

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2004113719
11/05/2004 11:49 AM



PLAT IDENTIFICATION SHEET

✓ Rocky View Acreage

GRANTOR(owner)

✓ Castle Oaks Estates 2 Preliminary Plat/Final Plat

GRANTEE(name of plat)

Castle Oaks Estates

Subdivision/Condo Name

2

Filing

Phase

Lot

Building

Block

Unit

32

7

66

OLD LEGAL(Section)

(Township)

(Range)

✓ 2003010464

PRELIMINARY PLAT/FINAL PLAT NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS 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 OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE 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 IMPROPER IRRIGATION.
3. TRACTS A AND B WILL BE DEDICATED TO AND BE MAINTAINED BY THE TOWN OF CASTLE ROCK AS OPEN SPACE. TRACT C IS A PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT. THE PRIVATE ROAD WILL BE DEDICATED TO AND MAINTAINED BY THE OWNERS OF LOTS 1 THRU 4. THE EMERGENCY ACCESS EASEMENT WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
5. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
6. EXISTING ZONING IS PD (REC. NO. 2003010464 DATE 1/27/03)
7. NO SOLID OBJECT 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 IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PRELIMINARY PLAT/FINAL PLAT. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT UTILITY EASEMENT 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, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
9. THERE WILL BE NO PERIMETER FENCING.
10. LOTS WILL BE SERVED BY PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS PER THE APPROVED PPD. THE APPROPRIATE PERMITS WILL NEED TO BE ACQUIRED.
11. ALL HOMES MUST BE EQUIPPED WITH A TANK AND PUMP FIRE SPRINKLER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
12. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN SUBJECT PROPERTY PER FIRM MAP NO. 080049 0195C DATED SEPTEMBER 30, 1987.
13. SETBACKS:
FRONT TO GARAGE 50 FT.
FRONT TO LIVING AREA 40 FT.
REAR 40 FT.
SIDE INTERIOR LOT 50 FT.
SIDE TO STREET 50 FT.

CASTLE OAKS ESTATES FILING NO. 2

In Section 32, Township 7 South, Range 66 West, 6th P.M, Douglas County, Colorado

PRELIMINARY PLAT/FINAL PLAT

PROPERTY DESCRIPTION

LOT 7, BLOCK 5, CASTLE OAKS, TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO.

TITLE CERTIFICATE

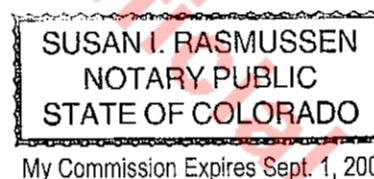
I, Brenda Beecher BEING AN AUTHORIZED REPRESENTATIVE OF Land Title
A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO,
HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS,
MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE
OF OWNERSHIP AND DEDICATION.
SIGNED THIS 13th DAY OF October, 2004.

Brenda Beecher AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company TITLE INSURANCE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 13th
DAY OF October, 2004, BY Brenda Beecher AS Title Officer
OF Land Title Guarantee Company
WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF October, 2004

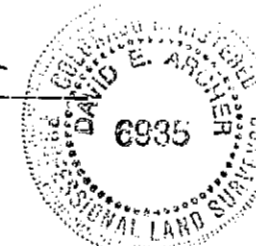
MY COMMISSION EXPIRES 09-01-07
Susan J. Rasmussen
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE ON SEPTEMBER 26, 2003, 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 PRELIMINARY PLAT/FINAL 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 E. Archer REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 10-15-04



SHEET INDEX	
SHEET 1	NOTES AND CERTIFICATIONS
SHEET 2	SUBJECT PROPERTY

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEE AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO FOUR LOTS, THREE TRACTS AND EASEMENTS AS SHOWN ON THIS PRELIMINARY PLAT/FINAL PLAT, UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF TRACTS A, B AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A AND B ARE HEREBY DEDICATED TO THE TOWN FOR OPEN SPACE.

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

EXECUTED THIS 12th DAY OF October, 2004.

OWNER ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY
ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY
1871 ROCKY VIEW ROAD
CASTLE ROCK, CO 80108

BY: Bret Lewis AS Manager
OF ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
SUSAN J. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF October, 2004.

BY Bret Lewis AS Manager
OF ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF October, 2004
MY COMMISSION EXPIRES 03/31/2008
Bret Lewis
NOTARY PUBLIC

TOWN APPROVAL AND ACCEPTANCE

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

SEAL OF TOWN OF CASTLE ROCK
Tracy Allen TOWN CLERK
Mark Stone TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL

THIS PRELIMINARY PLAT/FINAL PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 2 DAY OF November, A.D., 2004.

Art Corn DIRECTOR OF DEVELOPMENT SERVICES
DATE 11-02-04

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THIS PRELIMINARY PLAT/FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:49 AM ON THE DAY OF NOV 5th, 2004.

IN RECEPTION NO. 2004113719

DOUGLAS COUNTY CLERK AND RECORDER
BY: Beth Juntus Deputy

REVISIONS

Revised 8-30-04
Revised 4-17-04

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

TITLE	PRELIMINARY PLAT/FINAL PLAT CASTLE OAKS ESTATES FILING NO. 2
SCALE	1"=100'
DATE	7-30-04
DRN.	AKM
CHK.	AKM
APVD.	AKM
CLIENT	ASH & COMPANY
Sheet	1 of 2
JOB NUMBER	03-1090

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within 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."

The Cad 12 11:49 AM 2004
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