

TOWN OF CASTLE ROCK, AMENDMENT No. 31

A REPLAT OF PORTIONS OF BLOCK 23, TOWN OF CASTLE ROCK, LOT 13A, TOWN OF CASTLE ROCK 16TH AMENDMENT AND A VACATED ALLEY, 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

LEGAL DESCRIPTION

BEING PORTIONS OF BLOCK 23, TOWN OF CASTLE ROCK, TOGETHER WITH ALL OF LOT 13A, TOWN OF CASTLE ROCK 16TH AMENDMENT, ALSO TOGETHER WITH VACATED ALLEYS, 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, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF WILCOX STREET AND SECOND STREET, FROM WHENCE THE CENTERLINE INTERSECTION OF WILCOX STREET AND THIRD STREET BEARS NORTH 00°44'00" EAST A DISTANCE OF 381.09 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG SAID CENTERLINE OF WILCOX STREET, NORTH 00°44'00" EAST, 41.09 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89°16'00" WEST, 40.00 FEET TO A POINT ON THE WEST LINE OF SAID WILCOX STREET, AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°16'00" WEST, 160.00 FEET TO A POINT; THENCE SOUTH 00°44'00" WEST, 5.42 FEET TO A POINT; THENCE NORTH 76°47'42" WEST, 143.39 FEET TO A POINT; THENCE NORTH 00°44'00" EAST, 124.46 FEET TO A POINT; THENCE SOUTH 89°16'00" EAST, 300.00 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SAID WILCOX STREET; THENCE ALONG SAID WEST LINE, SOUTH 00°44'00" WEST, 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±43,591 SQUARE FEET OR ±1.001 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS

NORTH 00°44'00" EAST, BEING THE BEARING OF THE CENTERLINE OF WILCOX STREET BETWEEN SECOND 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 Baehar, AN AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

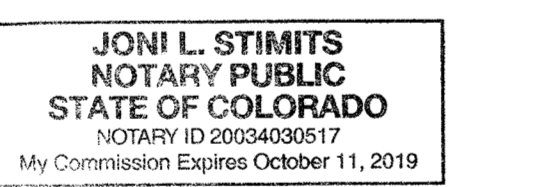
Brenda Baehar
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY
SIGNED THIS 13th DAY OF December, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF December, 2017, BY Brenda Baehar AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

Joni L. Stimits
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-11-2019



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

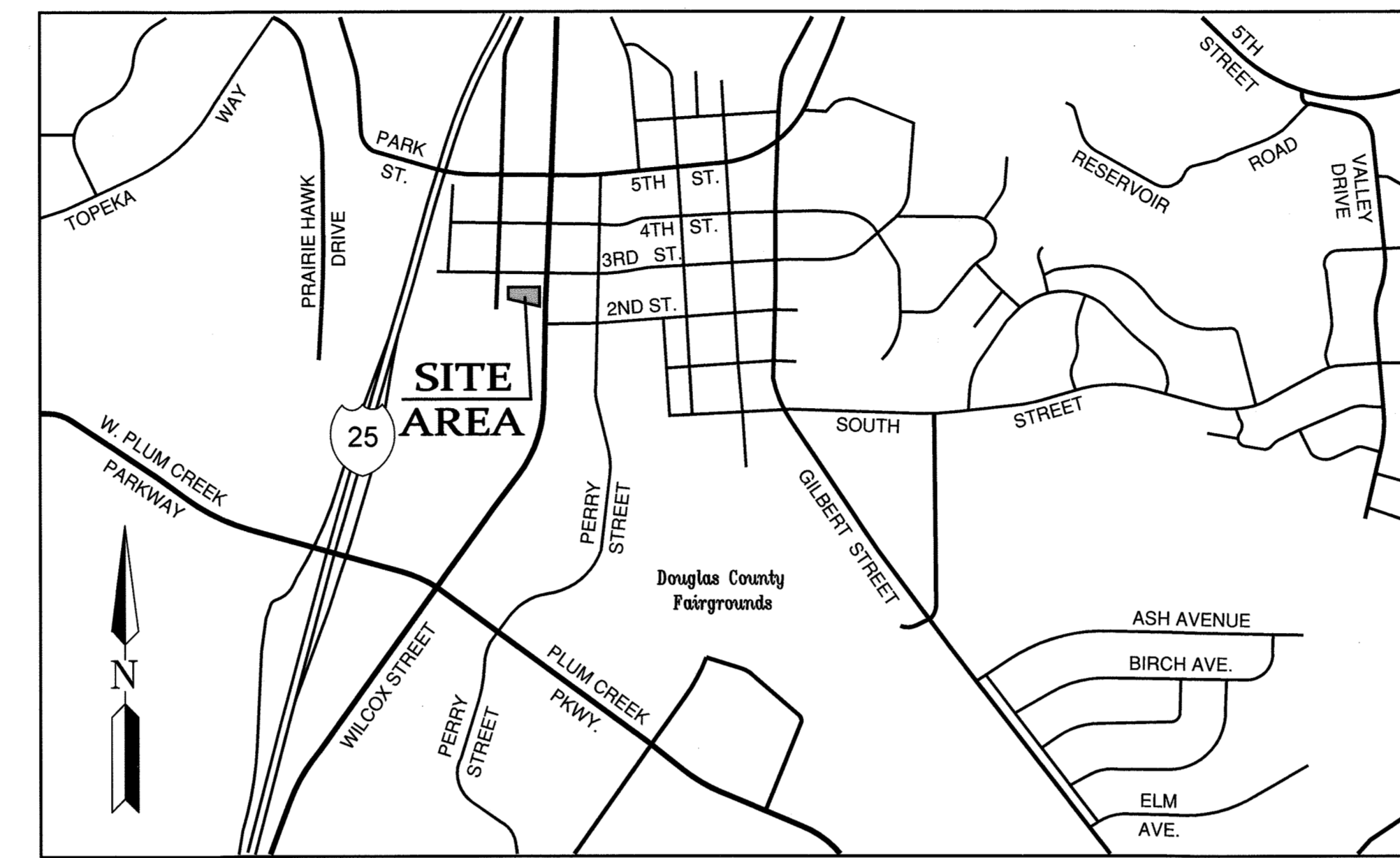
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 13 DAY OF December, 2017.

Richard Bruce Gabriel
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 12/17/17

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
Lisa Anderson
TOWN CLERK
John J. Golin
TOWN MANAGER



VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT, ORDER No. ABD70529483-6, WITH AN EFFECTIVE DATE OF JULY 19, 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.
2. 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.
3. 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.
4. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
5. 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-PAIRIE/SPECIES/MAMMALS/PREBLE/
6. 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 DETENTION 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.
7. LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF OWNER, HOA, OR WHOMEVER THE RESPONSIBLE PARTY MAY BE (NOT THE TOWN).
8. 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.

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 3, 2017 AT RECEPTION NO. 2017052866, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

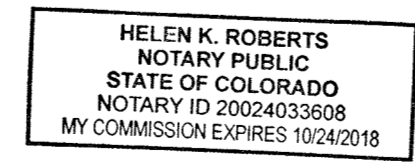
Luca Pri
U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

SIGNED THIS 13th DAY OF December, 2017.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF December, 2017, BY Luke Price AS Vice President OF U.S. BANK NATIONAL ASSOCIATION.

Helen K Roberts
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10/24/18

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. 31. 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.

FOR: RIVERWALK CASTLE ROCK, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: Confluence Companies, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

Anthony J. De Simone
ANTHONY J. DE SIMONE, VICE PRESIDENT OF DEVELOPMENT

SIGNED THIS 13th DAY OF December, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF December, 2017, BY ANTHONY J. DE SIMONE, VICE PRESIDENT OF DEVELOPMENT OF CONFLUENCE COMPANIES, LLC, MANAGER OF RIVERWALK CASTLE ROCK, LLC.

Angela Nelson
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-13-2020

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

12/12/17
DATE



CLERK & RECORDER'S CERTIFICATE

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

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:22 P.M. ON THE 11th DAY OF January, 2018.

RECEPTION NO. 2018002518

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulayne Koc
DEPUTY



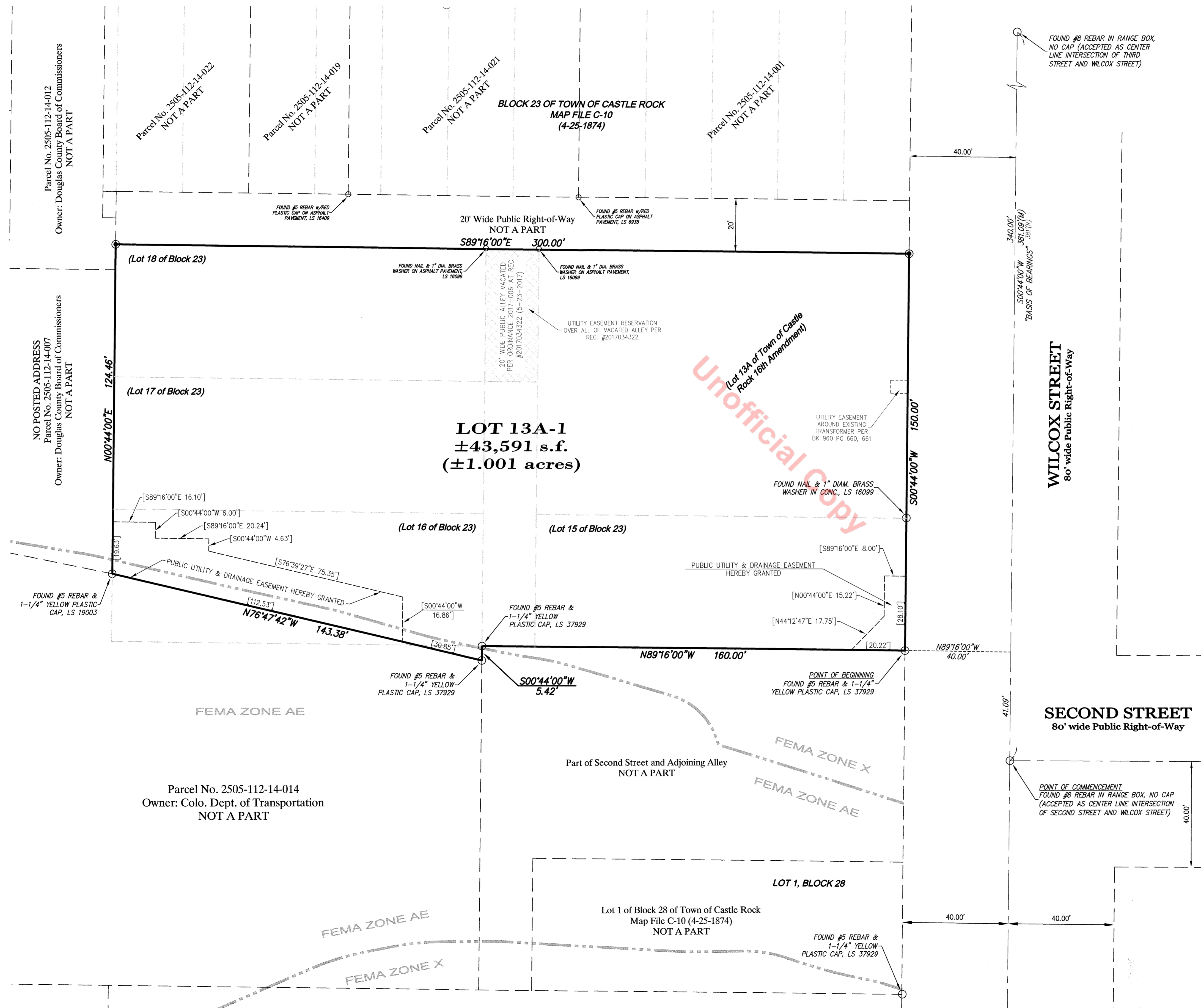
TOWN OF CASTLE ROCK, AMENDMENT No. 31 PLAT
Project No. PL17-0025



TYPE OF SUBMITTAL:	AMENDED PLAT
PREPARATION DATE:	SEPTEMBER 15, 2017
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-15-357	DWG: 501-15-357.dwg

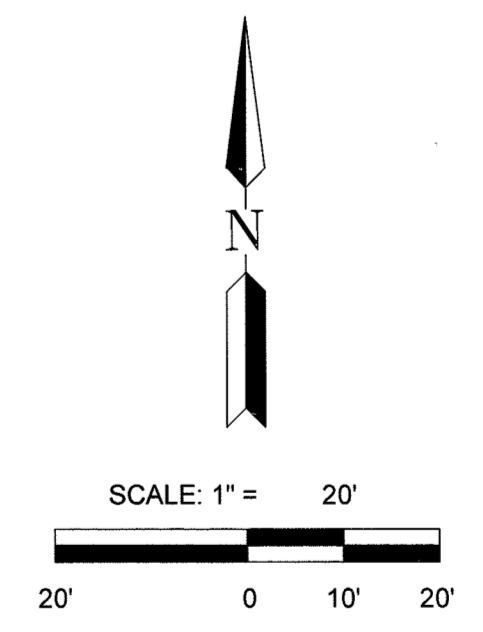
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LIST OF SYMBOLS AND ABBREVIATIONS

- 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 2017-006 (REC. #2017034322)
- [] NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- - - - - ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- - - - - PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



TOWN OF CASTLE ROCK, AMENDMENT No. 31 PLAT
 Project No. PL17-0025

POWER
 Surveying Company, Inc.
 Established 1948
 720 W. BATH AVENUE, Suite 224
 THORNTON, COLORADO 80260
 PH: 303-702-1617
 FAX: 303-702-1488
 WWW.POWERSURVEYING.COM

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