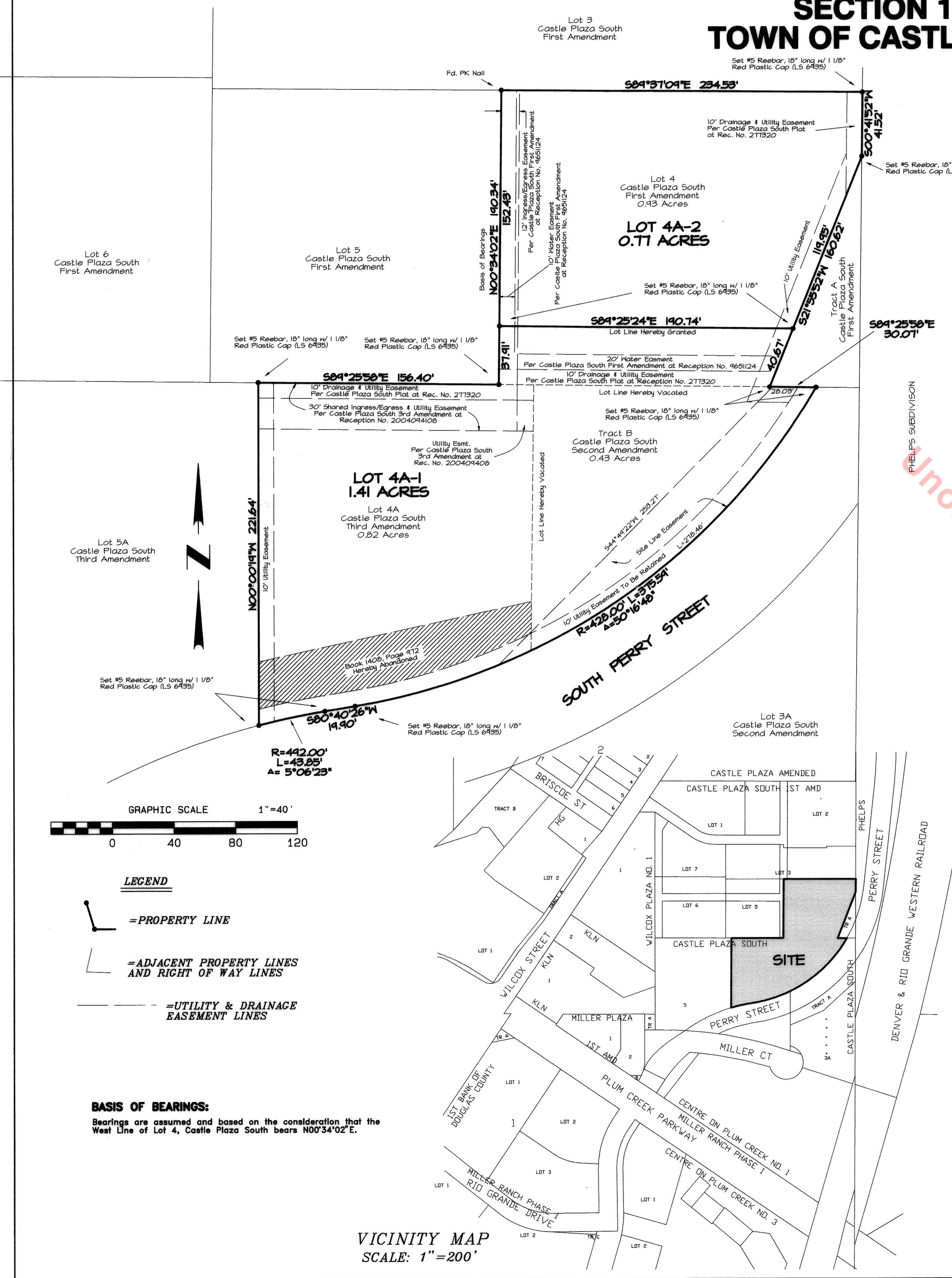


# CASTLE PLAZA SOUTH FOURTH AMENDMENT PLAT

## A REPLAT OF LOT 4, CASTLE PLAZA SOUTH FIRST AMENDMENT, TRACT B, CASTLE PLAZA SOUTH SECOND AMENDMENT AND LOT 4A, CASTLE PLAZA SOUTH 3RD AMENDMENT SECTION 11, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



**PROPERTY DESCRIPTION**  
LOT 4, CASTLE PLAZA SOUTH FIRST AMENDMENT, TRACT B,  
CASTLE PLAZA SOUTH SECOND AMENDMENT, LOT 4A,  
CASTLE PLAZA SOUTH 3RD AMENDMENT,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,  
STATE OF COLORADO.

**NOTES**  
1. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODGE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT OF WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.  
2. ORIGINAL EASEMENT DEDICATIONS ON THE PLAT FOR THIS SUBDIVISION SHALL REMAIN IN EFFECT.

**SPECIAL NOTES-TOWN OF CASTLE ROCK**

1. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. 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.
3. 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 AS SET FORTH IN THE APPROVED 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 SHALL 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.
4. THERE ARE NO FEMA REGULATED FLOOD PLAINS OR WETLANDS WITHIN THE SITE BOUNDARIES.
5. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE 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 WEST UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
6. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE PERMANENT EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED FEBRUARY 12, 1997 IN BOOK 1408 AT PAGE 972 AND DEPICTED HEREON.

**SURVEYOR'S CERTIFICATE**

I DAVID E ARCHER, 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 2012, 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 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.

DAVID E. ARCHER (P.L.S. 6935) DATE 8-1-2013

**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 THE 26 DAY OF August, A.D., 2013.

DIRECTOR OF DEVELOPMENT SERVICES DATE 8/26/13

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL OWNERS AND MORTGAGEES OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, DESCRIBED, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF CASTLE PLAZA SOUTH FOURTH AMENDMENT. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLING 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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON. THE SIGHT LINE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK.

EXECUTED THIS DAY OF August, 2013.

**OWNERS**  
G & B Holdings, LLC, a Colorado Limited Liability Company  
9 Castle Pines Drive North  
Castle Rock, CO 80104

2013, Aug 14 DATE

SIGNED THIS 14 DAY OF August, 2013

**NOTARY CERTIFICATES**

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

SUBANA ZAPATA  
Notary Public  
State of Colorado  
Notary ID 800408000  
My Commission Expires Aug 22, 2016

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF August, 2013

BY Andrew A. Girardot as member OF G & B HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF August, 2013  
MY COMMISSION EXPIRES August 22, 2016 - Susana Zapata

Belb Helo manager  
Halax, LLC, a Colorado Limited Liability Company  
9 Castle Pines Drive North  
Castle Rock, CO 80104

8-21-13 DATE

SIGNED THIS 21 DAY OF August, 2013

**NOTARY CERTIFICATES**

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/28/2016

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF August, 2013

BY Belb Helo as Manager OF HALAX, LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF August, 2013  
MY COMMISSION EXPIRES March 13, 2016 Gwendolyn

**TITLE CERTIFICATE**

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 17, 2012 AT RECEPTION NO. 2012027812, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE DOCUMENT.

MILLENNIUM BANK NOW KNOWN AS CENTENNIAL BANK  
SIGNED THIS 22 DAY OF August, 2013

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2013  
BY David Marica as market president OF MILLENNIUM BANK  
NOW KNOWN AS CENTENNIAL BANK.

WITNESS MY HAND AND OFFICIAL SEAL  
Sherry L. Smith  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6-26-2014

SHERRY L. SMITH  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 06/26/2014

**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 AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK  
TOWN CLERK  
TOWN MANAGER

**CLERK AND RECORDER'S CERTIFICATE**

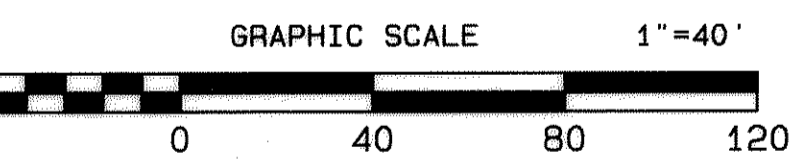
STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:11 P.M. ON THE 28th DAY OF August, 2013,  
RECEPTION NO. 2013072116

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Andrew Walsh  
Deputy

SEAL  
CASTLE ROCK

SEAL  
DOUGLAS COUNTY



**LEGEND**  
=PROPERTY LINE  
=ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES  
=UTILITY & DRAINAGE EASEMENT LINES

**BASIS OF BEARINGS:**  
Bearings are assumed and based on the consideration that the West Line of Lot 4, Castle Plaza South bears N00°34'02"E.

**VICINITY MAP**  
SCALE: 1"=200'

\*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.

REVISIONS table with columns for date and description.

DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING

CASTLE PLAZA SOUTH FOURTH AMENDMENT  
G & B HOLDINGS, LLC  
12-0711