

# LOT 1, BLOCK 23, TOWN OF CASTLE ROCK, AMENDMENT 35

## A REPLAT OF LOTS 10A, 11 & 12, BLOCK 23, TOWN OF CASTLE ROCK, AND A PORTION OF VACATED JERRY STREET IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**OWNERS:**  
1. Scileppi Properties, LLC  
700 East Colfax Ave  
Denver, Co. 80203

- NOTES:**
- 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.
  - The lineal units of measure shown on this survey are based upon the U.S. Survey Foot.
  - Bearings are plotted and based on the consideration that the South Line of Lot 10A, Block 23, Recorded under Rec No 2015032690, County of Douglas, State of Colorado N89°40'20"W; Southeastery corner is #5 Rebar with a 1-1/2" diameter orange plastic cap stamped PLS 25933; Southwestery corner is 1-1/2" orange plastic cap stamped PLS 25933 as shown hereon between the identified monuments.
  - There are no mapped FEMA floodplains on this parcel, per FIRM panel 08035C0188G, effective March 16, 2016.
  - 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 Easments along each side lot line. The 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 that any necessary crossings may be permitted in other Utility or Drainage Easements provided that any necessary crossing of the Town's Utility is 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 Easement.

**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 6/30/2022 AT RECEPTION NO. 2022050280, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.  
Mortgagee  
MIDFIRST BANK  
SIGNED THIS 27th DAY OF June, 2023.  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June, 2023 BY Matthew Hoppel  
WITNESS MY HAND AND OFFICIAL SEAL.

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: September 21, 2025.  
Ruben Gil Jr  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20214027386  
MY COMMISSION EXPIRES SEPTEMBER 21, 2025

**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 combined 2 lots into one single lot, as shown on this plat under the name and style of The Town of Castle Rock. The undersigned hereby dedicates to the Town of Castle Rock for the purposes of ownership of all public access and drainage easements as described and shown hereon.

Sicleppi Properties, LLC, A Colorado Limited Liability Company  
Signed this 27th day of June, 2023.

**NOTARY BLOCK:**  
Subscribed and sworn to before me this 27th day of June, 2023 by Louis William Scileppi.

Witness my hand and official seal.  
My commission expires: September 21, 2025.

Notary Public  
Ruben Gil Jr  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20214027386  
MY COMMISSION EXPIRES SEPTEMBER 21, 2025

**TITLE CERTIFICATION:**  
Scott Bennett, 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.

Scott Bennett  
Authorized Representative  
Land Title Guarantee Company  
Signed this 14th day of June, 2023.

**NOTARY BLOCK:**  
Subscribed and sworn to before me this 14th day of June, 2023 by Scott Bennett.

Witness my hand and official seal.  
My commission expires: FEBRUARY 10, 2024.  
Notary Public  
ANDY JOHN STENMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20014018515  
My Commission Expires February 10, 2024

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:**  
This amended plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado on the 24th day of July, 2023.

Director of Development Services

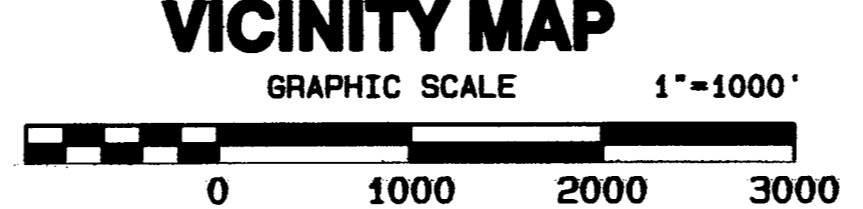
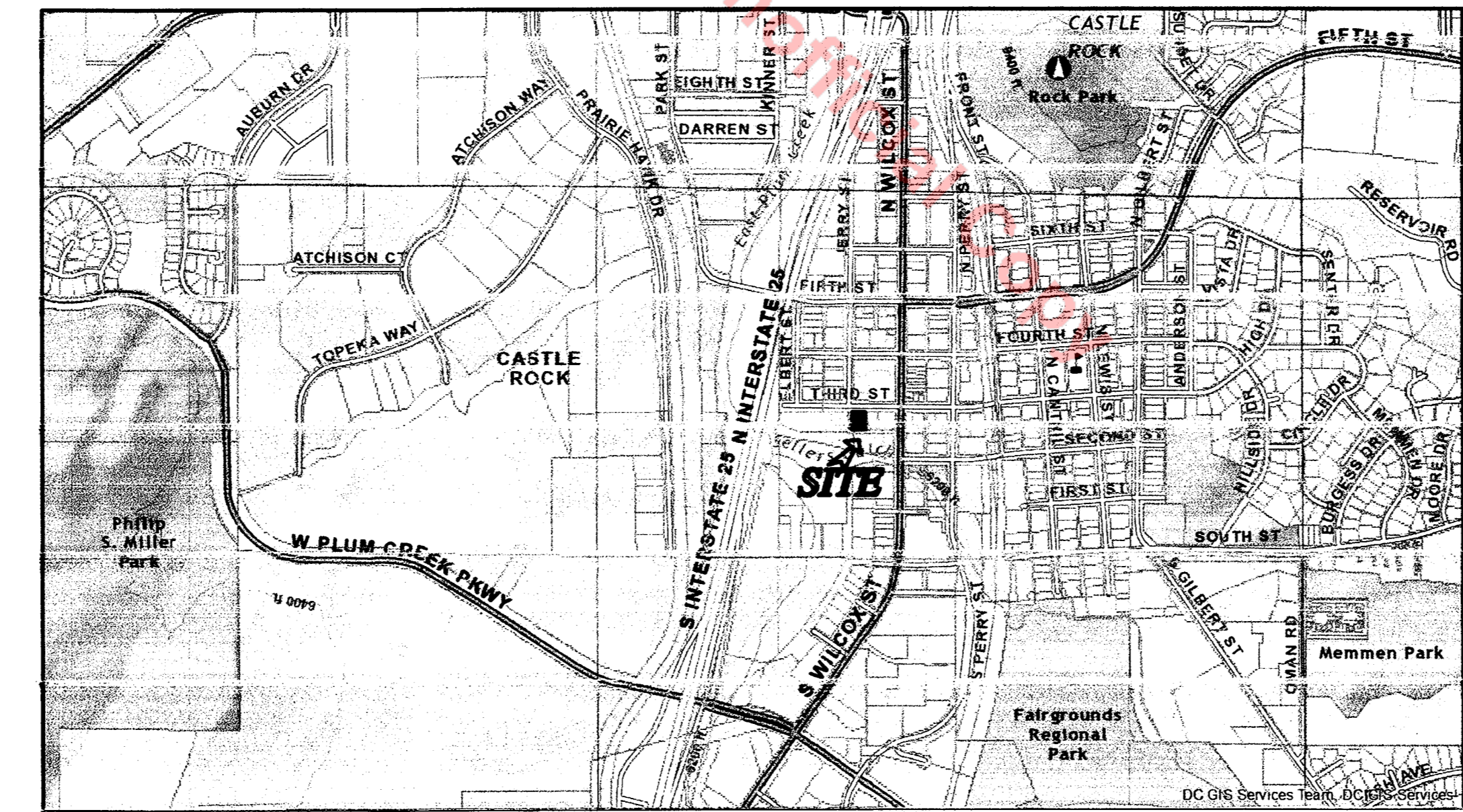
**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:**  
On behalf of the Town Council of the Town of Castle Rock, Colorado, I hereby certify that this amended plat was approved in accordance with all applicable regulations and the the dedications on this plat are hereby accepted by the Town of Castle Rock.

Town Manager: July 24, 2023  
Attest: Lisa Anderson, July 25, 2023  
Town Clerk

**SURVEYOR'S CERTIFICATE:**  
I, Johnny Calvin 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 thereon actually exist and this amended plat accurately represents that survey.

Johnny Calvin Hicks #36520  
for and on behalf of  
David E. Archer & Associates  
Date: 6/9/23

**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 9:05 am on the 26th day of July, 2023 at Reception No. 2023031868 for and on behalf of Scileppi Properties, LLC  
Douglas County Clerk and Recorder  
By: Mitchell Weism  
Deputy



**WATER RIGHTS DEDICATION:**  
The Town of Castle Rock has acquired control of the Water Rights through the adoption of Ordinance No. 97-17 and pursuant to the Implied consert provision of C.R.S. 37-90-137(6).

**PURPOSE STATEMENT:**  
The purpose of this replat is to unify existing lots into one for future construction.

**LEGAL DESCRIPTION:**  
PARCEL 1:  
LOTS 11 AND 12 INCLUSIVE, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH THAT PORTION OF VACATED JERRY STREET ADJOINING BLOCK 23, TOWN OF CASTLE ROCK, AS SHOWN IN DEED RECORDED JULY 30, 1980 IN BOOK 391 AT PAGE 68, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 23, THENCE WEST, 5 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 3 AT PAGE 325, THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 3 AT PAGE 325, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE EAST, 5 FEET TO THE WEST LINE OF SAID LOT 12, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

EXCEPT THAT PORTION OF JERRY STREET ADJOINING BLOCK 23 AT REC. NO. 2017049664 DATED JULY 24, 2017.

PARCEL 2:  
LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK, ACCORDING TO THE LOT LINE ADJUSTMENT CERTIFICATE RECORDED MAY 20, 2015, UNDER RECEPTION NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO.

AND FURTHER DESCRIBED BELOW:  
A TRACT OF LAND SITUATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK RECORDED UNDER RECEPTION 2015032690 OF THE DOUGLAS COUNTY RECORDS,  
AND CONSIDERING THE SOUTH LINE OF SAID LOT 10A TO BEAR N89°40'20"W WITH ALL BEARINGS RELATIVE THERETO,  
THENCE N89°40'20"W A DISTANCE OF 92.98 FEET;  
THENCE N07°22'45"E A DISTANCE OF 130.19 FEET;  
THENCE S89°24'44"E A DISTANCE OF 93.00 FEET;  
THENCE S07°23'14"W A DISTANCE OF 129.77 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 0.277 ACRES MORE OR LESS.

SUMMARY TABLE	(ACRES)	(PERCENT)
LOT 1	0.277 AC.	100.00%
TOTAL	0.277 AC.	100.00%

**SHEET INDEX**  
SHEET 1 OF 2  
SHEET 2 OF 2  
COVER SHEET  
PLAT

REVISIONS  
REDLINES 04-21-23


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



DATE: 11-28-23  
BY: [Signature]  
CLIENT: Scileppi Properties, LLC  
JOB NUMBER: 17-0989  
Sheet 1 of 2

LOT 1, BLOCK 23, TOWN OF CASTLE ROCK AMENDMENT 35  
PROJECT NO. PLZZ-0019

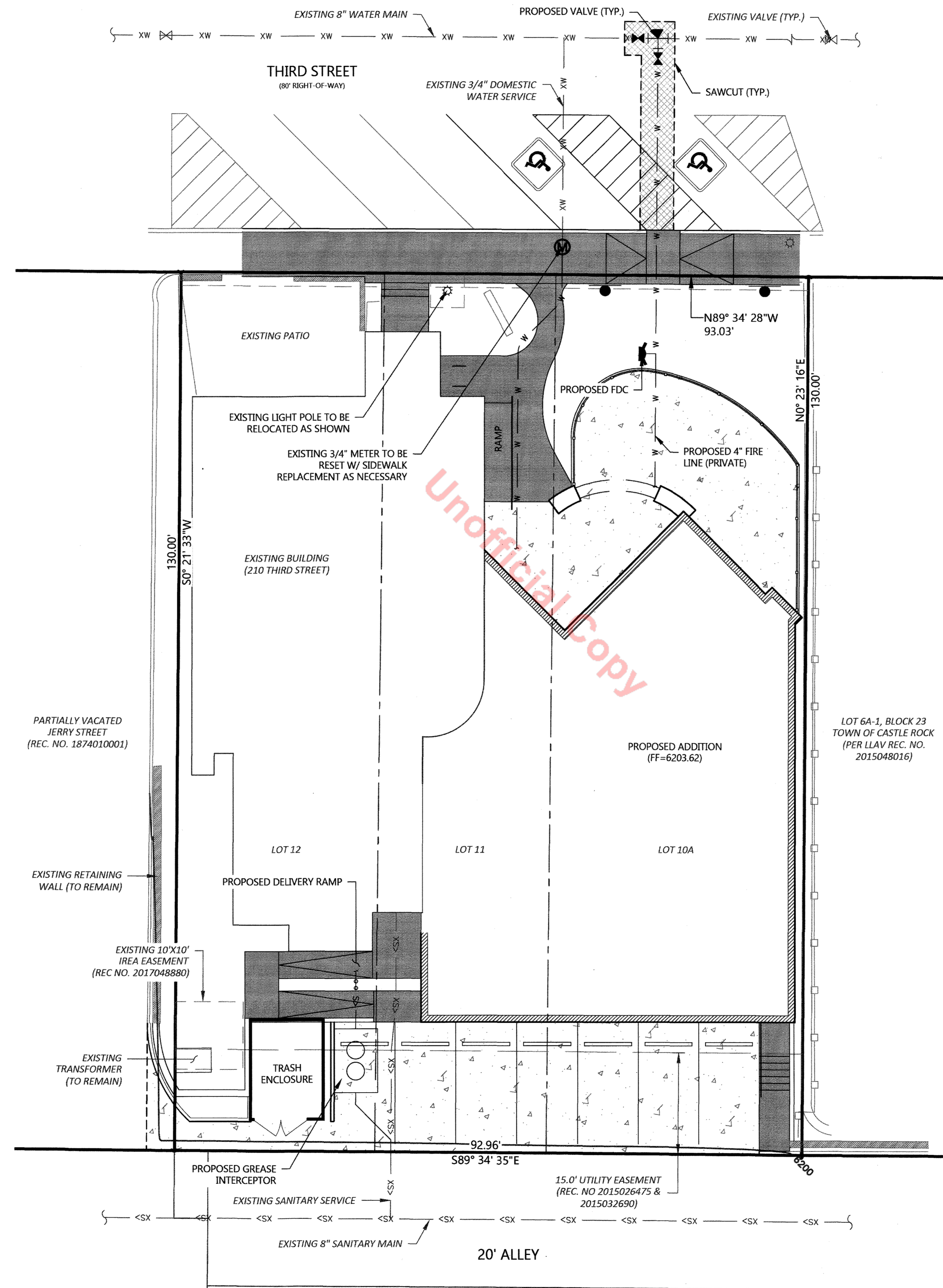
G:\Drawings\2023\17-0989\REPLAT\PLAT.Plot Thu Jun 08 15:56:54 2023



# SITE DEVELOPMENT PLAN

LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044



**LEGEND:**

	PROPERTY LINE
	LIMITS OF PLANNING AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK TANK 5 YELLOW WATER PRESSURE ZONE.

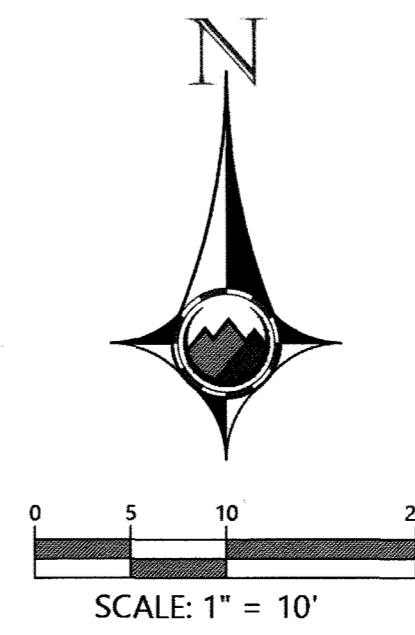
NO.	REVISION	DATE	BY
1	RESPONSE TO COMMENTS	03.05.2023	ANM

**SITE DEVELOPMENT PLAN**  
 LOTS 11 AND 12, BLOCK 23, TOGETHER WITH MOST ADJACENT 5 FEET x 140 FEET OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

DEVELOPER  
 CONTRACTOR  
  
 WWW.BUILDWITHMESA.COM  
 44 INVERNESS DRIVE EAST  
 BUILDING D, SUITE 100  
 ENGLEWOOD, COLORADO 80112  
 303-694-6900

UTILITY PLAN  
 SITE DEVELOPMENT PLAN  
 NO. SDP22-0044

DATE: 01/20/2023  
 JOB NO.: 22042  
 DRAWN BY: ANM/JGD  
 APPROVED:  
 SHEET  
**4 OF 11**



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**SITE DEVELOPMENT PLAN**  
 LOTS 11 AND 12, BLOCK 23, TOGETHER WITH A PORTION OF VACATED JERRY STREET RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK  
 TOWN OF CASTLE ROCK PROJECT NO. SDP22-0044

