

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6

BEING A REPLAT OF LOT 1, BLOCK 2, HECKENDORF RANCH FILING NO. 2, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 SHEET 1 OF 2

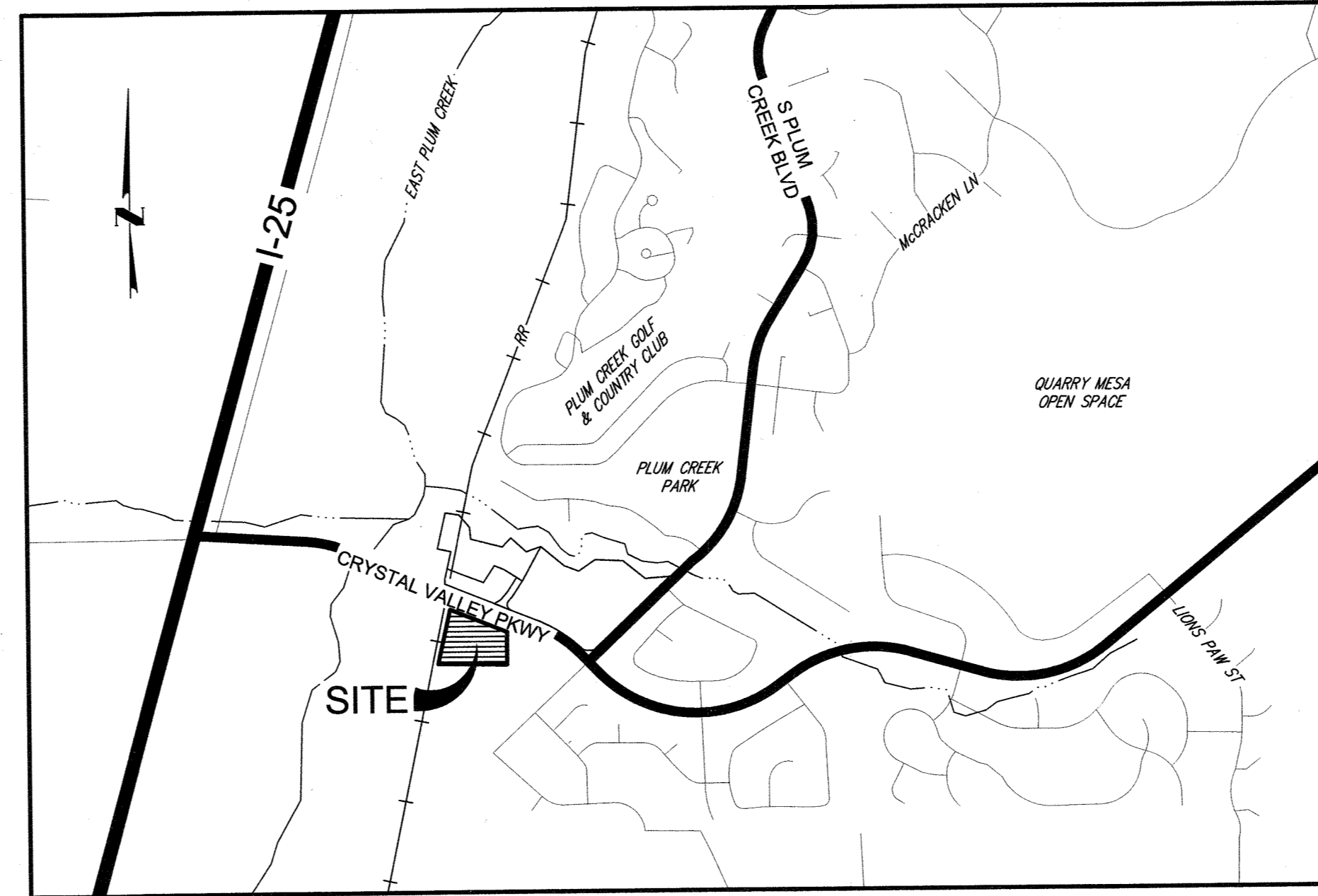
SHEET INDEX
 COVER - 1
 SITE - 2

LEGAL DESCRIPTION:

LOT 1, BLOCK 2,
 HECKENDORF RANCH FILING NO. 2,
 COUNTY OF DOUGLAS, STATE OF COLORADO.

PURPOSE OF THIS PLAT:

LOT 1, BLOCK 2, HECKENDORF RANCH FILING NO. 2 IS HEREBY SUBDIVIDED INTO TWO LOTS AND EASEMENTS AS SHOWN HEREON.



VICINITY MAP
 SCALE: 1" = 1,000'

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, A BLOCK, A TRACT, AND EASEMENTS, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF **HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6**, THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS DESCRIBED.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE SERVICE PROVIDER THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

OWNER:

UDC CVW LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Dan Sheldon
 AS: Manager

SIGNED THIS 3rd DAY OF December, 2018

NOTARY BLOCK:

STATE OF Colorado }
 COUNTY OF Arapahoe } SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF December, 2018

BY Dan Sheldon AS Manager UDC CVW LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

SARAH LEHR
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20014019279
 MY COMMISSION EXPIRES JULY 15, 2021

Sarah Lehr
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 7/15/21

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. AB070591233-2 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 2, 2018 AT 5:00 P.M.
- NOTICE: ACCORDING TO COLORADO LAW 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.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE LOT 1, BLOCK 2, HECKENDORF RANCH FILING NO. 2, MONUMENTED AS SHOWN HEREON, AS BEARING NORTH 89°05'49" WEST.
- THE SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08035C03036, DATED MARCH 16, 2016. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT HEREBY AMENDS AND SUPERCEDES THE PLATTED AREA AS IT HAS BEEN PREVIOUSLY PLATTED BY AND HECKENDORF RANCH FILING NO. 2 RECORDED AT RECEPTION NO. 2006022149.
- 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.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- 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.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1.

SUMMARY TABLE	
PARCEL	AREA (AC.)
LOT 1	2.07 AC.
LOT 2	1.41 AC.
R.O.W.	NONE
TOTAL	3.48 AC.

TITLE CERTIFICATION:

I, Scott Bennett, 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 DEDICATION AND OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Scott Bennett
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY
 SIGNED THIS 4th DAY OF December, 2018

NOTARY BLOCK:

STATE OF CO }
 COUNTY OF Arapahoe } SS
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December, 2018 BY
Scott Bennett AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co
 WITNESS MY HAND AND OFFICIAL SEAL.

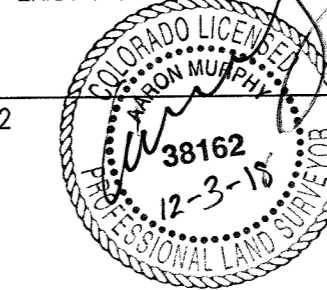
TERESA ANN HESS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 2018400038
 My Commission Expires January 2, 2022

Teresa Ann Hess
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/2/2022

SURVEYOR'S CERTIFICATE:

I, AARON MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND 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.

AARON MURPHY, PLS 38162
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 6th DAY OF December, 2018
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

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 PLAT, ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

[Signature]
 TOWN MANAGER

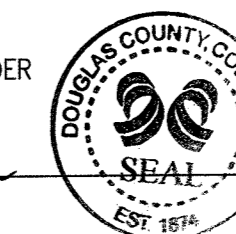
ATTEST:
[Signature]
 TOWN CLERK



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 2:41 PM ON THE 28th DAY OF February, 2019 AT RECEPTION NO. 2019010291

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Claire Beeg
 DEPUTY



HECKENDORF RANCH FILING NO. 2,
 AMENDMENT NO. 6

PROJECT NO. PL18-001Z
 SHEET 1 OF 2

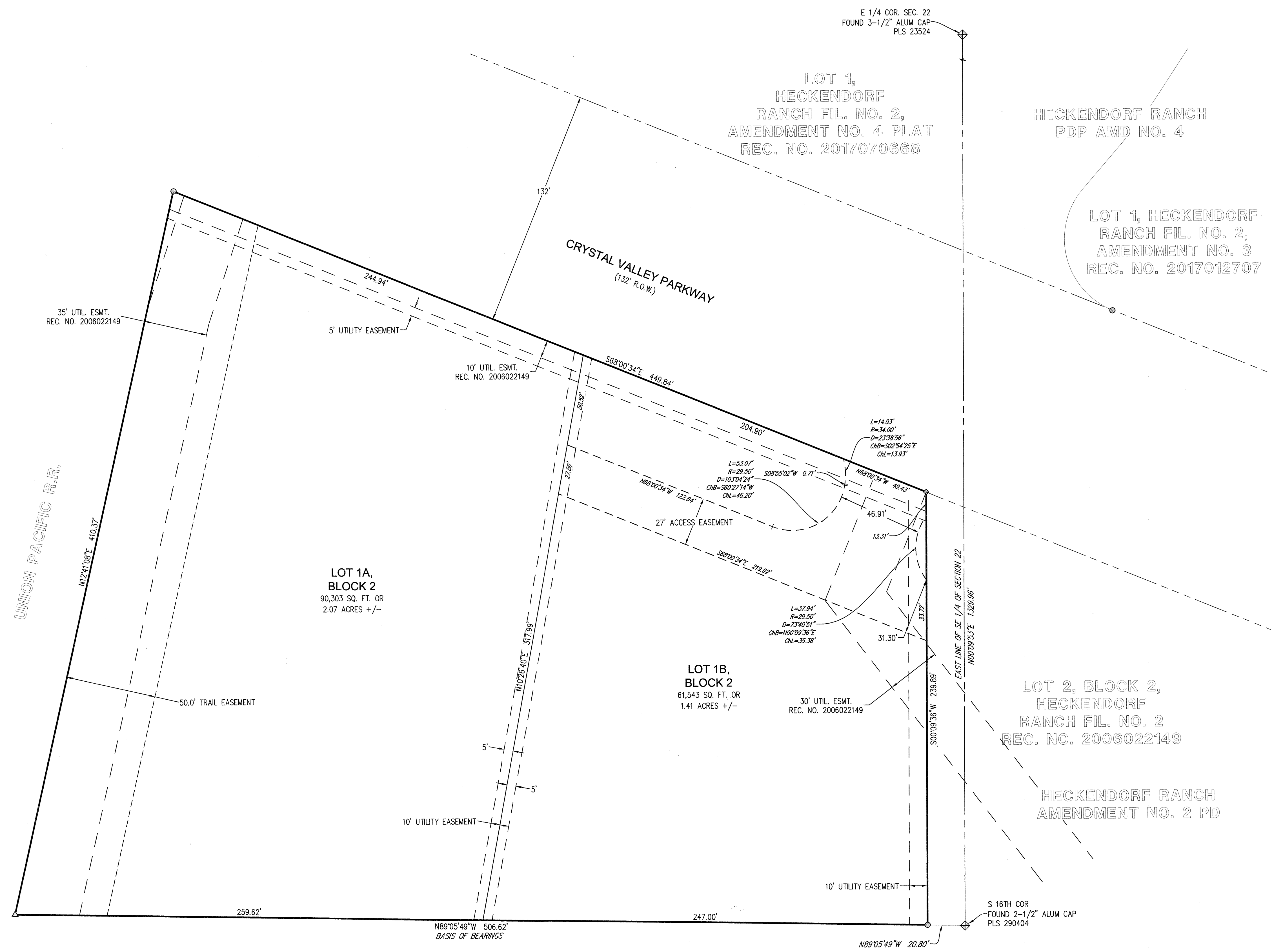
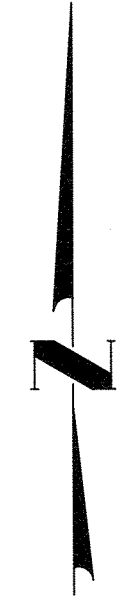
PREPARED BY:
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303-623-6300 F: 303-623-6311
 HarrisKocherSmith.com

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\0706\SURVEY\PLAT.DWG LAYOUT: LAYOUT1
 DATE: 2/28/2019 2:41 PM BY: AARON MURPHY

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 6

BEING A REPLAT OF LOT 1, BLOCK 2, HECKENDORF RANCH FILING NO. 2, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 2 OF 2



- LEGEND**
- FOUND 1-1/2" ALUM CAP PLS 29040
 - ◇ FOUND MAG NAIL
 - △ FOUND #5 REBAR

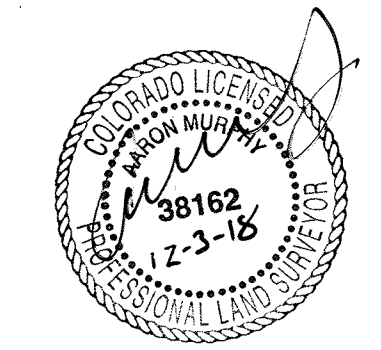
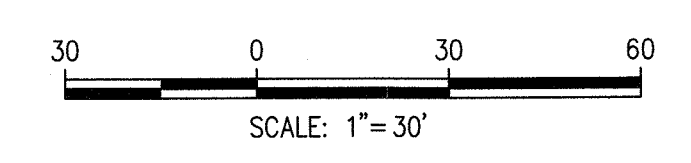
UNION PACIFIC R.R.

**LOT 1A,
BLOCK 2**
90,303 SQ. FT. OR
2.07 ACRES +/-

**LOT 1B,
BLOCK 2**
61,543 SQ. FT. OR
1.41 ACRES +/-

**LOT 2, BLOCK 2,
HECKENDORF
RANCH FIL. NO. 2
REC. NO. 2006022149**

UNPLATTED
REC. NO. 2018010017
THE LANTERNS
AMENDMENT NO. 3 PD



HECKENDORF RANCH FILING NO. 2,
AMENDMENT NO. 6
PROJECT NO. PL18-0017
SHEET 2 OF 2

PREPARED BY:

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80202
P: 303-623-6300 F: 303-623-6311
HarrisKocherSmith.com

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