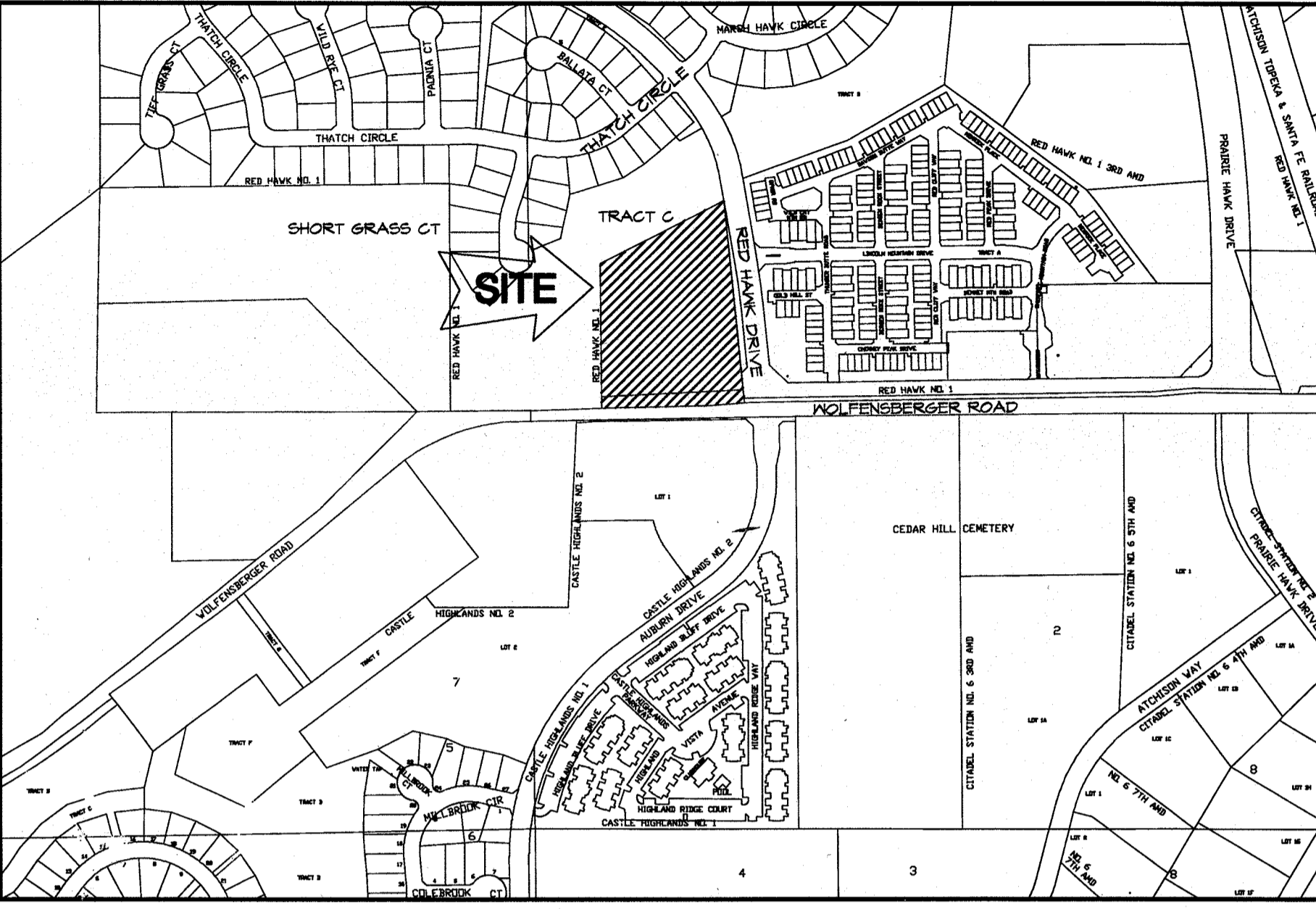


# WOLFENSBERGER PLAT

## A REPLAT OF LOT 1, ANDERSON SUBDIVISION

### LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3, T8S, R67W OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



**VICINITY MAP**  
 SCALE: 1"=400'  
 GRAPHIC SCALE 1"=400'  
 0 400 800

**PROPERTY DESCRIPTION**  
 LOT 1, ANDERSON SUBDIVISION  
 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.

**PREPARED FOR:**  
 WOLFENSBERGER, LLLP  
 13530 NORTHGATE ESTATES DR.  
 SUITE 200  
 COLORADO SPRINGS, CO 80921  
 PHONE NO. 719-598-5190

**SURVEYOR/ENGINEER**  
 DAVID F. ARCHER & ASSOCIATES  
 105 WILCOX STREET,  
 CASTLE ROCK, CO 80104  
 CONTACT: KEVIN ARCHER  
 PHONE NO. 303-688-4642

**PLANNER \ DEVELOPER**  
 RIVERS DEVELOPMENT  
 13530 NORTHGATE ESTATES DR.  
 SUITE 200  
 COLORADO SPRINGS, CO 80921  
 PHONE NO. 719-598-5190

USE	AREA	PERCENTAGE	OWNER
LOT 1	4.54 ACRES	90.8%	WOLFENSBERGER LLLP
TRACT A	0.46 ACRES	9.2%	TOWN OF CASTLE ROCK
PUBLIC LAND DEDICATIONS	0 ACRES	0%	
OPEN SPACE EASEMENT	0.53 ACRES	0%	TOWN OF CASTLE ROCK

**SPECIAL NOTES-TOWN OF CASTLE ROCK**

- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- 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.
- 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.
- DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE 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 WEST UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE SANITARY SEWER EASEMENT CREATED BY THE PLAT FOR ANDERSON SUBDIVISION RECORDED DECEMBER 24, 1992 AT RECEPTION NO. 9250529 AND THE UTILITY EASEMENT RECORDED OCTOBER 14, 1998 IN BOOK 1911 AT PAGE 1529 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AS DEPICTED HEREON.

**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 AUGUST 5, 2016 AT RECEPTION NO. 2016052347, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SUNFLOWER BANK N.A., A NATIONAL BANKING ASSOCIATION  
 BY [Signature]  
 SIGNED THIS 25th DAY OF August, 2016.  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF August, 2016 BY John E. Boxter, AS Senior Vice President OF SUNFLOWER BANK N.A.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 4/6/2017

**TITLE CERTIFICATION**  
 I, Don Whitmore, 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 OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.  
 AUTHORIZED REPRESENTATIVE  
 LAND TITLE GUARANTEE COMPANY  
 SIGNED THIS 22nd DAY OF August, 2016.  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF August, 2016 BY Don Whitmore AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 02/01/2018

**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 BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.  
 DEE ALLEN BIRD DATE 8-31-16  
**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
 THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF September, 2016.  
 DIRECTOR OF DEVELOPMENT SERVICES

**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, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF WOLFENSBERGER PLAT.  
 THE UNDERSIGNED HEREBY DEDICATES "TRACT A" TO THE TOWN OF CASTLE ROCK FOR RIGHT OF WAY. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSE OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS, OPEN SPACE EASEMENT, AND AN ACCESS EASEMENT 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, 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.

WOLFENSBERGER, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP  
 BY: TCG HOLDINGS, LLC ITS GENERAL PARTNER  
 BY: BRIAN BAHR MANAGER

SIGNED THIS 23rd DAY OF August, 2016.  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF August, 2016 BY Brian Bahr

WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 03/21/2020

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
 BY Paul Donahue MAYOR  
 ATTEST: Sally Mize  
 TOWN CLERK  
 SIGNED THIS 6th DAY OF September, 2016.  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF September, 2016 BY Paul Donahue AS MAYOR AND BY Sally Mize AS TOWN CLERK.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 9-21-2018

**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE**  
 ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.  
 TOWN MANAGER Amr L. Galin DATE September 6, 2016  
 ATTEST: Sally Mize DATE 9-6-16  
 TOWN CLERK

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:11 pm ON THE 10th DAY OF NOV, 2016 AT RECEPTION NO. 2016081568.  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Tulaym Tou DEPUTY

**SHEET INDEX**  
 SHEET 1 OF 2  
 SHEET 2 OF 2

**COVER SHEET**  
 PLAT

\*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 shown hereon.\*

REVISIONS
BNDY 7-27-2016

**DAVID E. ARCHER & ASSOCIATES, INC.**  
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
 PHONE (303) 688-4642  
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

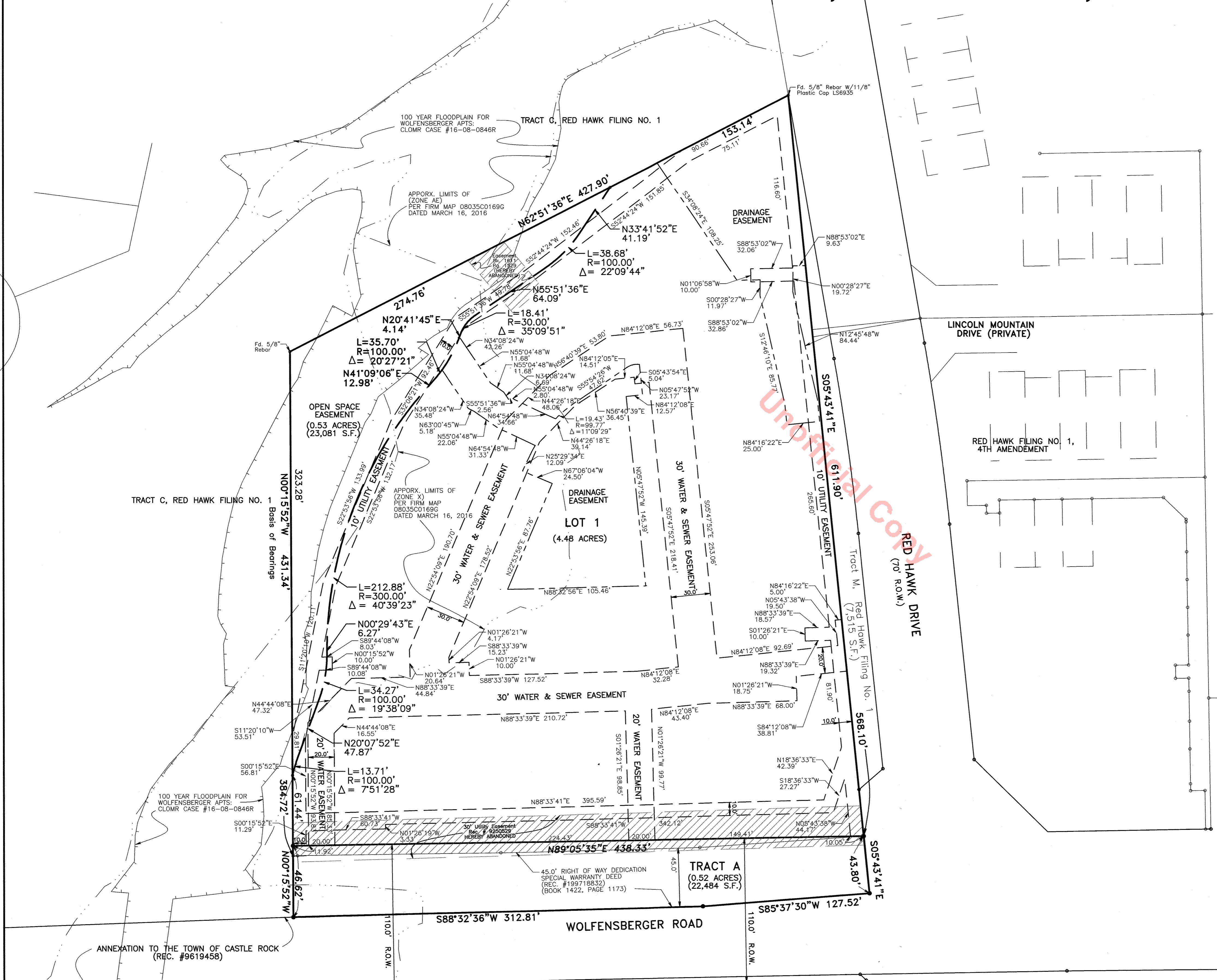
**COVER SHEET**  
 CLIENT: WOLFENSBERGER, LLLP  
 PROJECT NO. PL16-0022  
 SHEET 1 of 2 JOB NUMBER 06-0850

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 Mod Aug 17 16:31:00 2016

# WOLFENSBERGER PLAT

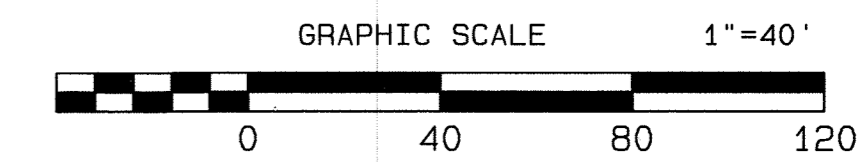
## A REPLAT OF LOT 1, ANDERSON SUBDIVISION

### LOCATED IN THE W 1/2 OF THE SE 1/4 OF SEC. 3, T8S, R67W OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



- LEGEND**
- = PROPERTY LINE WITH 5/8" REBAR ON 1/18" PLASTIC CAP (LS 25933) SET AT CORNERS, UNLESS OTHERWISE NOTED.
  - = ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES
  - = DRAINAGE EASEMENT
  - = UTILITY EASEMENT
  - = 100 YEAR FLOODPLAIN PER FIRM MAP 08035C0169C DATED MARCH 16, 2016
  - = 100 YEAR FLOODPLAIN FOR WOLFENSBERGER APTS: CLOMR CASE #16-08-0846R
  - = ABANDONED EASEMENTS

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE CONSIDERATION THAT THE WEST LINE OF LOT 1 BEARS N00°15'52"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.



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Fri Nov 04 10:46:39 2016

REVISIONS	
BNDY 7-21-2016	
BNDY 9-26-2016	
FLOOD PLAIN 10-21-2016	

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
PHONE (303) 688-4642  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104

PROJECT NO. PL16-0022	TITLE
	<b>PLAT</b>
SCALE 1"=40'	CLIENT
DATE 06-03-14	WOLFENSBERGER, LLLP
JOB NO.	JOB NUMBER
	2 of 2
	06-0850

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 shown herein.