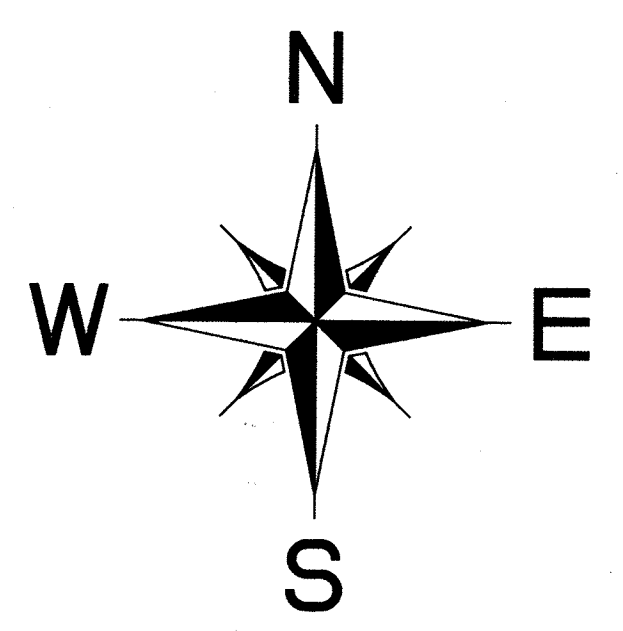
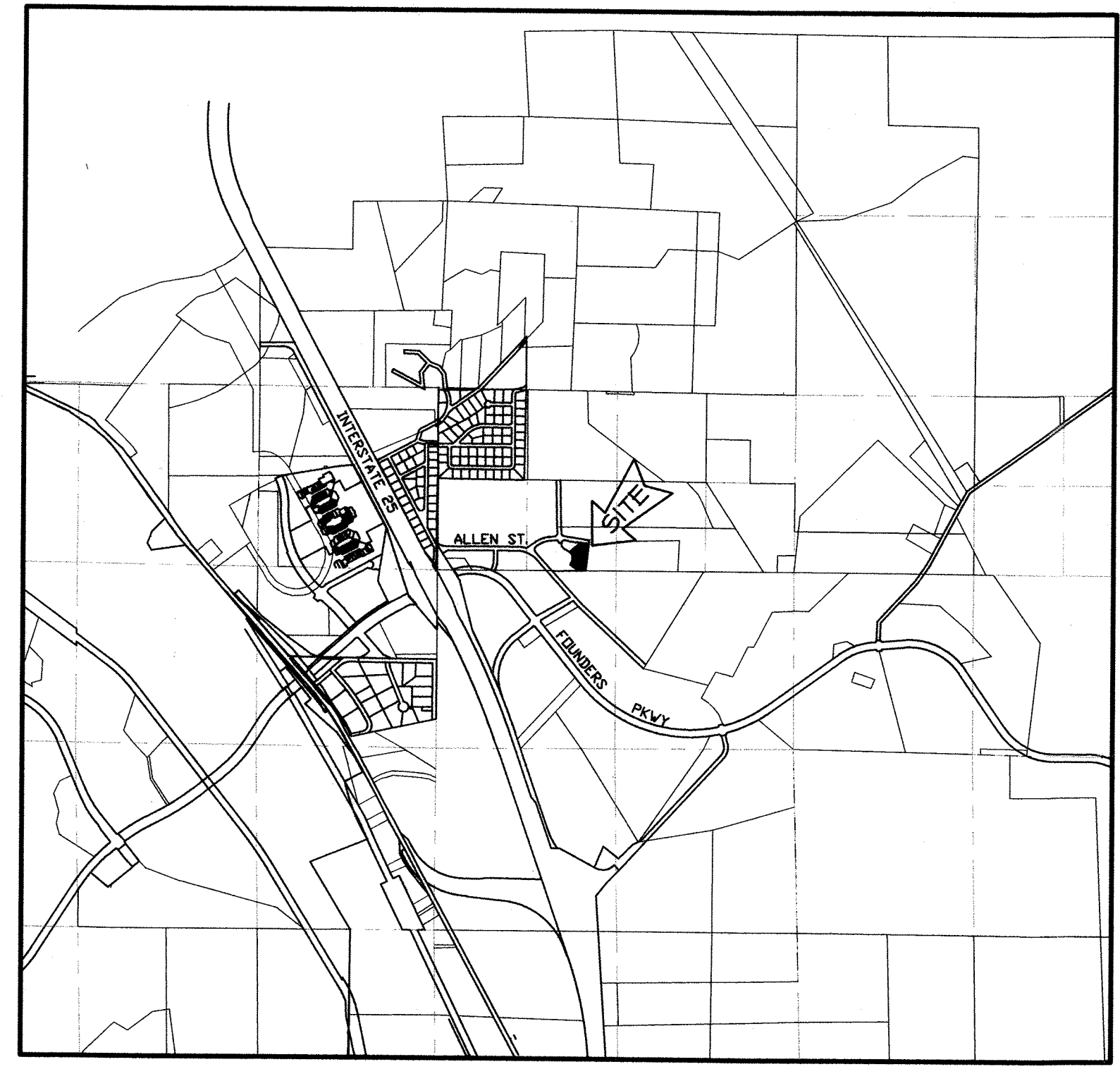


MONTANA VISTA PLAT AMENDMENT NO. 2

A REPLAT OF LOTS 3 AND 4, MONTANA VISTA

SECTION 26, T7S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



VICINITY MAP
SCALE: 1"=2000'
GRAPHIC SCALE 1"=2000'
0 2000 4000

NOTES

1. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT OF WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
2. ORIGINAL EASEMENT DEDICATIONS ON THE PLAT FOR THE COOPER-HOOK/MAIN PLACE FILING NO. 1 SUBDIVISION SHALL REMAIN IN EFFECT, EXCEPT THE 20' UTILITY EASEMENT ALONG THE EAST SIDE (PREVIOUSLY ABANDONED).

SPECIAL NOTES-TOWN OF CASTLE ROCK

1. 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 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.
2. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION 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.
3. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE SIX (6) MONTHS 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.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08035G01866, DATED MARCH 16, 2016, THE SITE LIES WITHIN UNSHADED ZONE X.
5. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE 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.
6. PRIVATE STREETS WILL BE MAINTAINED BY MONTANA VISTA CENTER PROPERTY OWNERS ASSOCIATION INC.
7. 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, 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 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

SURVEYOR/ENGINEER
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET,
CASTLE ROCK, CO 80104
CONTACT: KEVIN ARCHER
PHONE NO. 303-688-4642

OWNER
MONTANA VISTA DEVELOPMENT
1700 NORTH PARK STREET
CASTLE ROCK, CO 80104
CONTACT: DAN HUDICK
PHONE NO. 303-791-7869

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 3A BEARS S89°38'42"E BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

PURPOSE STATEMENT:
THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 3 AND 4, MONTANA VISTA INTO ONE LOT, TO ACCOMMODATE ONE BUILDING.

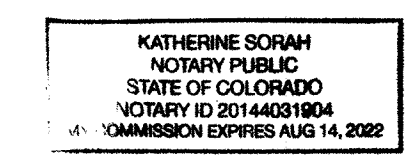
LEGAL DESCRIPTION:
LOTS 3 AND 4, MONTANA VISTA PLAT
DOUGLAS COUNTY, COLORADO.

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 NOVEMBER 2, 2015 AT RECEPTION NO. 2015079057, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BANK OF THE WEST
BY: *[Signature]*
SIGNED THIS 10th DAY OF February, 2020.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF February, 2020 BY REGGIE FINK, AS Director OF BANK OF THE WEST.
WITNESS MY HAND AND OFFICIAL SEAL.
Katherine Sohar
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/14/22



SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAT

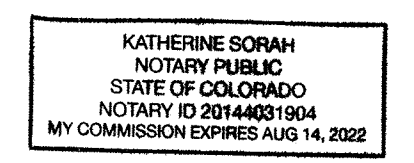
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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 ONE LOT, UNDER THE NAME AND STYLE OF MONTANA VISTA PLAT AMENDMENT NO. 2. 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 SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND SHALL BE MAINTAINED BY THE OWNER OF THE UNDERLYING PROPERTY. 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

MONTANA VISTA DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: *[Signature]*
SIGNED THIS 10th DAY OF February, 2020.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF February, 2020 BY Daniel Hudick, AS MANAGER OF MONTANA VISTA DEVELOPMENT, LLC.
WITNESS MY HAND AND OFFICIAL SEAL.
Katherine Sohar
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/14/22

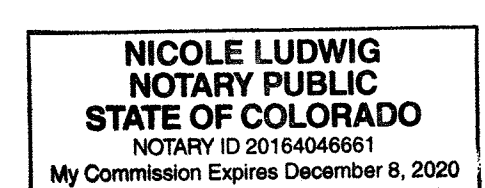


TITLE CERTIFICATION

I, Brenda Becker, 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 OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Brenda Becker
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY
SIGNED THIS 13th DAY OF February, 2020.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF February, 2020 BY Brenda Becker, AS AUTHORIZED REPRESENTATIVE OF Land Guarantee Company.
WITNESS MY HAND AND OFFICIAL SEAL.
Nicole Ludwig
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/8/20



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
DATE: 2/21/2020
ATTEST:
[Signature]
TOWN CLERK
DATE: 2-21-2020



SURVEYOR'S CERTIFICATE

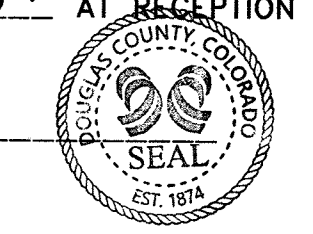
I, JOHNNY CAVIN HICKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THE SAME.

[Signature]
JOHNNY CAVIN HICKS, PLS. # 170
DATE: 2/16/2020

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 2:59pm ON THE 21st DAY OF February, 2020 AT RECEPTION NO. 20200213536.

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DEPUTY



PROJECT NO. PL19-0016

DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE: DATE: 01-19-20
BY: [Signature] DATE: 01-19-20
APPROVED: [Signature]

TITLE: MONTANA VISTA PLAT AMENDMENT NO. 2 IN SEC. 26, T7S, R67W DOUGLAS COUNTY, CO
CLIENT: MONTANA VISTA DEVELOPMENT LLC
JOB NUMBER: 18-1365
Sheet 1 of 2

\\ARCH-GRV-R-2K16\New Files & Storage\Drawings\2018\18-1365\REPLAT-LOT 3A, MONTANA VISTA\REPLAT-LOT 3A, MONTANA VISTA.plt
Thu Feb 06 08:22:33 2020

