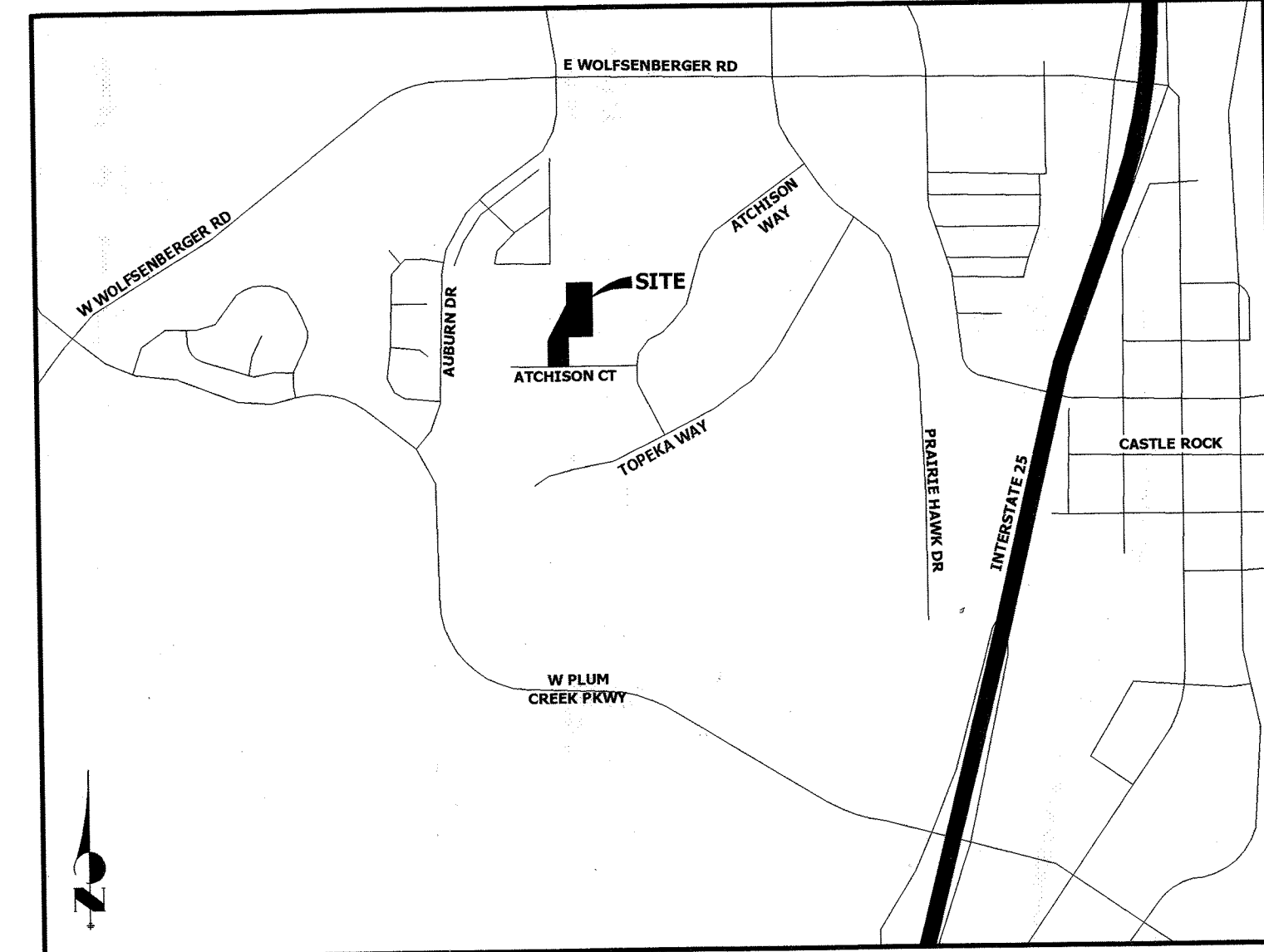


CITADEL STATION FILING NO. 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
 1"=1000'

SHEET INDEX

1.	COVER PAGE
2.	AS REPLATTED
3.	AS PLATTED

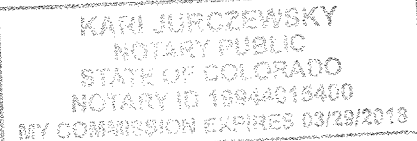
OWNERSHIP CERTIFICATION:

DR&M, LLC A COLORADO LIMITED LIABILITY COMPANY
 BY: DANA VERDOORN, [Signature]
 MANAGER

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October, 2016
 BY DANA VERDOORN AS MANAGER OF DR&M, LLC A COLORADO LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 3/29/18

NOTARY PUBLIC [Signature]



GENERAL NOTES:

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 22561" AT THE WEST AND A 1" ALUMINUM CAP STAMPED "LS 6935" AT THE EAST ASSUMED TO BEAR N89°58'07"W A DISTANCE OF 1312.27'.
- 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 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS 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 AND SIGHT DISTANCE EASEMENTS.
- SLOPE EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 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 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.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC OR THE SURVEYOR OF RECORD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE EASEMENT CREATED BY THE EASEMENT AGREEMENT RECORDED JUNE 17, 2011 AT RECEPTION NO. 2011036910, DEPICTED HEREIN.
- PRIVATE STREETS WILL BE MAINTAINED BY THE OWNER.

FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08035C0188G, DATED MARCH 16, 2016, THE PROJECT SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGES 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 28, 2016 AT RECEPTION NO. 2016049862, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

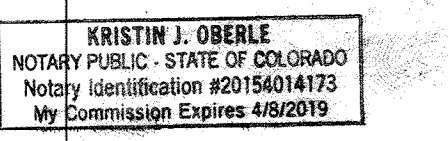
CASTLE ROCK BANK by Thomas Waymire V.P.
 CASTLE ROCK BANK
 SIGNED THIS 31st DAY OF October, 2016

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October, 2016
 BY THOMAS D. WAYMIRE AS VICE PRESIDENT OF CASTLE ROCK BANK

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 4/8/2019

PURPOSE STATEMENT:

TO SUBDIVIDE PARCEL INTO ONE LOT AND ONE TRACT AND TO DEDICATE AND VACATE EASEMENTS.

LEGAL DESCRIPTION:

LOT 1, CITADEL STATION FILING NO. 6, 8TH AMENDMENT, ACCORDING TO PLAT RECORDED AUGUST 17, 2005 AT RECEPTION NO. 2005077254, SAID PARCEL CONTAINS 1.82 ACRES (79,479 SF), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CITADEL STATION FILING NO. 6, AMENDMENT NO. 9.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

SITE SUMMARY TABLE

	COUNT	AREAS
RIGHT-OF-WAY	-	-
BUILDING LOTS	1 LOT	0.9574 ACRES
DRAINAGE	1 TRACT	0.8672 ACRES
TOTAL		1.8246 ACRES

TRACT USE TABLE

TRACT	SQUARE FEET/ACRES	USAGE	OWNERSHIP	MAINTENANCE
TRACT A	37,775 SF / 0.8672 AC	DRAINAGE & DRAINAGE EASEMENT	DR&M, LLC	DR&M, LLC
TOTAL	37,775 SF / 0.8672 AC			

CONTACTS

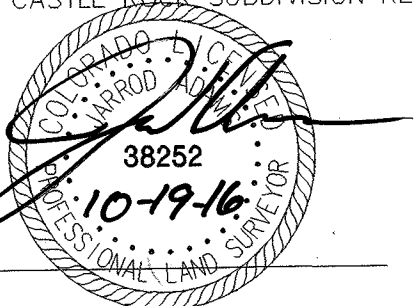
DEVELOPER
 DR&M, LLC
 1141 ATCHISON COURT
 CASTLE ROCK, CO 80109
 CONTACT: DANA VERDOORN

ENGINEER/PLAN PREPARER
 JR ENGINEERING
 7200 S. ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 CONTACT: KURTIS WILLIAMS

LAND SURVEYOR
 JR ENGINEERING
 7200 S. ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 CONTACT: JARROD ADAMS

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 22, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID AMENDED PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



JARROD ADAMS
 COLORADO P.L.S. NO. 38252
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

TITLE CERTIFICATION:

I, Brenda Becker, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title 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, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 31st DAY OF October, 2016.

AUTHORIZED REPRESENTATIVE

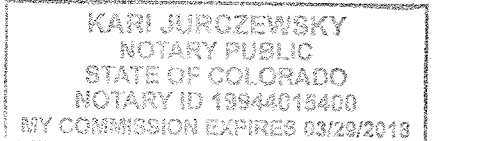
[Signature]

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October, 2016 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 3/29/18

[Signature]
 NOTARY PUBLIC



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.

[Signature]
 TOWN MANAGER

ATTEST:

[Signature]
 TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 5th DAY OF December, 2016.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

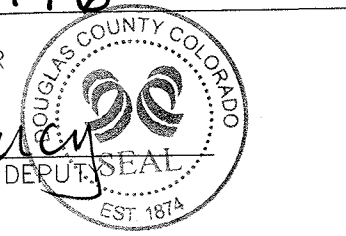
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:29 P.M. ON THE 3rd DAY OF Jan., 2017

AT RECEPTION NO. 2017000176

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
 DEPUTY CLERK AND RECORDER



CITADEL STATION FILING NO. 6,
 AMENDMENT NO. 9
 COVER SHEET
 JOB NO. 15862.00
 AUGUST 30, 2016
 SHEET 1 OF 3

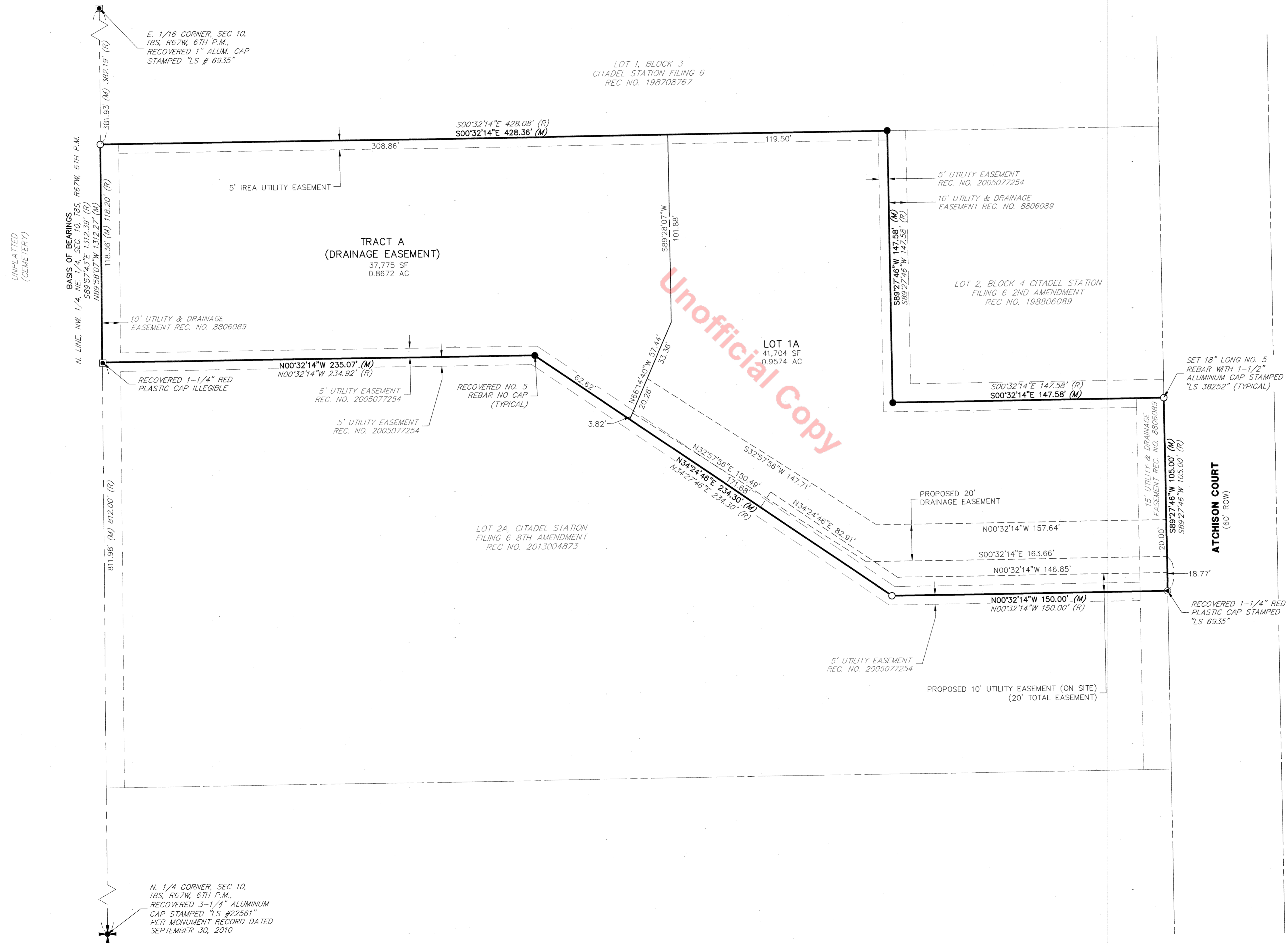


Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT NO. PL16-0020

CITADEL STATION FILING NO. 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
AS REPLATTED



Unofficial Copy

LEGEND
(M) AS MEASURED BEARING AND DISTANCE
(R) AS RECORDED BEARING AND DISTANCE



30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

CITADEL STATION FILING NO. 6,
AMENDMENT NO. 9
AS REPLATTED
JOB NO. 15862.00
AUGUST 30, 2016
SHEET 2 OF 3

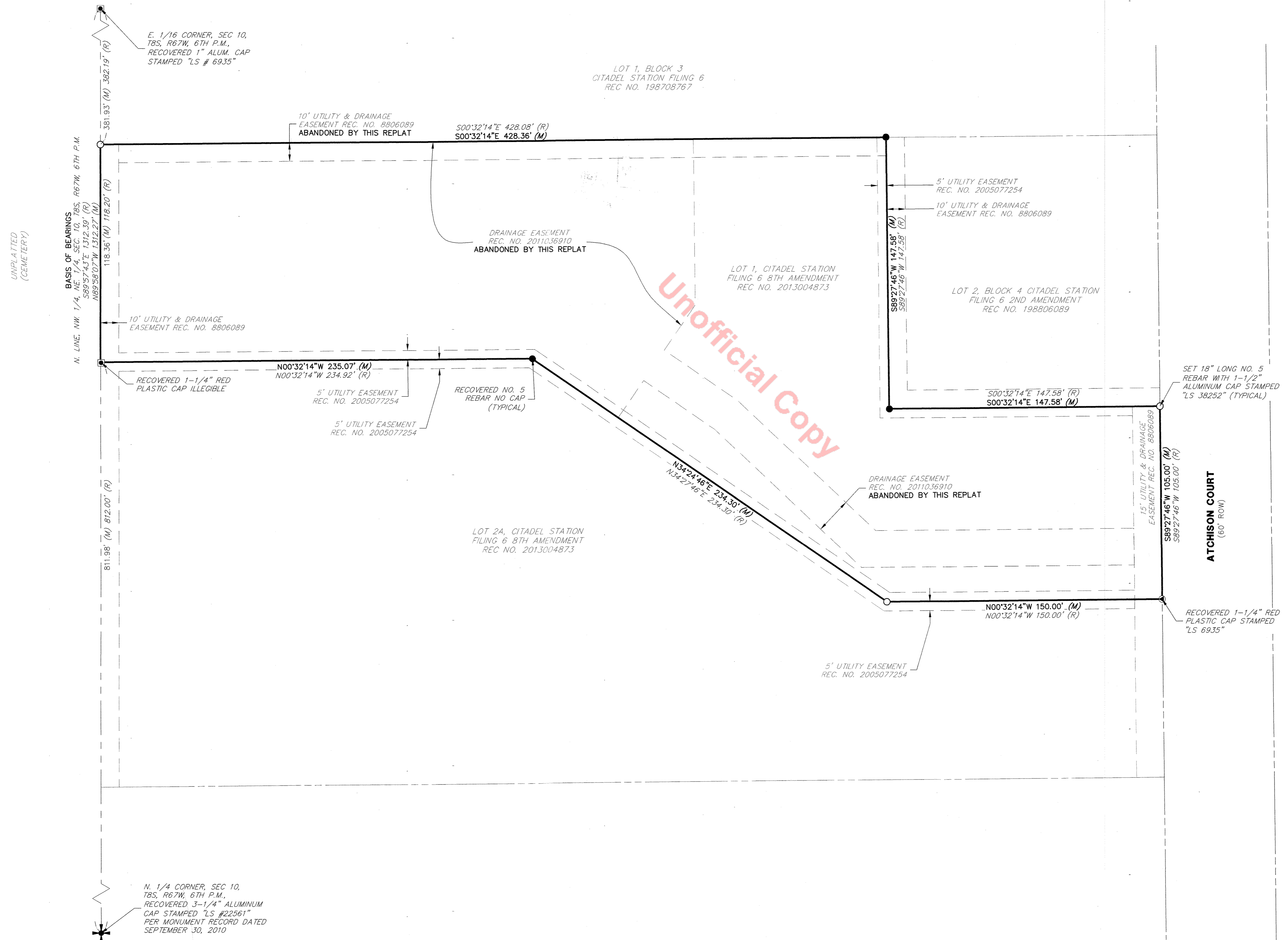


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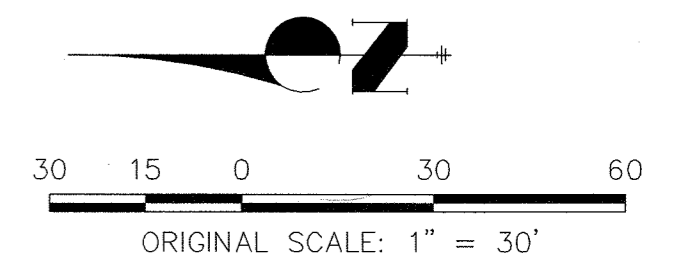
PROJECT NO. PL16-0020

CITADEL STATION FILING NO. 6, AMENDMENT NO. 9

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
AS PLATTED



LEGEND
(M) AS MEASURED BEARING AND DISTANCE
(R) AS RECORDED BEARING AND DISTANCE



CITADEL STATION FILING NO. 6,
AMENDMENT NO. 9
AS PLATTED
JOB NO. 15862.00
AUGUST 30, 2016
SHEET 3 OF 3



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PROJECT NO. PL16-0020