

A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3 AMENDMENT NO. 1

A REPLAT OF LOTS 2D THROUGH 2G, A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3,
LYING IN THE WEST HALF OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PLAT

PROPERTY DESCRIPTION:

LOTS 2D THROUGH 2G, INCLUSIVE, A REPLAT OF KOLACNY'S ADDITION, LOT 2 AND LOT 3, AS RECORDED AT RECEPTION NO. 253007 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOGETHER WITH THAT PART OF CAPRICE COURT VACATED BY ORDINANCE RECORDED SIMULTANEOUSLY HERewith IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING 196,467 SQUARE FEET, OR 4.51 ACRES, MORE OR LESS.

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 LOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3 AMENDMENT NO. 1**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE 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, 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 ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OFF THE CHAIN, LLC
Timothy Dumler
TIMOTHY DUMLER, AS MANAGING MEMBER
SIGNED THIS 28 DAY OF October, 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF October, 2013 BY TIMOTHY DUMLER, AS MANAGING MEMBER OF OFF THE CHAIN, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
Christina M. Zan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/15/2014

BERKENKOTTER MOTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
Dan Berkenkotter
DAN BERKENKOTTER, AS MANAGING MEMBER
SIGNED THIS 18 DAY OF November, 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF November, 2013 BY DAN BERKENKOTTER, AS MANAGING MEMBER OF BERKENKOTTER MOTORS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
Christina M. Zan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/15/2014

GENERAL NOTES:

1. 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 OF THE COLORADO REVISED STATUTES.
2. 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 AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3, ASSUMED TO BEAR NORTH 90°00'00" EAST, AND IS MONUMENTED AS SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD PERTAINING TO LOTS 2D, 2E, AND 2F, JANSEN STRAWN CONSULTING ENGINEERS RELIED UPON OWNER'S POLICY OF TITLE INSURANCE NO. CR122736W, ISSUED BY WESTCOOR LAND TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MAY 3, 2013 AT 8:00 A.M. A TITLE COMMITMENT OR TITLE POLICY WAS NOT PROVIDED FOR LOT 2G.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
6. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE SANITARY SEWER, UTILITY AND DRAINAGE EASEMENTS CREATED BY A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3 DEPICTED HEREON.
7. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES A PORTION OF CAPRICE CT, CREATED BY A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3 DEPICTED HEREON. IT IS THE UNEQUIVACABLE INTENT OF THE TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.
8. PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0188F, EFFECTIVE SEPTEMBER 30, 2005, A PORTION OF THE SITE LIES WITHIN THE 100-YEAR FLOOD ZONE.

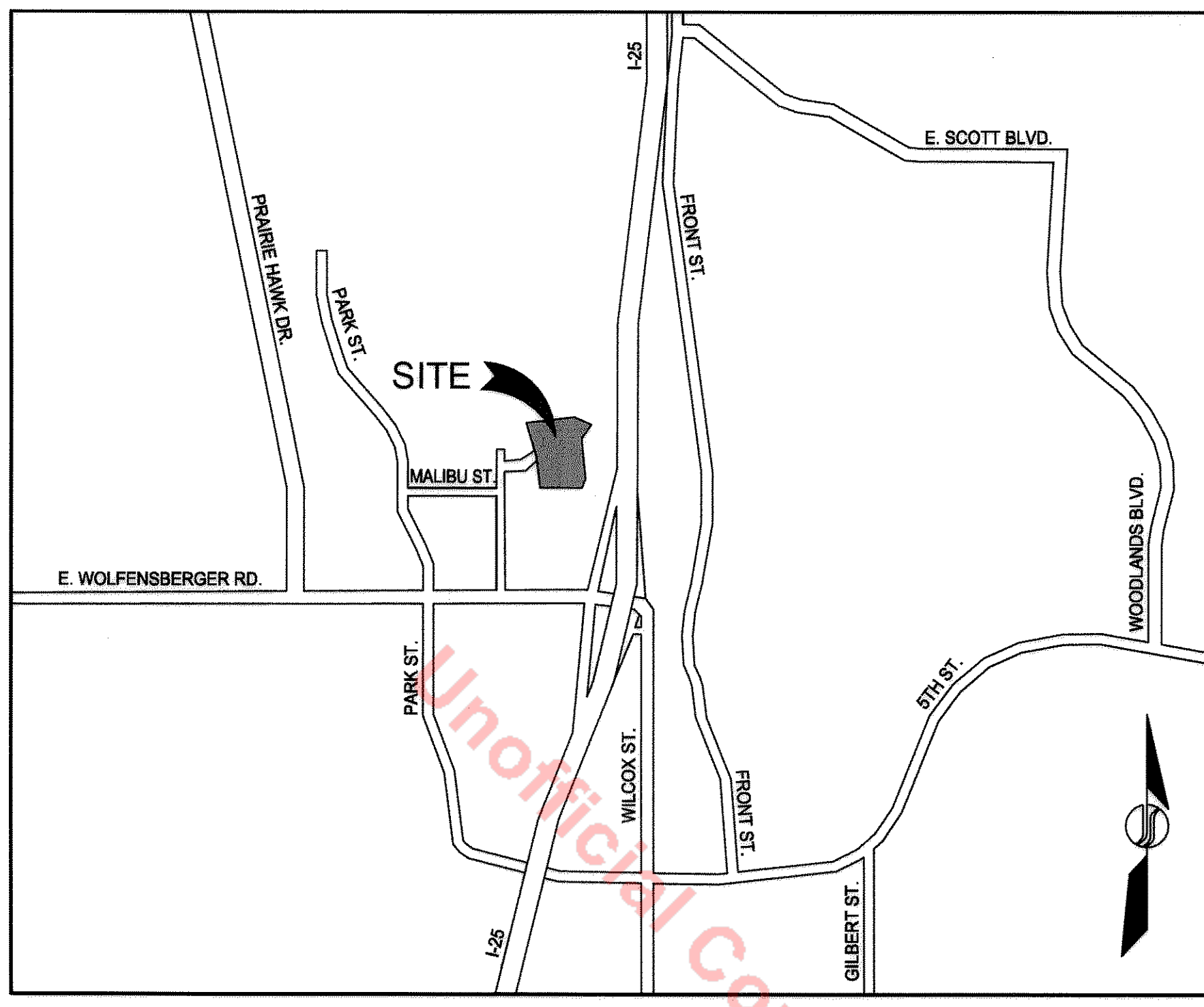
OWNER/DEVELOPER (LOTS 2D, 2E, 2F)

OFF THE CHAIN, LLC
PO BOX 117
LARKSPUR, CO 80118
303.242.9866
CONTACT: TIM DUMLER

OWNER (LOT 2G)
BERKENKOTTER MOTORS, LLC
729 WILCOX STREET
CASTLE ROCK, CO 80104

CIVIL ENGINEER
JANSEN STRAWN CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
303.561.3333
CONTACTS: CHRIS STRAWN, P.E.
MATHEW ADAMS, P.E.

SURVEYOR
JANSEN STRAWN CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
303.561.3333
CONTACTS: TOM STAAB, PLS



VICINITY MAP
1" = 1000'

LAND USE TABLE

GROSS AREA	196,467 SQFT.	4.51 AC.
2 LOTS	196,467 SQFT.	4.51 AC.

SHEET INDEX

1 OF 2	COVER SHEET
2 OF 2	PLAT

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 OCTOBER 27, 2005 AT RECEPTION NO. 2005103778 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Thomas W. Johanns
THOMAS W. JOHANNS
SIGNED THIS 10 DAY OF December, 2013

Connie J. Johanns
CONNIE J. JOHANNS
SIGNED THIS 10 DAY OF December, 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF December, 2013 BY THOMAS W. AND CONNIE J. JOHANNS

WITNESS MY HAND AND OFFICIAL SEAL.
Christina M. Zan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/15/2014

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CENTRAL BANK & TRUST, PART OF FARMERS & STOCKMENS BANK.

BY: *Jesse K. Moore* AS Vice President
SIGNED THIS 8 DAY OF November, 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF November, 2013 BY Jesse K. Moore

WITNESS MY HAND AND OFFICIAL SEAL.
Christina M. Zan
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/15/2014

TITLE CERTIFICATION

I, Pamela Michalcko, AN AUTHORIZED REPRESENTATIVE OF Colorado Western Title, 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.

Pamela Michalcko
AUTHORIZED REPRESENTATIVE
Colorado Western Title
TITLE COMPANY
SIGNED THIS 1st DAY OF Nov., 2013

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF November, 2013 BY Pamela Michalcko AS AUTHORIZED REPRESENTATIVE OF Colorado Western Title

WITNESS MY HAND AND OFFICIAL SEAL.
Connie J. Johanns
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-2-16

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.

Mark Stans
TOWN MANAGER

ATTEST:
Joseph Mue
TOWN CLERK



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 17th DAY OF October, 2013

Thomas D. Staab
DIRECTOR OF DEVELOPMENT SERVICES

CIVIL ENGINEER'S STATEMENT

I, CHRISTOPHER S. STRAWN, 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 DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



SURVEYOR'S CERTIFICATE

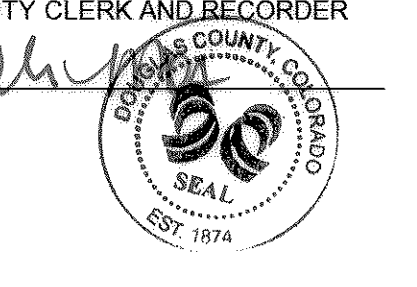
I, THOMAS D. STAAB, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT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

REGISTERED LAND SURVEYOR Thomas D. Staab DATE 10-24-13
Thomas D. Staab

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 1407m ON THE 17th DAY OF January, 2014 AT RECEPTION NO. 2014003075

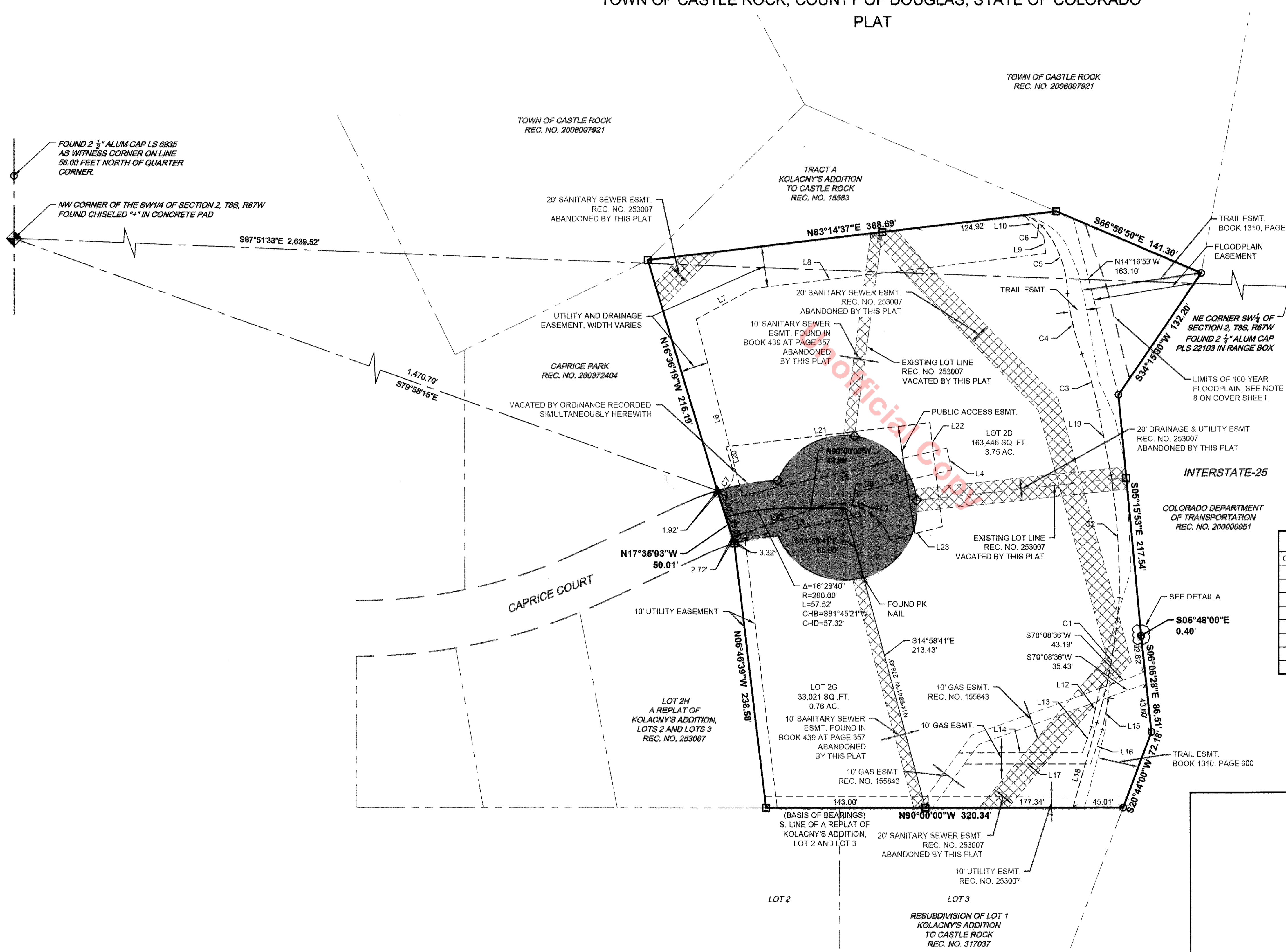
DOUGLAS COUNTY CLERK AND RECORDER
BY: *Daniel H. Moore* DEPUTY



JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3 AMENDMENT NO. 1

A REPLAT OF LOTS 2D THROUGH 2G, A REPLAT OF KOLACNY'S ADDITION LOT 2 AND LOT 3,
 LYING IN THE WEST HALF OF SECTION 2,
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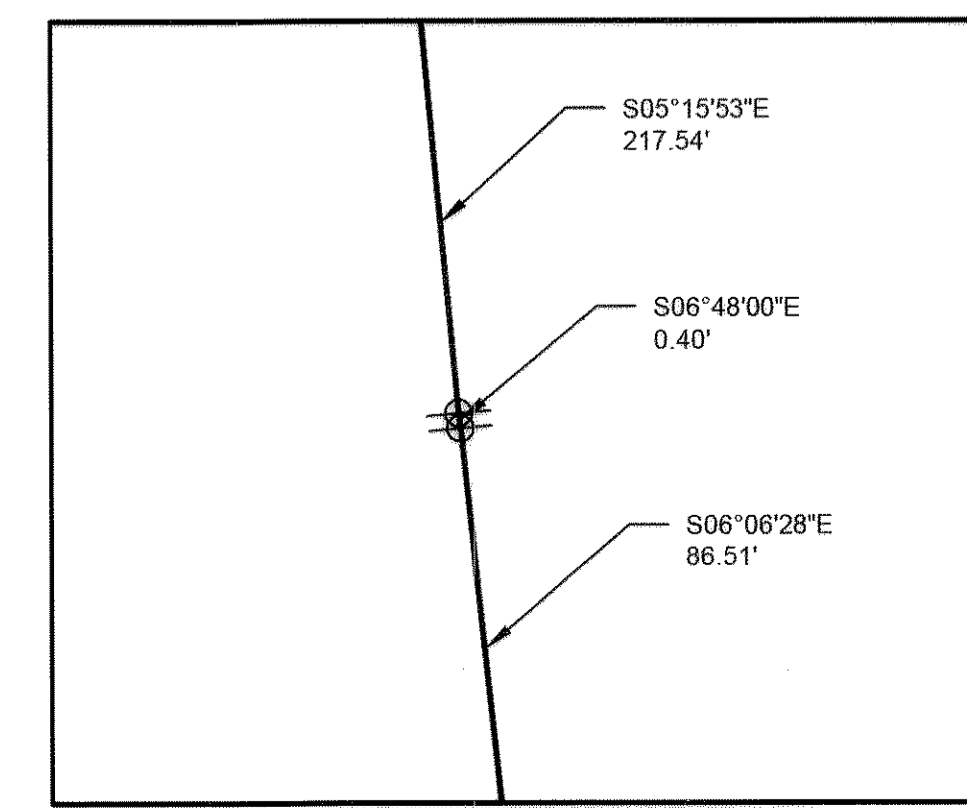


Line #	LENGTH	DIRECTION
L1	116.05'	N79°26'41"E
L2	22.17'	N06°44'51"W
L3	87.11'	N76°53'40"E
L4	20.00'	N12°58'29"W
L5	188.43'	S77°01'31"W
L6	163.79'	N14°24'12"W
L7	58.18'	N61°50'21"E
L8	264.06'	N83°15'09"E
L9	15.50'	S06°44'51"E
L10	25.94'	N43°11'06"W
L12	34.72'	S12°17'01"W
L13	24.95'	S19°41'29"W
L14	110.86'	N90°00'00"W
L15	29.73'	S11°56'09"W
L16	32.51'	S19°00'44"W
L17	113.26'	N90°00'00"W
L18	78.93'	N15°55'18"E
L19	59.53'	N10°43'31"W
L20	20.55'	N16°35'46"W
L21	184.21'	N83°15'09"E
L22	93.83'	S06°44'51"E
L23	48.25'	S74°59'26"W
L24	84.00'	S70°44'58"W

LEGEND

- SITE BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - TRACT/LOT LINE
- - - EASEMENT LINE
- - - EXISTING LOT LINE
- SQ. FT. SQUARE FEET
- ROW RIGHT-OF-WAY
- U.E. UTILITY EASEMENT GRANTED BY THIS PLAT
- FOUND REBAR W/ 1 1/2" ALUM. CAP LS 17666
- FOUND 18" NO. 5 REBAR W/ 1 1/2" PLASTIC CAP LS 6935
- △ FOUND NAIL AND DISC W/ PLASTIC CAP LS 17666
- ◇ FOUND 18" NO. 5 REBAR
- ◆ SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- (NR) NON-RADIAL LINE
- EXISTING EASEMENT
- ABANDONED BY THIS PLAT
- EXISTING RIGHT-OF-WAY TO BE VACATED

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	012°38'28"	516.84'	114.03'	N10°11'34"E	113.80'
C2	009°19'44"	680.12'	110.74'	N03°44'00"W	110.61'
C3	010°08'03"	299.42'	52.96'	N16°22'24"W	52.89'
C4	014°18'01"	223.10'	55.68'	S13°09'41"E	55.54'
C5	039°25'10"	95.27'	65.54'	N20°33'36"W	64.28'
C6	010°15'24"	65.66'	12.44'	N53°23'12"W	12.42'
C7	099°09'22"	16.96'	28.17'	N31°33'18"E	25.04'
C8	090°37'10"	49.00'	77.50'	N63°56'27"W	69.67'



DETAIL A
1" = 5'

