

FINAL PLAT OAKWOOD APARTMENTS AMENDMENT No. 1

A REPLAT OF A PORTION OF LOTS 1 AND 2, OAKWOOD APARTMENTS
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:
That the Douglas County Housing Partnership, a multi-jurisdictional housing authority acting by and through its Oakwood Apartments Enterprise, being the owner of the following described tracts of land to wit:
Lot 1 and Lot 2, Oakwood Apartments, recorded at Reception Number 298925, Douglas County, Colorado.
Containing a calculated area of 164,833 square feet (3.78404 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 OAKWOOD APARTMENTS FILING 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, 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.

Diane Leavesley
Diane Leavesley
Signed this 25th day of September, 2020

NOTARY BLOCK:
STATE OF COLORADO }
COUNTY OF Douglas } SS
Subscribed and sworn me this 25 day of September, 2020,
by Diane Leavesley as executive director of the Douglas County Housing Partnership, a multi-jurisdictional housing authority acting by and through its Oakwood Apartments Enterprise

Witness my hand and seal Kaitlynn Marie Sasso
Address 2 E Plum Creek Pkwy
Castle Rock, CO 80104
My Commission expires 01/31/2023

KAITLYNN MARIE SASSO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194004219
MY COMMISSION EXPIRES 01/31/2023

LIENHOLDER SUBORDINATION CERTIFICATE
The undersigned are all of 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 April 13, 2006 at Reception No. 2006031080, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of this document.

The Board of County Commissioners of the County of Douglas, State of Colorado
Lora L. Thomas
Signed this 24th day of September, 2020

NOTARY BLOCK:
STATE OF COLORADO }
COUNTY OF Douglas } SS
Subscribed and sworn to me this 24th day of September, 2020,
by Lora L. Thomas as Co-Chair of Board of County Commissioners, Douglas County

Witness my hand and seal Amy T. Williams
Address 100 Third St
Castle Rock, CO 80104
My Commission expires NA

AMY T. WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1917030234
MY COMMISSION EXPIRES 2/28/2021

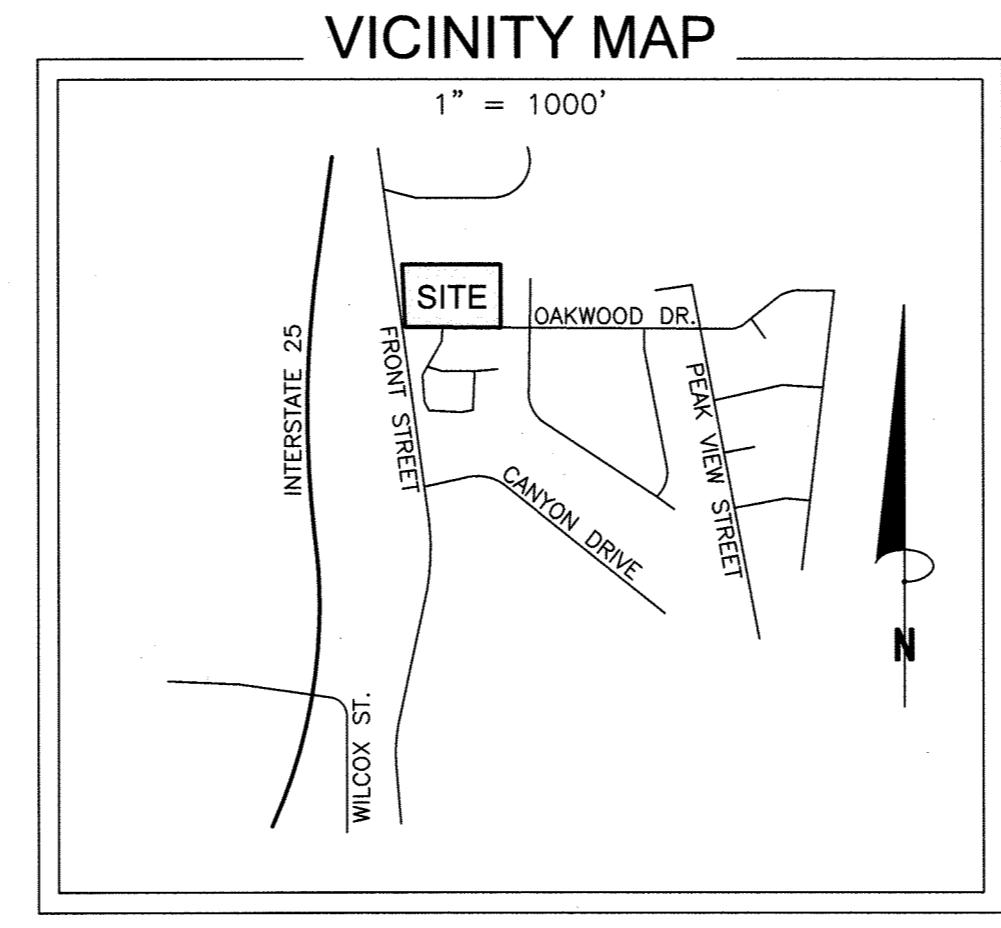
LIENHOLDER SUBORDINATION CERTIFICATE
The undersigned are all of the mortgagees and lienholders of certain lands in the Town of Castle Rock, County of Douglas and State of Colorado described hereon. The undersigned beneficiary of the lien created by the instrument recorded April 22, 2020 at Reception No. 2020032061, Douglas County, Colorado, subordinates the subject lien to the terms, conditions and restrictions of this document.

Firstbank
Jennifer Luca
Signed this 24 day of September, 2020

NOTARY BLOCK:
STATE OF COLORADO }
COUNTY OF Douglas } SS
Subscribed and sworn to me this 24 day of September, 2020,
by Jennifer Luca as executive vice president of First Bank

Witness my hand and seal Kaitlynn Marie Sasso
Address 2 E Plum Creek Pkwy
Castle Rock, CO 80104
My Commission expires 01/31/2023

KAITLYNN MARIE SASSO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194004219
MY COMMISSION EXPIRES 01/31/2023



TITLE CERTIFICATION
I, Scott Bennetts, an authorized representative of Land Title Guarantee Co., 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.

Scott Bennetts
Authorized Representative
Land Title Guarantee Co.
Title Company

NOTARY BLOCK:
STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS
Subscribed and sworn me this 25 day of SEPTEMBER, 2020,
by SCOTT BENNETTS as TITLE OFFICER of LAND TITLE GUARANTEE CO.

Witness my hand and seal Andy John Stenman
Address 5915 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
My Commission expires FEBRUARY 10, 2024

ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014018515
My Commission Expires February 10, 2024

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 was approved in accordance with all applicable regulations and that the dedications on this plat are hereby accepted by the Town of Castle Rock.

Scott Gim
Town Manager
Attest:
Lisa Anderson
Town Clerk



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
This Plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado on the 28th day of September, 2020.
Ann Arnold
Director of Development Services

TRACT AREA SUMMARY TABLE

Designation	Acreage
Lots-2 lots	3.78404
Oakwood Apartments Filing No. 2	3.78404

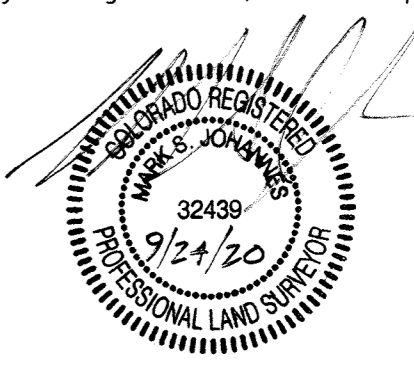
OWNER AND DEVELOPER:
Douglas County Housing Partnership
9350 Heritage Hills Circle
Lone Tree, CO 80124

- NOTES:**
- - Denotes found monument, marked as noted
 - This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. ABC70689016.1 with an effective date of 09/09/2020 at 5:00 P.M.
 - Basis of bearings is the north line of the property, monumented as shown and assumed to bear South 89 degrees 13 minutes 40 seconds East.
 - This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08035C0188 G, effective date, March 16, 2016.
 - 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.
 - The linear units used in this drawing are U.S. Survey feet.
 - Approval of this replat vacates all prior plats for the area described by this replat.
 - Easements noted as "to be vacated" are hereby vacated by this plat.
 - 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. Maintenance access for all facilities must be adequate for the anticipated maintenance vehicles and equipment. The Operation and Maintenance section in the Phase III Drainage Report, as described in Section 4.6, shall define those entities responsible for the maintenance and management of stormwater facilities. If the property owner fails to maintain a facility, the Town has the right to complete maintenance and charge the owner at 1.25 times the cost of maintenance.
 - Owner grants for the benefit of the owners of Lot 1A and 2A an easement over the area designated as the "Joint Access, Parking and Utility Easement" for non-exclusive access, parking and utility purposes.

EASEMENTS:
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.

Easements are as shown, with the sole responsibility for maintenance being vested with the property owners.

SURVEYOR'S STATEMENT:
I, Mark S. Johannes, a registered professional land surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by this Plat was made under my supervision and the monuments shown thereon actually exist and this Plat accurately represents that survey.
This statement is neither a warranty nor guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFES
Colorado Professional Land Surveyor No. P32439
For and on behalf of Compass Surveying & Mapping, LLC

RECORDING:
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
I hereby certify that this instrument was filed in my office on this 21st day of October, 2020, A.D. at 3:19 PM clock
P.M., and was recorded
at Reception No. 2020/02508
Douglas County Clerk and Recorder

BY: Talanae Poer
Deputy

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/28/20	City comments.
2	9/02/20	Add Note 10.
3	9/24/20	Client revisions.

PROJECT NO. 17-298
DATE: JUNE 22, 2020
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 1 OF 2

COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PL20-0016

