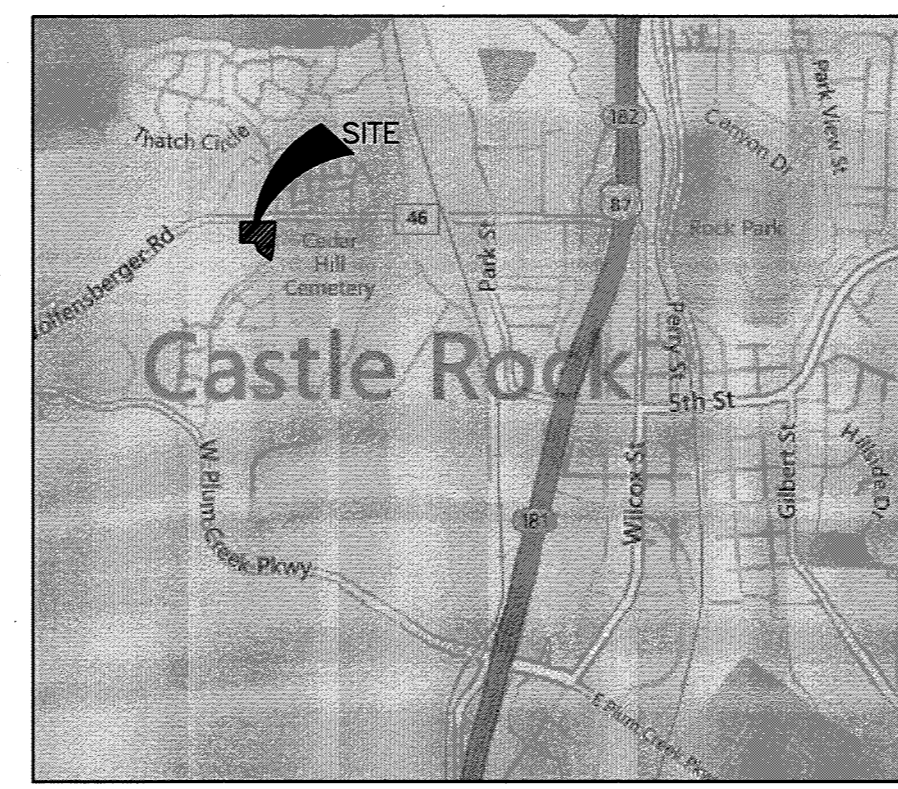


# AUBURN RIDGE, AMENDMENT NO. 1 PLAT

A REPLAT OF LOT 1, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2  
LOCATED IN THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO



VICINITY MAP  
1"=2000'

### PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE A RIGHT-OF-WAY TRACT TO BE DEDICATED TO THE TOWN OF CASTLE ROCK AND TO ABANDON EXISTING EASEMENTS AND DEDICATE NEW ONES.

### LEGAL DESCRIPTION

LOT 1, BLOCK 7  
CASTLE HIGHLANDS FILING NO.2,  
COUNTY OF DOUGLAS,  
STATE OF COLORADO.

### DEDICATION AND OWNERSHIP:

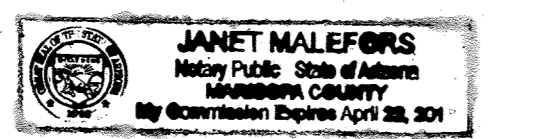
THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 1 LOT, 1 TRACT AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF AUBURN RIDGE, AMENDMENT NO. 1 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL UTILITY AND PUBLIC ACCESS EASEMENTS AND SIGNAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT A WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.

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 AMENDED PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 6<sup>th</sup> DAY OF February, 2017

OWNER:  
AUBURN CASTLE PARTNERS, LLC  
BY: Mark D. Breen

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6<sup>th</sup> DAY OF February, 2017 BY Mark Breen AS Manager OF AUBURN CASTLE PARTNERS, LLC



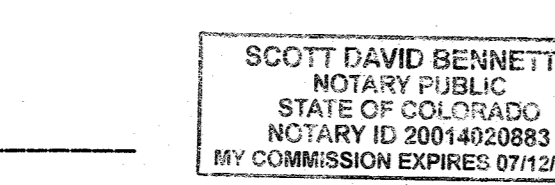
WITNESS MY HAND AND OFFICIAL SEAL.  
Janet Malefors  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 28, 2018

### TITLE CERTIFICATION:

I, MARIANN INGERMANN, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 9<sup>th</sup> DAY OF February, 2017  
Marian Ingermann  
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9<sup>th</sup> DAY OF February, 2017 BY Marian Ingermann AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.



WITNESS MY HAND AND OFFICIAL SEAL.  
Scott David Bennetts  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: July 12, 2017

### 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 DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-108 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT NUMBER ABM70412384, EFFECTIVE MAY 9, 2014, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN ON THE CASTLE HIGHLANDS FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING N00°35'11"E, AS MONUMENTED AND OCCUPIED.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08035C0169F, REVISED SEPTEMBER 30, 2005.
- ZONING: THE SITE IS ZONED PD "AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO.1" RECORDED ON April 1, 2017 AT RECEPTION NO. 4017023562 OF THE DOUGLAS, COUNTY, COLORADO RECORDS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 2008035025 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND THE FINAL PLAT FOR CASTLE HIGHLANDS FILING NO. 2, DEPICTED HEREON.
- PRIVATE STREETS WILL BE MAINTAINED BY THE OWNER OF LOT 3.
- LANDSCAPING MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE RESPONSIBILITY OF THE OWNER OF LOT 3.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

### SUMMARY TABLE

ACREAGE	LOT AREA	NUMBER OF LOTS
4.777	208,079	1
0.054	2,335	TRACT A (DEDICATED RIGHT OF WAY)

### INDEX OF SHEETS

COVER SHEET 1 OF 2  
PLAT EXHIBIT 2 OF 2

### SURVEYOR'S CERTIFICATE:

I, BRIAN J. PFOHL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2014, 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 AND THAT SAID AMENDED PLAT 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 OF CASTLE ROCK SUBDIVISION REGULATIONS.

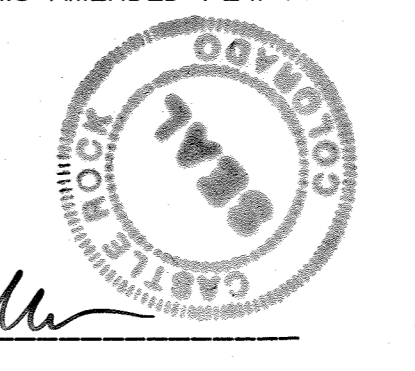


BRIAN J. PFOHL  
COLORADO PLS NO. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING  
8008 E. ARAPAHOE COURT, SUITE 110  
CENTENNIAL, COLORADO 80112  
(303) 708-0500

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

ATTEST:  
Brian M...  
TOWN CLERK



TOWN OF CASTLE ROCK  
John J. Colvin  
TOWN MANAGER

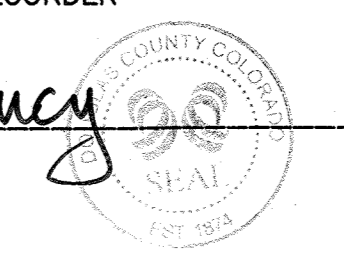
### STATEMENT OF DEVELOPMENT SERVICES DIRECTOR

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THIS 15 DAY OF February, 2017.  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:59 pm ON THE 7<sup>th</sup> DAY OF Apr., 2017 AT RECEPTION NO. 2017023562  
DOUGLAS COUNTY CLERK AND RECORDER

BY: Sandra C. Searcy  
DEPUTY



### OWNER/DEVELOPER

AUBURN RIDGE, AMENDMENT NO. 1 PLAT  
COVER SHEET  
PROJECT NO. PL15-0015  
JOB NO. E1ATL0201.03  
DATE: APRIL 29, 2016  
SHEET 1 OF 2

### SURVEYOR

MANHARD CONSULTING  
8008 E. ARAPAHOE COURT, SUITE 110  
CENTENNIAL, CO 80112  
303-708-0500



8008 E. Arapahoe Court, Suite 110, Centennial, CO, 80112 ph:303.708.0500 fax:303.708.0400 www.manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

