

PLAT IDENTIFICATION SHEET

✓ Rincon Development and Investments, LLC



Grantor (owner)

2008027594 4 PGS

Grantor (owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$26.00
4 PGS

2008027594
04/18/2008 02:55 PM

✓ Town of Castle Rock, 26th Amendment Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Town of Castle Rock

Condo Info: Phase _____ Bldg _____ Unit _____

✓ 2, 11

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

2006086733

FINAL PLAT
Town of Castle Rock, 26th Amendment
600 Jerry St

A REPLAT OF PARTS OF LOTS 9, 10, 11 AND 12, BLOCK 14, WILCOX ADDITION TO CASTLE ROCK,
AND PARTS OF LOTS 1, 2, 3, 8 AND 9 AND ALL OF LOTS 4 & 5
BLOCK 4, TOWN OF CASTLE ROCK

A PART OF THE SW 1/4, SECTION 2 AND THE NW 1/4, SECTION 11,
T. 8 S., R. 67 W., 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, being all of the owners, mortgagees and lienholders of certain lands in the Town of Castle Rock, Douglas county, Colorado, described herein, have laid out, platted and subdivided the same into a lot and easements as shown on this plat under the name and style of Town of Castle Rock, 26th Amendment. The undersigned hereby dedicate to the Town of Castle Rock for purposes of ownership and maintenance all utility easements as described and shown hereon.

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 public roads as shown on this plat and under, along and across these utility easements as described and identified for specific uses hereon.

CERTIFICATE OF OWNERSHIP

The undersigned are all of the owners of certain lands known herein as Town of Castle Rock, 26th Amendment in the Town of Castle Rock.

Rincon Development and Investments, LLC

BY: Orlando Pino
Orlando Pino Managing Member

STATE OF COLORADO }
COUNTY OF Douglas } SS

The foregoing instrument was acknowledged before me this 18th day of March, 2008, Timothy L. Buenzi.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: March 6, 2010

Susan I. Rasmussen
NOTARY PUBLIC.

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgagees and lienholders of certain lands known herein as Town of Castle Rock, 26th Amendment in the Town of Castle Rock.

The undersigned beneficiary of the lien created by the instrument recorded on the October 6, 2006 at Reception No. 2006086733, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of this document.

BY: Timothy L. Buenzi
Timothy L. Buenzi

STATE OF COLORADO }
COUNTY OF Douglas } SS

The foregoing instrument was acknowledged before me this 18th day of March, 2008, By Timothy L. Buenzi, Orlando Pino, Managing Member of Rincon Development and Investments, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: /// / /

Susan I. Rasmussen
NOTARY PUBLIC.

SURVEYOR'S CERTIFICATE

I, Paul D. Nelson, Jr., 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 on 11/10/06, 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 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.

Paul D. Nelson, Jr.
Land Surveyor No. 11330
Colorado Registered Professional

Owners:

Rincon Development and Investments
Limited Liability Company
1504 Castletown Dr
Franktown, CO. 80116
303-941-7101

Orlando Pino

Engineer & Surveyor:

MMD Engineering Services Inc.
9125 N. Clydesdale Rd
Castle Rock, CO 80108
303-908-0062
FAX 303-790-7844

William E. Miller, PE # 13889
Paul D. Nelson, Jr. LS # 11330

PROPERTY DESCRIPTION

A parcel of land located in the SW 1/4 of Section 2 & the NW 1/4 Section 11, of Township 8 South, Range 67 West of the 6th P.M., The Town of Castle Rock, Douglas County, Colorado, described as follows:

All that part of Lots 9, 10, 11 and 12, Block 14, Wilcox Addition to Castle Rock lying east of the 1-25 Right-of-Way fence;

All that part of lots 1, 2, 3, 4, 5, 8 and 9, Block 4, Town of Castle Rock lying east of the 1-25 Right-of-Way fence, together with the vacated alley in Block 4 adjoining said lots;

Vacated Seventh Street, between Jerry St and the 1-25 Right-of-Way fence;

The vacated west 15' of Jerry St, from the south line of Lot 3, Block 4, Town of Castle Rock, northward to the east Right-of-Way fence of 1-25. County of Douglas, State of Colorado.

Containing 1.22 acres more or less.

TITLE CERTIFICATE

I, Laryssa L. Nitsch, Being an authorized representative of Land Title Guaranty 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 and Dedication.

Signed this 18th Day of March, 2008

Laryssa L. Nitsch, Title Officer
Authorized Representative
Land Title Guaranty Company
Title Insurance Company

STATE OF COLORADO }
COUNTY OF Douglas } SS

The foregoing instrument was acknowledged before me this 18th day of March, 2008, By Laryssa L. Nitsch, Being a representative of Land Title Guaranty Company

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: /// / /

Susan I. Rasmussen
NOTARY PUBLIC.

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 01, 2011

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: TOWN OF CASTLE ROCK

Shelly A. New TOWN CLERK
Mark Severn TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado the 18th Day of March, 2008

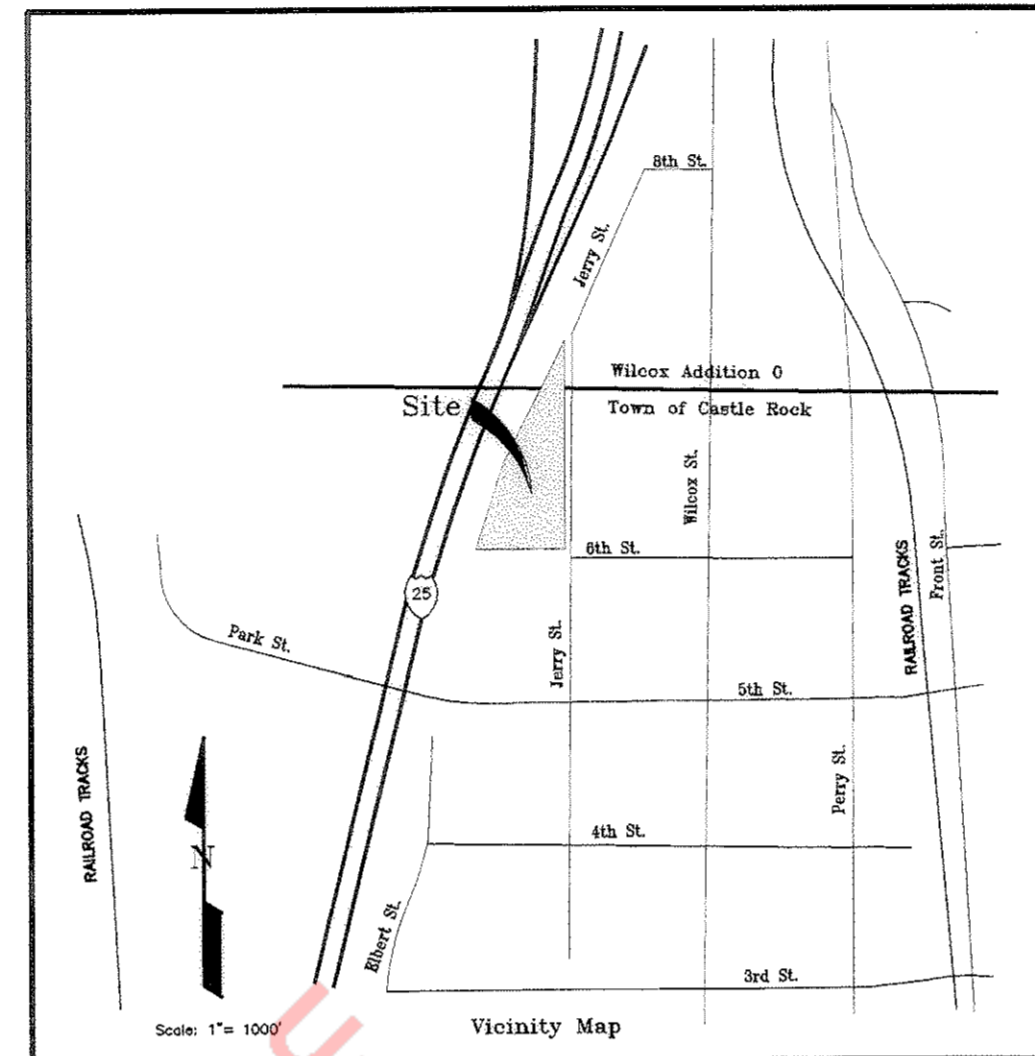
Paul D. Nelson, Jr.
Director of Development Services

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

This Final Plat was filed for record in the county clerk and recorder of Douglas County at 2:55 P.M. on the 18th day of April, 2008 at Reception No. 200802154

Douglas County Clerk and Recorder
By: Christine Davis
Deputy

MMD ENGINEERING	
ENGINEERING CONSTRUCTION MANAGEMENT	
DATE: 12-06-06	9125 N. Clydesdale Road PH (303) 908-0062
REV. DATE 10-01-07	Castle Rock, Colorado 80108 FAX (303) 790-7844
REV. DATE 02-15-08	
FINAL PLAT	
DES/DFT/CHK MDM/PDN	
PROJ. NO. 06-216	Town of Castle Rock, 26th Admendment
SHEET 1 OF 2	



Unofficial

CALIFORNIA JURAT WITH AFFIANT STATEMENT

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

~~Signature of Document Signer No. 1~~ ~~Signature of Document Signer No. 2 (if any)~~

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this

27th day of February, 2008, by
Date Month Year

(1) Timothy L. Buenzli
Name of Signer

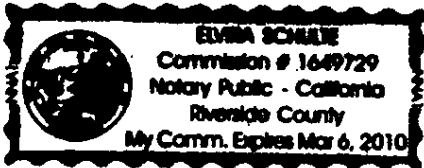
proved to me on the basis of satisfactory evidence
be the person who appeared before me (.) (.)

(and

(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
be the person who appeared before me.)

Signature Elena Schulte
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: General Site Plan Town of Castle Rock

Document Date: February 27, 2008 Number of Pages: 1 Sheet

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2

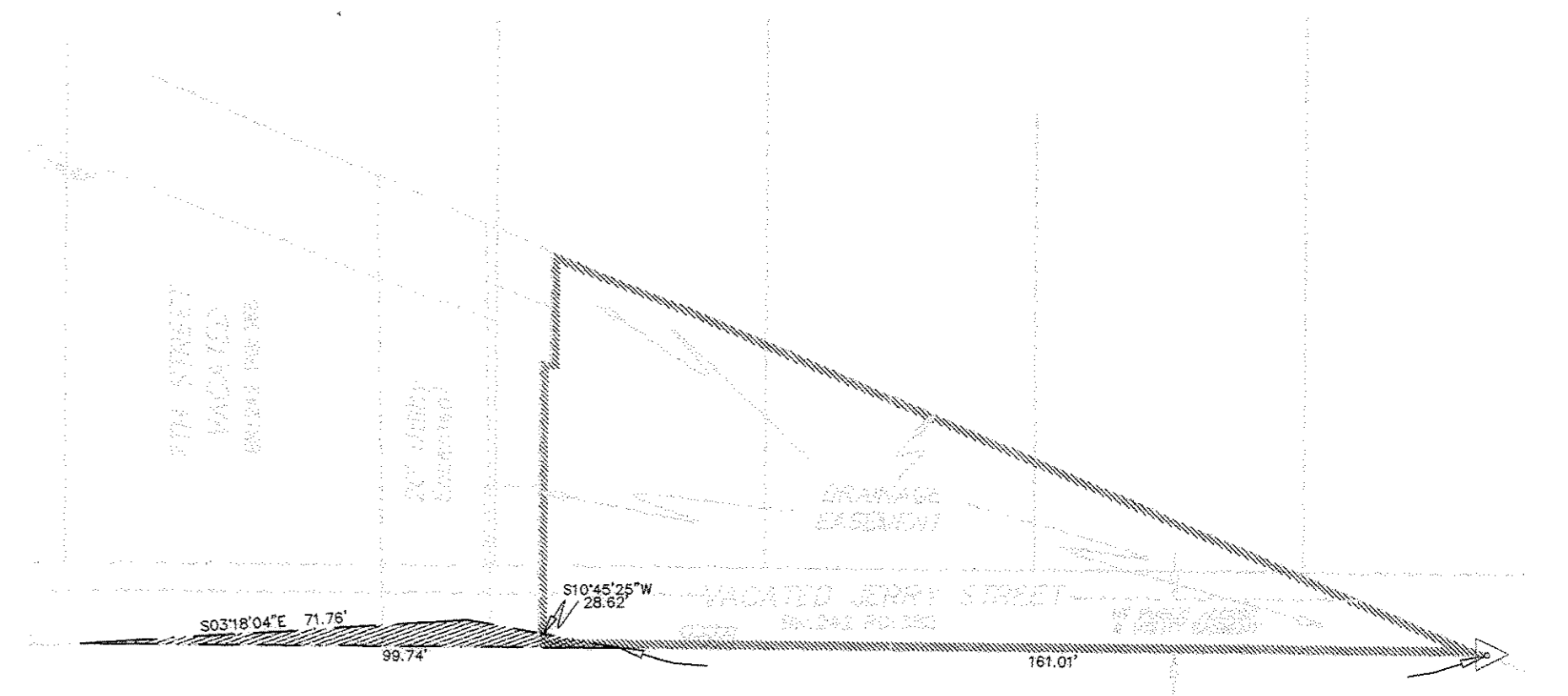
Top of thumb here

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Town of Castle Rock, 26th Amendment
600 Jerry St

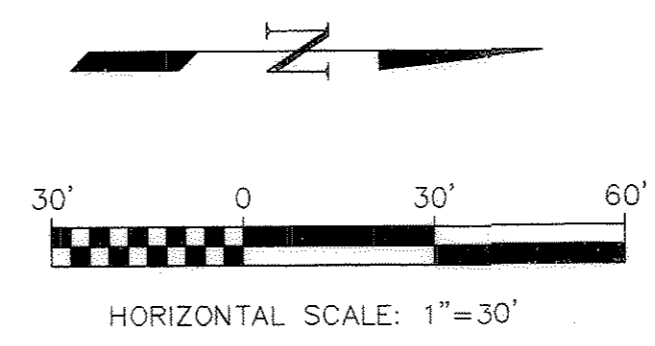
R=2819.86'
L=282.85'
Δ=5°44'50"
CH=282.74
N20°49'57"E

INTERSTATE HIGHWAY 25

Lot 1
Block 1
Total Acres
1.22± acres



- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SIGHT DISTANCE EASEMENT



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