

# BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, REPLATED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, PUBLIC RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1". THE UNDERSIGNED HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, THE STREET RIGHT-OF-WAY AND ALL UTILITY EASEMENTS AS DESCRIBED AND/OR SHOWN-HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATED 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 UTILITY SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

## OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS "BURT AT CASTLE ROCK FILING NO. 2" IN THE TOWN OF CASTLE ROCK.

PLUM CREEK INVESTMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Nick Hier AS MANAGER  
NICK HIER

## NOTARY CERTIFICATE

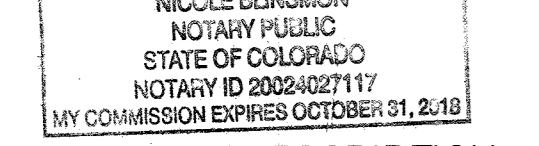
STATE OF COLORADO )  
                                  ) SS

COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF June, 2016 BY

NICK HIER AS MANAGER OF PLUM CREEK INVESTMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES October 31, 2019

NOTARY PUBLIC Nicole Gurskoff

## PROPERTY DESCRIPTION

TRACTS A AND B, "BURT AT CASTLE ROCK" (RECEPTION NO. 2015023069, DOUGLAS COUNTY RECORDS), IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO;

CONTAINING 16.447 "NET" ACRES, MORE OR LESS.

## GENERAL NOTES:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-671818-MICH WITH AN EFFECTIVE DATE OF JUNE 2, 2014, WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY LDC, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

ANY PERSON KNOWING REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

SURVEY BASIS OF BEARINGS . . . ALL BEARINGS ARE BASED ON THE INDICATED SOUTH LINE OF THE SE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°06'10"W BETWEEN THE MONUMENTS SHOWN HEREON, A DISTANCE OF 616.97 FEET.

THERE ARE 2 LOTS, 1 PUBLIC RIGHT-OF-WAY AND 2 TRACTS IN THIS PLAT.

UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT ALONG THE FRONT LINE AND ALONG ALL PUBLIC RIGHTS-OF-WAY (TWENTY-FIVE-FOOT UTILITY EASEMENT ALONG S. WILCOX STREET) AND A TEN-FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES AND A TEN-FOOT, EXCEPT WHERE INDICATED OTHERWISE, UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, 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 ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS. ADDITIONAL EASEMENT TO BE CREATED AND/OR DEDICATED BY SEPARATE DOCUMENT RELATIVE TO TRACT A AND/OR TRACT B, AS REQUIRED AT TIME OF CONSTRUCTION OR DELINEATED BY REPLAT.

NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITH SIGHT DISTANCE LINES.

THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.

DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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 COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE OWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. THE REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN. FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ECT. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.

ALL PRIVATE STREETS WILL BE MAINTAINED BY THE OWNERS ASSOCIATION.

DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEROF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

## SURVEYORS CERTIFICATE

I, DAVID V. HOSTETLER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY ORIGINALLY MADE ON MAY 15, 2015 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 (SECOND ORDER); 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.

DAVID V. HOSTETLER, LICENSED PROFESSIONAL SURVEYOR  
COLORADO P.L.S. NO. 20681  
FOR AND ON BEHALF OF LDC, INC.



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITH 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.

## TITLE CERTIFICATE

I, Elizabeth Ann White AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 20th DAY OF July, 2016.

Elizabeth Ann White  
AUTHORIZED REPRESENTATIVE  
FIRST AMERICAN TITLE INSURANCE COMPANY

## NOTARY CERTIFICATE

STATE OF COLORADO )  
                                  ) SS

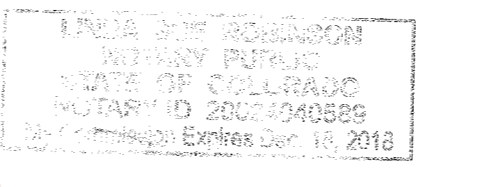
COUNTY OF Douglas )

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF July, 2016 BY

Elizabeth Ann White AS  
OF FIRST AMERICAN TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 12-18-2018



NOTARY PUBLIC Elizabeth Ann White

## LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED SEPTEMBER 23, 2014 AT RECEPTION NO. 2014054872, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

David Zwerenz svp  
FIRSTBANK

SIGNED THIS 20th DAY OF June, 2016.

## NOTARY BLOCK

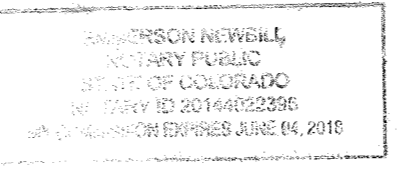
SUBSCRIBED AND SWORN TO ME THIS 20th DAY OF June, 2016 BY

David Zwerenz AS Senior Vice President OF FIRSTBANK.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: June 4, 2018

NOTARY PUBLIC David Zwerenz



## SHEET INDEX:

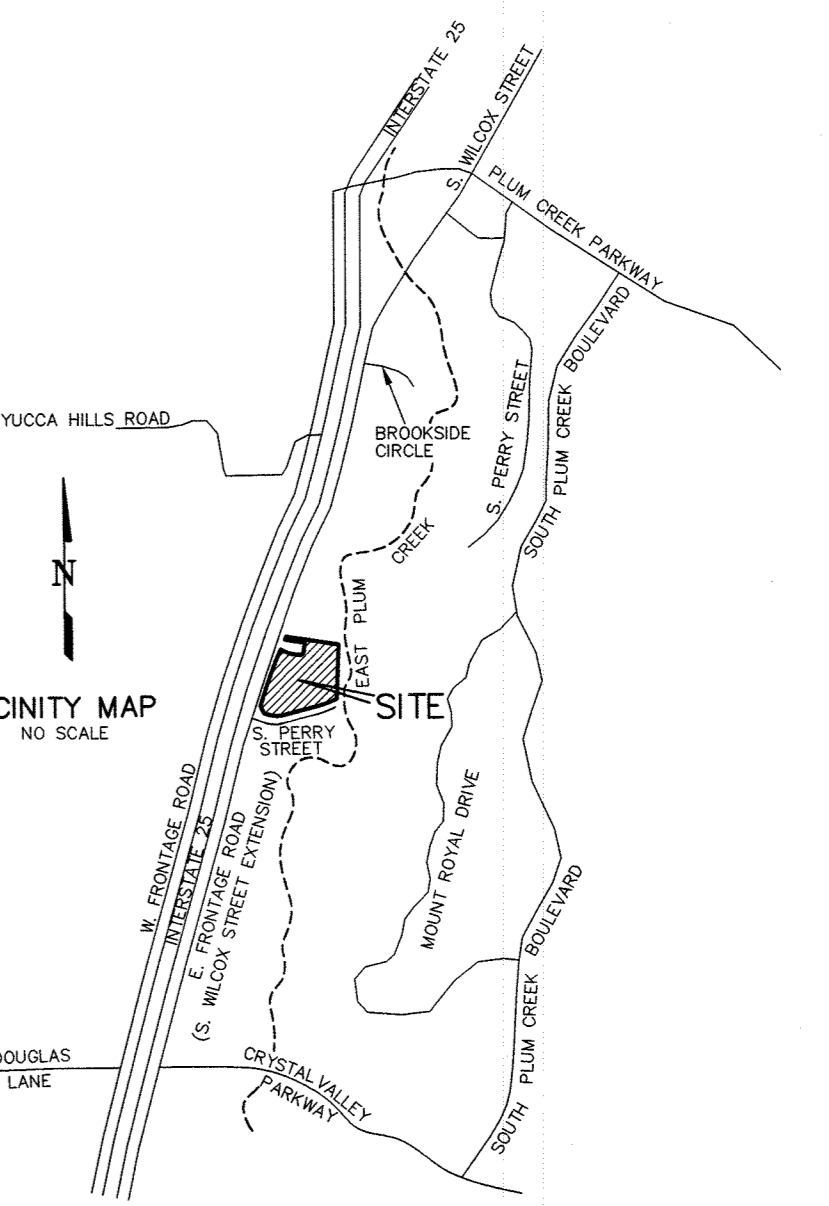
1 OF 2: COVER SHEET  
2 OF 2: PLAT

## OWNER/DEVELOPER:

PLUM CREEK INVESTMENT GROUP, LLC  
823 S. PERRY STREET, SUITE 120  
CASTLE ROCK, CO 80104  
ATTN: NICK HIER

## LAND SURVEYOR:

LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND ROAD  
COLORADO SPRINGS, CO 80909  
ATTN: DAVID V. HOSTETLER



## BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

### LAND USE SUMMARY TABLE

TRACT	SQ. FT.	OWNERSHIP/MAINTENANCE RESPONSIBILITY	USAGE
TRACT A	160,205	PLUM CREEK INVESTMENT GROUP, LLC	DRAINAGE TRACT AND EASEMENT
TRACT B	273,447	PLUM CREEK INVESTMENT GROUP, LLC	FUTURE DEVELOPMENT SITE
TRACT D	61,386	TOWN OF CASTLE ROCK	OPEN SPACE AND DRAINAGE
LOT 1	151,967	PLUM CREEK INVESTMENT GROUP, LLC	EXISTING ZONE DEVELOPMENT
LOT 2	39,271	PLUM CREEK INVESTMENT GROUP, LLC	EXISTING ZONE DEVELOPMENT
ROW	30,139	TOWN OF CASTLE ROCK	PUBLIC RIGHT-OF-WAY

SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
OWNERS ASSOCIATION	DETENTION POND	PRIVATE DRAINAGE/DRAINAGE EASEMENT
OWNERS ASSOCIATION	FUTURE DEVELOPMENT	INDIVIDUAL LOTS/TRACTS

## BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

### LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
TRACT A	5.087
TRACT B	6.277
LOT 1	3.489
LOT 2	0.902
ROW	0.692
TOTAL	16.447

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 22 DAY OF JUNE, 2016.

David Zwerenz  
DIRECTOR OF DEVELOPMENT SERVICES

## 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.

David Zwerenz TOWN CLERK  
DATE 6-22-16  
Michael J. ... TOWN MANAGER  
DATE

## DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLAS COUNTY AT 10:37 AM DAY OF June 23rd, 2016,

AT RECEPTION NO. 2016040503

DOUGLAS COUNTY CLERK AND RECORDER

BY: Elizabeth Ann White  
DEPUTY



PROJECT NO. PL 16-0012

CALL BEFORE YOU DIG ...  
811  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES.

No.	Date	By	Description
1	03/30/16	CLH	LOT CONFIGURATION PER CLIENT
2	03/31/16	DVH	DATA CLARIFICATION
3	06/09/16	DVH	TOWNCLIENT COMMENTS
4	06/13/16	DVH	TOWNCLIENT COMMENTS

H Scale: 1" = 100'  
V Scale: N/A  
Designed By: N/A  
Drawn By: RDG  
Checked By: DVH  
Date: 05/21/15

Land Development Consultants, Inc.  
PLANNING SURVEYING  
www.ldcinc.com TEL: (719) 528-6133 FAX: (719) 528-6848  
3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909

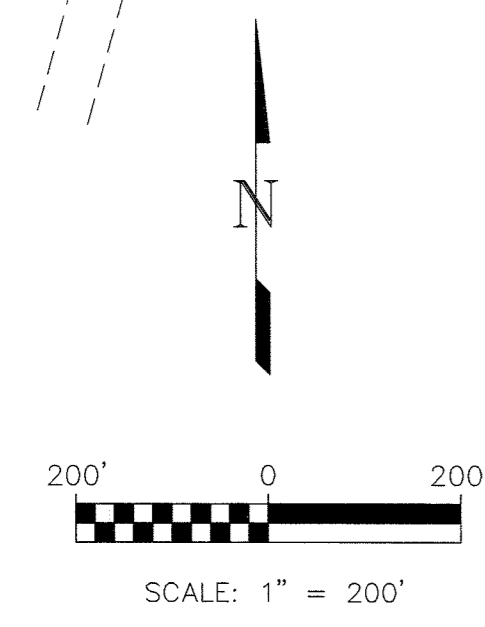
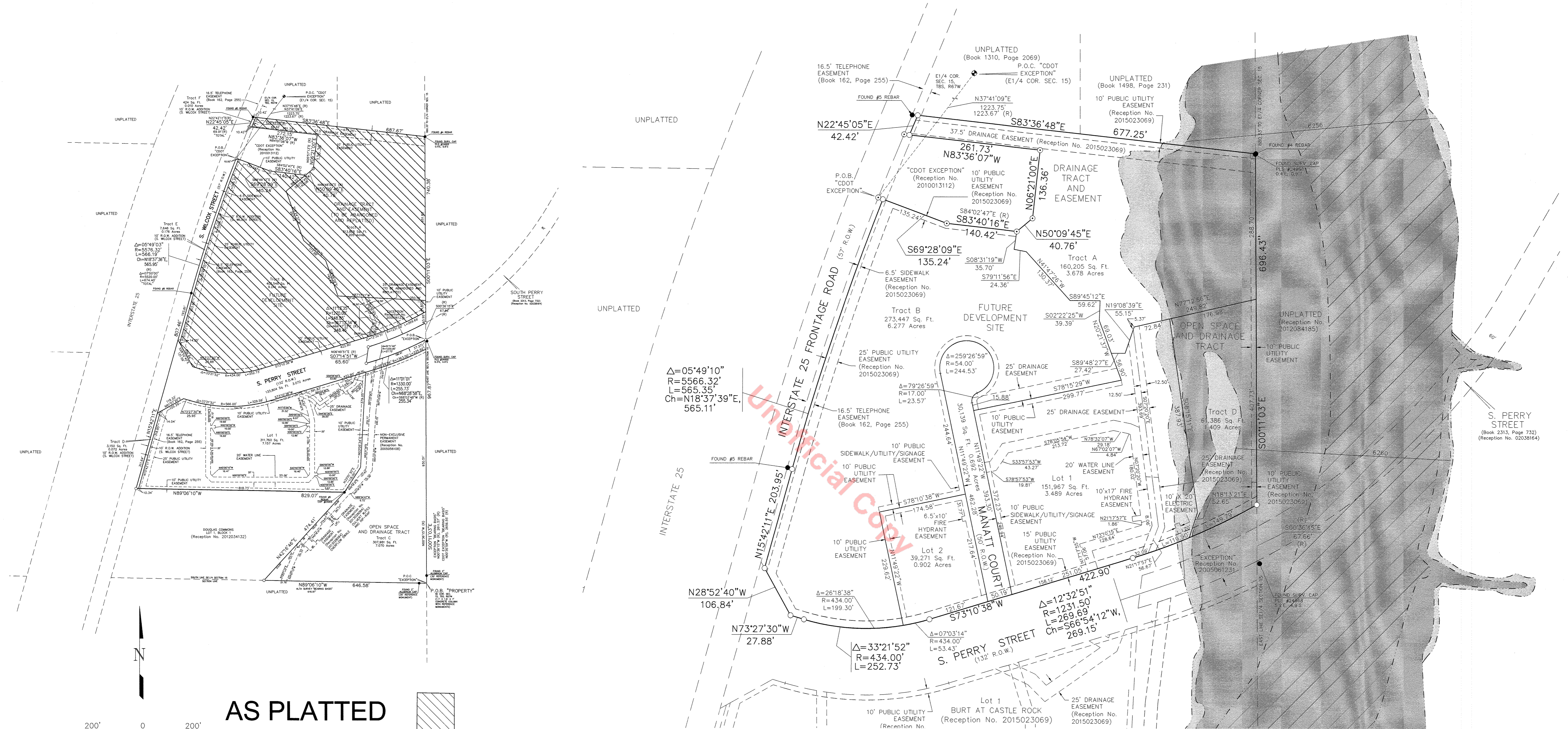
## BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

Project No.: 01006.1

Sheet: 1 of 2

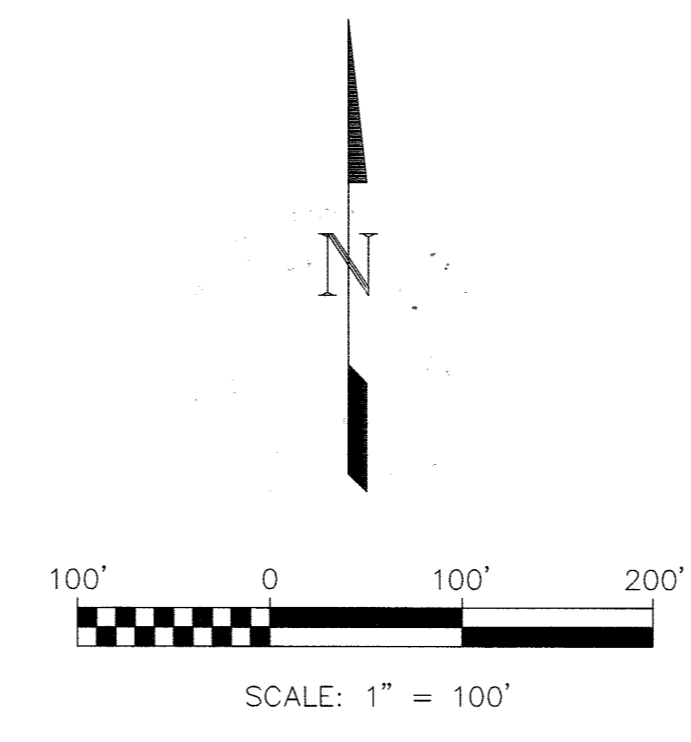
# BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



AS PLATTED

AS AMENDED



- NOTES:**
- - Indicates survey monument recovered with a #4 rebar with Surveyor's Cap, PLS #20681.
  - - Indicates recovered survey monument as noted.
  - - Indicates recovered survey CDOT monument, PLS #28294

**FLOOD ZONE LEGEND PER FEMA FIRM NUMBER 08035C0301G, JULY 11, 2014**

	ZONE X "WHITE" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.		ZONE AE "DARK GRAY" - BASE FLOOD ELEVATIONS DETERMINED.
	ZONE X "LIGHT GRAY" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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.		ZONE AE "DARK GRAY CROSS-HATCHED" - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS
	6282 - BASE FLOOD ELEVATION LINE AND VALUE; ELEVATION IN FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988).		
	- - - - - INDICATES FLOOD HAZARD DELINEATION LINE.		

CALL BEFORE YOU DIG

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND TELECOMMUNICATIONS.

No.	Date	By	Description
1	03/20/16	CLH	LOT CONFIGURATION PER CLIENT
2	03/21/16	DVH	DATA CLARIFICATION
3	05/09/16	DVH	TOWNSHIP COMMENTS
4	06/13/16	SLG	TOWNSHIP COMMENTS

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	RDG
Checked By:	DVH
Date:	05/21/15

Land Development Consultants, Inc.

PLANNING SURVEYING

www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-8848  
3988 MAZELAND ROAD COLORADO SPRINGS, CO 80909

## BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 1

Project No.: 01006.1  
Sheet: 2 of 2