

# CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, AMENDMENT NO. 18

A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOTS 3-6, BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK  
LOCATED IN THE EAST ONE-HALF OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SOUTHERLY 15' OF LOT 2, AND ALL OF LOTS 3 THRU 6, BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, EXCEPTING THEREFROM THOSE PARCELS AS DEEDED TO THE TOWN OF CASTLE ROCK DESCRIBED AS PARCEL 971 REV. AND 971A REV. IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2005022007 AND RECEPTION NO. 2016010154, LOCATED IN THE EAST ONE-HALF OF SECTION 11, TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK;  
THENCE ON THE SOUTHERLY LINE OF SAID BLOCK 23, S85°24'12"W A DISTANCE OF 66.54 FEET, TO A POINT ON THE EASTERLY LINE OF THAT TOWN OF CASTLE ROCK PARCEL 971 REV. DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2005022007 IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;  
THENCE ON THE EASTERLY LINE OF SAID PARCEL 971 REV. THE FOLLOWING THREE (3) COURSES:  
1. N83°14'13"W A DISTANCE OF 41.09 FEET, TO A POINT OF TANGENT CURVE;  
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°28'56" AND AN ARC LENGTH OF 15.79 FEET, TO A POINT OF TANGENT REVERSE CURVE;  
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 74°54'04" AND AN ARC LENGTH OF 62.75 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY LINE OF SAID BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK;  
THENCE ON SAID WESTERLY LINE, N04°30'17"W A DISTANCE OF 142.41 FEET;  
THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 2, BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, N85°24'12"E A DISTANCE OF 139.99 FEET, TO A POINT ON THE WESTERLY LINE OF A 20' ALLEY;  
THENCE ON SAID WESTERLY LINE, S04°30'17"E A DISTANCE OF 121.80 FEET, TO A POINT ON THE WESTERLY LINE OF THAT TOWN OF CASTLE ROCK PARCEL 971A REV. DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016010154;  
THENCE ON SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES:  
4. S49°58'05"W A DISTANCE OF 8.13 FEET, TO A POINT OF NON-TANGENT CURVE;  
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07°22'59"E, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 177°07'18" AND AN ARC LENGTH OF 92.74 FEET, TO A POINT OF TANGENT;  
6. N85°29'43"E A DISTANCE OF 5.11 FEET, TO A POINT ON THE WESTERLY LINE OF SAID 20' ALLEY;  
THENCE ON SAID WESTERLY LINE, S04°30'17"E A DISTANCE OF 28.51 FEET TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 26,553 SQUARE FEET OR 0.6096 ACRES.

### BASIS OF BEARINGS:

THE WESTERLY LINE OF BLOCK 23, CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, BEING ASSUMED TO BEAR N04°30'17"W.

### 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 THREE LOTS AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT, UNDER THE NAME AND STYLE OF CRAIG AND GOULD'S ADDITION TO CASTLE ROCK AMENDMENT NO. 18.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE UTILITY AND TRAIL EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

### OWNERSHIP CERTIFICATIONS:

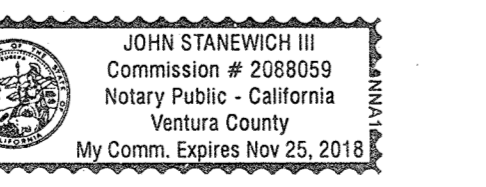
DENNIS M. HIPPI, OWNER  
BY: Dennis M. Hipp  
DENNIS M. HIPPI, OWNER

### CALIFORNIA JURAT

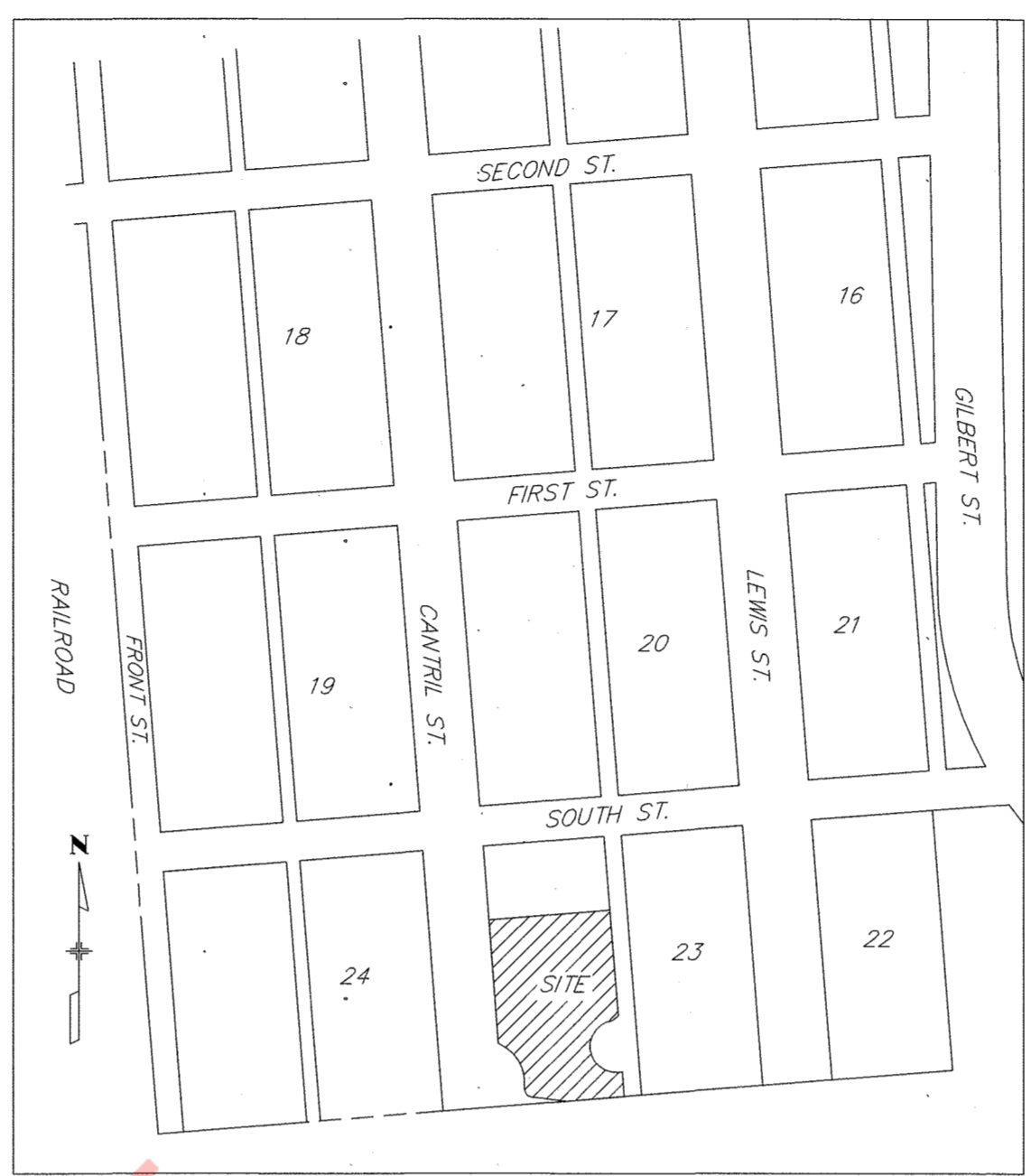
(CALIFORNIA GOVERNMENT CODE § 8202)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, COUNTY OF VENTURA  
SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME ON THIS 29 DAY OF August, 2016  
BY: Dennis M. Hipp, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO APPEARED BEFORE ME.  
SIGNATURE OF Dennis M. Hipp (NOTARY SEAL)  
ADDITIONAL OPTIONAL INFORMATION



DESCRIPTION OF DOCUMENT  
TITLE OR TYPE OF DOCUMENT: REPLAT DOCUMENT DATE: 08/26/2016  
NUMBER OF PAGES: 2 SIGNER OTHER THAN NAMED ABOVE: H/A  
ADDITIONAL INFORMATION: CRAIG AND GOULD'S ADDITION TO CASTLE ROCK AMENDMENT No. 18



VICINITY MAP  
SCALE: 1" = 200'

### SHEET INDEX

- 1. COVER PAGE
- 2. PLAN SHEET

### SITE SUMMARY TABLE

	COUNT	AREAS
BUILDING LOTS	3 LOTS	0.61 ACRES
TOTAL		0.61 ACRES

### TITLE CERTIFICATION:

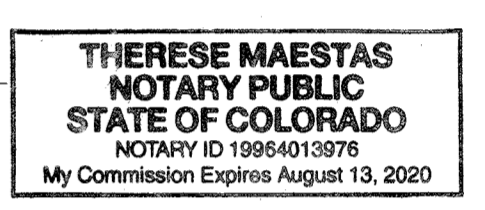
I, Thomas R. Johnson, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION, SIGNED THIS 8 DAY OF September, 2016.  
Thomas R. Johnson  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

### NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF September, 2016 BY Thomas R. Johnson, AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 8-13-2020

Theresa Maestas  
NOTARY PUBLIC



### 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, AND THAT THE TOWN OF CASTLE ROCK HEREBY ABANDONS THAT PORTION OF THE SLOPE EASEMENT SHOWN AS ABANDONED HEREON. SUCH SLOPE EASEMENT WAS CREATED BY WARRANTY DEED RECORDED MARCH 14, 2005 AT RECEPTION NO. 2005022007, AS DESCRIBED AND DEPICTED HEREON.

Jarrod Adams  
TOWN MANAGER

ATTEST:  
Sally Munn  
TOWN CLERK



### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

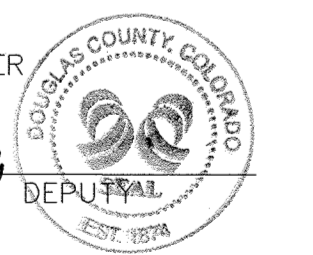
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 22<sup>nd</sup> DAY OF September, 2016.

ROD  
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 11:02 a.m. ON THE 26<sup>th</sup> DAY OF Sept, 2016 AT RECEPTION NO. 2016067111.

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Karen R. Kelle



### GENERAL NOTES:

- 1. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- 3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY
- 5. 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.
- 6. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE SLOPE EASEMENT CREATED BY WARRANTY DEED RECORDED MARCH 14, 2005 AT RECEPTION NO. 2005022007, AS DEPICTED HEREON.

### FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 08035C0301G, DATED MARCH 16, 2016, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN.

### SURVEYOR'S STATEMENT

I, JARROD ADAMS, 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 MADE ON JULY 29TH, 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.

JARROD ADAMS  
COLORADO P.L.S. NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

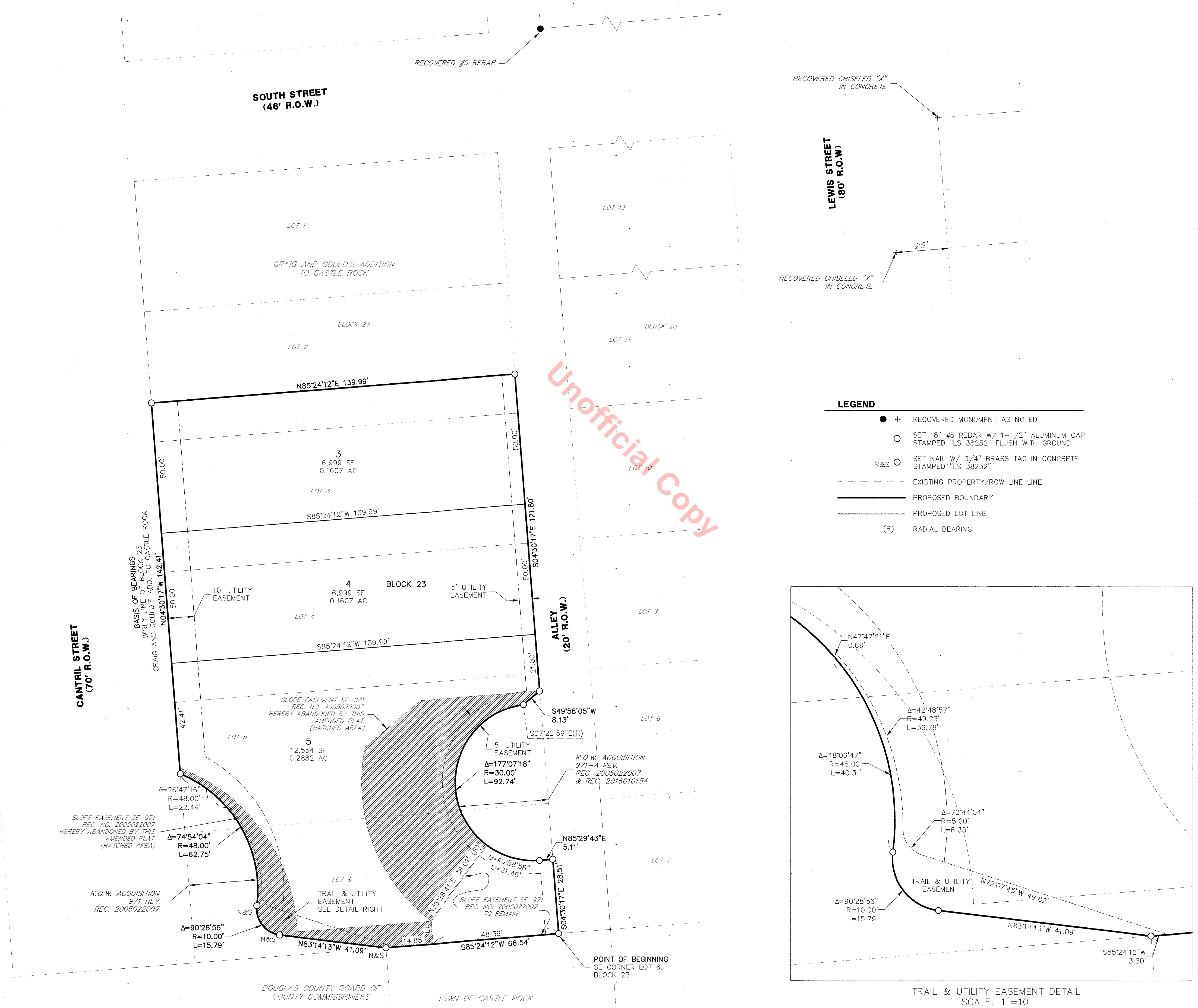


CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, AMENDMENT NO. 18  
PL16-0008  
JOB NO. 15839.00  
08/26/2016  
SHEET 1 OF 2

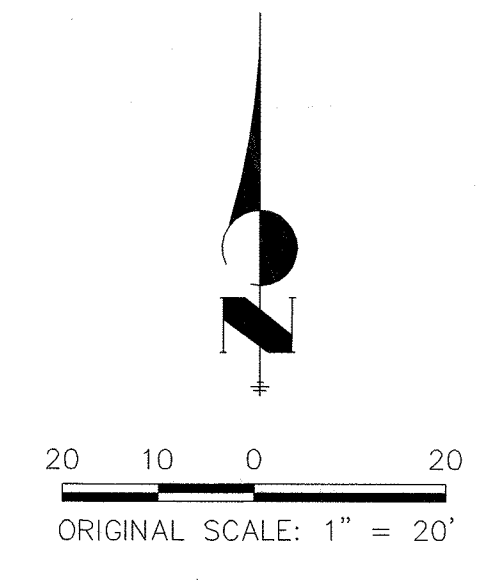


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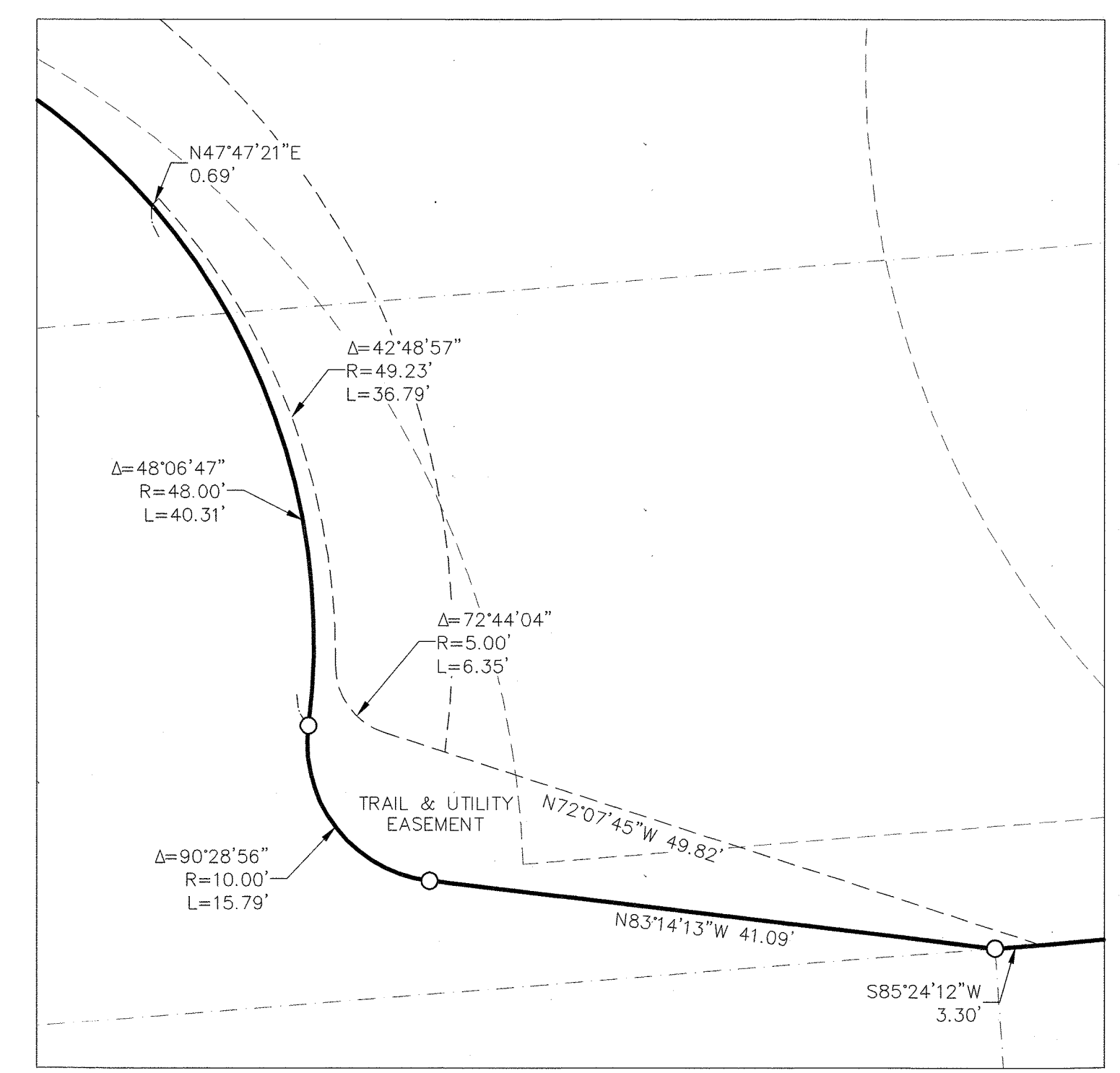


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- LEGEND**
- + RECOVERED MONUMENT AS NOTED
  - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252" FLUSH WITH GROUND
  - N&S ○ SET NAIL W/ 3/4" BRASS TAG IN CONCRETE STAMPED "LS 38252"
  - - - EXISTING PROPERTY/ROW LINE LINE
  - PROPOSED BOUNDARY
  - PROPOSED LOT LINE
  - (R) RADIAL BEARING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°35'48"W	8.76'



NOTE: ALL EASEMENTS SHOWN ON THIS PAGE ARE HEREBY GRANTED WITH THE FILING OF THIS PLAT

CRAIG AND GOULD'S ADDITION TO CASTLE ROCK, AMENDMENT NO. 18  
 PL16-0008  
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 SHEET 2 OF 2

