

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS

# 2006037939  
05/05/2006 09:11 AM



2006037939 3 PGS

# PLAT IDENTIFICATION SHEET

**Douglas County Leasing Trust 2005**

\_\_\_\_\_  
**Grantor (owner)**

\_\_\_\_\_  
(Grantor (owner))

**Douglas County Justice Center 4, 3<sup>rd</sup> Amendment Final Plat**

\_\_\_\_\_  
**Grantee (name of plat or condo)**

\_\_\_\_\_  
(Grantee (name of plat or condo))

**Subdivision Info: Douglas County Justice Center Filing: 4**

Lot \_\_\_\_\_ Block \_\_\_\_\_

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

26, 35

7

67

\_\_\_\_\_  
**Section**

\_\_\_\_\_  
**Township**

\_\_\_\_\_  
**Range**

**Cross Reference numbers: (reception #s or book and page)**

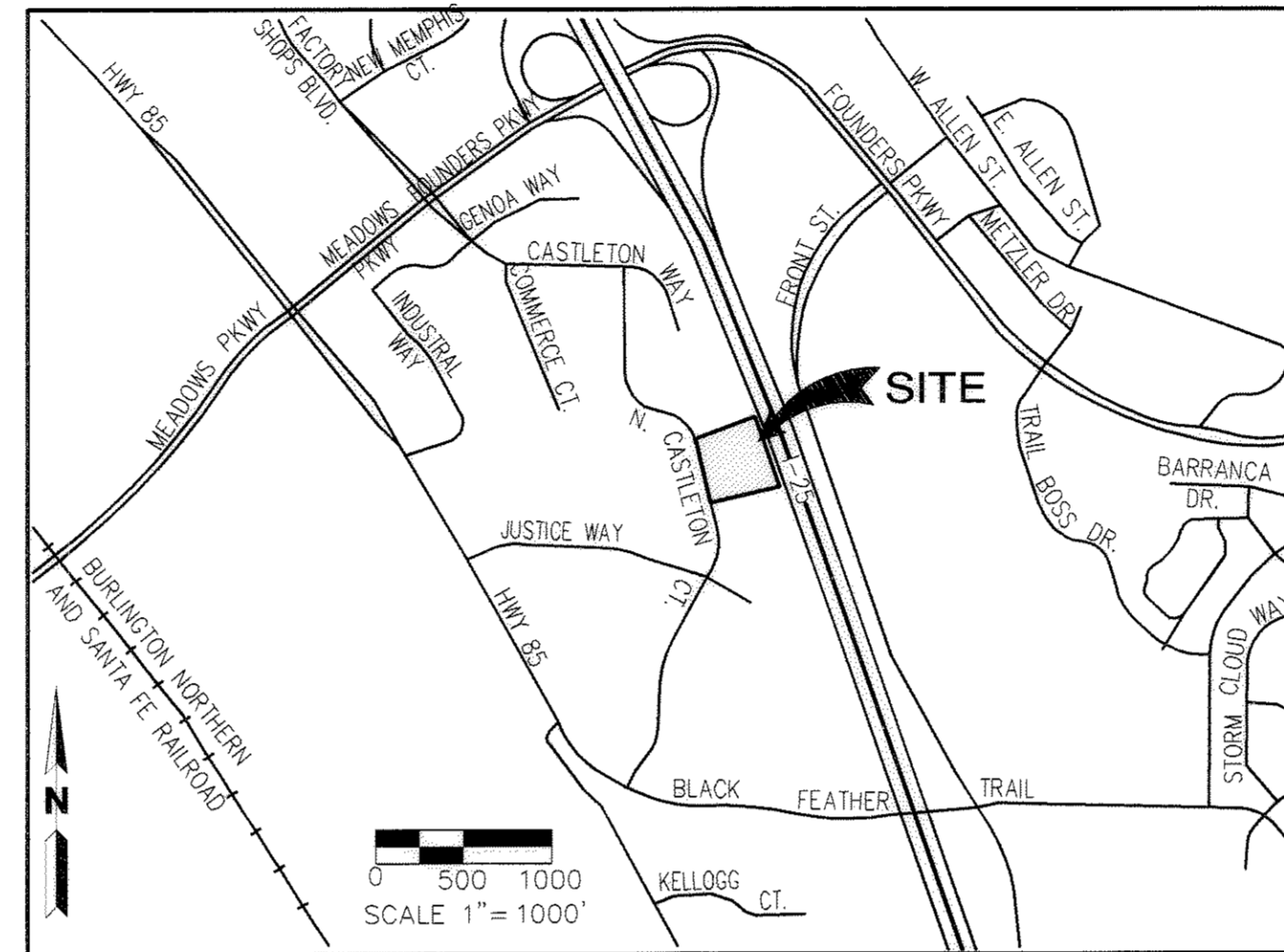
9339604

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# FINAL PLAT DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, 3RD AMENDMENT

A REPLAT OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, AMENDMENT NO. 2,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND 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



VICINITY MAP

**DEVELOPER**

DOUGLAS COUNTY  
DEPARTMENT OF PUBLIC WORKS  
OPERATIONS DIVISION  
3030 NORTH INDUSTRIAL WAY  
CASTLE ROCK, COLORADO 80104  
(303)660-7480  
FAX (303)814-3319  
ATTN: DENNY GIBSON  
OPERATIONS MANAGER

**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 HEREON, HAVE LAID OUT EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY AND DRAINAGE 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 5<sup>th</sup> DAY OF April, 2006

**OWNER**

OWNER(S): Kenneth B. Buckius  
DOUGLAS COUNTY LEASING TRUST 2005

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF April, 2006

BY Kenneth B. Buckius AND [Signature]

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: Oct. 6, 2008

Kathleen A. Gantz  
NOTARY PUBLIC My Commission Expires  
October 6, 2008

**SURVEYOR'S STATEMENT**

I, WAYNE WRAY HARRIS PE, PLS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 2005, 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 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.

Wayne Wray Harris  
WAYNE WRAY HARRIS REGISTERED LAND SURVEYOR #18548 DATE 4-4-06

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:11 AM ON THE 5<sup>th</sup> DAY OF MAY, 2006 RECEPTION NO. 2006037939

DOUGLAS COUNTY CLERK AND RECORDER

BY: Charlene Davis  
DEPUTY

**PROPERTY DESCRIPTION:**

ALL OF LOT 4A OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, 2ND AMENDMENT (RECEPTION NO. 2005077037) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND 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.

**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 080060 0186C FOR THE TOWN OF CASTLE ROCK, COLORADO REVISED JUNE 23, 2003.
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. THERE ARE NO COVENANTS PERTINENT TO THIS PARCEL.
5. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
7. THE PREVIOUSLY RECORDED INGRESS/EASEMENT SHOWN HEREON WAS DEDICATED FOR THE USE OF THE OWNERS OF LOT 4A, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, 2ND AMENDMENT AND LOT 6, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4.

**BASIS OF BEARINGS:**

FOR PURPOSES OF THIS DESCRIPTION ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER BY A 2 -1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 17666" AND AT THE WEST QUARTER CORNER BY A 3 -1/4" ALUMINUM CAPPED MONUMENT STAMPED "LS 14166", AND BEARING N00°24'41"E.

**BENCHMARK:**

THE PROJECT BENCHMARK IS USGS BENCHMARK D355, A BRASS DISK SET IN CONCRETE SOUTHEAST OF THE SEWER TREATMENT PLANT LYING ON THE WEST SIDE OF THE RAILROAD TRACKS IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. ELEVATION IS 6014.83 FEET NAVD 1988 DATUM. (ADJUSTED BY NGS AUGUST 2004) AND 6011.64 FEET NGVD 1929 DATUM. NGVD 1929 DATUM WAS UTILIZED FOR THIS PROJECT (DOUGLAS COUNTY HEALTH AND HUMAN SERVICES). TO GET TO THE NAVD 88 DATUM, ADD 3.19 FEET TO ALL ELEVATIONS.

**TO BE REVISED TO NAVD 88 ON AS-BUILT PLANS.**

**WATER RIGHTS DEDICATION AGREEMENT**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DOUGLAS COUNTY JUSTICE CENTER DEVELOPMENT AGREEMENT RECORDED AUGUST 27, 1993 IN BK 1144, PG 2608 UNDER RECEPTION NO. 9339604.

**PURPOSE STATEMENT:**

THE SOLE PURPOSE OF THIS PLAT AMENDMENT IS TO CREATE AND DEDICATE EASEMENTS NOT INCLUDED IN THE SECOND AMENDMENT.

**INDEX:**

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

**TITLE CERTIFICATE**

I, Laryce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 7<sup>th</sup> DAY OF April, 2006

Laryce L. Nitsch  
AUTHORIZED REPRESENTATIVE  
Land Title Guarantee Company  
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7<sup>th</sup> DAY OF April, 2006, BY Laryce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: April 26, 2007

Jackie L. Zion  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Apr. 26, 2007

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

[Signature]  
TOWN CLERK  
Mark Stens  
TOWN MANAGER

**STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 7 DAY OF

April, 2006  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

APRIL 4, 2006  
JANUARY 10, 2006  
NOVEMBER 28, 2005  
SEPTEMBER 12, 2005

**MARTIN / MARTIN**  
CONSULTING ENGINEERS  
13499 WEST COLFAX AVE.  
P.O. BOX 151900  
LAKEWOOD, CO 80215  
303-431-6100  
FAX 303-431-4028

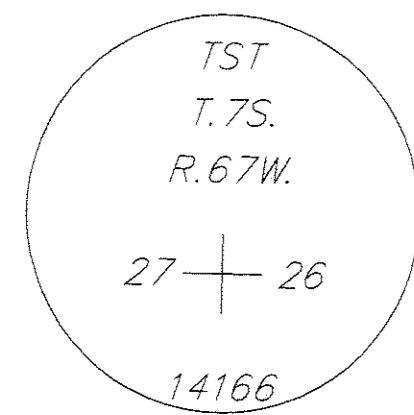
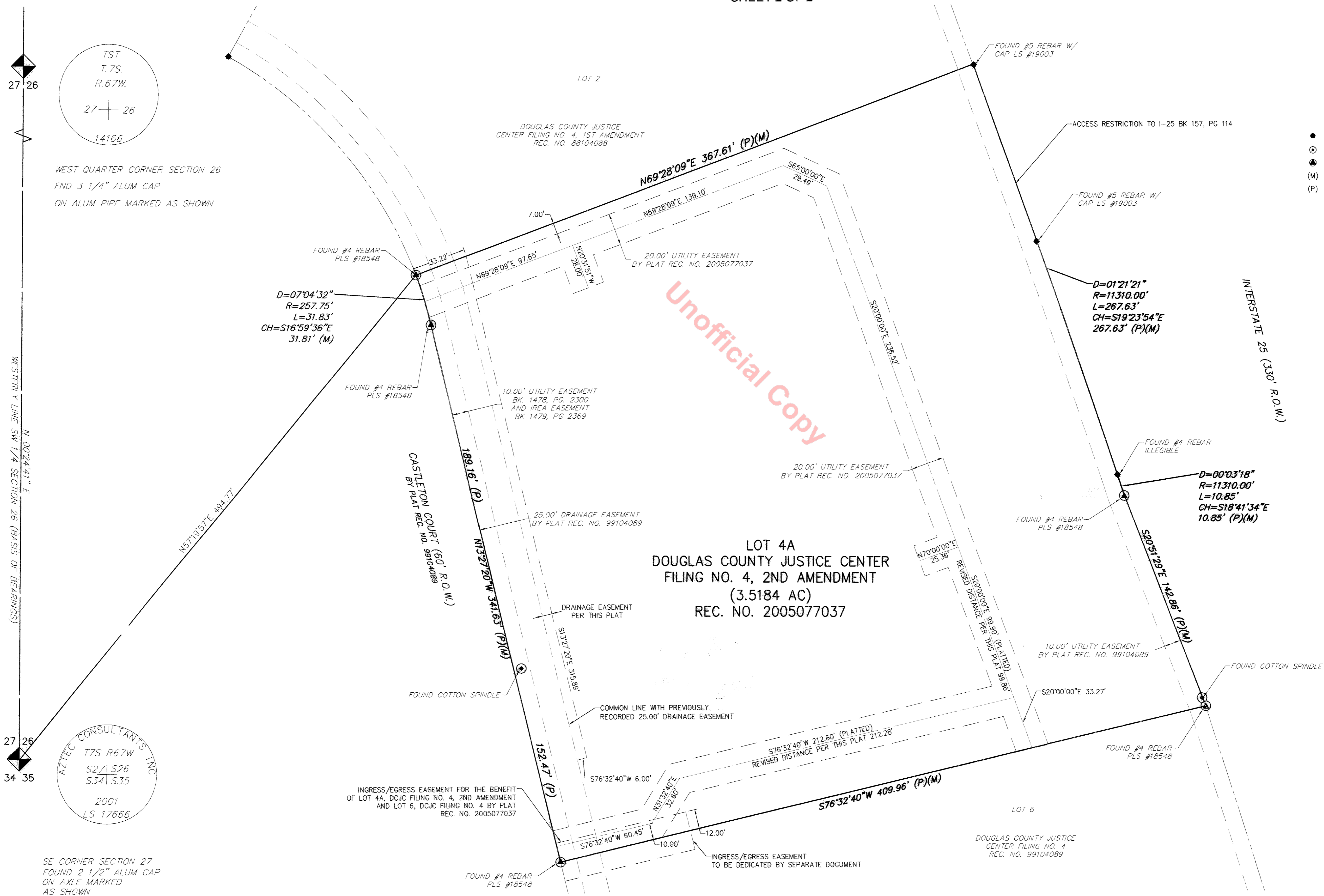
# FINAL PLAT

## DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, 3RD AMENDMENT

A REPLAT OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, AMENDMENT NO. 2,  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND 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 2 OF 2

Job Number: Sheet Number: 17482.C-01 1  
 Location: G:\Projects\DCJustice\Plot1  
 Project Manager: S.E.P.  
 Designed By: S.E.P.  
 Drawn By: Hammock  
 Plot Date: 01/17/10  
 Tab Name: PP-2  
 Model Space  
 Plan view(s): PLAT1  
 Other View: PLAT1\_2\_4th\_amend.DWG  
 Dwg. Name: PLAT\_2\_4th\_amend.DWG  
 Plot view(s): PLAT1

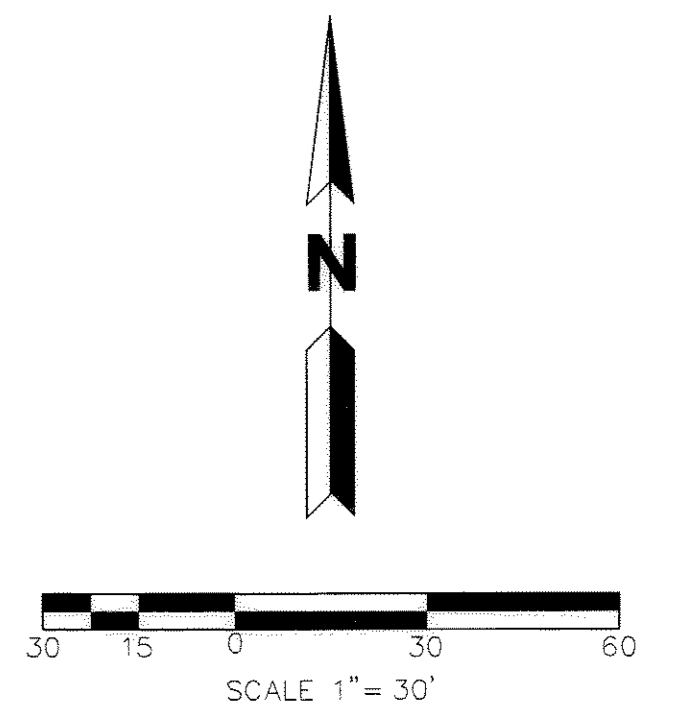


WEST QUARTER CORNER SECTION 26  
 FND 3 1/4" ALUM CAP  
 ON ALUM PIPE MARKED AS SHOWN



SE CORNER SECTION 27  
 FOUND 2 1/2" ALUM CAP  
 ON AXLE MARKED  
 AS SHOWN

- LEGEND**
- FOUND #4 REBAR PLS #19003
  - FOUND COTTON SPINDLE
  - ⊙ SET #4 REBAR PLS #18548
  - (M) MEASURED
  - (P) PLATTED



APRIL 4, 2006  
 JANUARY 10, 2006  
 NOVEMBER 28, 2005  
 SEPTEMBER 12, 2005

**MARTIN / MARTIN**  
 CONSULTING ENGINEERS  
 12400 WEST GULFSTREAM AVE.  
 P.O. BOX 131300  
 LAKEWOOD, CO 80215  
 303.431.6100  
 FAX 303.431.4028