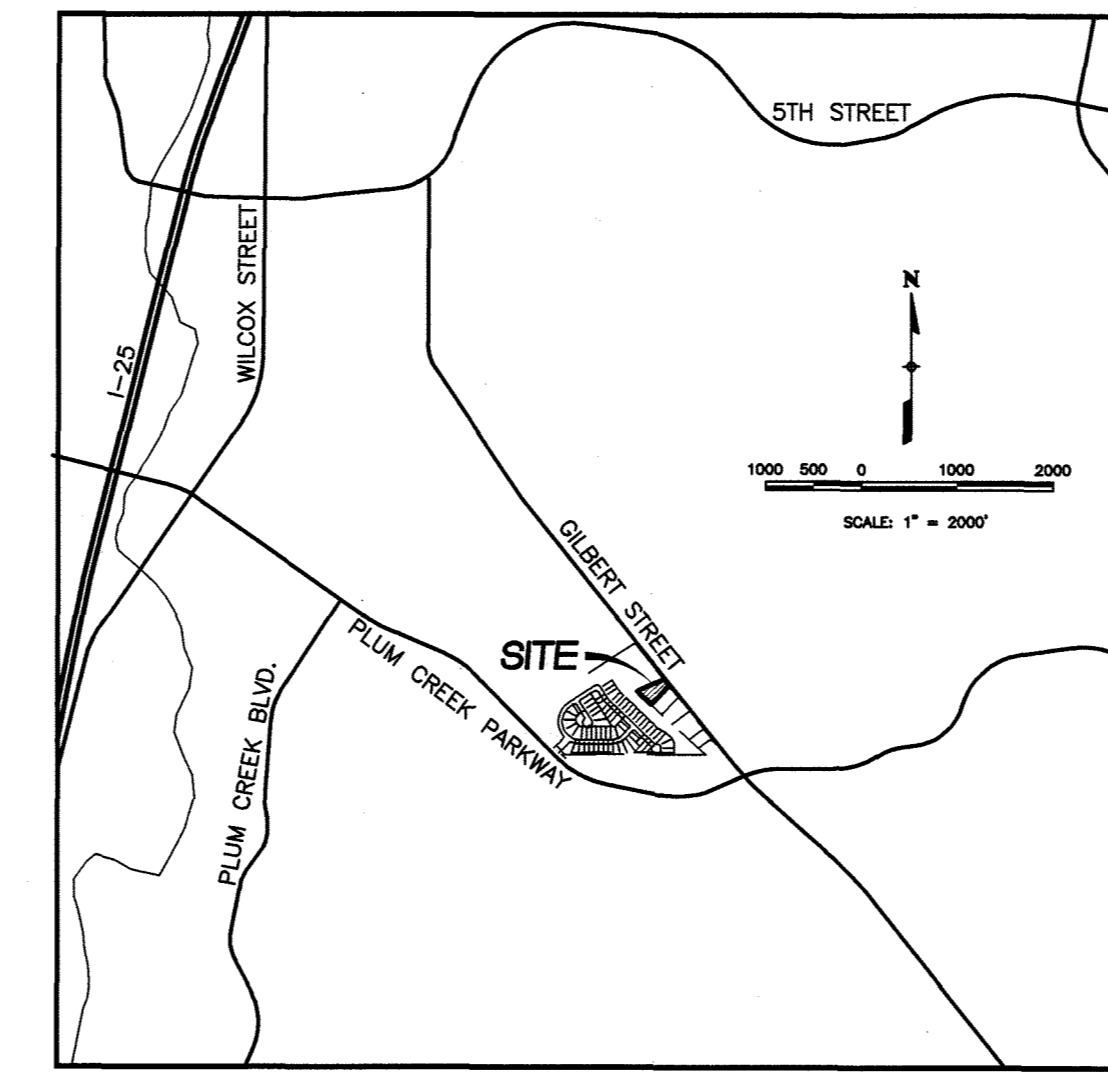


GREYSTONE VILLAS

A REPLAT OF A PORTION OF LOT 1, SELLER'S LANDING
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP
SCALE: 1"=2000'

INDEX OF SHEETS

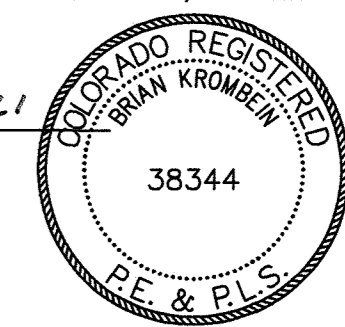
COVER SHEET	1
PLAT EXHIBIT	2

SURVEYOR'S STATEMENT:

I, BRIAN KROMBEIN, A 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 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, 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.

Brian Krombein
BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38344
FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC

4/12/21
DATE



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.

ATTEST:
Susan Anderson
TOWN CLERK

TOWN OF CASTLE ROCK
John L. Jones
TOWN MANAGER



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SELLER'S LANDING PLANNED UNIT DEVELOPMENT ANNEXATION AGREEMENT, RECORDED ON THE 2ND DAY OF DECEMBER, 1982 AT BOOK 458 PAGE 752 AND ACCORDINGLY 6 SFE ARE DEBITED FROM THE WATER BANK.

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 16th DAY OF April, 2021.

Samuel D. ...
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 10:26 AM ON THE 20th DAY OF December, 2021, AT RECEPTION NO. 2021139103

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Judith B. ...*
DEPUTY



PROJECT NO. PL20-0022
COVER SHEET
GREYSTONE VILLAS
JOB NO. 19010
DATE: JANUARY 29, 2021
SHEET 1 OF 2



OWNER/DEVELOPER:

ADAMO BUILDING COMPANY, LLC
3194 INDUSTRIAL WAY, SUITE 100
CASTLE ROCK, COLORADO 80109
303-877-4980
CONTACT: ANDREW LARRICK

SURVEYOR:

VERMILION PEAK ENGINEERING LLC
1745 SHEA CENTER DRIVE, 4TH FLOOR
HIGHLANDS RANCH, CO 80129
720-402-6070
CONTACT: BRIAN KROMBEIN, PE, PLS

PURPOSE STATEMENT

THIS REPLAT HAS BEEN PREPARED TO SUBDIVIDE THE EXISTING LOT INTO 5 LOTS AND 2 TRACTS AND TO DEDICATE NEW EASEMENTS.

LEGAL DESCRIPTION

THE PART OF LOT 1, SELLER'S LANDING, AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER 295391, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE TOWN OF CASTLE ROCK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SELLER'S LANDING;
THENCE N37°38'03"W ALONG SAID WEST RIGHT-OF-WAY LINE OF GILBERT STREET, 927.94 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N37°38'03"W ALONG SAID WEST RIGHT-OF-WAY LINE, 84.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S65°42'05"W, 311.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE S46°32'26"E, 201.39 FEET;
THENCE N42°52'05"E, 255.62 FEET;
THENCE N52°21'50"E, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.92 ACRES OR 40,179 SQUARE FEET, MORE OR LESS.

DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LEIHHOLDERS(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, 2 TRACTS AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT, UNDER THE NAME AND STYLE OF GREYSTONE VILLAS. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AND TRACT B AS DESCRIBED AND SHOWN HEREON.

TRACT A WILL BE DEDICATED TO THE HOA BY SEPARATE DOCUMENT.

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 14th DAY OF April, 2021.

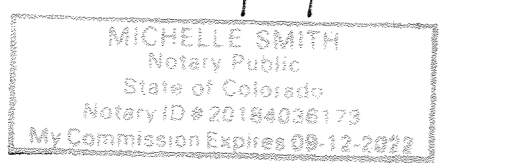
OWNER:
ADAMO BUILDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *Dean Amann*
DEAN AMANN, MANAGING PARTNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF April, 2021 BY DEAN AMANN AS MANAGING PARTNER OF ADAMO BUILDING COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:
Michelle Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/12/2022



IREA NOTES

- TREES PLANTED TALLER THAN 10 FEET SHOULD NOT BE PLANTED WITHIN OVERHEAD ELECTRIC DISTRIBUTION LINE RIGHTS-OF-WAY. HOWEVER, THEY MAY BE PLANTED AT LEAST 20 FEET (HORIZONTALLY) FROM OVERHEAD ELECTRIC DISTRIBUTION LINES, REGARDLESS OF THE WIDTH OF THE RIGHT-OF-WAY.
- ALL TREES SHOULD BE PLANTED AT LEAST 20 FEET FROM OVERHEAD ELECTRIC DISTRIBUTION POLES AND STRUCTURES.
- SHRUBS, GROUND COVERS, AND FLOWERBEDS CAN BE PLANTED UP TO THE BASE OF POLES AND STRUCTURES. HOWEVER, PLANT MATERIAL MAY BE DESTROYED DURING OPERATIONS AND MAINTENANCE OF LINES. DAMAGED OR DESTROYED PLANT MATERIAL WILL NOT BE REPLACED.

TITLE CERTIFICATION

I, *Brenda Becker*, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 15th DAY OF April, 2021

Brenda Becker
AUTHORIZED REPRESENTATIVE

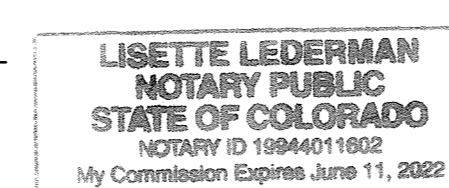
LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF April, 2021 BY *Brenda Becker* authorized representative of Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL:
Lisette Lederman

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/1/22



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES 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 AUGUST 24, 2020 AT RECEPTION NO. 2020078551, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

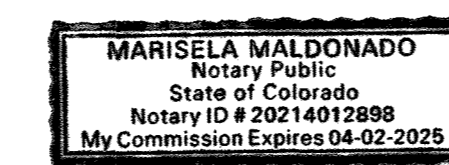
Mitch Carter
FIRST FIDELITY BANK

SIGNED THIS 14th DAY OF April, 2021

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF April, 2021 BY *Mitch Carter*

WITNESS MY HAND AND OFFICIAL SEAL:
Marisela Maldonado
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/02/2025



SUMMARY TABLE

	ACREAGE	QUANTITY
LOTS	0.09	5
TRACTS	0.83	1

TRACT SUMMARY

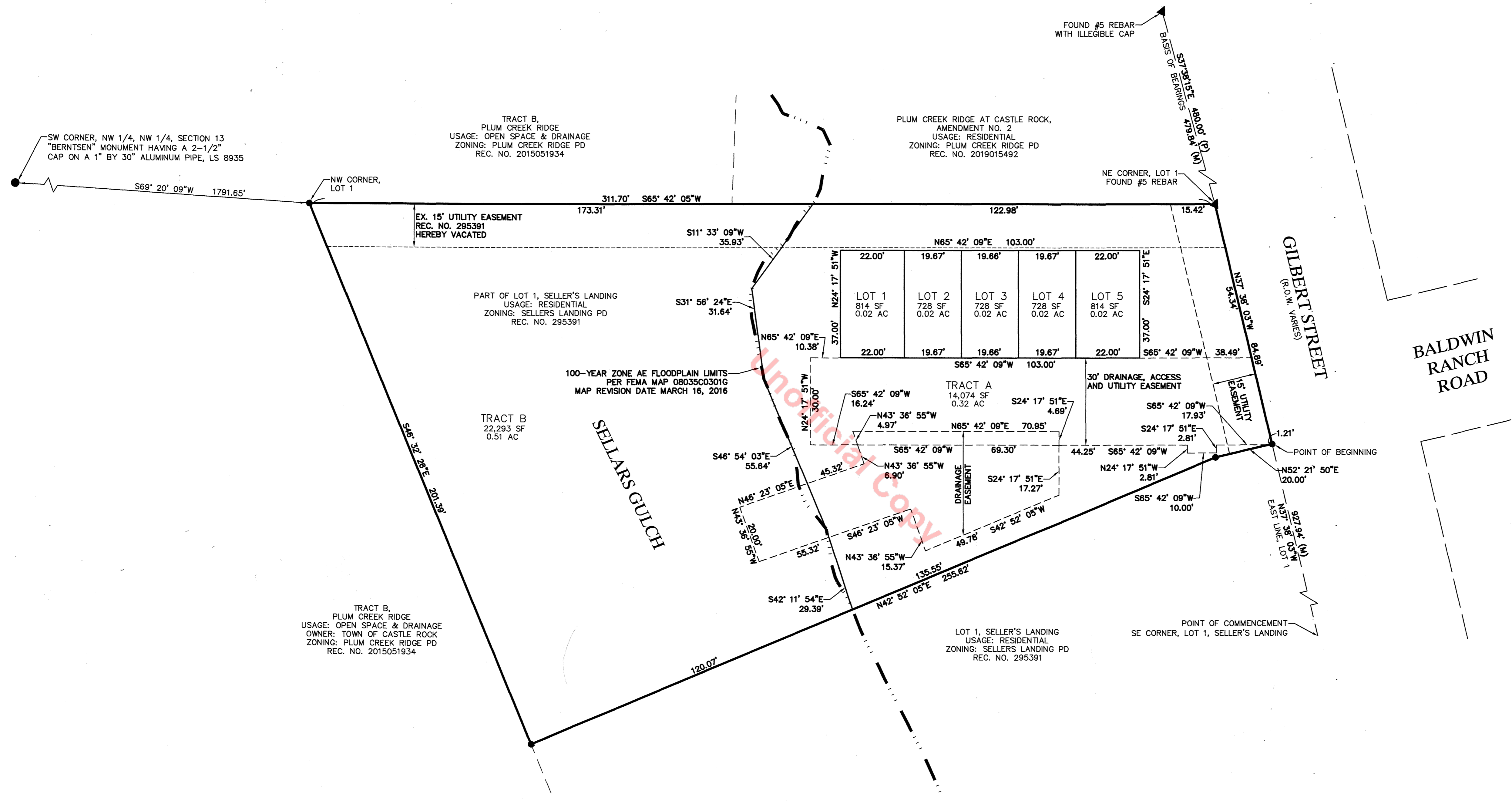
TRACT #	AREA	USE	MAINTENANCE	OWNERSHIP
A	14,074 SF 0.32 ACRES	OPEN SPACE/UTILITIES/ VEHICULAR ACCESS	HOA	HOA
B	22,293 SF 0.51 ACRES	DRAINAGE	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK

GENERAL NOTES

- A PORTION OF THIS SITE IS LOCATED WITHIN THE ZONE X AND AE FLOODWAY OF THE 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08035C0301G, DATED MARCH 16, 2016. FLOODPLAIN LIMITS ARE SHOWN HEREON.
- BASIS OF BEARINGS: THE EAST LINE OF PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 2 AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO, IS ASSUMED TO BEAR S37°38'15"E. IT IS MONUMENTED AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, VERMILION PEAK ENGINEERING RELIED UPON COMMITMENT FOR TITLE INSURANCE NUMBER K70604172, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF NOVEMBER 19, 2018 AT 5:00 P.M..
- 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 STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
- A NON-EXCLUSIVE EASEMENT IS HEREBY CREATED OVER, UNDER, THROUGH, AND ACROSS SELLER'S LANDING, AMENDMENT NO. 1, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF GAS, ELECTRIC SERVICE LINES, MAINS AND DISTRIBUTION SYSTEMS AS WELL AS TELEPHONE, CABLE TELEVISION, AND THEIR COMMUNICATION LINES AND APPURTENANCES THERETO, AS MAY BE NECESSARY TO PROVIDE SUCH SERVICES WITHIN THIS DEVELOPMENT OR PROPERTY CONTIGUOUS THERETO, EXCEPTING BUILDING ENVELOPES AND UTILITY EASEMENTS.
- 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.
- ADDITIONAL EASEMENTS WILL BE RECORDED BY SEPARATE DOCUMENT. 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 OR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR 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 UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO LANDSCAPING OR STRUCTURES TALLER THAN 30" IN SITE DISTANCE EASEMENT, AND TREES MUST BE LIMBED UP TO 8' ABOVE ADJACENT FLOWLINE IF IN THE SITE DISTANCE EASEMENT.
- LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN. FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OF THE PRIVATE DRIVEWAYS WITHIN THIS DEVELOPMENT.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT. PLEASE SEE THE LINK BELOW FOR INFORMATION RELATED TO THE PREBLE'S MEADOW JUMPING MOUSE. [HTTP://WWW.FWS.GOV/MOUNTAIN-PRAIRIE/SPECIES/MAMMALS/PREBLE/](http://www.fws.gov/mountain-prairie/species/mammals/preble/)
- REFER TO THE U.S. FISH AND WILDLIFE REPORT FOR PREBLE'S MOUSE MITIGATION.
- PURSUANT TO SECTION 14.02.40 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 295391 AND THE PLAT FOR THE 15' UTILITY EASEMENT, AS DEPICTED HEREON.

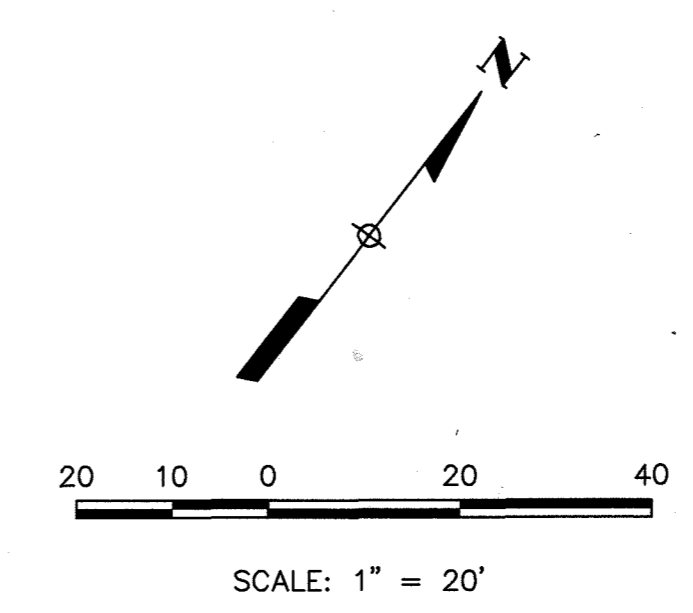
GREYSTONE VILLAS

A REPLAT OF A PORTION OF LOT 1, SELLER'S LANDING
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LEGEND

- PLAT BOUNDARY
- PROPOSED LOT LINE
- - - EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - FLOODPLAIN LIMITS
- #5 REBAR & CAP, BAYER P.L.S. 6973
- ▲ FOUND MONUMENT AS NOTED



PROJECT NO. PL20-0022
 PLAT EXHIBIT
 GREYSTONE VILLAS
 JOB NO. 19010
 DATE: JANUARY 29, 2021
 SHEET 2 OF 2

