

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1951 AT PAGE 1630, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR S88°54'13"W A DISTANCE OF 2623.58 FEET, MONUMENTED BY A 3-1/4" ALUMINUM CAP LS 25629 AT THE SOUTHWEST CORNER AND A 2-1/2" ALUMINUM CAP LS 25629 AT THE SOUTH ONE-QUARTER CORNER.

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3;

THENCE N56°38'18"W A DISTANCE OF 820.00 FEET, TO THE POINT OF BEGINNING;

THENCE N36°52'41"W A DISTANCE OF 311.76 FEET;

THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N40°06'37"W, HAVING A RADIUS OF 2,055.00 FEET, A CENTRAL ANGLE OF 00°01'18" AND AN ARC LENGTH OF 0.78 FEET, TO A POINT OF TANGENT;

THENCE N49°52'05"E A DISTANCE OF 501.56 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 08°24'17" AND AN ARC LENGTH OF 138.82 FEET, TO A POINT OF NON-TANGENT;

THENCE S36°52'41"E A DISTANCE OF 337.98 FEET;

THENCE S53°07'19"W A DISTANCE OF 640.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 210,703 SQUARE FEET OR 4.8371 ACRES.

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 EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY, DRAINAGE AND ACCESS 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 18TH DAY OF June, 2010.

OWNER CERTIFICATION

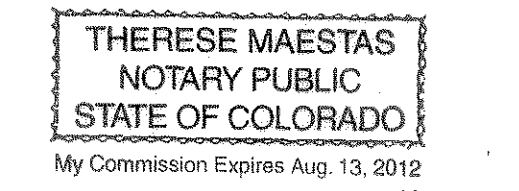
OWNER: Richard W. Lichtenheld
EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK
A COLORADO NON-PROFIT CORPORATION

STATE OF COLORADO }
 } ss.
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY
OF June, 2010 BY Richard W. Lichtenheld
AS President

MY COMMISSION EXPIRES 8-13-2012, WITNESS MY HAND AND OFFICIAL SEAL.

Therese Maestas
SIGNATURE
Therese Maestas
NAME OF NOTARY
5975 Greenwood Plaza Blvd, Greenwood Village, Co 80111
ADDRESS OF NOTARY



LIENHOLDER SUBORDINATION CERTIFICATE

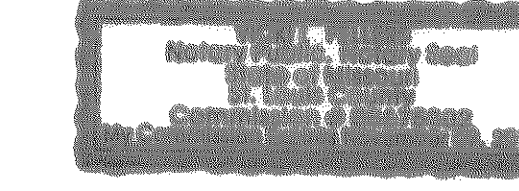
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN AS EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JANUARY 22, 2001 IN BOOK 1951 AT PAGE 1634, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

LIENHOLDER: Lutheran Church Extension Fund-Missouri Synod
STATE OF COLORADO }
 } ss.
COUNTY OF DOUGLAS }

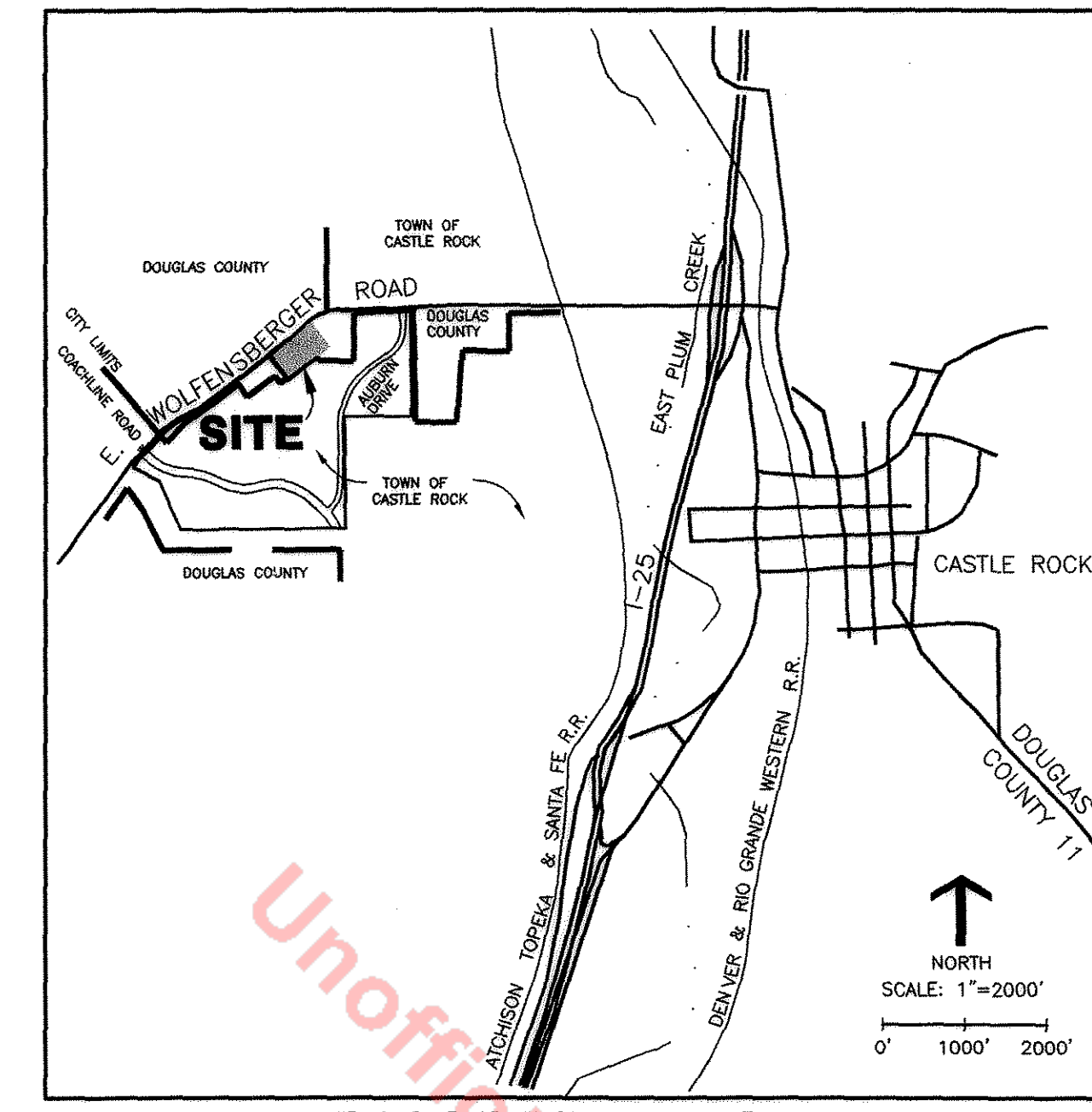
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY
OF June, 2010 BY Larry D. Cruse
AS Swain vs Jones + Red Estate

MY COMMISSION EXPIRES Nov 9, 2012, WITNESS MY HAND AND OFFICIAL SEAL.

Vicki L. Falouts
SIGNATURE
Vicki L. Falouts
NAME OF NOTARY



10733 Sunsets Ppc, Dr. St. Louis, Mo 63127
ADDRESS OF NOTARY



SHEET INDEX

- 1. COVER SHEET
- 2. PLAT MAP

SITE DATA

GROSS AREA	210,704 SF	4.8371 AC
BUILDING LOT	210,704 SF	4.8371 AC
OPEN SPACE	--	--
RIGHT-OF-WAY	--	--
WATER USAGE	10 SFE	

NOTICE

PER C.R.S. 13-80-105, 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. JR ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

BENCHMARK

DC 3010030 = DOUGLAS COUNTY CONTROL MONUMENT LOCATED 0.1 MILES NORTH OF WOLFENSBERGER & COACHLINE ROAD ON THE WEST SIDE OF COACHLINE ROAD AT INLET. BEING A 3-1/4" ALUMINUM CAP ELEVATION = 6394.90 NAVD 88.

GENERAL NOTES

- 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 AND DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE 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 AND EXCLUSIVE DRAINAGE EASEMENTS.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THE SITE DOES NOT LIE IN A 100-YEAR FLOODPLAIN AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR DOUGLAS COUNTY, MAP NO. 08035C0169F, DATED SEPTEMBER 30, 2005.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, OR VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. ABC70243810, PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE DATE APRIL 23, 2009 AT 5:00 P.M.

OWNER/APPLICANT

EPIPHANY EVANGELICAL LUTHERAN CHURCH
550 WOLFENSBERGER ROAD
CASTLE ROCK, CO 80104
CONTACT: RICHARD LICHTENHELD

MORTGAGEES/LIENHOLDERS

LUTHERAN CHURCH EXTENSION FUND-MISSOURI SYNOD

DEVELOPER

EPIPHANY EVANGELICAL LUTHERAN CHURCH
550 WOLFENSBERGER ROAD
CASTLE ROCK, CO 80104
CONTACT: RICHARD LICHTENHELD

LAND SURVEYOR & ENGINEER

JR ENGINEERING
7200 S. ALTON WAY, SUITE C100
CENTENNIAL, CO 80136
CONTACT: DEREK S. BROWN, P.L.S.

SURVEYOR'S STATEMENT

I, DEREK S. BROWN, 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 APRIL 6, 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 OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

DEREK S. BROWN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38064
FOR AND ON BEHALF OF JR ENGINEERING, LLC



TITLE CERTIFICATE

I, David W. Knapp, 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 18TH DAY OF June, 2010.

David W. Knapp
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

STATE OF COLORADO }
 } ss.
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY
OF June, 2010 BY David W. Knapp

AS _____
MY COMMISSION EXPIRES 8-13-2012, WITNESS MY HAND AND OFFICIAL SEAL.

Therese Maestas
SIGNATURE
Therese Maestas
NAME OF NOTARY

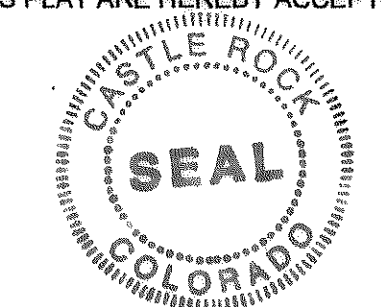


5975 Greenwood Plaza Blvd, Greenwood Village, Co 80111
ADDRESS OF NOTARY

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.

ATTEST: TOWN OF CASTLE ROCK
[Signature]
MAYOR
[Signature]
TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES' APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF

CASTLE ROCK, COLORADO THE 18TH DAY OF June, 2010.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

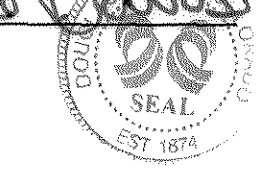
WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED DECEMBER 14, 2008 AT RECEPTION NO. 2009094622 OF THE DOUGLAS COUNTY, COLORADO RECORDS AND ACCORDINGLY 10 SFE ARE DEBITED FROM THE WATER BANK.

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 10 AM ON THE 24TH DAY OF June, 2010, IN

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis AT RECEPTION NO. 2010038226
DEPUTY



FINAL PLAT
EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK
JR ENG. 14636.10
MAY 24, 2010
SHEET 1 OF 2

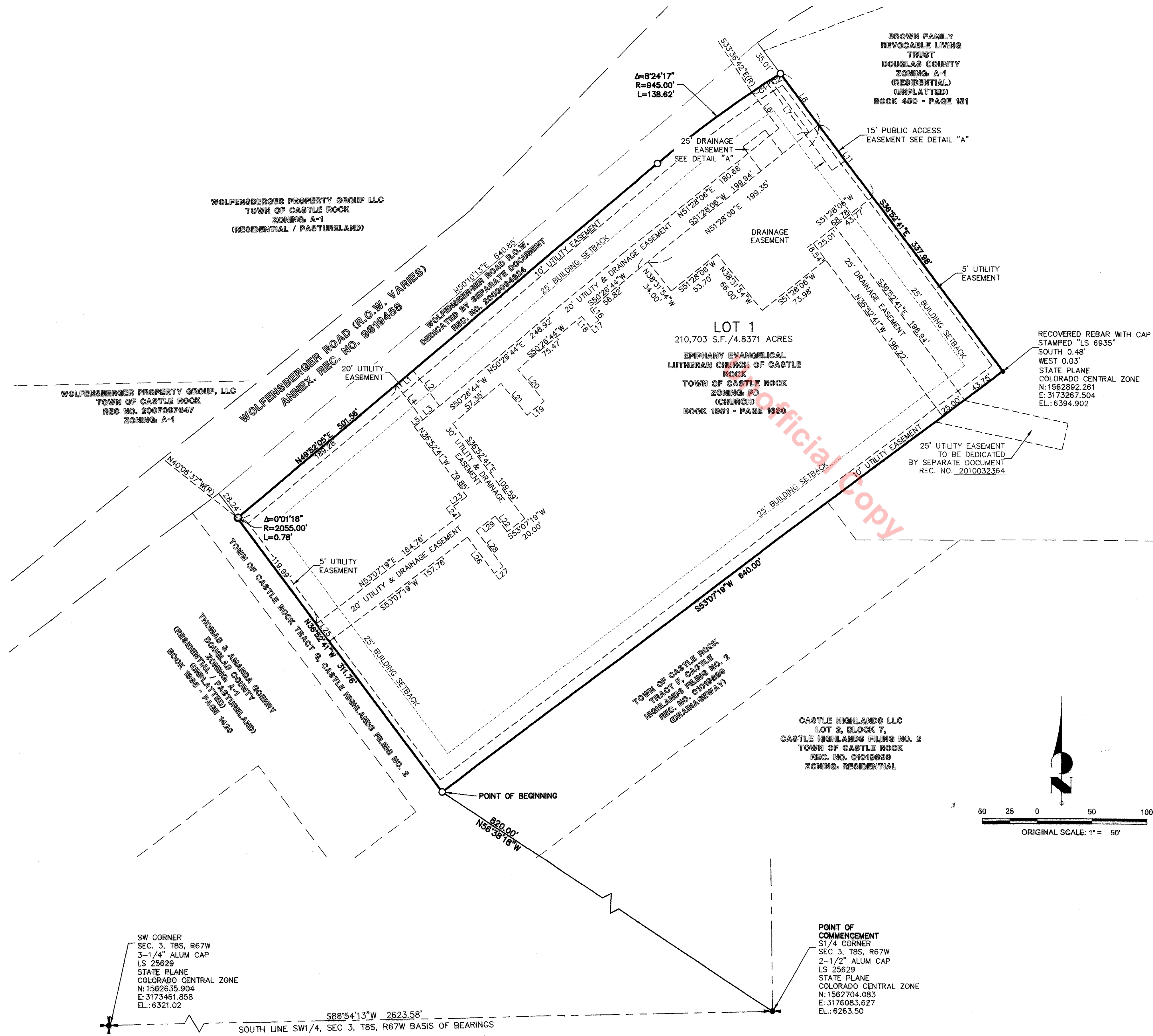


7200 S. Alton Way, Suite C100 • Centennial, CO 80112
303-740-9393 • Fax: 303-721-9010 • www.jrengineering.com

EPIPHANY EVANGELICAL LUTHERAN CHURCH OF CASTLE ROCK

A PORTION OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

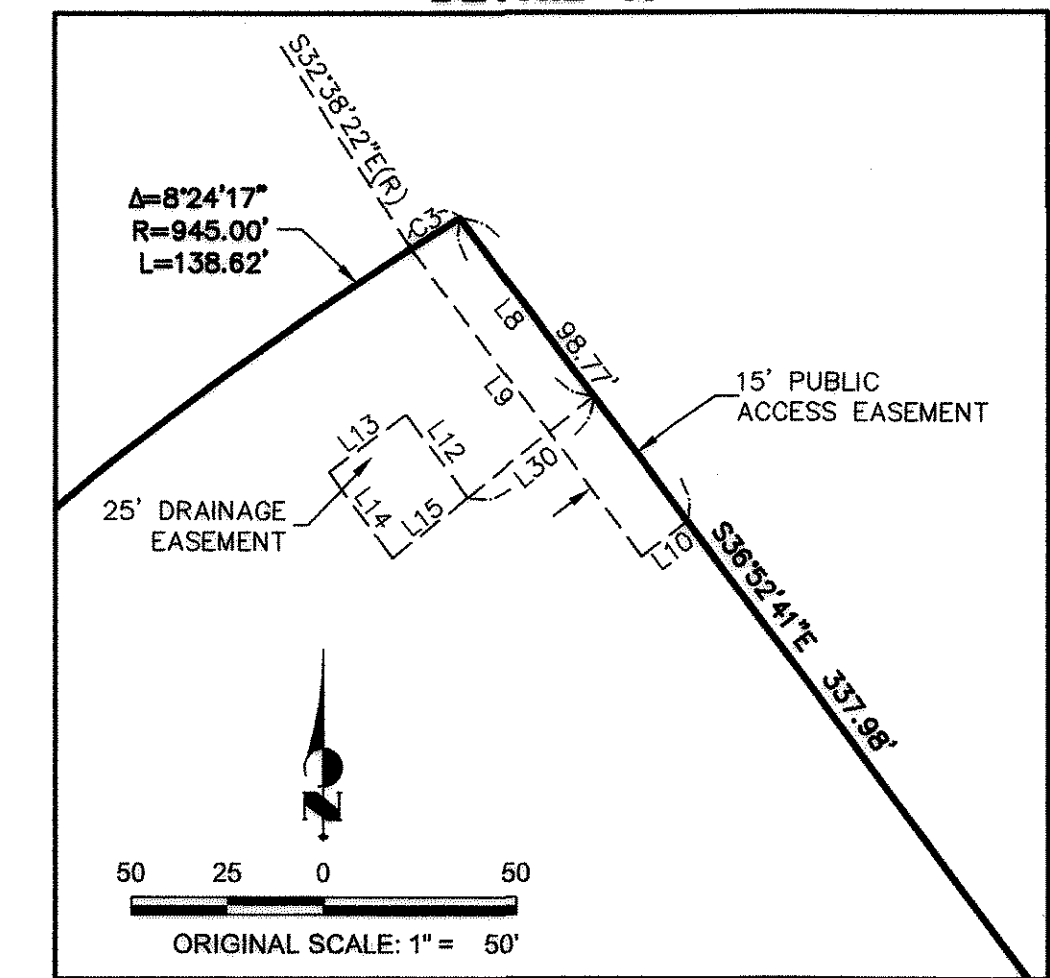
FINAL PLAT



LEGEND

○ SET 18" #5 REBAR WITH AN 1-1/4" ORANGE PLASTIC CAP STAMPED "JR ENG LS 38064"

DETAIL 'A'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°52'05"E	20.03'
L2	S36°52'41"E	40.31'
L3	S50°26'44"W	20.02'
L4	N36°52'41"W	40.10'
L5	N50°26'44"E	10.01'
L6	N36°52'41"W	41.45'
L7	S36°52'41"E	59.52'
L8	S36°52'41"E	58.28'
L9	N36°52'41"W	100.00'
L10	S53°07'19"W	15.00'
L11	S36°52'41"E	81.50'
L12	S36°52'41"E	26.88'
L13	N53°07'19"E	25.00'
L14	N36°52'41"W	27.60'
L15	S51°28'06"W	25.01'
L16	S39°33'16"E	12.71'
L17	S50°26'44"W	10.00'
L18	N39°33'16"W	12.71'
L19	S50°26'44"W	20.00'
L20	S39°33'16"E	37.77'
L21	N39°33'16"W	37.77'
L22	N36°52'41"W	18.00'
L23	N53°07'19"E	14.99'
L24	N36°52'41"W	10.35'
L25	N36°52'41"W	20.00'
L26	N36°52'41"W	41.00'
L27	S53°07'19"W	10.00'
L28	S36°52'41"E	41.00'
L29	S53°07'19"W	21.99'
L30	S51°28'06"W	42.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	112°55'	945.00'	20.05'
C2	0°40'08"	945.00'	11.03'
C3	0°54'44"	945.00'	15.05'

FINAL PLAT
 EPIPHANY EVANGELICAL LUTHERAN
 CHURCH OF CASTLE ROCK
 JR ENG. 14636.10
 MAY 24, 2010
 SHEET 2 OF 2

