Ref #2016061117, Date: 9/6/2016 12:36 PM, Pages: 1 of 1 ,RECORDING $11.00
Douglas County, CO. Merlin Klotz, Clerk and Recorder

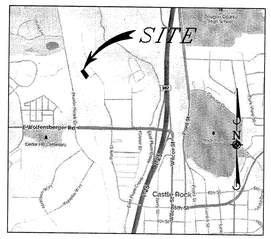
VILLAGE NORTH AMENDMENT NO. 15

A REPLAT OF LOT 4V & LOT 4W, VILLAGE NORTH AMENDED
BEING A PART OF THE EAST ONE-HALF OF SECTION 3,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER:
DAN E. REETER
610 JERRY STREET
CASTLE ROCK, COLORADO 80104-1719

SURVEYOR:
CWC CONSULTING GROUP, INC.
210 FRONT STREET
CASTLE ROCK, COLORADO 80104

LAND PLANNER:
DLH ARCHITECTURE
200 FRONT STREET
CASTLE ROCK, COLORADO 80104



LOCATION MAP

SCALE: 1" = 2,000'

PROPERTY DESCRIPTION

LOT 4V & LOT 4W, VILLAGE NORTH AMENDED,
COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF VILLAGE NORTH AMENDMENT NO. 15.

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.

DAN E. REETER

SIGNED THIS 8 DAY OF Aug, 2016.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August
2016 BY DAN E. REETER.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/3/19

TITLE CERTIFICATION

I, Adam S. Bauer, AN AUTHORIZED REPRESENTATIVE OF Fidelity National Title 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.

AUTHORIZED REPRESENTATIVE

Fidelity National Title Co
TITLE COMPANY

SIGNED THIS 8 DAY OF Aug, 2016

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF August
2016 BY Adam S. Bauer AS AUTHORIZED REPRESENTATIVE
OF fidelity National Title Co

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/3/19

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (0.00') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

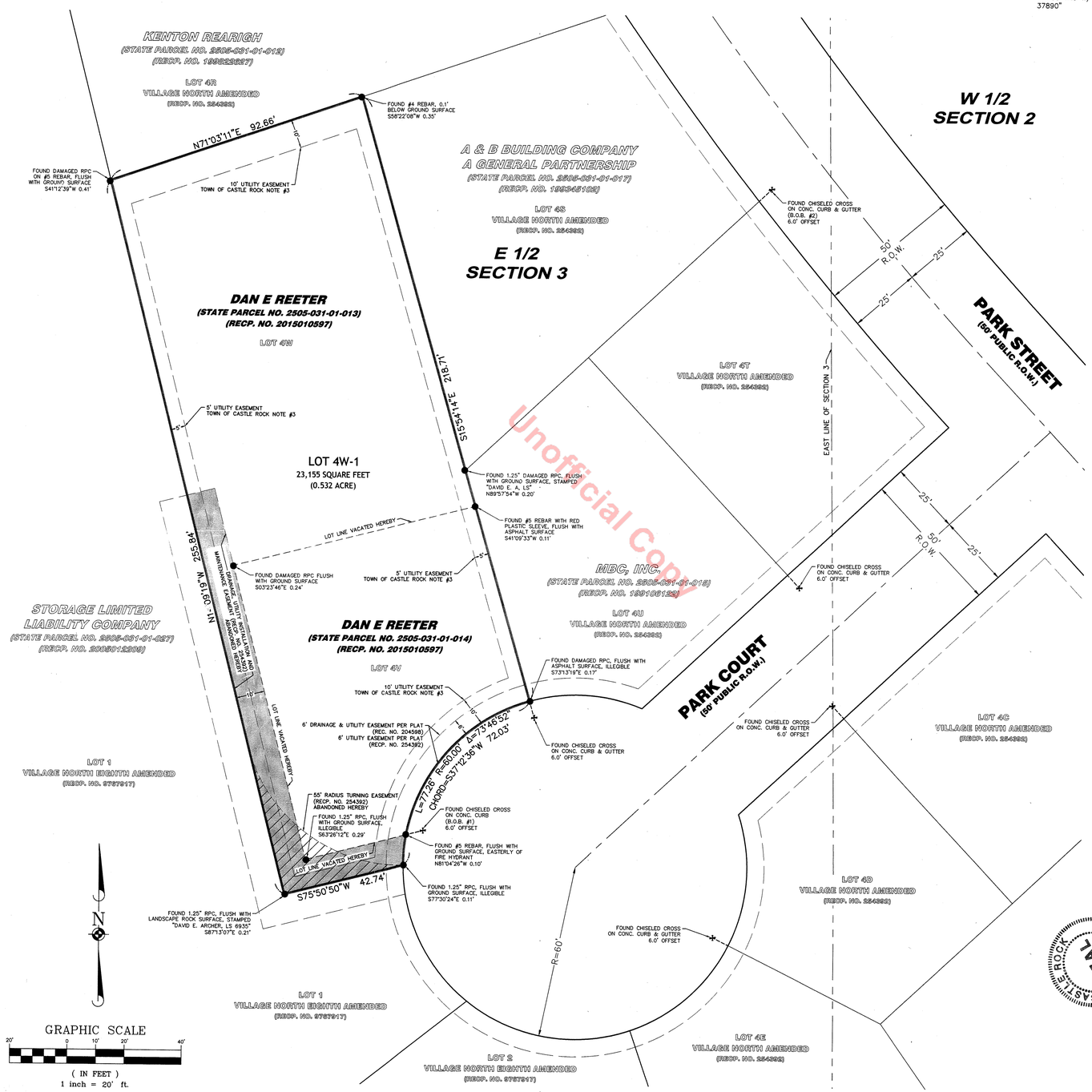
4. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. NOTE: IF SURVEY IS CERTIFIED TO ALTA TABLE A ITEM 6, THEN SEE ZONING/BULK REGULATIONS SECTION FOR ADDITIONAL INFORMATION.

5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CWC CONSULTING GROUP, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY NUMBER: CO-FSTG-IMP-27306-1-15-F0503533 WITH AN POLICY DATE OF FEBRUARY 23, 2015 AT 6:00 PM FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.

6. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

7. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

8. BASIS OF BEARINGS: BEARINGS ARE BASED ON A LINE SAID TO BEAR NORTH 28°06'03" EAST, A DISTANCE OF 254.55 FEET, FROM THE 6.0-FOOT OFFSET TO THE SOUTHERLY CORNER OF LOT 4V, VILLAGE NORTH AMENDED, BEING MONUMENTED BY A CHISELED CROSS ON A CONCRETE CURB ON THE WEST SIDE OF THE CUL-DE-SAC OF PARK COURT, EASTERLY OF A FIRE HYDRANT (B.O.B. #1), TO THE 6.0-FOOT OFFSET TO THE EASTERLY CORNER OF LOT 4S, VILLAGE NORTH AMENDED, BEING MONUMENTED BY A CHISELED CROSS ON A CONCRETE CURB AND GUTTER ON THE WESTERLY SIDE OF PARK STREET (B.O.B. #2).



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LEGEND

- △ PROJECT CONTROL POINT
- + FOUND CHISELED CROSS IN CONCRETE
- ● FOUND MONUMENT AS NOTED OR NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "MG LLC 37890" OR 1" BRASS TAG W/ ALUMINUM NAIL STAMPED "MG LLC 37890" IF NOT NOTED OTHERWISE. NOTE: BEARING AND DISTANCE IF LISTED IS FROM THE BOUNDARY CORNER TO THE FOUND MONUMENT.
- ◉ SET NO. 5 REBAR WITH PINK PLASTIC CAP OR 1" BRASS TAG W/ ALUMINUM NAIL STAMPED "MG LLC 37890"

LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND CCD RANGE POINT
- X FOUND CUT "X"
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE TO BE VACATED HEREBY

YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
PPC = PINK PLASTIC CAP
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY
BK. , PG. = BOOK , PAGE
RECP. NO. = RECEPTION NUMBER

SURVEYOR'S NOTES

9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

10. DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

11. CWC CONSULTING GROUP, INC. DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH COLORADO SENATE BILL 35. (30-28-101).

12. 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 SHOWN HEREON.

13. THE PROPERTY IS LOCATED WITHIN "OTHER AREAS – ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NUMBERED 08035C0186G WITH AN EFFECTIVE DATE OF MARCH 16, 2016.

SURVEYOR'S CERTIFICATE

I, ERIC DAVID CARSON, 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 UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

COLORADO PROFESSIONAL LAND SURVEYOR NO. 3789
FOR AND ON BEHALF OF
CWC CONSULTING GROUP, INC.
EMAIL: ERICC@CWC-CONSULTING.COM

COLORADO REGISTERED ERIC DAVID CARSON 07-21-16 37890 PROFESSIONAL LAND SURVEYOR

TOWN OF CASTLE ROCK NOTES

1. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE 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.

2. LANDSCAPE MAINTENANCE IN RIGHT OF WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF OF OWNER.

3. 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 CROSSING 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.

4. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE AND UTILITY EASEMENTS CREATED BY THE FINAL PLAT FOR VILLAGE NORTH AND THE DRAINAGE, UTILITY AND TRURNING RADIUS EASEMENTS CREATED BY THE FINAL PLAT FOR VILLAGE NORTH AMENDED, DEPICTED HEREON.

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 30 DAY OF August 2016

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 OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

CASTLE ROCK SEAL

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 12:36 pm ON THE Sept DAY OF 6th
2016 AT RECEPTION NO. 2016061117

DOUGLAS COUNTY CLERK AND RECORDER

BY: Jody Blaum
DEPUTY

DOUGLAS COUNTY, COLORADO SEAL EST. 1861

PROJECT NO. PL16-0018

210 FRONT STREET
CASTLE ROCK, COLORADO 80104
TELEPHONE: 303.660.9700
FAX: 303.660.9701
CWC CONSULTING GROUP
CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION SERVICES

DATE	REVISION	BY
06/06/16	MAY 23, 2016 APPLICATION REFERRAL COMMENTS	E.D.C.
07/11/16	JULY 7, 2016 APPLICATION REFERRAL COMMENTS	E.D.C.

VILLAGE NORTH AMENDMENT NO. 15

A REPLAT OF LOT 4V & LOT 4W, VILLAGE NORTH AMENDED
SHEET 1 - COVER PAGE, NOTES AND BOUNDARY

DRAFTED: S.L.G.3 | CHECKED: E.D.C.
DATE: MAR. 18, 2016 | JOB NO. 120-00089
SURVEY PREPARED FOR: DLH ARCHITECTURE, LLC

SHEET NO. 1 OF 1 SHEET

T:\JOBS\1-20 Survey\120-00089_417 Park Court-Plat Modification\dwg\120-00089_FP.DWG Date:07/11/16 08:47a ECarson