

CASTLE OAKS ESTATES FILING NO. 5, AMENDMENT NO. 1 PLAT A REPLAT OF TRACT E, CASTLE OAKS ESTATES FILING NO. 5 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT E, CASTLE OAKS ESTATES FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 24.427 ACRES OR 1,064,023 SQUARE FEET, MORE OR LESS.

PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE TRACT E, CASTLE OAKS ESTATES FILING NO. 5 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 46 LOTS, 2 BLOCKS, 4 TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE OAKS ESTATES FILING NO. 5, AMENDMENT NO. 1 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, SITE DISTANCE EASEMENTS AND SIGNAGE AND UTILITY EASEMENTS AS IDENTIFIED HEREON.

THE UNDERSIGNED ALSO DEDICATES TRACTS A & B TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA) AND TRACT C TO THE TOWN OF CASTLE ROCK.

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: Craig Campbell AS: V.P. WEST REGION
CRAG CAMPBELL VICE PRESIDENT WEST REGION

SIGNED THIS 24 DAY OF April, 2015
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF April, 2015 BY
Lawrence Robb Crowley Craig Campbell
WITNESS MY HAND AND OFFICIAL SEAL
Lawrence Robb Crowley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/15/2019

TITLE CERTIFICATION

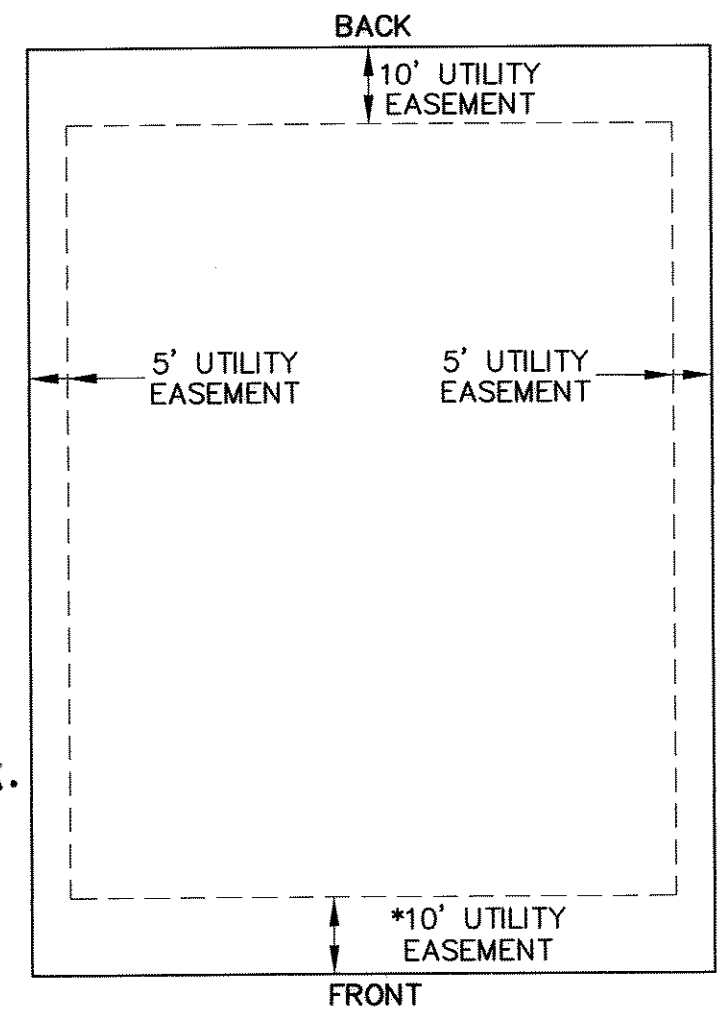
Brenda Starling AN AUTHORIZED REPRESENTATIVE OF
First American Title Insurance Company A TITLE INSURANCE COMPANY LICENSED TO DO
BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE
PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP & DEDICATION. SIGNED THIS
DAY OF May 11, 2015
Brenda Starling Title Officer
AUTHORIZED REPRESENTATIVE FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 4 DAY OF MAY, 2015 BY
Brenda Starling
WITNESS MY HAND AND OFFICIAL SEAL
Lawrence Robb Crowley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/15/2019

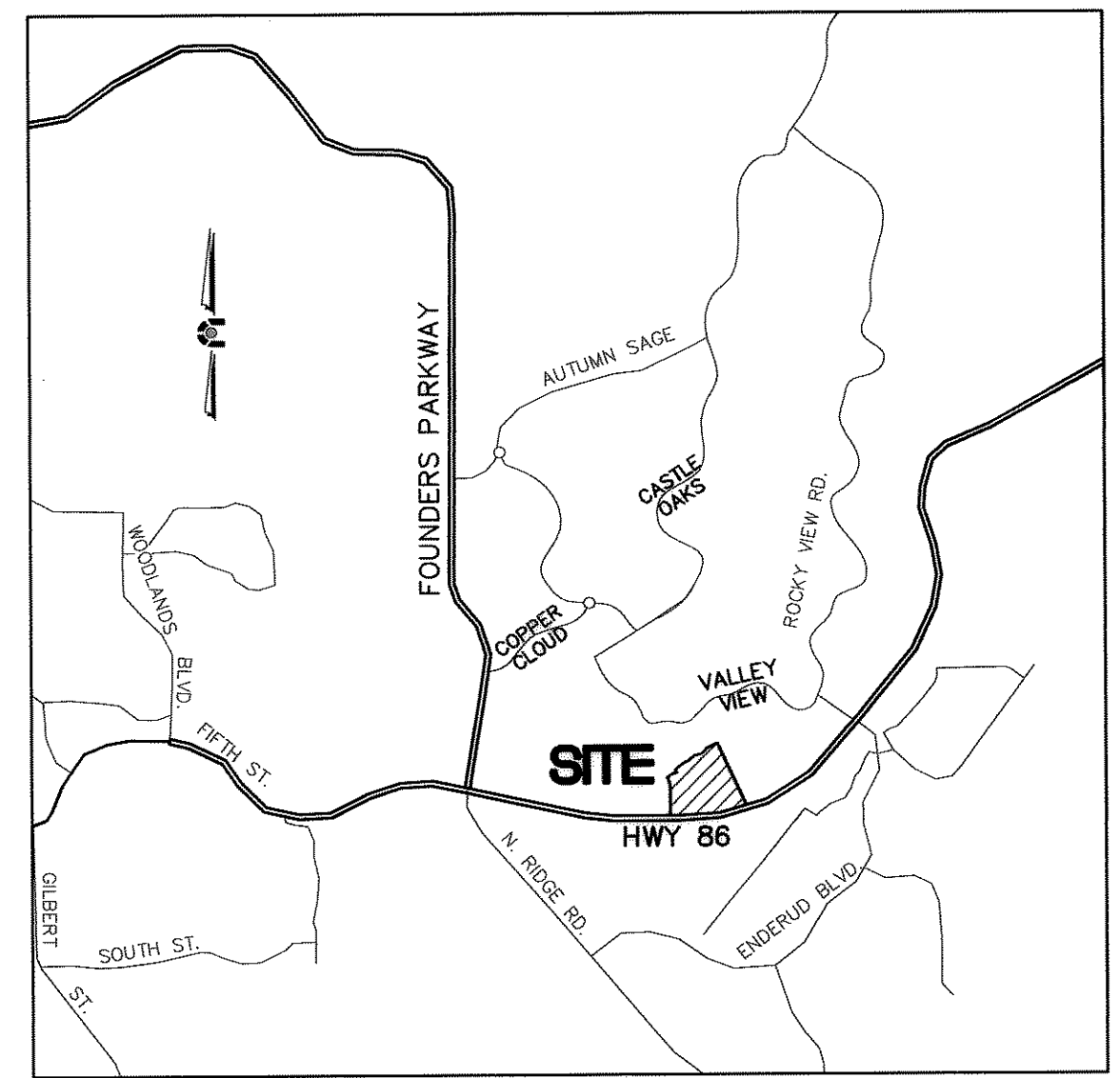
STATEMENT OF WATER RIGHTS DEDICATION

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 46 SFE IS DEDUCTED FROM THE WATER BANK.

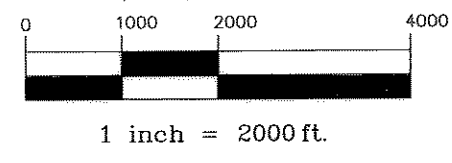


TYPICAL LOT DETAIL
N.T.S.

*ADDITIONAL USAGES FOR THE FRONT 10' UTILITY EASEMENT INCLUDES FIRE HYDRANTS, STREET LIGHTS AND STREET SIGNS.



VICINITY MAP



LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS	287,744	6.606
*TRACTS (4)	716,815	16.456
ROW	59,464	1.365
TOTAL	1,064,023	24.427

* LAND USE DEFINITIONS:

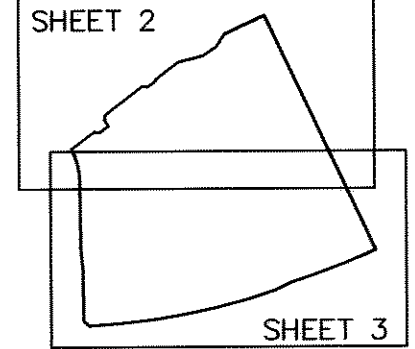
OSP	OPEN SPACE
DR	DRAINAGE
UT	UTILITY
TOWN	TOWN OF CASTLE ROCK

TRACT SUMMARY

TRACT	AREA (SF)	AREA (AC)	LAND USE*	OWNERSHIP	MAINTENANCE
TRACT A	8,316	0.191	OSP/DR/UT	HOA	HOA
TRACT B	139,407	3.200	OSP/DR/UT	HOA	HOA
TRACT C	175,784	4.035	OSP/DR/UT	TOWN	TOWN
TRACT D	393,308	9.029	FUTURE DEVELOPMENT	OWNER	OWNER

SHEET INDEX

- SHEET 1 COVER
- SHEET 2 PLAT
- SHEET 3 PLAT



GENERAL NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF TRACT E, CASTLE OAKS ESTATES FILING NO. 5 PLAT, BEARING S 25°07'11" E, AS SHOWN THEREON, WITH ALL BEARINGS 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 LIMITS OF THE ZONE A 100-YEAR FLOODPLAIN ARE GRAPHICALLY SCALED AND SHOWN HEREON, PER FEMA FIRM MAP PANEL NO. 08035C0189F DATED SEPTEMBER 30, 2005, AND THE LIMITS OF THE ZONE AE 100-YR FLOODPLAIN AREA ALSO GRAPHICALLY SCALED AND SHOWN HEREON, PER FEMA PRELIMINARY FIRM MAP PANEL NO. 08035C0189G, DATED JULY 11, 2014.
- 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 UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO: TOWN UTILITIES, 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 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. IN ADDITION, THE TOWN OF CASTLE ROCK CAN INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNAGE WITHIN THE FRONT LOT EASEMENT.
- 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 EASEMENTS.
- THERE ARE 46 LOTS AND 4 TRACTS, PRIVATE ROADWAYS AND EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5509-2226073, AMENDMENT 2, PREPARED JULY 29, 2014 AT 5:00 PM WERE 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.
- OPEN SPACE (OSP) TRACTS ARE FOR THE PURPOSE OF PUBLIC ACCESS, UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- LANDSCAPE MAINTENANCE WITHIN THE RIGHT-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITY OF THE HOA.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK FOR LOTS LOCATED PARTIALLY OR WHOLLY WITHIN THE CURRENT EFFECTIVE FEMA ZONE A 100 YEAR FLOODPLAIN, OR THE ZONE AE 100-YR FLOODPLAIN PER FEMA MAP 08035C0189G UNTIL APPROVAL OF A LETTER OF MAP REVISION (LOMR) IS RECEIVED FOR THESE LOTS, AND/OR ADOPTION OF FEMA MAP 08035C0189G BECOMES EFFECTIVE, WHICHEVER REMOVES AFFECTED LOT(S) FROM THE FLOODPLAIN.

CERTIFICATE OF TOWN ACCEPTANCE

THE DEDICATION OF TRACT C IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE TOWN OF CASTLE ROCK

BY: _____
STATE OF COLORADO
COUNTY OF DOUGLAS
ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 201_ BY _____ AS

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ACCEPTANCE

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

CASTLE OAKS ESTATES MASTER ASSOCIATION
BY: Craig Campbell
PRESIDENT
STATE OF COLORADO
COUNTY OF DOUGLAS
ACKNOWLEDGED BEFORE ME THIS 24 DAY OF April, 2015 BY Craig Campbell
AS President
WITNESS MY HAND AND OFFICIAL SEAL
Lawrence Robb Crowley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/15/2019

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 11th DAY OF MAY, 2015
John Hill
DIRECTOR OF DEVELOPMENT SERVICES FOR BILL DETWEILER
Acting

STATEMENT OF 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.

ATTEST: Salynn TOWN CLERK
TOWN OF CASTLE ROCK
DATE: 5-20-15 ACTING
TOWN MANAGER

SURVEYOR'S CERTIFICATE

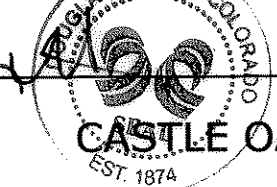
I, THOMAS M. GIRARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 2014 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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 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 PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:30 P.M., ON THE 21st DAY OF May, 2015
AT RECEPTION NO. 2015033148
DOUGLAS COUNTY CLERK AND RECORDER
BY: Deputy
DEPUTY



CASTLE OAKS ESTATES FILING NO. 5 PLAT, AMENDMENT NO. 1
PROJECT# PL14-0012

1960 S. LITTLETON BLVD.
SUITE 109
LITTLETON, CO 80120
OFFICE: (303) 703-4444



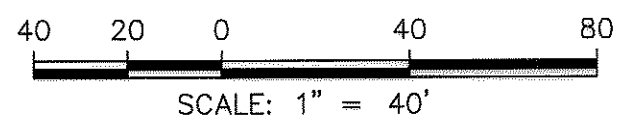
NO.	DESCRIPTION	DATE	BY

CASTLE OAKS ESTATES FILING NO. 5,
AMENDMENT NO. 1 PLAT

INITIAL PLAN
RELEASE: 10/24/14
DESIGNED BY: PD
DRAWN BY: JCA
CHECKED BY: TMG

JOB NO.
14-001
SHEET
1 OF 3

CASTLE OAKS ESTATES FILING NO. 5, AMENDMENT NO. 1 PLAT A REPLAT OF TRACT E, CASTLE OAKS ESTATES FILING NO. 5 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
- FOUND REBAR & PLASTIC CAP STAMPED "PLS 38151"
- ① BLOCK NUMBER
- "SDE" SIGHT DISTANCE EASEMENT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.71	S37° 16' 17"E
L2	39.34	N0° 29' 31"W
L3	12.81	N1° 03' 22"W
L4	18.45	N2° 25' 58"W
L5	8.28	N7° 17' 05"W
L6	51.89	N9° 51' 05"W
L7	1.90	N9° 51' 05"W
L8	12.07	N16° 59' 21"W
L9	22.25	N21° 50' 28"W
L10	27.75	N24° 02' 35"W
L11	17.57	N28° 53' 43"W
L12	7.40	N33° 44' 51"W
L13	23.71	S37° 16' 17"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	20.50	540.50	2'10"24"	20.50	N36°11'05"W
C2	84.04	53.50	90°00'00"	75.66	N45°29'31"W
C3	84.04	53.50	90°00'00"	75.66	N44°30'29"E

NO.	DESCRIPTION	DATE	BY

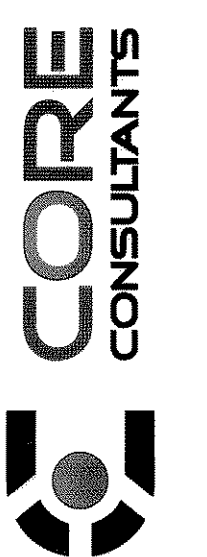
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AMENDMENT NO. 1 PLAT

INITIAL PLAN
RELEASE: 10/24/14
DESIGNED BY: ED
DRAWN BY: JCA
CHECKED BY: IMG

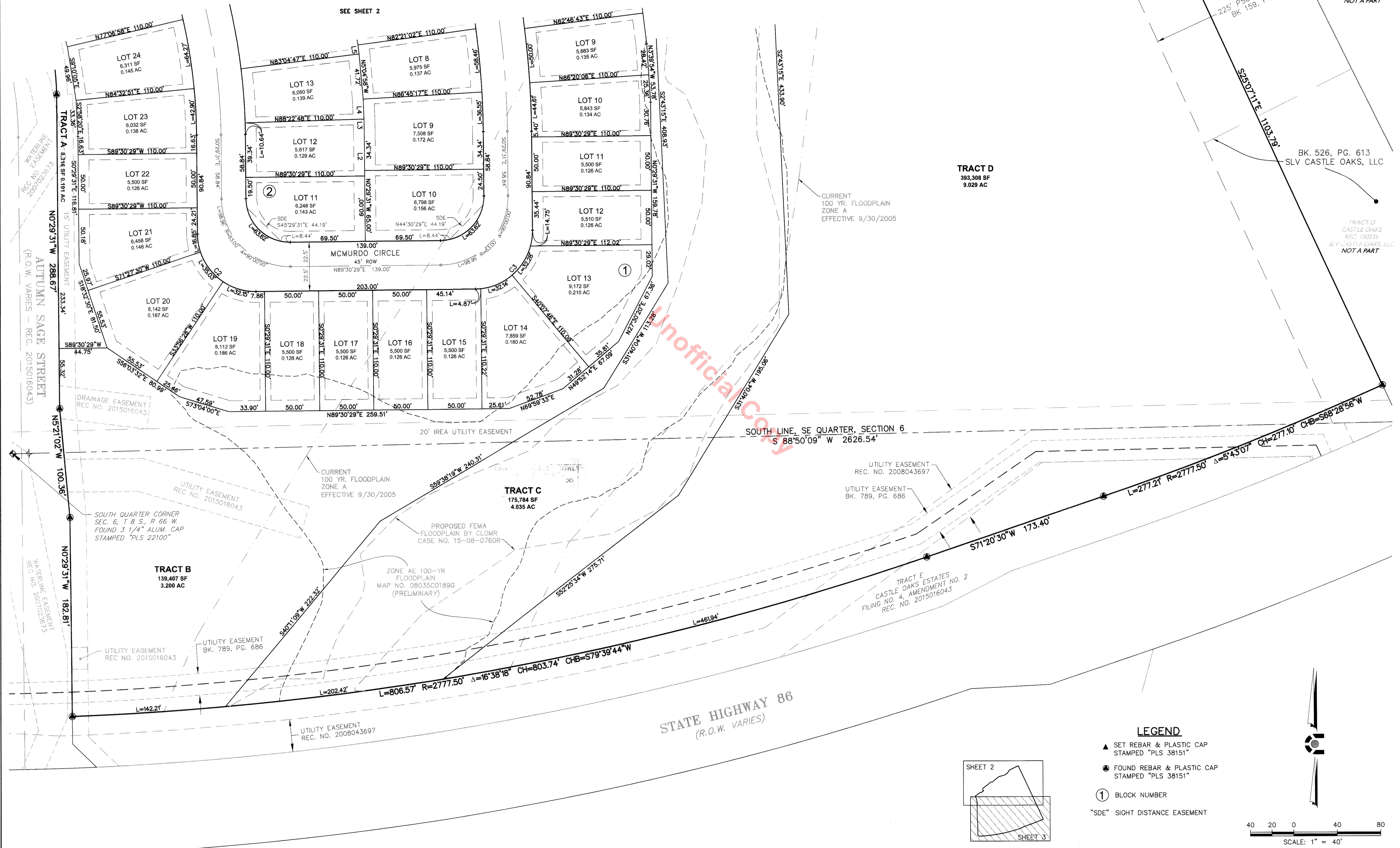
JOB NO.
14-001

SHEET
2 OF 3

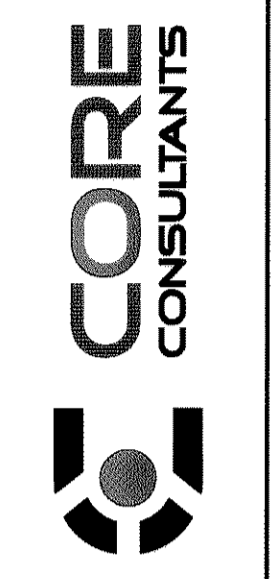
1950 S. LITTLETON BLVD.
SUITE 109
LITTLETON, CO 80120
OFFICE: (303) 703-4444



**CASTLE OAKS ESTATES FILING NO. 5, AMENDMENT NO. 1 PLAT
 A REPLAT OF TRACT E, CASTLE OAKS ESTATES FILING NO. 5
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**



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



NO.	DESCRIPTION	DATE	BY

**CASTLE OAKS ESTATES FILING NO. 5,
 AMENDMENT NO. 1 PLAT**

INITIAL PLAN
 RELEASE: 10/24/14
 DESIGNED BY: PD
 DRAWN BY: JCA
 CHECKED BY: TMC
 JOB NO.
 14-001
 SHEET
 3 OF 3

- LEGEND**
- ▲ SET REBAR & PLASTIC CAP STAMPED "PLS 38151"
 - FOUND REBAR & PLASTIC CAP STAMPED "PLS 38151"
 - ① BLOCK NUMBER
 - "SDE" SIGHT DISTANCE EASEMENT

