

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2004113721
11/05/2004 11:49 AM



PLAT IDENTIFICATION SHEET

✓ Rocky View Acreage

GRANTOR(owner)

Castle Oaks Estates 3 Preliminary Plat/Final Plat

GRANTEE(name of plat)

Castle Oaks Estates

Subdivision/Condo Name

3

Filing

Phase

Lot

Building

Block

Unit

✓ 32

7

66

OLD LEGAL(Section)

(Township)

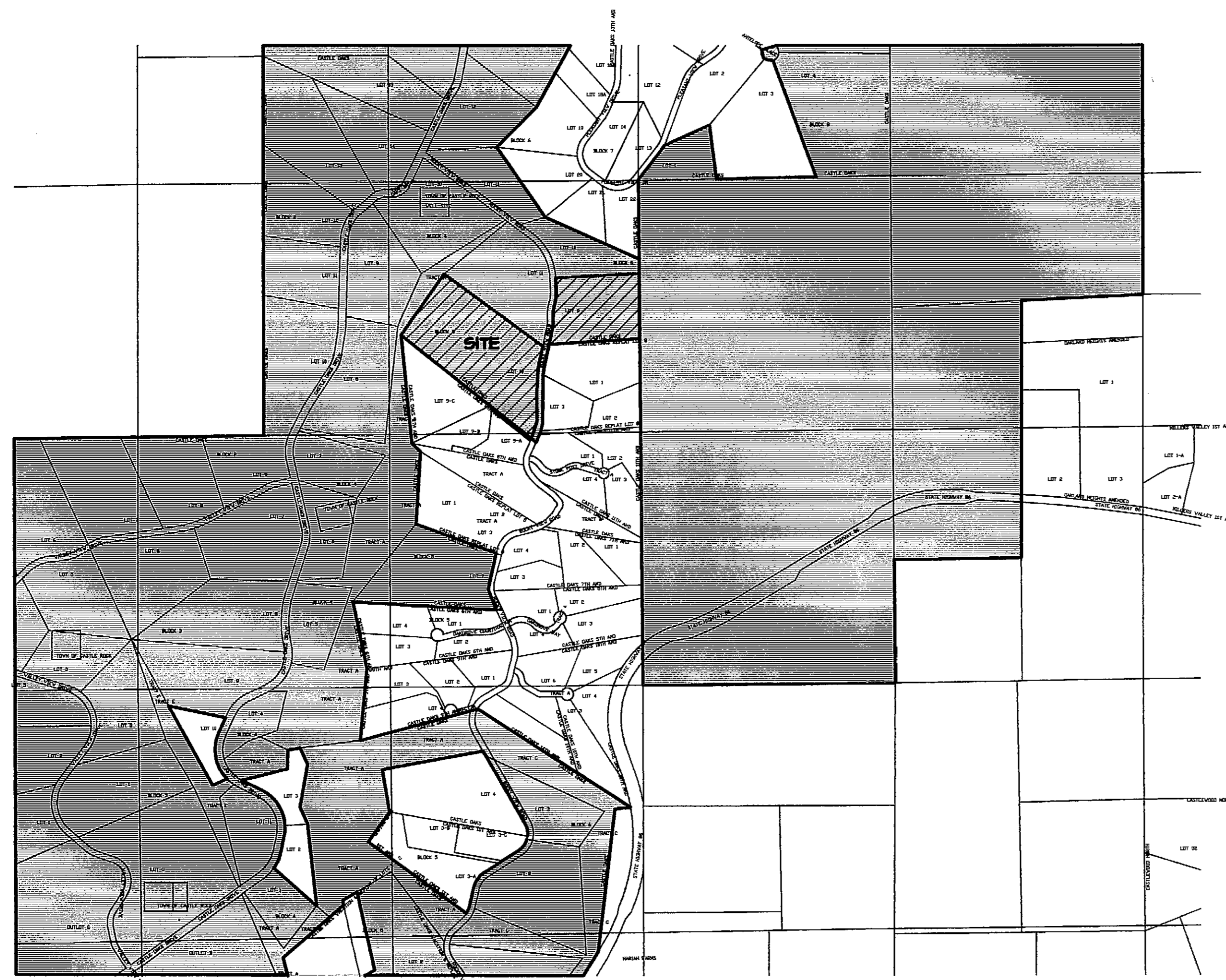
(Range)

✓ 2004099197

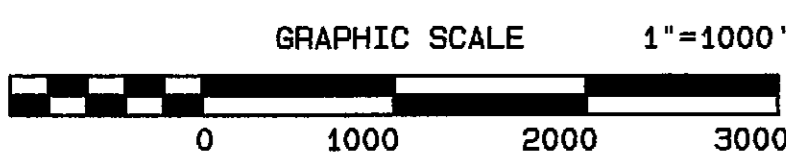
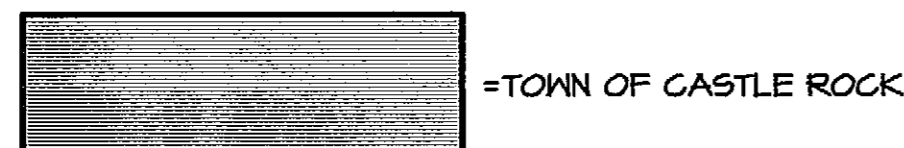
CASTLE OAKS ESTATES FILING NO. 3

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

PRELIMINARY PLAT/FINAL PLAT



VICINITY MAP
1"=1000'



SHEET INDEX	
SHEET 1	NOTES AND CERTIFICATIONS
SHEET 2	SUBJECT PROPERTY

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, B AND C WILL BE DEDICATED AS OPEN SPACE TO AND BE MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACT D IS A PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT. THE PRIVATE ROAD WILL BE DEDICATED AND MAINTAINED BY OWNERS OF LOTS 1 THRU 6. THE EMERGENCY ACCESS EASEMENT IS DEDICATED TO THE TOWN OF CASTLE ROCK.
5. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE FINAL PD SITE PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PRELIMINARY PLAT/FINAL PLAT.
6. EXISTING ZONING IS PD (REC. NO. 2004099197 DATED 9/23/04)
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 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 AND REPLACEMENT OF SUCH LINES.

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 SIX LOTS, FOUR TRACTS AND EASEMENTS AS SHOWN ON THIS PRELIMINARY PLAT/FINAL PLAT, UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF TRACTS A, B, C AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS B AND C ARE HEREBY DEDICATED TO THE TOWN FOR OPEN SPACE BY THIS PLAT. TRACT A WILL BE CONVEYED TO THE TOWN BY SEPARATE DOCUMENT.

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.

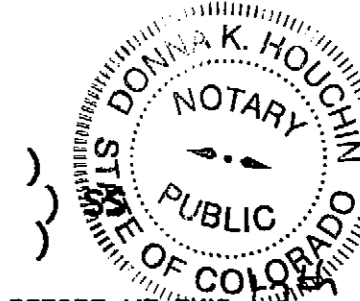
EXECUTED THIS 12th DAY OF October, 2004

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 CERTIFICATES

STATE OF COLORADO }
COUNTY OF DOUGLAS }



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

Donna K. Houchins
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 PRELIMINARY PLAT/FINAL PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

Joely Nee
TOWN CLERK



Mark Steen
TOWN MANAGER

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

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. 2004113121

DOUGLAS COUNTY CLERK AND RECORDER

BY: Both Juntex
Deputy

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.

PROPERTY DESCRIPTION

LOT 10, BLOCK 5, AND LOT 9, BLOCK 6, CASTLE OAKS, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

TITLE CERTIFICATE

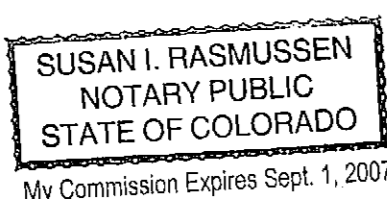
Brenda Becker BEING AN AUTHORIZED REPRESENTATIVE OF Land Title

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 Becker AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company TITLE INSURANCE COMPANY

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }



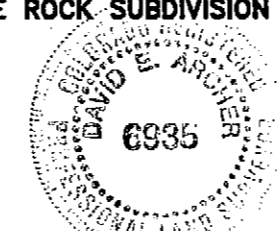
SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF October, 2004, BY Brenda Becker AS Title Officer OF Land Title Guarantee Company
WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF October, 2004

MY COMMISSION EXPIRES 09-01-07
Susan I. 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 PRELIMINARY PLAT/FINAL 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 10-18-04
REGISTERED PROFESSIONAL LAND SURVEYOR DATE



STATEMENT OF DEVELOPMENT SERVICES DIRECTORS 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.

Deborah 11-02-04
DIRECTOR OF DEVELOPMENT SERVICES DATE

REVISIONS
Revised 9-15-04
Revised 9-21-04
Revised 9-27-04
Revised 10-11-04

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 688-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

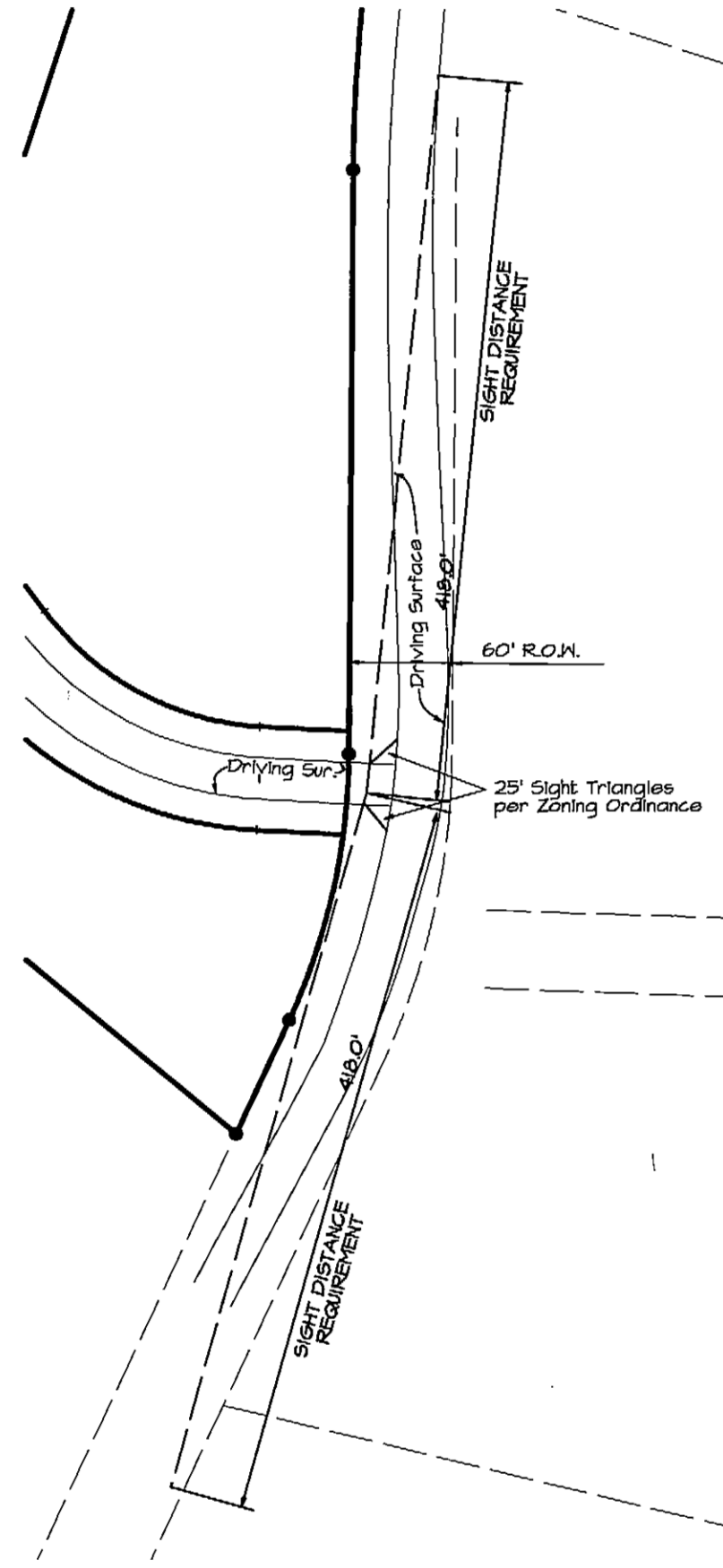
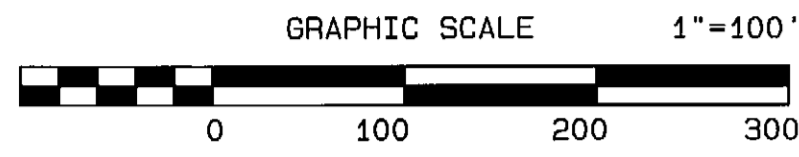
TITLE	SCALE	DATE	CLIENT	JOB NUMBER
PRELIMINARY PLAT/FINAL PLAT CASTLE OAKS ESTATES FILING NO. 3	1"=100'	7-30-04	ROCKY VIEW ACREAGE, LLC	03-1091
Sheet <u>1</u> of <u>2</u>				

THIS IS A PRELIMINARY PLAT. IT IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE.

CASTLE OAKS ESTATES FILING NO. 3

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

SUMMARY TABLE	
LOTS(6)	22.62 ACRES
PRIVATE ROAD (TRACT D)	1.81 ACRES
OPEN SPACE DEDICATION (TRACTS A, B, & C)	18.65 ACRES
TOTAL	43.08 ACRES



SIGHT DISTANCE AT PROPOSED ROAD

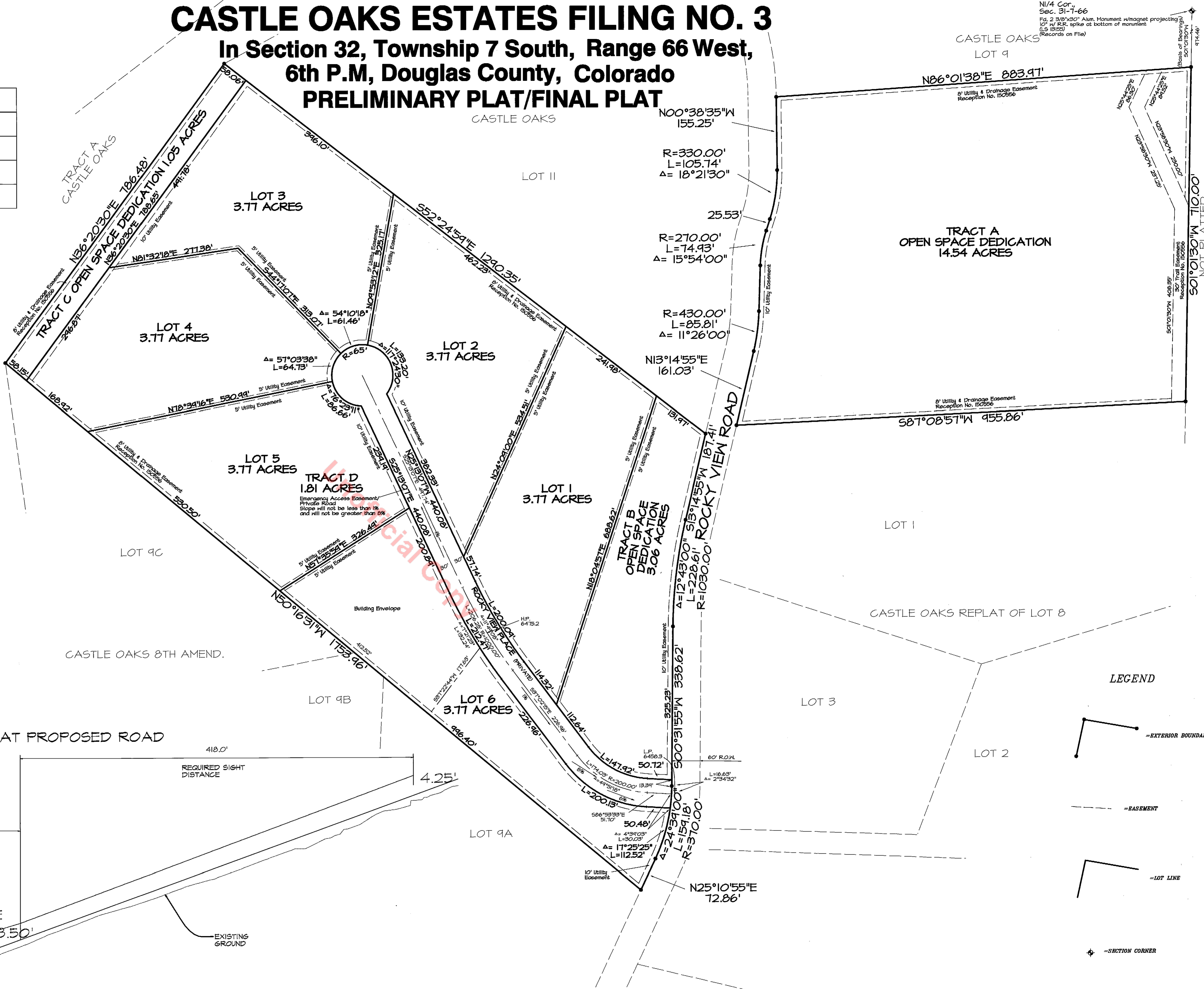
PROPOSED INTERSECTION

REQUIRED SIGHT DISTANCE

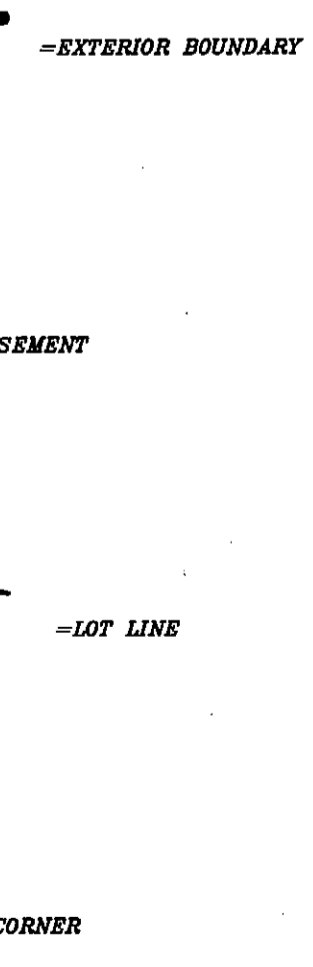
SIGHT LINE

EXISTING ROAD

EXISTING GROUND



LEGEND



REVISIONS
Revised 4-15-04
Revised 4-21-04
Revised 4-21-04
Revised 10-11-04

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. 3
SCALE	1"=100'
DATE	7-30-04
DRN. AGM	CKD.
APVD.	
CLIENT	ROCKY VIEW ACREAGE, LLC
JOB NUMBER	03-1091
Sheet	2 of 2

DWG: 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000