

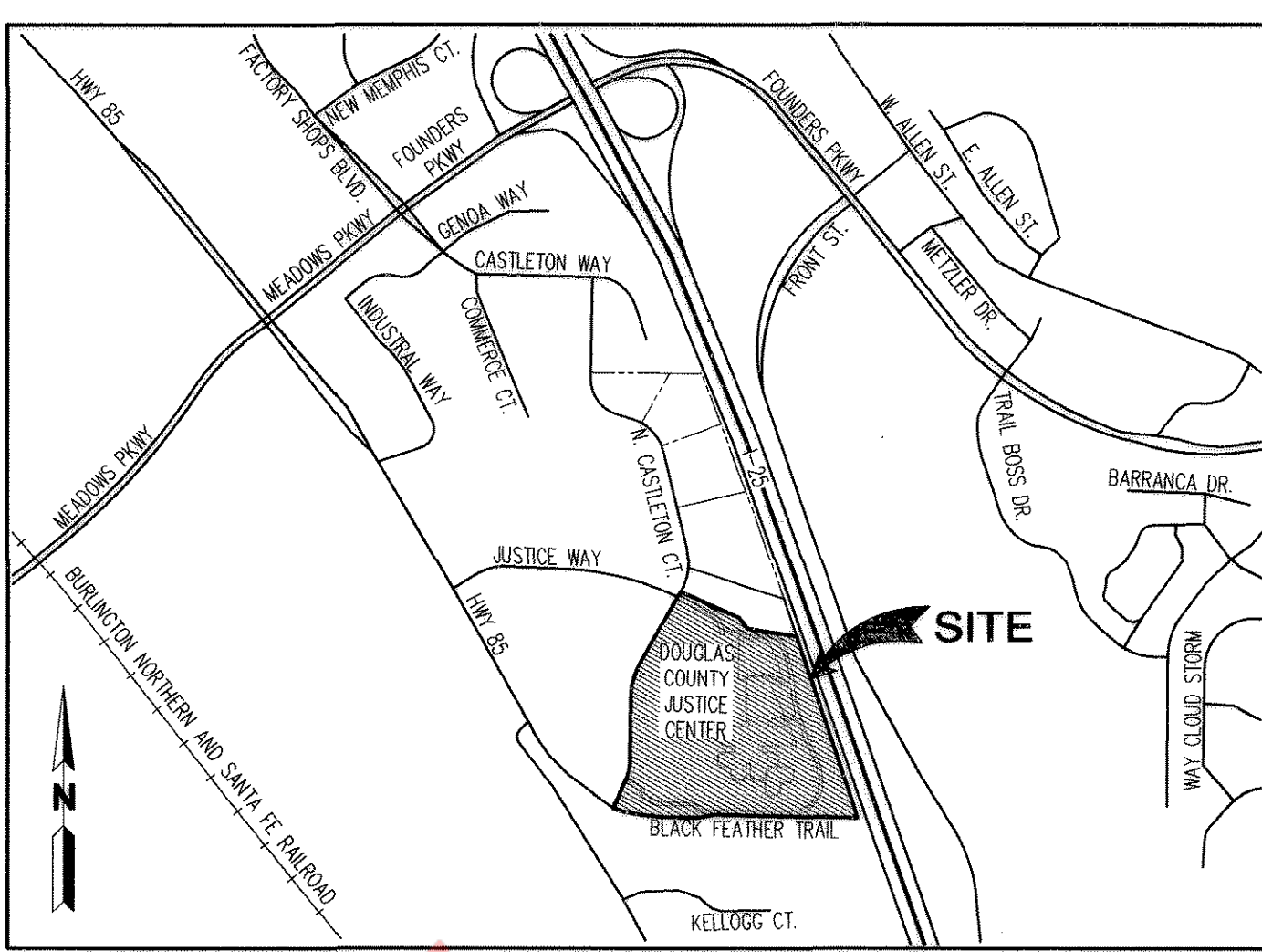
CAD INFORMATION
Paper Space
Plot view: PLOT
Dwg. Name: Cover.DWG
Other View:
Model Space
Plan view(s): PLAN
Profile View(s):
Plot Date: 11/28/05 Bernal
Tab Name: FP-1
X References:
Project Manager: S.E.P.
Designed By: S.E.P.
Drawn By: Hammock
Job Number: 17482.C01
Sheet Number: 1

FINAL PLAT

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 2, AMENDMENT NO. 1

A REPLAT OF LOT 1, BLOCK 3, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 2, LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2



PROPERTY DESCRIPTION:

ALL OF LOT 1, BLOCK 3 OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 2 (RECEPTION NO. 9653568) LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING 29.195 ACRES.

GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08035C0188F FOR THE TOWN OF CASTLE ROCK, COLORADO REVISED SEPTEMBER 30, 2005.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION AS SHOWN HEREON.
4. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS PORTIONS OF THE WATERLINE EASEMENT CREATED BY THE FINAL PLAT FOR DOUGLAS COUNTY JUSTICE CENTER FILING NO.2 (RECP. NO. 9653568) DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE PORTIONS OF THE EASEMENT.
5. THE PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED INSTRUMENTS THAT CAN NOT BE PLOTTED:
 - A. UTILITY EASEMENT ACROSS THE NW 1/4 OF SECTION 35 GRANTED TO COLORADO TELEPHONE CO., RECORDED IN BOOK 38 AT PAGE 361 APRIL03, 1909.
 - B. EXCEPT FOR PASSAGEWAYS DESCRIBED IN BOOK 157 AT PAGE 114 AND BOOK 103 AT PAGE 109 WHICH DO NOT FALL ON THIS PROPERTY, ALL ACCESS TO HIGHWAYS IS RESTRICTED.

INDEX:

- SHEET 1 FINAL PLAT COVER SHEET
- SHEET 2 FINAL PLAT

BASIS OF BEARINGS:

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 13258" AND AT THE WEST QUARTER CORNER BY A 3-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 12246", AND BEARING N00°41'27"E.

BENCHMARK:

BENCHMARK IS BASED ON THE NGS BENCHMARK #J23, BEING A 3-1/2" BRASS DISK STAMPED "J 23 1929" LOCATED 59 FEET EAST OF THE CENTER OF THE ROAD CROSSING, 46.7 FEET NORTHEAST OF THE NORTHEAST RAIL, 15 FEET SOUTHEAST OF THE CENTERLINE OF A PRIVATE ROAD, 2 FEET SOUTHWEST OF A FENCE, 2 FEET NORTHWEST OF A WITNESS POST SET ON TOP OF A CONCRETE POST WHICH PROJECTS 0.5 FEET ABOVE THE GROUND.

EL=6118.68' (NAVD 88 DATUM)

PURPOSE STATEMENT:

THE SOLE PURPOSE OF THIS PLAT AMENDMENT IS TO ABANDON AND DEDICATE EASEMENTS.

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 EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 2, AMENDMENT NO.1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP 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, 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.

EXECUTED THIS 26 DAY OF January, 2010.
OWNER: THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF January, 2010, BY STEVEN A. BOARD
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: APRIL 17, 2010



SURVEYOR'S STATEMENT

I, WAYNE WRAY HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 3, 2009, 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 PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

WAYNE WRAY HARRIS, PE, PLAS 1450088
DATE 12-15-2009

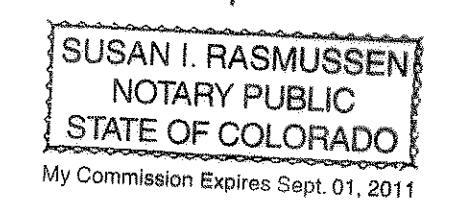
TITLE CERTIFICATE

I, Laryce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty, 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 DEDICATION.

SIGNED THIS 15 DAY OF December, 2009.
Laryce L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE/
Land Title Guaranty Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF December, 2009 BY Laryce L. Nitsch, Title Officer
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 09-01-2011

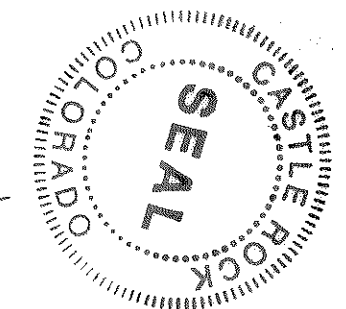
Susan I. Rasmussen
NOTARY PUBLIC



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT AMENDMENT 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
Mal Steen
TOWN MANAGER
ATTEST: Sally A. Nu
TOWN CLERK



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 THE 0 DAY OF February, 2010.
Christine Davis Deady
DIRECTOR OF DEVELOPMENT SERVICES

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 AT 1:24 P.M. ON THE 26 DAY OF FEBRUARY, 2010, AT RECEPTION NO. 2010012187

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis Deady
DEPUTY



REV. DECEMBER 9, 2009
REV: DECEMBER 1, 2009
NOVEMBER 9, 2009

