

CASTLE OAKS ESTATES FILING NO 4, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 1, CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO 1 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

LOT 1, CASTLE OAKS ESTATES FILING NO.4 AMENDMENT NO. 1 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST LOT 1, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 FINAL PLAT.

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 EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 3 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 ALSO DEDICATES LOT 1A TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED ALSO DEDICATES LOT 1B TO THE CASTLE OAKS METROPOLITAN DISTRICT #3.

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: [Signature]
 AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

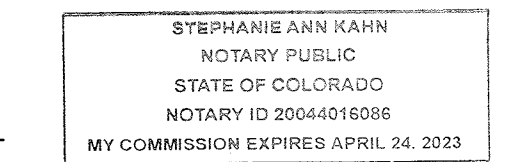
SIGNED THIS 23rd DAY OF March 2020
 COUNTY OF DOUGLAS
 STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF March 2020
 BY [Signature] AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4-24-2023

CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF LOT 1A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

CASTLE OAKS ESTATES MASTER ASSOCIATION

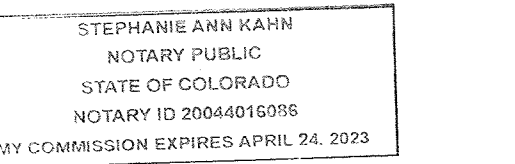
BY: [Signature]
 PRESIDENT

STATE OF COLORADO
 COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May 2020

BY THE PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4-24-2023

CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF LOT 1B IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS METROPOLITAN DISTRICT #3

THE CASTLE OAKS METROPOLITAN DISTRICT #3

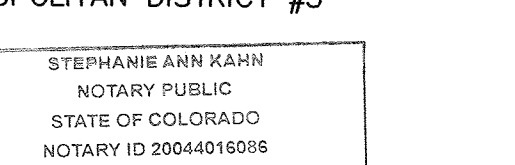
BY: [Signature]
 PRESIDENT

STATE OF COLORADO
 COUNTY OF DOUGLAS

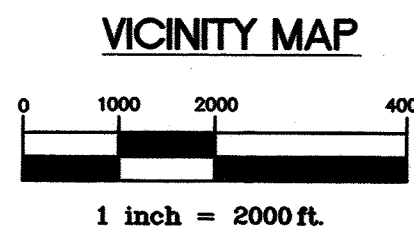
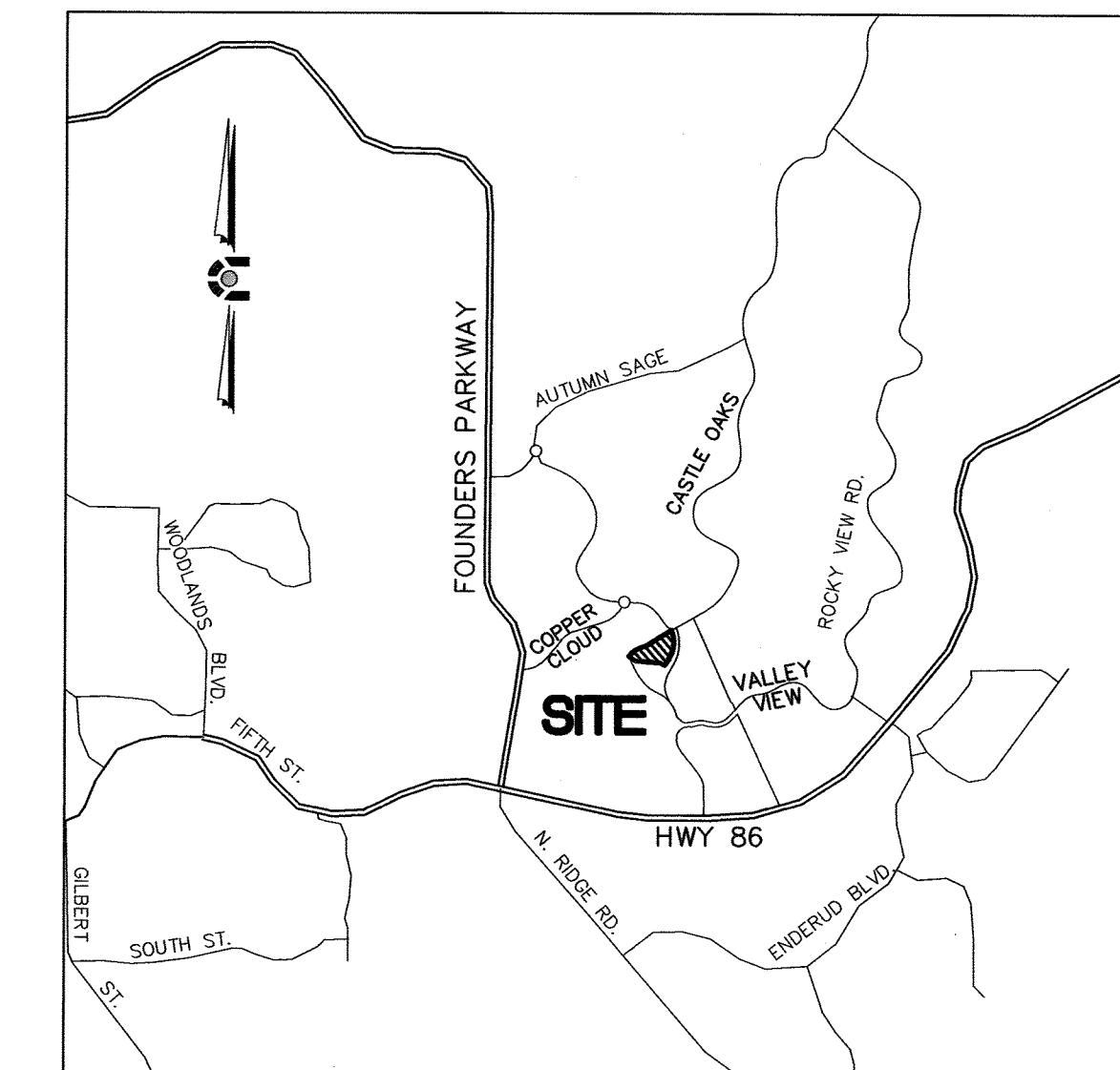
ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March 2020

BY THE PRESIDENT OF THE CASTLE OAKS METROPOLITAN DISTRICT #3

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 4-24-2023



LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (2)	289,787	6.653
TRACTS (0)	0	0
ROW	0	0
TOTAL	289,787	6.653

SHEET INDEX

SHEET 1 COVER
 SHEET 2 EXHIBIT

Unofficial Copy

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2, CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 1 FINAL PLAT, RECORDED AT RECEPTION NO. 201405922 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER, BEARING N 89°59'25" W AS SHOWN ON SAID PLAT, FROM AN ORANGE PLASTIC CAP STAMPED "PLS 38151" AT EITHER END, AS SHOWN ON SAID PLAT, WITH 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 WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP PANEL NO. 08035C0189G REVISED MARCH 16, 2016.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS 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, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION 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 UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER 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 2 LOTS IN THIS AMENDMENT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-997887-CO, PREPARED JANUARY 16, 2020 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.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- LOTS 1A AND 1B ARE SUBJECT TO A JOINT ACCESS AND PARKING AGREEMENT. LOT 1A PROPERTY OWNER AGREES TO ALLOW VEHICLE TRAFFIC ACCESS AND PARKING RELATED TO LOT 1B TO ACCESS, TRAVERSE OR PARK. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND PARKING AREAS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY EASEMENT RECORDED AT RECEPTION NO. 201405922 AS DEPICTED HEREON.

TITLE CERTIFICATION

I, Karen Biggs, AN AUTHORIZED REPRESENTATIVE OF First American Title Ins. Co., 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 April 27, 2020.

[Signature]
 AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY

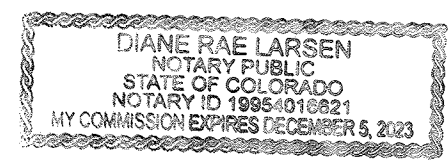
NOTARY CERTIFICATE

STATE OF COLORADO)
)
 COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF April 2020

BY Karen Biggs, Authorized Representative of First American Title Insurance Company
 WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/5/23

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

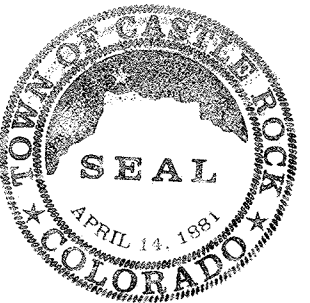
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 18 DAY OF May 2020.

[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:
[Signature]
 TOWN CLERK
 DATE May 29, 2020

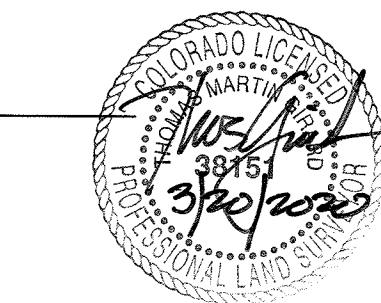


TOWN OF CASTLE ROCK
[Signature]
 TOWN MANAGER
 DATE May 28, 2020

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 JANUARY, 2020 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.

[Signature]
 THOMAS M. GIRARD
 COLORADO PL# 38151
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD, SUITE 109
 LITTLETON, CO 80120



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 1:56 P.M., ON THE 2nd DAY OF June, 2020 AT RECEPTION NO. 2020047318

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature]
 DEPUTY



CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY
1	1ST SUBMITTAL COMMENTS	2/21/20	JAG
2	2ND SUBMITTAL COMMENTS	3/11/20	JAG

CASTLE OAKS ESTATES FILING NO. 4
 AMENDMENT NO. 3 PLAT
 TOWN OF CASTLE ROCK, STATE OF COLORADO

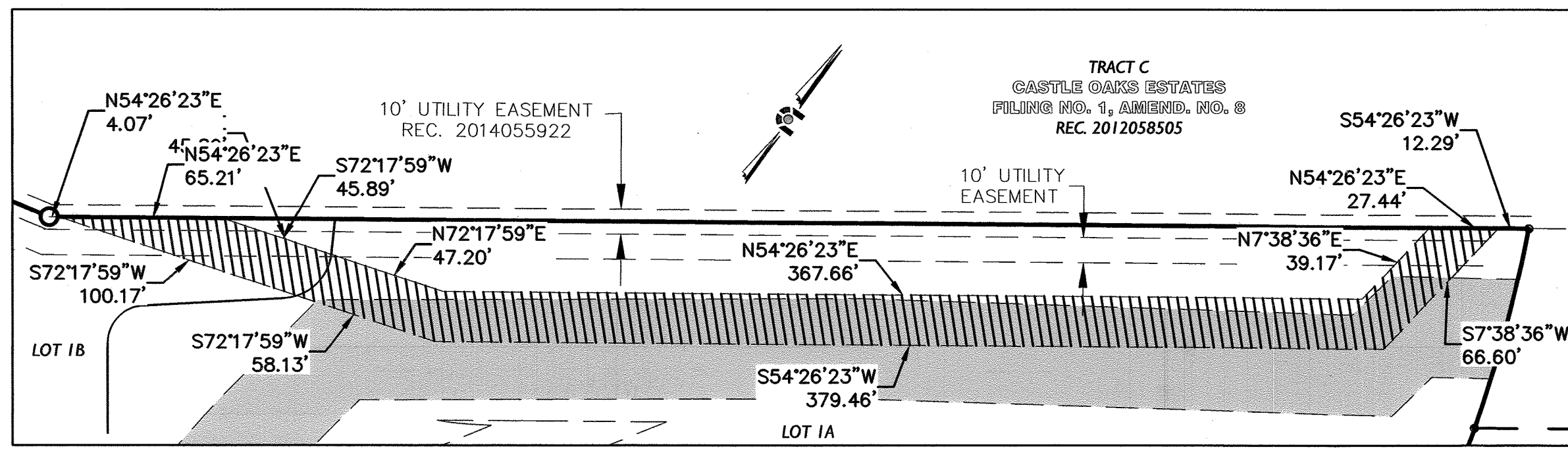
RELEASE: 01/08/20
 DESIGNED: _____
 CAD: JAG
 QA/QC: TMS

JOB NO. 14-001

SHEET 1 of 2

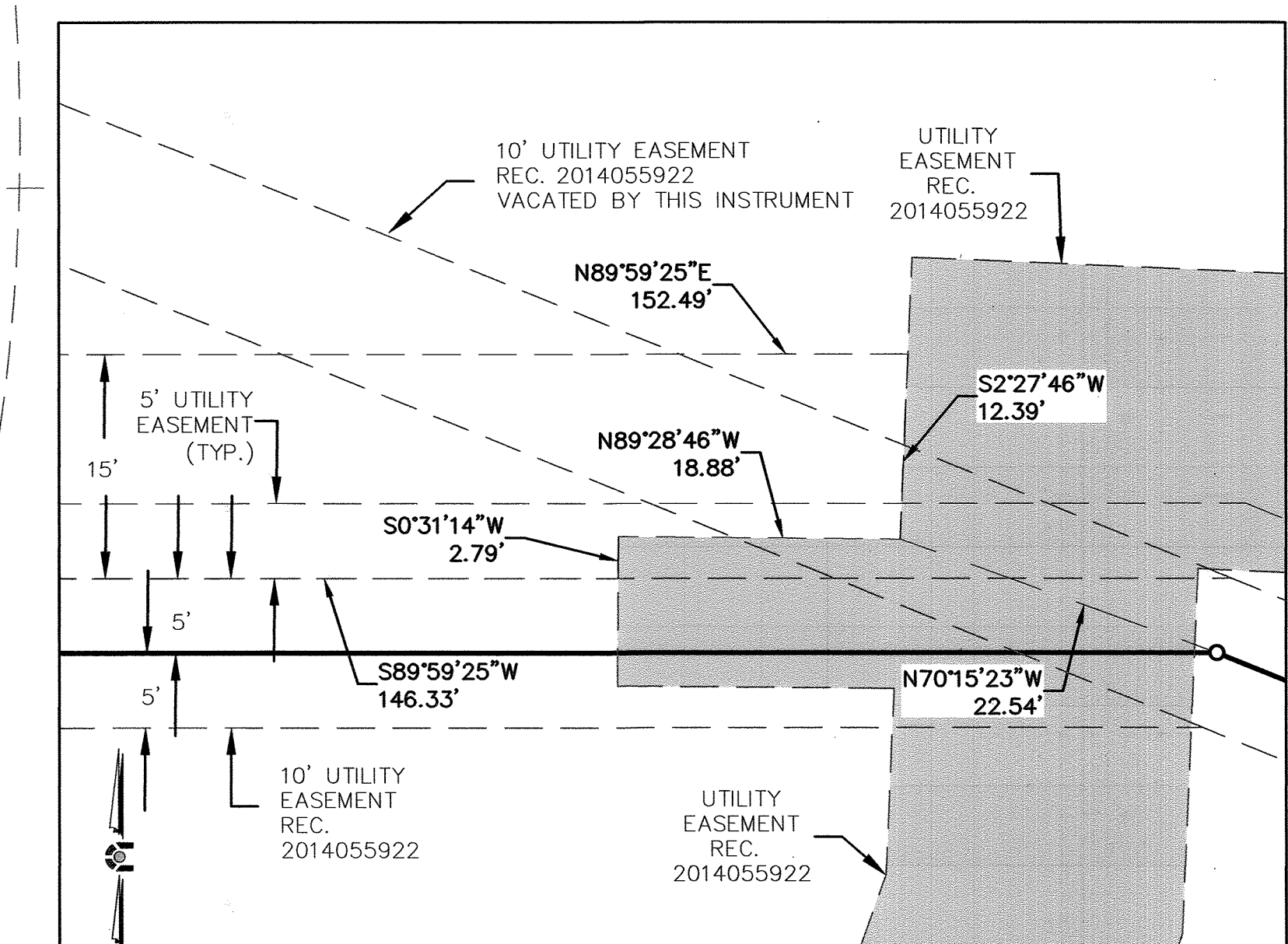
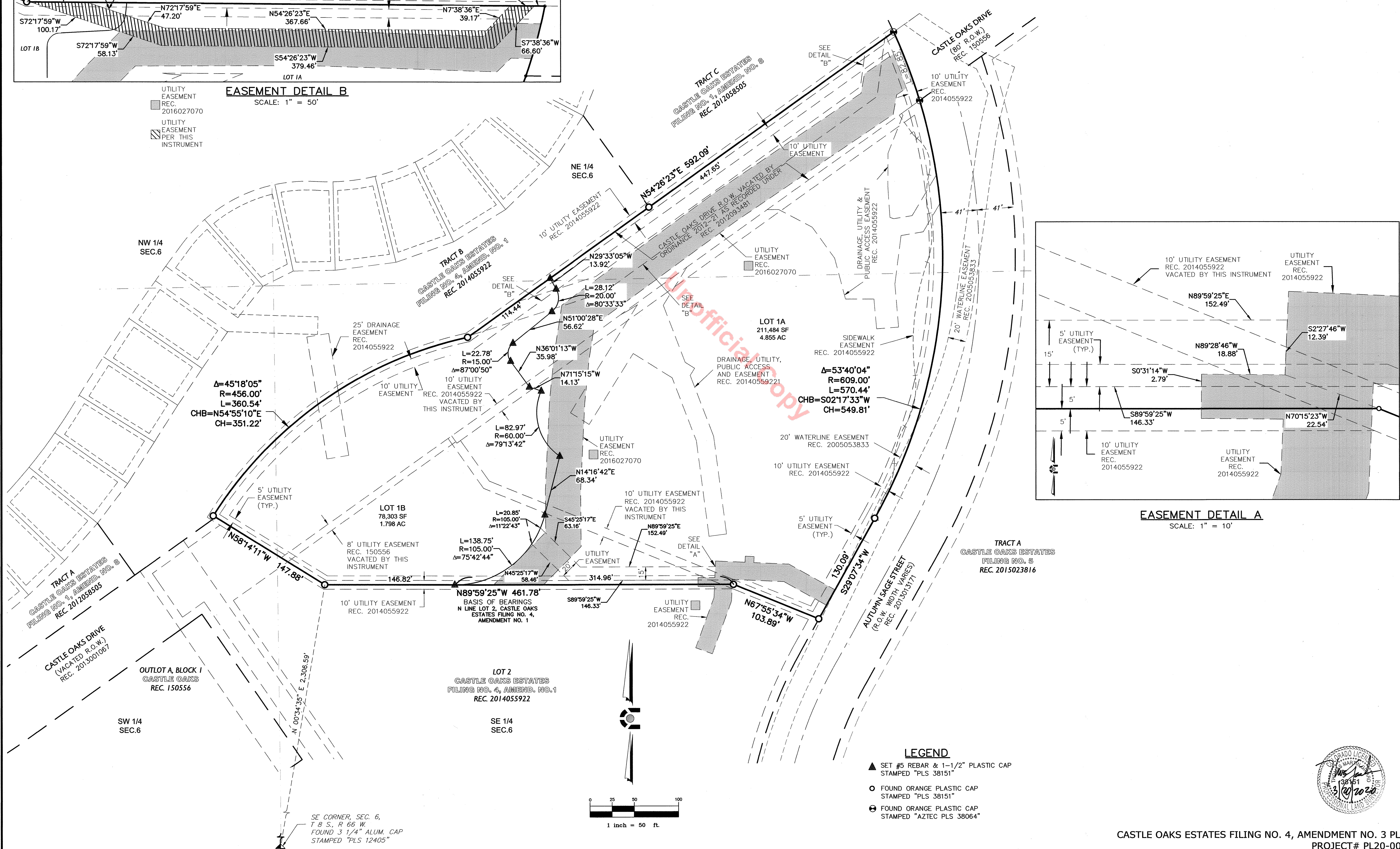
CASTLE OAKS ESTATES FILING NO 4, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 1, CASTLE OAKS ESTATES FILING NO. 4 AMENDMENT NO 1 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



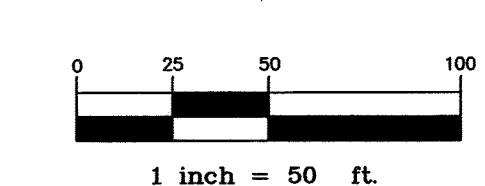
EASEMENT DETAIL B
SCALE: 1" = 50'

- UTILITY EASEMENT REC. 2016027070
- UTILITY EASEMENT PER THIS INSTRUMENT

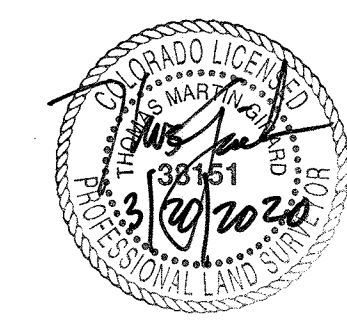


EASEMENT DETAIL A
SCALE: 1" = 10'

- LEGEND**
- ▲ SET #5 REBAR & 1-1/2" PLASTIC CAP STAMPED "PLS 38151"
 - FOUND ORANGE PLASTIC CAP STAMPED "PLS 38151"
 - ⊙ FOUND ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"



SE CORNER, SEC. 6,
T 8 S., R 66 W.
FOUND 3 1/4" ALUM. CAP
STAMPED "PLS 12405"



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	1ST SUBMITTAL COMMENTS	2/21/20	JAG
2	2ND SUBMITTAL COMMENTS	3/11/20	JAG

CASTLE OAKS ESTATES FILING NO. 4
AMENDMENT NO. 3 PLAT
TOWN OF CASTLE ROCK, STATE OF COLORADO

RELEASE: 01/08/20
DESIGNED: _____
CAD: JAG
QA/QC: TMG

JOB NO. 14-001