

CASTLE OAKS ESTATES FILING NO. 1, 10TH AMENDMENT PLAT

A RE-PLAT OF CASTLE OAKS ESTATES FILING NO. 1 AMENDMENT NO. 7
 SITUATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 7, RECORDED DECEMBER 23, 2011 AT RECEPTION NO. 2011081625, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST LOT, TRACT AND RIGHT-OF-WAY LINES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE CASTLE OAKS ESTATES FILING NO. 1, 10TH AMENDMENT PLAT.

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, DRAINAGE EASEMENTS, PUBLIC ACCESS EASEMENTS, SIDEWALK EASEMENTS, SIGHT DISTANCE EASEMENTS, WATERLINE EASEMENTS AND UTILITY EASEMENTS AS DESCRIBED AND AS 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 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

THE UNDERSIGNED HEREBY DEDICATE TRACTS A-D TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION

OWNERS

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

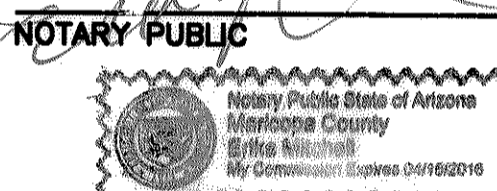
SLV CASTLE OAKS, LLC A DELAWARE LIMITED LIABILITY COMPANY
 BY: Michael Forsum AS: WEST REGION PRESIDENT

SIGNED THIS 31st DAY OF July, 2013.
 COUNTY OF MARICOPA
 STATE OF ARIZONA

NOTARY CERTIFICATE

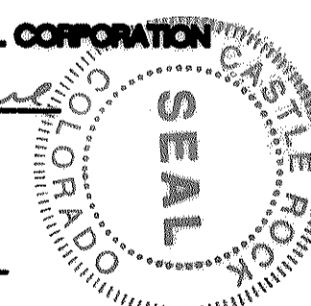
STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF July, 2013 BY
Michael Forsum
 WITNESS MY HAND AND OFFICIAL SEAL



TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
 BY: Paul Donahue
 MAYOR

ATTEST: Sally Misare



TOWN CLERK
 SIGNED THIS 11th DAY OF October, 2013

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF October, 2013
 BY Paul Donahue AS MAYOR AND BY
Sally Misare AS TOWN CLERK
 WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES 9-21-2016

CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACTS A THRU D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

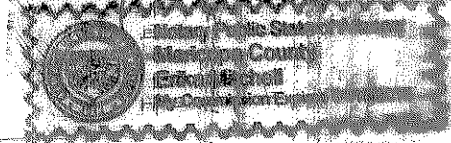
CASTLE OAKS ESTATES MASTER ASSOCIATION

BY: [Signature]
 PRESIDENT

STATE OF ARIZONA
 COUNTY OF MARICOPA

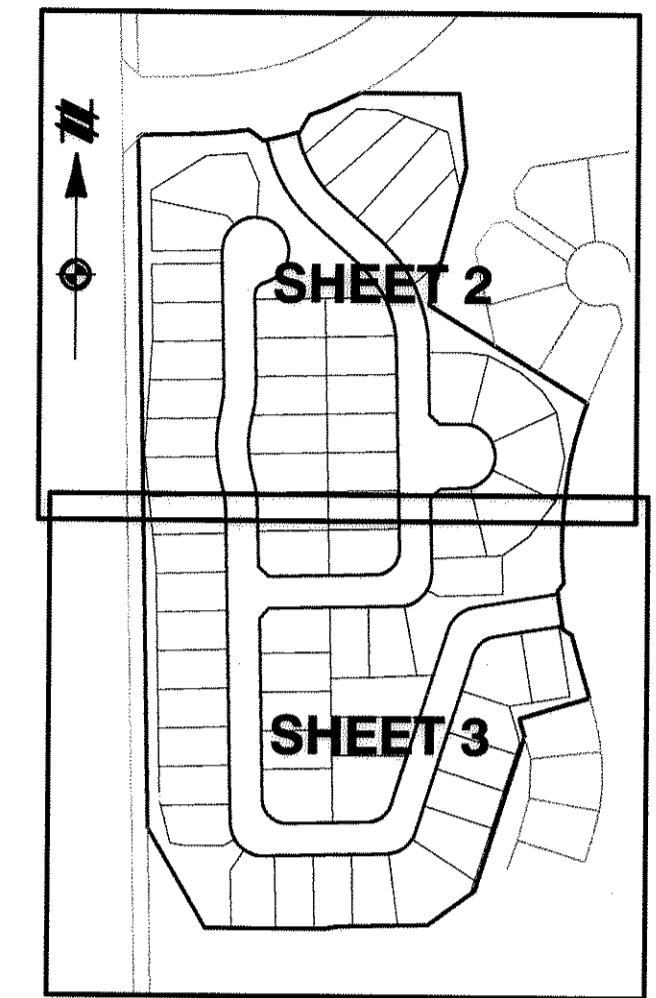
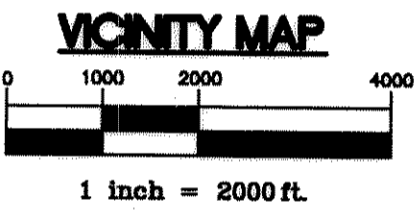
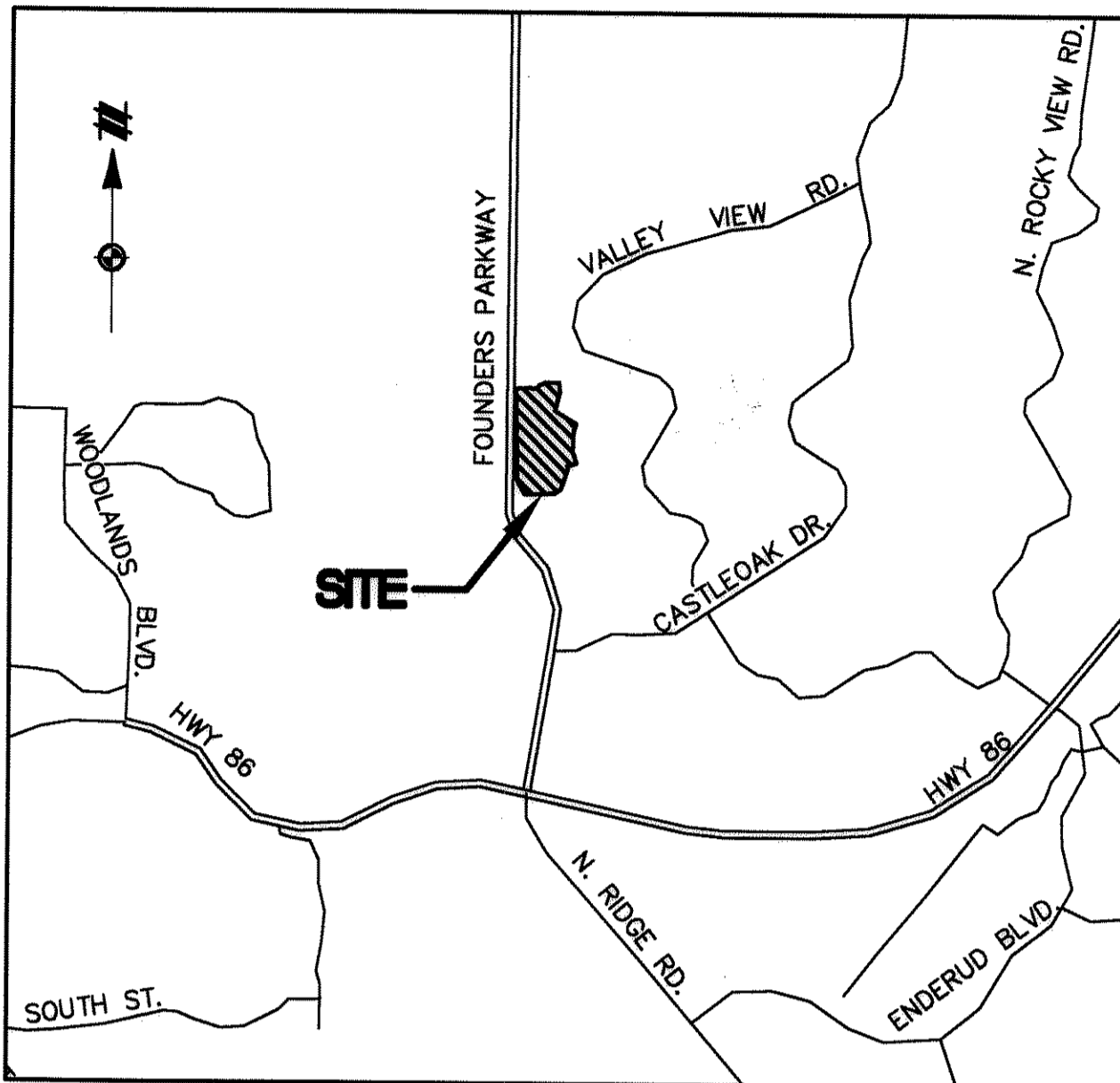
ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 2013 BY Michael Forsum AS Authorized Signer/President

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES 4/15/2016



SHEET INDEX
 1" = 300'
 SHEET 1 - COVER PAGE
 SHEETS 2 & 3 - FINAL PLAT

GENERAL NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; MONUMENTED AT THE WEST END, THE SOUTHWEST CORNER OF SECTION 6, BY A 3.25" ALUMINUM CAP STAMPED "1985 PLS 12046" AND AT THE EAST END, THE SOUTH ONE-QUARTER CORNER OF SECTION 6, BY A 3.25" ALUMINUM CAP STAMPED "1/4 S6/S7 PLS 22100", WITH THE LINE BETWEEN THEM ASSUMED TO BEAR N 88°58'40" E AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A 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.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN.
- UNLESS OTHERWISE NOTED, ALL LOTS WILL HAVE A 10-FOOT WIDE UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT WIDE UTILITY EASEMENT ALONG THE SIDE LOT LINES. THESE EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, CABLE 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 DRAINAGE AND UTILITY EASEMENTS PROVIDED THE CROSSING IS 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 WITHIN SIGHT DISTANCE LINES.
- THERE ARE 62 LOTS AND 4 TRACTS IN THIS AMENDMENT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2004025, PREPARED FEBRUARY 15, 2013 AT 5:00 PM WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- THERE EXISTS NO 100-YEAR FLOODPLAIN WITHIN THE PLAT AREA PER FEMA FIRM MAP PANEL NO. 08035C0189F SEPTEMBER 30, 2005.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES THE UNIMPROVED STREET RIGHT OF WAYS AND ABANDONS THE EASEMENTS CREATED BY THE FINAL PLAT FOR CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 7 AS DEPICTED HEREON.
- OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	11,324	0.260	OSP/DR/UT	HOA	HOA
TRACT B	30,528	0.701	OSP	HOA	HOA
TRACT C	5,689	0.131	OSP/DR/UT	HOA	HOA
TRACT D	57,835	1.328	OSP/PA	HOA	HOA

* LAND USE DEFINITIONS:

- OSP OPEN SPACE
- DR DRAINAGE
- UT UTILITY
- PA PUBLIC ACCESS

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (62)	468,489	10.755
*TRACTS (4)	105,074	2.412
ROW	148,016	3.398
TOTAL	721,559	16.565

* AREAS WITHIN TRACTS ARE ALL PRIVATE OPEN SPACE.

TITLE CERTIFICATION

I, David K. Stubbs, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance Company 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 & DEDICATION. SIGNED THIS DAY OF Sept. 13, 2013
David K. Stubbs
 AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF Sept, 2013 BY
David K. Stubbs

WITNESS MY HAND AND OFFICIAL SEAL

Lawrence R. Crowley
 NOTARY PUBLIC



MY COMMISSION EXPIRES Jan 12, 2014

STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE OAKS DEVELOPMENT AGREEMENT RECORDED ON THE 27TH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465, AND ACCORDINGLY 36 SFE ARE CREDITED TO THE WATER BANK.

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 1st DAY OF October, 2013.
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

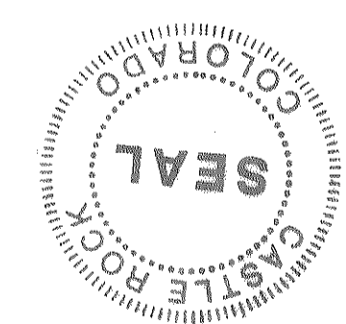
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:

TOWN CLERK

DATE

Sally Misare
10-8-13



TOWN OF CASTLE ROCK

TOWN MANAGER

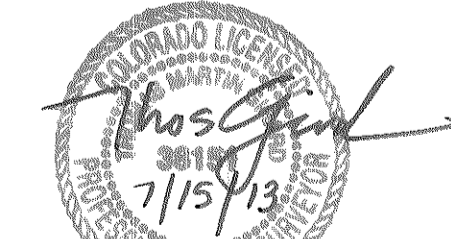
DATE

Mark Stans
10/8/13

SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED 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 JANUARY 29, 2013 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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.

THOMAS M. GIRARD
 PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151
 FOR AND ON BEHALF OF ATWELL, LLC



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION-BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

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 1:21 P.M., ON THE 17 DAY OF NOVEMBER, 2013 AT RECEPTION NO. 2013093031

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
 DEPUTY



CASTLE OAKS ESTATES FILING NO. 1, 10TH AMENDMENT PLAT
 PROJECT # PL 13-0CCS

Land Development & Real Estate
 Survey & Energy
 Telecommunications
 Infrastructure & Transportation
 Environmental & Solid Waste
 Water & Natural Resources

ATWELL
 866.850.4200 | www.atwell-group.com
 OFFICES IN NORTH AMERICA AND ASIA
 3033 F. FIRST AVENUE, SUITE 415
 DENVER, CO 80202
 303.825.7100

SECTION 6
 TOWNSHIP 8 SOUTH, RANGE 66 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, CO, COLORADO

SLV CASTLE OAKS, LLC
 CASTLE OAKS ESTATES
 FILING NO. 1, 10TH AMENDMENT PLAT

CLIENT
 DATE 03/07/2013

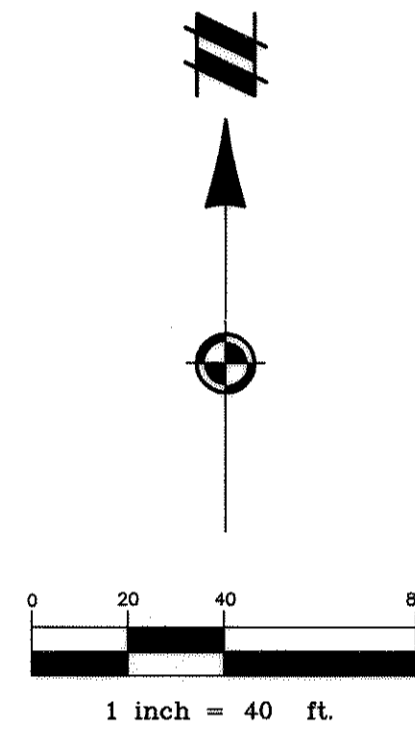
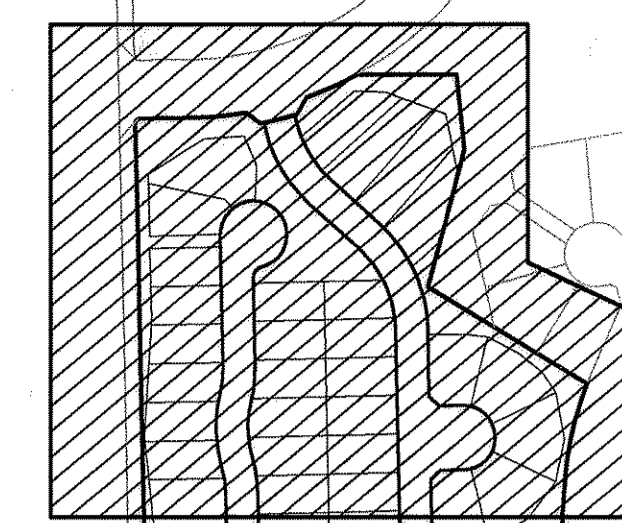
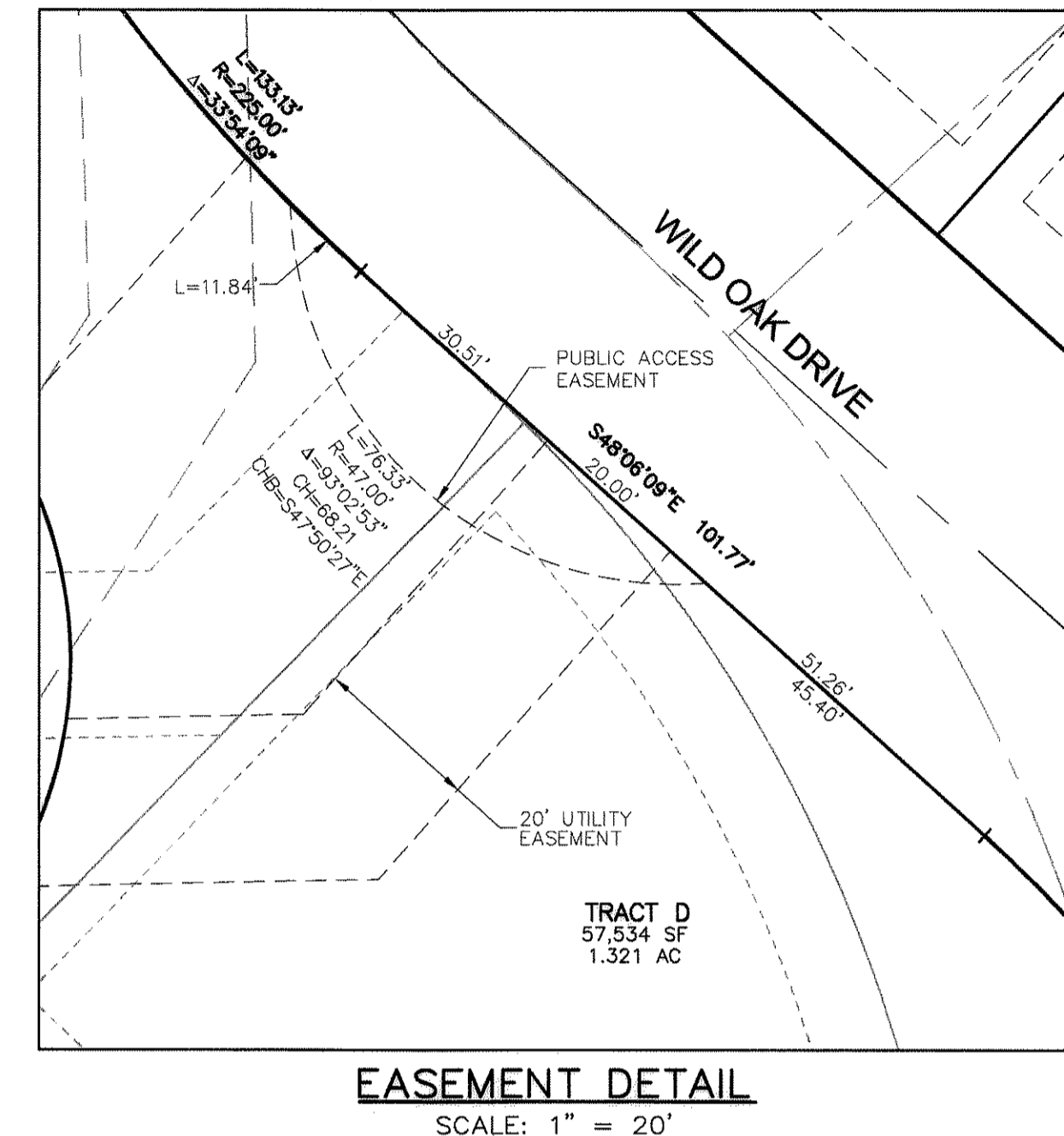
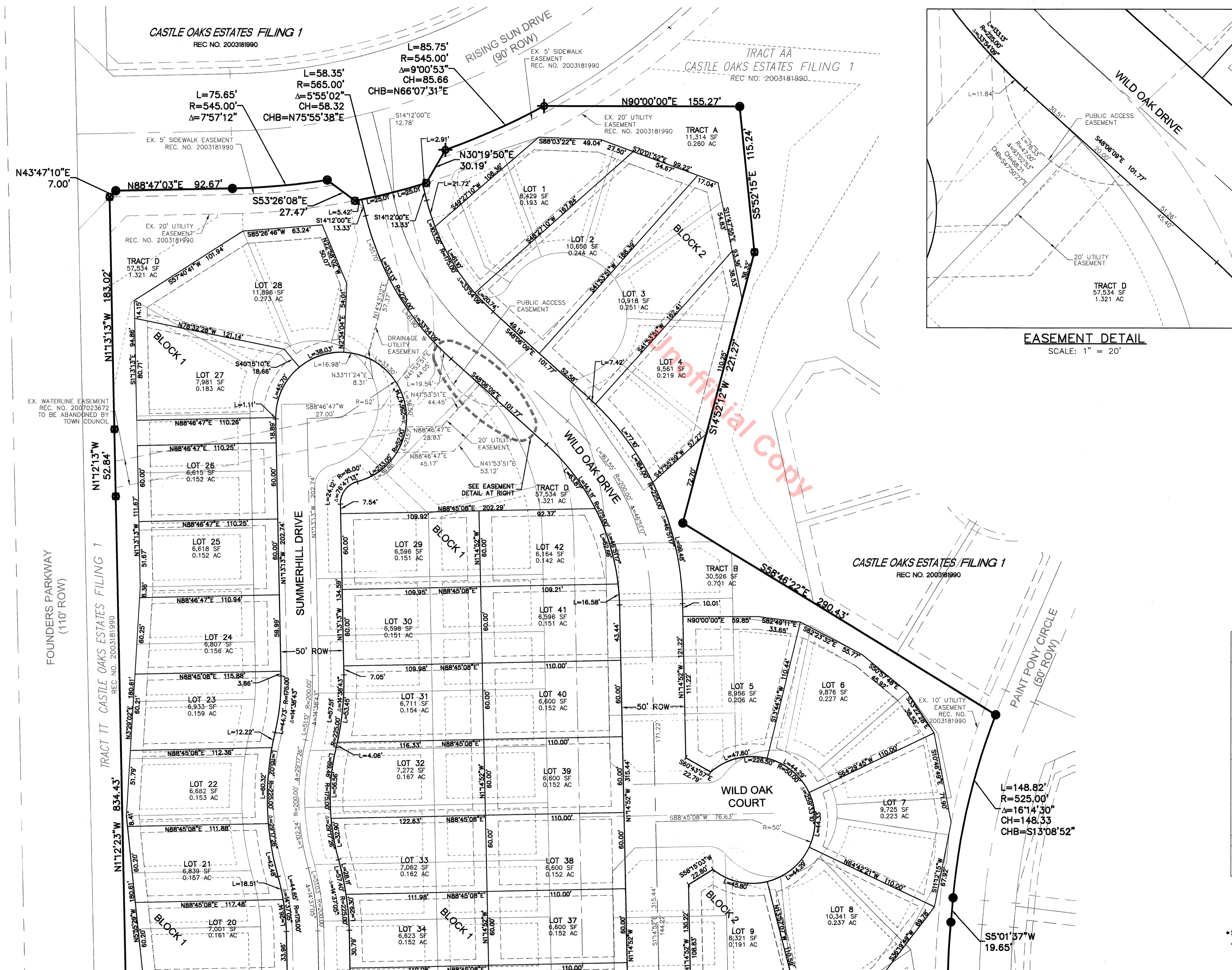
REVISIONS

ATWELL

DR. GP | CH. 111 | P.M. PD
 BOOK ---
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 JOB 12001027.02
 FILE CODE: ---
 SHEET NO. 1 OF 3

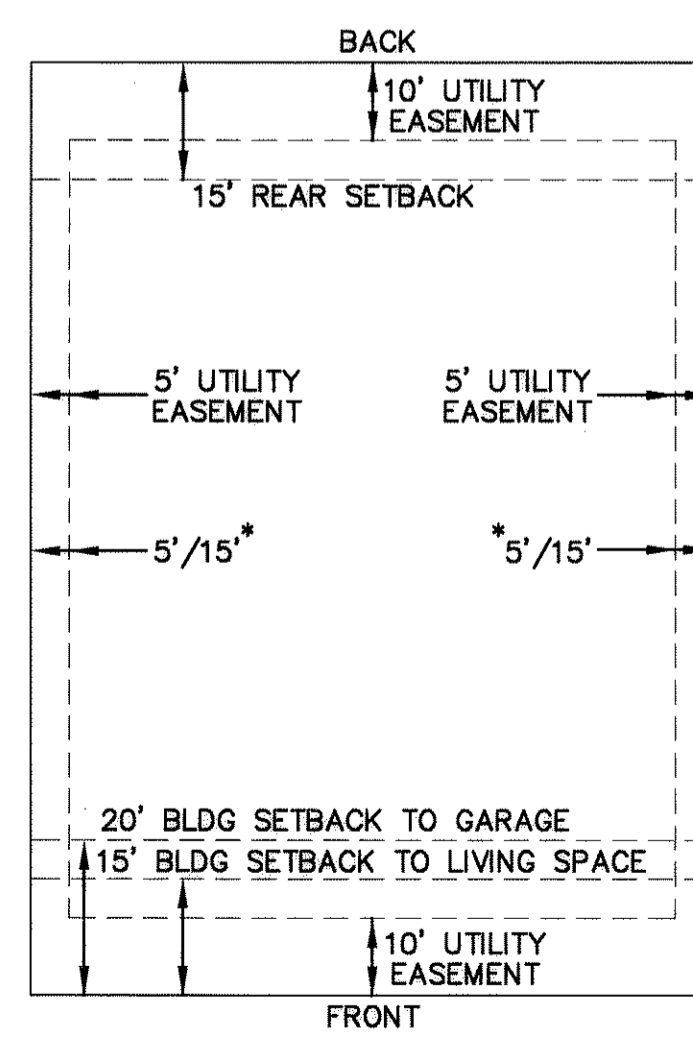
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SITUATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- FOUND MONUMENT TYPE AS NOTED
- ⊕ SET REBAR WITH YELLOW PLASTIC CAP "PLS 38151"
- ⊕ SET NAIL & TAG "PLS 38151"

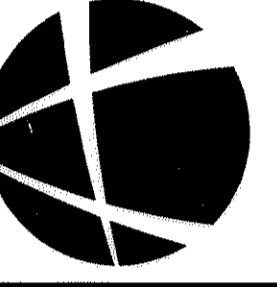


*SIDE SETBACK IS 5' EXCEPT WHERE ADJACENT TO A ROAD, IN WHICH CASE SIDE SETBACK IS 15'.

SEE SHEET 3

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

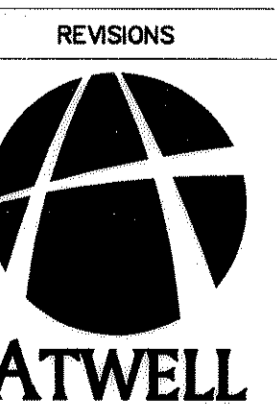
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303.3 E. FIRST AVENUE, SUITE 415
DENVER, CO 80202
303.925.7100



SECTION 6
TOWNSHIP 8 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPLE MERIDIAN
TOWN OF CASTLE ROCK, COLORADO

CLIENT
SLV CASTLE OAKS, LLC.
CASTLE OAKS ESTATES
FILING NO. 1, 10TH AMENDMENT PLAT

DATE
03/07/2013



SCALE	1" = 40 FEET		
DR.	GP	CH.	TMG
P.M.	PD		
BOOK	---		
CAD FILE:	1027.02FP-02-03.DWG		
JOB	12001027.02		
FILE CODE:	---		
SHEET NO.	2		

