

TOWN OF CASTLE ROCK AMENDMENT NO. 28

Located in the NW1/4, Section 11, T8S, R67W, 6th P.M., Town of Castle Rock, Douglas County, Colorado

A Replat of Lot 2

Town of Castle Rock 20th Amendment.

CERTIFICATE OF DEDICATION AND OWNERSHIP
 THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS, ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF THE TOWN OF CASTLE ROCK AMENDMENT NO. 28. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

David E. Archer
 DAVID E. ARCHER
 SIGNED THIS 20 DAY OF January, 2017

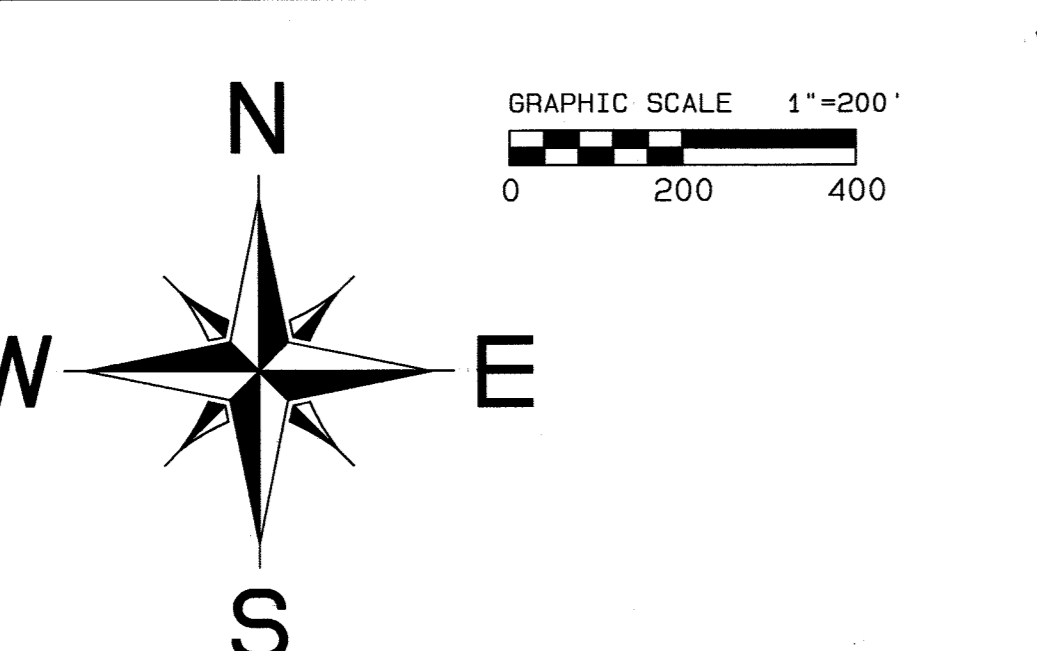
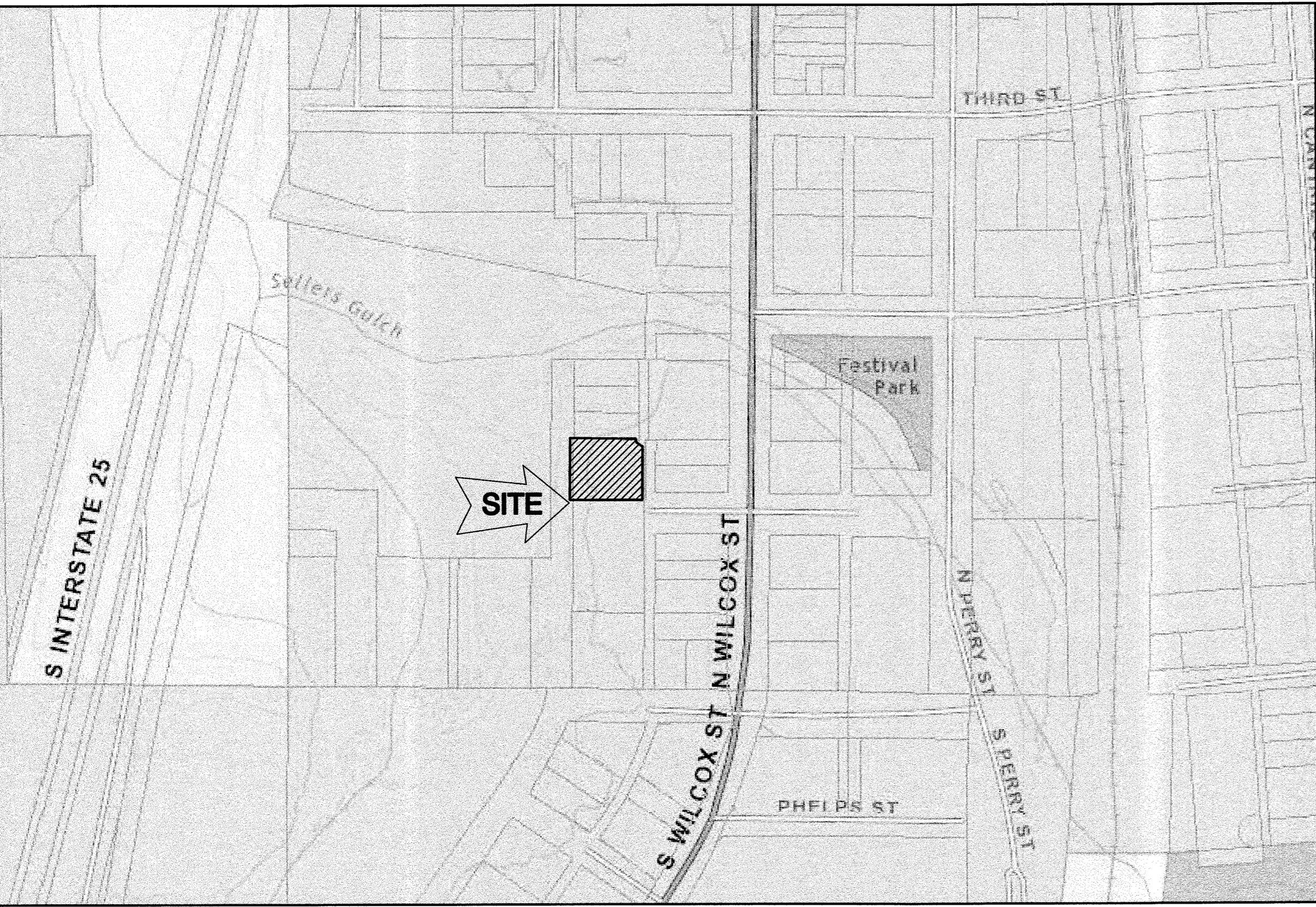
NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January, 2017 BY DAVID E. ARCHER.

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine E. Sorah
 KATHERINE SORAH
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20144031904
 MY COMMISSION EXPIRES: 8/14/18
 MY COMMISSION EXPIRES AUGUST 14, 2018

Lareen E. Archer
 LAREEN E. ARCHER
 SIGNED THIS 20th DAY OF January, 2017

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January, 2017 BY LAREEN E. ARCHER

WITNESS MY HAND AND OFFICIAL SEAL.
Katherine E. Sorah
 KATHERINE SORAH
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20144031904
 MY COMMISSION EXPIRES: 8/14/18
 MY COMMISSION EXPIRES AUGUST 14, 2018



PROPERTY DESCRIPTION
 LOT 2, TOWN OF CASTLE ROCK 20TH AMENDMENT
 COUNTY OF DOUGLAS, STATE OF COLORADO.

- SPECIAL NOTES--TOWN OF CASTLE ROCK**
1. DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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 WILL 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.
 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. ACCORDING TO FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBER 08035C0301G DATED MARCH 16, 2016 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.

TITLE CERTIFICATION
 I, Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF
Land Title Guarantee 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 LIENHOLDER SUBORDINATION CERTIFICATE.

Brenda Becker
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY
 SIGNED THIS 23rd DAY OF January, 2017

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF January, 2017 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.
Kari Jurczewsky
 KARI JURCZEWSKY
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19044019400
 MY COMMISSION EXPIRES: 3/21/18
 MY COMMISSION EXPIRES 03/21/2018

SURVEYOR'S CERTIFICATE
 I, DEE ALLEN BIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.
Dee Allen Bird
 DEE ALLEN BIRD DATE 1-20-17

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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.
David L. Corbin
 TOWN MANAGER DATE 1-24-2017
 ATTEST: *Galyssa*
 TOWN CLERK DATE 1-24-2017

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 ON THE 24th DAY OF January, 2017.
Jane A. Virgin
 DIRECTOR OF DEVELOPMENT SERVICES

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 1:31 pm ON THE 24th DAY OF January, 2017 AT RECEPTION NO. 201705504
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: *Sandra C. Seary*
 DEPUTY

OWNERS
 DAVID E. & LAREEN E. ARCHER
 2481 HIGHWAY 86
 CASTLE ROCK, CO 80104
 PHONE NO. 303-688-4746

SURVEYOR/ENGINEER
 DAVID E. ARCHER & ASSOCIATES
 105 WILCOX STREET,
 CASTLE ROCK, CO 80104
 CONTACT: KEVIN ARCHER
 PHONE NO. 303-688-4642

SUMMARY TABLE

USE	AREA	PERCENTAGE
LOT 2A	0.156 ACRES 6785 SF	40.2%
LOT 2B	0.231 ACRES 10080 SF	59.8%
R.O.W.	0 ACRES	0%
PUBLIC LAND DEDICATIONS	0 ACRES	0%
PRIVATE OPEN SPACE	0 ACRES	0%

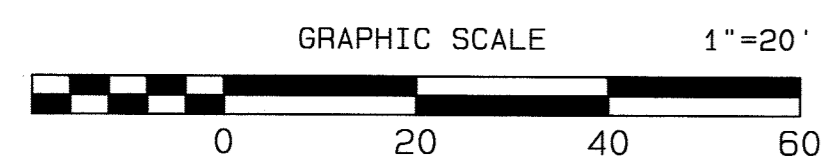
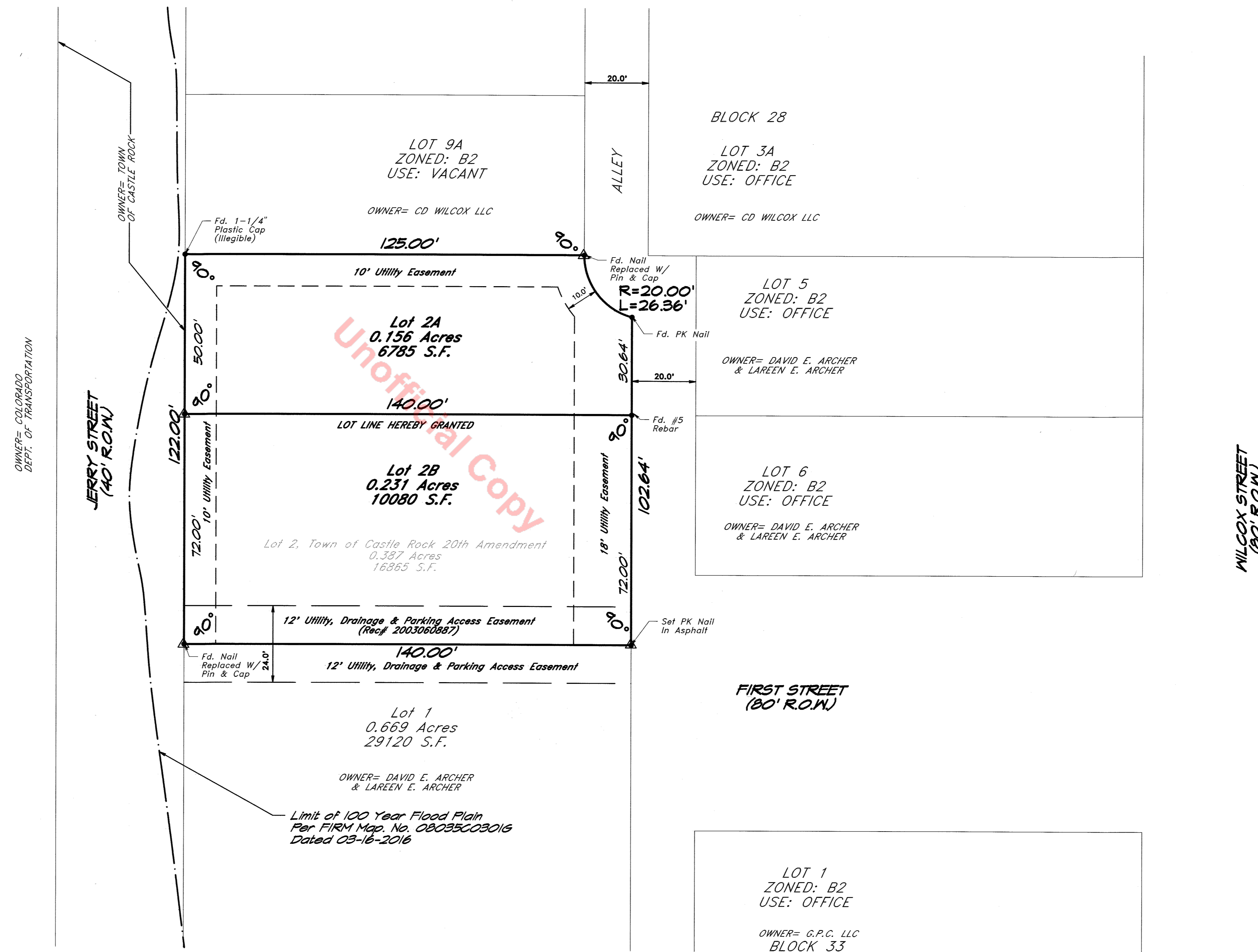
SHEET INDEX
 SHEET 1 OF 2 COVER SHEET
 SHEET 2 OF 2 PLAT

REVISIONS TOWN COMMENTS 12-28-16 COMMENTS 1-19-17	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	TITLE COVER SHEET TOWN OF CASTLE ROCK AMENDMENT NO. 28 In Section 11, T8S, R67W, 6th PM., Castle Rock, Douglas County, Colorado CLIENT DAVID ARCHER JOB NUMBER 16-0690
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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.

TOWN OF CASTLE ROCK AMENDMENT NO. 28

Located in the NW1/4, Section 11, T8S, R67W, 6th P.M., Town of Castle Rock, Douglas County, Colorado
A Replat of Lot 2
Town of Castle Rock 20th Amendment.



LEGEND

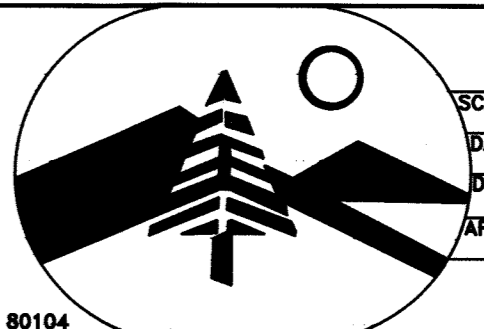
- =PROPERTY LINE W/ FOUND CORNER AS IDENTIFIED
- =PROPERTY LINE W/ SET #5 REBAR
18" LONG W/ 1-1/8" PLASTIC CAP (PLS 25933)
UNLESS OTHERWISE NOTED
- =ADJACENT PROPERTY LINES
AND RIGHT OF WAY LINES
- = EASEMENTS

Limit of 100 Year Flood Plain
 Per FIRM Map, No. 08038603016
 Dated 03-16-2016

Unofficial Copy

REVISIONS	
TOWN COMMENTS 12-28-16	
COMMENTS 1-19-17	

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 688-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE 1"=20'	DATE 10-27-16	CLIENT DAVID ARCHER	JOB NUMBER 16-0690
DR'N. [initials]			
TITLE TOWN OF CASTLE ROCK AMENDMENT NO. 28 In Section 11, T8S, R67W, 6th P.M., Castle Rock, Douglas County, Colorado		PROJECT NO. PL16-0034	
SHEET 2 of 2		JOB NUMBER 16-0690	

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