

# CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 PLAT A REPLAT OF LOTS 1 & 2, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT AND A REPLAT OF TRACT B, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8 FINAL PLAT SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION**

LOTS 1 AND 2, BLOCK 1, CASTLE OAKS ESTATES FILING NO.4 AND TRACT B, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE**

THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST LOTS 1 AND 2, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT AND TRACT B, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8.

**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 2 LOTS AND A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 PLAT.

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

THE UNDERSIGNED HEREBY DEDICATES TRACT B TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION.

LOT 2 WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR A PARK SITE.

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.

**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: Authorized Signatory  
MICHAEL FORSUM WEST REGION PRESIDENT

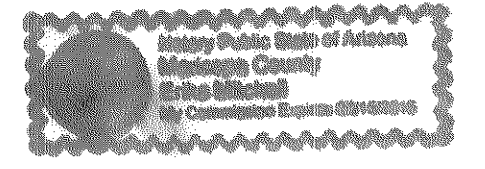
SIGNED THIS 11 DAY OF Sept., 2014.  
COUNTY OF MARICOPA  
STATE OF ARIZONA

**NOTARY CERTIFICATE**

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF September 2014 BY

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4/15/2016

**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.

**CASTLE OAKS ESTATES MASTER ASSOCIATION**

By: Michael Forsum  
PRESIDENT

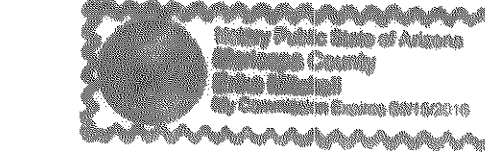
SIGNED THIS 11 DAY OF September 2014.  
COUNTY OF MARICOPA  
STATE OF ARIZONA

**NOTARY CERTIFICATE**

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF September 2014 BY

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4/15/2016

**CERTIFICATE OF ACCEPTANCE**

THE DEDICATION OF TRACT B IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

**CASTLE OAKS ESTATES MASTER ASSOCIATION**

By: Michael Forsum  
PRESIDENT

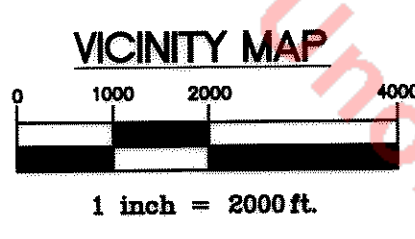
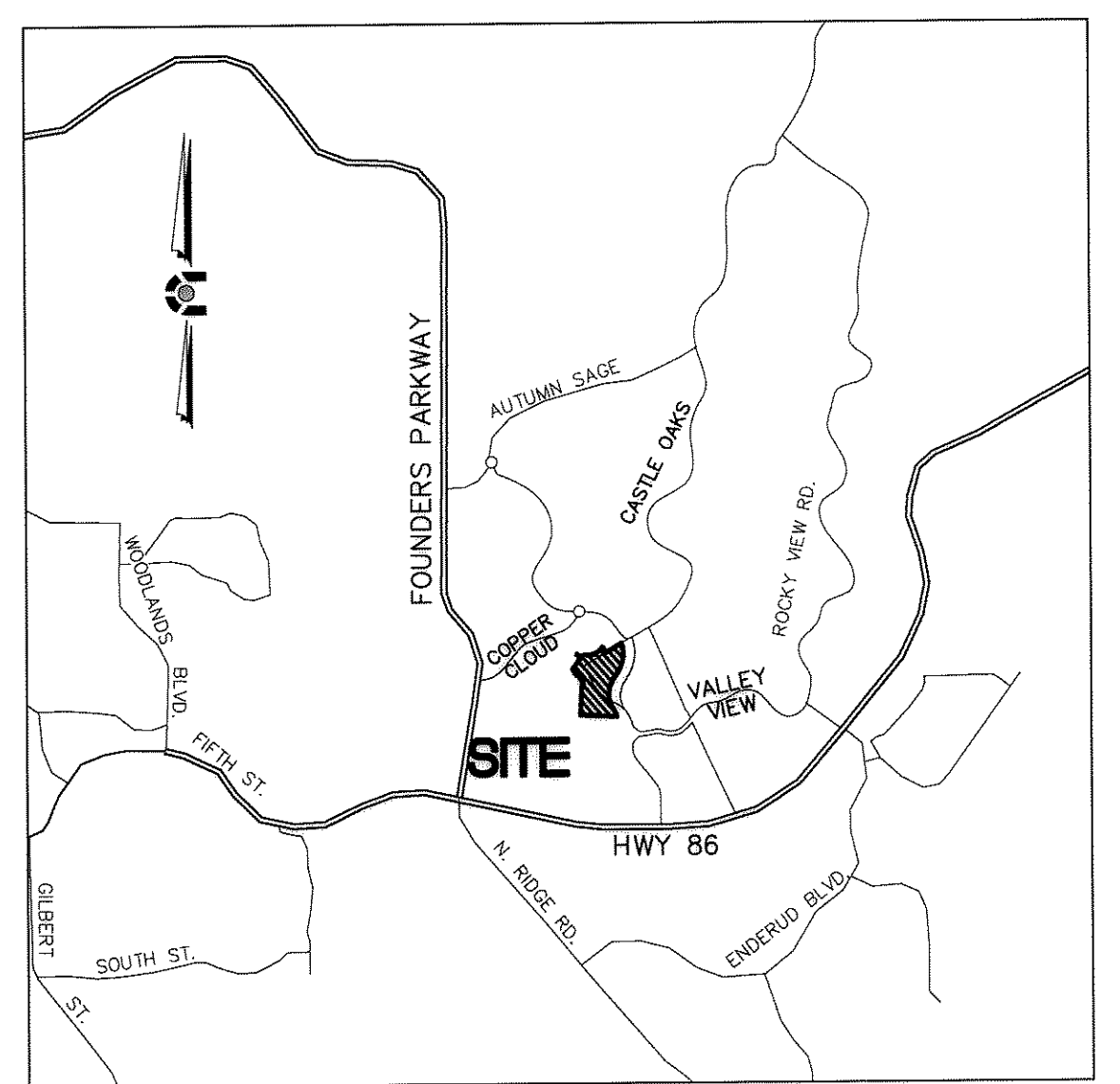
STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ACKNOWLEDGED BEFORE ME THIS 11 DAY OF September 2014 BY Michael Forsum AS President

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4/15/2016



**SHEET INDEX**  
SHEET 1 COVER  
SHEET 2 EXHIBIT

**GENERAL NOTES**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF LOT 2, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT, RECORDED AT RECEPTION NO. 2013013171 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER, MONUMENTED AT THE SOUTH END BY A 1.25" RED PLASTIC CAP STAMPED "PLS 25324" AND AT THE NORTH END BY A 3.25" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38604", WITH THE LINE BETWEEN THEM ASSUMED TO BEAR N 00°44'50" E, AS SHOWN ON SAID PLAT, WITH 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) THERE EXISTS NO 100-YEAR FLOODPLAIN WITHIN THE PLAT AREA PER FEMA FIRM MAP PANEL NO. 08035C0189F SEPTEMBER 30, 2005.
- 4) 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.
- 5) 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.
- 6) THERE ARE 2 LOTS AND 1 TRACT IN THIS AMENDMENT.
- 7) FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2196901, PREPARED JANUARY 7, 2014 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 CORE CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- 8) OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

**\* LAND USE DEFINITIONS:**

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

**TRACT SUMMARY**

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT B	81,373	1.868	OSP/DR/UT	HOA	HOA

**LAND AREA SUMMARY**

TYPE	AREA (SF)	AREA (AC)
LOTS (2)	766,347	17.593
*TRACTS (1)	81,373	1.868
ROW	0	0
TOTAL	847,720	19.461

**TITLE CERTIFICATION**

I, Robert L. Espinosa, AN AUTHORIZED REPRESENTATIVE OF First American 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 & DEDICATION. SIGNED THIS DAY OF September 9, 2014

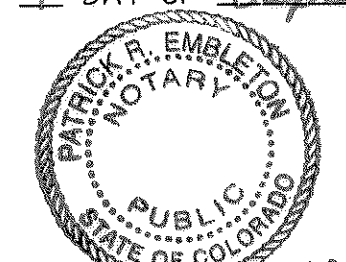
Robert L. Espinosa AUTHORIZED REPRESENTATIVE  
Robert L. Espinosa TITLE OFFICER  
FIRST AMERICAN TITLE INSURANCE COMPANY

**NOTARY CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF September 2014 BY

Robert L. Espinosa  
WITNESS MY HAND AND OFFICIAL SEAL



Robert L. Espinosa  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-7-2014

**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 .67 SFE IS DEDUCTED FROM THE WATER BANK.

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

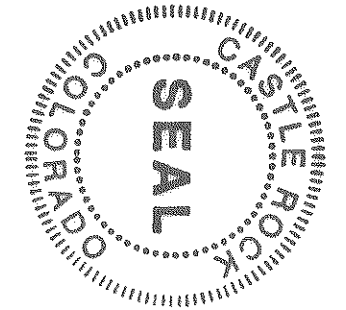
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 11 DAY OF September, 2014.

Michael Forsum  
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:  
Valley View  
TOWN CLERK  
DATE 9-23-14

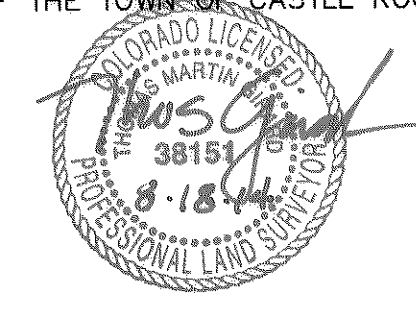


TOWN OF CASTLE ROCK  
Mark Shaw  
TOWN MANAGER  
DATE 9-23-14

**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 IN FEBRUARY, 2014 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  
THOMAS M. GIRARD  
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151  
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

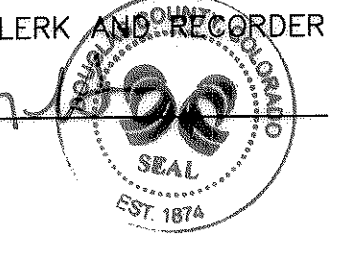


NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION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

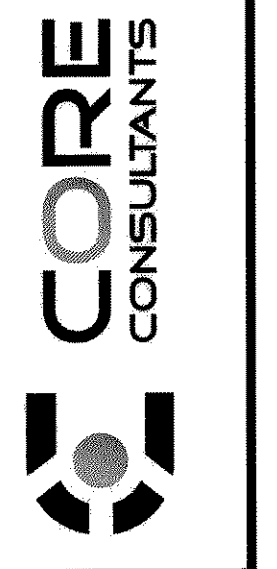
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:21 A.M., ON THE 29th DAY OF September, 2014 AT RECEPTION NO. 2014055922

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Samuel R. ...  
DEPUTY



1950 S. LITTLETON BLVD.  
SUITE 109  
LITTLETON, CO 80120  
OFFICE: (303) 703-4444



Utility Notification  
Center of Colorado  
1000 W. Colfax Ave. Suite 1-100  
Denver, CO 80202  
ADVANCE BEFORE YOU DIG  
GRADE OR EXCAVATE FOR THE  
MARKING UTILITIES FOUND  
UNDERGROUND UTILITIES

UNCC-CALL  
BEFORE YOU DIG  
1-800-922-1987

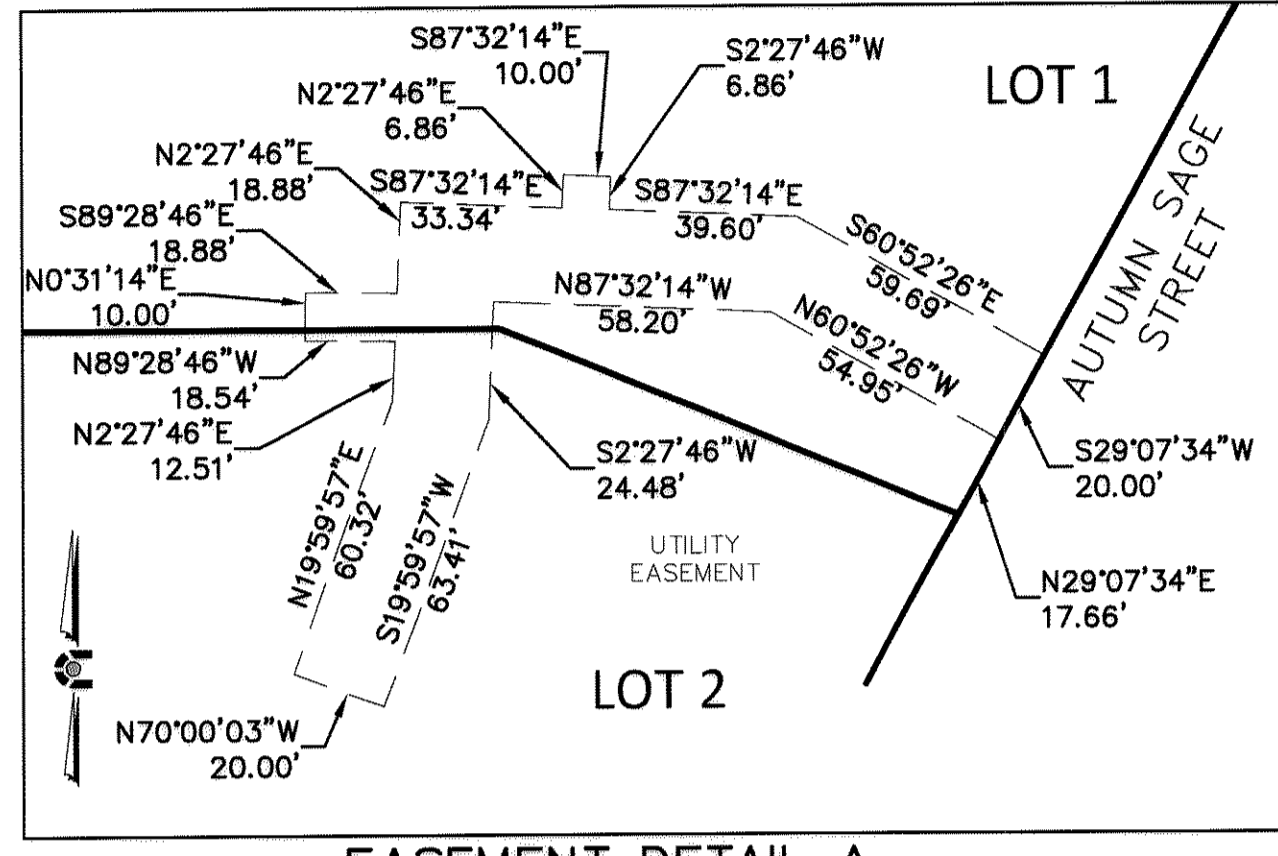
NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 1  
PLAT

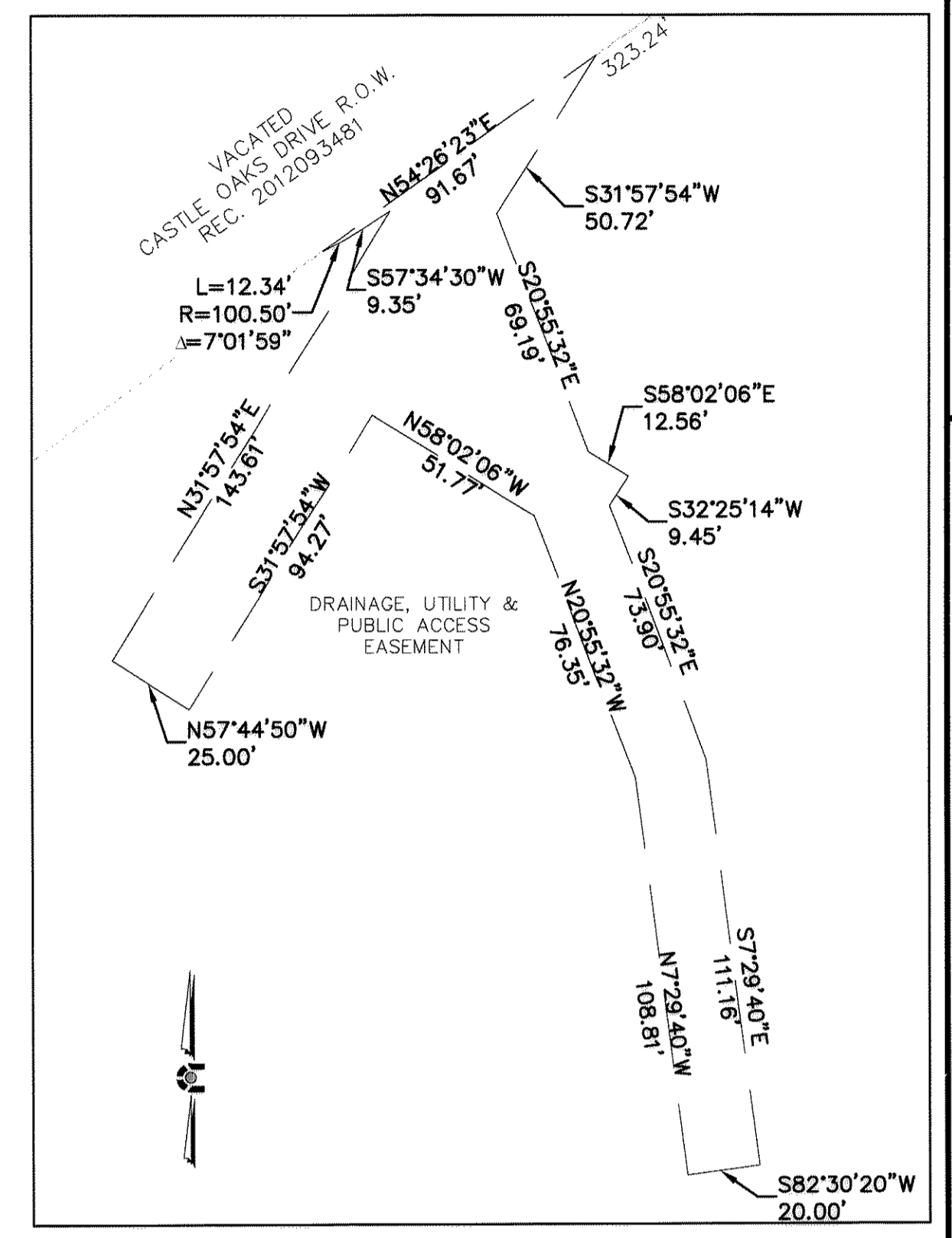
INITIAL PLAN  
RELEASE: 2/18/2014  
DESIGNED BY: PJD  
DRAWN BY: TMG  
CHECKED BY: PJD

JOB NO.  
14-001  
SHEET  
1 OF 2

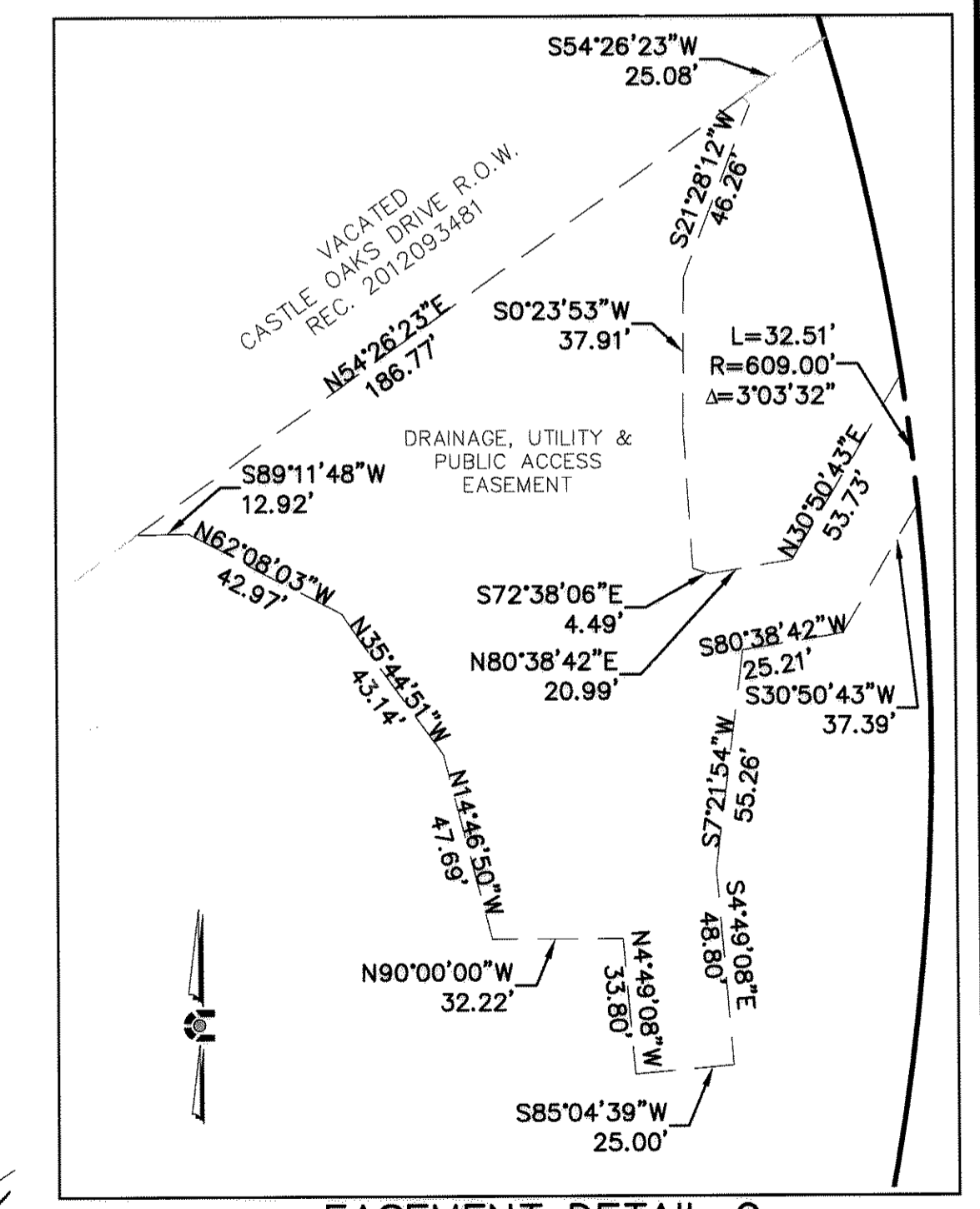
**CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 PLAT**  
**A REPLAT OF LOTS 1 & 2, CASTLE OAKS ESTATES FILING NO. 4 FINAL PLAT AND**  
**A REPLAT OF TRACT B, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 8 FINAL PLAT**  
**SITUATED IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**



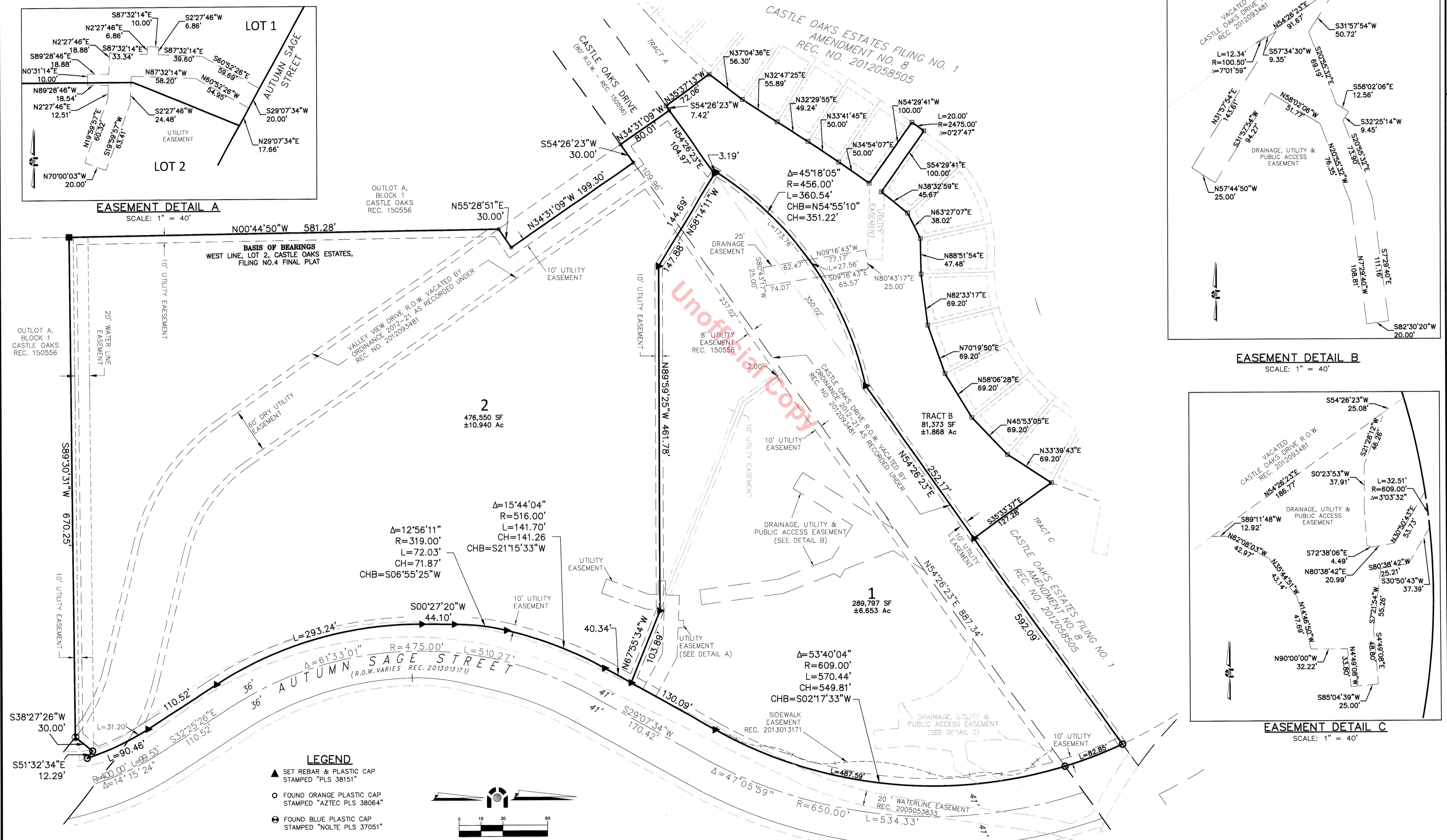
**EASEMENT DETAIL A**  
SCALE: 1" = 40'



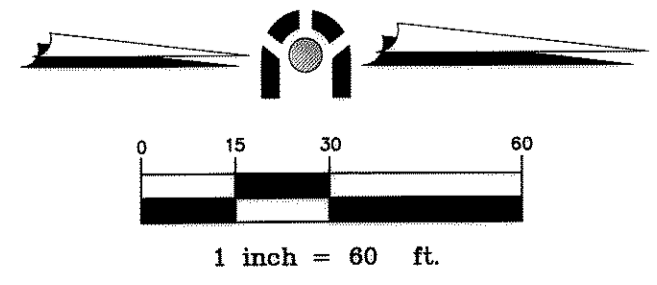
**EASEMENT DETAIL B**  
SCALE: 1" = 40'



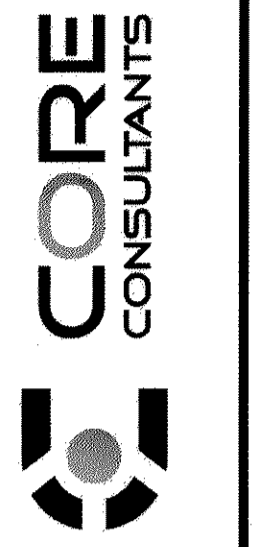
**EASEMENT DETAIL C**  
SCALE: 1" = 40'



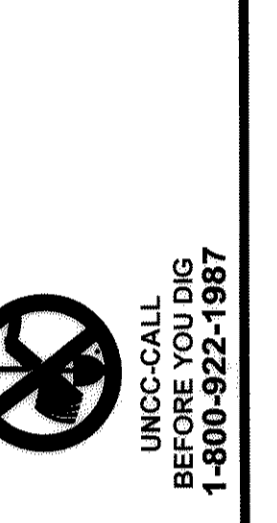
- LEGEND**
- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
  - FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - ⊙ FOUND BLUE PLASTIC CAP STAMPED "NOLTE PLS 37051"
  - FOUND RED PLASTIC CAP STAMPED "PLS 23524"
  - FOUND YELLOW PLASTIC CAP STAMPED "PLS 36298"



1950 S. LITTLETON BLVD.  
SUITE 109  
LITTLETON, CO 80120  
OFFICE: (303) 703-4444



**Utility Notification**  
Center of Colorado  
Call 2 business days in advance before you dig. Digging without notice may result in injury or damage to the member utilities.



NO.	DESCRIPTION	DATE	BY
1			

**CASTLE OAKS ESTATES FILING NO. 4  
AMENDMENT NO. 1  
PLAT**

INITIAL PLAN  
RELEASE: 2/18/2014  
DESIGNED BY: PJD  
DRAWN BY: IMG  
CHECKED BY: PJD

JOB NO.  
14-001  
SHEET  
2 OF 2