

ORDINANCE NO. 2018-004

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY
REZONING ROCK PARK TO PL-3 DISTRICT**

WHEREAS, the Town is the owner of Rock Park, more particularly described on the attached *Exhibit 1* (the "Property"), which is currently zoned Single-Family Residence District,

WHEREAS, the Property's Single-Family Residence District zoning is inconsistent with use of a public facility, and

WHEREAS, Town administration has initiated the rezoning of the Property to PL-3 District, and

WHEREAS, temporary community events sponsored by the Town of Castle Rock, as permitted in the PL-3 Zone District, must be compatible with the Rock Park Management Plan, 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-3 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.

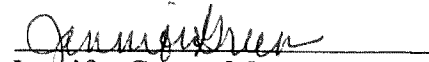
APPROVED ON FIRST READING this 6th day of February, 2018, by a vote of 6 for and 0 against, after public in compliance with Section 2.02.100C of the Castle Rock Municipal Code; and

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:

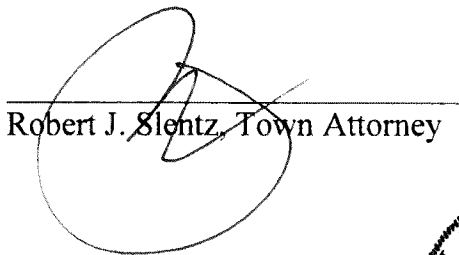
TOWN OF CASTLE ROCK


Lia 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

ROCK PARK

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTIONS 2 AND 11.

THENCE N89°18'09"W, A DISTANCE OF 179.17 FEET TO THE SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 4 NEW WILCOX ADDITION TO CASTLE ROCK, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°18'09"W, A DISTANCE OF 9.76 FEET;

THENCE N04°21'47"W, A DISTANCE OF 66.82 FEET;

THENCE S85°38'13"W, A DISTANCE OF 141.27 FEET;

THENCE S00°48'58"W, A DISTANCE OF 18.65 FEET TO THE NORTH WEST CORNER OF CRAIG & GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, 14TH AMENDMENT AS RECORDED AT RECEPTION NO. 2007086428;

THENCE ALONG THE NORTHERN LINE OF SAID PLAT N83°22'07"W, A DISTANCE OF 140.75 FEET;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N89°18'09"W, A DISTANCE OF 20.00 FEET;

THENCE S12°00'27"W, A DISTANCE OF 50.99 FEET;

THENCE S89°18'12"E, A DISTANCE OF 33.42 FEET TO THEN SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK AS RECORDED AT RECEPTION NO. 171205;

THENCE ALONG THE NORTH EASTERN LINE OF SAID PLAT N19°38'03"W, A DISTANCE OF 197.06 FEET;

THENCE N48°14'03"W, A DISTANCE OF 125.00 FEET;

THENCE N52°44'31"W, A DISTANCE OF 120.54 FEET TO THE NORTH EAST CORNER OF THE VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK 1ST AMENDMENT AS RECORDED AT RECEPTION NO. 2012010468;

THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N55°18'09"W, A DISTANCE OF 380.00 FEET;

THENCE S37°27'08"W, A DISTANCE OF 108.14 FEET TO A POINT ON THE FRONT STREET RIGHT OF WAY RECORDED AT RECEPTION NO. 0108582;

THENCE CONTINUING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING NINE (9) CALLS:

1. THENCE N09°05'33"W, A DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,342.50 FEET AND A CENTRAL ANGLE OF 19°59'56", ALONG THE ARC A DISTANCE OF 468.60 FEET (SAID CURVE HAVING A CHORD BEARING N07°09'48"W AND DISTANCE 466.22 FEET);

3. THENCE N03°54'33"W, A DISTANCE OF 208.20 FEET;

4. THENCE N11°24'54"E, A DISTANCE OF 70.63 FEET;

5. THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 83.07 FEET;

6. THENCE N10°54'39"E, A DISTANCE OF 151.30 FEET TO A POINT OF NON-TANGENT CURVATURE;

7. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,815.00 FEET AND A CENTRAL ANGLE OF 09°57'34", ALONG THE ARC A DISTANCE OF 489.32 FEET (SAID CURVE HAVING A CHORD BEARING N05°07'24"E AND DISTANCE 488.70 FEET);

8. THENCE N04°54'09"E, A DISTANCE OF 102.40 FEET TO A POINT OF NON-TANGENT CURVATURE;

9. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,925.00 FEET AND A CENTRAL ANGLE OF 04°47'05", ALONG THE ARC A DISTANCE OF 244.27 FEET (SAID CURVE HAVING A CHORD BEARING N04°05'00"W AND DISTANCE 244.20 FEET) TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 204896;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) CALLS:

1. THENCE N78°45'58"E, A DISTANCE OF 178.35 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 49°23'23", ALONG THE ARC A DISTANCE OF 232.74 FEET (SAID CURVE HAVING A CHORD BEARING S76°32'21"E AND DISTANCE 225.60 FEET);

3. THENCE S51°50'39"E, A DISTANCE OF 269.06 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 329138;

THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE FOR THE FOLLOWING TWO (2) CALLS:

1. THENCE S51°50'39"E, A DISTANCE OF 750.91 FEET TO A POINT OF NON-TANGENT CURVATURE;

2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 33°27'25", ALONG THE ARC A DISTANCE OF 192.70 FEET (SAID CURVE HAVING A CHORD BEARING S68°33'18"E AND DISTANCE 189.97 FEET) TO A POINT OF NON-TANGENT CURVATURE TO THE NORTH WEST CORNER OF THE FINAL PLAT BUCKWALTER SUBDIVISION AS RECORDED AT RECEPTION NO. 4109189;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°34'45", ALONG THE ARC A DISTANCE OF 30.92 FEET (SAID CURVE HAVING A CHORD BEARING S44°37'26"E AND DISTANCE 27.93 FEET);

THENCE CONTINUE ALONG THE WESTERN LINE OF SAID PLAT S00°20'03"E, A DISTANCE OF 45.32 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 48°11'09", ALONG THE ARC A DISTANCE OF 16.82 FEET (SAID CURVE HAVING A CHORD BEARING S23°45'38"W AND DISTANCE 16.33 FEET) TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 171°14'29";

THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 164.38 FEET (SAID CURVE HAVING A CHORD BEARING S37°46'02"E AND DISTANCE 109.68 FEET);

THENCE S00°18'48"E, A DISTANCE OF 32.28 FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF SAID BUCKWALTER PLAT;

THENCE ALONG THE NORTH LINE OF SAID TRACT "C" N33°22'03"W, A DISTANCE OF 55.03 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE S45°26'44"W, A DISTANCE OF 109.85 FEET TO A POINT ON THE NORTH LINE OF OUTLOT "A" OF OAKWOOD PARK AS RECORDED AT RECEPTION NO. 204310;

THENCE ALONG SAID NORTH LINE S88°41'03"E, A DISTANCE OF 122.41 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A";

THENCE ALONG THE EAST LINE OF SAID OUTLOT "A" S11°02'18"E, A DISTANCE OF 103.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE S33°55'47"E, A DISTANCE OF 33.00 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF OAKWOOD DRIVE;

THENCE ALONG SAID NORTH LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 12°03'39", ALONG THE ARC A DISTANCE OF 26.31 FEET (SAID CURVE HAVING A CHORD BEARING S50°02'24"E AND DISTANCE 26.26 FEET) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OUTLOT "A";

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FOUR (4) CALLS:

1. THENCE N45°59'26"W, A DISTANCE OF 66.96 FEET;

2. THENCE N63°17'27"W, A DISTANCE OF 102.95 FEET;

3. THENCE N83°32'07"W, A DISTANCE OF 108.67 FEET;

4. THENCE N00°13'27"W, A DISTANCE OF 45.10 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", SAID POINT ALSO LYING ON THE NORTH LINE OF SAID OAKWOOD PARK SUBDIVISION;

THENCE ALONG SAID NORTH LINE N88°48'36"W, A DISTANCE OF 60.02 FEET TO THE NORTH WEST CORNER OF SUNSET DRIVE.

THENCE CONTINUING SOUTH ALONG THE WESTERN RIGHT OF WAY OF SUNSET DRIVE S00°13'27"E, A DISTANCE OF 388.72 FEET TO A POINT ON THE NORTH EASTERN LINE OF NEW WILCOX ADDITION TO CASTLE ROCK, BLOCK 2 AS RECORDED AT RECEPTION NO. 101742;

THENCE CONTINUING NORTH WESTERLY ALONG THE NORTH EASTERN LINE OF SAID PLAT N39°34'19"W, A DISTANCE OF 106.46 FEET TO THE NORTH EAST CORNER OF SAID PLAT;

THENCE ALONG THE NORTH WEST RIGHT OF WAY OF SHARP STREET S50°25'41"W, A DISTANCE OF 38.00 FEET;

THENCE ALONG THE NORTH WESTERN LINE OF SAID PLAT, S50°25'41"W, A DISTANCE OF 139.97 FEET;

THENCE S40°34'50"E, A DISTANCE OF 373.16 FEET;

THENCE ALONG THE NORTHERN RIGHT OF WAY OF ROCK STREET, N87°42'40"W, A DISTANCE OF 270.00 FEET;

THENCE S02°17'33"W, A DISTANCE OF 60.00 FEET;

THENCE S03°17'58"W, A DISTANCE OF 75.00 FEET;

THENCE S17°09'53"W, A DISTANCE OF 75.00 FEET;

THENCE S71°28'01"E, A DISTANCE OF 140.00 FEET;

THENCE S54°44'56"W, A DISTANCE OF 27.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 143°21'33", ALONG THE ARC A DISTANCE OF 100.08 FEET (SAID CURVE HAVING A CHORD BEARING S09°19'41"W AND DISTANCE 75.95 FEET);

THENCE S56°19'39"E, A DISTANCE OF 26.14 FEET;

THENCE S33°40'21"W, A DISTANCE OF 24.36 FEET;

THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 172.56 FEET;

THENCE S40°35'22"W, A DISTANCE OF 227.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,710,807 SQUARE FEET OR 62.23 ACRES, MORE OR LESS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS, INC.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTIONS 2 AND 11. THENCE N89°18'09"W, A DISTANCE OF 179.17 FEET TO THE SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 4 NEW WILCOX ADDITION TO CASTLE ROCK, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°18'09"W, A DISTANCE OF 9.76 FEET; THENCE N04°21'47"W, A DISTANCE OF 66.82 FEET; THENCE S85°38'13"W, A DISTANCE OF 141.27 FEET; THENCE S00°48'58"W, A DISTANCE OF 18.85 FEET TO THE NORTH WEST CORNER OF CRAIG & GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, 14TH AMENDMENT AS RECORDED AT RECEPTION NO. 2007086428; THENCE ALONG THE NORTHERN LINE OF SAID PLAT N83°22'07"W, A DISTANCE OF 140.75 FEET; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N89°18'09"W, A DISTANCE OF 20.00 FEET; THENCE S12°00'27"W, A DISTANCE OF 50.99 FEET; THENCE S89°18'12"E, A DISTANCE OF 33.42 FEET TO THEN SOUTH WEST CORNER OF VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK AS RECORDED AT RECEPTION NO. 171205; THENCE ALONG THE NORTH EASTERN LINE OF SAID PLAT N19°38'03"W, A DISTANCE OF 197.06 FEET; THENCE N48°14'03"W, A DISTANCE OF 125.00 FEET; THENCE N52°44'31"W, A DISTANCE OF 120.54 FEET TO THE NORTH EAST CORNER OF THE VACATION AND REPLAT OF BLOCK 1 NEW WILCOX ADDITION TO CASTLE ROCK 1ST AMENDMENT AS RECORDED AT RECEPTION NO. 2012010468; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID PLAT N55°18'09"W, A DISTANCE OF 380.00 FEET; THENCE S37°27'08"W, A DISTANCE OF 108.14 FEET TO A POINT ON THE FRONT STREET RIGHT OF WAY RECORDED AT RECEPTION NO. 0108582;

THENCE CONTINUING ALONG SAID RIGHT OF WAY FOR THE FOLLOWING NINE (9) CALLS: 1. THENCE N09°05'33"W, A DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENT CURVATURE; 2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,342.50 FEET AND A CENTRAL ANGLE OF 19°59'56", ALONG THE ARC A DISTANCE OF 468.60 FEET (SAID CURVE HAVING A CHORD BEARING N07°09'48"W AND DISTANCE 468.22 FEET); 3. THENCE N03°54'33"W, A DISTANCE OF 208.20 FEET; 4. THENCE N11°24'54"E, A DISTANCE OF 70.63 FEET; 5. THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 83.07 FEET; 6. THENCE N10°54'39"E, A DISTANCE OF 151.30 FEET TO A POINT OF NON-TANGENT CURVATURE; 7. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,815.00 FEET AND A CENTRAL ANGLE OF 09°57'34", ALONG THE ARC A DISTANCE OF 489.32 FEET (SAID CURVE HAVING A CHORD BEARING N05°07'24"E AND DISTANCE 488.70 FEET); 8. THENCE N04°54'09"E, A DISTANCE OF 102.40 FEET TO A POINT OF NON-TANGENT CURVATURE; 9. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,925.00 FEET AND A CENTRAL ANGLE OF 04°47'05", ALONG THE ARC A DISTANCE OF 244.27 FEET (SAID CURVE HAVING A CHORD BEARING N04°05'00"W AND DISTANCE 244.20 FEET) TO A POINT ON THE SOUTHERN RIGHT OF WAY OF CANYON DRIVE AS RECORDED AT RECEPTION NO. 204986;

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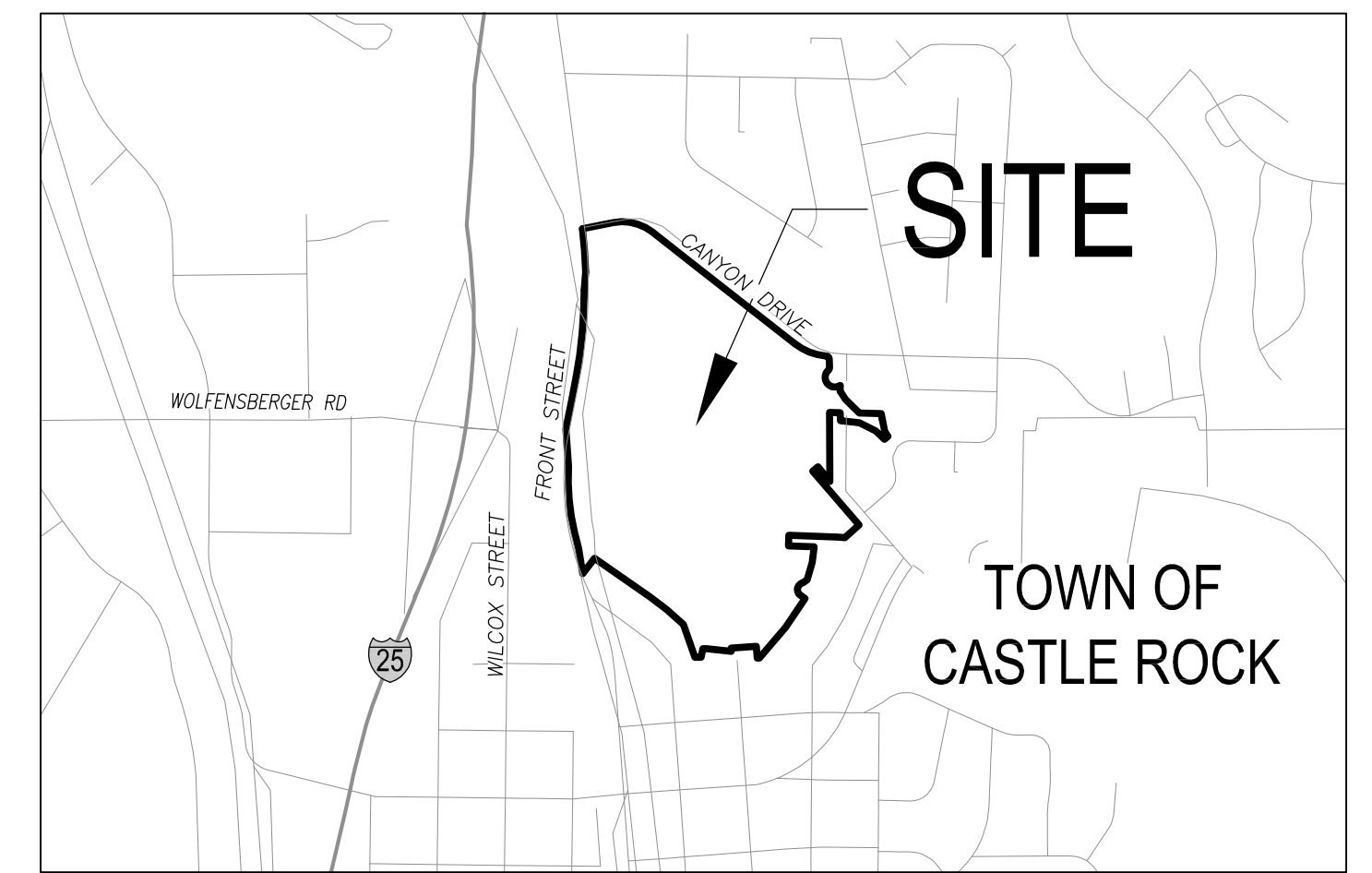
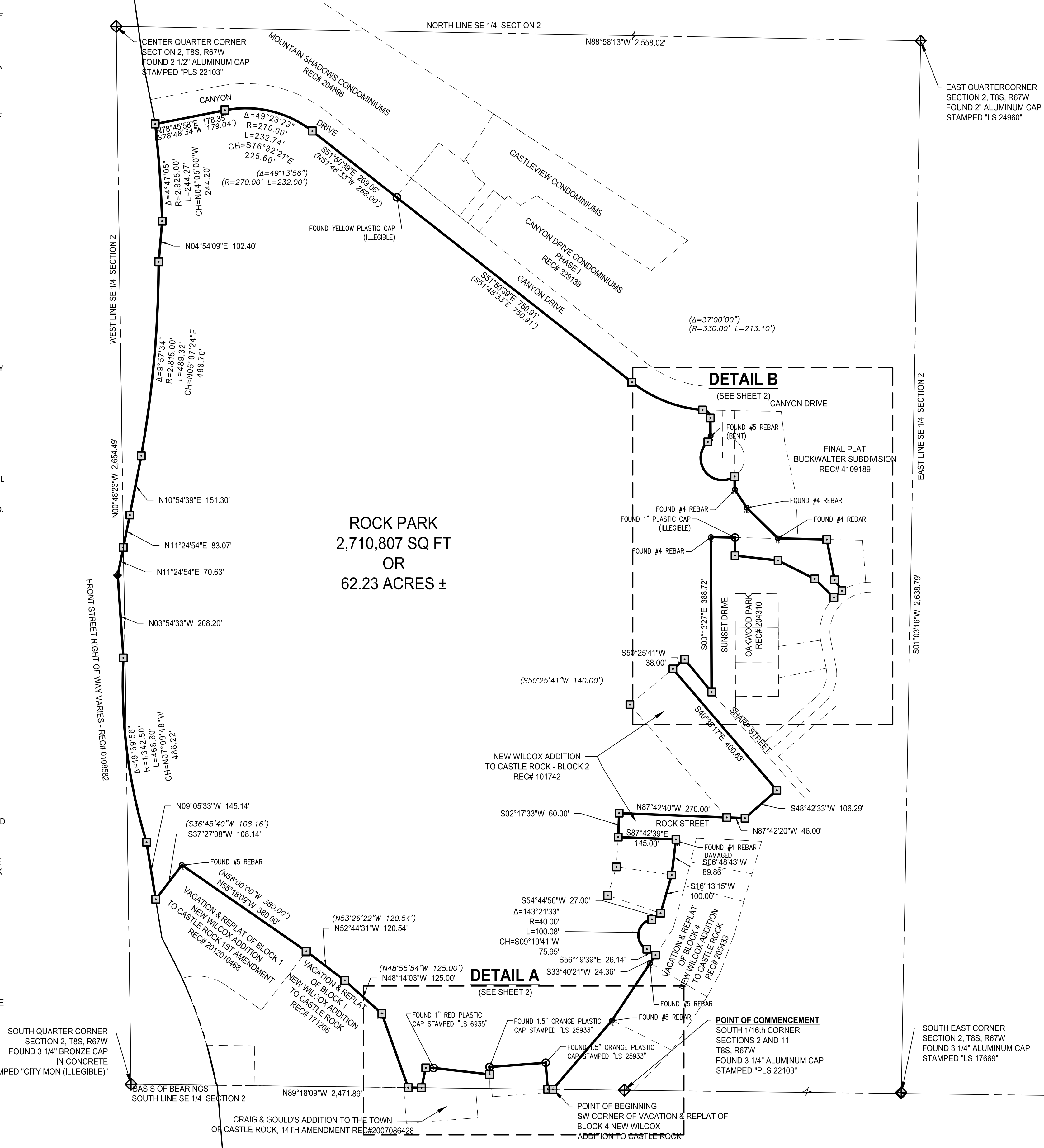
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CONTAINING 2,710,807 SQUARE FEET OR 62.23 ACRES, MORE OR LESS.

LAND SURVEY PLAT

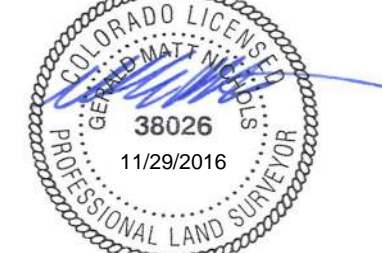
ROCK PARK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND table with symbols and descriptions:
- Square with dot: SET #5 REBAR W/ 1-1/4\"
- Diamond with dot: SET 3/4\"
- Square with cross: FOUND SECTION CORNER AS NOTED
- Triangle with dot: FOUND NAIL & TAG AS NOTED
- Circle with dot: FOUND PIN & CAP AS NOTED
- Circle with cross: FOUND PIN WITH NO CAP
- XXXXXX' YYY.YY': AS MEASURED DIMENSIONS
- (XXXX'XX') (YY.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. ALL DOCUMENTS USED IN PREPARATION OF THIS LAND SURVEY PLAT WERE OBTAINED DIRECTLY THROUGH THE DOUGLAS COUNTY COLORADO ASSESSOR'S OFFICE.
2. THE PURPOSE OF THIS SURVEY IS TO SHOW THE REMAINDER OF THE WILCOX SUBDIVISION OWNED BY THE CITY OF CASTLE ROCK IN ROCK PARK. THE BOUNDARY SHOWN HEREON IS SAID REMAINDER. SURVEY SYSTEMS, INC. DOES NOT MAKE ANY GUARANTEE THAT THERE ARE NO CLAIMS OR EXCEPTIONS FOR TITLE OVER SUBJECT PROPERTY.
3. 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.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN AND MONUMENTED BETWEEN THE FOUND MONUMENTS AS SHOWN.
5. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

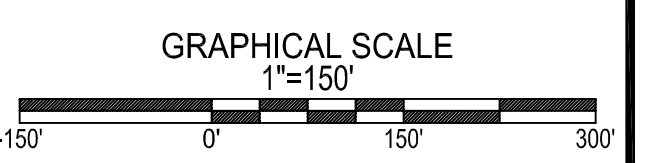
SURVEYOR'S CERTIFICATION: I, GERALD MATT NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE LAND SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.



NAME: GERALD MATT NICHOLS
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 38026
EMAIL: gmnichols@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: 303.678.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

LAND SURVEY PLAT
ROCK PARK

PROPERTY LOCATION AND INFORMATION table with columns: ADDRESS, LOT, BLOCK, SUBDIVISION, PARCEL #, ZONING, SECTION, TOWNSHIP, RANGE, PRINCIPAL MERIDIAN, CITY, COUNTY, STATE, COLORADO. Includes ISSUE DATE: 11/11/2016 and CHECKED BY: MN.

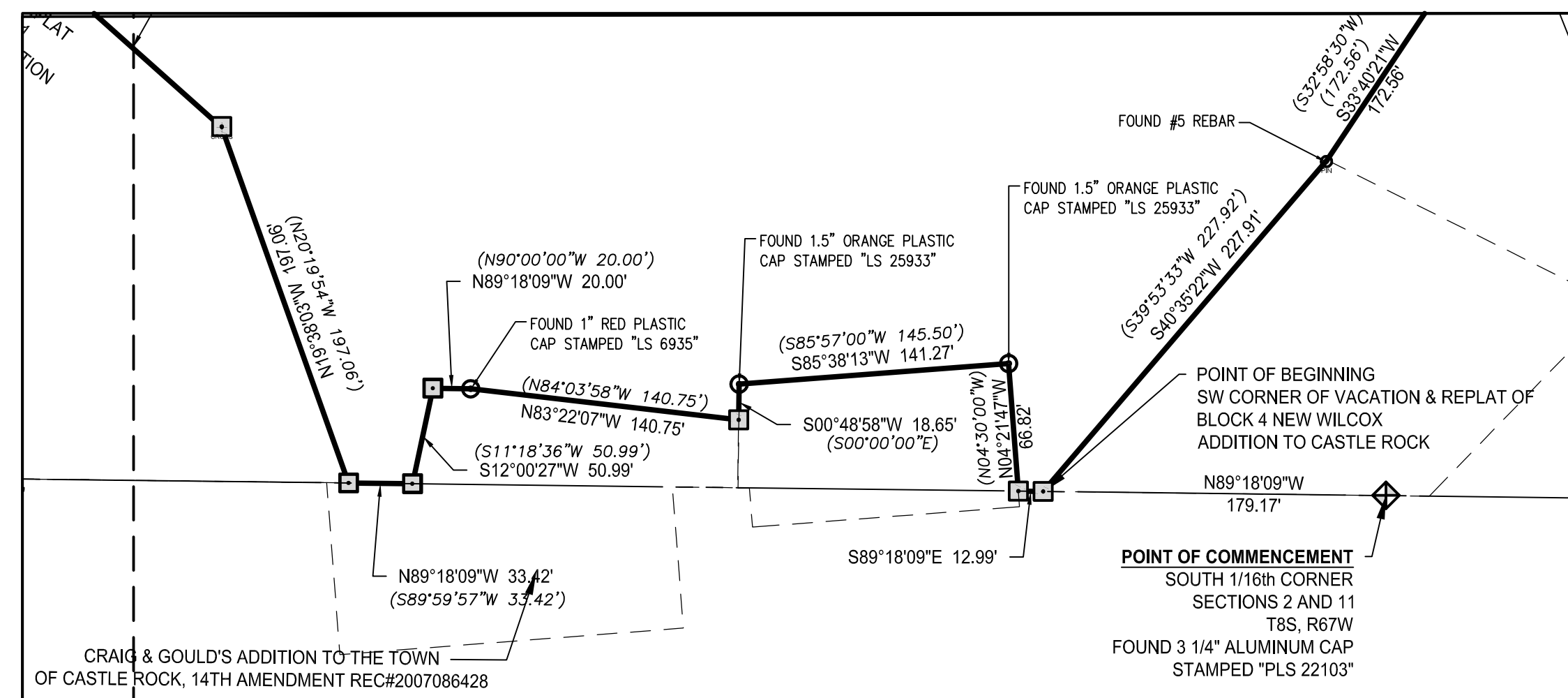
FILEPATH: C:\2016-24-01-035_CROSS\03_TERRAIN\01_SURVEY_SYSTEMS\01_MODELS\CROSS-150.DWG. LAYOUT: 1 - SHEET 1

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

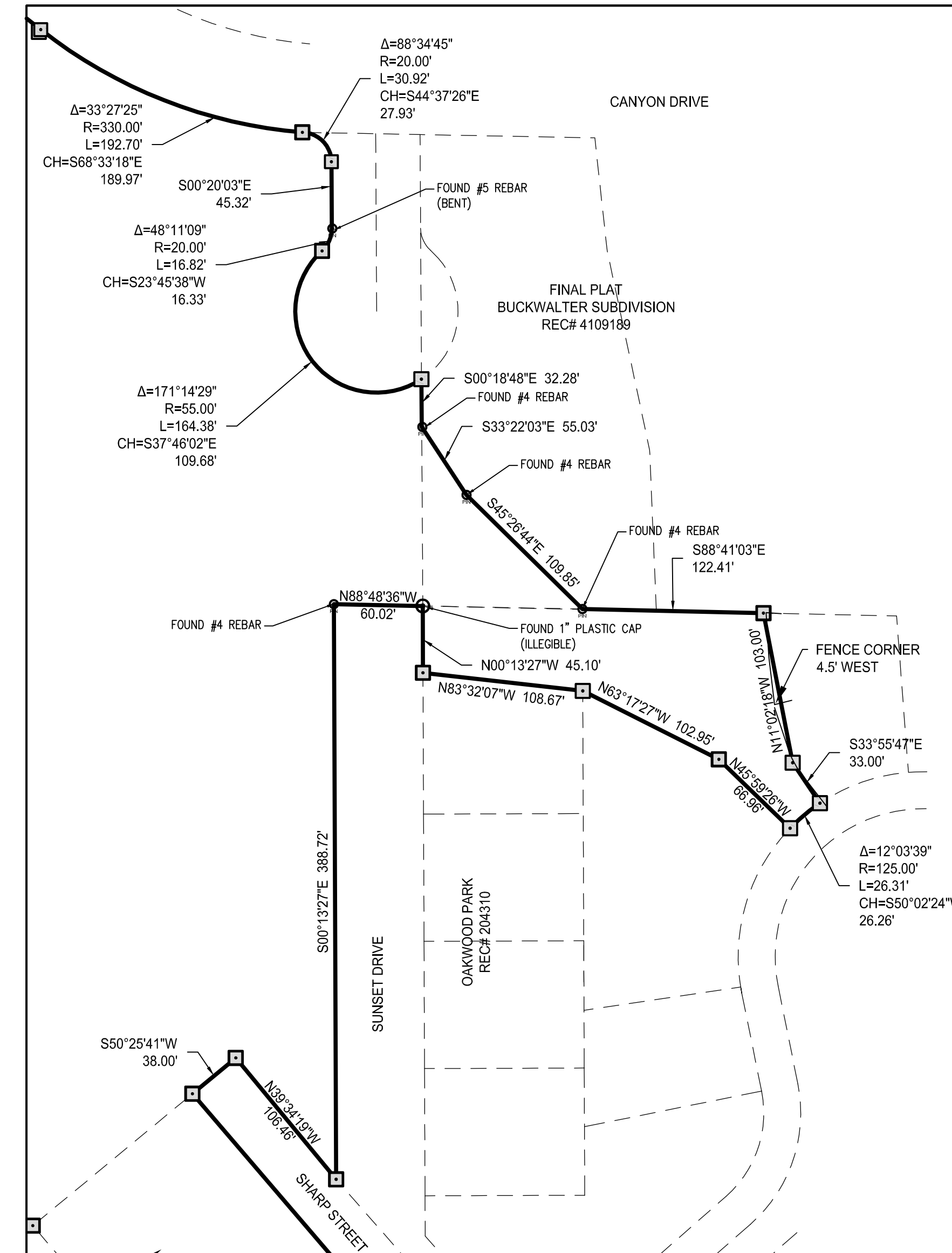
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS, INC.

LAND SURVEY PLAT

ROCK PARK, COUNTY OF DOUGLAS, STATE OF COLORADO



DETAIL A



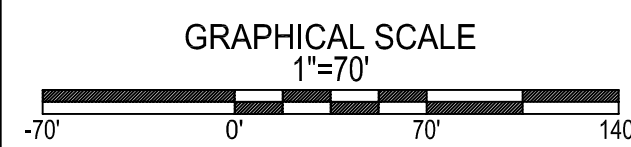
DETAIL B

LEGEND

- SET #5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP LS 38026
- ◆ SET 3/4" BERTNSEN 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
- XXXXXX' YYY.YY' AS MEASURED DIMENSIONS
- (XXXX'XX') (YY.YY') RECORD DIMENSIONS IF DIFFERENT THAN AS MEASURED DIMENSIONS (PER PLAT/DEED)



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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LAND SURVEY PLAT
ROCK PARK

PROPERTY LOCATION AND INFORMATION	
ADDRESS:	SECTION: 2
LOT:	TOWNSHIP: 8S
BLOCK:	RANGE: 67W
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH
PARCEL #:	CITY: CASTLE ROCK
ZONING:	COUNTY: DOUGLAS STATE: COLORADO

ISSUE DATE: 11/11/2016	
DATE	REVISION COMMENTS

CHECKED BY: MN DRAWN BY: CLG JOB NUMBER: 2016-224-01-035 CLIENT CODE: CRCS
SHEET NO. 2
2 OF 2

PLAT#: C:\016-224-01-035-CRCS\016-224-01-035-CRCS\016-224-01-035-CRCS-1507.DWG LAYOUT: 2 - SHEET 2
 PLOTTED: 11/29/16 1:29:59 PM BY: 86298