

CASTLE OAKS ESTATES FILING NO. 1, 11TH AMENDMENT PLAT

A RE-PLAT OF TRACT R, CASTLE OAKS ESTATES FILING NO. 1
SITUATED IN A PORTION 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

TRACT R, CASTLE OAKS ESTATES FILING NO. 1, RECORDED DECEMBER 29, 2003 AT RECEPTION NO. 2003181990, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN DEED RECORDED AT RECEPTION NO. 2004118802.

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO CREATE LOTS, TRACTS AND STREETS WITHIN THE PROPERTY PREVIOUSLY PLATTED AS TRACT R, CASTLE OAKS FILING NO. 1.

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 AMENDED PLAT UNDER THE NAME AND STYLE OF THE CASTLE OAKS ESTATES FILING NO. 1, 11TH 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 3rd DAY OF December, 2013.
COUNTY OF MARICOPA
STATE OF ARIZONA

NOTARY CERTIFICATE

STATE OF ~~ARIZONA~~ ^{COLORADO})
COUNTY OF ~~MARICOPA~~ ^{DOUGLAS})SS
SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF December, 2013 BY
Michael Forsum
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
James Spehalski
MY COMMISSION EXPIRES 5/22/2016



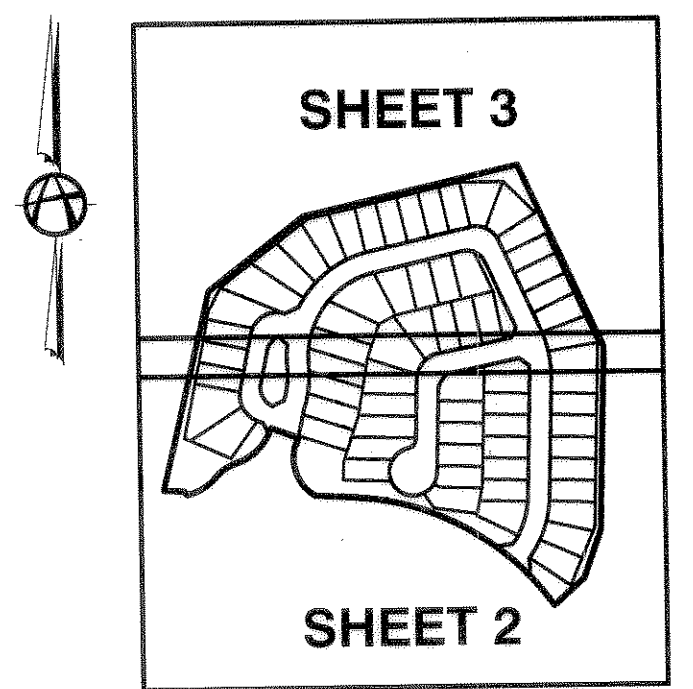
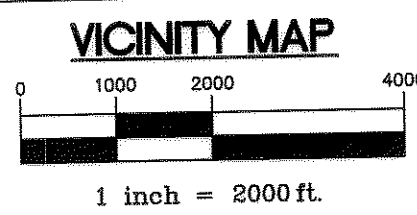
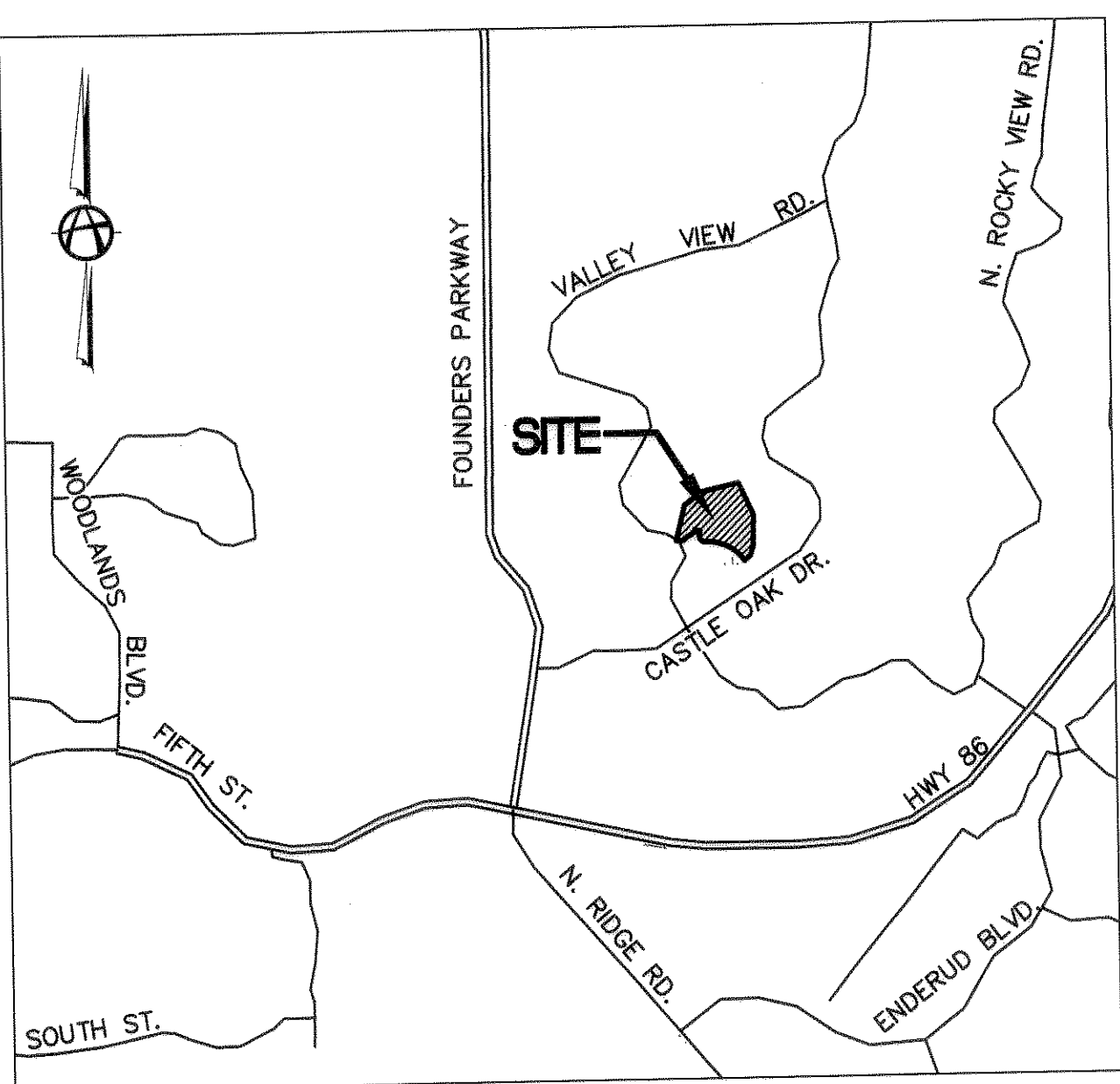
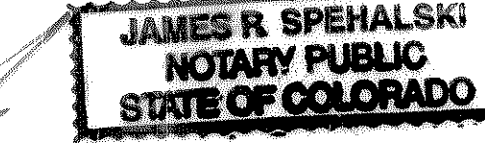
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____ MAYOR
ATTEST: _____
TOWN CLERK
SIGNED THIS ____ DAY OF _____, 2013
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2013
BY _____ AS MAYOR AND BY _____ AS TOWN CLERK.
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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: _____ PRESIDENT
STATE OF ~~ARIZONA~~ ^{COLORADO}
COUNTY OF ~~MARICOPA~~ ^{DOUGLAS}
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December, 2013 BY Michael Forsum AS PRESIDENT
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
James Spehalski
MY COMMISSION EXPIRES: 5/22/2016



SHEET INDEX
SHEET 1 - COVER PAGE
SHEETS 2 & 3 - AMENDED PLAT

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT R, CASTLE OAKS ESTATES FILING NO. 1, AS RECORDED IN RECEPTION NUMBER 2003181990 OF THE DOUGLAS COUNTY RECORDS; MONUMENTED AT BOTH THE WEST AND EAST END BY A #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "NOLTE PLS 29430", WITH THE LINE BETWEEN THEM ASSUMED TO BEAR N 77°11'38" E AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) 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.
- 3) THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN.
- 4) THERE EXISTS NO 100-YEAR FLOODPLAIN WITHIN THE PLAT AREA PER FEMA FIRM MAP PANEL NO. 08035C0189F SEPTEMBER 30, 2005.
- 5) 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.
- 6) 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.
- 7) THERE ARE 67 LOTS AND 4 TRACTS IN THIS AMENDMENT.
- 8) FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2153542, EFFECTIVE DATE OF SEPTEMBER 23, 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.
- 9) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES THE UNIMPROVED CURB CUT AND ABANDONS A PORTION OF A UTILITY EASEMENT CREATED BY THE FINAL PLAT FOR CASTLE OAKS ESTATES FILING NO. 1 AS DEPICTED HEREON.
- 10) OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (67)	344,598	7.911
*TRACTS (4)	75,529	1.734
ROW	98,162	2.253
TOTAL	518,289	11.898

* AREAS WITHIN TRACTS ARE ALL PRIVATE OPEN SPACE.

TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	44,618	1.024	OSP/DR/UT/PA	HOA	HOA
TRACT B	21,638	0.497	OSP/DR/UT/PA	HOA	HOA
TRACT C	6,128	0.141	OSP/DR/UT	HOA	HOA
TRACT D	3,145	0.072	OSP/DR/UT	HOA	HOA

* LAND USE DEFINITIONS:
OSP OPEN SPACE
DR DRAINAGE
UT UTILITY
PA PUBLIC ACCESS

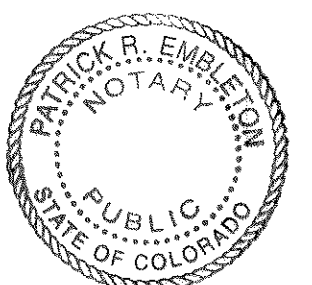
TITLE CERTIFICATION

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 6th DAY OF December, 2013

AUTHORIZED REPRESENTATIVE David K. Stubbs FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)SS
SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF December, 2013 BY
David K. Stubbs
WITNESS MY HAND AND OFFICIAL SEAL
Patrick R. Emberton
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/7/14



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 71 SFE'S ARE ~~REMOVED~~ FROM THE WATER BANK.
DEDICATED

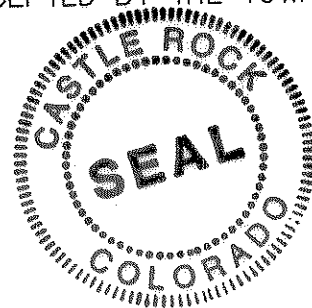
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 11th DAY OF December, 2013.
Thomas M. Girard
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.

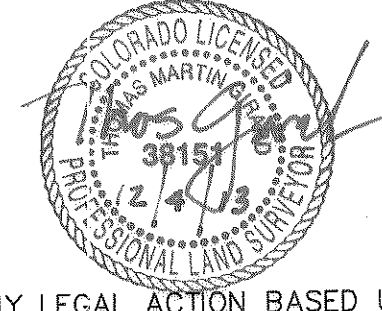
ATTEST: Michael Forsum TOWN CLERK
Michael Forsum TOWN MANAGER
DATE Dec 11, 2013 DATE 12-11-13



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, 2012 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

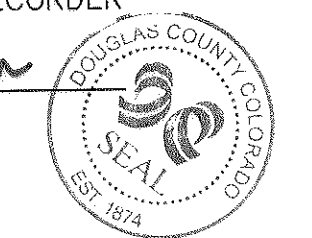


NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION 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 3:54 P.M., ON THE 11th DAY OF December, 2013 AT RECEPTION NO. 2013095676

DOUGLAS COUNTY CLERK AND RECORDER
BY: Michelle J. Hoch



CASTLE OAKS ESTATES FILING NO. 1, 11TH AMENDMENT PLAT
PROJECT NO. PL 13-0017

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

ATWELL
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3033 E. FIRST AVENUE, SUITE 415
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303.925.7100

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

STARWOOD LAND VENTURES
CLIENT
CASTLE OAKS ESTATES
FILING NO. 1, 11TH AMENDMENT PLAT

DATE 09/25/2013

REVISIONS

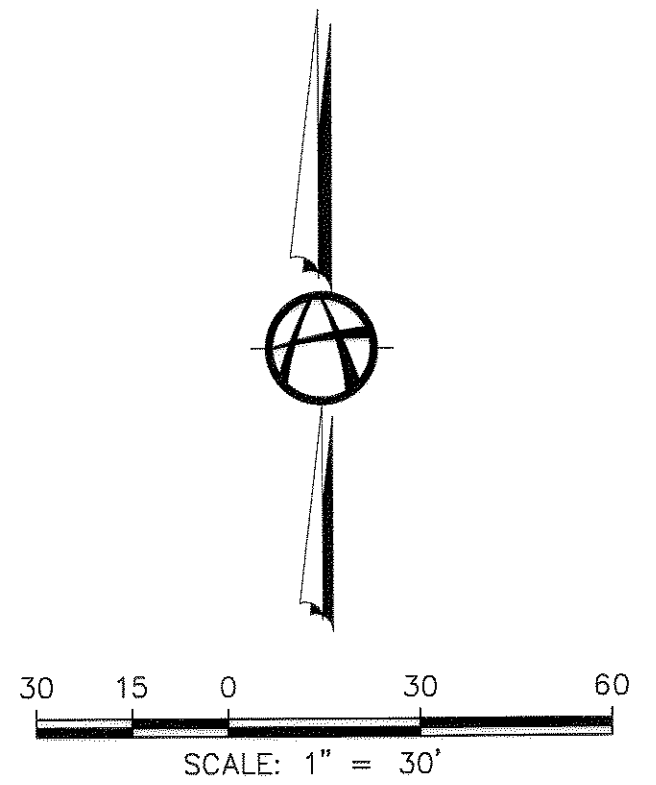
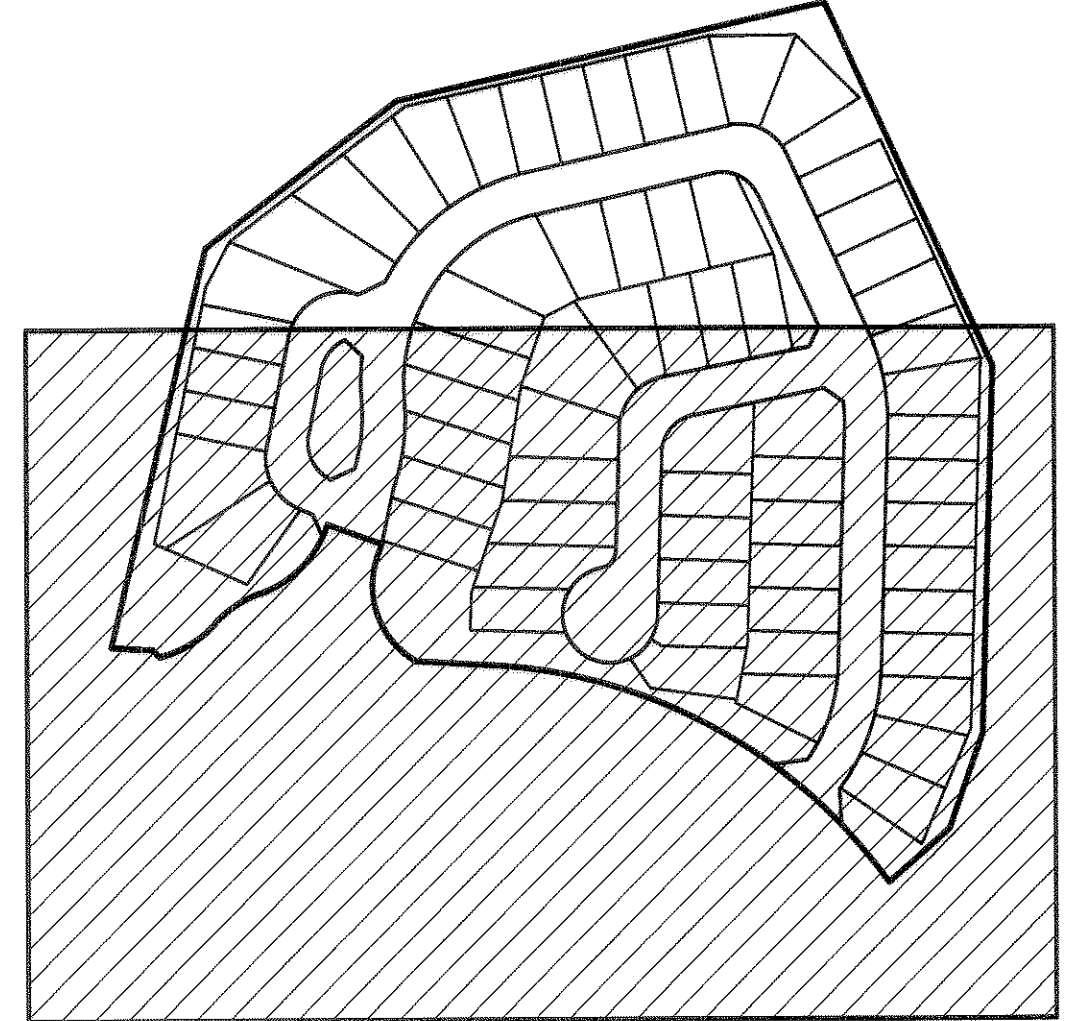
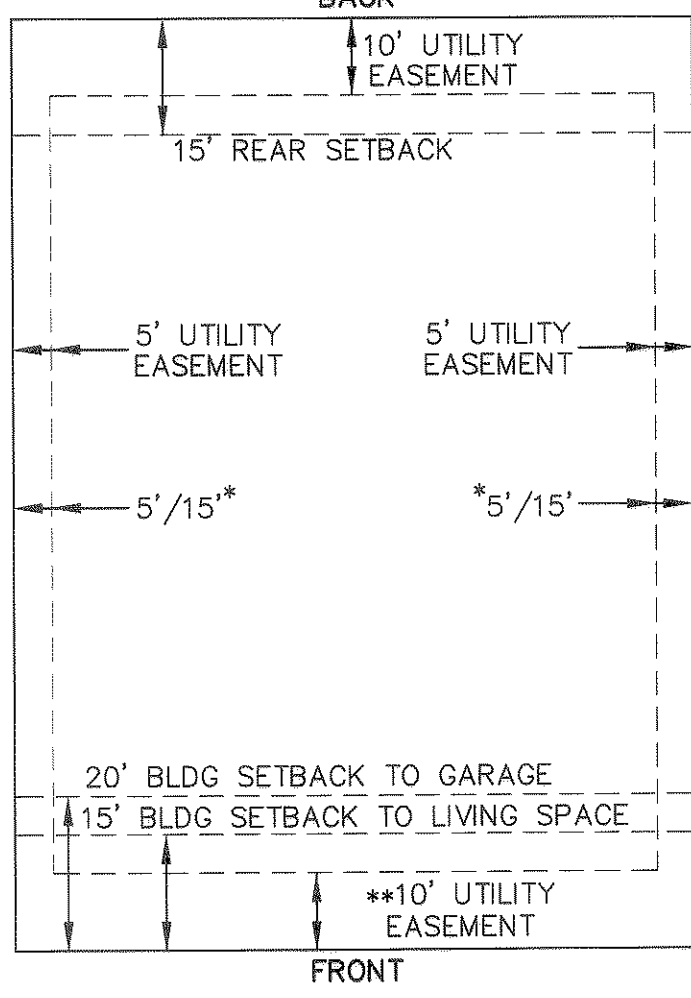
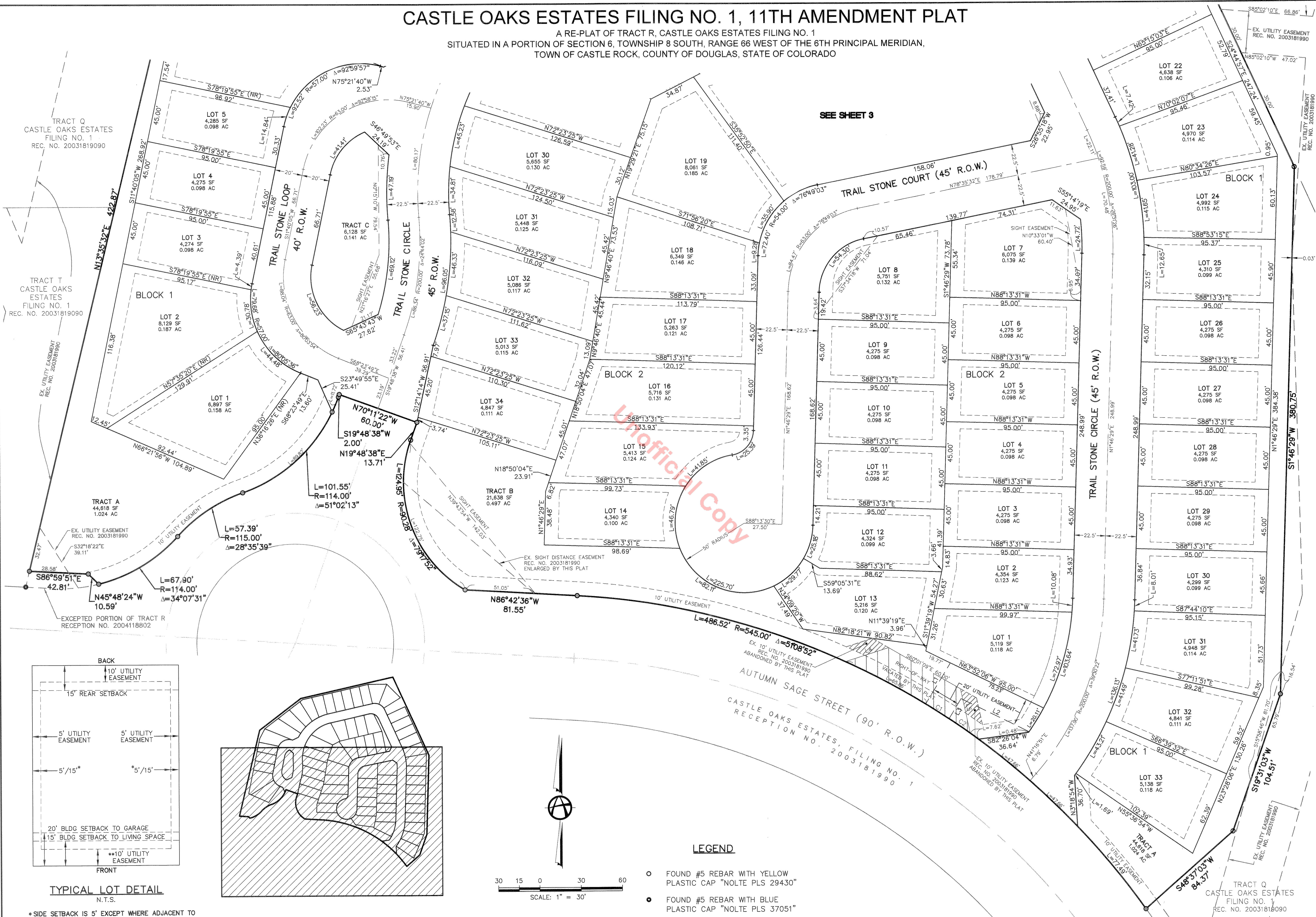
ATWELL

DR. JCA | CH. TMG
P.M. PD
BOOK ---
CAD FILE: 1027.04FP--01.DWG
JOB: 12001027.04
FILE CODE: ---
SHEET NO. 1 OF 3

CASTLE OAKS ESTATES FILING NO. 1, 11TH AMENDMENT PLAT

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

SEE SHEET 3



*SIDE SETBACK IS 5' EXCEPT WHERE ADJACENT TO A ROAD, IN WHICH CASE SIDE SETBACK IS 15'.
 **ADDITIONAL USAGES FOR THE FRONT 10' UTILITY EASEMENT INCLUDES FIRE HYDRANTS, STREET LIGHTS AND STREET SIGNS.

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

STARWOOD LAND VENTURES
CASTLE OAKS ESTATES
FILING NO. 1, 11TH AMENDMENT PLAT

CLIENT: STARWOOD LAND VENTURES
DATE: 09/25/2013

REVISIONS

DR. JCA | CH. TMG
P.M. PD
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CAD FILE: 12001027.04FP-02.DWG
JOB: 12001027.04
FILE CODE: ---
SHEET NO.: 2 OF 3

