

TERRAIN NORTH BASIN FILING NO. 1 PLAT, AMENDMENT NO. 1
A REPLAT OF LOTS 1-20, BLOCK 1; LOTS 1-28, BLOCK 2; LOTS 1-29, BLOCK 3; LOTS 1-18, BLOCK 4, TERRAIN NORTH BASIN FILING NO. 1
LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
AND WITHIN THE EAST HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO VACATE SIDE LOT EASEMENTS THAT WERE DEDICATED BY NOTE #4 OF THE TERRAIN NORTH BASIN FILING NO. 1 PLAT.

LEGAL DESCRIPTION

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 29, INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 4
TERRAIN NORTH BASIN FILING NO. 1 PLAT,
A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2021121285,
IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE,
COUNTY OF DOUGLAS, STATE OF COLORADO
THE PARCELS DESCRIBED ABOVE CONTAIN A TOTAL AREA OF 634,836 SQUARE FEET OR 14.574 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER 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 PLAT UNDER THE NAME AND STYLE OF TERRAIN NORTH BASIN FILING NO. 1 PLAT, AMENDMENT NO. 1.
ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS WERE PREVIOUSLY DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE BY THE TERRAIN NORTH BASIN FILING NO. 1 PLAT.
THE UNDERSIGNED HEREBY 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.

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.

KB HOME COLORADO INC., A COLORADO CORPORATION
BY: Randal D. Carpenter
AUTHORIZED SIGNATORY OF KB HOME COLORADO INC., A COLORADO CORPORATION

SIGNED THIS 14th DAY OF Sept, 2022
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF September 20 22
BY Randal D. Carpenter AS AUTHORIZED SIGNATORY OF KB HOME COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL
MEGAN KATHLEEN FITZPATRICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214043952
MY COMMISSION EXPIRES 11/18/2025

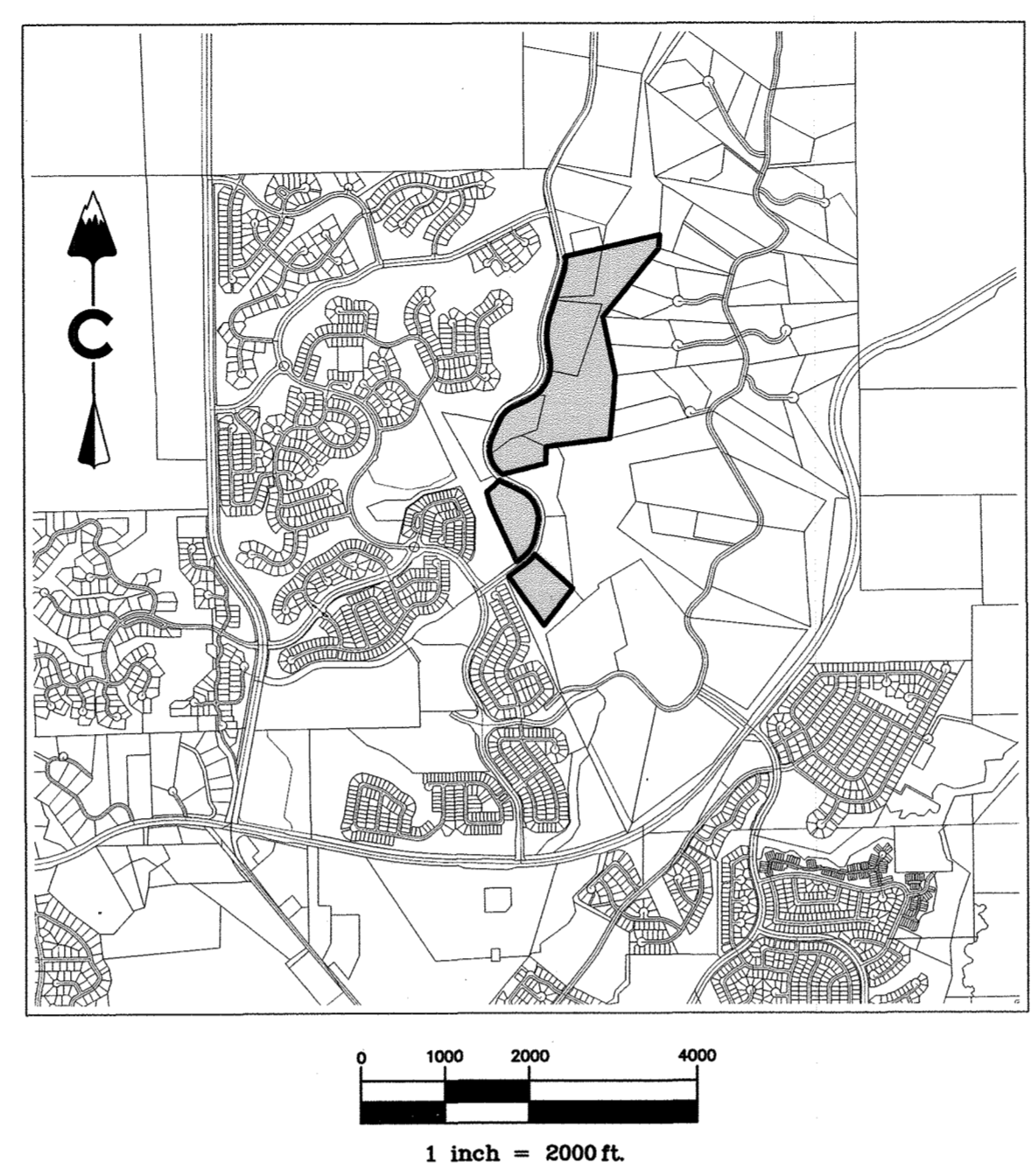
STATEMENT OF WATER RIGHTS DEDICATION

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.

OWNER AND DEVELOPER
KB HOME COLORADO INC.
7807 EAST PEAKVIEW AVENUE SUITE 300
CENTENNIAL, CO 80111

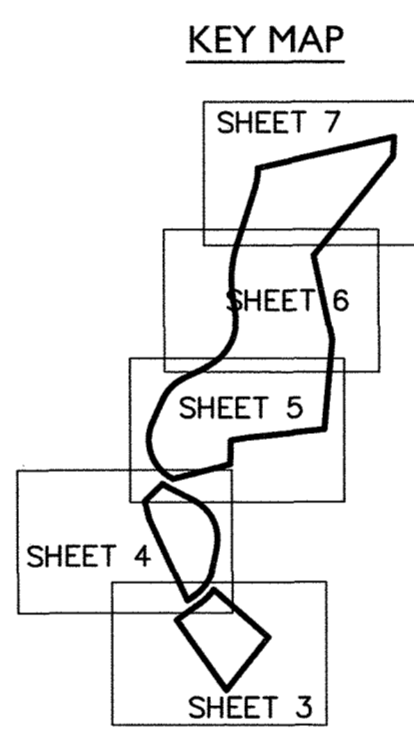
ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
(303) 703-4444

VICINITY MAP



LAND AREA SUMMARY table with columns: TYPE, AREA (SF), AREA (AC). Rows include LOTS (95), TRACTS (0), ROW, and TOTAL.

SHEET INDEX table with columns: SHEET, COVER. Rows include SHEET 1 OVERALL, SHEET 2 PLAT, SHEET 3 PLAT, SHEET 4 PLAT, SHEET 5 PLAT, SHEET 6 PLAT, SHEET 7 PLAT.



TITLE CERTIFICATION

Darick Fehringer, 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 13th DAY OF September, 2022
BY: Darick Fehringer
AUTHORIZED REPRESENTATIVE
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF September, 2022
BY: Darick Fehringer AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY
BOBBIE KAY HUGHES
NOTARY PUBLIC, STATE OF COLORADO
NOTARY ID 20124054142
MY COMMISSION EXPIRES AUG 22, 2024
MY COMMISSION EXPIRES 8-20-2024

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 THIS 26th DAY OF September, 2022.
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:
TOWN CLERK: Kristine Schuchert
TOWN MANAGER: Darrin Corbin
DATE: 9-26-22
DATE: September 26, 2022



SURVEYOR'S CERTIFICATE

I, MILES SMALL, 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.
Miles Small
MILES M. SMALL
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38534
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

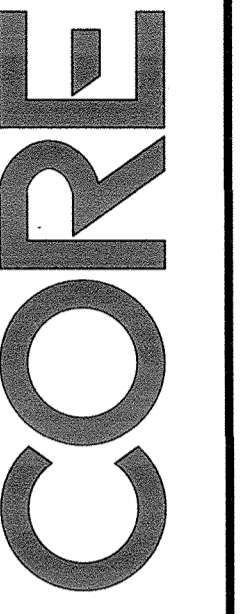


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____, M. ON THE 29th DAY OF September, 2022.
AT RECEPTION NO. 2022064148
DOUGLAS COUNTY CLERK AND RECORDER
BY: Deputy



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
ENGLEWOOD, CO 80113
303.703.4444
LIVE@CORE.COM



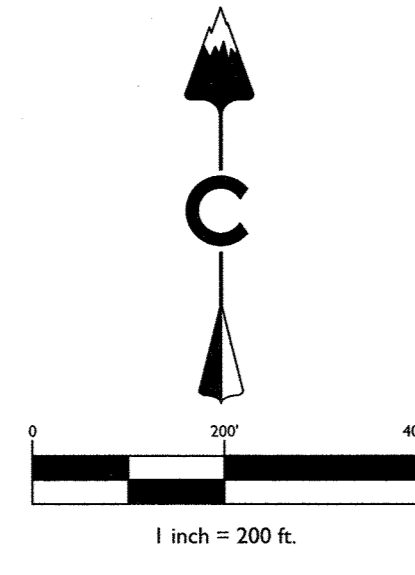
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 9/7/22
DESIGNED: JF
CAD: JCA
QA/QC: MS

JOB NO. 14-001
SHEET 1 of 7

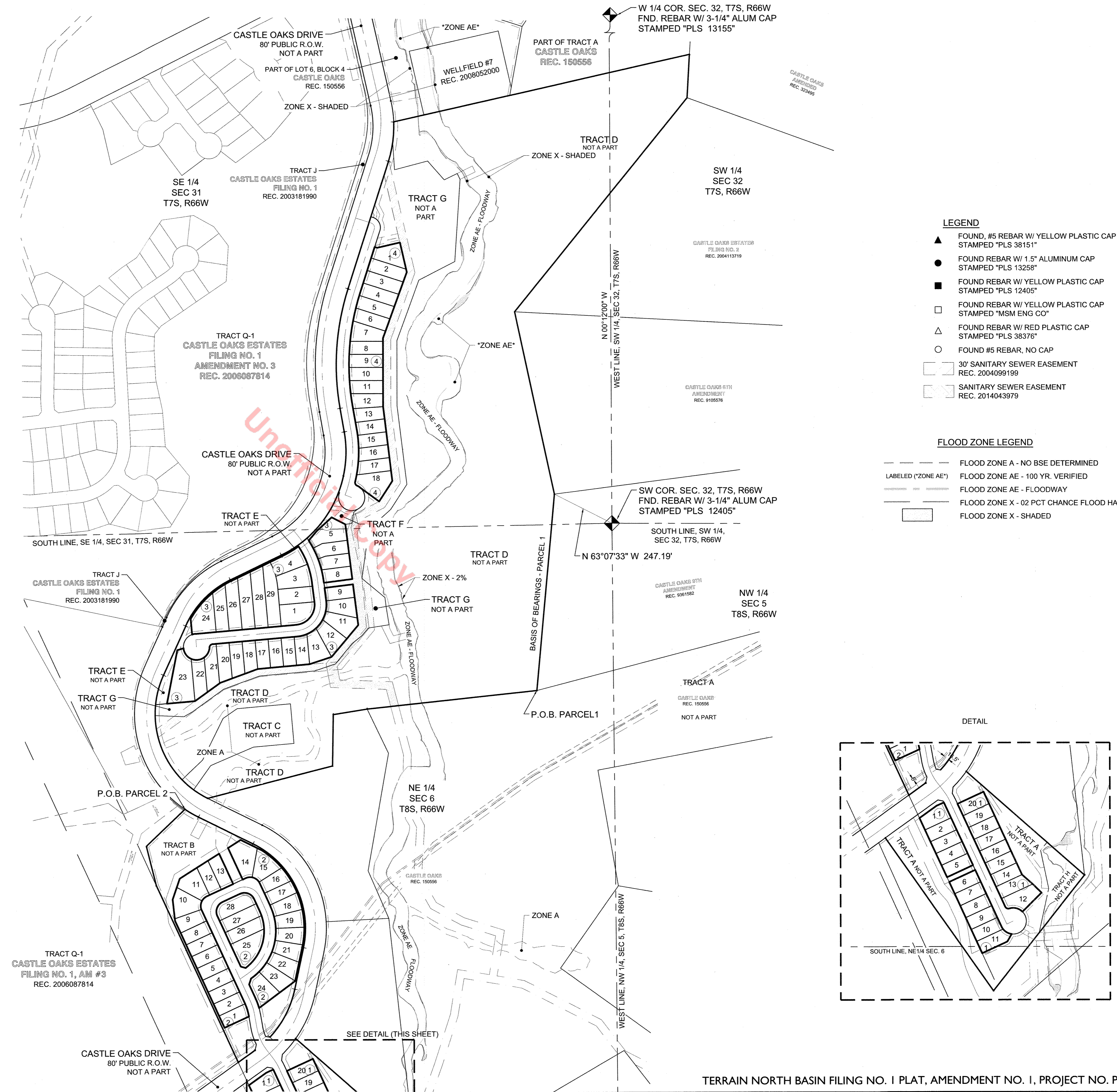
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LINE #	LENGTH	DIRECTION
L1	20.41'	S 79°18'53" E
L2	23.39'	N 7°13'15" E
L3	22.67'	N 12°27'56" E
L4	17.22'	N 80°27'05" W
L5	3.86'	N 9°50'47" W
L6	24.06'	N 17°22'27" E
L7	19.19'	S 74°58'42" E
L8	24.83'	N 73°30'18" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.39'	13.50'	82°18'27"	S65°54'27"W	17.77'
C2	54.28'	50.00'	62°12'15"	N75°57'33"W	51.66'
C3	4.04'	177.50'	1°18'17"	S25°24'22"E	4.04'
C4	22.31'	222.50'	5°44'39"	N27°37'33"W	22.30'
C5	41.80'	200.00'	11°58'34"	N30°44'31"W	41.73'
C6	46.16'	177.50'	14°54'04"	N17°17'49"W	46.03'
C7	36.91'	222.50'	9°30'20"	N19°59'41"W	36.87'
C8	63.62'	40.50'	90°00'00"	S20°15'09"W	57.28'
C9	63.62'	40.50'	90°00'00"	N69°44'51"W	57.28'
C10	63.62'	40.50'	90°00'00"	S20°15'09"W	57.28'
C11	63.62'	40.50'	90°00'00"	N69°44'51"W	57.28'
C12	12.71'	50.00'	14°33'52"	S77°45'52"W	12.68'
C13	49.59'	50.00'	171°25'02"	N88°25'45"E	99.72'
C14	19.39'	13.50'	82°18'27"	S43°52'27"W	17.77'
C15	124.78'	77.50'	92°15'06"	S38°54'08"W	111.73'
C16	197.24'	122.50'	92°15'06"	N38°54'08"E	176.61'
C17	149.41'	327.50'	26°08'18"	S20°17'34"E	148.11'
C18	74.18'	445.00'	9°33'04"	N59°26'20"E	74.09'
C19	1.11'	444.00'	0°08'37"	S20°48'03"W	1.11'
C20	13.44'	50.00'	15°23'54"	N57°22'18"W	13.40'
C21	18.54'	13.50'	78°42'08"	N25°43'11"W	17.12'
C22	200.84'	489.00'	23°31'56"	N1°51'55"E	199.43'
C23	28.27'	18.00'	90°00'00"	N27°15'36"W	25.46'
C24	167.30'	372.50'	25°44'01"	S20°05'26"E	165.90'



- LEGEND**
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 - FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 12405"
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 - △ FOUND REBAR W/ RED PLASTIC CAP STAMPED "PLS 38376"
 - FOUND #5 REBAR, NO CAP
 - ▭ 30' SANITARY SEWER EASEMENT REC. 2004099199
 - ▭ SANITARY SEWER EASEMENT REC. 2014043979

- FLOOD ZONE LEGEND**
- FLOOD ZONE A - NO FLOOD DETERMINED
 - LABELED ("ZONE AE") FLOOD ZONE AE - 100 YR. VERIFIED
 - FLOOD ZONE AE - FLOODWAY
 - FLOOD ZONE X - 02 PCT CHANCE FLOOD HAZARD
 - FLOOD ZONE X - SHADED

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE
CORE
 CORE CONSULTANTS, INC.
 3425 SOUTH BRADSHAW
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 303.703.4444
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 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 RELEASE: 9/7/22
 DESIGNED: JF
 CAD: JCA
 QA/QC: MS
 JOB NO. 14-001
 SHEET 2 OF 7

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LAND DEVELOPMENT
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CORE

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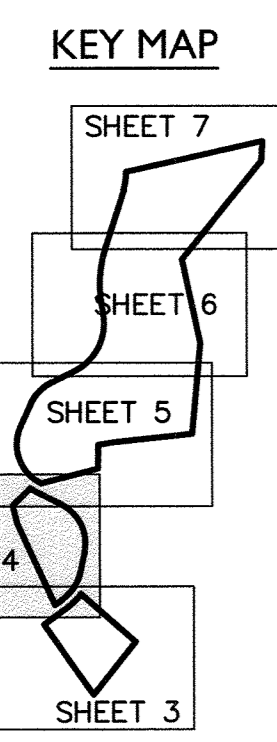
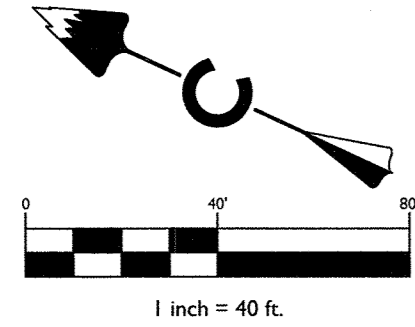
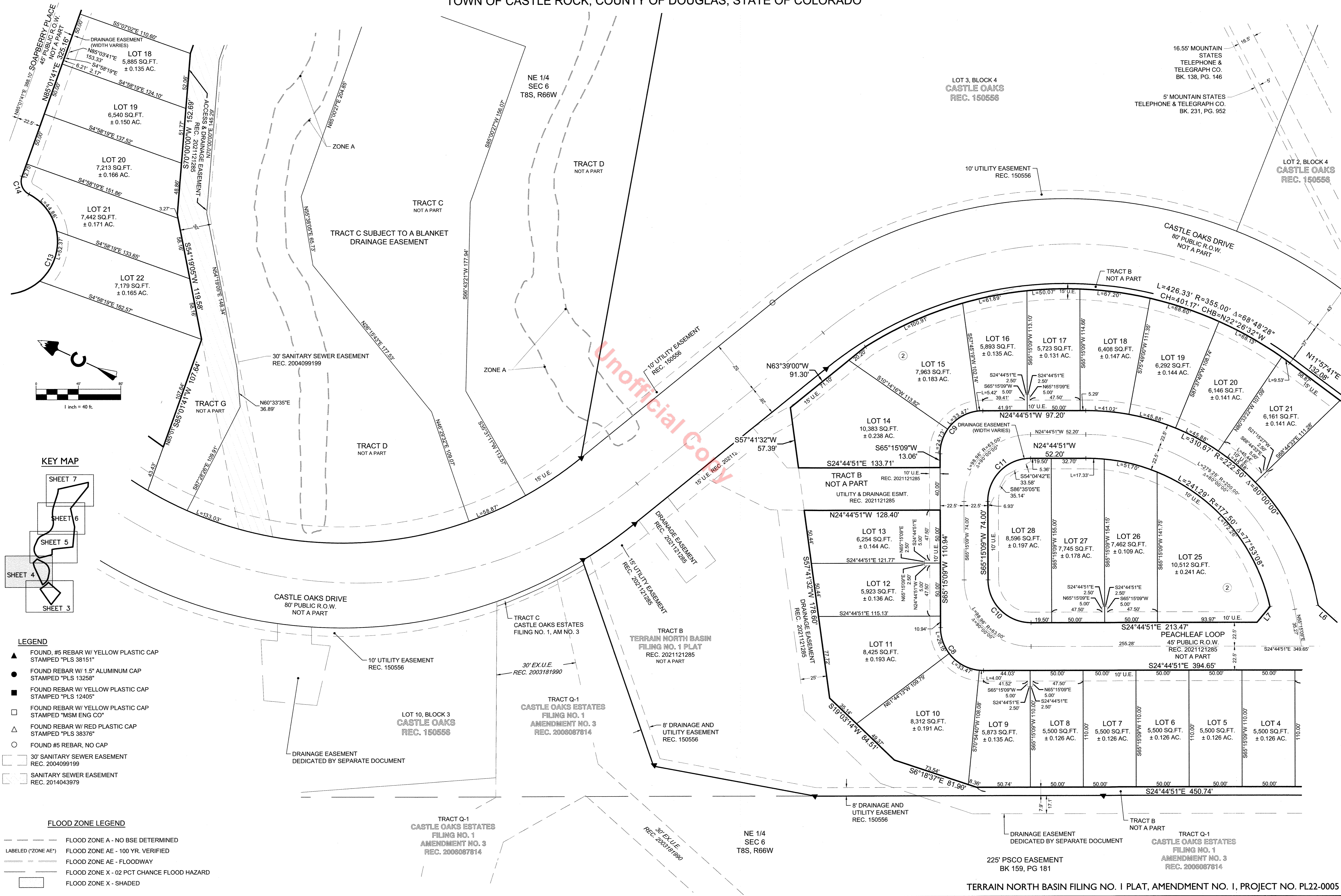
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SHEET 3 OF 7

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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 - FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 12405"
 - FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "MSM ENG CO"
 - △ FOUND REBAR W/ RED PLASTIC CAP STAMPED "PLS 38376"
 - FOUND #5 REBAR, NO CAP
 - 30' SANITARY SEWER EASEMENT REC. 2004099199
 - SANITARY SEWER EASEMENT REC. 2014043979
 - DRAINAGE EASEMENT DEDICATED BY SEPARATE DOCUMENT

- FLOOD ZONE LEGEND**
- FLOOD ZONE A - NO BSE DETERMINED LABELED ("ZONE AE")
 - FLOOD ZONE AE - 100 YR. VERIFIED
 - FLOOD ZONE AE - FLOODWAY
 - FLOOD ZONE X - 02 PCT CHANGE FLOOD HAZARD
 - FLOOD ZONE X - SHADED

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CORE

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SHEET 4 OF 7

TERRAIN NORTH BASIN FILING NO. 1 PLAT, AMENDMENT NO. 1, PROJECT NO. PL22-0005

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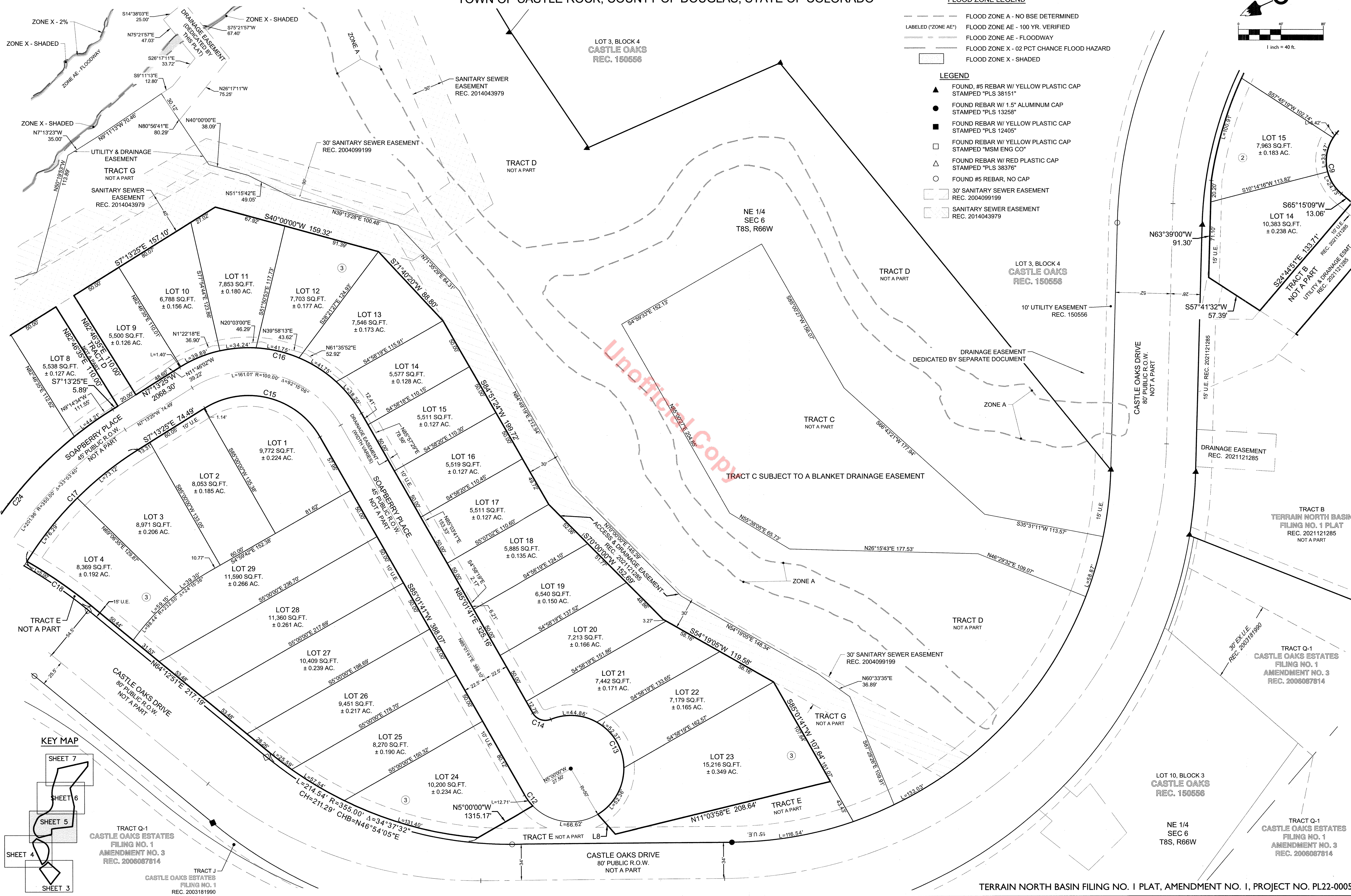
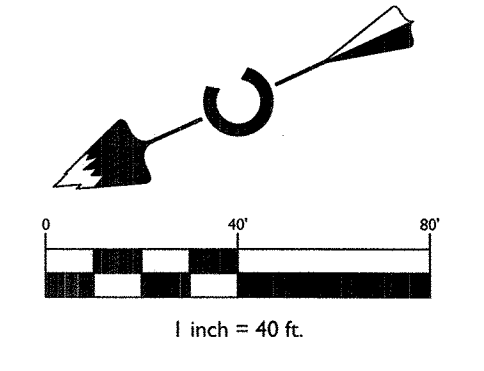
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FLOOD ZONE LEGEND

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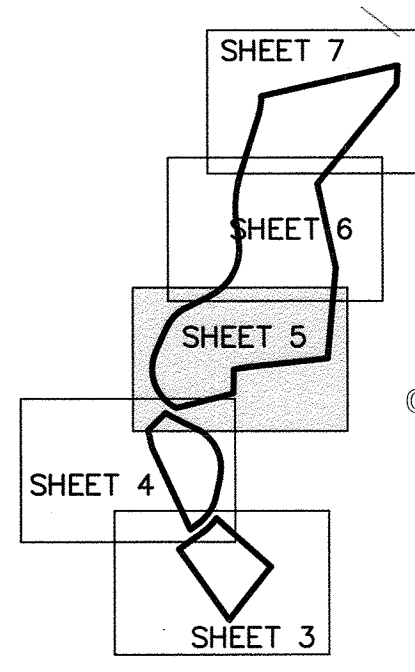
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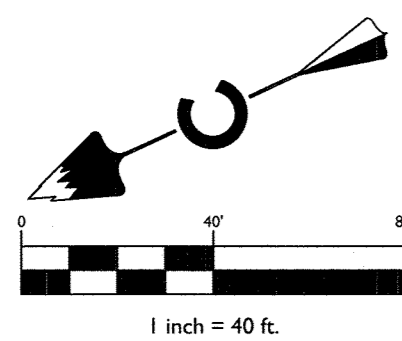
KEY MAP



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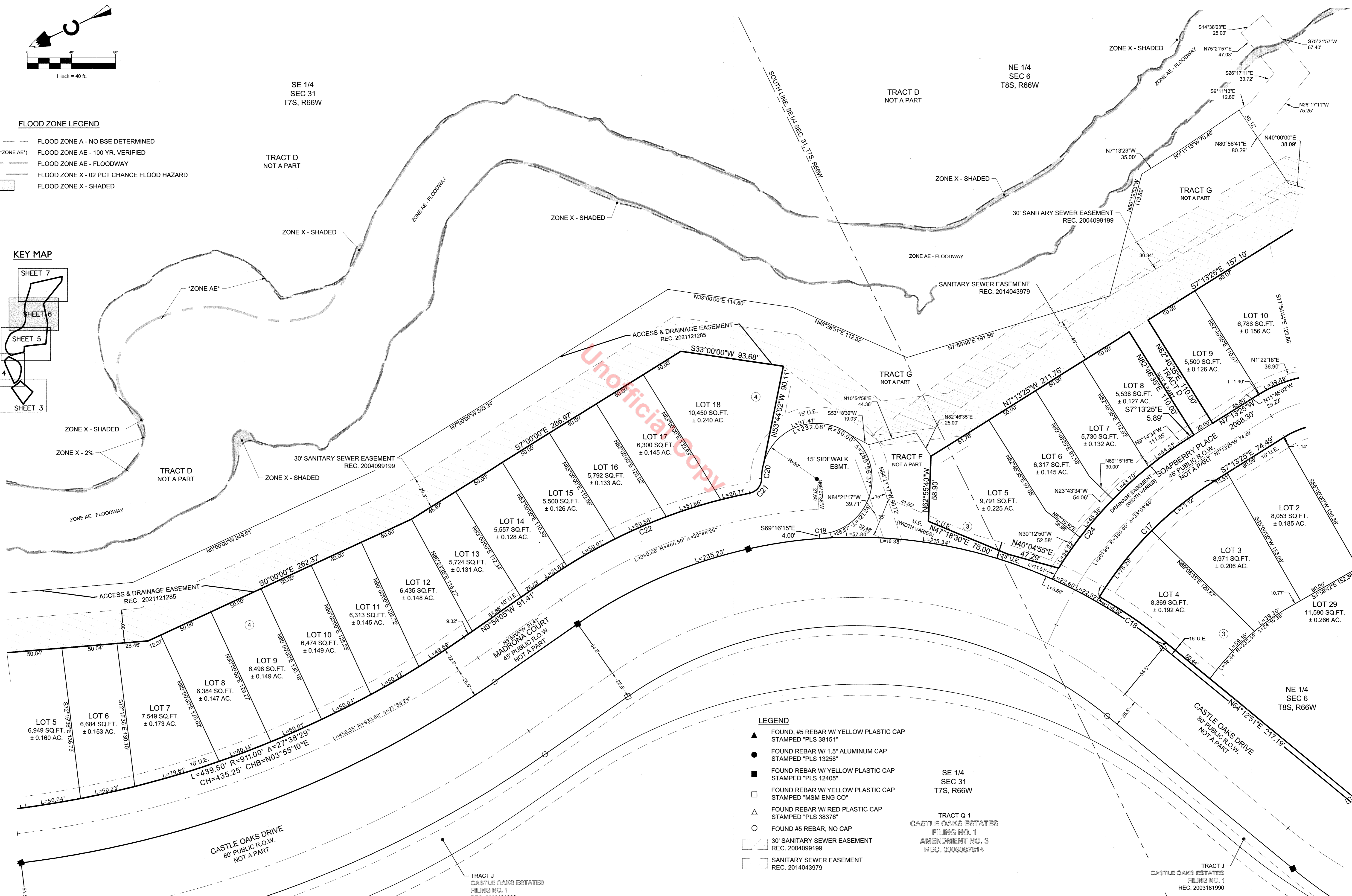
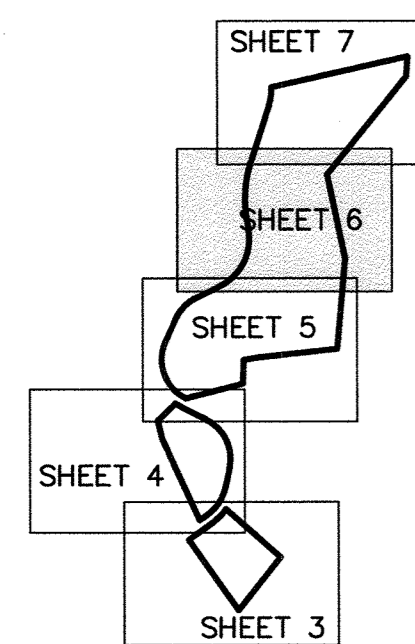
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SE 1/4
SEC 31
T7S, R66W

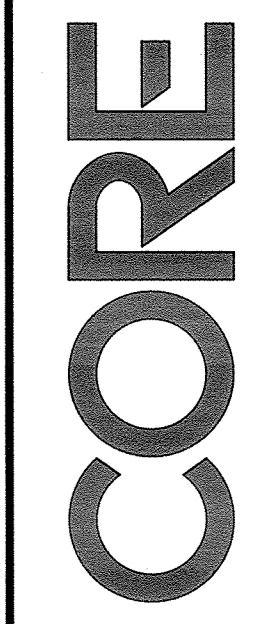
TRACT Q-1
CASTLE OAKS ESTATES
FILING NO. 1
AMENDMENT NO. 3
REC. 2006067814

TRACT J
CASTLE OAKS ESTATES
FILING NO. 1
REC. 2003181990

TRACT J
CASTLE OAKS ESTATES
FILING NO. 1
REC. 2003181990

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LIVE@CORE.COM



TERRAIN NORTH BASIN FILING NO. 1 PLAT, AMENDMENT NO. 1
SE1/4 SEC. 31, SW1/4 SEC. 32, T7S, R66W, 6TH P.M. & NORTH 1/2 SEC. 6, T8S, R66W, 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 9/7/22
DESIGNED: JF
CAD: JCA
QA/QC: MS

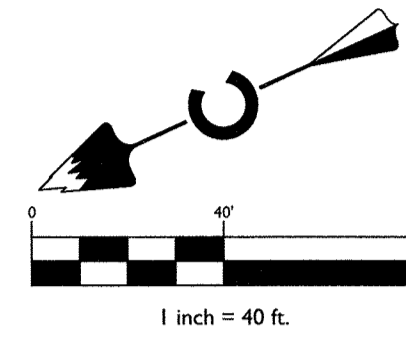
JOB NO. 14-001
SHEET 6 OF 7

TERRAIN NORTH BASIN FILING NO. 1 PLAT, AMENDMENT NO. 1

A REPLAT OF LOTS 1-20, BLOCK 1; LOTS 1-28, BLOCK 2; LOTS 1-29, BLOCK 3; LOTS 1-18, BLOCK 4, TERRAIN NORTH BASIN FILING NO. 1 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN THE EAST HALF 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

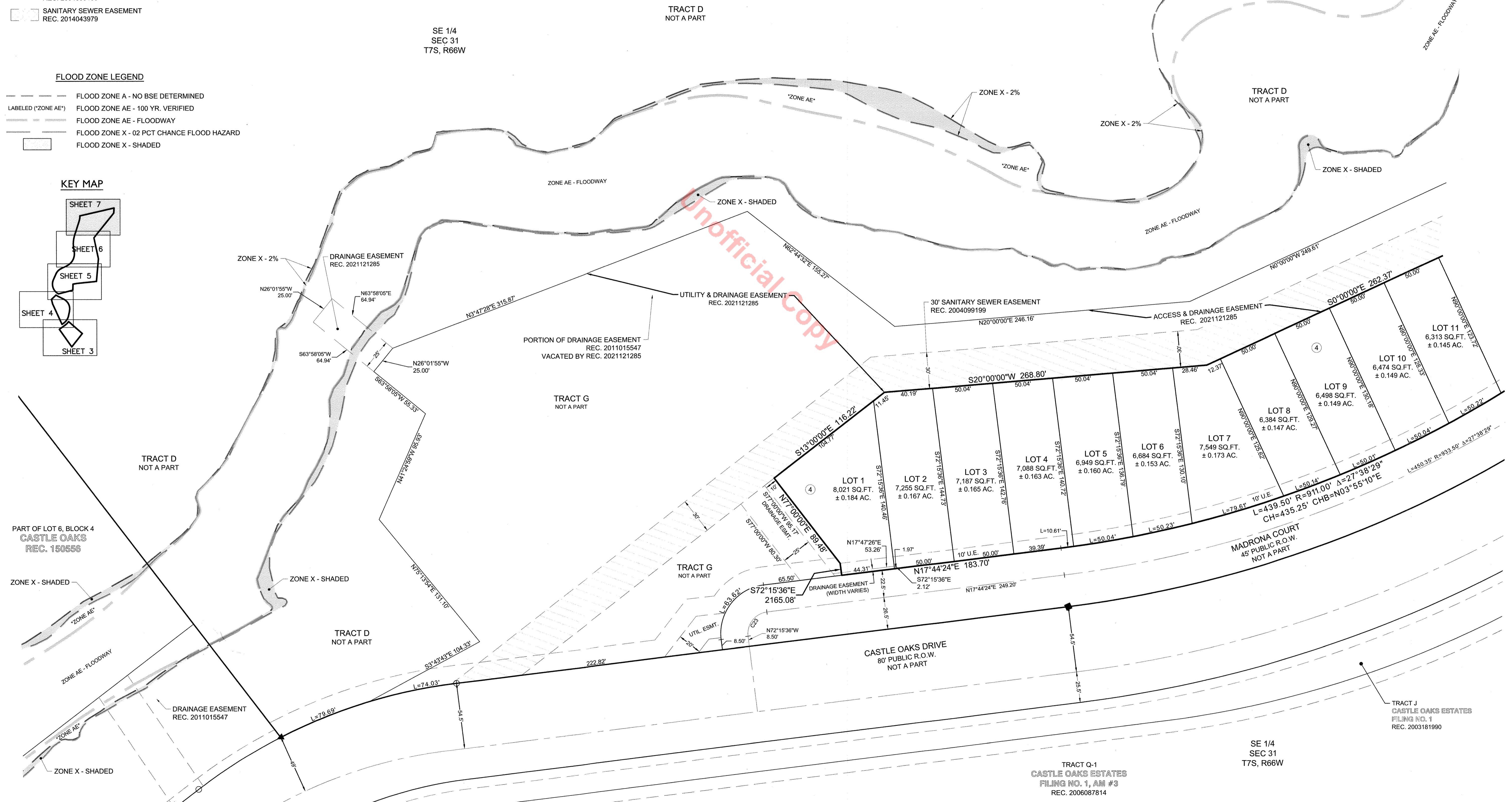
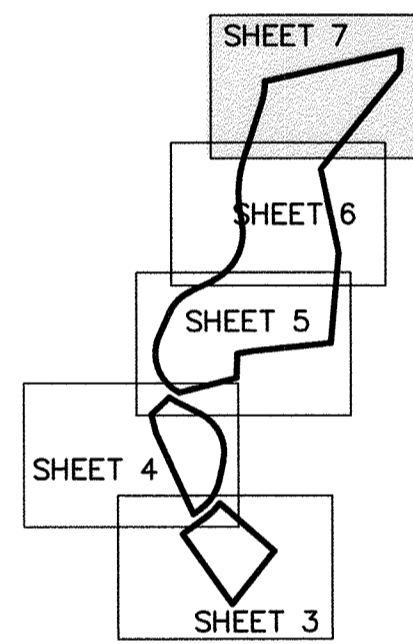
- ▲ FOUND, #5 REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 38151"
- FOUND REBAR W/ 1.5" ALUMINUM CAP STAMPED "PLS 13258"
- FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 12405"
- FOUND REBAR W/ YELLOW PLASTIC CAP STAMPED "MSM ENG CO"
- △ FOUND REBAR W/ RED PLASTIC CAP STAMPED "PLS 38376"
- FOUND #5 REBAR, NO CAP
- ▨ 30' SANITARY SEWER EASEMENT REC. 2004099199
- ▩ SANITARY SEWER EASEMENT REC. 2014043979



FLOOD ZONE LEGEND

- FLOOD ZONE A - NO BSE DETERMINED
- - - FLOOD ZONE AE - 100 YR. VERIFIED
- - - FLOOD ZONE AE - FLOODWAY
- - - FLOOD ZONE X - 02 PCT CHANCE FLOOD HAZARD
- ▨ FLOOD ZONE X - SHADED

KEY MAP



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
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ENGLEWOOD, CO 80113
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SHEET 7 OF 7