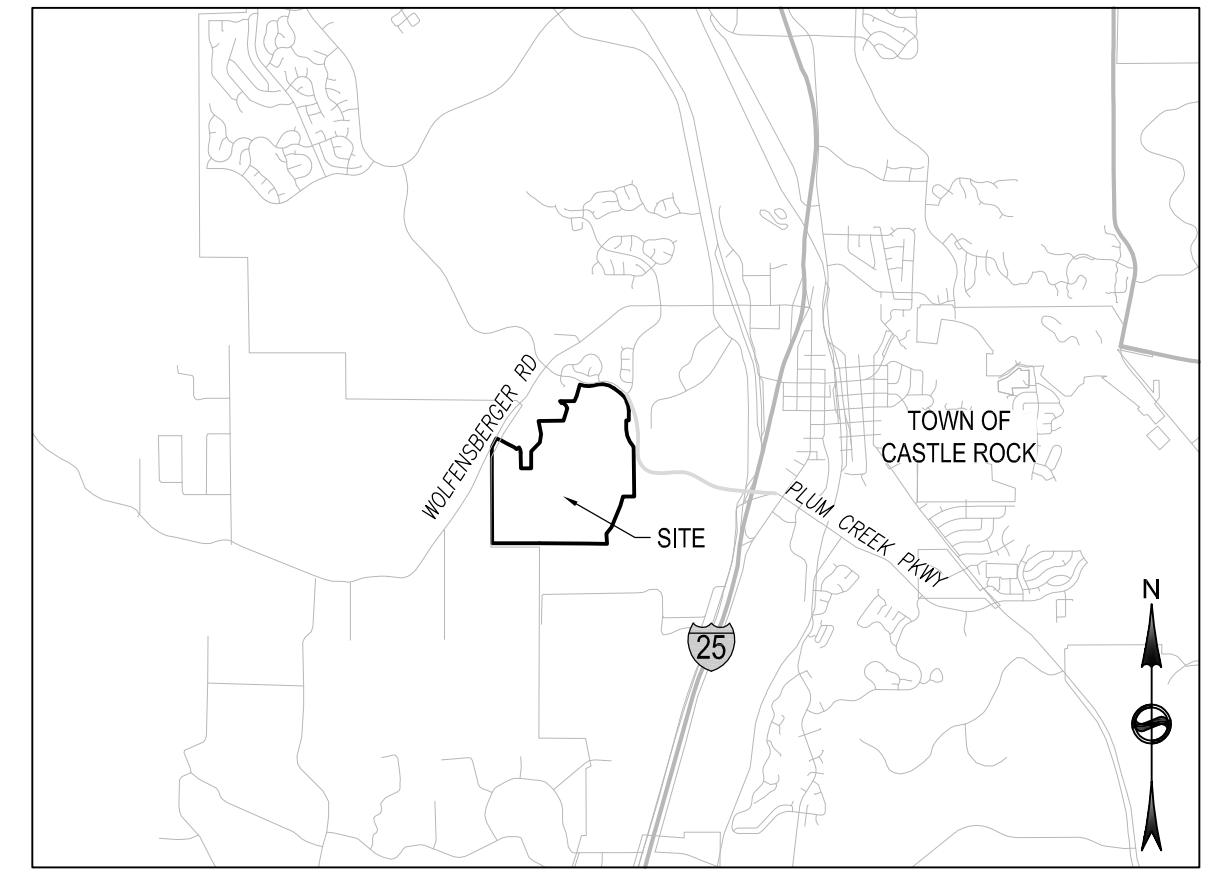


LAND SURVEY PLAT

SITUATED IN THE EAST 1/2 SECTION 9 & THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=1 MILE

LEGAL DESCRIPTION:

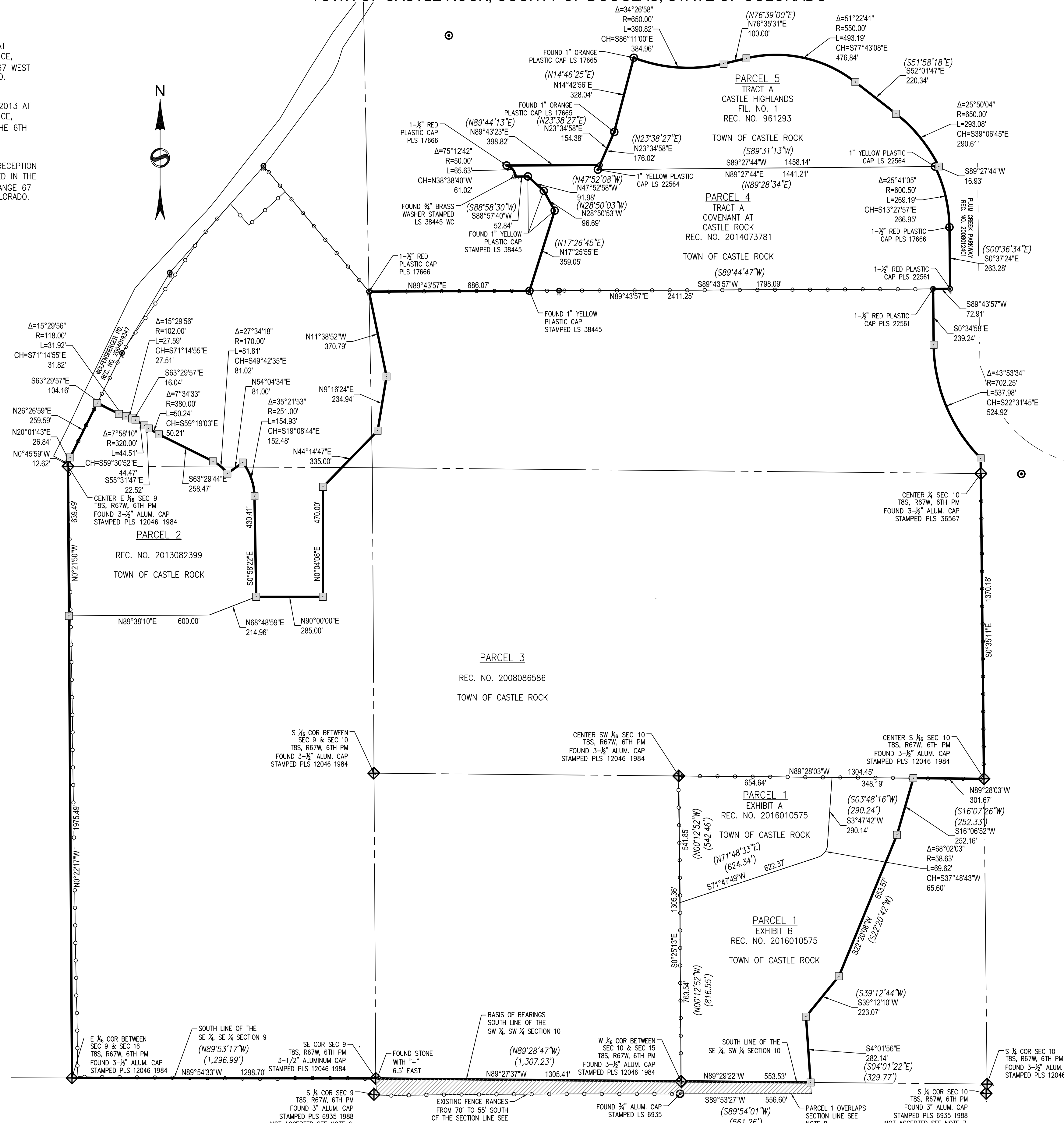
PARCEL 1:
TWO PARCELS OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2016 AT RECEPTION NO. 2016010575 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:
A PARCEL OF LAND AS DESCRIBED IN CORRECTIVE SPECIAL WARRANTY DEED RECORDED OCTOBER 9, 2013 AT RECEPTION NO. 2013082399 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:
A PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2008 AT RECEPTION NO. 2008086586 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER'S OFFICE, SITUATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:
TRACT A
COVENANT AT CASTLE ROCK
RECEPTION NO. 2014073781
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 5:
TRACT A
CASTLE HIGHLANDS FILING NO. 1
RECEPTION NO. 961293
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

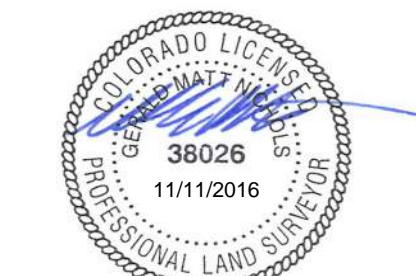
- SET #5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP LS 38026
- ◆ SET 3/4" BERNTSEN MARKER IN CONCRETE LS 38026
- ⊕ FOUND SECTION CORNER AS NOTED
- △ FOUND NAIL & TAG AS NOTED
- ⊙ FOUND PIN & CAP AS NOTED
- ⊙ FOUND PIN WITH NO CAP
- xx'xxx' yyy'yy' AS MEASURED DIMENSIONS
- (xxx'xx') (yyy'yy') RECORD DIMENSIONS IF DIFFERENT THAN AS MEASURED DIMENSIONS (PER PLAT/DEED)

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN AND MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED LS 12046 1984 ON BOTH ENDS AND BEARS NORTH 89°27'37" WEST.
4. FLOOD HAZARD: THE SUBJECT PROPERTIES FALL WITHIN ZONE X OR ZONE X (SHADED) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080350282G, DATED NOVEMBER 17, 2005. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN. ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. MONUMENT RECORDS FOR THE SOUTHEAST CORNER OF SECTION 9, T8S, R67W, 6TH PM, SHOW CONFLICTING REPORTS OF FOUND ORIGINAL STONE MONUMENTS AND TWO DIFFERENT MONUMENTS SET BY THE SURVEYOR TO MARK THE CORNER FOR SECTIONS 9, 10, 15 & 16. THE STONE FOUND WITH THE SCRIBED "+" IN THE TOP DOES NOT CONFORM TO THE DESCRIPTION OF THE 17"x10"x4" STONE SET BY GEO. E. PIERCE IN 1866. ACCEPTED THE MONUMENT SET IN 1984 BY TARANTO-STANTON & TAGGE LS 12046 AND PER THE MONUMENT RECORD FILED AND CALLING FOR A PROPERTY CORNER LS 6935 APPROXIMATELY 68.46 FEET SOUTHWESTERLY WHERE WE LOCATED A 3" ALUMINUM CAP STAMPED LS 6935 1988 FOR WHICH WE COULD FIND NO MONUMENT RECORD ON FILE FOR SAID MONUMENT.
7. FOUND AND ACCEPTED THE MONUMENT SET IN 1984 BY TARANTO-STANTON & TAGGE LS 12046. LOCATED A 3" ALUMINUM CAP STAMPED LS 6935 1988 FOR WHICH WE COULD FIND NO MONUMENT RECORD ON FILE FOR SAID MONUMENT.
8. THE HATCHED AREA SHOWN HEREON INDICATES THE OVERLAP OF PARCEL 1 AND A POSSIBLE OVERLAP BY THE EXISTING FENCE THAT MORE OR LESS FOLLOWS THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY OF PARCEL 3 EXCEPT ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AS MONUMENTED BY THE ACCEPTED MONUMENTS AS DESCRIBED IN NOTES 6 & 7 ABOVE. THE CONFLICTING MONUMENTS SET BY LS 6935 ARE A LIKELY CAUSE OF THIS OVERLAP IN THE LEGAL DESCRIPTION FOR PARCEL 1 RECORDED IN RECEPTION NO. 2016010575 AND THE FENCE PLACEMENT ALONG THAT PORTION OF THE SOUTH LINE OF PARCEL 3.

SURVEYOR'S CERTIFICATION:

I, GERALD MATT NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LAND SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.



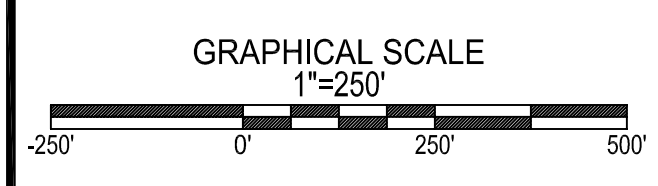
NAME: GERALD MATT NICHOLS
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 38026
EMAIL: mnichols@surveysystems.net

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



SURVEY SYSTEMS
A Professional Land Surveying Company
P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

LAND SURVEY PLAT
PHILIP S. MILLER PARK
TOWN OF CASTLE ROCK

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 10/28/2016	
ADDRESS: 1375 WEST PLUM CREEK PKWY	SECTION: 9 & 10	DATE	REVISION COMMENTS
LOT:	TOWNSHIP: 8 SOUTH		
BLOCK:	RANGE: 67 WEST		
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH		
PARCEL #: R0430599, R0464585, R0478695, R0486687 & R0396516	CITY: CASTLE ROCK		
ZONING:	COUNTY: DOUGLAS STATE: COLORADO		

CHECKED BY: MN	JOB NUMBER: 2016-220-035	CLIENT CODE: CRCA
SHEET NO.		
1		
OF 1		

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.
DRAWN BY: CH
DATE: 11/17/16
CHECKED BY: MN
DATE: 11/17/16
JOB NUMBER: 2016-220-035
CLIENT CODE: CRCA

ORDINANCE NO. 2018-003

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY
REZONING PHILIP S. MILLER PARK TO
PL-1 DISTRICT**

WHEREAS, the Town is the owner of Philip S. Miller Park, more particularly described on the attached *Exhibit 1*, (the "Property"), which is currently zoned Planned Development (PD) and Interchange Overlay PD (IOPD),

WHEREAS, the Property's multiple zones are inconsistent with use of a public facility, and

WHEREAS, Town administration has initiated the rezoning of the Property to PL-1 District, and

WHEREAS, public hearings on the rezoning have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Zoning Approval. The Property described in *Exhibit 1* is rezoned to PL-1 District and the Town's Zoning District Map is amended accordingly.

Section 2. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgement shall not affect the remaining provisions of this ordinance.


Section 3. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 6th day of February, 2018, by a vote of 6 for and 0 against, after public in compliance with Section 2.02.100C of the Castle Rock Municipal Code; and

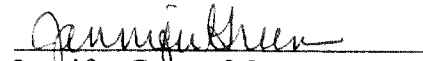
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 20th day of February, 2018, by the Town Council of the Town of Castle Rock by a vote of 6 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK



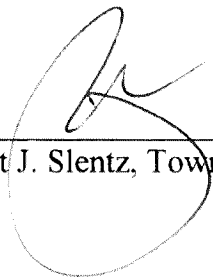
Lisa Anderson, Town Clerk



Jennifer Green, Mayor

Approved as to form:

Approved as to content:



Robert J. Slentz, Town Attorney



Bill Detweiler, Director of Dev. Svcs.



EXHIBIT 1

PHILIP S. MILLER PARK

SITUATED IN THE EAST 1/2 SECTION 9 & THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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