

THE LANTERNS, FILING NO. 4, AMENDMENT 2

BEING A REPLAT OF LOTS 5 & 6, BLOCK 1, THE LANTERNS FILING NO. 4, FINAL PLAT
A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 1

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS SOLELY TO RECONFIGURE LOTS 5 & 6, BLOCK 1, THE LANTERNS FILING 4, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 23, 2020 AT RECEPTION NUMBER 2020128470.

PROPERTY DESCRIPTION:

LOTS 5 & 6, BLOCK 1, THE LANTERNS FILING 4, FINAL PLAT, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 23, 2020 AT RECEPTION NUMBER 2020128470.

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 LOTS, AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT, UNDER THE NAME AND STYLE OF THE LANTERNS FILING NO. 4, AMENDMENT 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOTS 5 & 6, BLOCK 1, THE LANTERNS FILING 4, FINAL PLAT AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 23, 2020 AT RECEPTION NUMBER 2020128470.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY.

[Signature]
OWNER

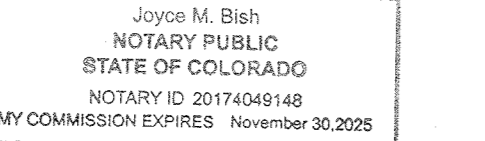
SIGNED THIS 20th DAY OF January, 2023

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF January, 2023 BY Reggi Caswell

WITNESS MY HAND AN OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: Nov 30, 2025

TITLE CERTIFICATE:

I, *[Signature]*, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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 SUBORDINATE CERTIFICATE.

[Signature]
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

issued a Commitment for Title Insurance under File #CS-1149885-40 dated 1-27-23 and that as of the date of the Commitment

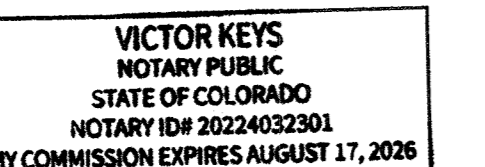
SIGNED THIS 27th DAY OF January, 2023

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF January, 2023 BY *[Signature]* AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AN OFFICIAL SEAL.

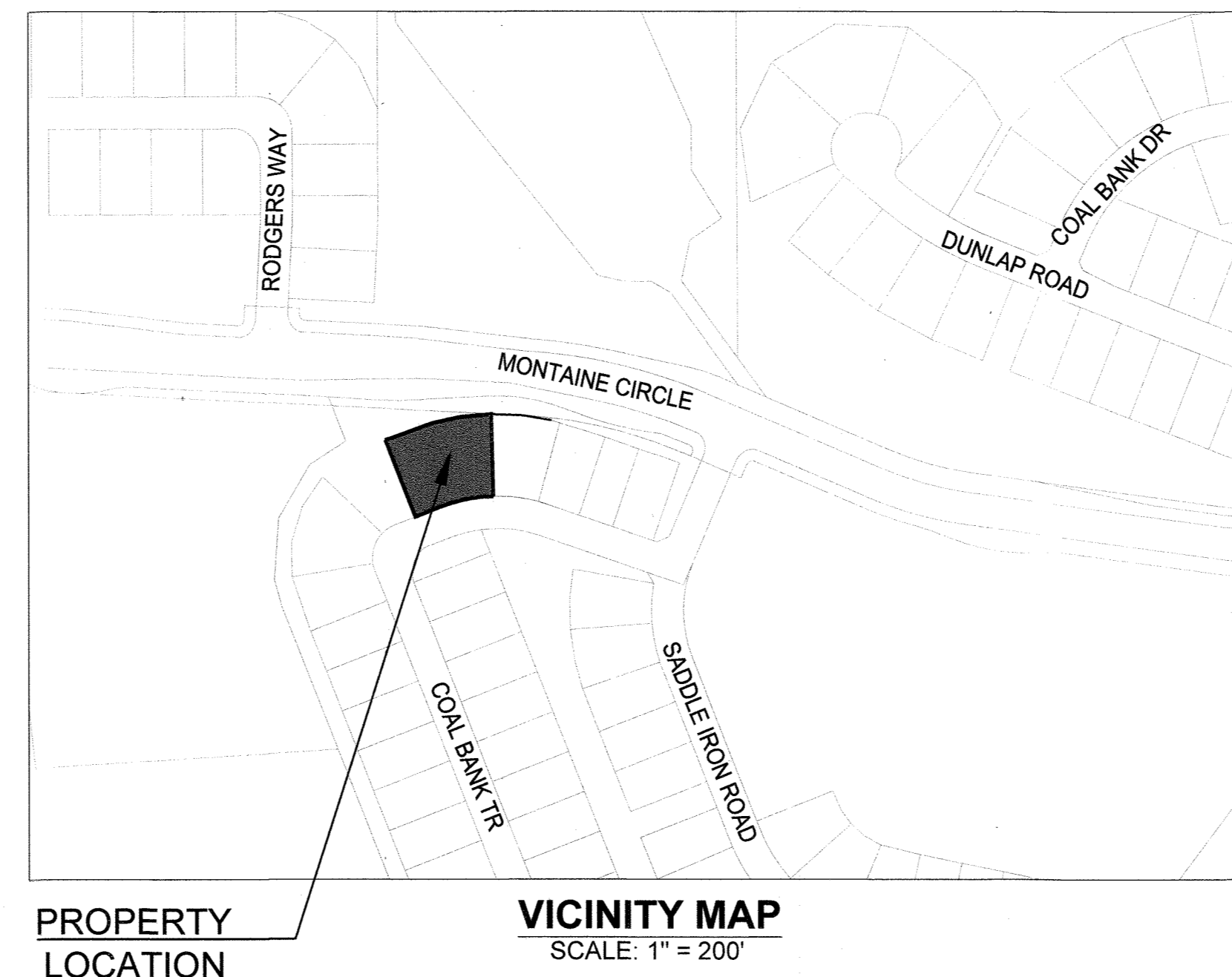
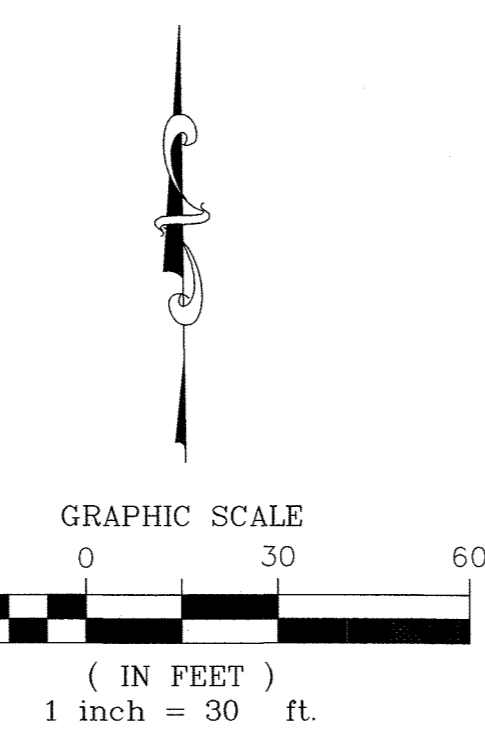
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NOTARY PUBLIC



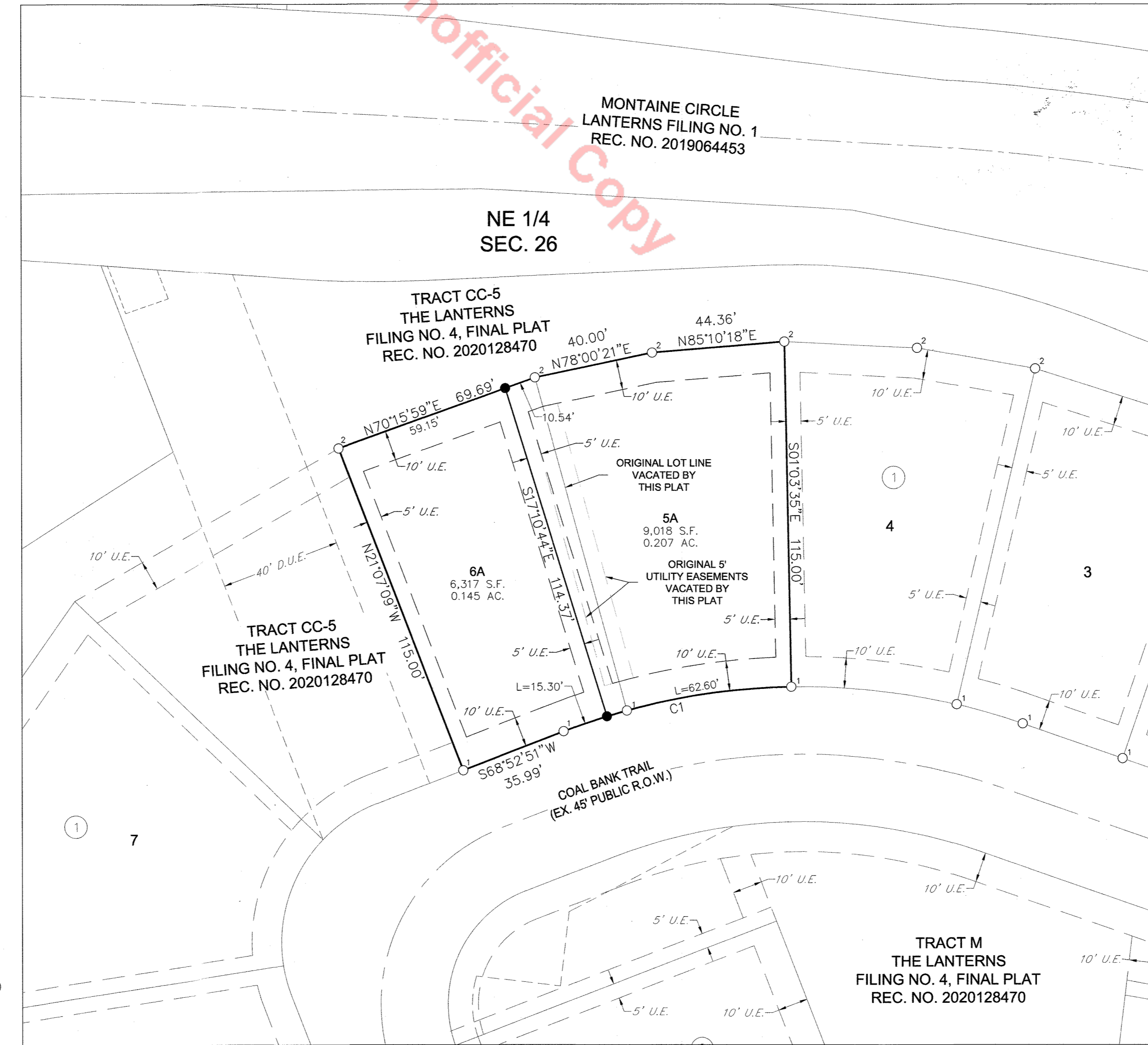
MY COMMISSION EXPIRES: August 17, 2026

THE LANTERNS FILING NO. 4, AMENDMENT 2				
DESIGNATION	EXISTING		AMENDED	
	ACREAGE	AREA	ACREAGE	AREA
LOTS (2)	0.352 AC	15,335 S.F.	0.352 AC	15,335 S.F.
TOTAL AREA	0.352 AC	15,335 S.F.	0.352 AC	15,335 S.F.

LEGEND				
●	SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP "PLS 38004"			
○ ¹	RECOVERED 1" BRASS PLUG IN CONCRETE "WESTWOOD PLS 38004"			
○ ²	RECOVERED #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP "PLS 38004"			
①	BLOCK NUMBER			
R.O.W.	RIGHT-OF-WAY			
U.E.	UTILITY EASEMENT			



PROPERTY LOCATION VICINITY MAP SCALE: 1" = 200'



GENERAL NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1149885-CO ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF OCTOBER 03, 2022 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS DEPICTED HEREON WERE OBTAINED FROM THE RECORDED PLAT OF THE LANTERNS, FILING 4, FINAL PLAT, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER ON DECEMBER 23, 2020 AT RECEPTION NUMBER 2020128470.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0303G, EFFECTIVE MARCH 16, 2016. ZONE "X" IS DEFINED AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-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, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, A/C UNITS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.
- 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.
- CORE ELECTRIC COOPERATIVE DOES NOT APPROVE THE REPLAT OF THE THREE LOTS. CORE HAS EXTENSIVE UNDERGROUND FACILITIES THAT WILL BE REQUIRED TO BE RELOCATED PRIOR TO APPROVAL OF THE REPLAT BY THE APPLICANT, THE APPLICANT WILL BE REQUIRED TO START A WORKORDER TO RELOCATE CORE FACILITIES AT THE APPLICANT'S EXPENSE. THE LOTS WILL BE SUBJECT TO NO WINDOW WELL AND AC UNIT ENCROACHMENT INTO THE SIDE LOT UTILITY EASEMENTS PER THE ORIGINAL PLAT NOTE.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THOSE EASEMENTS DEPICTED HEREON AS RECORDED IN THE LANTERNS, FILING NO. 4, FINAL PLAT IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE ON DECEMBER 23, 2020 AT RECEPTION NUMBER 2020128470.

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 OF CASTLE ROCK.

[Signature]
TOWN MANAGER

ATTEST:

[Signature]
TOWN CLERK



STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

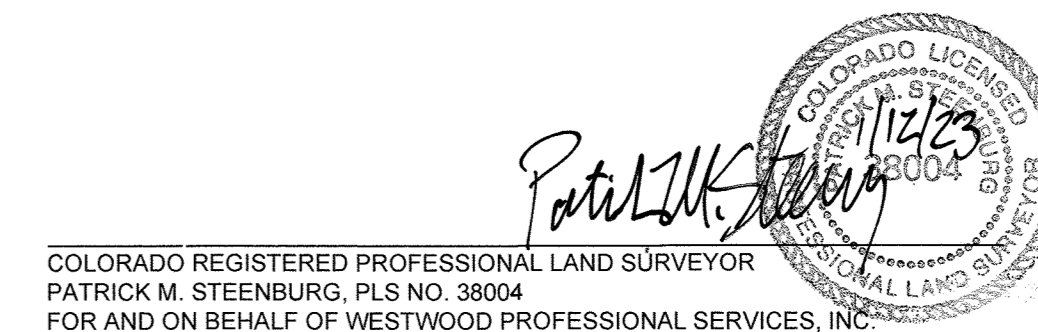
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 7th DAY OF

February, 2023

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

I, PATRICK M. STEENBURG, 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.



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PATRICK M. STEENBURG, PLS NO. 38004
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

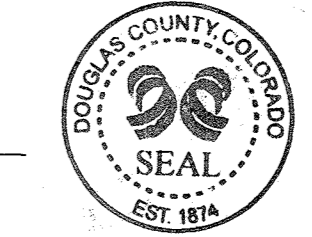
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:52 PM, ON THE

10th DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER 2023006018

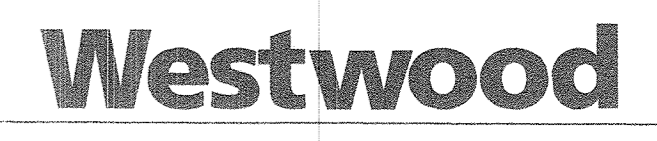
DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]*
DEPUTY



APPLICANT/DEVELOPER:
TOLL BROTHER, INC.
10 INVERNESS DRIVE EAST, STE 125
ENGLEWOOD, CO 80112
PHONE: 303-708-0730
CONTACT: TERRY HODGE

ENGINEER/SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, STE 240
ENGLEWOOD, CO 80112
PHONE: 720-249-3543
CONTACT: PATRICK M. STEENBURG, PLS



Westwoodps.com
Westwood Professional Services, Inc.
10333 E DRY CREEK RD, SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526