

# TOWN OF CASTLE ROCK, AMENDMENT NO. 33

## A REPLAT OF LOTS 1-12, BLOCK 32, MAP OF CASTLE ROCK, PORTIONS OF VACATED FIRST STREET, PERRY STREET AND BLOCK 32 ALLEY LOCATED IN THE NORTHWEST 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

### SHEET INDEX:

SHEET 1 — COVER SHEET  
SHEET 2 — PLAT MAP

### PURPOSE:

THE PURPOSE OF THIS PLAT IS TO AMEND EXISTING LOTS AND VACATED RIGHTS-OF-WAY INTO TWO LOTS.

### PROPERTY DESCRIPTION

LOTS 1 THRU 12, INCLUSIVE, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

### TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

#### PARCEL A

A PARCEL OF LAND BEING ALL OF THAT CERTAIN ALLEY WITHIN BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE WEST RIGHT-OF-WAY OF SAID ALLEY BEARS SOUTH 00°20'33" WEST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 32, SOUTH 89°41'42" EAST, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID ALLEY;

THENCE ALONG SAID EAST RIGHT-OF-WAY, SOUTH 00°20'33" WEST, A DISTANCE OF 297.73 FEET TO THE SOUTH LINE OF SAID BLOCK 32;

THENCE ALONG SAID SOUTH LINE, NORTH 89°46'35" WEST, A DISTANCE OF 20.00 FEET TO SAID WEST RIGHT-OF-WAY;

THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTH 00°20'33" EAST, A DISTANCE OF 297.76 FEET TO THE POINT OF BEGINNING.

#### PARCEL B

A PARCEL OF LAND BEING A PORTION OF FIRST STREET AS DEPICTED ON THE MAP OF CASTLE ROCK RECORDED UNDER RECEPTION NO. 1874010001, IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER 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:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF SAID BLOCK 32, NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET;

THENCE DEPARTING SAID NORTHERLY PROLONGATION, SOUTH 89°41'42" EAST, A DISTANCE OF 159.92 FEET TO THE WESTERLY BOUNDARY OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2016057528 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°20'33" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 159.92 FEET TO THE POINT OF BEGINNING.

#### PARCEL C

A PARCEL OF LAND BEING A PORTION OF NORTH PERRY STREET AS DEPICTED ON THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER 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:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 32, SAID MAP OF CASTLE ROCK, WHENCE THE EASTERLY BOUNDARY OF SAID BLOCK 32 BEARS NORTH 00°20'35" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°20'35" EAST, A DISTANCE OF 197.53 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 13°23'07" EAST, A DISTANCE OF 168.55 FEET;

THENCE SOUTH 00°20'35" WEST, A DISTANCE OF 25.30 FEET;

THENCE SOUTH 78°21'01" WEST, A DISTANCE OF 40.89 FEET TO THE POINT OF BEGINNING.

#### PARCEL D

A PARCEL OF LAND BEING A PORTION OF THE VACATED PORTION OF FIRST STREET AS DESCRIBED IN ORDINANCE NO. 2016-036 RECORDED AT RECEPTION NO. 2016057528 IN SAID OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER 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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 32, OF THE MAP OF CASTLE ROCK, RECORDED UNDER RECEPTION NO. 1874010001, IN SAID RECORDS, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 00°20'31" EAST, A DISTANCE OF 11.33 FEET;

THENCE SOUTH 89°41'42" EAST, A DISTANCE OF 18.83 FEET;

THENCE SOUTH 00°20'31" WEST, A DISTANCE OF 11.33 FEET TO THE NORTHERLY BOUNDARY OF SAID BLOCK 32;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°41'42" WEST, A DISTANCE OF 18.83 FEET TO THE POINT OF BEGINNING.

### EXCEPTION PARCEL:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER 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:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 32, WHENCE THE NORTH LINE OF SAID BLOCK 32 BEARS SOUTH 89°41'42" EAST, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOTS 1 AND 2, SOUTH 00°20'35" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 2;

THENCE ALONG SAID SOUTH LINE, NORTH 89°41'42" WEST, A DISTANCE OF 23.33 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°20'35" EAST, A DISTANCE OF 68.00 FEET;

THENCE NORTH 89°41'42" WEST, A DISTANCE OF 81.58 FEET;

THENCE NORTH 00°20'31" EAST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 89°41'42" WEST, A DISTANCE OF 16.19 FEET;

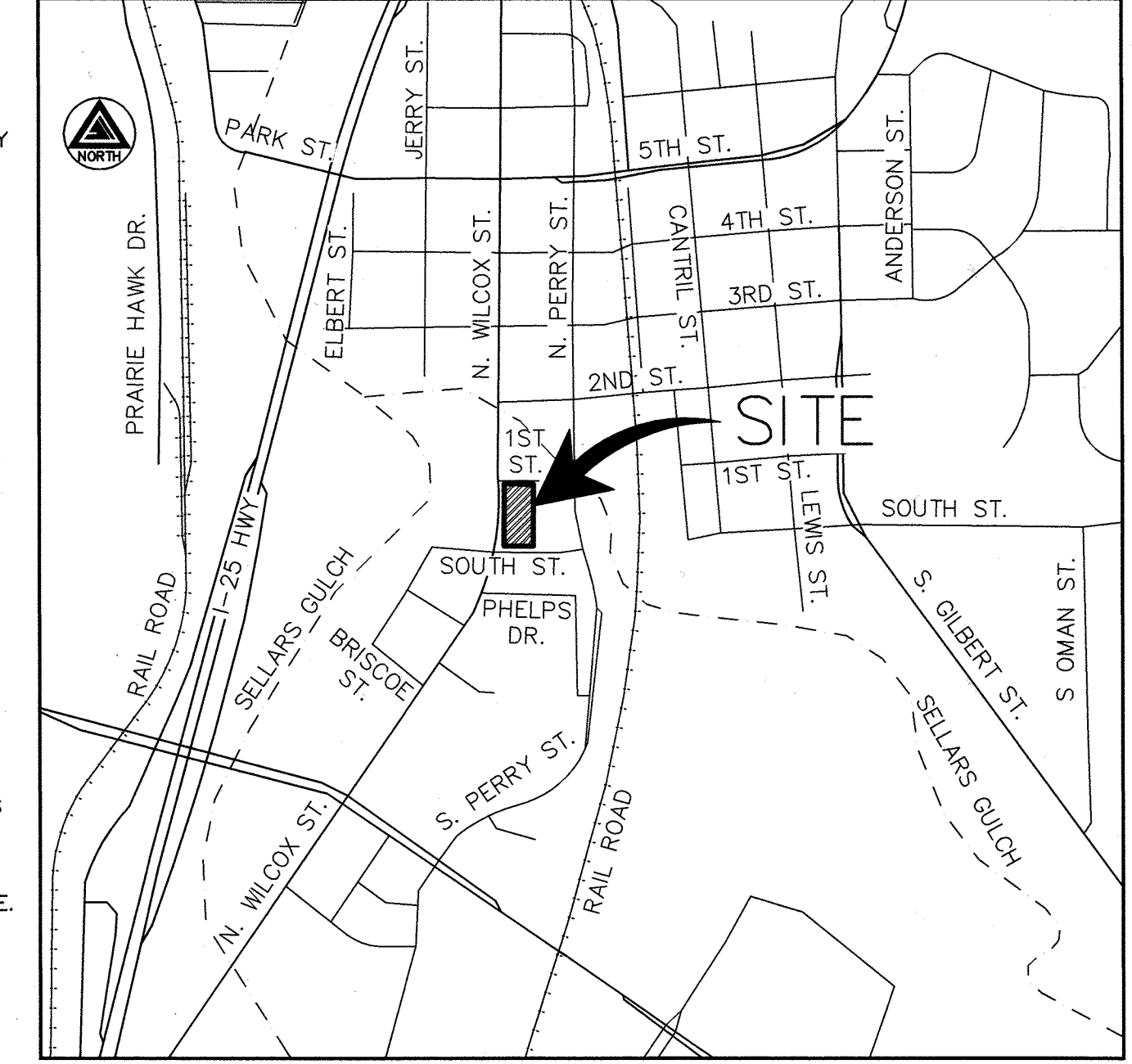
THENCE NORTH 00°20'31" EAST, A DISTANCE OF 25.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°41'42" EAST, A DISTANCE OF 121.10 FEET TO THE POINT OF BEGINNING.

THE RESULTANT PARCEL CONTAINING AN AREA OF 2.076 ACRES, (90,410 SQUARE FEET), MORE OR LESS.

### GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABD70634456 WITH AN EFFECTIVE DATE OF 08/16/2019 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF BLOCK 32, MAP OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 1874010001, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND BEARING NORTH 00°20'31" EAST, A DISTANCE OF 309.29 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 2 LOTS WITHIN THIS PLAT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DRAINAGE EASEMENTS: MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. MAINTENANCE RESPONSIBILITY SHALL BE DEFINED ON FINAL PLATS AND FINAL DEVELOPMENT PLANS. 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. MAINTENANCE ACCESS FOR ALL FACILITIES MUST BE ADEQUATE FOR THE ANTICIPATED MAINTENANCE VEHICLES AND EQUIPMENT AND SHOULD BE SHOWN ON THE FINAL PLATS AND FINAL DEVELOPMENT PLANS. THE OPERATION AND MAINTENANCE SECTION IN THE PHASE III DRAINAGE REPORT, AS DESCRIBED IN SECTION 4.6, SHALL DEFINE THOSE ENTITIES RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF STORMWATER FACILITIES. IF THE PROPERTY OWNER FAILS TO MAINTAIN A FACILITY, THE TOWN HAS THE RIGHT TO COMPLETE MAINTENANCE AND CHARGE THE OWNER AT 1.25 TIMES THE COST OF MAINTENANCE.
- BASED ON A GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0301G, MAP REVISED MARCH 16, 2016. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- THE DRY UTILITY EASEMENTS AS SHOWN HEREON 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 THE 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 THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100YEAR FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THOSE ACCESS EASEMENTS RECORDED IN BOOK 1127 AT PAGES 1428 AND 1437 & THAT PERMANENT EASEMENT RECORDED IN BOOK 1382 AT PAGE 1392, WITHIN THE LIMITS OF THIS PLAT.



VICINITY MAP  
SCALE 1" = 750'

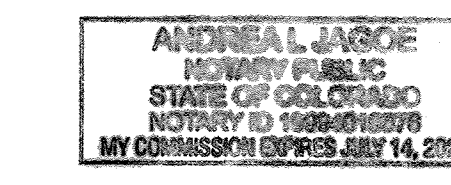
### LIENHOLDER SUBORDINATION CERTIFICATE:

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 JULY 31, 2018 AT RECEPTION NUMBER 2018046345 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SOLERA NATIONAL BANK  
BY: [Signature] NAME: Martin P. May AS: President + CEO

### NOTARY CERTIFICATE

STATE OF Colorado )  
COUNTY OF Jefferson )  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF October, 2019 BY Martin P. May AS President + CEO OF SOLERA NATIONAL BANK  
WITNESS MY HAND AND OFFICIAL SEAL.



### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL 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 2 LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF TOWN OF CASTLE ROCK, AMENDMENT NO. 33. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITY, LIGHTING, AND ELECTRIC EASEMENTS AS DESCRIBED AND SHOWN HEREON.

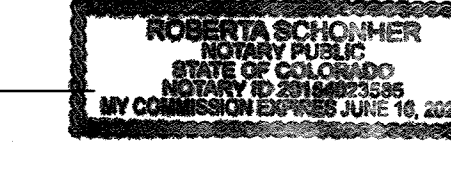
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC, UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.  
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: [Signature] MAYOR  
ATTEST: [Signature]  
TOWN CLERK  
SIGNED THIS 5th DAY OF November, 2019



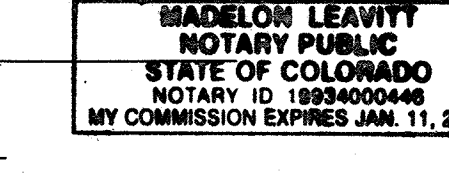
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF November, 2019  
BY Jason Gray AS MAYOR AND BY Lisa Anderson AS TOWN CLERK.  
WITNESS MY HAND AND OFFICIAL SEAL.



THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.  
CD-FESTIVAL COMMONS, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: Anthony De Simone  
AS: Manager  
SIGNED THIS 23rd DAY OF October, 2019

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF October, 2019  
BY Anthony De Simone  
AS Manager  
WITNESS MY HAND AND OFFICIAL SEAL.



### TITLE CERTIFICATE

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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 DEDICATION AND OWNERSHIP.

David W. Knapp  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 24th DAY OF October, 2019

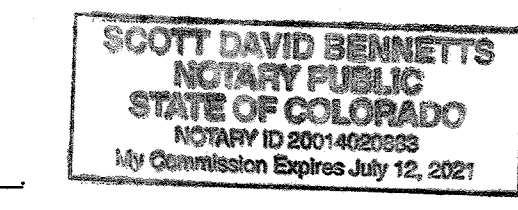
### NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF October, 2019  
BY David W. Knapp AS AUTHORIZED REPRESENTATIVE OF  
LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 12, 2021



### SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



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.

### 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, THIS 5th DAY OF November, 2019.

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### 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 ARE HEREBY ACCEPTED BY THE TOWN.

TOWN OF CASTLE ROCK

ATTEST:

[Signature]  
TOWN MANAGER  
DATE: 11/5/2019

[Signature]  
TOWN CLERK  
DATE: 11/5/2019

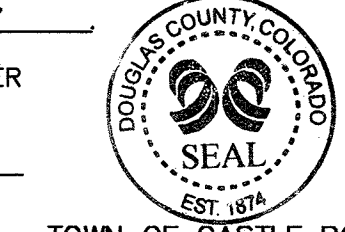


### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:46 PM. ON THE 18th DAY OF December, 2019.  
AT RECEPTION NO. 2019086957

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
DEPUTY



PROJECT NO.: PL19-0015  
TOWN OF CASTLE ROCK, AMENDMENT NO. 33 SHEET 1 OF 2

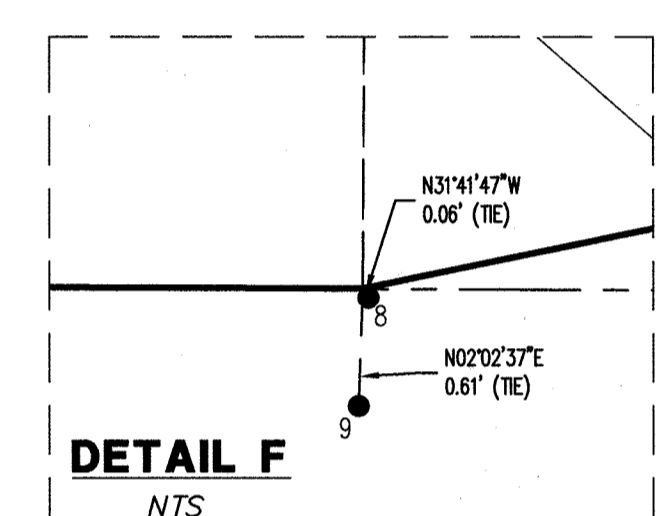
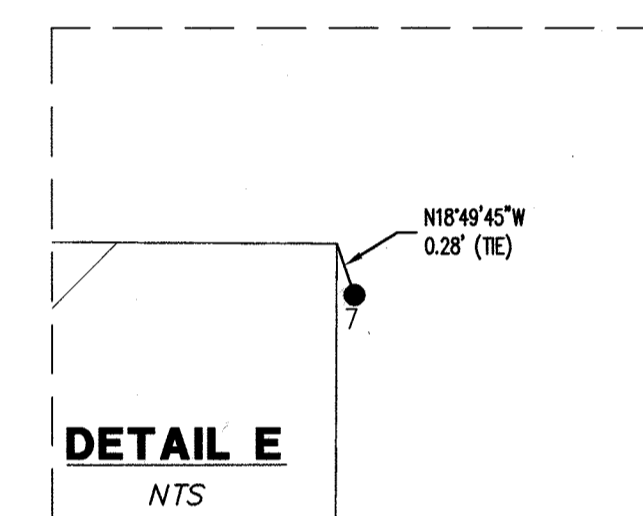
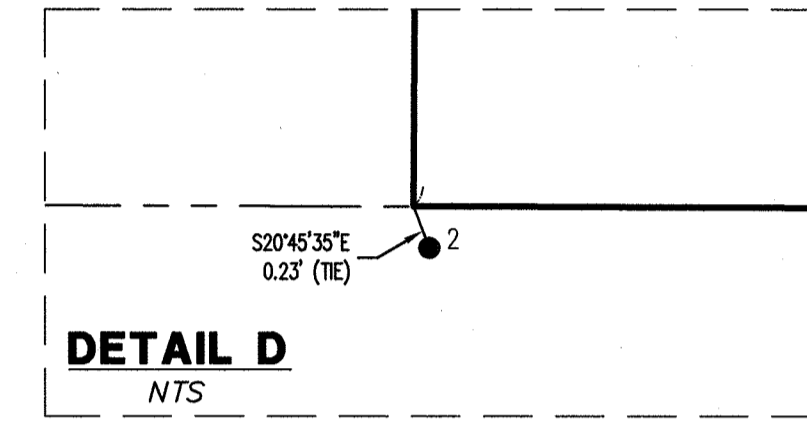
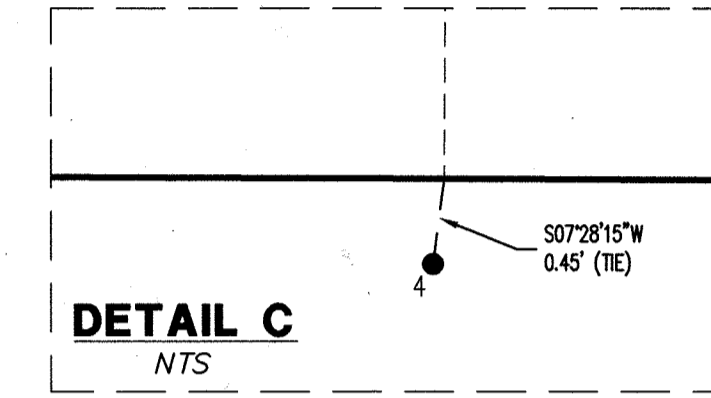
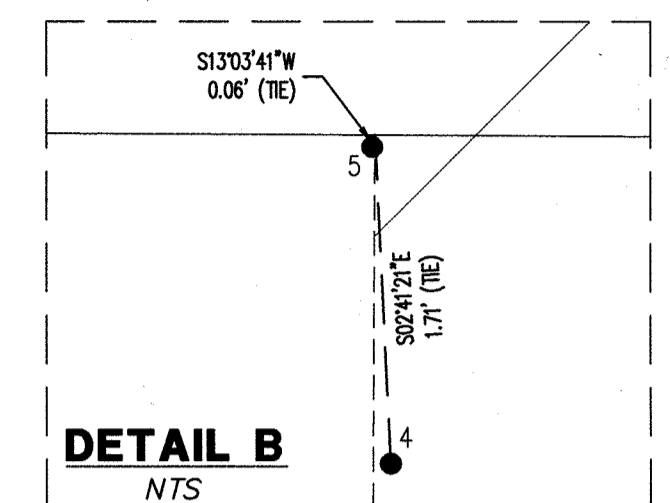
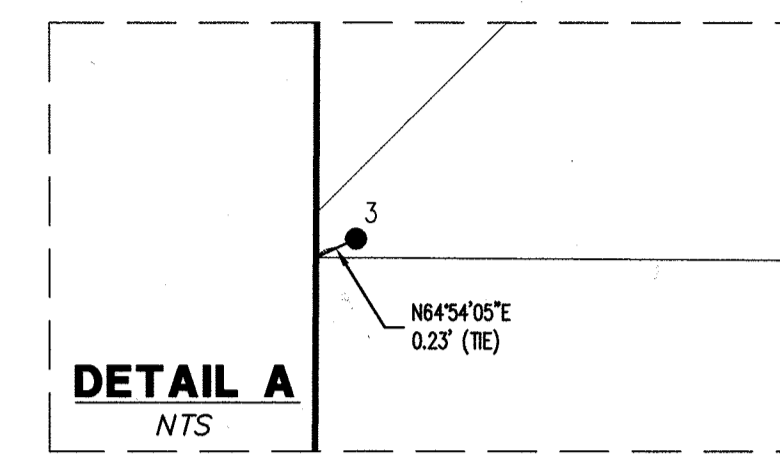
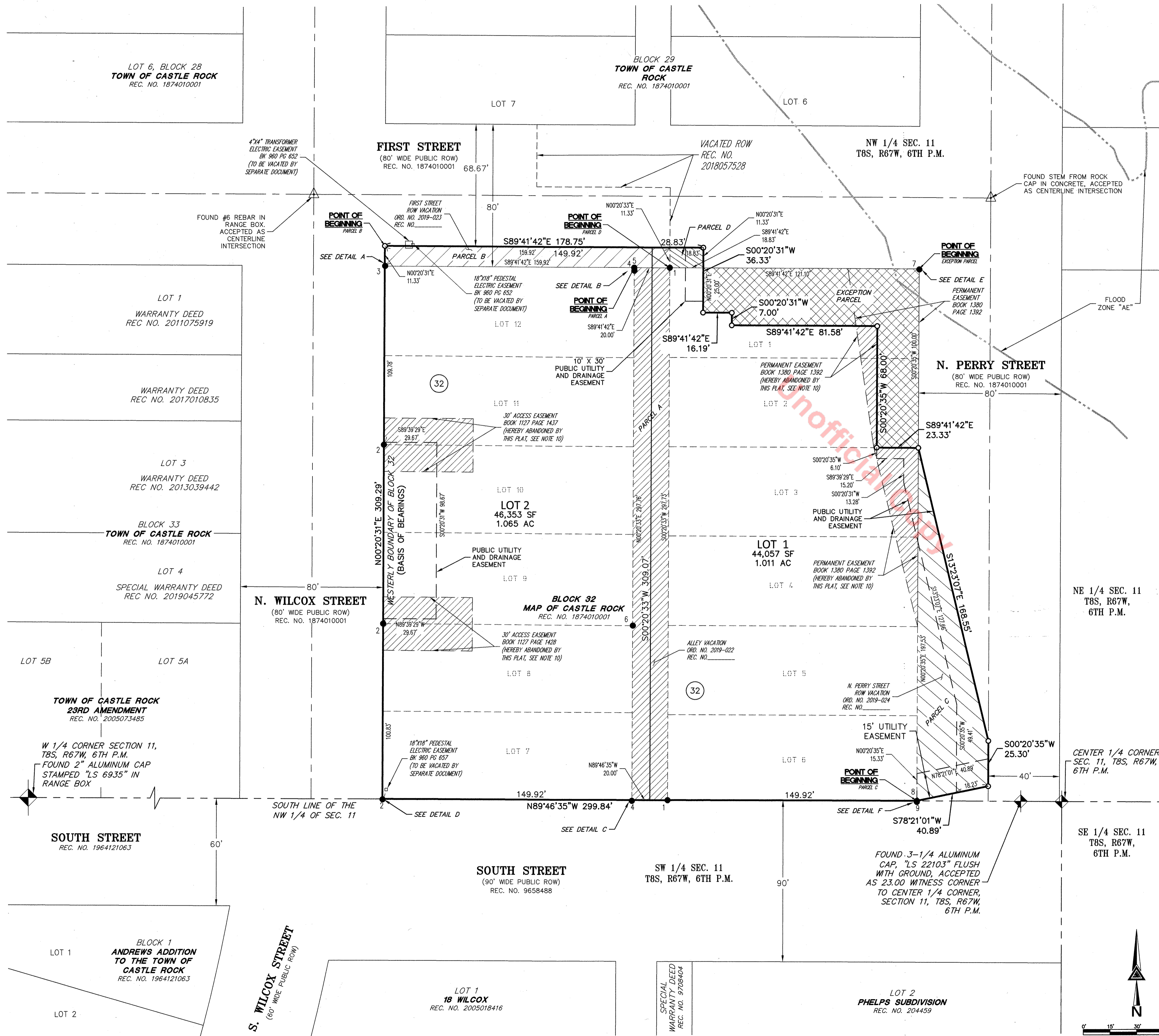


DEVELOPER  
CD-FESTIVAL COMMONS LLC

DATE OF PREPARATION:	2019-08-27
SCALE:	N/A

# TOWN OF CASTLE ROCK, AMENDMENT NO. 33

A REPLAT OF LOTS 1-12, BLOCK 32, MAP OF CASTLE ROCK, PORTIONS OF VACATED FIRST STREET, PERRY STREET AND BLOCK 32 ALLEY  
 LOCATED IN THE NORTHWEST 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  
 SHEET 2 OF 2

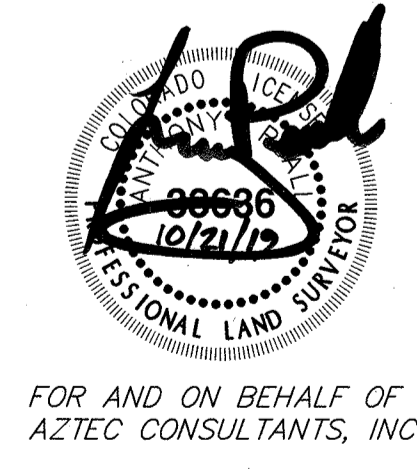


TOWN OF CASTLE ROCK, AMENDMENT NO. 33 – LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
32	1	44,057	1.011	DEVELOPMENT	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
32	2	46,353	1.065	DEVELOPMENT	CD-FESTIVAL COMMONS, LLC	CD-FESTIVAL COMMONS, LLC
TOTAL		90,410	2.076			

**LEGEND**

- ◆ FOUND SECTION CORNER AS NOTED
- △ FOUND CENTERLINE INTERSECTION MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND 1" BRASS DISK STAMPED "AZTEC PLS 36580"
- 2 FOUND NO. 5 REBAR WITHOUT CAP
- 3 FOUND NAIL WITH ILLEGIBLE 1" WASHER
- 4 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ARCHER PLS 6935"
- 5 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291"
- 6 FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPING ILLEGIBLE
- 7 FOUND 2" ALUMINUM CAP IN ROCK STAMPED "PLS 36062"
- 8 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- 9 FOUND 2" ALUMINUM CAP FLUSH STAMPED "PLS 36062"
- R.O.W. RIGHT-OF-WAY
- ▨ THOSE ACCESS EASEMENTS RECORDED IN BOOK 1127 AT PAGES 1428 AND 1437 & THAT PERMANENT EASEMENT RECORDED IN BOOK 1382 AT PAGE 1392, HEREBY ABANDONED BY THIS PLAT AND WITHIN THE LIMITS OF THIS PLAT. SEE NOTE 10 ON SHEET 1.



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

PROJECT NO.: PL19-0015  
 TOWN OF CASTLE ROCK, AMENDMENT NO. 33 SHEET 2 OF 2

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	<b>DEVELOPER</b> CD-FESTIVAL COMMONS, LLC	
	DATE OF PREPARATION: 2019-08-27	SCALE: 1" = 30'
SHEET 2 OF 2		

AzTec Proj. No.: 47418-01      Drawn By: TP