

VICINITY MAP
 SCALE: 1"=1000'

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 4 PLAT

A REPLAT OF LOT 2, BLOCK 1 AND CRYSTAL VALLEY COURT, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 AND LOT 2, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3, LYING IN THE SOUTHWEST QUARTER OF SECTION 23 AND SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH QUANTER MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 3.030 ACRES, CONTAINING 1 LOT.

SHEET 1 OF 2

GENERAL NOTES

- NOTICE: 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 BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE SOUTHERLY LINE OF LOT 2, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2, FILED UNDER RECEPTION NO. 2008030059, DOUGLAS COUNTY RECORDS. SAID LINE BEARS N68°00'31"W. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK: DISC 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.
- ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.
- EXISTING EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS AMENDED PLAT, DEDICATED BY THE PLATS OF HECKENDORF RANCH FILING NO. 2, RECEPTION NO. 2008022149 AND HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3, RECEPTION NO. 2017012707 SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0303G, REVISED MARCH 16, 2016. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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, MONITORING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD 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 WILL 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.
- SIGHT DISTANCE EASEMENTS: NO SOLID OBJECTS EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.
- 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 OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS 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 EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS CRYSTAL VALLEY COURT CREATED BY THE FINAL PLAT FOR THE 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2, AS DEPICTED HEREON.
- IF THE PROJECT WILL BE LOCATED WITHIN 300 FEET OF THE 100-YEAR 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 PREBLE'S MEADOW JUMPING MOUSE.
<http://www.fws.gov/mountain-prairie/species/mammals/preble/>

LEGAL DESCRIPTION

LOT 2, BLOCK 1 AND CRYSTAL VALLEY COURT, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 AND LOT 2, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3, COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE OF THIS REPLAT

LOT 2, BLOCK 1 AND CRYSTAL VALLEY COURT, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 AND LOT 2, HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3, ARE HEREBY CONSOLIDATED INTO ONE LOT.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 4.
 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

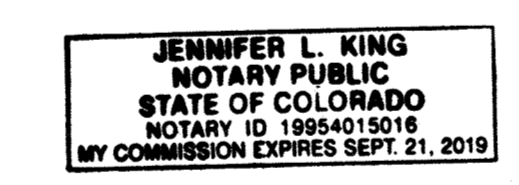
BY: Lisa Anderson
 MAYOR

ATTEST:
Lisa Anderson
 TOWN CLERK

NOTARY BLOCK:
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October, 2017.
 BY Jennifer Green AS MAYOR
 AND BY Lisa Anderson AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL.
Jennifer Green
 NOTARY PUBLIC

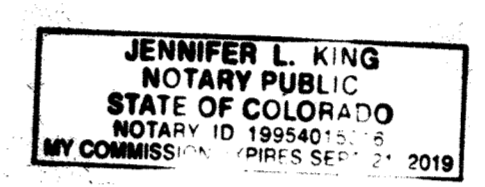
MY COMMISSION EXPIRES 9.21.2017



TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF First 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 DEDICATION.

AUTHORIZED REPRESENTATIVE
Eric Stearns
First Title Guarantee Company
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October, 2017.
Jennifer King
 NOTARY PUBLIC



STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 16 DAY OF October, 2017.
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

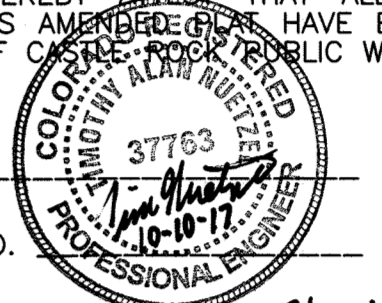
ON BEHALF OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK
Lisa Anderson
 TOWN CLERK
Quinn Colbin
 TOWN MANAGER

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS AMENDED PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

DATE _____
 COLORADO P.E. NO. _____
 FOR AND ON BEHALF OF Short Elliott Hendrickson Inc.



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS FILED IN MY OFFICE ON THIS 18th DAY OF October, 2017 A.D., AT 10:20 A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER 2017070668

Dandra C. Neary Deputy
 DOUGLAS COUNTY CLERK AND RECORDER

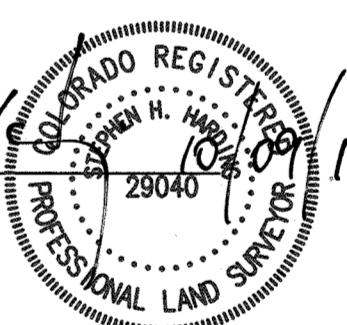


SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND THE LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS 9th DAY OF OCTOBER, 2017.

[Signature]
 STEPHEN H. HARDING, PLS #29040
 FOR AND ON BEHALF OF
 EMK CONSULTANTS, INC.



LAND SUMMARY TABLE

LAND	AREA (Ac.)	OWNERSHIP/MAINTENANCE	USAGE	USAGE PURPOSE
LOT 1	3.030	TOWN OF CASTLE ROCK	PUBLIC	FIRE STATION
R-O-W	NONE			
TOTAL	3.030			

SHEET INDEX	
1	COVER SHEET
2	PLAT SHEET

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 4
 DATE PREPARED: MAY, 2017
 PROJECT NO. PL17-0016

SURVEYOR:
 EMK CONSULTANTS, INC.
 7006 SOUTH ALTON WAY
 CENTENNIAL, CO 80112
 CONTACT: STEPHEN H. HARDING
 PHONE: 303-694-1520



