

VILLAGE NORTH AMENDMENT NO. 14 PLAT

A REPLAT OF LOT 5 & TRACT "A", VILLAGE NORTH TENTH AMENDMENT

SECTION 2, T8S, R67W, 6TH P.M.,

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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 SUBDIVIDED THE SAME INTO ONE LOT AND ONE TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF VILLAGE NORTH AMENDMENT NO.14. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

JENNIFER TRIPP
 SIGNED THIS 6th DAY OF November, 2015

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF November

2015 BY JENNIFER TRIPP
 WITNESS MY HAND AND OFFICIAL SEAL.
Betty Jo Gregory
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-31-2018

KYLE TRIPP
 SIGNED THIS 6th DAY OF November, 2015

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF November

2015 BY KYLE TRIPP
 WITNESS MY HAND AND OFFICIAL SEAL.
Betty Jo Gregory
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-31-2018

VILLAGE NORTH TENTH AMENDMENT PROPERTY OWNERS ASSOCIATION
 SIGNED THIS 7th DAY OF January, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF January

2016 BY Arthur Morales AS PRESIDENT
 OF THE VILLAGE NORTH TENTH AMENDMENT PROPERTY OWNERS ASSOCIATION
 WITNESS MY HAND AND OFFICIAL SEAL.
Deborah Stanley
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 09.19.2019

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 OF CASTLE ROCK.

TOWN MANAGER: Daniel Kingrey 2-23-14
 ATTEST: Betty Jo Gregory
 TOWN CLERK: Deborah Stanley 2-23-16

SURVEYOR'S CERTIFICATE

I, DEE ALLEN BIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED ON THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.
Dee Allen Bird
 DEE ALLEN BIRD DATE: 11-4-15

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 19th DAY OF February, 2016.
Deborah Stanley
 DIRECTOR OF DEVELOPMENT SERVICES

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 10:34 AM ON THE 24th DAY OF February, 2016 AT RECEPTION NO. 2016010651.
 DOUGLAS COUNTY CLERK AND RECORDER:
 BY: Jody Blausen DEPUTY

PROPERTY DESCRIPTION

LOT 5 & TRACT "A", VILLAGE NORTH TENTH AMENDMENT
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

NOTES

1. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT OF WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
2. ORIGINAL EASEMENT DEDICATIONS FOR THE PLAT FOR THIS SUBDIVISION SHALL REMAIN IN EFFECT.

SPECIAL NOTES-TOWN OF CASTLE ROCK

1. DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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 WILL 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.
2. 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.
3. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08035C0188F DATED SEPTEMBER 30, 2005 THERE ARE NO FEMA REGULATED FLOOD PLAINS OR WETLANDS WITHIN THE SITE BOUNDARIES.
5. 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 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, 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 OF THE TOWN'S UTILITY IS AT 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 EASEMENTS. AND EXCLUSIVE DRAINAGE EASEMENTS.

TITLE CERTIFICATION

I, MARIANN INGERMANN, 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.

MARIANN INGERMANN
 AUTHORIZED REPRESENTATIVE
Marianne Ingermann
 LAND TITLE GUARANTEE COMPANY
 SIGNED THIS 17th DAY OF FEBRUARY, 2016

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF FEBRUARY
 2016 BY MARIANN INGERMANN AS AUTHORIZED REPRESENTATIVE
 OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
Scott David Bennetts
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: JULY 12, 2017

LIENHOLDER SUBORDINATION CERTIFICATE

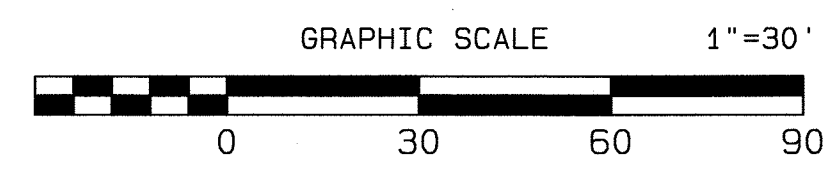
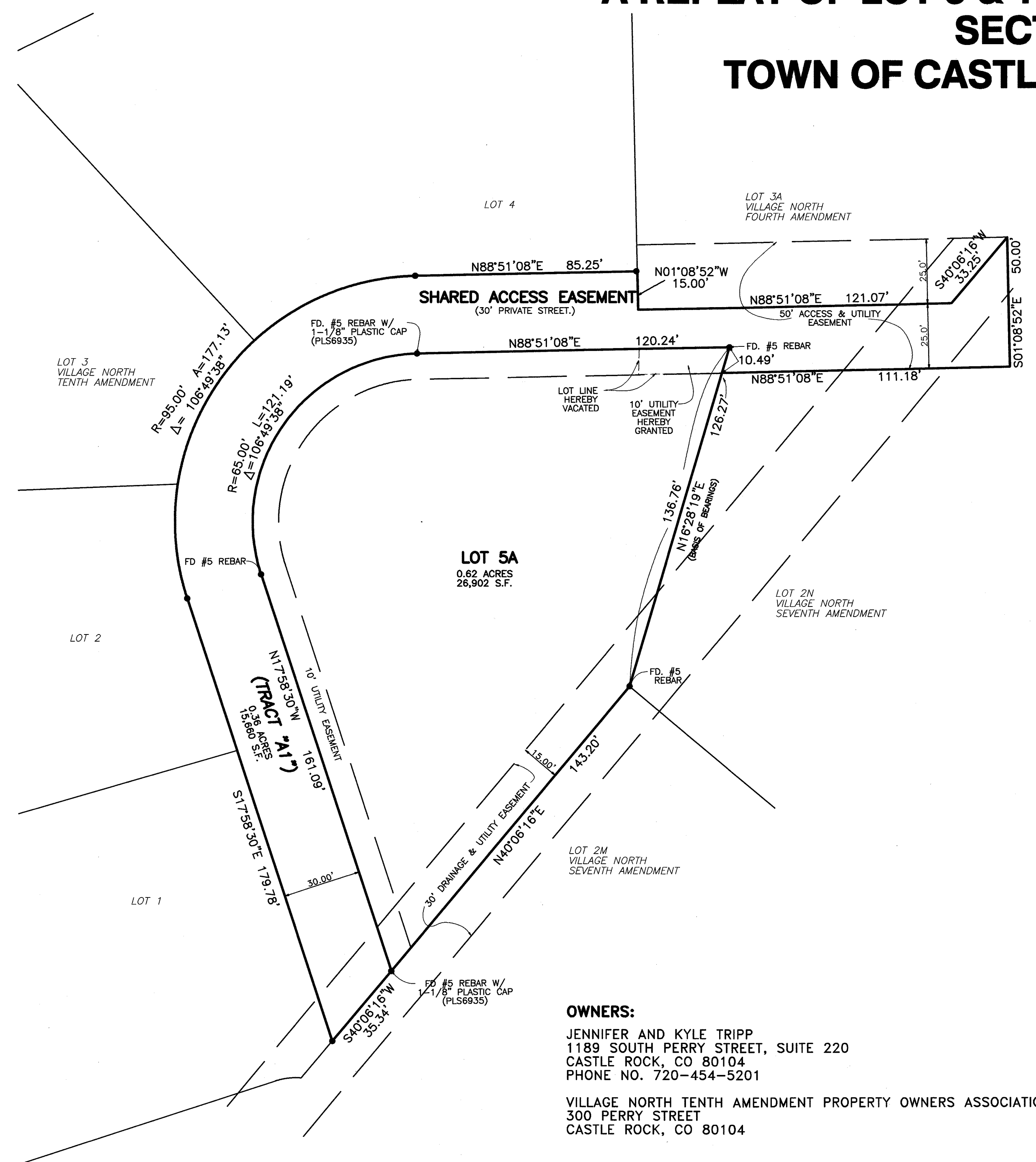
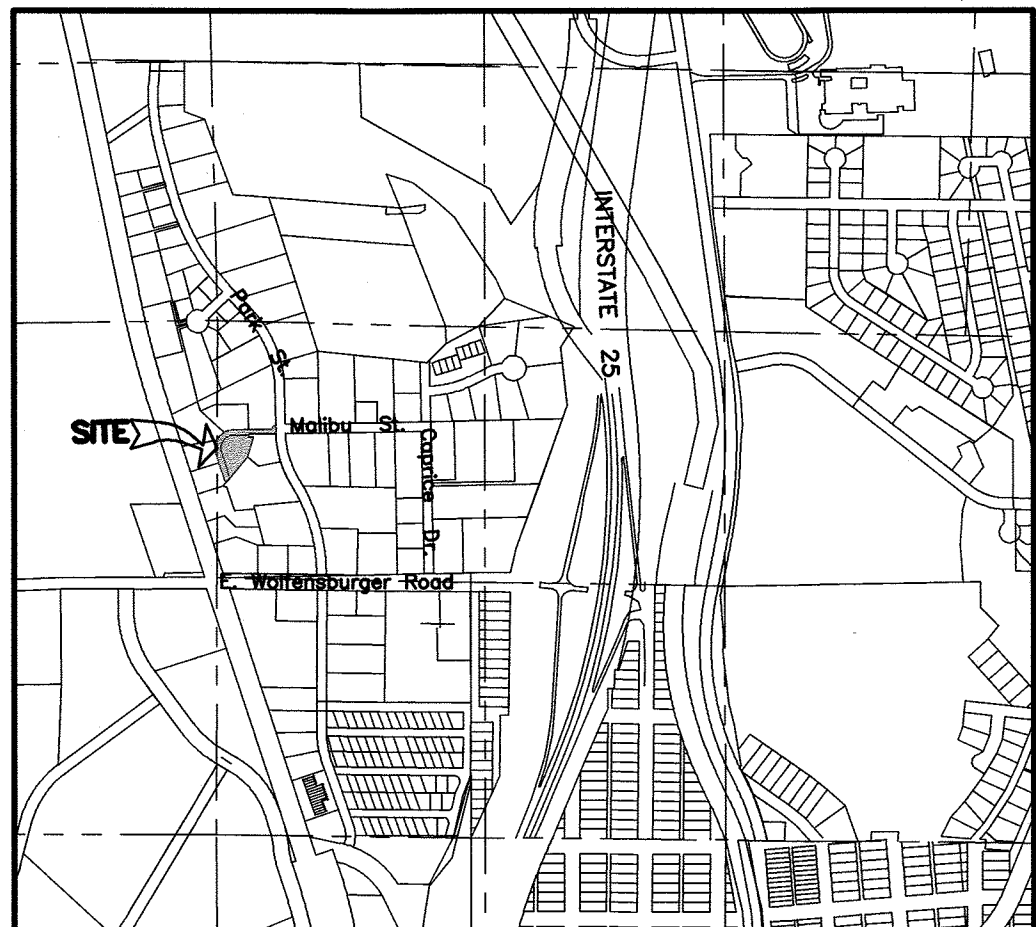
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 28, 2015 AT RECEPTION NUMBER 2015034642, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

PEOPLE'S NATIONAL BANK
 BY: Daniel Kingrey AS VP, Commercial Officer
 SIGNED THIS 12 DAY OF November, 2015

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF November
 2015 BY Daniel Kingrey

WITNESS MY HAND AND OFFICIAL SEAL.
Betty Jo Gregory
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-31-18

OWNERS:
 JENNIFER AND KYLE TRIPP
 1189 SOUTH PERRY STREET, SUITE 220
 CASTLE ROCK, CO 80104
 PHONE NO. 720-454-5201
 VILLAGE NORTH TENTH AMENDMENT PROPERTY OWNERS ASSOCIATION
 300 PERRY STREET
 CASTLE ROCK, CO 80104



LEGEND
 ——— = PROPERTY LINE
 - - - - - = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
 - - - - - = EASEMENT LINES

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 5 BEARS N16°28'19"E BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

USE	AREA	PERCENTAGE
LOTS (LOT 5A)	0.62 ACRES	63%
PRIVATE STREET (TRACT A1)	0.36 ACRES	37%
PUBLIC LAND DEDICATIONS	0 ACRES	0%
PRIVATE & PUBLIC OPEN SPACE	0 ACRES	0%

REVISIONS COMMENTS 10-15-15 TRACT "A1" AREA 10-20-15		TITLE: VILLAGE NORTH AMENDMENT NO. 14 PLAT PROJECT NO. PL15-0006 CLIENT: JENNIFER AND KYLE TRIPP JOB NUMBER: 13-1161 Sheet 1 of 1
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