

TOWN OF CASTLE ROCK, AMENDMENT No. 29

A REPLAT OF LOT 5, BLOCK 28, TOWN OF CASTLE ROCK, LOTS 3A AND LOTS 9A THROUGH 11A INCLUSIVE, TOWN OF CASTLE ROCK THIRD AMENDMENT, LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28 AND THE VACATED ALLEY BETWEEN THESE LOTS, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

BEING ALL OF LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOTS 3A, 9A, 10A AND 11A OF TOWN OF CASTLE ROCK THIRD AMENDMENT, ALSO TOGETHER WITH LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, ALSO TOGETHER WITH A PORTION OF THAT CERTAIN ALLEY AS VACATED BY ORDINANCE No. 2017-007 AT RECEPTION #2017034321, ALL LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINES OF FIRST STREET AND WILCOX STREET, FROM WHENCE THE POINT OF INTERSECTION OF THE CENTERLINES OF THIRD STREET AND WILCOX STREET BEARS NORTH 00°44'00" EAST A DISTANCE OF 760.31 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE ALONG THE CENTERLINE OF WILCOX STREET, NORTH 00°44'00" EAST, 90.00 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 OF BLOCK 28 OF TOWN OF CASTLE ROCK, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND CONTINUING ALONG ITS PROLONGATION, AND ALONG THE SOUTHERLY LINE OF SAID LOT 2A OF TOWN OF CASTLE ROCK AMENDMENT No. 28, NORTH 89°16'00" WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2A;
THENCE ALONG THE WEST LINE OF SAID LOT 2A AND ALONG ITS PROLONGATION, NORTH 00°44'00" EAST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT;
THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TOWN OF CASTLE ROCK THIRD AMENDMENT, SOUTH 89°16'00" EAST, 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3A;
THENCE ALONG THE EAST LINE OF SAID LOT 3A AND ITS PROLONGATION, SOUTH 00°44'00" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±60,000 SQUARE FEET OR ±1.377 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN FIRST STREET AND THIRD STREET, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES WITHIN (1) ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN AND (2) ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN BY FLOOD INSURANCE RATE MAP (F.I.R.M.) 08035C 0301 G, WITH A REVISION DATE OF MARCH 16, 2016.

TITLE CERTIFICATION

I, Brenda Decker, 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 Decker
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 18th DAY OF July, 2017

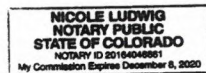
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2017.

BY Brenda Decker as Authorized Representative of Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

Nicole Ludwig
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/8/20

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 25 DAY OF July, 2017

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK

DATE: 7/25/17

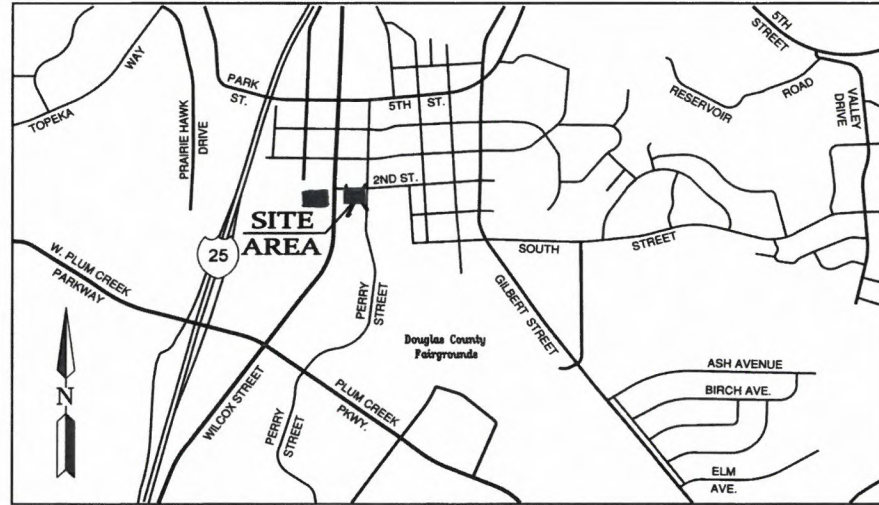
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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 PLAT AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

[Signature]
TOWN CLERK

[Signature]
TOWN MANAGER



VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES

- LAND TITLE GUARANTEE COMPANY'S TITLE COMMITMENT, ORDER No. ABJ70529483-4, WITH AN EFFECTIVE DATE OF JUNE 12, 2017 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD BY POWER SURVEYING COMPANY, INC.
- NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 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.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- THE PROJECT IS LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN. APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE THE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE: [HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- 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 RETENTION 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.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF OWNER, HOA, OR WHOMEVER THE RESPONSIBLE PARTY MAY BE (NOT THE TOWN).
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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, 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 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 WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENTS CREATED BY THE EASEMENT AGREEMENT RECORDED IN BOOK 740 AT PAGE 169 AND THE PLAT FOR THE TOWN OF CASTLE ROCK 3RD AMENDMENT, AS DEPICTED HEREON.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES A PORTION OF THE ALLEY BETWEEN WILCOX AND JERRY STREETS CREATED BY THE PLAT FOR THE TOWN OF CASTLE ROCK, AS DEPICTED HEREON. IT IS THE UNDISPUTED INTENT OF TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.

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 ONE LOT AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TOWN OF CASTLE ROCK, AMENDMENT No. 29. 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, 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.

CD-WILCOX, LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR: Michael McBride, Manager
Anthony DeSimone, President

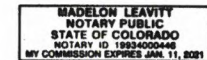
SIGNED THIS 18th DAY OF July, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF July, 2017, BY Anthony DeSimone as President OF CD-WILCOX, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 01/11/21

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, 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.

Richard B. Gabriel
RICHARD BRUCE GABRIEL, P.L.S.
COLORADO LICENSE No. 37929

DATE: 7/18/17



CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) S.S.

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:11

p.m. ON THE 26th DAY OF July, 2017.

RECEPTION NO. 2017050617.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Danica C. Seaton
DEPUTY



TOWN OF CASTLE ROCK, AMENDMENT No. 29 PLAT Project No. PL17-0011

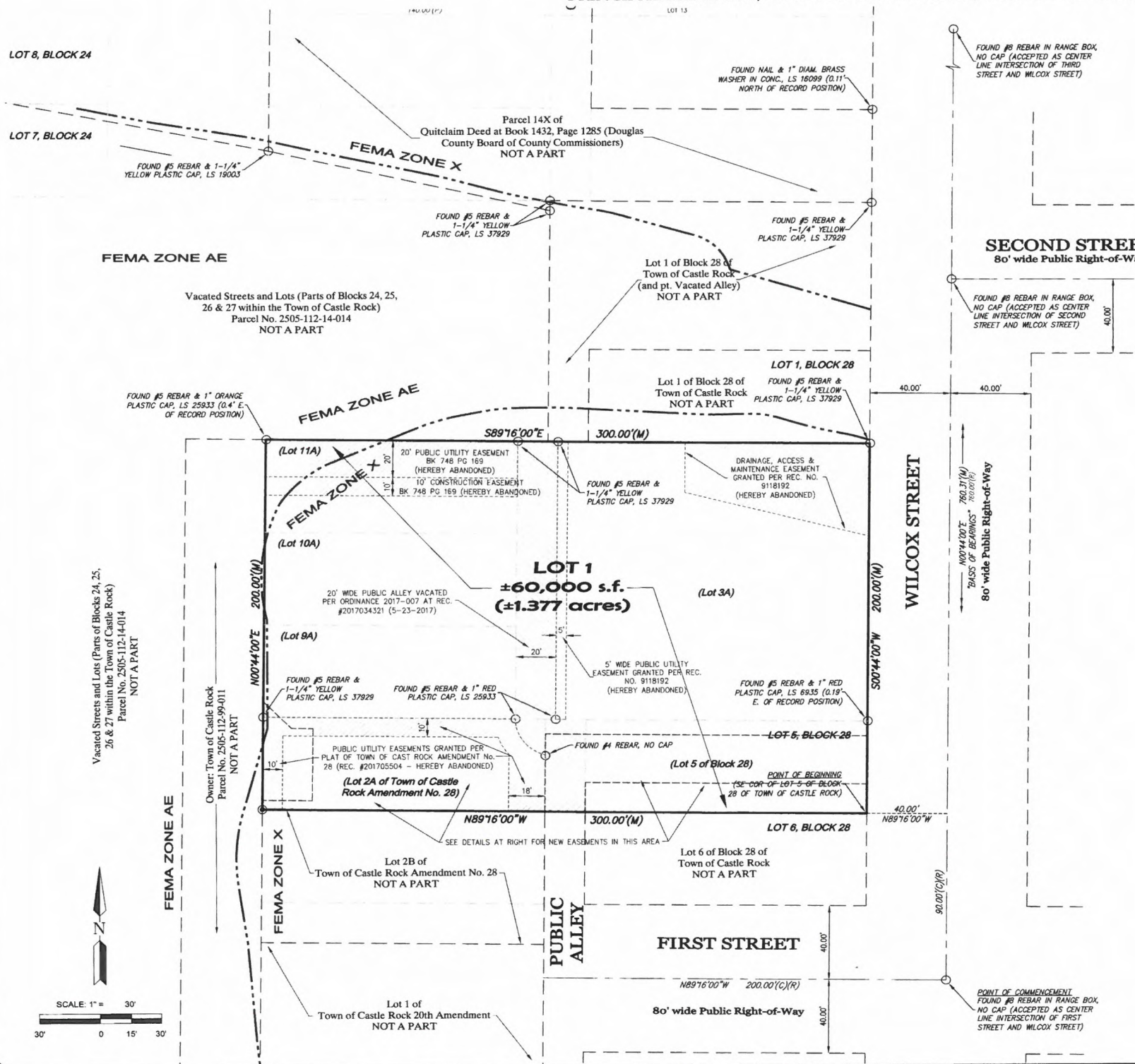


TYPE OF SUBMITTAL:	AMENDED PLAT
PREPARATION DATE:	SEPTEMBER 7, 2016
REVISION DATE:	APRIL 25, 2017
REVISION DATE:	JULY 1, 2017
REVISION DATE:	
JOB NO. 501-15-357	DWG: 501-15-357.dwg

Sheet 1 of 2

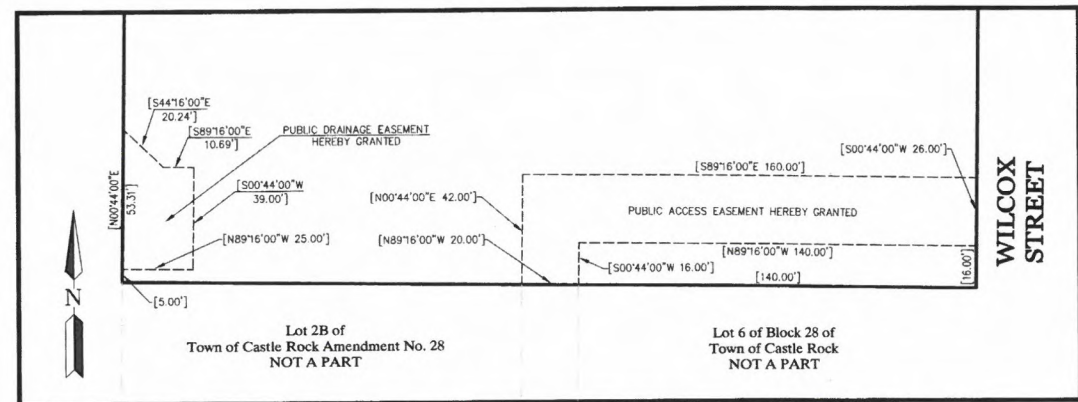
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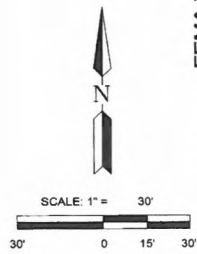


LIST OF SYMBOLS AND ABBREVIATIONS

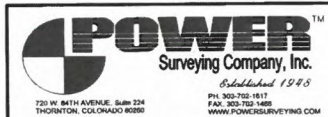
- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- - - - - EXISTING RECORD EASEMENT LINE
- - - - - PUBLIC ALLEY AREA VACATED PER ORDINANCE 2017-007 (REC. #2017034321)
- - - - - EXISTING EASEMENTS HEREBY ABANDONED PER THIS AMENDED PLAT
- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- - - - - ADJOINING PARCEL OR LOT LINE
- - - - - CENTER LINE
- - - - - PUBLIC LANDS SURVEY SECTION LINE



DETAIL - PUBLIC DRAINAGE EASEMENT and PUBLIC ACCESS EASEMENT
Scale: 1" = 30'



TOWN OF CASTLE ROCK, AMENDMENT No. 29 PLAT
Project No. PL17-0011



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