

2008030059 3 PGS

# 2008030059  
04/29/2008 03:15 PM

## PLAT IDENTIFICATION SHEET

Castle Star Commercial Investments, LLC

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Grantor (owner)

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Grantor (owner)

Heckendorf Ranch 2, 1<sup>st</sup> Amendment Final Plat

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Grantee (name of plat or condo)

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Grantee (name of plat or condo)

Subdivision Info: Heckendorf Ranch Filing: 2

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

23, 22

8

67

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Section

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Township

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Range

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

2006022149

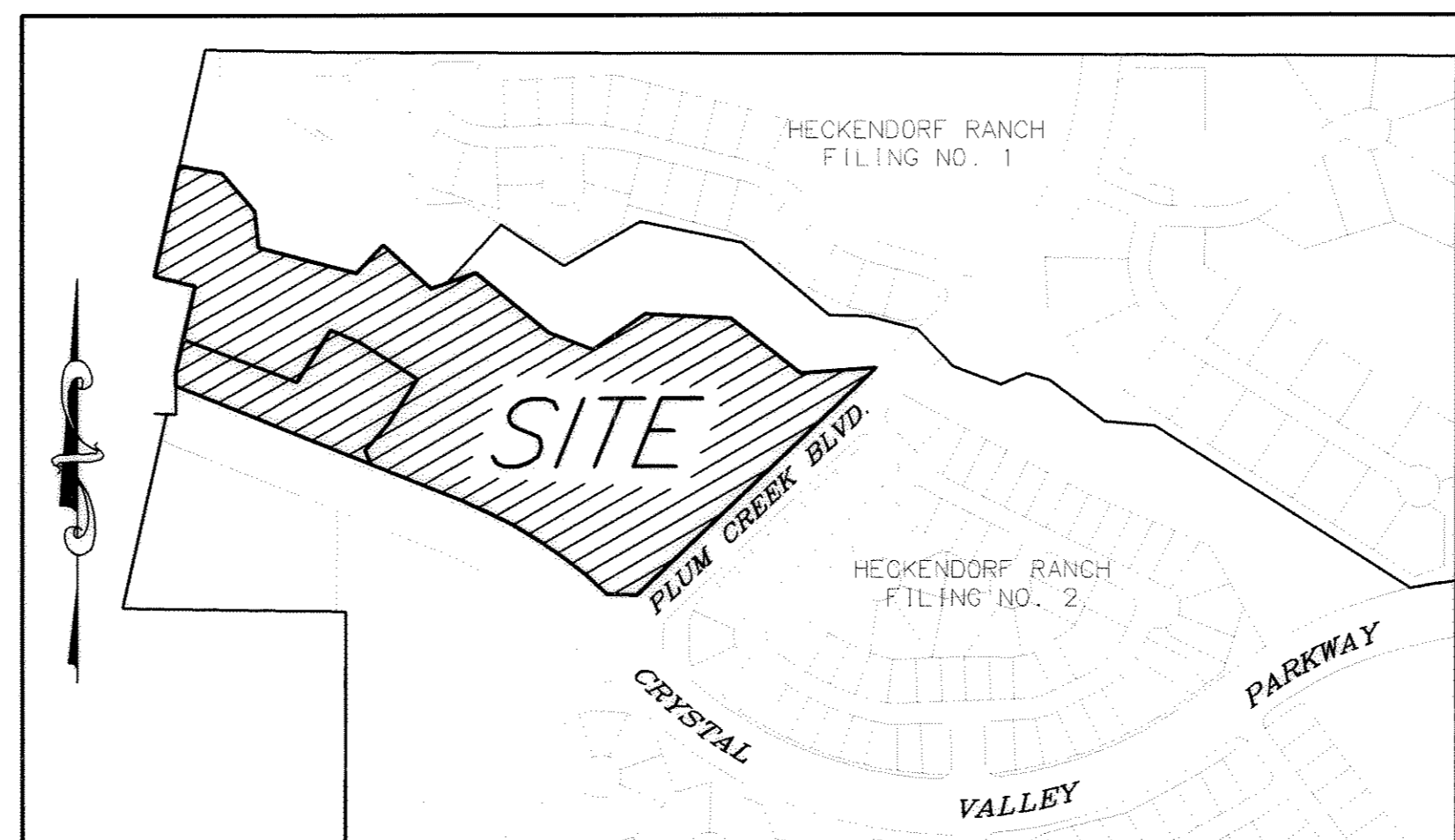
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# 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2

A REPLAT OF LOTS 1 AND 2, BLOCK 1, HECKENDORF RANCH FILING NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 2



VICINITY MAP  
Scale: 1" = 400'

### LEGAL DESCRIPTION:

A REPLAT OF LOTS 1 AND 2, BLOCK 1, HECKENDORF RANCH FILING NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS RECORDED AT DOUGLAS COUNTY, COLORADO ON MARCH 17TH, 2006 AT RECEPTION NO. 2006022149.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(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, BLOCKS AND A STREET AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND 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 10<sup>TH</sup> DAY OF MARCH, 2008.

### OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

CASTLE STAR COMMERCIAL INVESTMENTS, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
8000 SOUTH CHESTER STREET  
SUITE 150  
CENTENNIAL, COLORADO 80112

BY: *Charles H. Sanford*, President, *Thomas N. Hall*, and *Russell W. Adkins*, Members of *Castle Star Commercial Investments, LLC*

SIGNED THIS 10<sup>TH</sup> DAY OF MARCH, 2008.

STATE OF COLORADO }  
COUNTY OF COLORADO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF MARCH, 2008, BY CHARLES H. SANFORD AS

THOMAS N. HALL AS AS PRESIDENT AND RUSSELL W. ADKINS OF PERIL CORPORATION AS MEMBERS OF CASTLE STAR COMMERCIAL INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.

*Paula J. Lindemood*  
NOTARY PUBLIC  
8000 S. Chester St. #150  
ADDRESS  
4-26-09 Centennial, CO 80112

### PURPOSE OF PLAT AMENDMENT:

PREVIOUS LOT LINES ARE BEING ABANDONED WITH THIS 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2.

### NOTE:

PURSUANT TO SECTION 14.01.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY EASEMENTS CREATED BY THE FINAL PLAT FOR HECKENDORF FILING 2 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN OF CASTLE ROCK TO SO ABANDON THESE EASEMENTS.

BENCHMARK: FOUND BENCHMARK DISC SET IN THE NORTHWEST CONCRETE RAILROAD BRIDGE ABUTMENT STAMPED "M 337 1952" NAVD 88 ELEV. 6314.58 LOCATED 2.5 MILES SOUTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE INTERSECTION OF FIFTH STREET AND FRONT STREET IN CASTLE ROCK.

BASIS OF BEARINGS OF 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE BEARS N89°05'49"W AND IS MONUMENTED AS SHOWN ON SAID PLAT.

### SITE DATA COMPARISON TABLE

LOT/BLK	USE	AREA PER ORIG. PLAT	AREA PER 2ND AMEND.	ZONING	OWNERSHIP
LOT 1, BLK 1	MF/VC (MULTI FAMILY OR VILLAGE CENTER)	10.796 AC	14.964 AC	PUD	CASTLE STAR COMMERCIAL INVESTMENTS, LLC
LOT 2, BLK 1	CO-OF (COMMERCIAL/LIGHT OFFICE)	6.225 AC	1.753 AC	PUD	CASTLE STAR COMMERCIAL INVESTMENTS, LLC
ROW			0.305 AC		

### SURVEYOR'S STATEMENT

I, JON S. McDANIEL, 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 DECEMBER 30, 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 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 BY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

*Jon S. McDaniel*  
Jon S. McDaniel PLS 12405  
REGISTERED LAND SURVEYOR  
12-12-07

### TITLE CERTIFICATION:

I, *David K. Stubbs, v.l.*, AN AUTHORIZED REPRESENTATIVE OF SECURITY 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE. SIGNED THIS 31<sup>ST</sup> DAY OF MARCH, 2008 effective

### AUTHORIZED REPRESENTATIVE

*David K. Stubbs, v.l.*  
SECURITY TITLE GUARANTEE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF April, 2008, BY *David K. Stubbs* OF SECURITY TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.

*Karen Schluter Scott*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

2-15-2012

KAREN SCHLUTER SCOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
ADDRESS

### 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.

ATTEST:

*Sally M...*  
Town Clerk

TOWN OF CASTLE ROCK

*Mark Severn*  
Town Manager

### 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 11<sup>TH</sup> DAY OF April, 2008.

*Paul D...*  
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 3:15 P. M. ON THE 29<sup>TH</sup> DAY OF April, 2008, RECEPTION NO. 2008030059

DOUGLAS COUNTY CLERK AND RECORDER

By: *Breanna Strain*  
DEPUTY

JULY, 2007



EMK CONSULTANTS, INC.  
ENGINEERS • SURVEYORS  
7006 SOUTH ALTON WAY, BLDG. F  
CENTENNIAL, COLORADO 80112-2019  
(303) 694-1520  
EMK JOB NO. 12145.12

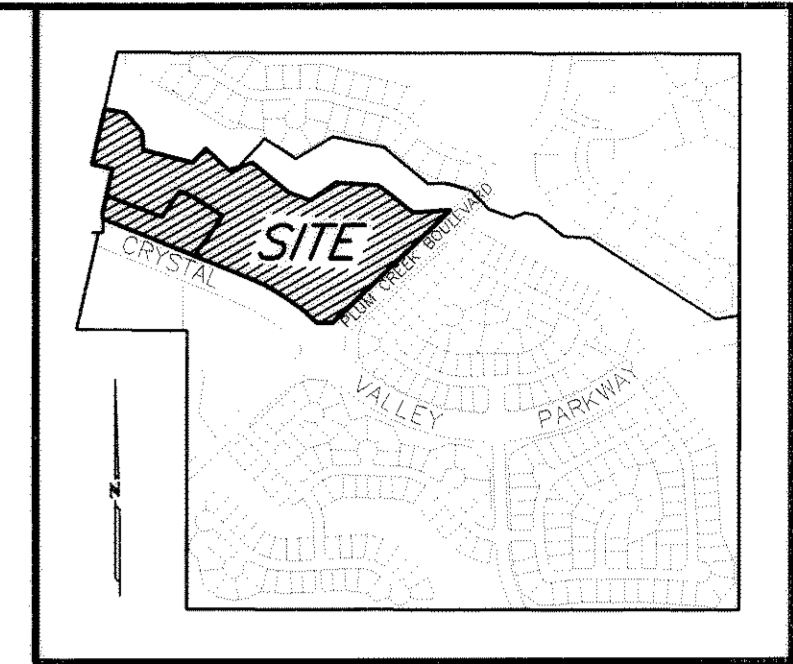
### INDEX OF SHEETS

1 OF 2 SIGNATURE AND APPROVALS  
2 OF 2 LOTS 1 AND 2, BLOCK 1

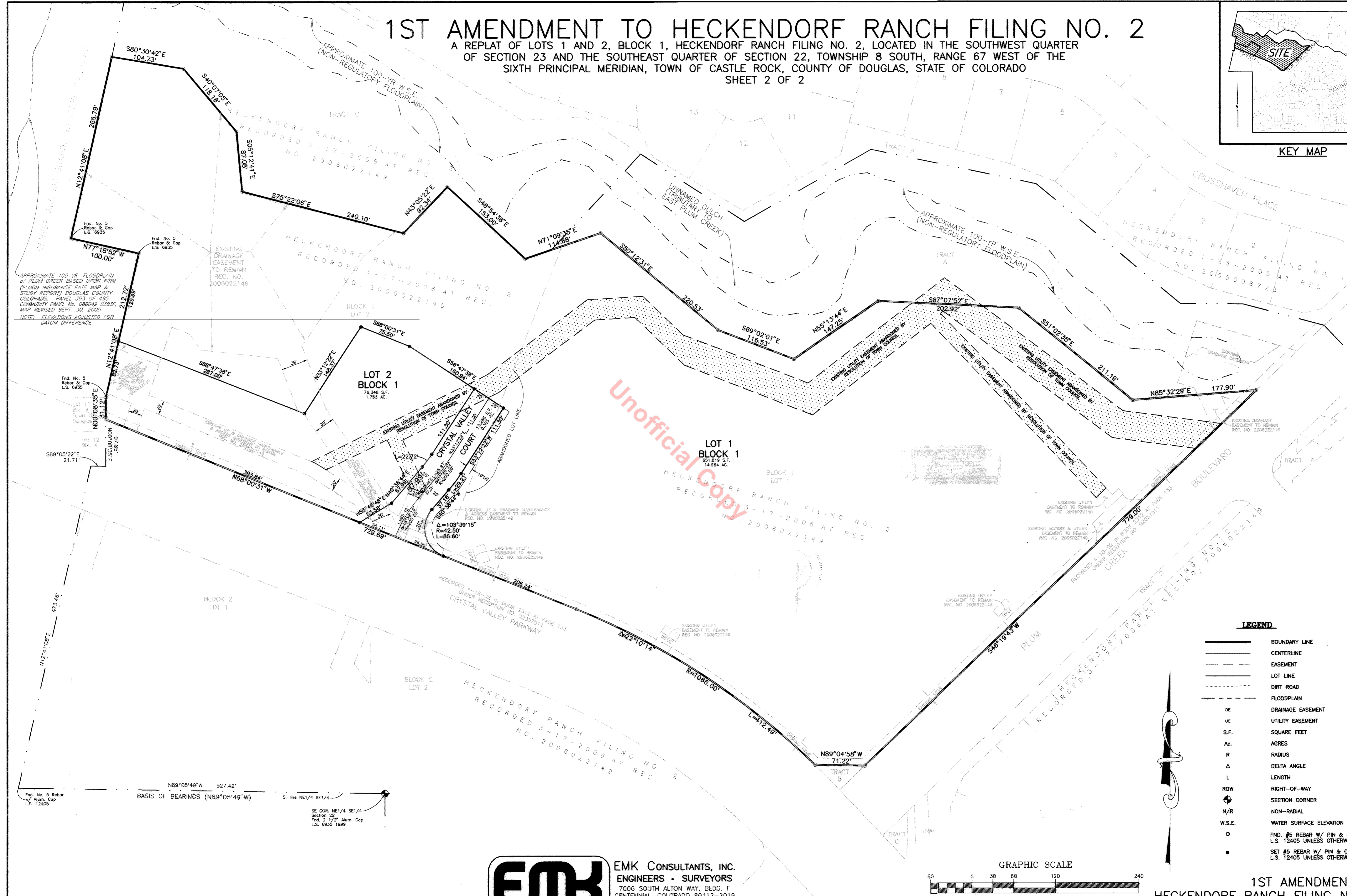
1ST AMENDMENT TO  
HECKENDORF RANCH FILING NO. 2  
SHEET 1 OF 2

# 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2

A REPLAT OF LOTS 1 AND 2, BLOCK 1, HECKENDORF RANCH FILING NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 2



KEY MAP



APPROXIMATE 100 YR. FLOODPLAIN OF PLUM CREEK BASED UPON FIRM (FLOOD INSURANCE RATE MAP & STUDY REPORT) DOUGLAS COUNTY COLORADO, PANEL 303 OF 455 COMMUNITY PANEL No. 080049 0303F MAP REVISED SEPT. 30, 2005  
NOTE: ELEVATIONS ADJUSTED FOR DATUM DIFFERENCE

**LOT 2  
BLOCK 1**  
76,348 S.F.  
1.753 AC.

**LOT 1  
BLOCK 1**  
691,819 S.F.  
14.964 AC.

**LEGEND**

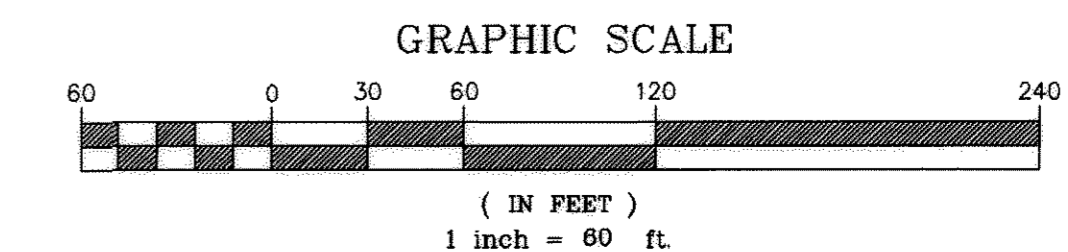
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT
- LOT LINE
- - - DIRT ROAD
- - - FLOODPLAIN
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.F. SQUARE FEET
- Ac. ACRES
- R RADIUS
- Δ DELTA ANGLE
- L LENGTH
- ROW RIGHT-OF-WAY
- ⊕ SECTION CORNER
- N/R NON-RADIAL
- W.S.E. WATER SURFACE ELEVATION
- FND. #5 REBAR W/ PIN & CAP L.S. 12405 UNLESS OTHERWISE NOTED
- SET #5 REBAR W/ PIN & CAP L.S. 12405 UNLESS OTHERWISE NOTED

N89°05'49"W 527.42'  
BASIS OF BEARINGS (N89°05'49"W)  
S. line NE1/4 SE1/4

SE COR. NE1/4 SE1/4  
Section 22,  
Twp. 8 S., R. 67 W.,  
Frd. 2 1/2" Alum. Cap  
L.S. 6935 1999



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1ST AMENDMENT TO  
HECKENDORF RANCH FILING NO. 2  
SHEET 2 OF 2