

# PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1

A REPLAT OF LOT 67, PLUM CREEK RIDGE AT CASTLE ROCK  
LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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### PURPOSE STATEMENT

THIS PLAT HAS BEEN PREPARED TO SUBDIVIDE THE EXISTING LOT INTO SEPARATE LOTS AND TRACTS AND TO DEDICATE NEW EASEMENTS.

### LEGAL DESCRIPTION

LOT 67, PLUM CREEK RIDGE AT CASTLE ROCK AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER 2015051934.

SAID PARCEL AS DESCRIBED CONTAINS AN AREA OF 145,416 SQUARE FEET OR 3.34 ACRES, MORE OR LESS.

### DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LEINHOLDERS(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1. 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 21<sup>st</sup> DAY OF August, 2017.

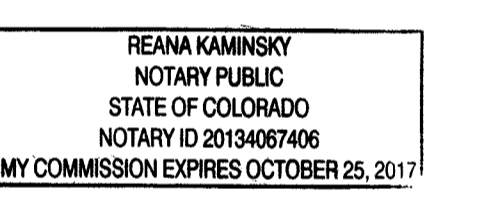
OWNER:  
LOKAL PLUM CREEK TOWNS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: [Signature]  
LOKAL COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY  
ITS SOLE MEMBER/MANAGER

BY: [Signature] MEMBER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF August, 2017 BY [Signature] AS MEMBER OF LOKAL PLUM CREEK TOWNS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES: 10-25-17

### 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 JUNE 12, 2017 AT REC. NO. 2017039376, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

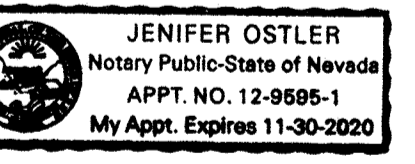
[Signature]  
IGNITE FUNDING, LLC

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF August, 2017

BY [Signature] AS authorized signer OF IGNITE FUNDING, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11/30/20



### TITLE CERTIFICATION

I, [Signature] 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.

SIGNED THIS 21<sup>st</sup> DAY OF August, 2017.

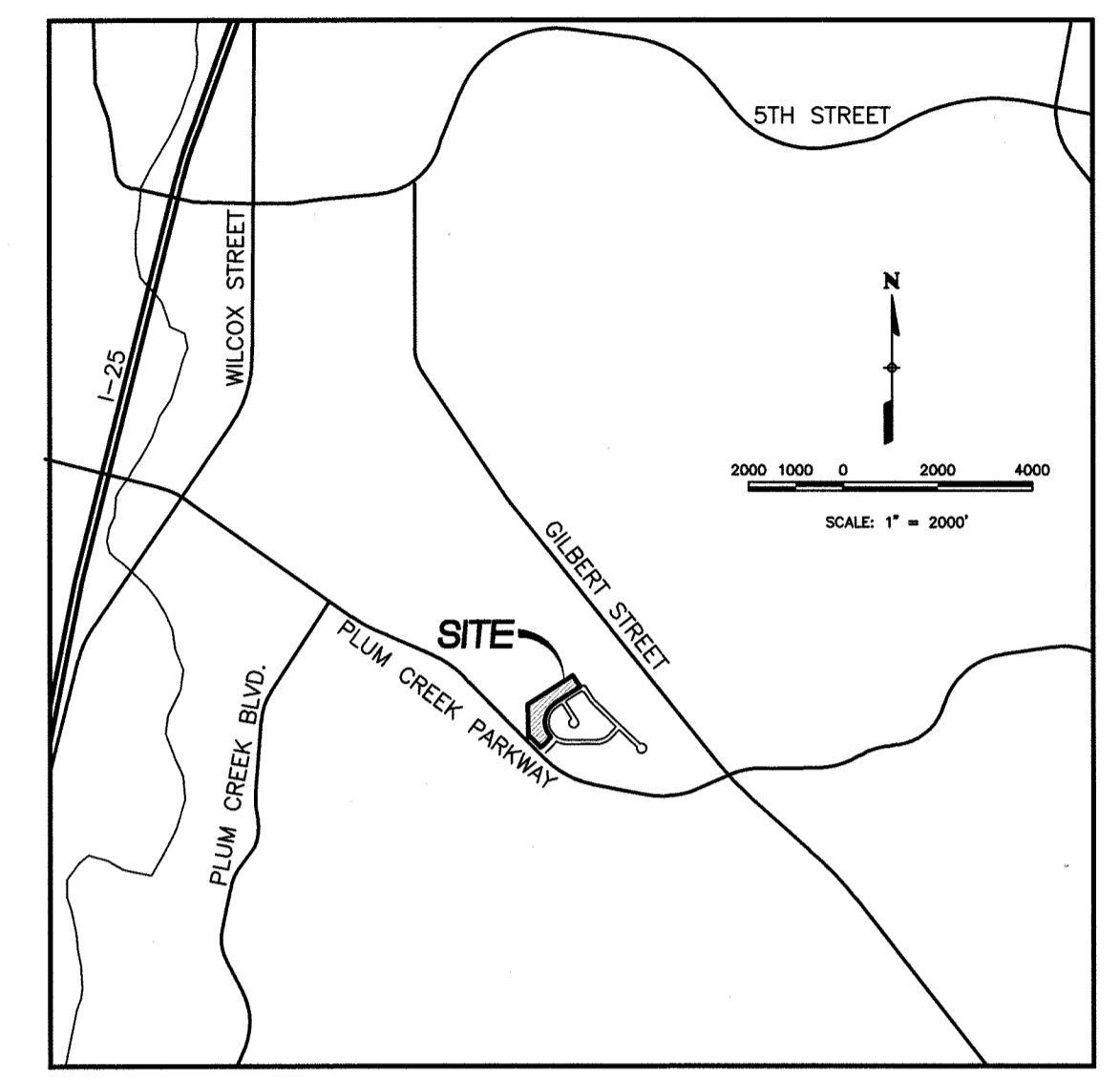
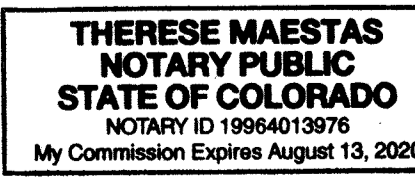
[Signature]  
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21<sup>st</sup> DAY OF August, 2017 BY [Signature]

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-13-2020



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08035C0301G, DATED MARCH 16, 2016. FLOODPLAIN LIMITS ARE SHOWN HEREON.
- BASIS OF BEARINGS: THE SOUTH LINE OF PLUM CREEK AT CASTLE ROCK IS ASSUMED TO BEAR S89°48'56"W PER THE PLUM CREEK AT CASTLE ROCK PLAT. IT IS MONUMENTED AT THE WEST END BY A REBAR WITH 1-1/4" YELLOW CAP LS 20680 AND AT THE EAST END BY A 1/2" REBAR.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, VERMILION PEAK ENGINEERING RELIED UPON COMMITMENT TITLE INSURANCE NUMBER AB070512148, ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2016.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
- A NON-EXCLUSIVE EASEMENT IS HEREBY CREATED OVER, UNDER, THROUGH, AND ACROSS PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF GAS, ELECTRIC SERVICE LINES, MAINS AND DISTRIBUTION SYSTEMS AS WELL AS TELEPHONE, CABLE TELEVISION, AND THEIR COMMUNICATION LINES AND APPURTENANCES THERETO, AS MAY BE NECESSARY TO PROVIDE SUCH SERVICES WITHIN THIS DEVELOPMENT OR PROPERTY CONTIGUOUS THERETO, EXCEPTING BUILDING ENVELOPES AND UTILITY EASEMENTS.
- 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. 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.
- ADDITIONAL EASEMENTS WILL BE RECORDED BY SEPARATE DOCUMENT. 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-OF-WAY 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 UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO LANDSCAPING OR STRUCTURES TALLER THAN 30" IN SITE DISTANCE EASEMENT, AND TREES MUST BE LIMBED UP TO 8' ABOVE ADJACENT FLOWLINE IF IN THE SITE DISTANCE EASEMENT.
- 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 AS 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.
- THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OF THE PRIVATE DRIVEWAYS WITHIN THIS DEVELOPMENT.

### SUMMARY TABLE

	ACREAGE	QUANTITY
LOTS	0.91	45
TRACTS	2.43	5

### TRACT SUMMARY

TRACT #	AREA	USE	MAINTENANCE	OWNERSHIP
A	22,899 SF 0.53 ACRES	OPEN SPACE/ DRAINAGE/ACCESS	HOA	HOA
B	24,797 SF 0.57 ACRES	OPEN SPACE/ DRAINAGE/ACCESS	HOA	HOA
C	25,406 SF 0.58 ACRES	OPEN SPACE/ DRAINAGE/ACCESS	HOA	HOA
D	16,868 SF 0.39 ACRES	OPEN SPACE/ DRAINAGE/ACCESS	HOA	HOA
E	15,756 SF 0.36 ACRES	OPEN SPACE/ DRAINAGE/ACCESS	HOA	HOA

### SURVEYOR'S STATEMENT:

I, BRIAN KROMBEIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE 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, AND THAT SAID AMENDED PLAT 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.

[Signature]  
BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38344  
FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC

8/23/17  
DATE



### 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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
[Signature] ACTING TOWN CLERK  
[Signature] TOWN MANAGER

TOWN OF CASTLE ROCK

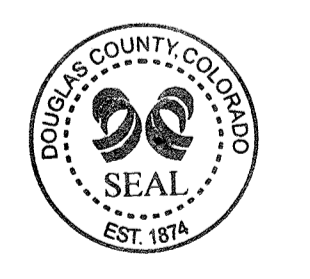
### STATEMENT OF DEVELOPMENT SERVICES DIRECTOR

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 21 DAY OF August, 2017.  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### 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 10:17am ON THE 26 DAY OF Sept, 2017 AT RECEPTION NO. 2017065020.

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



### OWNER/DEVELOPER:

LOKAL PLUM CREEK TOWNS, LLC  
8310 S. VALLEY HWY, SUITE 115  
ENGLEWOOD, CO 80112  
CONTACT: RYAN LANTZ, MEMBER

TOWN PROJECT NO. PL16-0035  
PLAT COVER SHEET  
PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1  
JOB NO. 15035  
DATE: APRIL 14, 2017  
SHEET 1 OF 2

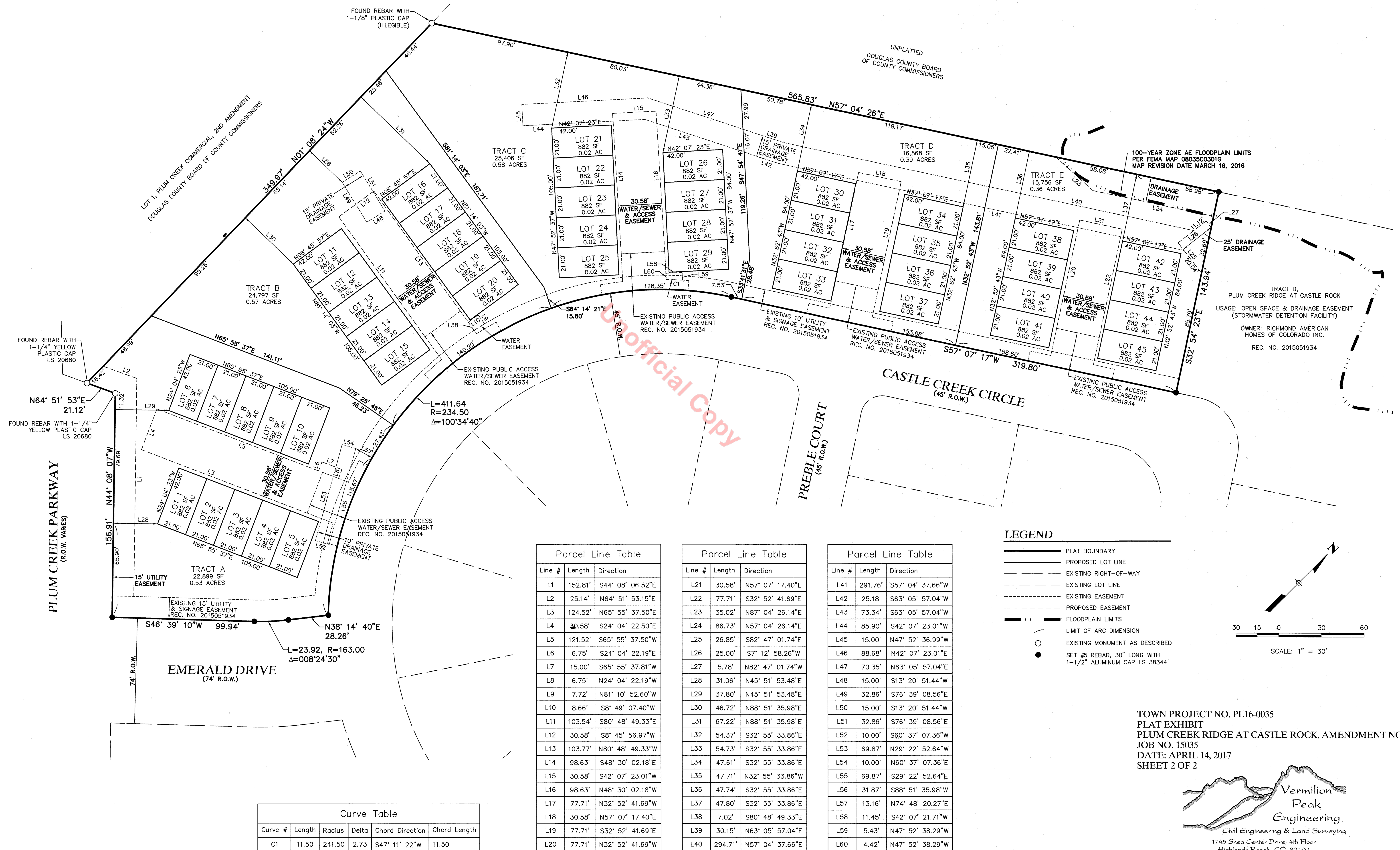
### SURVEYOR

VERMILION PEAK ENGINEERING LLC  
1745 SHEA CENTER DRIVE, 4TH FLOOR  
HIGHLANDS RANCH, CO 80129  
720-402-6070  
CONTACT: BRIAN KROMBEIN, PE, PLS



# PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1

A REPLAT OF LOT 67, PLUM CREEK RIDGE AT CASTLE ROCK  
 LOCATED IN THE NW 1/4, SECTION 13, T. 8 S, R. 67 W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



TOWN PROJECT NO. PL16-0035  
 PLAT EXHIBIT  
 PLUM CREEK RIDGE AT CASTLE ROCK, AMENDMENT NO. 1  
 JOB NO. 15035  
 DATE: APRIL 14, 2017  
 SHEET 2 OF 2

