

# TOWN OF CASTLE ROCK, AMENDMENT NO. 34

A REPLAT OF LOTS 1 - 5, BLOCK 23, TOWN OF CASTLE ROCK  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

### PROPERTY DESCRIPTION:

LOTS 1 THROUGH 5, BLOCK 23, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO.  
(AS PROVIDED BY LAND TITLE GUARANTEE COMPANY)

**PARCEL ADDRESS**  
221 N. WILCOX STREET  
CASTLE ROCK, CO 80104

### PURPOSE:

THE PURPOSE OF THIS PLAT IS TO AMEND EXISTING LOTS INTO A SINGLE LOT AS SHOWN HEREON.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF TOWN OF CASTLE ROCK, AMENDMENT NO. 34. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITY, LIGHTING, AND ELECTRIC 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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

FOR: RIVERWALK CASTLE ROCK II SPE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: CONFLUENCE COMPANIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER  
*Anthony De Simone*  
ANTHONY DE SIMONE, MANAGER  
SIGNED THIS 8<sup>th</sup> DAY OF February, 20 23.

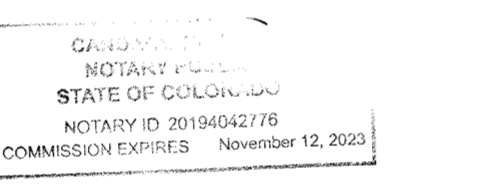
### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8<sup>th</sup> DAY OF February, 20 23  
BY ANTHONY DE SIMONE, AS AUTHORIZED REPRESENTATIVE OF CONFLUENCE COMPANIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

*Carly*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-2023



### 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 INSTRUMENTS RECORDED NOVEMBER 15, 2022 UNDER RECEPTION NO'S. 2022072504 AND 2022072505, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

*Firstbank*  
FIRSTBANK

SIGNED THIS 3 DAY OF February, 20 23.

### NOTARY BLOCK

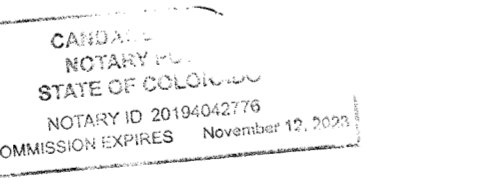
SUBSCRIBED AND SWORN TO BEFORE ME THIS 3<sup>rd</sup> DAY OF February, 20 23

BY Tony Giarratano

WITNESS MY HAND AND OFFICIAL SEAL.

*AG*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-2023



### TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Co., 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.

*SB*  
AUTHORIZED REPRESENTATIVE

Land Title Guarantees Co.  
TITLE COMPANY

SIGNED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 20 23.

### NOTARY BLOCK

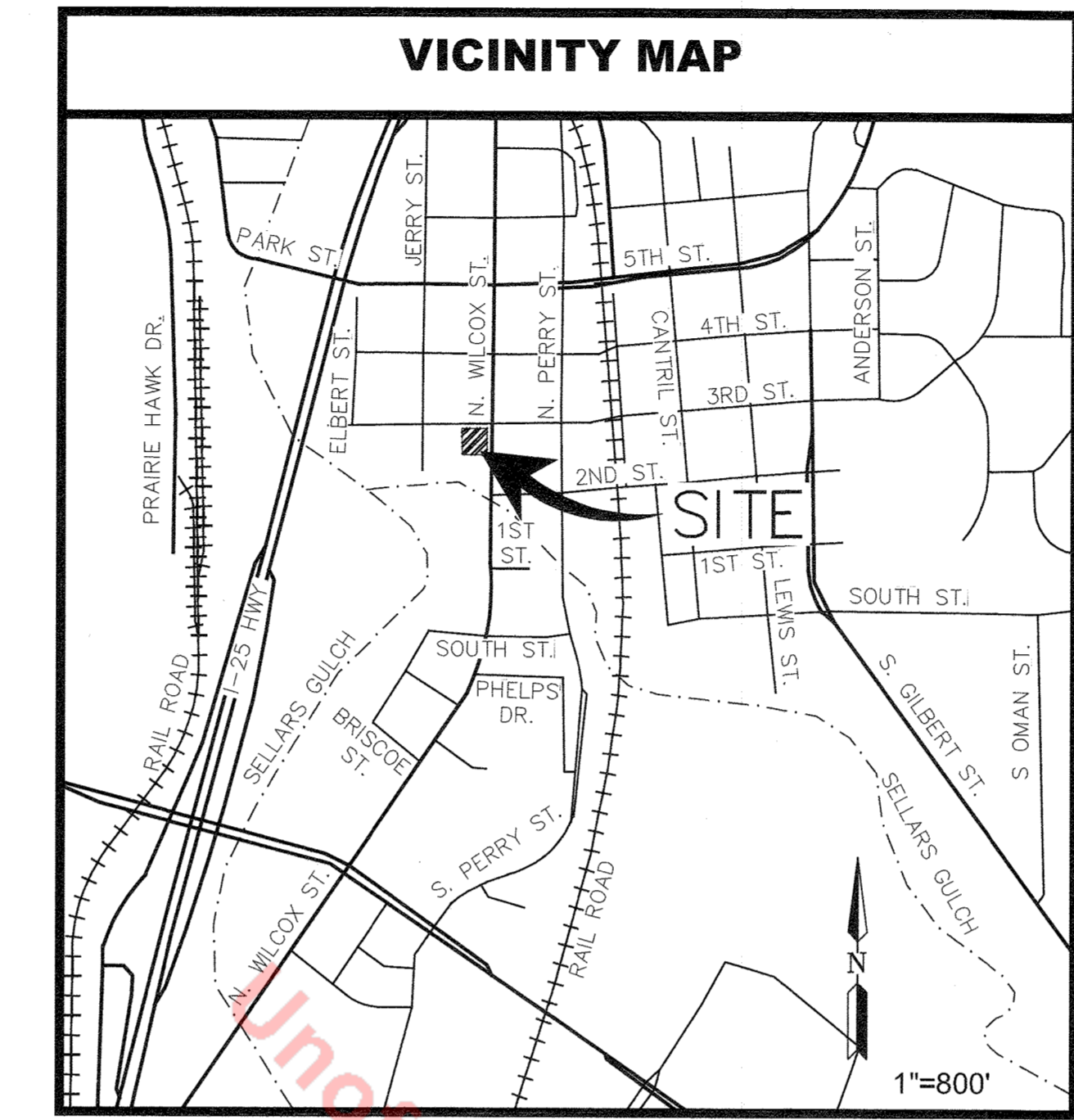
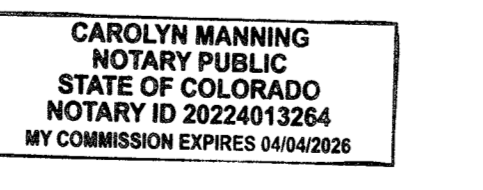
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23<sup>rd</sup> DAY OF February, 20 23

BY Scott Bennetts AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantees Co.

WITNESS MY HAND AND OFFICIAL SEAL.

*SB*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-4-2026



- SHEET INDEX:**
- 1 COVER SHEET
  - 2 PLAT

**OWNER / DEVELOPER:**  
RIVERWALK CASTLE ROCK II SPE, LLC  
430 INDIANA ST, STE 200  
GOLDEN, COLORADO 80401  
TONY DESIMONE  
303-643-5775

**MORTGAGEE:**  
FIRSTBANK  
12345 WEST COLFAX AVE.  
LAKEWOOD, COLORADO 80215  
303-232-3000

**SURVEYOR:**  
ENCOMPASS SERVICES  
10901 WEST 120TH AVE, STE 400  
BROOMFIELD, COLORADO 80021  
ELIJAH FRANE, CO. P.L.S.  
303-243-0037

### GENERAL NOTES:

- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY 2N CIVIL, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, 2N CIVIL, LLC, RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. ABD70612986.1-3, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF AUGUST 18, 2022 AT 5:00 PM.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 SHOW HEREON. (C.R.S. 13-80-105(3)(a))
- FIELD WORK COMPLETED ON MAY 14TH, 2021.
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE CENTERLINE OF WILCOX STREET BETWEEN A FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF FIRST STREET AND FOUND NO. 8 REBAR IN RANGE BOX AT THE INTERSECTION OF SECOND STREET, BEARING NORTH 00°44'00" EAST, A DISTANCE OF 759.96 FEET.
- FLOOD NOTE: THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0301G, DATED MARCH 16, 2016.
- THERE ARE NO PUBLIC RIGHTS OF WAYS BEING DEDICATED BY THIS PLAT.
- ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 3937/1200 U.S. SURVEY FEET, ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ADDITIONAL METHODS OF CONTROL MAY HAVE BEEN USED THAT ARE NOT SHOWN.

### 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 10<sup>th</sup> DAY OF March, 20 23.

*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.

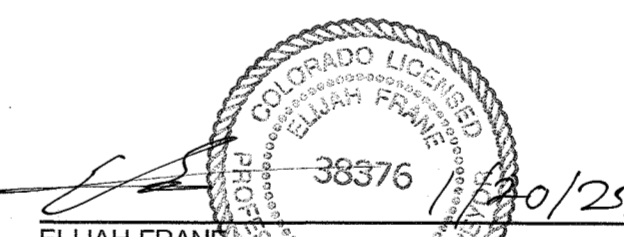
TOWN OF CASTLE ROCK  
*Pat Corlin*  
TOWN MANAGER  
DATE March 13, 2023

ATTEST:  
*Robbie Schonhote*  
TOWN CLERK  
3-14-2023  
DATE



### SURVEYORS CERTIFICATE:

I, ELIJAH FRANE, 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 BY ME OR UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.



ELIJAH FRANE  
PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38376  
FOR AND ON BEHALF OF ENCOMPASS, INC.

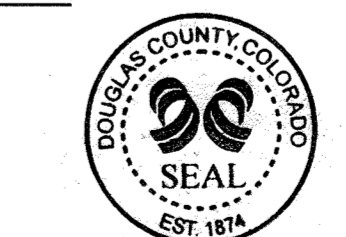
### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:51 P.M. ON THE 14<sup>th</sup> DAY OF MARCH, 20 23.

AT RECEPTION NO. 2023010410

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Haley Hall*  
DEPUTY



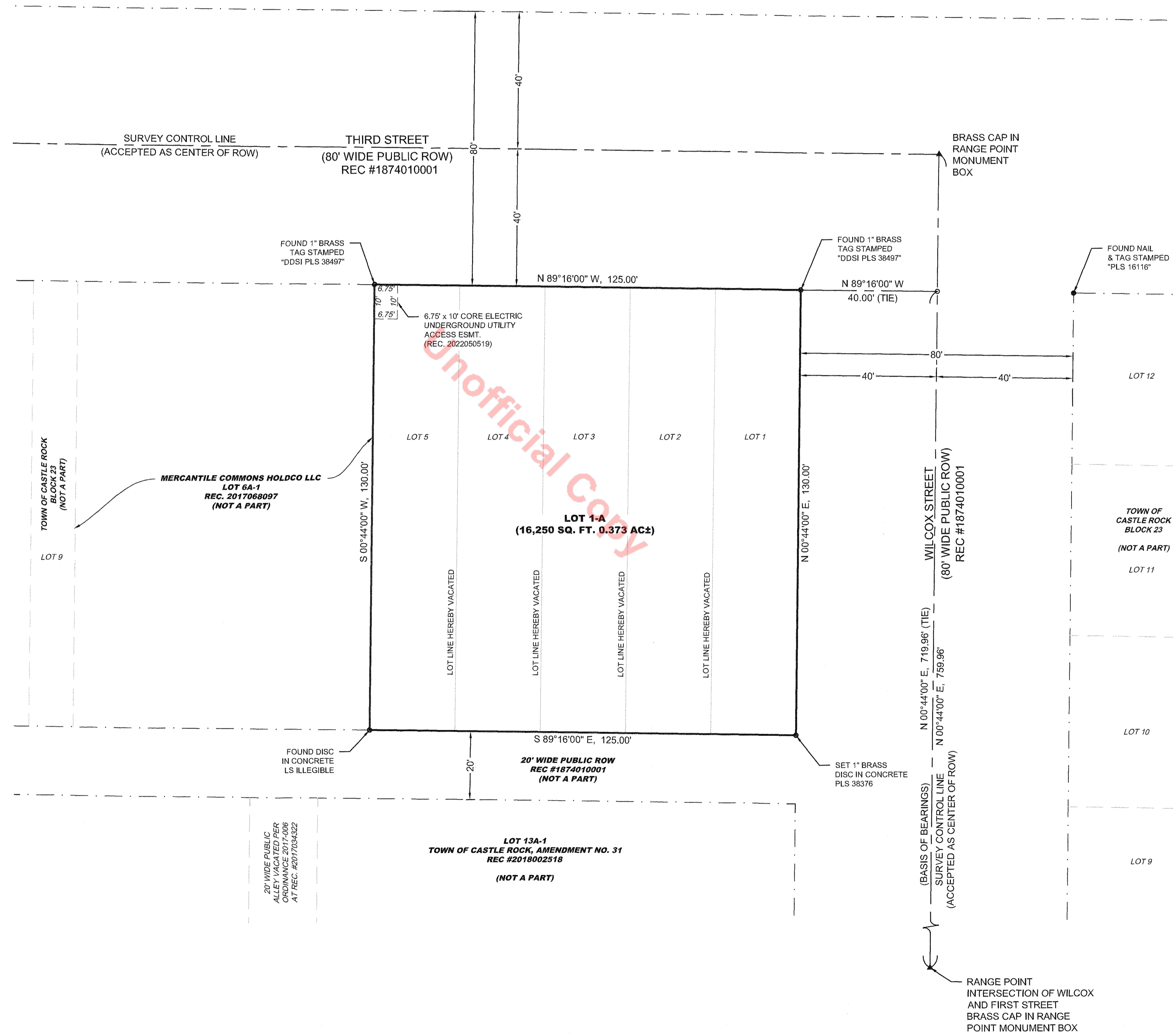
PROJECT NO.: PL22-0016  
TOWN OF CASTLE ROCK, AMENDMENT NO. 34

<b>2N CIVIL</b>	6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	RIVERWALK CASTLE ROCK II SPE, LLC GOLDEN, CO 80401	REVISED: 01-20-2023 ISSUED DATE: 10-24-2022 PROJECT NUMBER: 18002
	SHEET 01 OF 02		

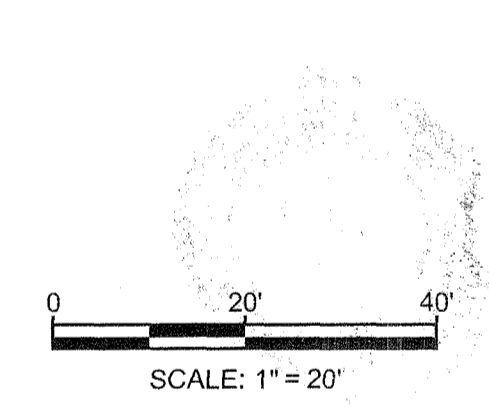
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



LEGENDS	
<b>EXISTING</b>	
	RIGHT OF WAY
	SURVEY CONTROL LINE
	BLOCK LINE
	LOT LINE VACATED BY THIS PLAT
	ADJACENT PARCELS
	EASEMENT
	FOUND BRASS CAP IN RANGE POINT MONUMENT BOX
<b>PROPOSED</b>	
	LOT LINE



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