

FINAL PLAT CASTLE ROCK HEALTH CAMPUS SECOND AMENDMENT

A REPLAT OF LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
A PORTION OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH
RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EASEMENTS AND DEDICATE EASEMENTS AS SHOWN HEREON.

PROPERTY DESCRIPTION:

LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 99,284 SQUARE FEET OR 2.284 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

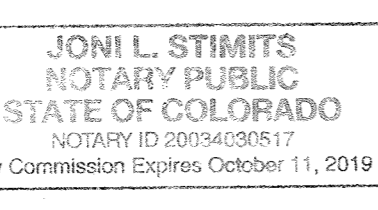
THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS, BLOCKS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE ROCK HEALTH CAMPUS SECOND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON FOR THE PURPOSE OF DRAINAGE AND FLOODPLAIN

Frederick Schumann, **FREDERICK SCHUMANN, Manager**
OWNER: C.R.H.I., LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 22nd DAY OF May, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF May, 2019 BY Frederick Schumann, manager of C.R.H.I., LLC, A Colorado Limited Liability Company
WITNESS MY HAND AND OFFICIAL SEAL.

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



FINAL PLAT NOTES:

- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY ASSUMED TO BEAR N89°04'13"E BETWEEN MONUMENTS SHOWN AND DESCRIBED HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE FLOODPLAIN EASEMENT DEDICATED TO THE TOWN OF CASTLE ROCK WITH THIS PLAT, IS FOR THE PURPOSE OF RESTRICTING ENCROACHMENTS WITHIN THE FLOODPLAIN.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT _____ AND THE PLAT FOR THE _____, AS DEPICTED HERON.
- 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.
- 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 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.



CASTLE ROCK HEALTH CAMPUS FIRST AMENDMENT
LAND USE SUMMARY TABLE

LOT	SQ. FT.	OWNERSHIP	PURPOSE	USAGE TYP
LOT 1	99,481	CRHI LLC	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT

SURVEYOR'S CERTIFICATE:

I, ROBERT J. RUBINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT AMENDMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

Robert Rubino
ROBERT J. RUBINO
PLS 14142



5/20/19
DATE

TITLE CERTIFICATE:

I, Brenda Decker, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Co., 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 LEINHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND LEINHOLDER SUBORDINATION CERTIFICATE.

Brenda Decker
AUTHORIZED REPRESENTATIVE

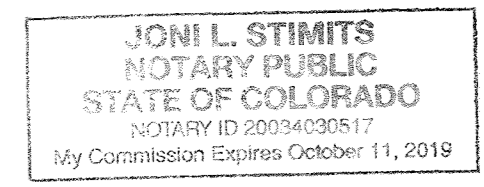
SIGNED THE 22nd DAY OF May, 2019.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May, 2019 BY Brenda Decker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Company

WITNESS MY HAND AND OFFICIAL SEAL.

Joni L. Stimits
NOTARY PUBLIC



MY COMMISSION EXPIRES 10-11-2019

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 23 DAY OF MAY, 2018.

Bob
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 PLAT AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

John Galt
TOWN MANAGER

ATTEST:
Lisa Anderson
TOWN CLERK

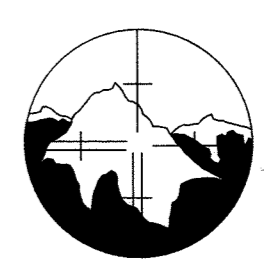
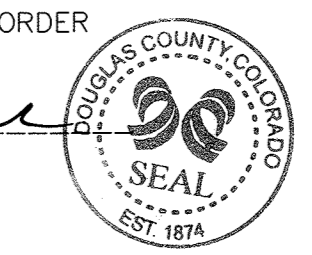


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY ON THE 6th DAY OF JUNE, 2019 AT 11:25 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 2019032072

DOUGLAS COUNTY CLERK AND RECORDER

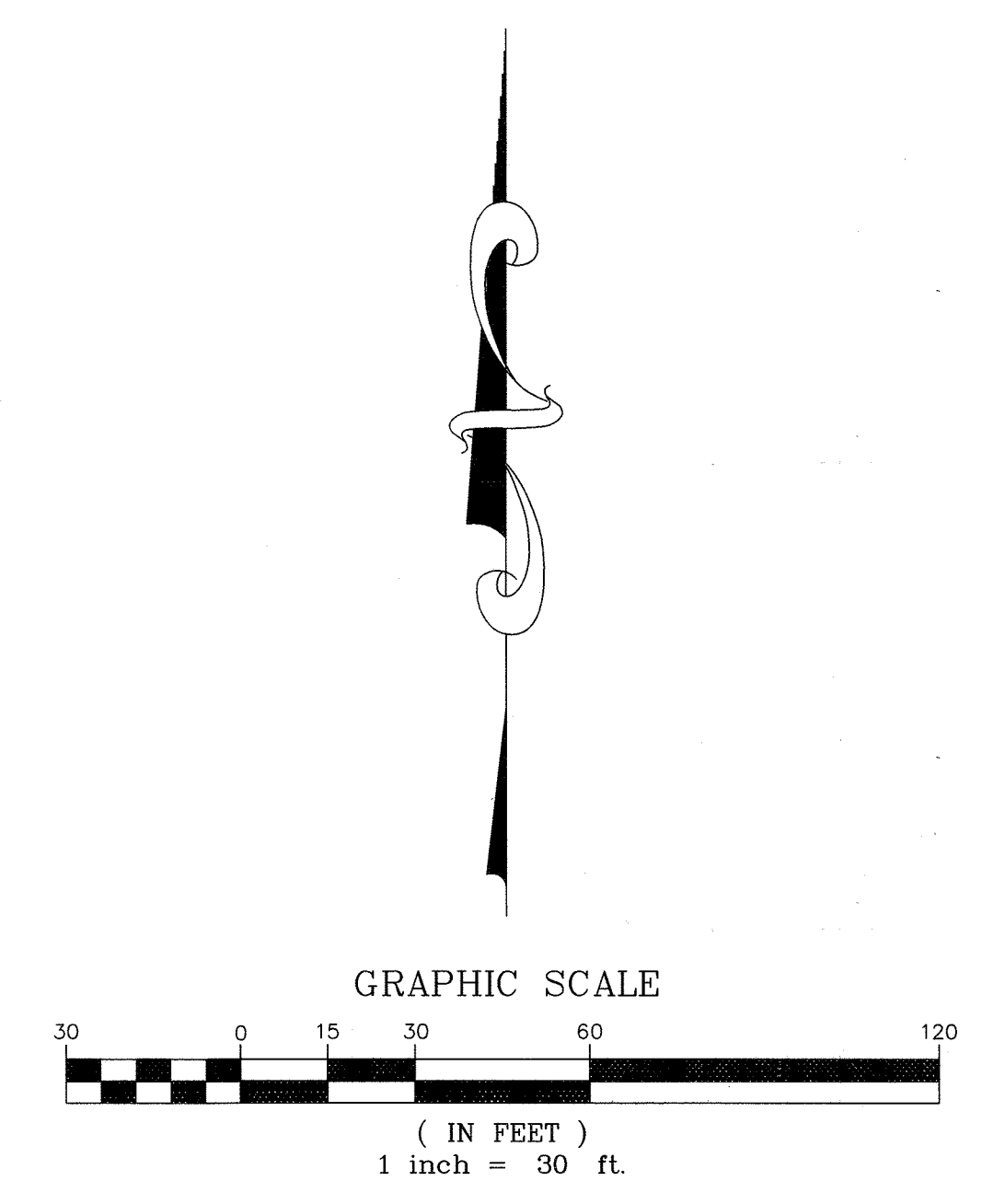
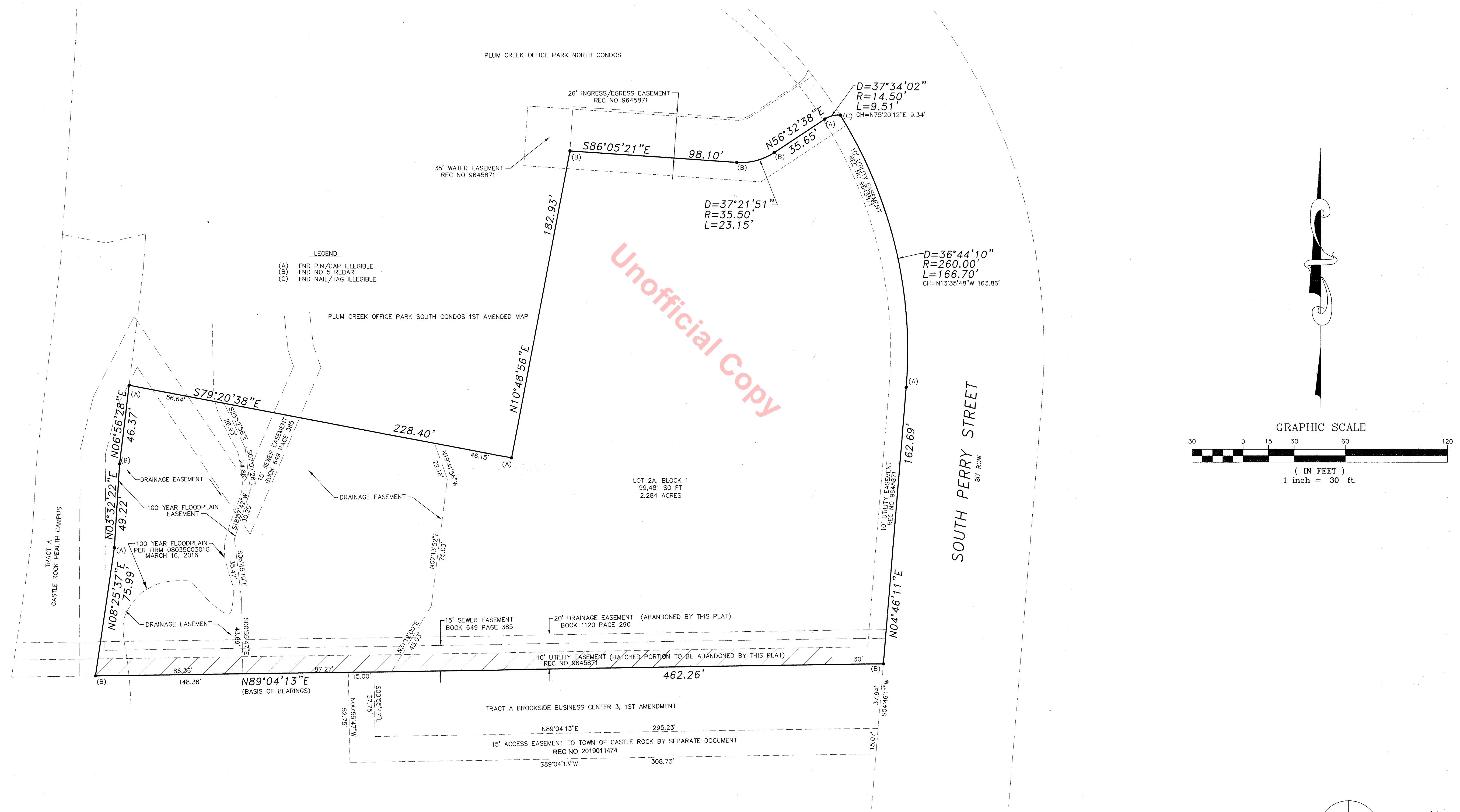
By: *Trelayne Lou*
DEPUTY



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515

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CASTLE ROCK HEALTH CAMPUS SECOND AMENDMENT
 A REPLAT OF LOT 2, BLOCK 1, CASTLE ROCK HEALTH CAMPUS
 A PORTION OF THE NW 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH
 RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK
 COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



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