

# MAHER RANCH FILING NO. 2, 1ST AMENDMENT

## A REPLAT OF LOTS 1, 2, AND 3, BLOCK 16, MAHER RANCH FILING NO. 2, IN THE E 1/2 OF SECTION 23, T7 S, R 67 W OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS TOTAL ACREAGE 3.007 ACRES SHEET 1 OF 2

**PURPOSE STATEMENT:**

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 1, 2 AND 3, BLOCK 16 INTO TWO NEW LOTS, LOT 1A AND LOT 2A.

**PROPERTY DESCRIPTION:**

LOTS 1, 2, AND 3, BLOCK 16, MAHER RANCH FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

**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 TWO LOTS, UNDER THE NAME AND STYLE OF MAHER RANCH FILING NO. 2, 1ST AMENDMENT. THE UNDERSIGNED HEREBY DEDICATES 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 CABLING 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.

*D.P.*  
 DANIEL PRICE \_\_\_\_\_ TRISHA PRICE \_\_\_\_\_  
 SIGNED THIS 13<sup>th</sup> DAY OF June, 2022

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF June, 2022 BY Daniel Price and Trisha Price

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 03-10-2025

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

*D.P.*  
 DANIEL PRICE \_\_\_\_\_ TRISHA PRICE \_\_\_\_\_  
 SIGNED THIS 13<sup>th</sup> DAY OF June, 2022

NOTARY BLOCK  
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**NOTES:**

1. THE SUBJECT PROPERTIES DO NOT WITHIN ANY FLOOD PLAIN PER F.I.R.M. COMMUNITY PANEL 08035C0188G, DATED MARCH 16, 2016.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY MONUMENTS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508 C.R.S.
3. Maintenance responsibility lies with the owner of the land, except as modified by specific agreement. The property owner or designee shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by specific agreement. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

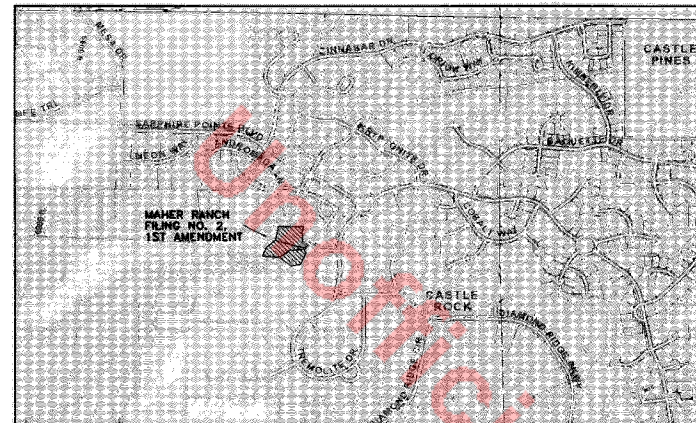
**BASIS OF BEARINGS:**

BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 1, BLOCK 16, MAHER RANCH FILING NO. 2 BEARS N89°14'40"W AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.

**LOT SUMMARY**

**SURVEYOR/ENGINEER**  
 DAVID E. ARCHER & ASSOCIATES  
 105 WILCOX STREET,  
 CASTLE ROCK, CO 80104  
 CONTACT: KEVIN ARCHER  
 PHONE NO. 303-985-4642

**APPLICANT/ DEVELOPER**  
 KEYSTONE EXPERTS AND ENGINEERS, LLC  
 509 WILCOX STREET SUITE 200  
 CASTLE ROCK, CO 80104



VICINITY MAP  
 SCALE: 1" = 700'

**SURVEYOR'S CERTIFICATE**

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

*Johnny Gavin Hicks*  
 JOHNNY GAVIN HICKS, PLS #36370 DATE 6/1/22

**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 OF CASTLE ROCK.

TOWN MANAGER \_\_\_\_\_ DATE June 15, 2022

ATTEST: *Lisa Ingleson*  
 TOWN CLERK \_\_\_\_\_ DATE June 15, 2022

**SUMMARY TABLE- MAHER RANCH FILING NO. 2, 1ST AMENDMENT**

LOTS(2)	3.007 ACRES	100.0%
ROW	0.00 ACRES	0.0%
TRACT/OPEN SPACE	0.00 ACRES	0.0%
TOTAL	3.007 ACRES	100.0%

SHEET 1 OF 2 COVER SHEET  
 SHEET 2 OF 2 PLAT

SHEET INDEX  
 SHEET 1 OF 2 COVER SHEET  
 SHEET 2 OF 2 PLAT

**TITLE CERTIFICATION**

I, Carl Laffin, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE, 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 SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE  
*Carl Laffin*  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 SIGNED THIS 14<sup>th</sup> DAY OF June, 2022

NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF June, 2022 BY Carl Laffin AS AUTHORIZED REPRESENTATIVE OF First American Title

WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6/10/23

**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 ON THE 15 DAY OF June, 2022.  
*Thomas J. Hill*  
 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 \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: DEPUTY \_\_\_\_\_

PL21-0021

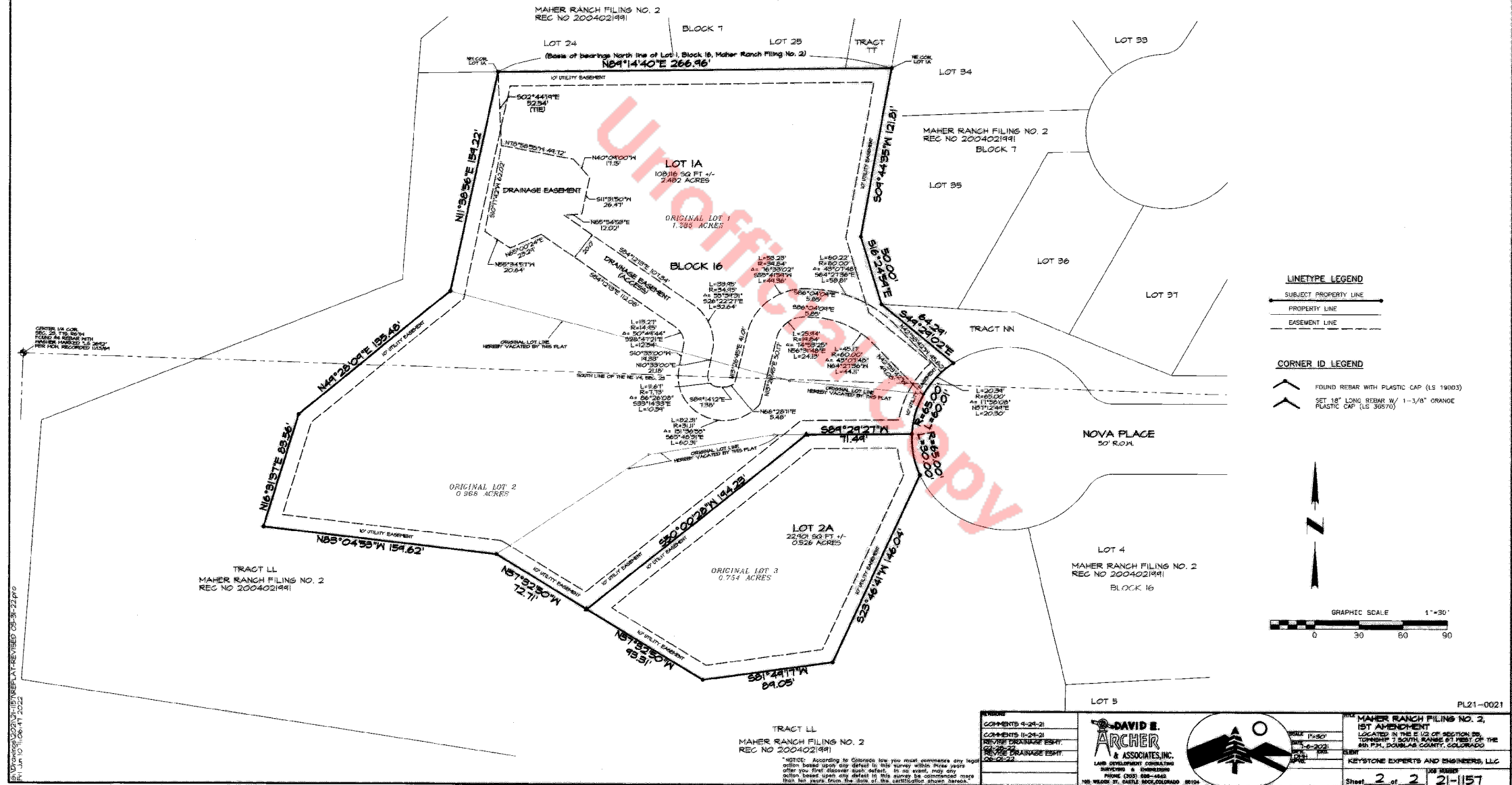
SHEETS COMMENTS 4-24-21 COMMENTS 11-24-21 REVIEW DRAWINGS SHEET: DATE: 6-2-2022 REVIEW DRAWINGS SHEET: DATE: 6-2-22		MAHER RANCH FILING NO. 2, 1ST AMENDMENT LOCATED IN THE E 1/2 OF SECTION 23, T7 S, R 67 W OF THE 6th P.M., DOUGLAS COUNTY, COLORADO KEYSTONE EXPERTS AND ENGINEERS, LLC JOB NUMBER Sheet 1 of 2 21-1157
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\*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 its certification shown hereon.

6/2/2022 10:15:00 AM PLAT REVISIONS 05-31-22 PPO

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**LINETYPE LEGEND**

— SUBJECT PROPERTY LINE

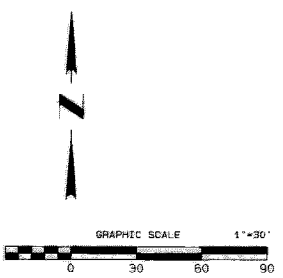
— PROPERTY LINE

- - - EASEMENT LINE

**CORNER ID LEGEND**

⌒ FOUND REBAR WITH PLASTIC CAP (LS 19003)

⌒ SET 18" LONG REBAR W/ 1-3/8" ORANGE PLASTIC CAP (LS 30575)



<p>MAHER RANCH FILING NO. 2 REC NO 2004021991</p> <p>TRACT LL MAHER RANCH FILING NO. 2 REC NO 2004021991</p>	<p>MAHER RANCH FILING NO. 2 REC NO 2004021991</p> <p>TRACT LL MAHER RANCH FILING NO. 2 REC NO 2004021991</p> <p>NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery and, 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 herein.</p>	<p>DAVID E. ARCHER &amp; ASSOCIATES, INC.</p> <p>LAND DEVELOPMENT CONSULTING SURVEYING &amp; ENGINEERING</p> <p>PHONE (303) 586-4442 100 WILSON ST. CASTLE ROCK, COLORADO 80104</p>	<p>MAHER RANCH FILING NO. 2, 1ST AMENDMENT</p> <p>LOCATED IN THE E 1/2 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO</p> <p>KEYSTONE EXPERTS AND ENGINEERS, LLC</p> <p>Sheet 2 of 2 21-1157</p>
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