

# BALDWIN PARK ESTATES, FILING No. 2, AMENDMENT No. 1

A REPLAT OF TRACT B, BALDWIN PARK ESTATES FILING No. 2  
SITUATE IN THE NORTHWEST QUARTER OF SECTION 13  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 1 OF 2

### LEGAL DESCRIPTION:

TRACT B, BALDWIN PARK ESTATES, FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO;  
EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE TOWN OF CASTLE ROCK,  
A COLORADO MUNICIPAL CORPORATION, IN SPECIAL WARRANTY DEED RECORDED  
DECEMBER 10, 2019 AT RECEPTION NO. 2019084497, DOUGLAS COUNTY RECORDS.

### CERTIFICATE OF 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 A LOT, BLOCK AND A TRACT SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF  
BALDWIN PARK ESTATES, FILING NO. 2, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK  
FOR PURPOSES OF OWNERSHIP AND MAINTENANCE TRACT A AND 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, 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.

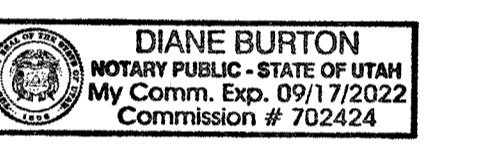
[Signature]  
SINCLAIR OIL CORPORATION, A WYOMING CORPORATION

SIGNED THIS 6 DAY OF June, 2020

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF June  
2020 BY JACK BARGER

WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-17-22



### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

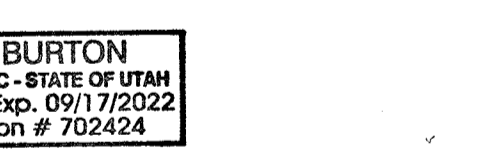
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MY COMMISSION EXPIRES: 9-17-22



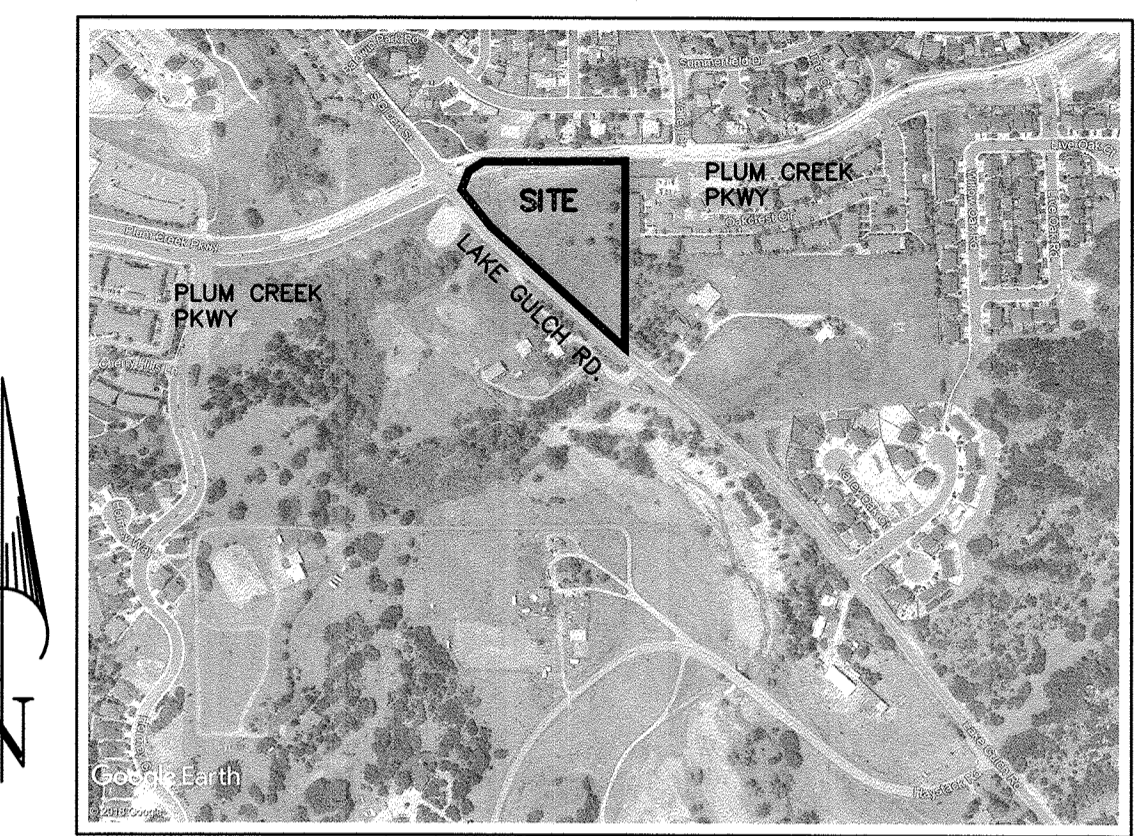
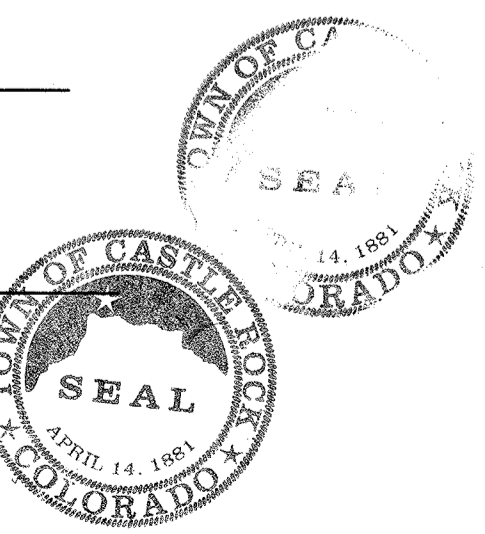
### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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 PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

BY [Signature]  
TOWN MANAGER

ATTEST:  
[Signature]  
TOWN CLERK

SIGNED THIS 21st DAY OF September, 2020



VICINITY MAP  
NTS.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PLAT SHEET

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	PERCENTAGES
LOT (1)	132,987	3.0530	98.38
TRACT A	2187	0.0502	1.61
<b>TOTALS</b>	<b>135,174</b>	<b>3.1032</b>	<b>100%</b>

TRACT TABLE			
TRACT NAME	AREA (AC)	USE	OWNERSHIP
TRACT A	0.0502	PUBLIC RIGHT-OF-WAY	TOWN OF CASTLE ROCK

### NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON POLICY NO. N0025411-010-T02-NB, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY EFFECTIVE DATE OF POLICY DECEMBER 18, 2019 AT 8:00 A.M.
- 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.
- BEARINGS ARE BASED UPON THE EAST LINE OF NORTHWEST QUARTER OF SECTION 13, AS SHOWN ON THE RECORDED PLAT OF BALDWIN PARK ESTATES AS RECORDED UNDER RECEPTION NO. 320371 OF THE RECORDS OF THE COUNTY OF DOUGLAS WHICH BEARS S00°31'54"E AND IS MONUMENTED AS SHOWN HEREON.
- FLOOD PLAIN: SUBJECT PROPERTY IS DESIGNATED ZONE X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 08035C0302G, MAP REVISED: MARCH 16, 2016 AND NO PORTION LIES WITHIN AN EXISTING FLOOD ZONE.
- BENCHMARK: ELEVATIONS ARE BASED UPON THE NGS MONUMENT G-23, ELEVATION 6231.61 FEET (POSTED) DATUM NAVD 88. LOCATED ALONG THE DENVER AND RIO GRANDE RAILROAD LINE, NORTH OF EAST PLUM CREEK PARKWAY. TBM: NO. 5 REBAR W/O CAP AT THE NORTHEAST CORNER OF TRACT B AS SHOWN.
- IT APPEARS THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR FLOODPLAIN. PER LETTER FROM THE U.S. FISH AND WILDLIFE SERVICE, TALS No. 2019-TA-0421, DATED 2/11/19, THE SITE WILL NOT IMPACT THE PREBLES MOUSE HABITAT.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL COST FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

### TITLE CERTIFICATION

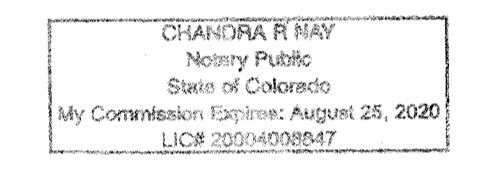
I, Eric Gonzales, AN AUTHORIZED REPRESENTATIVE OF  
Fidelity National Title, NCS, A TITLE INSURANCE COMPANY LICENSED TO DO  
BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND  
STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE  
CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

[Signature]  
AUTHORIZED REPRESENTATIVE  
Fidelity National Title, NCS  
TITLE COMPANY  
SIGNED THIS 18th DAY OF August, 2020

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF August  
2020 BY ERIC GONZALES

WITNESS MY HAND AND OFFICIAL SEAL.



[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/25/2020

### SURVEYOR'S CERTIFICATE

I, HAROLD J. PONSERELLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO  
HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS  
MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED  
PLAT OF BALDWIN PARK ESTATES FILING NO. 2, AMENDMENT No. 1 ACCURATELY REPRESENTS THAT SURVEY.



### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT OF BALDWIN PARK ESTATES FILING NO. 2, AMENDMENT No. 1 WAS APPROVED BY THE DIRECTOR OF  
DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 15th DAY OF  
September, 2020

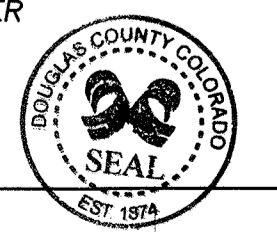
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT OF BALDWIN PARK ESTATES FILING NO. 2, AMENDMENT No. 1 WAS FILED FOR RECORD IN THE OFFICE  
OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:26 PM ON THE 21st  
DAY OF October, 2020 AT RECEPTION NO. 2020102434

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
DEPUTY



REV. 1: 8/15/18	REV. 2: 1/09/19
REV. 3: 1/25/19	REV. 4: 2/18/19
REV. 5: 3/08/19	REV. 6: 11/25/19
REV. 7: 1/15/2020	REV. 8: 1/28/2020
REV. 9: 4/30/2020	

S&S PROPERTY HOLDINGS, LLC  
7671 SHAFFER PARKWAY, BLDG. H  
LITTLETON, CO 80127  
PHONE:

THE DIMENSION GROUP  
5600 SOUTH QUEBEC STREET, SUITE 325C,  
GREENWOOD VILLAGE, CO, 80111  
PHONE: 720-536-3180

COTTONWOOD SURVEYING AND ASSOC., INC.  
P.O. BOX. 694, STRASBURG, CO 80136  
PHONE: 303-549-7992, EMAIL: PONS.CSA@GMAIL.COM  
JOB No: 2016-98

