

# TERRAIN FILING NO. 1, AMENDMENT NO. 2 PLAT

## A REPLAT OF TRACT G, TERRAIN FILING NO. 1, AMENDMENT NO. 1 PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION

TRACT G, TERRAIN FILING NO. 1, AMENDMENT NO. 1 PLAT, A SUBDIVISION RECORDED AT RECEPTION NO. 2016064311, RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

### PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE TRACT G INTO TWO (2) LOTS.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF TERRAIN FILING NO. 1, AMENDMENT NO. 2 PLAT.

THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES LOT 1A TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION.

THE UNDERSIGNED HEREBY FURTHER DEDICATES LOT 1B TO THE CASTLE OAKS METROPOLITAN DISTRICT #3.

### OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

SLV CASTLE OAKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
 AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

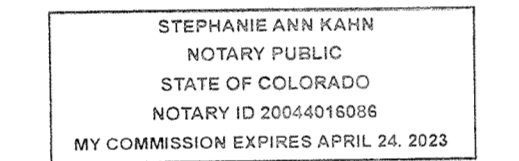
SIGNED THIS 23rd DAY OF March, 2020  
 COUNTY OF DOUGLAS  
 STATE OF COLORADO

### NOTARY CERTIFICATE

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF March, 2020  
 BY: [Signature] AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-2023

### CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF LOT 1A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

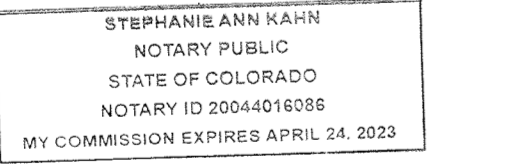
CASTLE OAKS ESTATES MASTER ASSOCIATION  
 BY: [Signature]  
 PRESIDENT

STATE OF COLORADO  
 COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May, 2020

BY THE PRESIDENT OF CASTLE OAKS ESTATES MASTER ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-2023

### CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF LOT 1B IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS METROPOLITAN DISTRICT #3

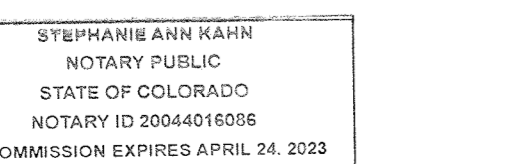
THE CASTLE OAKS METROPOLITAN DISTRICT #3  
 BY: [Signature]  
 PRESIDENT

STATE OF COLORADO  
 COUNTY OF DOUGLAS

ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2020

BY THE PRESIDENT OF THE CASTLE OAKS METROPOLITAN DISTRICT #3

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-24-2023

### LAND AREA SUMMARY

| TYPE              | AREA (SF)     | AREA (AC)    |
|-------------------|---------------|--------------|
| LOTS (2)          | 77,694        | 1.784        |
| ROW DEDICATED (0) | 0             | 0            |
| TRACTS (0)        | 0             | 0            |
| <b>TOTAL</b>      | <b>77,694</b> | <b>1.784</b> |

### \* LAND USE DEFINITIONS:

- OSP OPEN SPACE
- DR DRAINAGE
- UT UTILITY
- TOWN TOWN OF CASTLE ROCK
- HOA CASTLE OAKS ESTATES MASTER ASSOCIATION

### SHEET INDEX

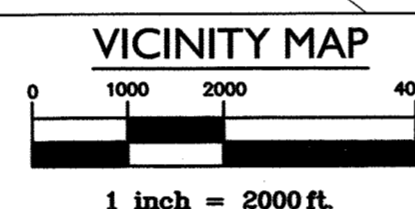
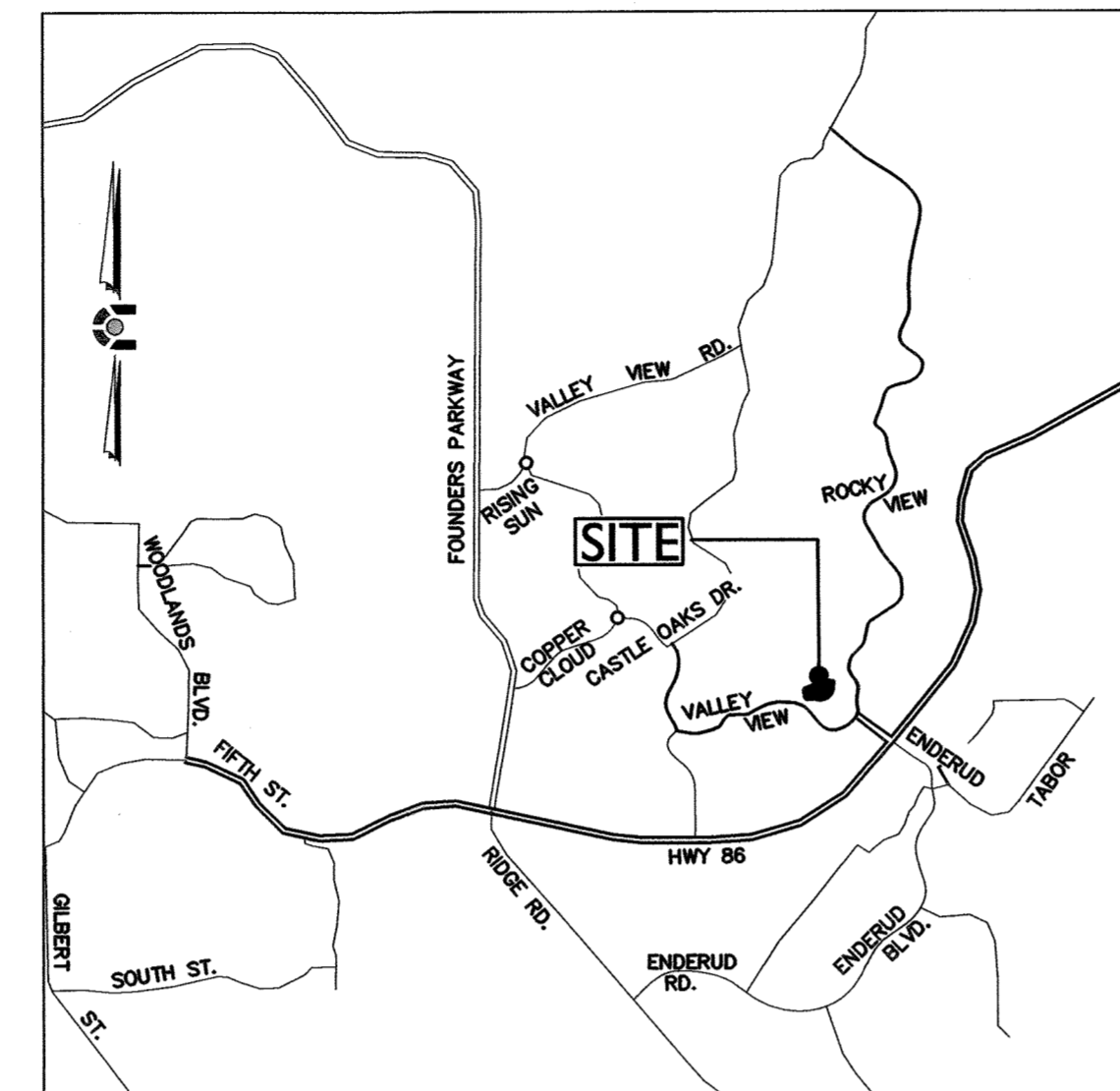
SHEET 1 COVER  
 SHEET 2 PLAT

### DEVELOPER

SLV CASTLE OAKS, LLC  
 385 INVERNESS PKWY., SUITE 310  
 ENGLEWOOD, CO. 80112

### ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.  
 1950 W. LITTLETON BLVD., SUITE 109  
 LITTLETON, CO 80120



### GENERAL NOTES

- BEARINGS ARE BASED ON THE WEST LINE OF TRACT G, TERRAIN FILING NO. 1, AMENDMENT NO. 1 PLAT, BEARING N 06°04'06" W, AS SHOWN THEREON, WITH ALL BEARINGS HEREIN RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS A 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.
- 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
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE EASEMENTS.
- THERE ARE 2 LOTS IN THIS PLAT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-797883-CO, PREPARED JANUARY 16, 2020 AT 5:00 PM WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.

### TITLE CERTIFICATION

I, Karen Biggs, AN AUTHORIZED REPRESENTATIVE OF First American Title Insurance, 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 & DEDICATION. SIGNED THIS DAY OF April 27, 2020

[Signature]  
 AUTHORIZED REPRESENTATIVE  
 FIRST AMERICAN TITLE INSURANCE COMPANY

### NOTARY CERTIFICATE

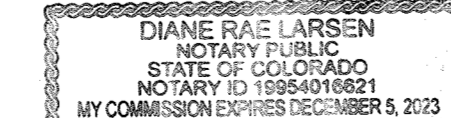
STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF April, 2020 BY

Karen Biggs, Authorized Representative of First American Title Insurance Company

[Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/5/23



### 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 THIS 18 DAY OF May, 2020.

[Signature]  
 INTERIM DIRECTOR  
 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 THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
[Signature]  
 TOWN CLERK

TOWN OF CASTLE ROCK  
[Signature]  
 TOWN MANAGER

DATE: 5/29/2020

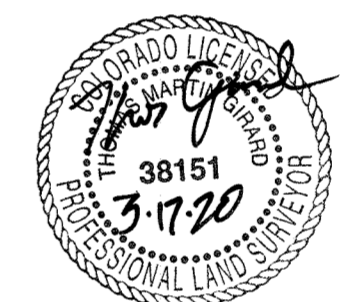
DATE: May 28, 2020



### SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED 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 IN JANUARY, 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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]  
 THOMAS M. GIRARD  
 PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151  
 FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

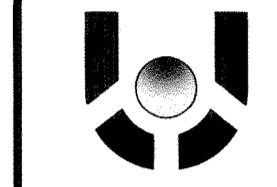
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:56 P.M., ON THE 2nd DAY OF June, 2020  
 AT RECEPTION NO. 2020047316

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature]  
 DEPUTY



SLV ENVIRONMENTAL DEVELOPMENT CONSULTING  
 1950 W. LITTLETON BLVD., SUITE 109  
 LITTLETON, CO 80120

CORE CONSULTANTS



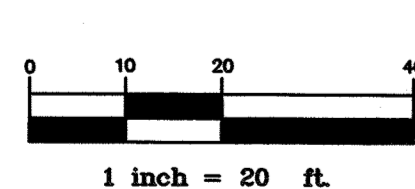
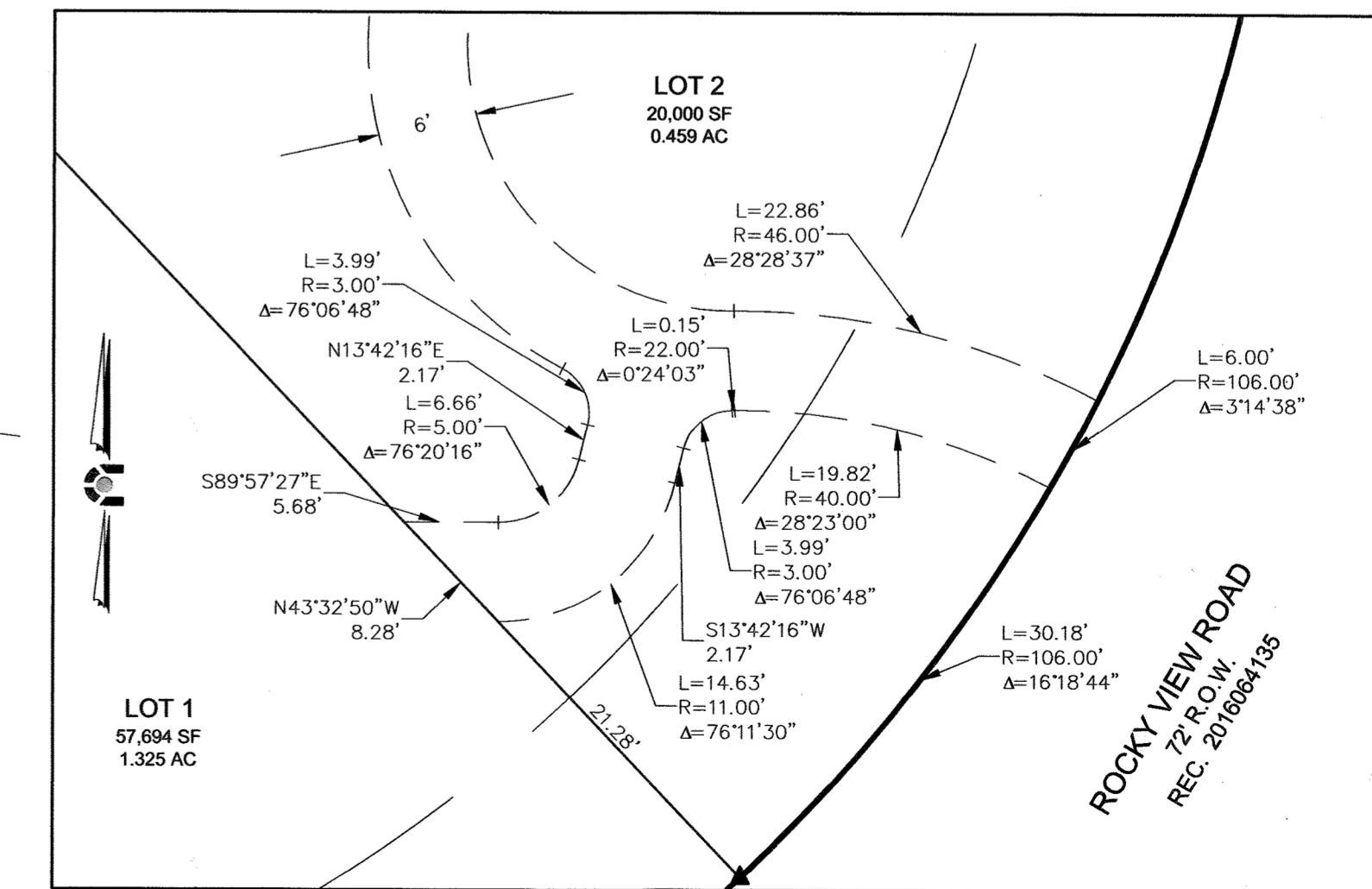
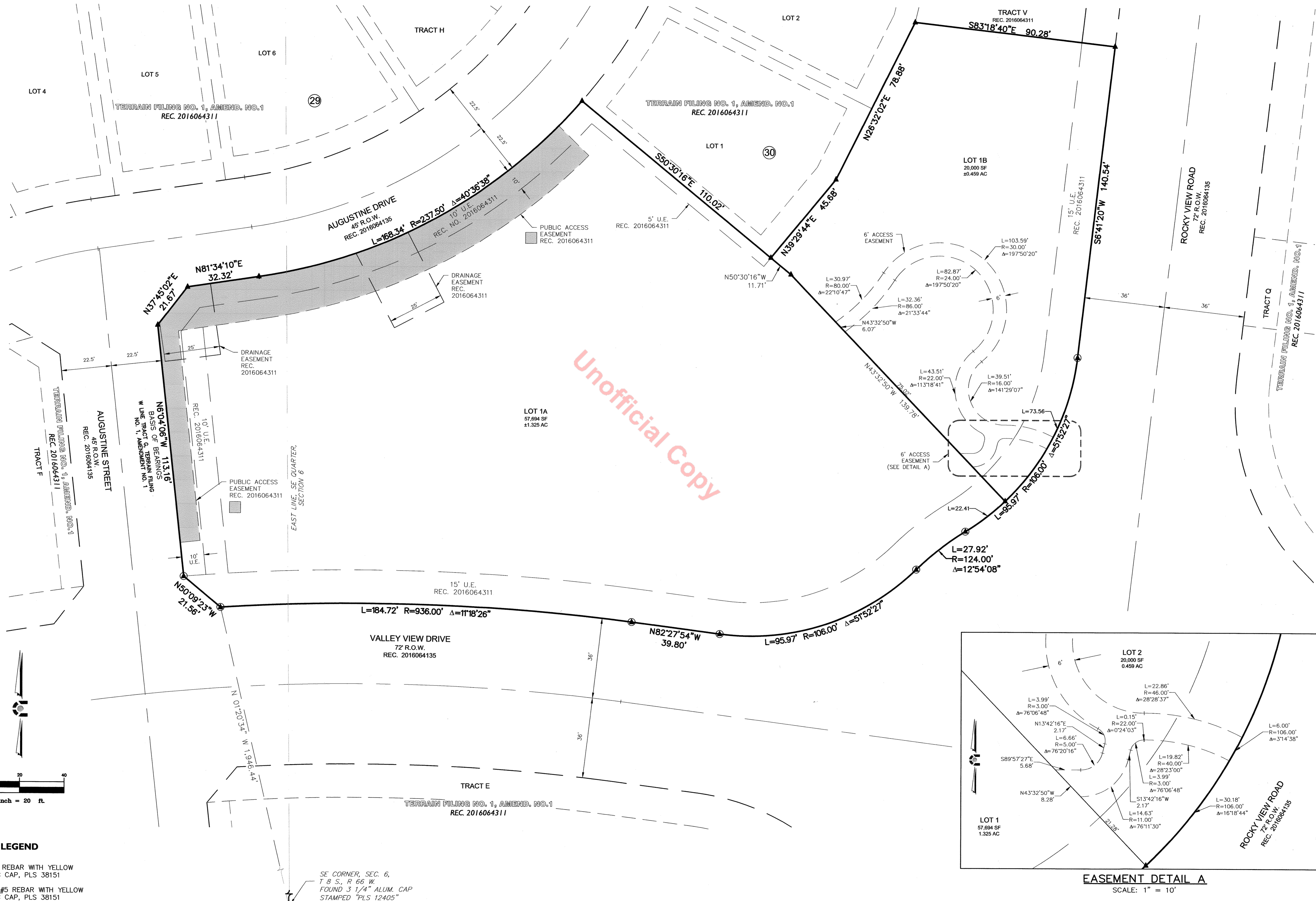
| NO. | DESCRIPTION            | DATE    | BY  |
|-----|------------------------|---------|-----|
| 1   | 1ST SUBMITTAL COMMENTS | 2/26/20 | JAG |
| 2   | 2ND SUBMITTAL COMMENTS | 3/11/20 | JAG |

TERRAIN FILING NO. 1,  
 AMENDMENT NO. 2 PLAT

INITIAL PLAN  
 RELEASE: 01/13/20  
 DESIGNED BY:  
 DRAWN BY: JAG  
 CHECKED BY: TMC

JOB NO.  
 14-001  
 SHEET  
 1 OF 2

**TERRAIN FILING NO. 1, AMENDMENT NO. 2 PLAT**  
 A REPLAT OF TRACT G, TERRAIN FILING NO. 1, AMENDMENT NO. 1 PLAT,  
 LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**

- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, PLS 38151
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP, PLS 38151
- U.E. UTILITY EASEMENT

SE CORNER, SEC. 6,  
 1' 8" S., R 66 W.  
 FOUND 3 1/4" ALUM. CAP  
 STAMPED "PLS 12405"

Unofficial Copy



CIVIL ENGINEERING  
 NATURAL RESOURCES  
 LAND SURVEYING  
 2850 W. 144th Ave., Ste. 109  
 Littleton, CO 80120

| NO. | DESCRIPTION            | DATE    | BY  |
|-----|------------------------|---------|-----|
| 1   | 1ST SUBMITTAL COMMENTS | 2/26/20 | JAG |
| 2   | 2ND SUBMITTAL COMMENTS | 3/11/20 | JAG |

**TERRAIN FILING NO. 1,  
 AMENDMENT NO. 2 PLAT**

INITIAL PLAN  
 RELEASE: 01/13/20  
 DESIGNED BY:  
 DRAWN BY: JAG  
 CHECKED BY: TMG

JOB NO.  
 14-001  
 SHEET  
 2 OF 2