Ref #2017003784, Date: 1/18/2017 11:09 AM, Pages: 1 of 2 ,RECORDING $23.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2

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, REPLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2". THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL UTILITY EASEMENTS, AND TRACT D OPEN SPACE AND DRAINAGE TRACT, 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 PLAT, AMENDMENT NO. 1", IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

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

BY: _____ AS MANAGER
NICK HIER

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF January, 2017 ~~2016~~ BY

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

WITNESS MY HAND AND OFFICIAL SEAL

JENNIFER H SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094016693
MY COMMISSION EXPIRES MAY 27, 2017

MY COMMISSION EXPIRES 5/27/17

NOTARY PUBLIC Jennifer H Smith

PROPERTY DESCRIPTION

TRACT A, TRACT B AND TRACT D, "BURT AT CASTLE ROCK, AMENDMENT NO. 1" (RECEPTION NO. 2016040503, DOUGLAS COUNTY, COLORADO RECORDS), IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO;

CONTAINING 11.364 "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 AND ONE TRACT 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 TELEVISIONLINES, 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.

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 RESPONSIBILE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLELENTATION 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. 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 RELACE GROUND COVER, ETC. 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.

THE LIMITS OF THE FEMA FLOODPLAIN ARE GRAPHICALLY SCALED AND SHOWN HEREON (SHEET 2), PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0301G, DATED MARCH, 16 2016

WATER RIGHTS DEDICATION AGREEMENT

THIS PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE BURT CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 7TH DAY OF JULY AT RECEPETION NO. 2004070068

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 OCTOBER 11, 2016 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 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.

COLORADO REGISTERED DAVID V. HOSTETLER 20681 PROFESSIONAL LAND SURVEYOR 01.05.17

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 OUPN ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, Jennifer H Smith AN AUTHORIZED REPRESENTIVE 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 10th DAY OF January, 2017 ~~2016~~.

Jennifer H Smith
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF Douglas)

RACHEL BURHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094016030
My Commission Expires May 13, 2017

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF January, 2017 ~~2016~~ BY
Jennifer H Smith AS Escrow Assistant
OF FIRST AMERICAN TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES May 13, 2017

NOTARY PUBLIC Rachel Burham

Unofficial Copy

SHEET INDEX:

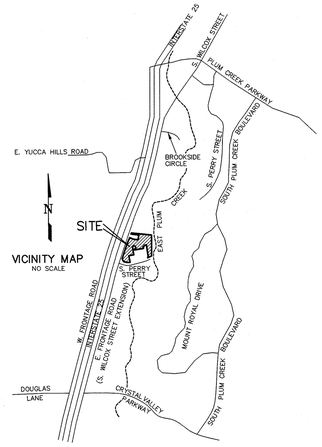
1 OF 2: COVER SHEET
2 OF 2: PLAT

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. 2

TRACT SUMMARY TABLE

TRACT	SQ. FT.	OWNERSHIP/MAINTENANCE RESPONSIBILITY	USEAGE
TRACT D	6,386	TOWN OF CASTLE ROCK	OPEN SPACE AND DRAINAGE

BURT AT CASTLE ROCK PLAT, AMENDMENT NO. 2

LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
LOT 1	1.296
LOT 2	8.659
TRACT D	1.409
TOTAL	11.364

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 12 DAY OF January, ~~2016~~, 2017

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.

ATTEST:

Robbie Schoucher
TOWN CLERK Deputy
1.18.17
DATE

TOWN OF CASTLE ROCK
TOWN MANAGER
1.18.2017
DATE

COLORADO SEAL CASTLE ROCK

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 18th DAY OF January, ~~2016~~, 2017

AT RECEPTION NO. 2017003784

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY CLERK

DOUGLAS COUNTY, COLORADO SEAL EST. 1874

PROJECT NO. 16-0028

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

REVISIONS

No.	Description	By	Date
1	EASEMENT DETAIL "A"	SLG	11/16/16
2	TOWN COMMENTS	SLG	12/06/16
3	TOWN COMMENTS	SLG	12/27/16

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: SLG
Checked By: DVH
Date: 10/20/16

Land Development Consultants, Inc.
PLANNING SURVEYING
www.ldc-inc.com TEL: (719) 528-8133 FAX: (719) 528-8848
3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909

BURT AT CASTLE ROCK
PLAT, AMENDMENT NO. 2

Project No.: 01006.1
Sheet: COVER SHEET
1 of 2

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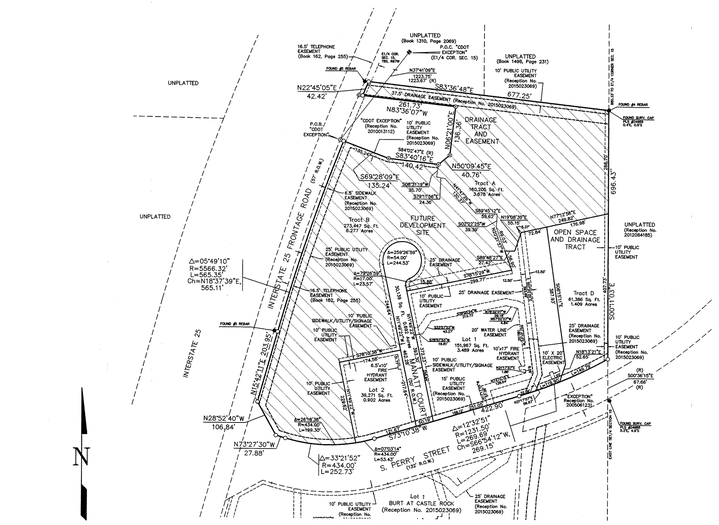
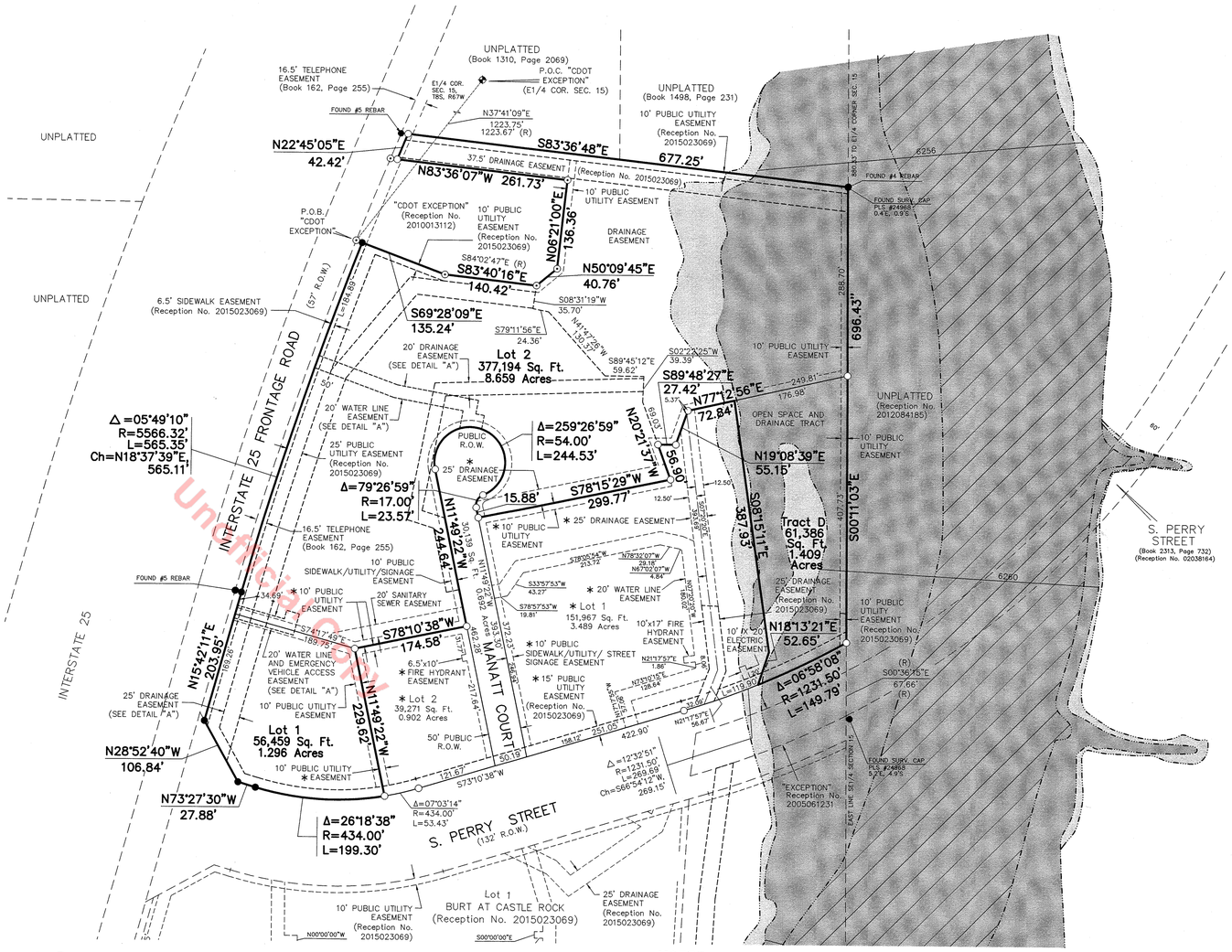


AS PLATTED

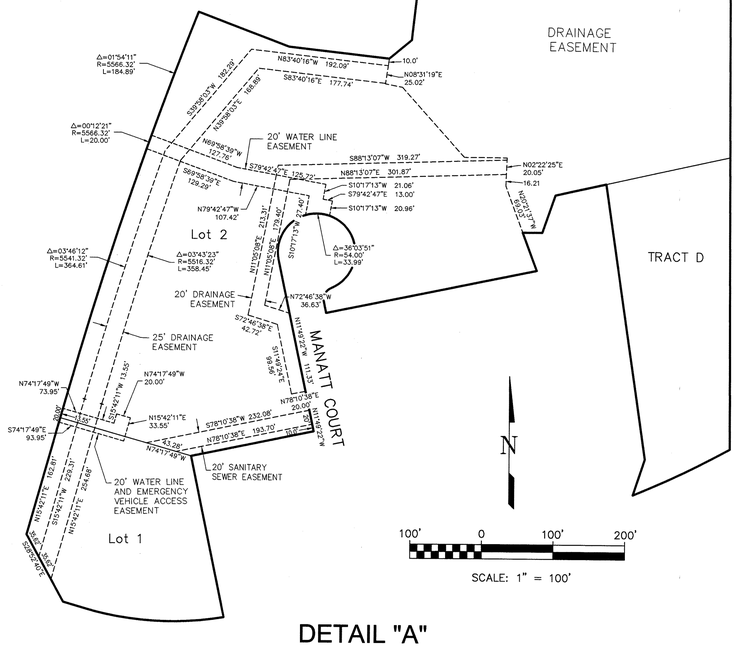


AS AMENDED

* – BURT AT CASTLE ROCK PLAT, AMENDMENT NO.1 (RECEPTION NO. 2016040503)

NOTES:

1. ○ – Indicates survey monument to be set with a #4 rebar with Surveyor's Cap, PLS No. 20681
   ● – Indicates recovered survey monument as a #4 rebar with Surveyor's Cap, PLS No. 20681, except where noted otherwise
   ⊙ – Indicates recovered survey CDOT monument, PLS #28294



DETAIL "A"

FLOOD ZONE LEGEND PER FEMA FIRM NUMBER 08035C0301G, MARCH 16, 2016

- ZONE X "WHITE" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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.
- 6282 — BASE FLOOD ELEVATION LINE AND VALUE; ELEVATION IN FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988).
- INDICATES FLOOD HAZARD DELINEATION LINE.
- ZONE AE "DARK GRAY" – BASE FLOOD ELEVATIONS DETERMINED.
- 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

PROJECT NO. 16-0028

Unofficial Document

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2 of 2