

TERRAIN FILING NO. 4, AMENDMENT NO. 1 PLAT

A REPLAT OF LOTS 28 THROUGH 35 AND TRACT F, TERRAIN FILING NO. 4 PLAT

LYING WITHIN THE NORTH HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOTS 28 THROUGH 35, BLOCK 7 AND TRACT F, TERRAIN FILING NO. 4 PLAT, A SUBDIVISION RECORDED AT RECEPTION NO. 2019026242, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 148,599 SQUARE FEET OR 3.411 ACRES, MORE OR LESS.

PURPOSE

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE ABOVE DESCRIBED LOTS AND A TRACT.

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, A TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TERRAIN FILING NO. 4, AMENDMENT NO. 1 PLAT.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED ALSO DEDICATES TRACT F1 TO THE CASTLE OAKS ESTATES MASTER ASSOCIATION (HOA).

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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. NON-EXCLUSIVE 10' UTILITY EASEMENTS LOCATED ALONG THE REAR LOT LINES AND 10' UTILITY EASEMENT ALONG FRONT LOT LINES HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, FENCES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

OWNER

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.

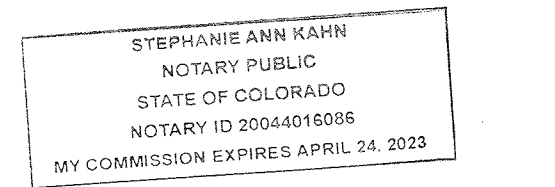
SIGNED THIS 15TH DAY OF MAY, 2020
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 15TH DAY OF MAY, 2020
BY Craig Campbell AS AUTHORIZED SIGNATORY OF SLV CASTLE OAKS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-24-2023

OWNER

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

CASTLE OAKS ESTATES MASTER ASSOCIATION
BY: [Signature]
CASTLE OAKS ESTATES MASTER ASSOCIATION

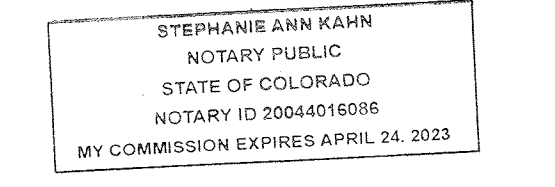
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NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

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BY Craig Campbell AS AUTHORIZED SIGNATORY OF CASTLE OAKS ESTATES MASTER ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

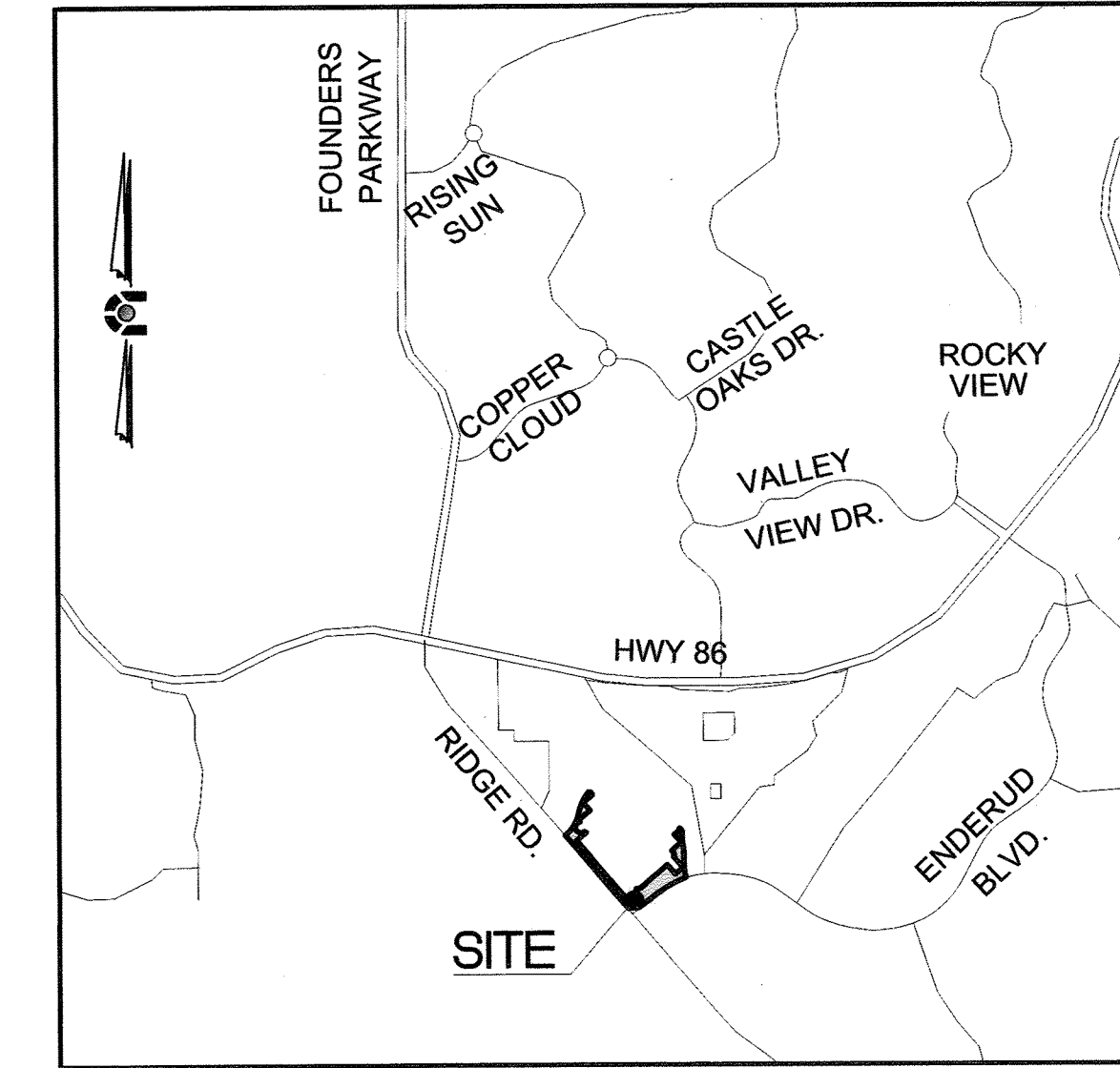


[Signature]
NOTARY PUBLIC

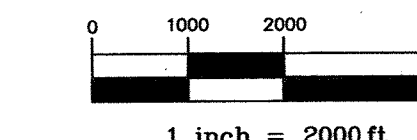
MY COMMISSION EXPIRES 4-24-2023

STATEMENT OF WATER RIGHTS DEDICATION

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE OAKS DEVELOPMENT AGREEMENT RECORDED ON THE 27TH DAY OF JANUARY, 2003 AT RECEPTION NO. 2003010465 AND AS DEBITED BY TOWN OF CASTLE ROCK PROJECT NO. PL18-0022, WHICH WAS RECORDED AT RECEPTION NO. 2019026242.



VICINITY MAP



1 inch = 2000 ft.

TRACT AREA SUMMARY

TRACT	SQ. FT	ACRES	USE	OWNERSHIP
TRACT F1	100,452	±2.306	OSP, UTIL, DRAIN, PA	HOA
TOTAL	100,452	±2.306		

SHEET INDEX

SHEET 1 COVER
SHEET 2 PLAT

LAND USE DEFINITIONS:

ROW	RIGHT-OF-WAY
HOA	CASTLE OAKS ESTATES MASTER ASSOCIATION
OSP	OPEN SPACE PRIVATE
UTIL	UTILITY
DRAIN	DRAINAGE
PA	PUBLIC ACCESS

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (8)	48,147	±1.105
TRACTS (1)	100,452	±2.306
ROW	0	0
TOTAL	148,599	±3.411

OWNER AND DEVELOPER

SLV CASTLE OAKS, LLC
385 INVERNESS PKWY., SUITE 310
ENGLEWOOD, CO. 80112
(303) 720-4436

ENGINEER AND SURVEYOR

CORE CONSULTANTS, INC.
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120
(303) 703-4444

GENERAL NOTES:

- BEARINGS ARE BASED UPON THE SOUTHWEST LINE OF TERRAIN FILING NO. 1 FINAL PLAT RECORDED AT RECEPTION NO. 2019026242 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEARING N 39°57'52" W AS SHOWN ON THEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA MAP 08035C0302G REVISED 3/16/16.
- 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.
- 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 LINES.
- THERE ARE EIGHT (8) LOTS AND ONE (1) TRACT IN THIS AMENDMENT.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-906466-1-CO WITH AN EFFECTIVE DATE OF JANUARY 11, 2019 AT 5:00 P.M. 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 DETERMINING OWNERSHIP, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- REPLAT NOTICE: THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

TITLE CERTIFICATION

I, Karen Biggs, 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 & DEDICATION.

SIGNED THIS 27 DAY OF April, 2020

BY: [Signature]
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

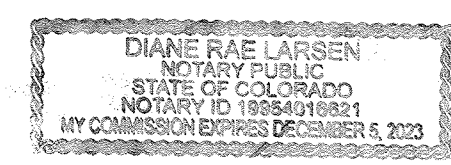
STATE OF COLORADO)
COUNTY OF DOUGLAS)

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

BY: Karen Biggs AS AUTHORIZED REPRESENTATIVE OF
FIRST AMERICAN TITLE INSURANCE COMPANY

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/5/23



CERTIFICATE OF ACCEPTANCE

THE DEDICATION OF TRACT F1 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CASTLE OAKS ESTATES MASTER ASSOCIATION

CASTLE OAKS ESTATES MASTER ASSOCIATION

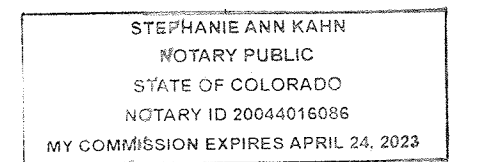
BY: [Signature]
PRESIDENT

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



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-24-2023

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]
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

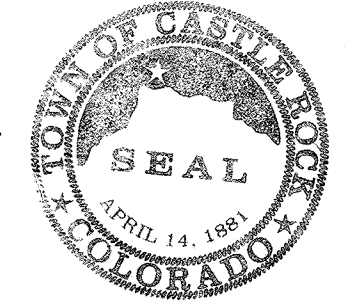
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
[Signature]
TOWN CLERK

May 29, 2020
DATE

[Signature]
TOWN MANAGER

May 28, 2020
DATE



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 FEBRUARY, 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.

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.

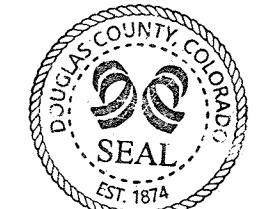
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

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. 2020047315

DOUGLAS COUNTY CLERK AND RECORDER

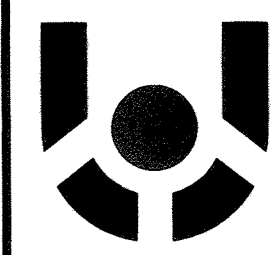
BY: [Signature]
DEPUTY



TERRAIN FILING 4 AMENDMENT NO. 1
PROJECT NO. PL20-0006

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



NO.	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 4, AMENDMENT NO. 1
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE: 02/14/20
DESIGNED: RCY
CAD: JAG
QA/QC: TMG

JOB NO. 14-001

SHEET 1 of 2

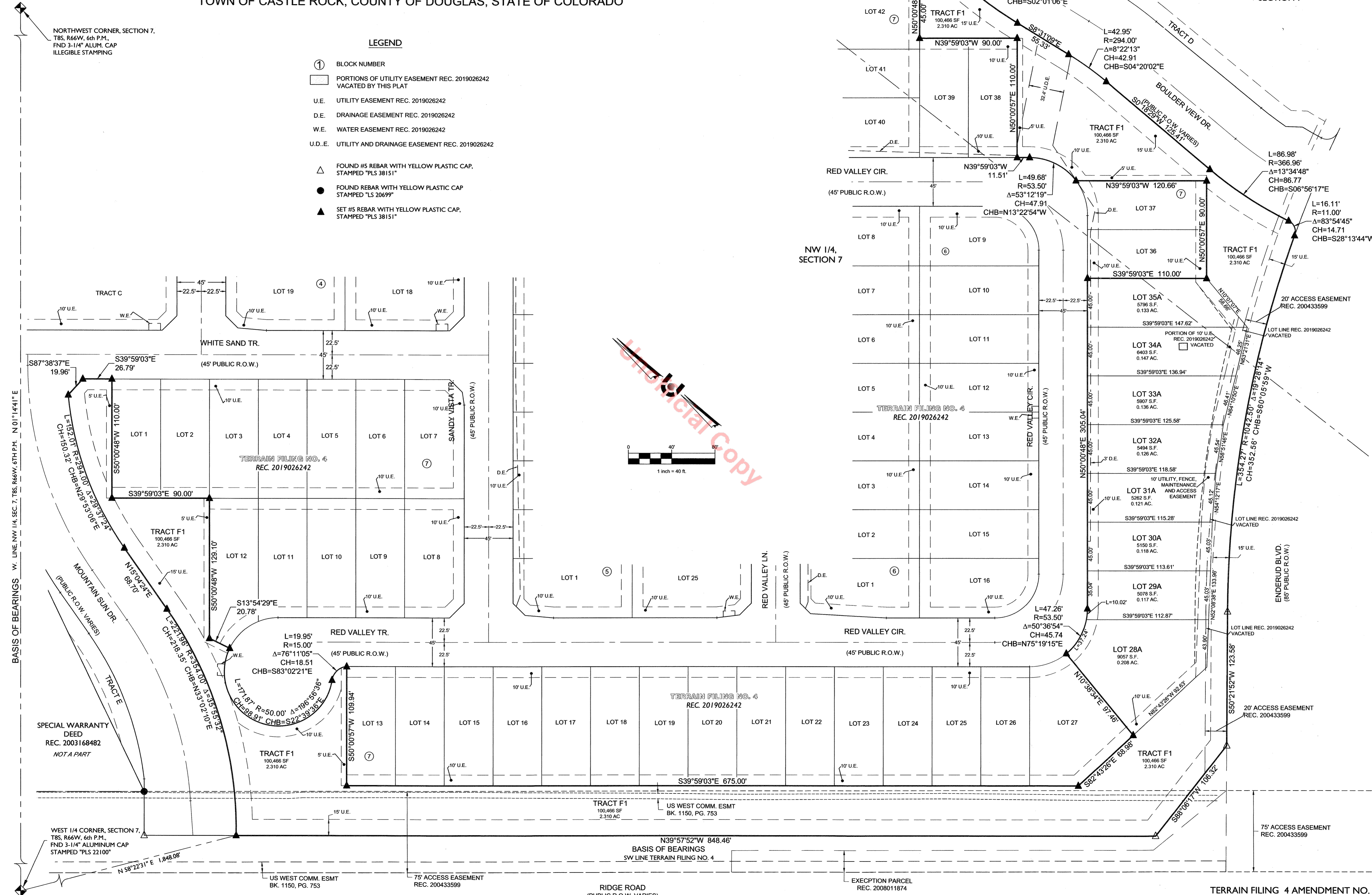
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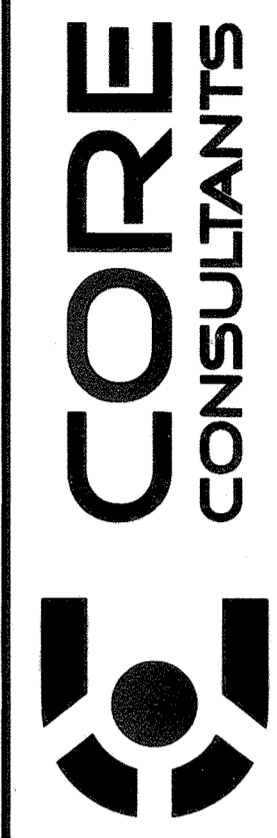
NORTHWEST CORNER, SECTION 7,
T8S, R66W, 6TH P.M.,
FND 3-1/4" ALUM. CAP
ILLEGIBLE STAMPING

LEGEND

- ① BLOCK NUMBER
- PORTIONS OF UTILITY EASEMENT REC. 2019026242 VACATED BY THIS PLAT
- U.E. UTILITY EASEMENT REC. 2019026242
- D.E. DRAINAGE EASEMENT REC. 2019026242
- W.E. WATER EASEMENT REC. 2019026242
- U.D.E. UTILITY AND DRAINAGE EASEMENT REC. 2019026242
- △ FOUND #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 20699"
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"



CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
NATURAL RESOURCES
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



NO.	DESCRIPTION	DATE	BY

TERRAIN FILING NO. 4, AMENDMENT NO. 1
SEC. 7, T8S, R66W, 6TH P.M.
DOUGLAS COUNTY, COLORADO

RELEASE: 02/14/20
DESIGNED: RCY
CAD: JAG
QA/QC: TMG

JOB NO. 14-001

SHEET 2 OF 2

TERRAIN FILING 4 AMENDMENT NO. 1
PROJECT NO. PL20-0006

RIDGE ROAD (PUBLIC R.O.W. VARIES)
EXCEPTION PARCEL REC. 2008011874

US WEST COMM. ESMT BK. 1150, PG. 753
75' ACCESS EASEMENT REC. 200433599

WEST 1/4 CORNER, SECTION 7,
T8S, R66W, 6TH P.M.,
FND 3-1/4" ALUMINUM CAP
STAMPED "PLS 22100"

SPECIAL WARRANTY DEED
REC. 2003168482
NOT A PART

US WEST COMM. ESMT BK. 1150, PG. 753

TERRAIN FILING NO. 4
REC. 2019026242

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