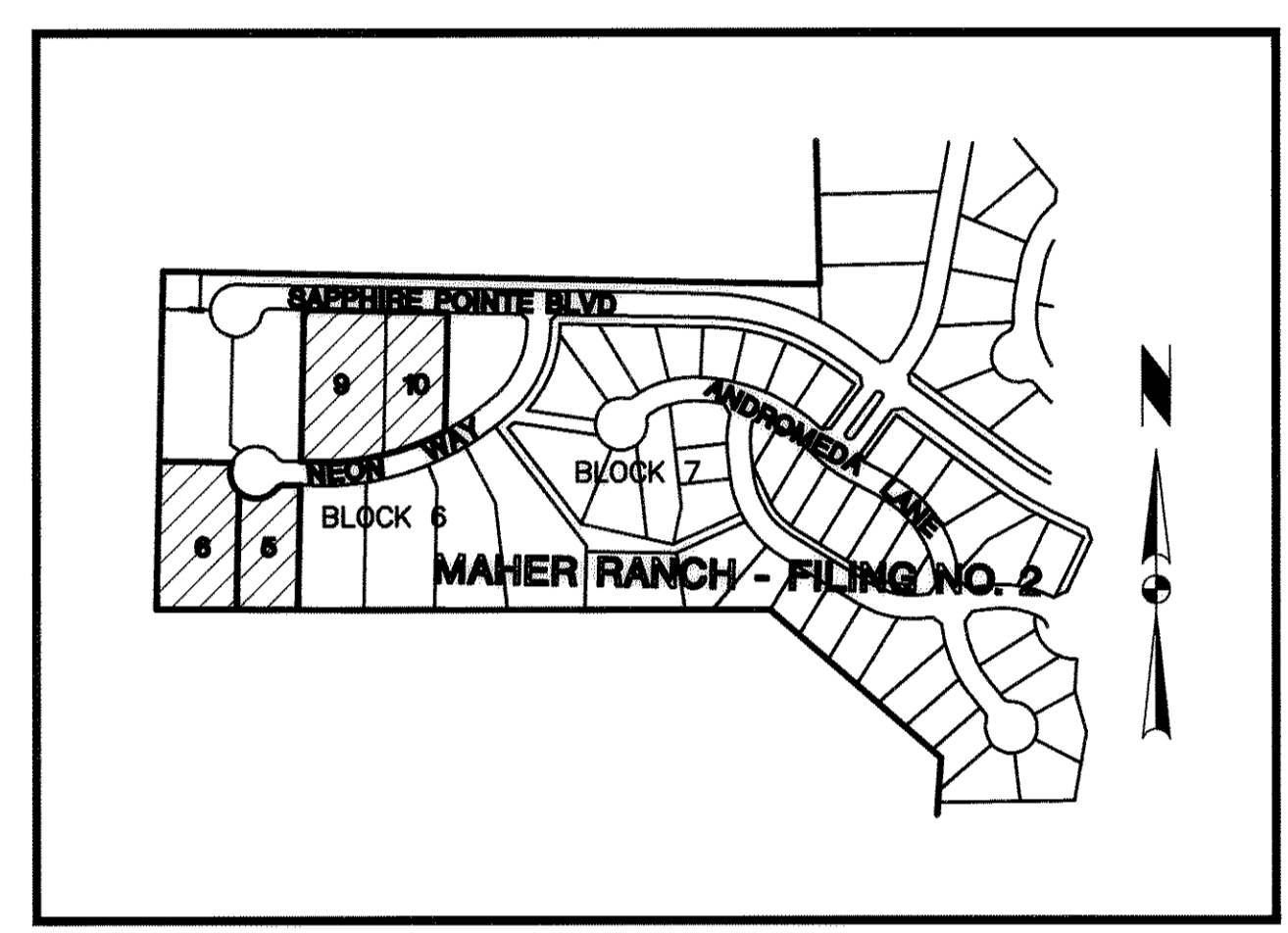


# MAHER RANCH - FILING NO. 2, AMENDMENT NO. 2 PLAT

## A REPLAT OF LOTS 5, 6, 9 & 10, BLOCK 6 OF MAHER RANCH - FILING NO. 2 LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP  
 400 0 400  
 scale 1"=400' feet

- NOTES:**
1. INFORMATION REGARDING EXISTING EASEMENTS AND RIGHTS-OF-WAY WAS OBTAINED FROM TITLE COMMITMENT NO. 5509-2448744, DATED MAY 5, 2015 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DOES NOT REPRESENT A TITLE SEARCH BY TTG ENGINEERS, INC.
  2. BASIS OF BEARINGS: THE NORTH LINE OF TRACTS MMM AND BBB OF MAHER RANCH - FILING NO. 2, BEARING SOUTH 88°48'03"EAST BETWEEN THE NORTHWEST CORNER OF SAID TRACT MMM AS MONUMENTED BY A REBAR WITH CAP MARKED: 19003 AND THE NORTHEAST CORNER OF SAID TRACT BBB AS MONUMENTED BY A #4 REBAR WITH NO CAP.
  3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08035C0186G, DATED JULY 11, 2014, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
  4. **DRAINAGE EASEMENTS:** THE PROPERTY OWNER 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 THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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 WILL 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.
  5. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 25' DRAINAGE EASEMENT, THE 20' UTILITY EASEMENT AND THE 5' UTILITY EASEMENTS, ALL CREATED BY THE FINAL PLAT FOR MAHER RANCH FILING NO. 2, AS DEPICTED HEREON.
  6. 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.
  7. LOTS 5-A AND 6-A, EXCEED THE ALLOWED 600 FOOT DISTANCE FOR A DEAD END STREET, AND THE HOMES WILL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13-D REQUIREMENTS.

**LEGAL DESCRIPTION**

LOTS 5, 6, 9 AND 10, BLOCK 6 OF MAHER RANCH - FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 4.042 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 MAHER RANCH - FILING NO. 2, AMENDMENT NO. 2. 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, 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.

EXECUTED THIS 26<sup>th</sup> DAY OF August, 2015

OWNER: SAPPHIRE POINTE DEVELOPMENT, INC.,  
 A COLORADO CORPORATION

BY: Lenm Hoffmann  
 TITLE: President

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF August, 202015 BY Lenm Hoffmann AS President OF SAPPHIRE POINTE DEVELOPMENT, INC.

WITNESS MY HAND AND OFFICIAL SEAL

Christine L. Caudill  
 Notary Public  
 State of Colorado  
 Notary ID 19964029209  
 My Commission Expires November 17, 2018

**OWNER/SUBDIVIDER**

SAPPHIRE POINTE DEVELOPMENT, INC.  
 A COLORADO CORPORATION  
 825 DIAMOND RIDGE CIRCLE  
 CASTLE ROCK, CO 80108

**LAND SURVEYOR**

TTG ENGINEERS, INC.  
 MICHAEL CREGGER, P.L.S.  
 9222 TEDDY LANE  
 LONE TREE, CO 80124

**TITLE CERTIFICATION**

I, Kelley Norris 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 DEDICATION.

Kelley Norris  
 AUTHORIZED REPRESENTATIVE  
First American Title  
 TITLE COMPANY

SIGNED THIS 24<sup>th</sup> DAY OF August, 2015

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF August, 2015

BY: Kelley Norris AS AUTHORIZED

REPRESENTATIVE OF First American Title

WITNESS MY HAND AND OFFICIAL SEAL

Dan H Smith  
 Notary Public  
 My Commission Expires: 5/27/17

JENNIFER H SMITH  
 Notary Public  
 STATE OF COLORADO  
 Notary ID 20094016693  
 My Commission Expires May 27, 2017

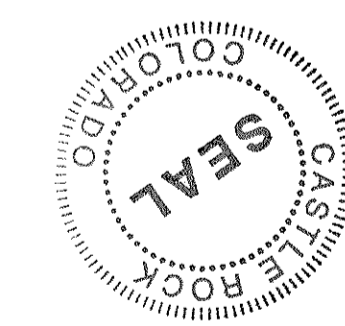
**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE**

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.

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

Andi Corbin  
 TOWN MANAGER

ATTEST: Sally Munn  
 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 26<sup>th</sup> DAY OF August, 2015  
Michael Cregger  
 DIRECTOR OF DEVELOPMENT SERVICES

**SURVEYOR'S CERTIFICATE**

I, MICHAEL C. CREGGER, 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.

Michael C. Cregger 8/20/2015  
 DATE

MICHAEL C. CREGGER  
 COLORADO PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 22564  
 FOR AND ON BEHALF OF TTG ENGINEERS, INC.



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.

**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 10:04 A.M. ON THE 31<sup>st</sup> DAY OF AUGUST, 2015 AT RECEPTION

NO. 2015062416

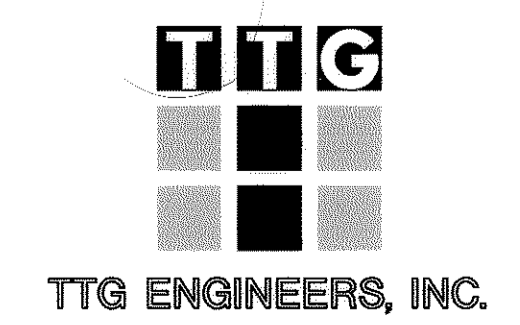
DOUGLAS COUNTY CLERK AND RECORDER

BY: Salayna Von  
 DEPUTY



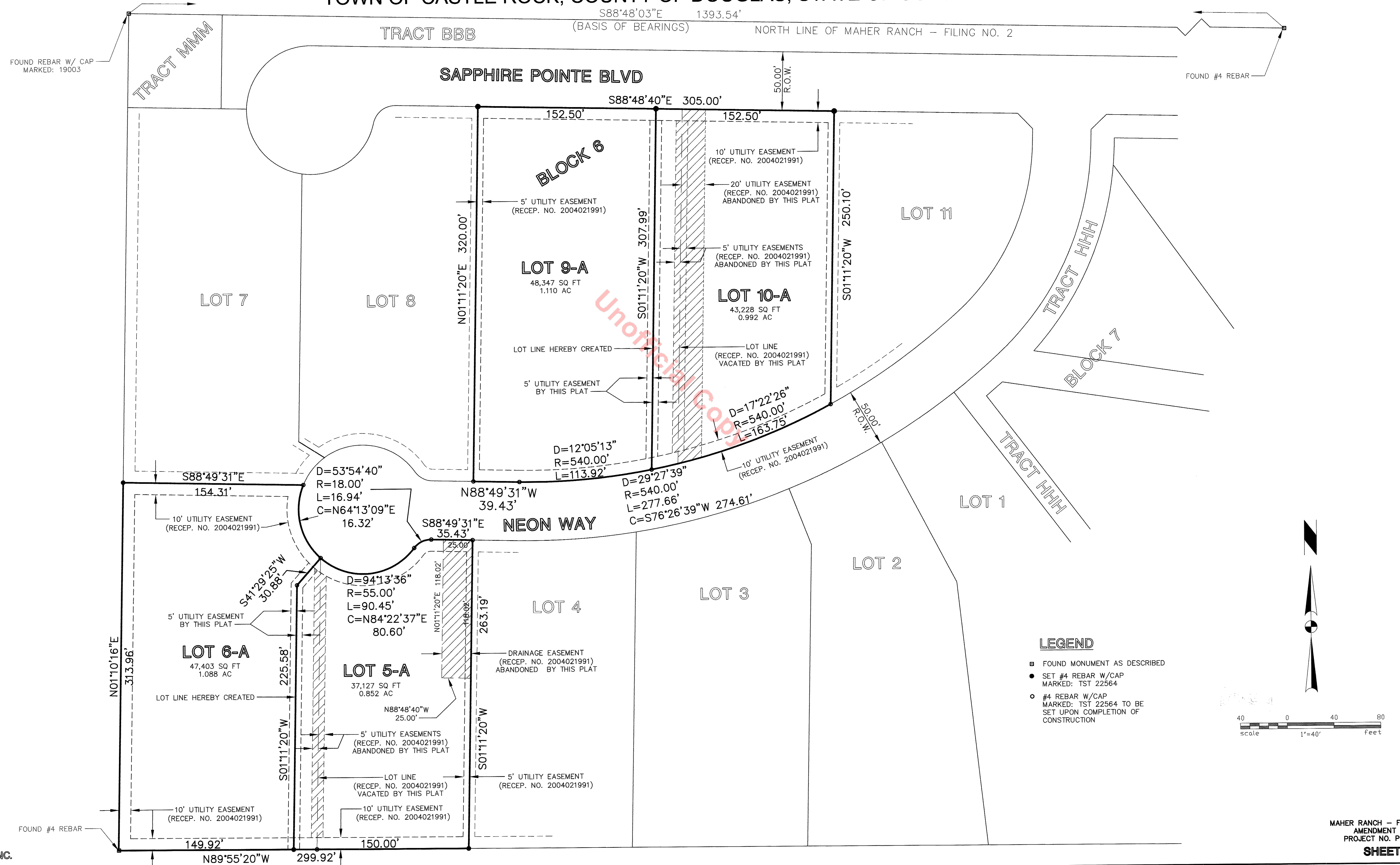
**SHEET INDEX**

- SHEET 1 OF 2: COVER SHEET
- SHEET 2 OF 2: PLAT



# MAHER RANCH - FILING NO. 2, AMENDMENT NO. 2 PLAT

A REPLAT OF LOTS 5, 6, 9 & 10, BLOCK 6 OF MAHER RANCH - FILING NO. 2  
LOCATED IN THE NW 1/4 OF SECTION 23,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



### LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET #4 REBAR W/CAP MARKED: TST 22564
- #4 REBAR W/CAP MARKED: TST 22564 TO BE SET UPON COMPLETION OF CONSTRUCTION

