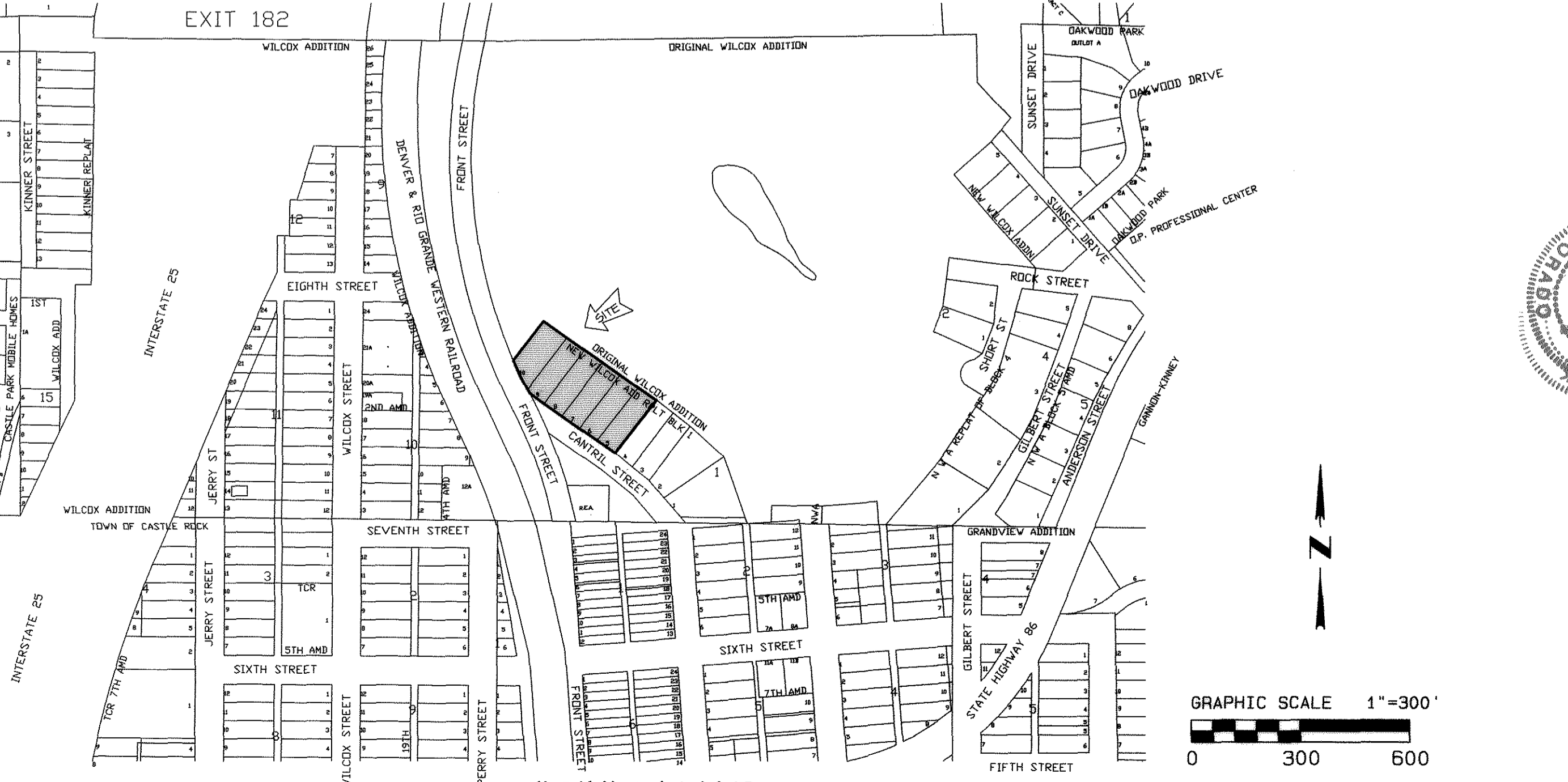
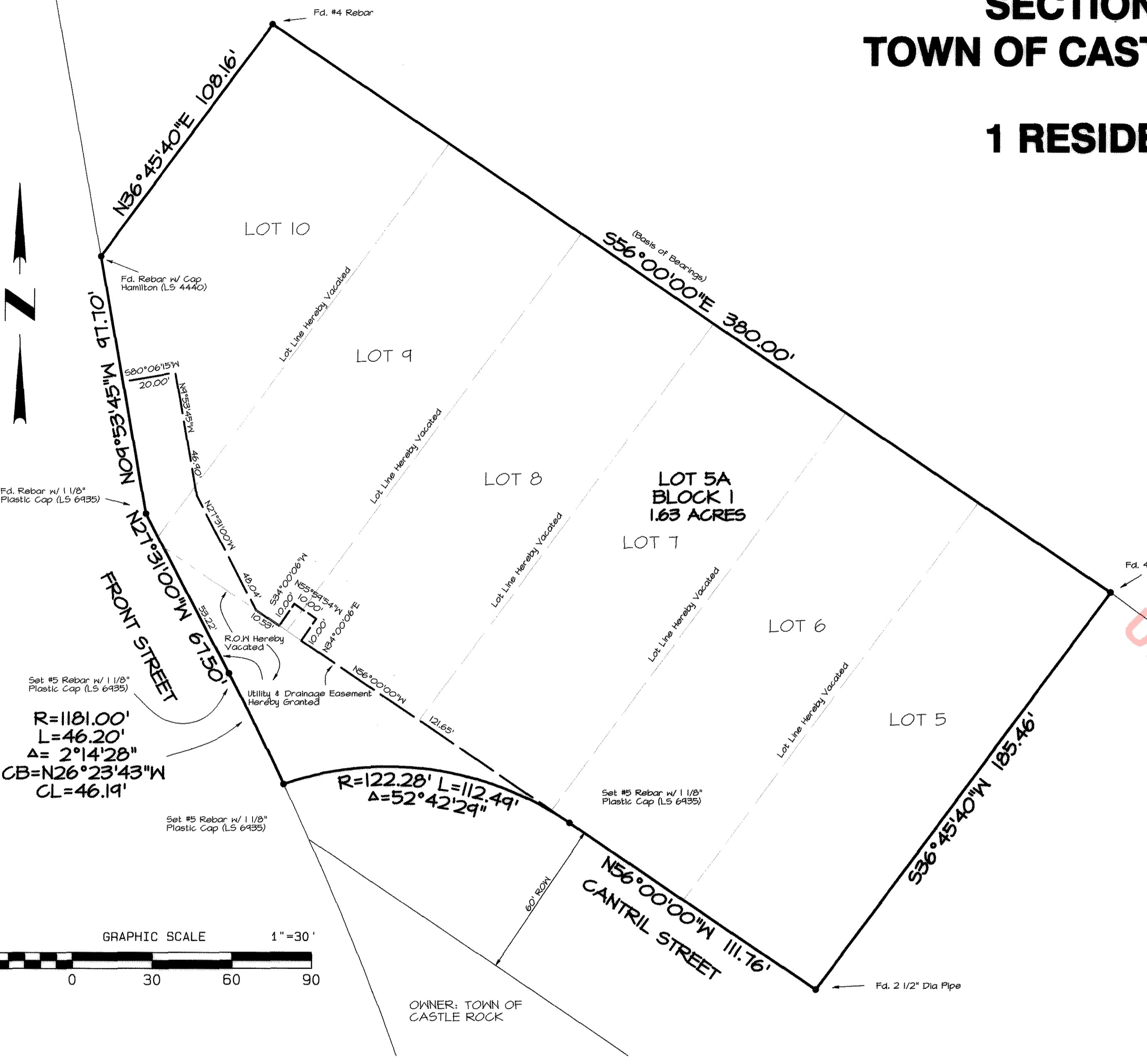


# VACATION AND REPLAT OF BLOCK 1, NEW WILCOX ADDITION TO CASTLE ROCK, FIRST AMENDMENT

## FINAL PLAT A REPLAT OF LOTS 5, 6, 7, 8, 9, 10, BLOCK 1, VACATION & REPLAT OF BLOCK 1, NEW WILCOX ADDITION TO CASTLE ROCK

### SECTION 2, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO 1 RESIDENTIAL LOT - 1.63 ACRES



**LEGEND**

- = PROPERTY LINE
- = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
- = UTILITY & DRAINAGE EASEMENT LINES
- = VACATED LOT LINE

**PROPERTY DESCRIPTION**  
 LOTS 5, 6, 7, 8, 9, 10, BLOCK 1, VACATION & REPLAT OF BLOCK 1, NEW ADDITION TO CASTLE ROCK AND A PORTION OF VACATED CANTRIL STREET ADJACENT TO LOTS 1-6, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO.

**TITLE CERTIFICATE**  
 I, Brenda Baker BEING AN AUTHORIZED REPRESENTATIVE OF Land 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 DEDICATION.  
 SIGNED THIS 21st DAY OF November, 2011.

STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS  
 SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF November, 2011, BY Brenda Baker AS title officer OF Land Title Guarantee Company  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, 2011  
 MY COMMISSION EXPIRES 03/29/2014  
 KARI JURCZEWSKY  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires 03/29/2014

**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 AMENDMENT ARE HEREBY ACCEPTED BY THE TOWN.  
 ATTEST: TOWN OF CASTLE ROCK  
Gallynne TOWN-CLERK Mark Straus TOWN MANAGER

**NOTES:**  
 1. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES A PORTION OF CANTRIL STREET CREATED BY THE VACATION AND REPLAT OF BLOCK 1, NEW WILCOX ADDITION TO CASTLE ROCK DEPICTED HEREON. IT IS THE UNEQUIVOICAL INTENT OF THE TOWN COUNCIL TO SO VACATE THIS PORTION OF THE RIGHT OF WAY FOR CANTRIL STREET.  
 2. BASIS OF BEARINGS  
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE NORTH LINE OF LOT 1A BEARS N56°00'00"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.  
 3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08035C0188F, DATED SEPTEMBER 30, 2005.

\*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, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND AN EASEMENT AS SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF VACATION & REPLAT OF BLOCK 1, NEW WILCOX ADDITION TO CASTLE ROCK, FIRST 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 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 21st DAY OF November, 2011.  
**OWNERS**  
John A. Ott  
John A. Ott 11-21-11  
 MT ZION LUTHERAN CHURCH OF CASTLE ROCK  
 750 CANTRIL STREET  
 CASTLE ROCK, CO 80104  
 SIGNED THIS 21st DAY OF November, 2011.

**NOTARY CERTIFICATES**  
 STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November, 2011  
 BY John A. Ott AS Member OF  
 MT ZION LUTHERAN CHURCH OF CASTLE ROCK  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF November, 2011  
 MY COMMISSION EXPIRES 3/29/2014  
 KARI JURCZEWSKY  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires 03/29/2014

**SURVEYOR'S CERTIFICATE**  
 I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE SEPTEMBER 2009, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT AMENDMENT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.  
 SIGNED THIS 9-26-11 DAY OF September, 2011.  
 DAVID E. ARCHER (P.L.S. 6935) DATE  
 KARI JURCZEWSKY  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 My Commission Expires 03/29/2014

**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 THE 25 DAY OF January, A.D., 2012  
[Signature] 1/24/12  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

**CLERK AND RECORDER'S CERTIFICATE**  
 STATE OF COLORADO }  
 COUNTY OF DOUGLAS } SS  
 THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:42 AM ON THE 14th DAY OF February, 2012  
 RECEPTION NO. 2012010468  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Julayna Pove Deputy

REVISIONS Revised per Town Comments 6-25-11	<b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b> LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 588-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	TITLE FINAL PLAT VACATION AND REPLAT OF BLOCK 1, NEW WILCOX ADDITION TO CASTLE ROCK, FIRST AMENDMENT CLIENT MT ZION LUTHERAN CHURCH OF CASTLE ROCK JOB NUMBER 11-0072
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