 15, 1874.

NO EVIDENCE OF MINING IN THE AREA.

10) THIS ITEM MOVED TO SCHEDULE B, SECTION 1 (NOT SHOWN ON THIS SURVEY).

11) TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND REQUIREMENTS, BURDENS AND OBLIGATIONS
AS SET FORTH IN ORDINANCE 2010-19 AS MEMORIALIZED IN THAT CERTAIN NOTICE OF ORDINANCE
ADOPTION, HISTORIC PRESERVATION RECORDED SEPTEMBER 01, 2010 UNDER RECEPTION NO.
2010054974.

NOT SURVEY RELATED, NOT REVIEWED.

12) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LEASE BY AND
BETWEEN THE TOWN OF CASTLE ROCK, AS LESSOR, AND DOUGLAS COUNTY SCHOOL DISTRICT RE- 1,
AS LESSEE, RECORDED UNDER RECEPTION NO. _____.

NOT SURVEY RELATED, NOT REVIEWED.

13) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE
FOLLOWING FACTS SHOWN ON ALTA-NSPS LAND TITLE SURVEY CERTIFIED SEPTEMBER 20, 2022,
PREPARED BY CHAMBERS CONSULTING INC., JOB NO. 22-1739 (AS OF JULY 26, 2023 THIS SURVEY IS
NOT DEPOSITED WITH DOUGLAS COUNTY'S CLERK AND RECORDERS OFFICE, BUT WAS PROVIDED TO
TRUE NORTH SURVEYING AND MAPPING, LLC.

THE ENCROACHMENT OF 9 PARKING SPACES INTO THE PUBLIC RIGHT-OF-WAY FOR NORTH
LEWIS STREET (AS SHOWN).

THE ENCROACHMENT OF A WALL AND FENCE INTO THE PUBLIC RIGHT-OF-WAY OF 3RD STREET
(AS SHOWN).

THE ENCROACHMENT OF A FRAME SHED, STAIRS AND BLOCK WALL INTO THE PUBLIC
RIGHT-OF- WAY FOR 4TH STREET (AS SHOWN).

IMPORTANT NOTE

SUBSURFACE UTILITIES - AS REQUESTED BY THE CLIENT, **QUALITY LEVEL B** STANDARDS WERE
REQUIRED FOR THIS PROJECT. ALL SANITARY AND STORM LINES ARE QUALITY LEVEL C. THE CLIENT
WILL BE THE ENGINEER IN CHARGE AND WILL BE REQUIRED TO MEET THE MINIMUM STANDARDS FOR
COLORADO SUBSURFACE UTILITY LAW (SB18-167).

QUALITY LEVEL - D: (QLD) MOST BASIC, EXISTING RECORDS AND VERBAL RECOLLECTIONS

QUALITY LEVEL - C: (QLC) SURVEYING VISIBLE ABOVE GROUND UTILITY FACILITIES

QUALITY LEVEL - B: (QLB) (2D INFORMATION) USE OF APPROPRIATE GEOPHYSICAL METHODS TO
DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL SUBSURFACE UTILITIES. 1).
UTILITY QUALITY LEVEL B (QLB) IS VALUE ASSIGNED TO A UTILITY SEGMENT OR SUBSURFACE UTILITY
FEATURE WHOSE EXISTENCE AND POSITION ARE BASED UPON GEOPHYSICAL METHODS COMBINED WITH
PROFESSIONAL JUDGMENT AND WHOSE LOCATION IS TIED TO THE PROJECT SURVEY DATUM. QLB IS
MORE UNCERTAIN THAN QLA AND LESS UNCERTAIN THAN QLC OR QLD. 2). APPROXIMATE HORIZONTAL
LOCATION OF UTILITY.

QUALITY LEVEL - A: (QLA) (3D INFORMATION) PRECISE MAPPING THROUGH EXPOSURE OF UTILITY
(POTHOLING); PROVIDES TYPE, SIZE, CONDITIONS AND MATERIAL.

GROUND PENETRATING RADAR WAS NOT USED ON THIS SITE.

TABLE A ITEMS NOTES

PURSUANT TO OUR CLIENTS REQUEST, THE FOLLOWING ITEMS FROM "TABLE A - OPTIONAL SURVEY
RESPONSIBILITIES AND SPECIFICATIONS" FOR THE 2021 MINIMAL STANDARDS FOR ALTA/NSPS LAND
TITLE SURVEYS, WERE ADDRESSED AND, IF APPLICABLE, ARE SHOWN ON OUR SURVEY.

TABLE A - 1 - MONUMENTS SET OR FOUND ARE SHOWN ON PAGE 2 OF 2.

TABLE A - 2 - POSTED ADDRESS: 312 N. CANTRIL STREET, CASTLE ROCK, COLORADO.

TABLE A - 3 - FLOODPLAIN - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08035C031G DATED
03/16/2016 THE ENTIRE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS
SCALED FROM SAID FIRM MAP.

TABLE A - 4 - GROSS LAND AREA - (MEASURED) 89,959 SQUARE FEET / 2.06 ACRES MORE OF LESS
INCLUDING THE 20 FOOT ALLEY.

TABLE A - 5 - VERTICAL RELIEF
SOURCE: GROUND SURVEY.
CONTOUR INTERVAL: 1 FOOT CONTOURS.
DATUM: NAVD 88 (SEE GENERAL NOTE 12 FOR SOURCE OF BENCHMARK).

TABLE A - 7(A) - EXTERIOR DIMENSIONS OF BUILDING FOOTPRINTS AT GROUND LEVEL ARE SHOWN ON
PAGE 2 OF 2.

TABLE A - 7(B) - SQUARE FOOTAGE OF:
(1) EXTERIOR BUILDING FOOTPRINTS AT GROUND LEVEL
ORIGINAL STONE BUILDING 7,356 SQUARE FEET +/-
MODERN BUILDING 4,486 SQUARE FEET +/-
(2) OTHER AREAS AS SPECIFIED BY CLIENT (NO OTHER AREAS SPECIFIED).

TABLE A - 7(C) - MEASURED HEIGHT OF BUILDINGS ARE SHOWN ON PAGE 2 OF 2.

TABLE A - 8 - IMPROVEMENTS ARE SHOWN ON PAGE 2 OF 2.

TABLE A - 9 - PARKING STRIPES ARE SHOWN ON PAGE 2 OF 2. THE SITE CONTAINS:
52 REGULAR PARKING SPOTS
3 HANDICAP PARKING SPOTS.

TABLE A - 11(A) AND (B) - UTILITIES - OBSERVED EVIDENCE OF UTILITIES TOGETHER WITH MARKED
UTILITIES ARE SHOWN ON SURVEY PAGE. BURIED UTILITIES AND/OR PIPE LINES DO EXIST ON
THIS PROPERTY. THE LOCATION AND ALIGNMENT OF BURIED UTILITIES SHOWN HEREON WAS
BASED ON VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS PLACED BY A UTILITY
COMPANY OR UTILITY LOCATING SERVICE. FOR UNDERGROUND ALIGNMENT, TRUE NORTH
SURVEYING & MAPPING, LLC RELIED UPON THE EXPERTISE OF THE LOCATING TECHNICIAN TO
PROPERLY AND ACCURATELY PLACE SURFACE MARKINGS FOR ALL BURIED UTILITIES. THESE
MARKINGS ARE 18" +/- FROM THERE TRUE LOCATION. CONSEQUENTLY, TRUE NORTH SURVEYING
& MAPPING, LLC CAN MAKE NO WARRANTY, EXPRESS OR IMPLIED, THAT ALL BURIED UTILITIES
ARE SHOWN OR THAT THOSE BURIED UTILITIES SHOWN WERE ACCURATELY MARKED. TRUE
NORTH SURVEYING & MAPPING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR
THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. ---
PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF
COLORADO AT -800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. --- IF ANY
UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, SUCH MUST BE OBSERVED BY REMOVING
THE MATERIAL COVERING THE UTILITY AND MEASURING THE LOCATION, DIMENSIONS AND OTHER
CHARACTERISTICS OF THE EXPOSED UTILITY IN THE FIELD. -- SIZE AND DEPTH OF UTILITIES ARE
NOT SHOWN -- ** INVERTS OF SANITARY AND STORM MANHOLES WHICH ARE UNLOCKED, NOT
GATED, NOT BURIED AND LESS THAN 25 FEET DEEP WILL BE SHOWN IF THEY ARE INSIDE THE
SURVEY LIMITS. SANITARY SEWER LINES ARE NOT SHOWN FROM ANY BUILDINGS TO THE MAIN
LINE.

TABLE A - 12 - HUD / BLM ITEMS - NOTHING LISTED IN CONTRACT.

TABLE A - 13 - NO ADJOINING OWNERS - ADJOINING LAND IS ROAD RIGHT OF WAY.

TABLE A - 16 - ON 07/31/2023, THE SURVEYOR DID NOT OBSERVE EVIDENCE OF EARTH MOVING OR
CONSTRUCTION WORK ON THIS SITE.

TABLE A - 17 - ON 07/31/2023, THE SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT OR CURRENT
STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR IS NOT AWARE OF PROPOSED STREET
RIGHT-OF-WAY CHANGES ADJACENT TO THIS SITE.

TABLE A - 18 - NO PLOTTABLE OFFSITE EASEMENTS PER THE CURRENT TITLE COMMITMENT.

TABLE A - 19 - SURVEYORS PROFESSIONAL LIABILITY INSURANCE IS CURRENT PER THE DATE ON THIS
SURVEY.

SYMBOL & LINE TABLE LEGEND

—————	INDICATES PROPERTY LINE	★	★	INDICATES CONIFER SHRUB / TREE
—————	INDICATES ADJOINING PROPERTY LINE	☆	☆	INDICATES DECIDUOUS SHRUB / TREE
-----	INDICATES APPROXIMATE PROPERTY LINES (NOT SURVEYED)	⊗	⊗	INDICATES SANITARY SEWER MANHOLE
— E ———	INDICATES UNDERGROUND ELECTRIC LINE	⊗	⊗	INDICATES STORM MANHOLE
— FO ———	INDICATES UNDERGROUND FIBER LINE	⊗	⊗	INDICATES UNKNOWN MANHOLE
— W ———	INDICATES UNDERGROUND WATER LINE	⊗	⊗	INDICATES LIGHT POLE
— ST ———	INDICATES UNDERGROUND STORM LINE	⊗	⊗	INDICATES STREET SIGN
— T ———	INDICATES UNDERGROUND TELEPHONE LINE	⊗	⊗	INDICATES STORE SIGN
— G ———	INDICATES UNDERGROUND GAS LINE	⊗	⊗	INDICATES BOLLARD OR INDICATED ITEM
— SAN ———	INDICATES UNDERGROUND SEWER LINE	⊗	⊗	INDICATES POWER POLE
— CATV ———	INDICATES UNDERGROUND CABLE TV LINE	⊗	⊗	INDICATES TRAFFIC SIGNAL POLE
— OHP ———	INDICATES ABOVEGROUND UTILITY LINE	⊗	⊗	INDICATES SANITARY SEWER VALVE
— X ———	INDICATES WOOD RAIL FENCE LINE	⊗	⊗	INDICATES WATER MANHOLE
— ½ ———	INDICATES CHAIN LINK FENCE LINE	⊗	⊗	INDICATES GAS METER
—————	INDICATES ROCK, TIMBER OR PAVER WALL	⊗	⊗	INDICATES IRRIGATION BOX
—————	INDICATES BUILDING LINE	⊗	⊗	INDICATES GUY WIRE
----- 6280 -----	INDICATES CONTOUR LINE	⊗	⊗	INDICATES ELECTRIC TRANSFORMER
ASP	INDICATES ASPHALT AREA	⊗	⊗	INDICATES CLEAN OUT
CONC	INDICATES CONCRETE AREA	⊗	⊗	INDICATES PIPE VENT
GRA	INDICATES GRAVEL AREA	⊗	⊗	INDICATES INGRESS / EGRESS ACCESS
RD	INDICATES ROOF DRAIN	⊗	⊗	INDICATES TITLE COMMITMENT TAGS
FH	INDICATES FIRE ESCAPE	⊗	⊗	INDICATES AREA OF CONCERN TAGS
∞	INDICATES UTILITY BOX	⊗	⊗	INDICATES FIRE HYDRANT
⚑	INDICATES FLAG POLE	⊗	⊗	INDICATES WATER VALVE
⚑	INDICATES LANDSCAPE BOULDER	⊗	⊗	INDICATES TELEPHONE PED
⚑	INDICATES HC RAMP OR PARKING	⊗	⊗	INDICATES CABLE TV PED
		⊗	⊗	INDICATES ELECTRIC MANHOLE
		⊗	⊗	INDICATES FIBER PED/BOX
		⊗	⊗	INDICATES STORM INLET
		⊗	⊗	INDICATES GAS METER

AREAS OF CONCERN

- THE ENCROACHMENT OF 9 PARKING SPACES, PAVER WALLS AND STORM INLET INTO THE PUBLIC RIGHT-OF-WAY FOR NORTH LEWIS STREET (AS SHOWN).
- THE ENCROACHMENT OF A WALL AND FENCE INTO THE PUBLIC RIGHT-OF-WAY OF 3RD STREET (AS SHOWN).
- THE ENCROACHMENT OF A FRAME SHED, STAIRS AND BLOCK WALL INTO THE PUBLIC RIGHT-OF- WAY FOR 4TH STREET (AS SHOWN).

COUNTY SURVEYOR'S INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____ 20 _____ IN THE COUNTY SURVEYOR'S LAND
SURVEY/RIGHT-OF-WAY SURVEYS AT LSP NO. _____, IN THE OFFICE OF THE
DOUGLAS COUNTY CLERK AND RECORDER.

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- 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.
- STANDARD OF CARE - SURVEYING SERVICES PROVIDED BY TRUE NORTH SURVEYING AND MAPPING, LLC TO COMPLETE THIS ALTA/NSPS LAND TITLE SURVEY WAS PERFORMED IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES INCLUDING STANDARD OF CARE AT THE TIME THE SERVICES WERE PROVIDED.
- THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. THE STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE LAST FIELD INSPECTION OF THIS SITE BY THE SURVEYOR WAS ON JULY 31, 2023.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- BASIS OF BEARINGS: (GRID NAD-83) BEARINGS ARE BASED UPON THE NORTHERLY LINE BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, BEING MONUMENTED ON BOTH ENDS WITH A FOUND 1.5" ALUMINUM CAP STAMPED 16099. SAID LINE BEARS N 85°25'29" E, A DISTANCE OF 299.96 FEET PER COLORADO STATE PLANE COORDINATES.
- ALL DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREES, MINUTES AND SECONDS.
- HORIZONTAL DATUM (STATE PLANE COORDINATES CENTRAL AT GROUND).
- BASIS OF ELEVATIONS: ELEVATIONS ARE BASED UPON DOUGLAS COUNTY GIS CONTROL POINT DC3020015, BEING A 3.25" ALUMINUM CAP SET IN A CONCRETE SIDEWALK. ELEVATION = 6255.22 NAVD 88.
- ALL LAND CORNERS, PANEL POINTS AND CONTROL POINTS WERE LOCATED USING STANDARD GPS/RTK METHODS WITH A MINIMUM OF 320 EPOCHS.
- 3D POSITIONAL TOLERANCE: +/-0.20.
- THE CONTOURS, MAPPING AND PLANIMETRICS ON THIS SITE WERE CREATED BY A GROUND SURVEY.
- STANDARD ALTA/NSPS NOTE (B X): RELATIVE POSITIONAL PRECISION DOES NOT EXCEED THE MAXIMUM ALLOWED ERROR.
- STANDARD ALTA/NSPS NOTE (B XI) ADJACENT PROPERTY WAS NOT RESTRICTED.
- THIS SURVEY WAS COMPLETED WITH A TRIMBLE R8s GPS UNIT AND/OR A TRIMBLE 2" S3 ROBOTIC TOTAL STATION LAST CALIBRATED IN SEPTEMBER 30, 2022.
- THE UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE (ABOVE GROUND UTILITY BOXES ETC., OR ABOVE GROUND UTILITY PAINT MARKS OR UTILITY FLAGS), FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POTHOLING IS RECOMMENDED. THE SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES.
- NOTE: ADDITIONAL FINISH FLOOR, TOP/BOTTOM OF STAIRS AND ROOF DRAIN ELEVATIONS CAN BE FOUND IN MODEL SPACE.
- NOTE: ON SOME STORM INLETS THE SURVEYOR WAS UNABLE TO DETERMINE THE FLOWLINE OR DIRECTION OF PIPE.

SURVEYOR'S CERTIFICATE

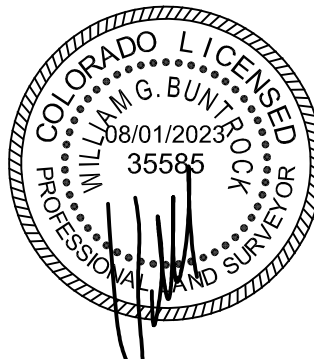
TO: THE TOWN OF CASTLE ROCK, COLORADO, AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 11(A), 11(B), 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 01, 2023.

DATE OF PLAT OR MAP: AUGUST 01, 2023

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, TO THE TOWN OF CASTLE ROCK, COLORADO AND LAND TITLE GUARANTEE COMPANY, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON 08/23/2023, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



WILLIAM G. BUNTROCK, PLS 35585
FOR AND ON-BEHALF OF TRUE NORTH SURVEYING & MAPPING, LLC

HORIZ. SCALE:	1" = 20'	PROJECT NO:	TN 23052
VERT. SCALE:	1 FOOT CONTOURS	DATE:	08/01/2023
FIELD CREW:	RO/PO/BB	FIELD DATE:	07/2023
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION

SHEET NUMBER
1 OF 2

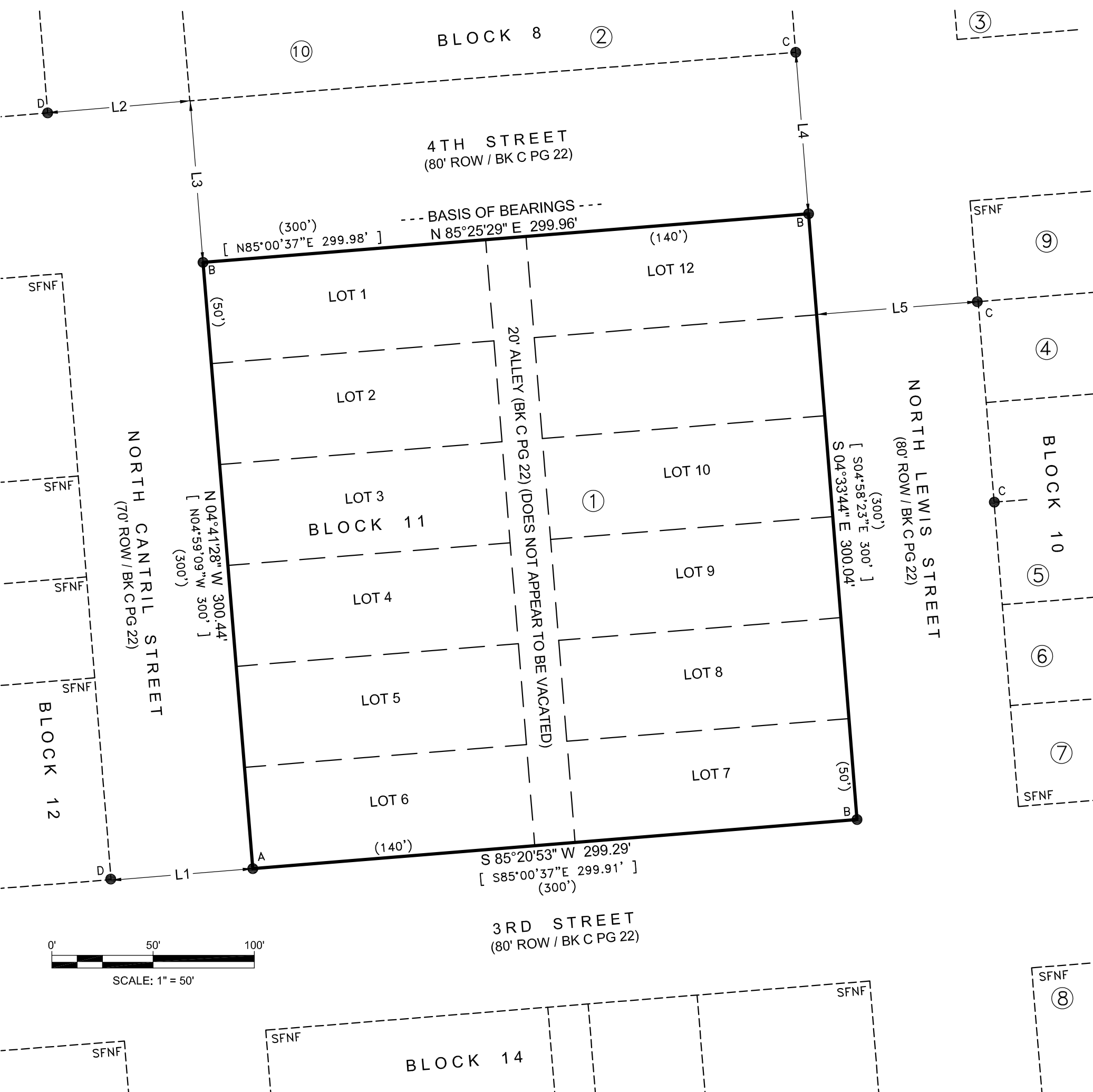


TRUE NORTH
Surveying & Mapping, LLC

Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHsurvey.com

ALTA / NSPS LAND TITLE SURVEY

BLOCK 11, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



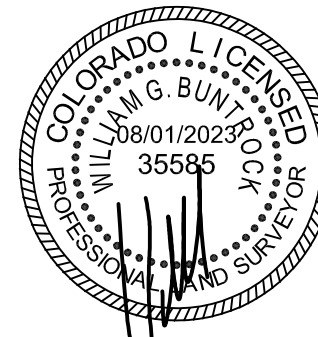
SURROUNDING LAND SURVEYING

- ALTA / NSPS LAND TITLE SURVEY, CHAMBERS CONSULTING INC., PLS 16099 DATED 09/20/2022, UN-DEPOSITED
- ALTA / ACSM LAND TITLE SURVEY, DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 11/20/1989, DEPOSIT #2356
- LAND SURVEY PLAT, DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 05/26/1992, DEPOSIT #289
- IMPROVEMENT SURVEY PLAT, DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 05/09/2011, DEPOSIT #4386
- LAND SURVEY PLAT, DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 01/28/2002, DEPOSIT #3004
- IMPROVEMENT SURVEY PLAT, DAVID E. ARCHER & ASSOCIATES PLS 25933 DATED 05/04/2015, DEPOSIT #10004811
- LAND SURVEY PLAT, DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 07/06/1993, DEPOSIT #474
- CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, 16TH AMENDMENT
- DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 05/26/2013, REC. NO. 2013062268
- CRAIG AND GOULD'S ADDITION AMENDED
- DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 10/25/1984, REC. NO. 338429
- CRAIG AND GOULD'S ADDITION TO CASTLE ROCK AMENDMENT NO.9
- DAVID E. ARCHER & ASSOCIATES PLS 6935 DATED 12/13/2007, REC. NO. 2007096196

PROPERTY MONUMENT LEGEND

- A INDICATES FOUND NO.5 REBAR FLUSH WITH GROUND
- B FOUND 1.5" ALUMINUM CAP STAMPED CHAMBERS PLS 16099 FLUSH WITH GROUND
- C FOUND NO.5 REBAR WITH 1" RED PLASTIC CAP STAMPED ARCHER PLS 6935 FLUSH TO 0.2' BELOW GROUND
- D FOUND NO.5 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED PLS 0036570 FLUSH TO 0.2' ABOVE GROUND
- (xxx) INDICATES PLATTED DIMENSIONS
- [xxx] INDICATES CHAMBERS SURVEY DIMENSIONS
- SFNF INDICATES MONUMENT WAS SEARCHED FOR, NOT FOUND AND NOT SET

LINE	BEARING	DISTANCE	LINE	DISTANCE
L1	S 85°20'48" W	70.20'	(L1)	70.00'
L2	N 85°08'05" E	70.60'	(L2)	70.00'
L3	N 04°34'31" W	80.00'	(L3)	80.00'
L4	S 04°33'39" E	80.02'	(L4)	80.00'
L5	N 85°26'16" E	79.62'	(L5)	80.00'



HORIZ. SCALE:	1" = 20' / 1" = 50'	PROJECT NO:	TN 23052
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