

PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT

FINAL PLAT

A REPLAT OF LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, FIRST AMENDMENT IN THE NORTHEAST 1/4 OF SECTION 14 AND THE SOUTHEAST 1/4 OF SECTION 11, T8S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 LOTS AND 3 TRACTS - 10.17 ACRES

LEGEND

- = PROPERTY LINE
- = ADJACENT PROPERTY LINES
- = FOUND MONUMENTED CORNER AS SHOWN HEREON
- = ABANDONED EASEMENT LINE
- = EXISTING EASEMENT LINES
- = EXISTING EASEMENT LINES Fd. Cross in Conc.
- = GRANTED EASEMENT LINE

TRACT TABLE			
TRACTS	OWNERSHIP	MAINTENANCE	USAGE
TRACT A	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	LANDSCAPE ENCROACHMENTS
TRACT B	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	LANDSCAPE ENCROACHMENTS
TRACT C	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	GCE FOR THE KNOLLS AT PLUM CREEK PHASE 3	LANDSCAPE ENCROACHMENTS

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 TWO LOTS AND THREE TRACTS AS SHOWN ON THIS PLAT AMENDMENT, UNDER THE NAME AND STYLE OF PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT. 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. THE 50 FOOT ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC FOR ACCESS.

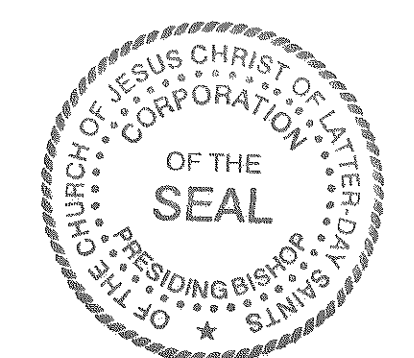
EXECUTED THIS 1ST DAY OF JUNE, 2012.

OWNERS

Terry F. Rudd
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
50 E. NORTH TEMPLE
SALT LAKE CITY, UT 80011

DATE
01 JUNE 2012

SIGNED THIS 1ST DAY OF JUNE, 2012.



NOTARY CERTIFICATES

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF JUNE, 2012
BY TERRY F. RUDD AS AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE

WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF JUNE, 2012.

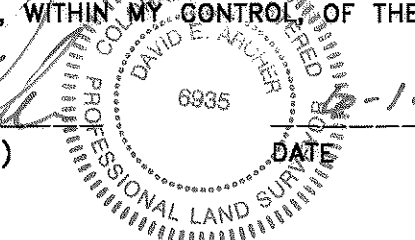
MY COMMISSION EXPIRES 06 SEPT 2012



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 IN 2011, 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.

David E. Archer
DAVID E. ARCHER (P.L.S. 6935) DATE 6-12-12



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 1ST DAY OF June, A.D., 2011.

David E. Archer
DIRECTOR OF DEVELOPMENT SERVICES DATE 6/14/12

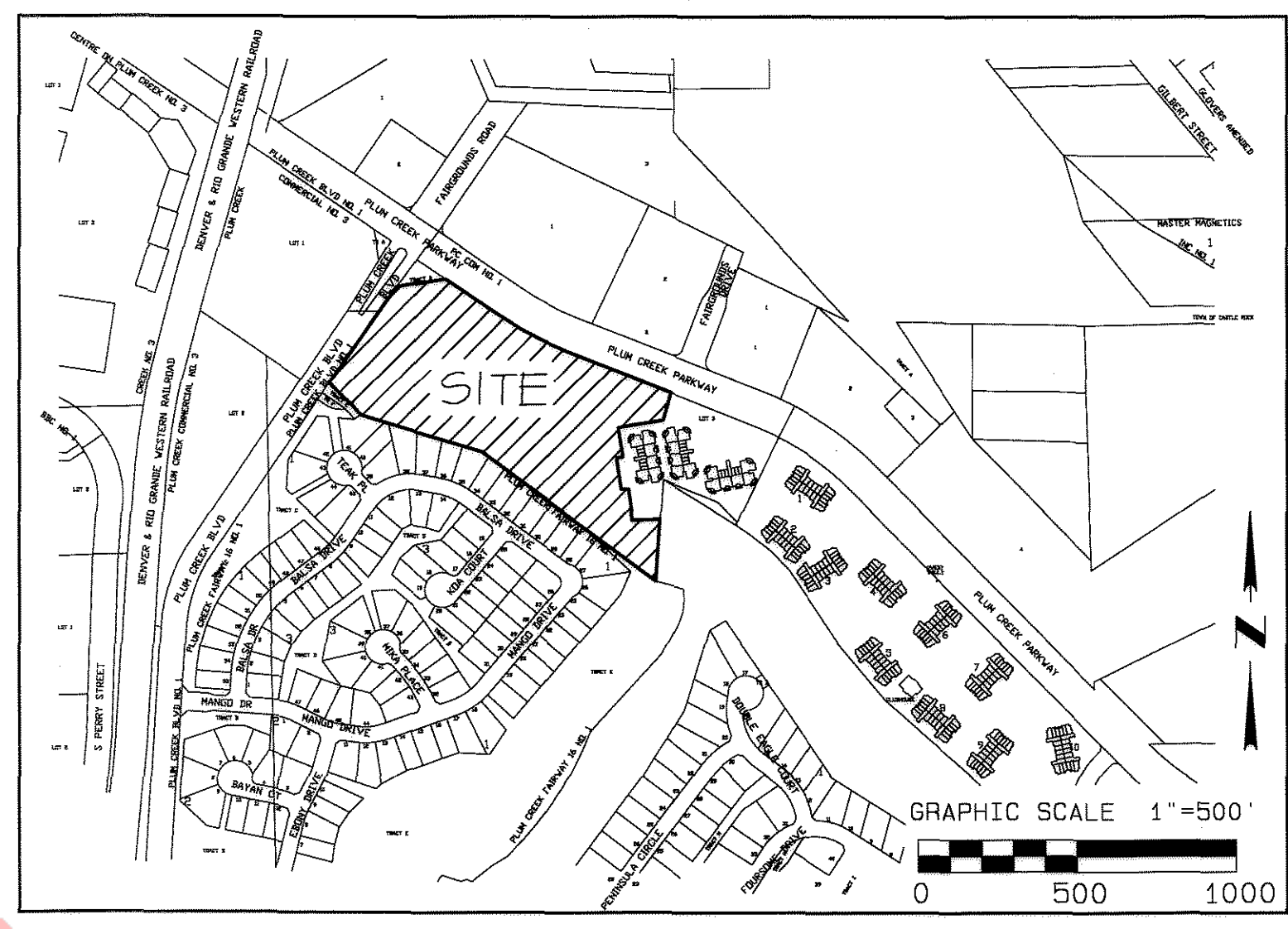
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

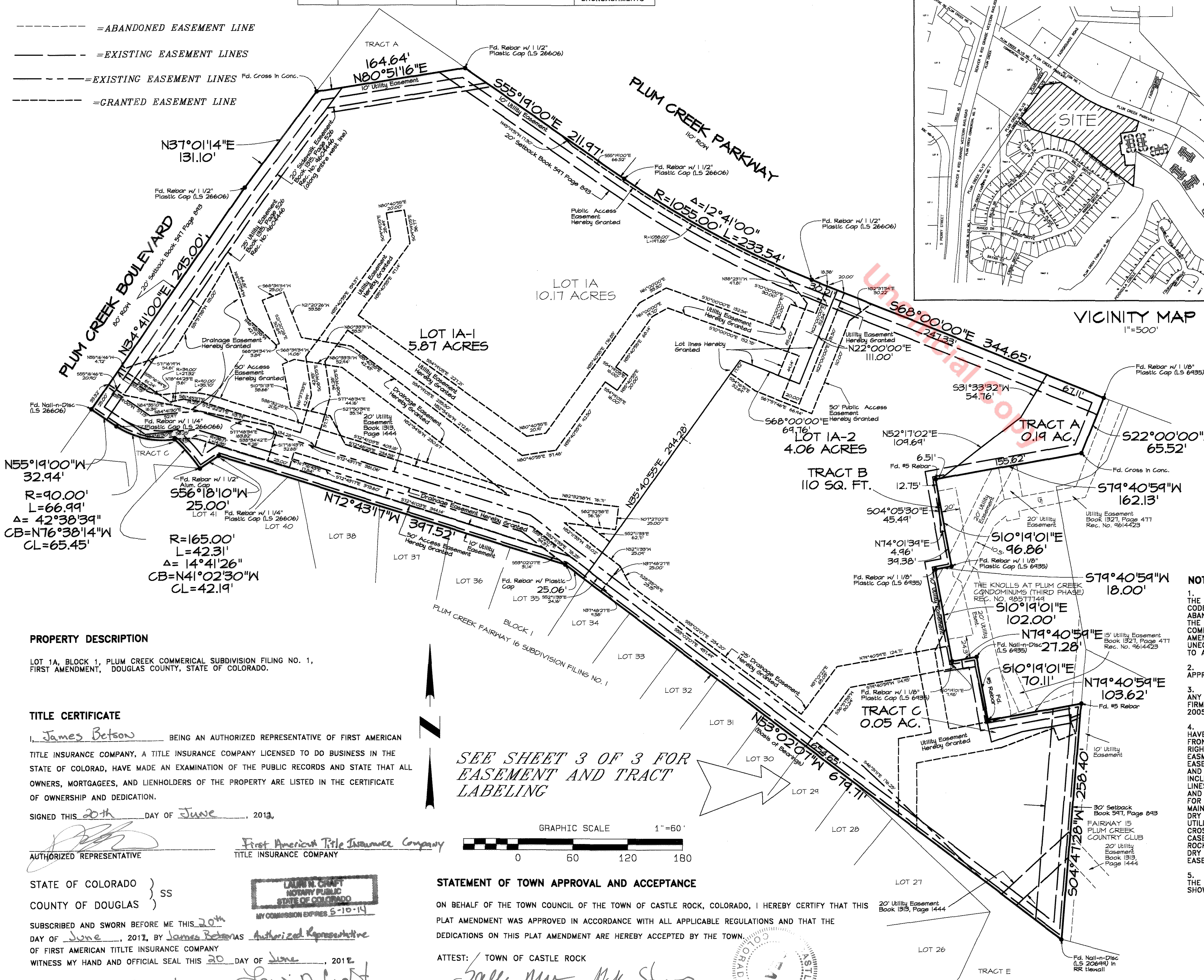
THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:17 A.M. ON THE 2ND DAY OF November, 2012.

RECEPTION NO. 2012093886 PROJECT NUMBER AP11-0007

DOUGLAS COUNTY CLERK AND RECORDER
By: Andrus Manning
Deputy



SHEET INDEX	
SH. 1	COVER SHEET & GRANTED & RETAINED EASEMENTS
SH. 2	ABANDONED EASEMENTS
SH. 3	DETAIL OF LABELING EASEMENTS AND TRACTS OF THE SE PORTION OF LOT 1A-2



PROPERTY DESCRIPTION

LOT 1A, BLOCK 1, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, FIRST AMENDMENT, DOUGLAS COUNTY, STATE OF COLORADO.

TITLE CERTIFICATE

I, James Betson BEING 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.

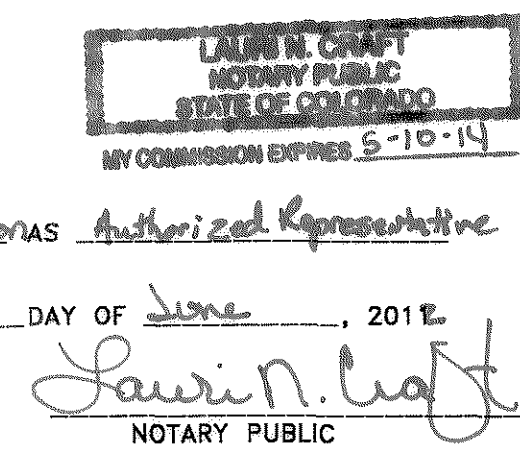
SIGNED THIS 20th DAY OF June, 2012.

James Betson
AUTHORIZED REPRESENTATIVE
First American Title Insurance Company
TITLE INSURANCE COMPANY

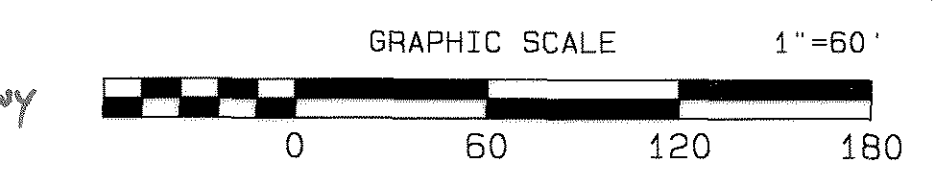
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF June, 2012, BY James Betson Authorized Representative OF FIRST AMERICAN TITLE INSURANCE COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF June, 2012.

MY COMMISSION EXPIRES 5-10-14



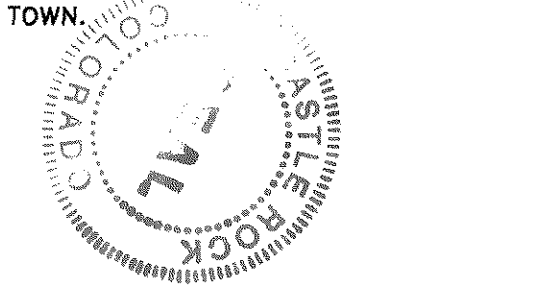
SEE SHEET 3 OF 3 FOR EASEMENT AND TRACT LABELING



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
Sally M... TOWN CLERK
Mark S... TOWN MANAGER

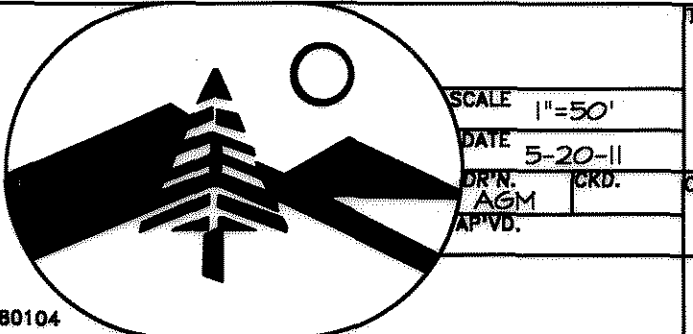


NOTES

- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENTS CREATED BY THE FINAL PLAT FOR PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, FIRST AMENDMENT DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN OF COUNCIL TO ABANDON THESE EASEMENTS.
- THE ABANDONMENTS OF EASEMENTS MUST BE APPROVED BY TOWN COUNCIL.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 08035C0301F, DATED SEPTEMBER 30, 2005.
- 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 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 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.
- BEARINGS ARE BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 1A BEARS N53°02'07"W AS SHOWN HEREON BETWEEN MONUMENTS IDENTIFIED.

REVISIONS	
Comments 4-24-11	
Comments 10-7-11	
Revised 11-30-11	
Revised 12-19-11	
Revised 2-7-12	
Revised 3-7-12	

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 888-4842
105 WILDIX ST. CASTLE ROCK, COLORADO 80104



TITLE	
PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT	
CLIENT	LDS CHURCH
SHEET	1 of 3
JOB NUMBER	11-0166

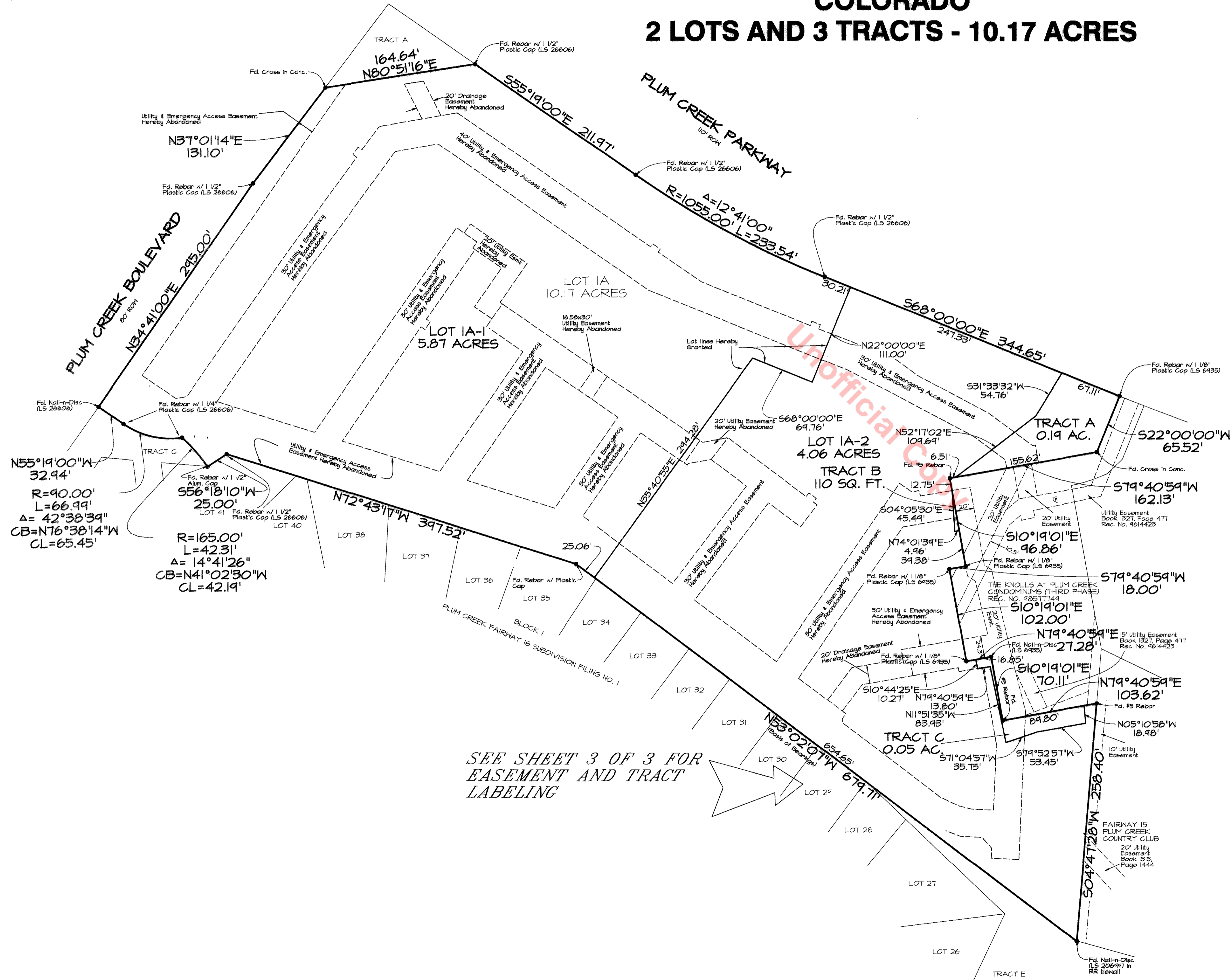
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT

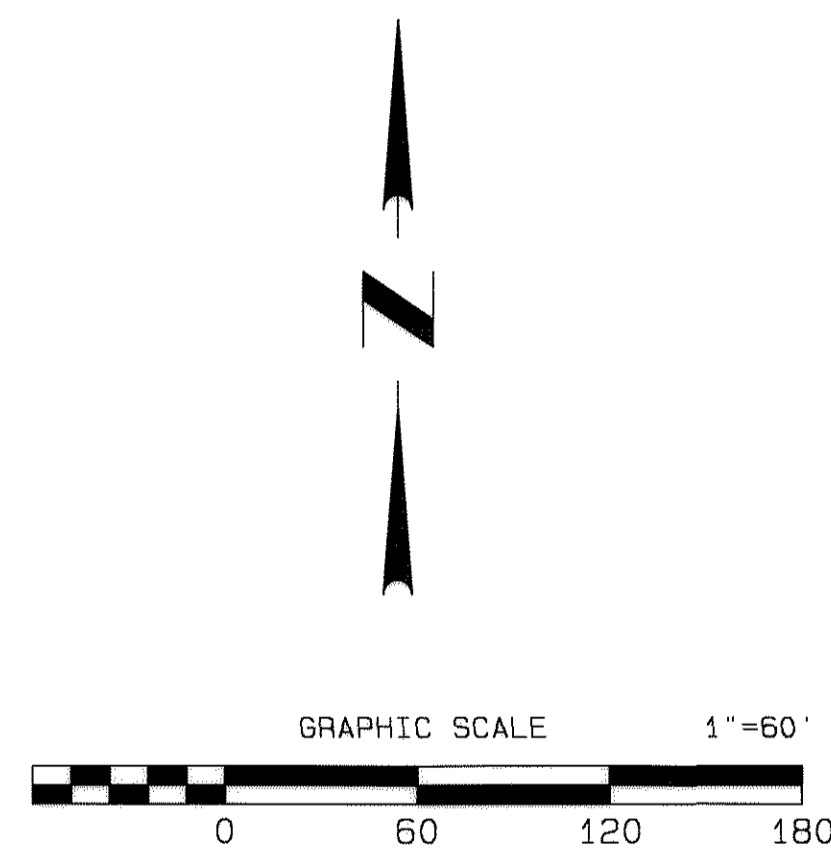
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2 LOTS AND 3 TRACTS - 10.17 ACRES



SEE SHEET 3 OF 3 FOR
EASEMENT AND TRACT
LABELING



- LEGEND**
- = PROPERTY LINE
 - = ADJACENT PROPERTY LINES
 - = FOUND MONUMENTED CORNER AS SHOWN HERON
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REVISIONS
Comments 9-24-11
Comments 10-7-11
Revised 11-30-11

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 685-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE 1"=50'
DATE 5-20-11
BY AGM
CHK. [Signature]
APPV. [Signature]

TITLE	PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT
CLIENT	LDS CHURCH
SHEET	2 of 3
JOB NUMBER	11-0166

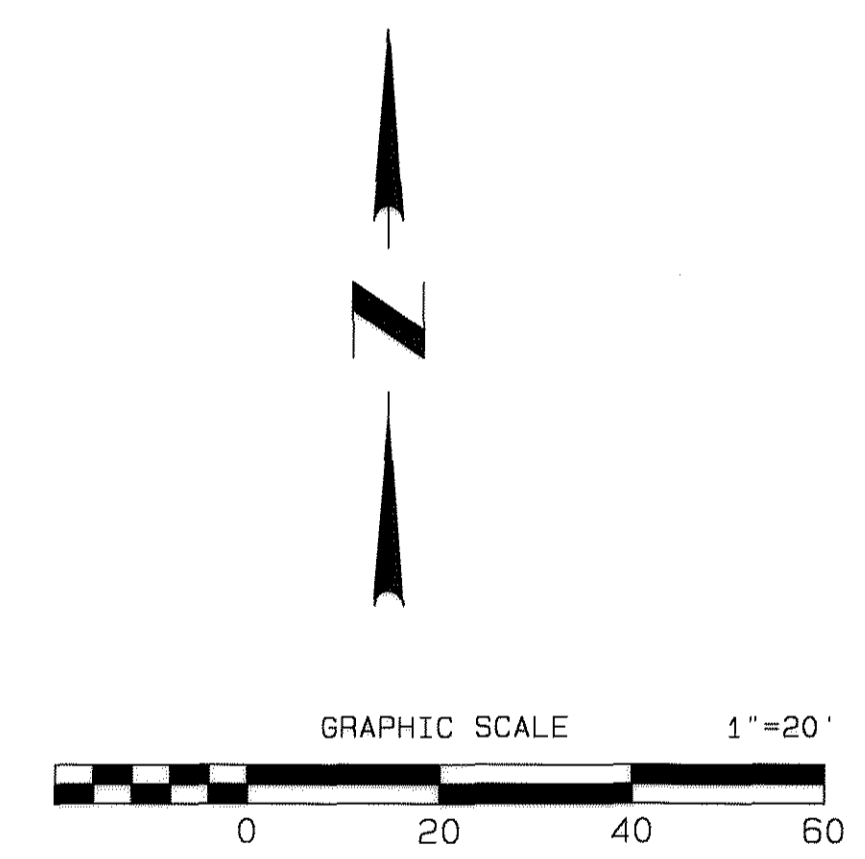
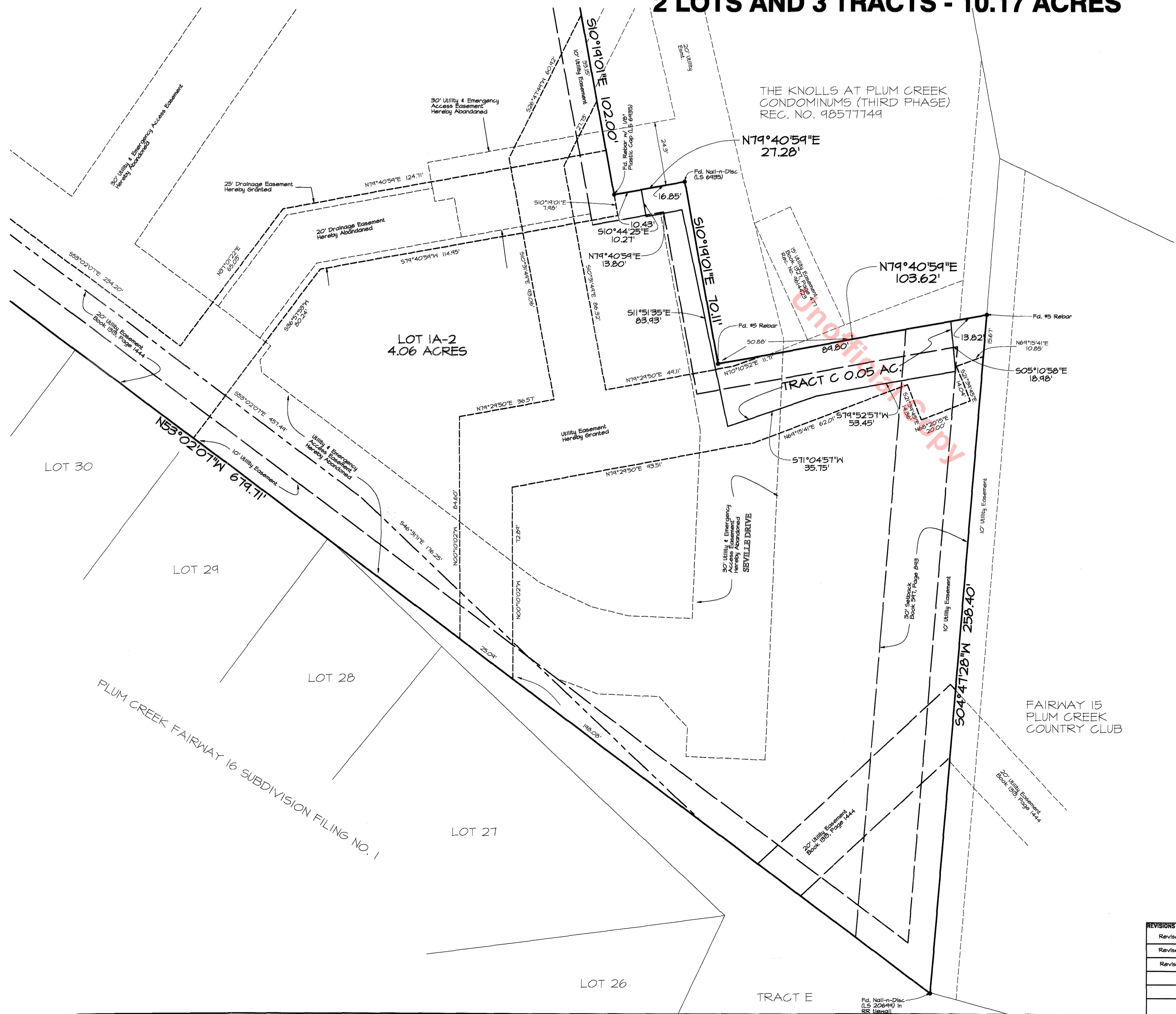
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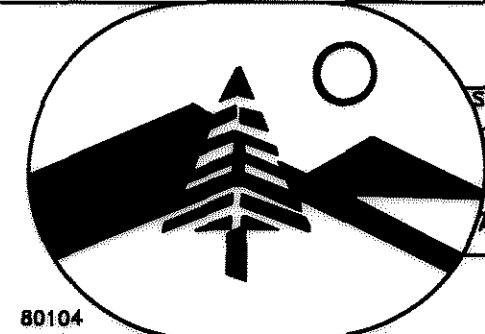
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REVISIONS
Revised 10-1-11 Per Comments
Revised 10-10-11
Revised 11-30-11

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



SCALE 1"=20'	TITLE PLUM CREEK COMMERCIAL FILING NO. 1, SECOND AMENDMENT
DATE 9-24-11	CLIENT LDS CHURCH
DRAWN BY [blank]	CHECKED BY [blank]
APPROVED BY [blank]	JOB NUMBER 11-0166
Sheet 3 of 3	