

# AUBURN RIDGE PLAT

A REPLAT OF CASTLE HIGHLANDS FILING NO. 2, 4TH AMENDMENT AND A PLAT FOR A TRACT OF UNPLATTED LAND  
 LOCATED IN A PORTION OF THE S 1/2 OF SECTION 3,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## PURPOSE STATEMENT

THIS PLAT HAS BEEN PREPARED TO ADD RECENTLY ANNEXED LAND TO THIS PARCEL, TO SUBDIVIDE THE PROPERTY INTO TWO LOTS AND TO DEDICATE EASEMENTS TO THE TOWN OF CASTLE ROCK.

## LEGAL DESCRIPTION

LOT 2, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2, 4TH AMENDMENT AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER 2007048482 TOGETHER WITH UNPLATTED LAND, LOCATED IN THE SOUTH 1/2, SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE TOWN OF CASTLE ROCK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 2, BLOCK 7, CASTLE HIGHLANDS FILING NO. 2, 4TH AMENDMENT;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2 THROUGH THE FOLLOWING THREE COURSES:

- 1) N88°59'22"E, 249.51 FEET TO A NON-TANGENT, 200.00-FOOT RADIUS CURVE;
- 2) SOUTHEASTERLY ALONG SAID NON-TANGENT, 200.00-FOOT RADIUS CURVE (FROM WHICH THE CENTER BEARS N79°54'45"E), CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 26°03'43", A DISTANCE OF 90.97 FEET;
- 3) S36°08'58"E, 154.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF AUBURN DRIVE;

THENCE SOUTHERLY ALONG SAID WEST LINE THROUGH THE FOLLOWING TWO COURSES:

- 1) S53°51'02"W, 282.86 FEET TO A TANGENT, 830.00-FOOT RADIUS CURVE;
- 2) SOUTHWESTERLY ALONG SAID TANGENT, 830.00-FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 33°08'46", A DISTANCE OF 480.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 2 THROUGH THE FOLLOWING NINE COURSES:

- 1) N68°12'13"W, 77.26 FEET;
- 2) N77°45'36"W, 120.00 FEET;
- 3) N68°00'19"W, 61.29 FEET;
- 4) N77°18'27"W, 104.20 FEET;
- 5) S62°27'49"W, 122.08 FEET;
- 6) S70°08'15"E, 166.39 FEET;
- 7) N36°52'41"W, 139.37 FEET;
- 8) N53°07'19"E, 635.08 FEET;
- 9) N89°57'19"E, 30.02 FEET;

THENCE N48°07'22"E, 397.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL AS DESCRIBED CONTAINS AN AREA OF 407,928 SQUARE FEET OR 9.3647 ACRES, MORE OR LESS.

## DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDERS(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF AUBURN RIDGE PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES 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, 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.

EXECUTED THIS 12<sup>th</sup> DAY OF March, 2013

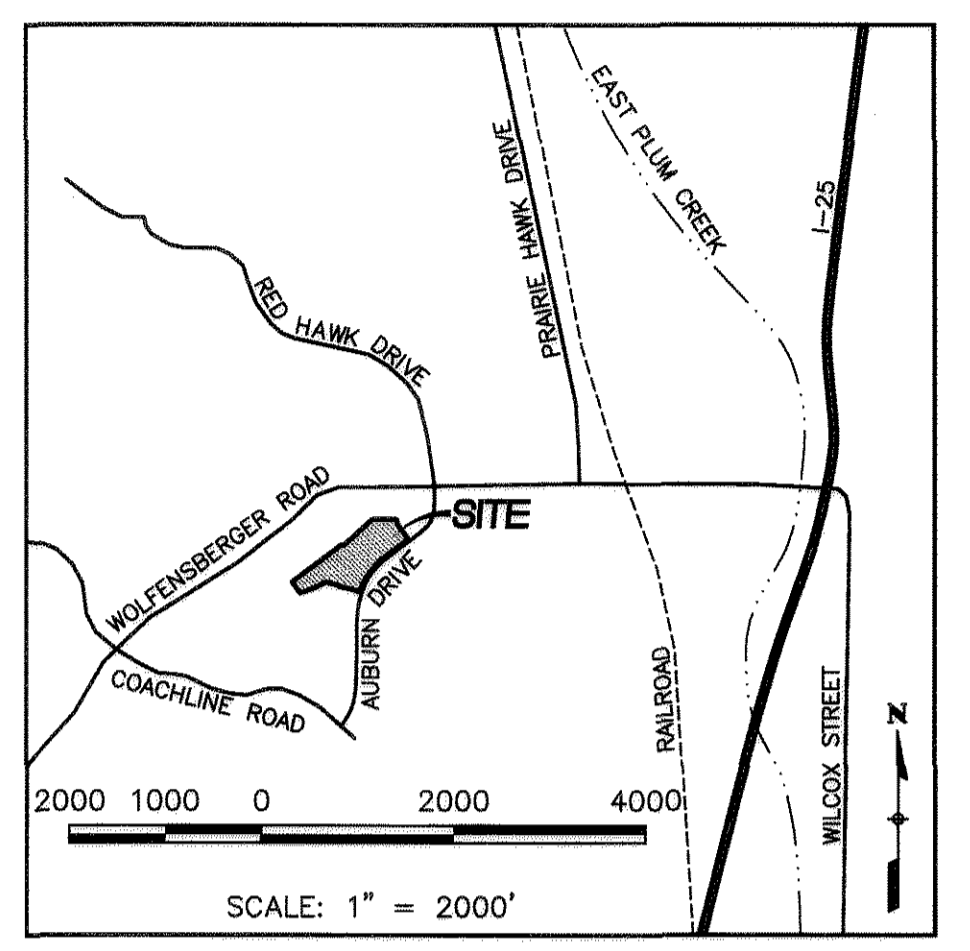
OWNER:  
AUBURN VENTURES, LP

BY: Jessica Green

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF March, 2013 BY Jessica Green

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC Adam Jans  
 MY COMMISSION EXPIRES: 10/15/2013



## GENERAL NOTES

- 1) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08035C0169F, DATED SEPTEMBER 30, 2005. BUT APPEARS TO BE ADJACENT TO AN UNMAPPED FLOODPLAIN.
- 2) BASIS OF BEARINGS: THE EAST LINE, NE 1/4, NW 1/4, SEC 10 BEARS N0°35'11"E PER THE FINAL PLAT FOR CASTLE HIGHLANDS FILING NO. 2. IT IS MONUMENTED AT THE NORTH 1/4 CORNER, SECTION 10 BY A 2-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOCIATES 1/4 COR S3S10 T8S, R67 W 1995 PLS 25629" AND AT THE SE CORNER, N 1/2, NW 1/4, SECTION 10 BY A 3-1/2" ALUMINUM CAP STAMPED "TST T8S R67W CN 1/16 S10 LS 12046 1984".
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, JONES ENGINEERING ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE NUMBERS ABB70092190-2, ABD70092197-2 AND ABB70092194-2 ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 24, 2005.
- 4) 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.
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
- 6) A NON-EXCLUSIVE EASEMENT IS HEREBY CREATED OVER, UNDER, THROUGH, AND ACROSS AUBURN RIDGE, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF GAS, ELECTRIC SERVICE LINES, MAINS AND DISTRIBUTION SYSTEMS AS WELL AS TELEPHONE, CABLE TELEVISION, AND THEIR COMMUNICATION LINES AND APPURTENANCES THERETO, AS MAY BE NECESSARY TO PROVIDE SUCH SERVICES WITHIN THIS DEVELOPMENT OR PROPERTY CONTIGUOUS THERETO, EXCEPTING BUILDING ENVELOPES AND UTILITY EASEMENTS.
- 7) PURSUANT TO SECTIONS 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY, ACCESS AND DRAINAGE EASEMENTS CREATED BY THE CASTLE HIGHLANDS FILING NO. 2, 4TH AMENDMENT PLAT DEPICTED HEREON. IT IS THE UNEQUIVOCABLE INTENT OF THE TOWN COUNCIL TO ABANDON THESE EASEMENTS.

## TITLE CERTIFICATION

I, Brenda Pacheco, 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 20<sup>th</sup> DAY OF March, 2013

Brenda Pacheco  
 AUTHORIZED REPRESENTATIVE

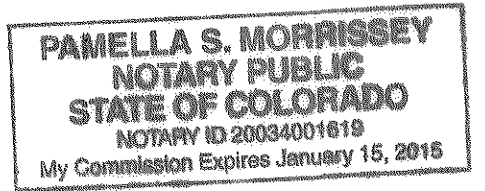
LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF March, 2013, BY Brenda Pacheco

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC Pamella S. Morrissey  
 MY COMMISSION EXPIRES 1-15-15



## LOT SUMMARY

| ACREAGE | LOT AREA | NUMBER OF LOTS |
|---------|----------|----------------|
| 9.3647  | 9.3647   | 2              |

## INDEX OF SHEETS

|              |     |
|--------------|-----|
| COVER SHEET  | 1   |
| PLAT EXHIBIT | 2-3 |

## SURVEYOR'S STATEMENT:

I, BRIAN KROMBEIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 30, 2012, 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 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 Krombein  
 BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 34294  
 FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC

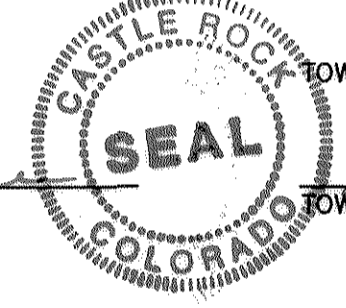


## STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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.

ATTEST:

Sally Munn  
 TOWN CLERK  
Mark Stearns  
 TOWN MANAGER



## STATEMENT OF DEVELOPMENT SERVICES DIRECTOR

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 12<sup>th</sup> DAY OF March, 2013

Brenda Pacheco  
 DIRECTOR OF DEVELOPMENT SERVICES

## 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 9:00 A.M. ON THE 1<sup>st</sup> DAY OF August, 2013, AT

RECEPTION NO. 2013065913

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulaya Bour  
 DEPUTY



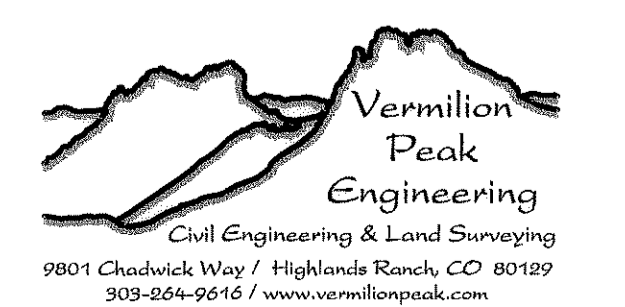
## OWNER/DEVELOPER:

AUBURN VENTURES, LP  
 15957 N. 81ST STREET #101  
 SCOTTSDALE, AZ 85260  
 480-256-0506

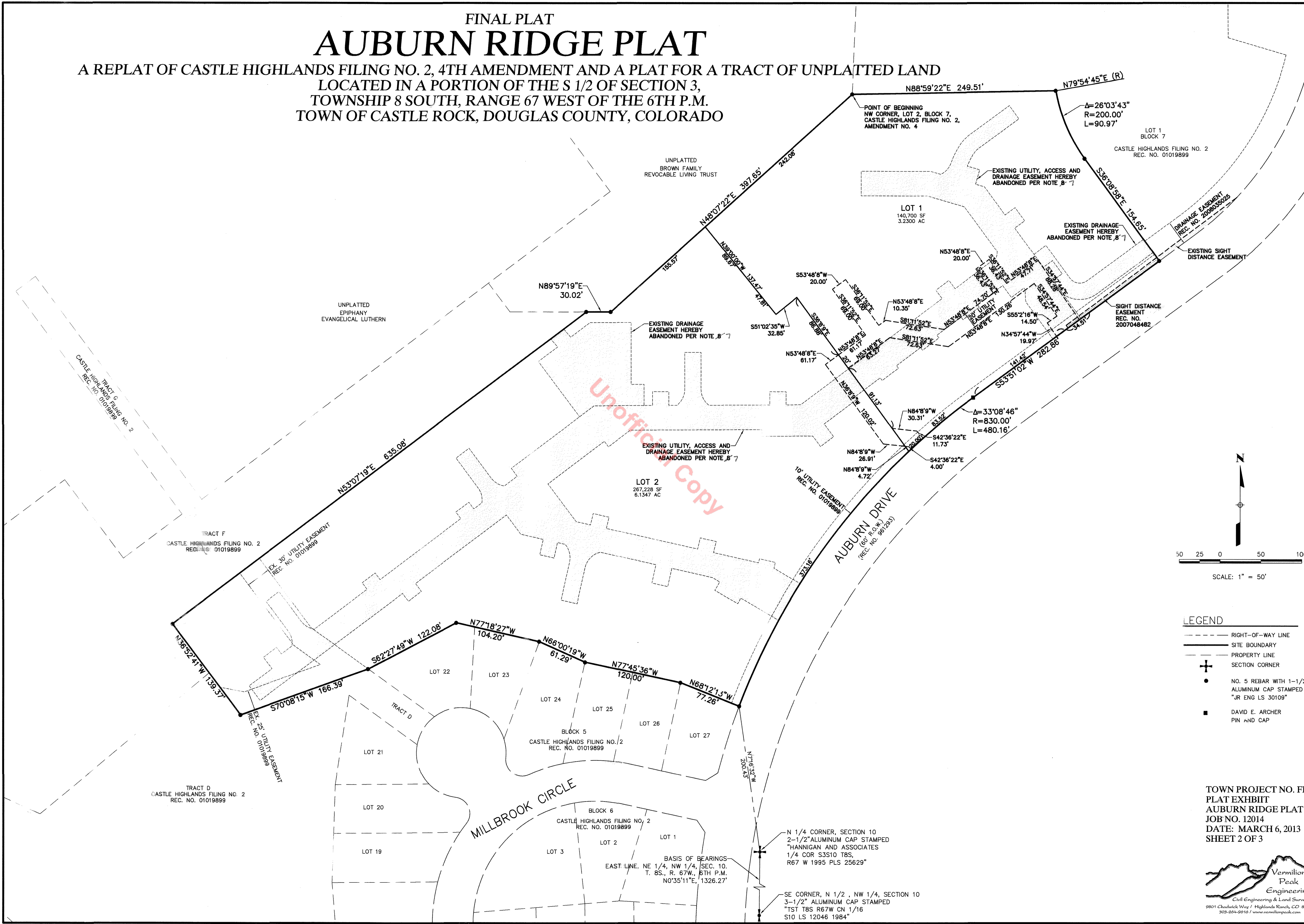
## SURVEYOR

VERMILION PEAK ENGINEERING  
 9801 CHADWICK WAY  
 HIGHLANDS RANCH, CO 80129  
 303-264-9616

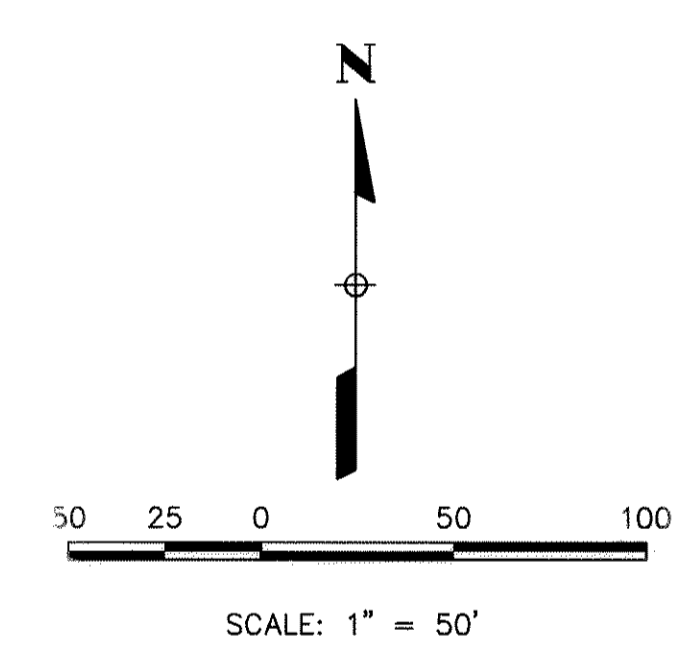
TOWN PROJECT NO. FP12-0006  
 COVER SHEET  
 AUBURN RIDGE PLAT  
 JOB NO. 12014  
 DATE: MARCH 6, 2013  
 SHEET 1 OF 3



FINAL PLAT  
**AUBURN RIDGE PLAT**  
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Unofficial Copy



- LEGEND**
- RIGHT-OF-WAY LINE
  - SITE BOUNDARY
  - - - PROPERTY LINE
  - + SECTION CORNER
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 30109"
  - DAVID E. ARCHER PIN AND CAP

TOWN PROJECT NO. FP12-0006  
 PLAT EXHIBIT  
 AUBURN RIDGE PLAT  
 JOB NO. 12014  
 DATE: MARCH 6, 2013  
 SHEET 2 OF 3

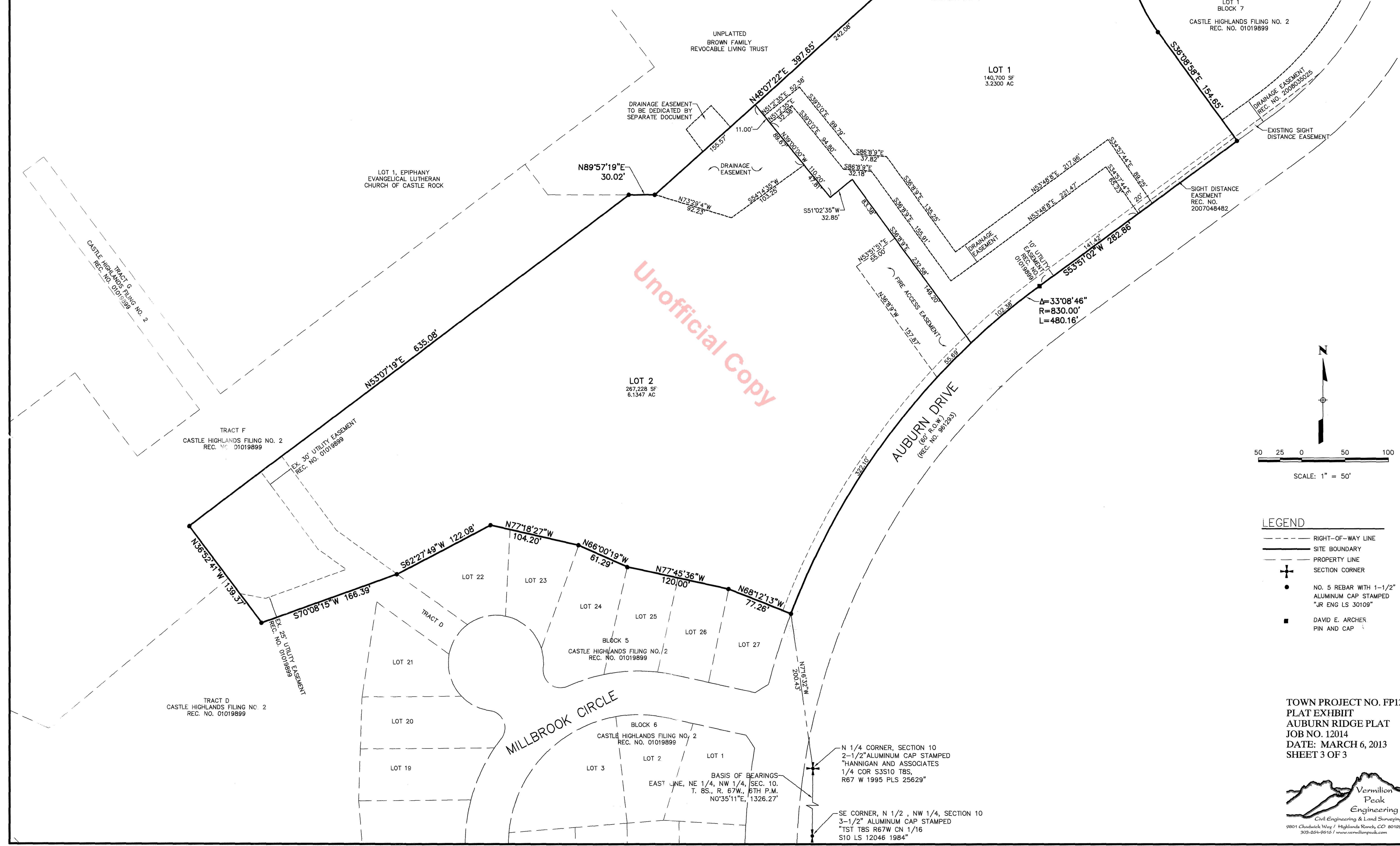


N 1/4 CORNER, SECTION 10  
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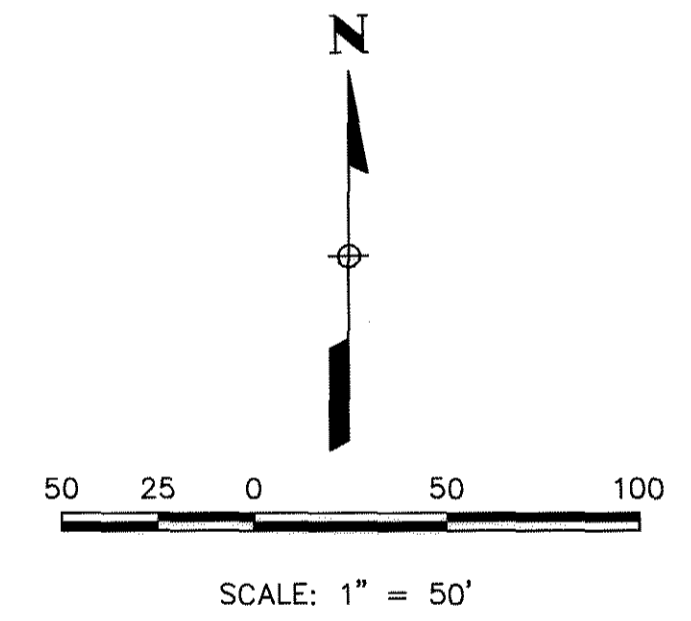
SE CORNER, N 1/2, NW 1/4, SECTION 10  
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 "TST T8S R67W CN 1/16  
 S10 LS 12046 1984"

BASIS OF BEARINGS  
 EAST LINE, NE 1/4, NW 1/4, SEC. 10,  
 T. 8S., R. 67W., 6TH P.M.  
 N0°35'11"E, 1326.27'

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