

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS  
# 2004113722  
11/05/2004 11:49 AM



## PLAT IDENTIFICATION SHEET

✓ Rocky View Acreage

GRANTOR(owner)

✓ Castle Oaks Estates 3 Final PD Site Plan

GRANTEE(name of plat)

Castle Oaks Estates

Subdivision/Condo Name

3

Filing

Phase

Lot

Building

Block

Unit

32

7

66

OLD LEGAL(Section)

(Township)

(Range)

1 2004099197

# CASTLE OAKS ESTATES FILING NO. 3

## In Section 32, Township 7 South, Range 66 West, 6th P.M, Douglas County, Colorado

### FINAL PD SITE PLAN

#### FINAL PD SITE PLAN NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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 THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD 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 WILL 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.
3. TRACTS A, B AND C WILL BE DEDICATED AS OPEN SPACE TO AND BE MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACT D IS A PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT. THE PRIVATE ROAD WILL BE DEDICATED AND MAINTAINED BY THE OWNERS OF LOTS 1 THRU 6. THE EMERGENCY ACCESS EASEMENT IS DEDICATED TO THE TOWN OF CASTLE ROCK.
5. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
6. EXISTING ZONING IS PD (REC. NO. 2004099197 DATED 9/23/04)
7. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
8. ANY DEVIATION FROM TOWN REGULATIONS OR STANDARDS DEPICTED IN THIS FINAL PD SITE ARE SUBJECT TO FINAL REVIEW AND APPROVAL OF THE FINAL PLAT AND ASSOCIATED DOCUMENTS.
9. NO SOLID OBJECT 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 IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS FINAL PD SITE PLAN. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
10. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10 FOOT UTILITY EASEMENT ALONG FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT UTILITY EASEMENT 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, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION AND REPLACEMENT OF SUCH LINES.
11. THERE WILL BE NO PERIMETER FENCING.
12. LOTS WILL BE SERVED BY PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS PER THE APPROVED PPD. THE APPROPRIATE PERMITS WILL NEED TO BE ACQUIRED.
13. ALL HOMES MUST BE EQUIPPED WITH A TANK AND PUMP FIRE SPRINKLER SYSTEM APPROVED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
14. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN SUBJECT PROPERTY PER FIRM MAP NO. 080049 0195C DATED SEPTEMBER 30, 1987.
15. SETBACKS:  
FRONT TO GARAGE 50 FT.  
FRONT TO LIVING AREA 40 FT.  
REAR 40 FT.  
SIDE INTERIOR LOT 50 FT.  
SIDE TO STREET 50 FT.

#### OWNERSHIP CERTIFICATION

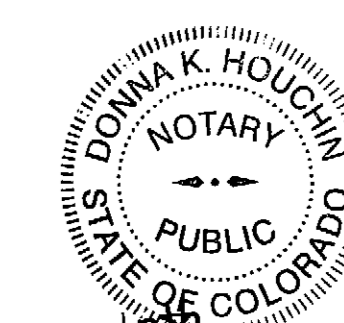
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE OAKS ESTATES FILING NO. 3 IN THE TOWN OF CASTLE ROCK.

**OWNER** ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY  
ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY  
1871 ROCKY VIEW ROAD  
CASTLE ROCK, CO 80108

BY: Bret Lewis AS Manager  
OF ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY

#### NOTARY CERTIFICATES

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS



SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF October, 2004.

BY Bret Lewis AS Manager  
OF ROCKY VIEW ACREAGE, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF October, 2004

MY COMMISSION EXPIRES 03/31/2008

Doanna K. Houchin  
NOTARY PUBLIC

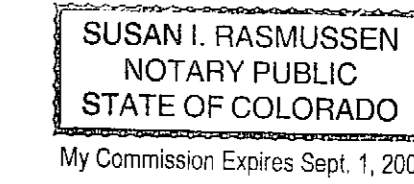
#### TITLE CERTIFICATION

Brenda Becker AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor 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 OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP

Brenda Becker  
AUTHORIZED REPRESENTATIVE

#### NOTARY CERTIFICATES

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS



SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF October, 2004.

BY Brenda Becker AS Title Officer  
OF Land Title Guarantor Co. TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF October, 2004

MY COMMISSION EXPIRES 09-01-07

Susan I. Rasmussen  
NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS

David E. Archer 10-15-04  
REGISTERED PROFESSIONAL LAND SURVEYOR

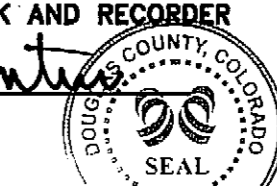


#### CLERK AND RECORDER'S CERTIFICATE

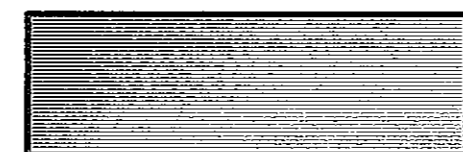
STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:49 PM. ON THE DAY OF NOV 5<sup>th</sup>, 2004, RECEPTION NO. 2004113722

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Beth Junter  
DEPUTY

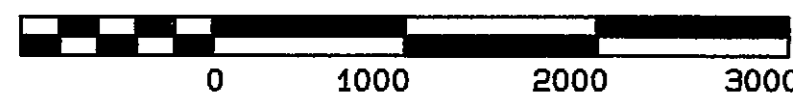


VICINITY MAP  
1"=1000'



=TOWN OF CASTLE ROCK

GRAPHIC SCALE 1"=1000'



#### SHEET INDEX

SHEET 1	NOTES AND CERTIFICATIONS
SHEET 2	SUBJECT PROPERTY

#### SUMMARY TABLE

LOTS(6)	22.62 ACRES
PRIVATE ROAD (TRACT D)	1.81 ACRES
OPEN SPACE DEDICATION (TRACTS A, B, & C)	18.65 ACRES
TOTAL	43.08 ACRES

#### NOTES

NO MORE THAN 21,780 SQ. FT. CAN BE DISTURBED ON ANY LOT AT ONE TIME EXCLUDING DRIVEWAYS.

PRIVATE ROAD WILL NEED ACCESS PERMIT ONTO ROCKY VIEW ROAD FROM DOUGLAS COUNTY.

#### PROPERTY DESCRIPTION

LOT 10, BLOCK 5 AND LOT 9, BLOCK 6, CASTLE OAKS, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

#### PLANNING COMMISSION RECOMMENDATION

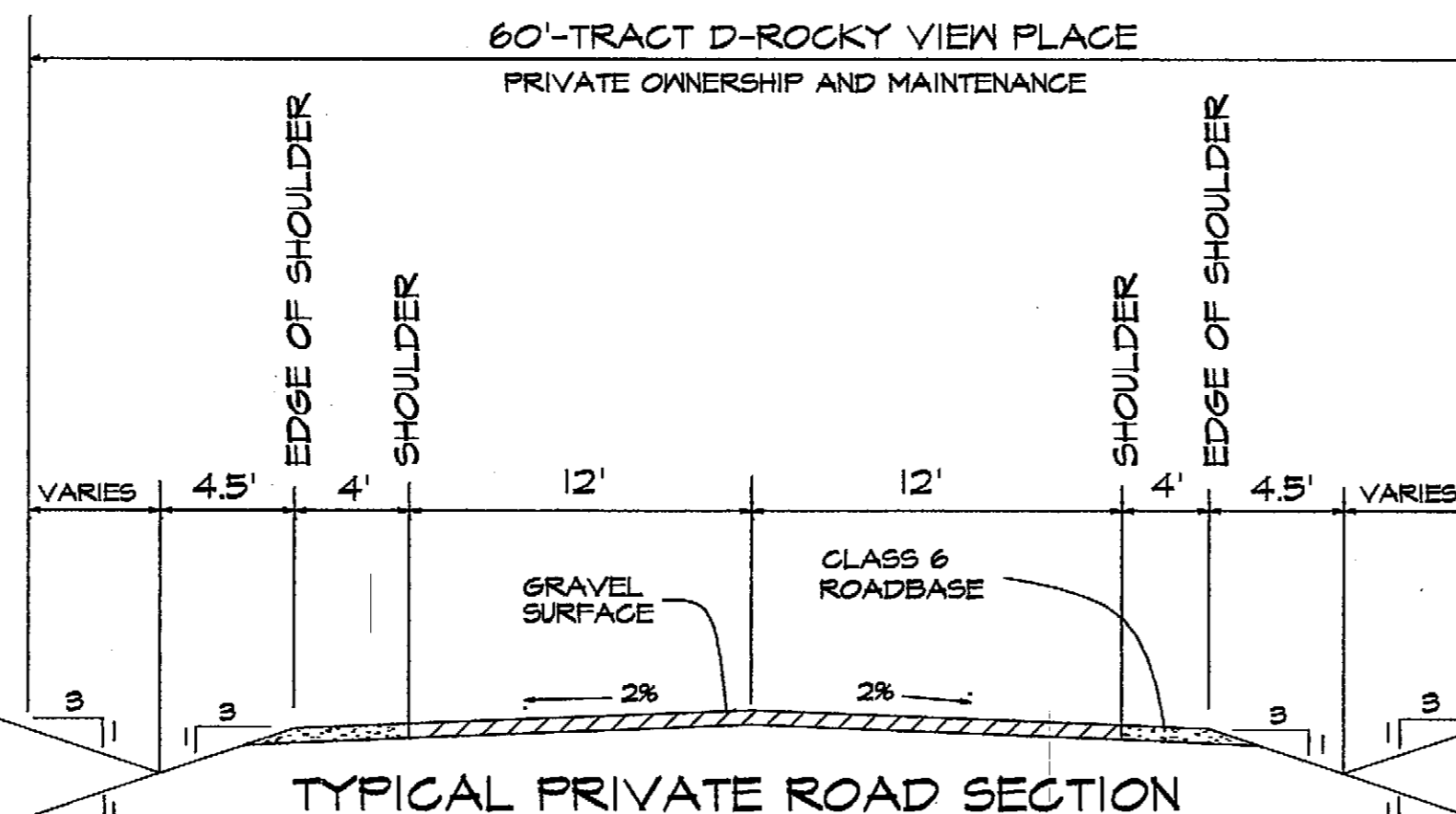
THE CASTLE OAKS ESTATES FILING NO. 3 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, ON 26<sup>th</sup> DAY OF August, 2004.

Tom Kelen 1 Nov 04  
CHAIRMAN DATE  
Clayton 11-02-04  
DIRECTOR OF DEVELOPMENT SERVICES DATE

#### TOWN COUNCIL APPROVAL

THIS FINAL PD SITE PLAN FOR CASTLE OAKS ESTATES FILING NO. 3 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14<sup>th</sup> DAY OF September, 2004.

Ray Walker 11-3-04  
MAYOR DATE  
Gallya M. 11-3-04  
TOWN CLERK DATE



TYPICAL PRIVATE ROAD SECTION

THIS IS NOT A RIGHT OF WAY BUT AN ACCESS EASEMENT. PUBLIC WORKS VARIANCE NO. V2002-57 HAS BEEN GRANTED ON 9/16/04 FOR THIS SECTION.

\*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	
Revised 9-8-04	
Revised 9-15-04	
Revised 9-21-04	
Revised 10-11-04	

DAVID E. ARCHER & ASSOCIATES, INC.  
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
PHONE (303) 688-4842  
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



SCALE	1"=100'
DATE	7-30-04
BY	DAE/AM
APPROVED	
TITLE	FINAL PD SITE PLAN CASTLE OAKS ESTATES FILING NO. 3
CLIENT	ROCKY VIEW ACREAGE, LLC
SHEET	1 of 2
JOB NUMBER	03-1091

THE CAD FILE IS FILED IN 2004. © 2004 David E. Archer & Associates, Inc. All Rights Reserved.

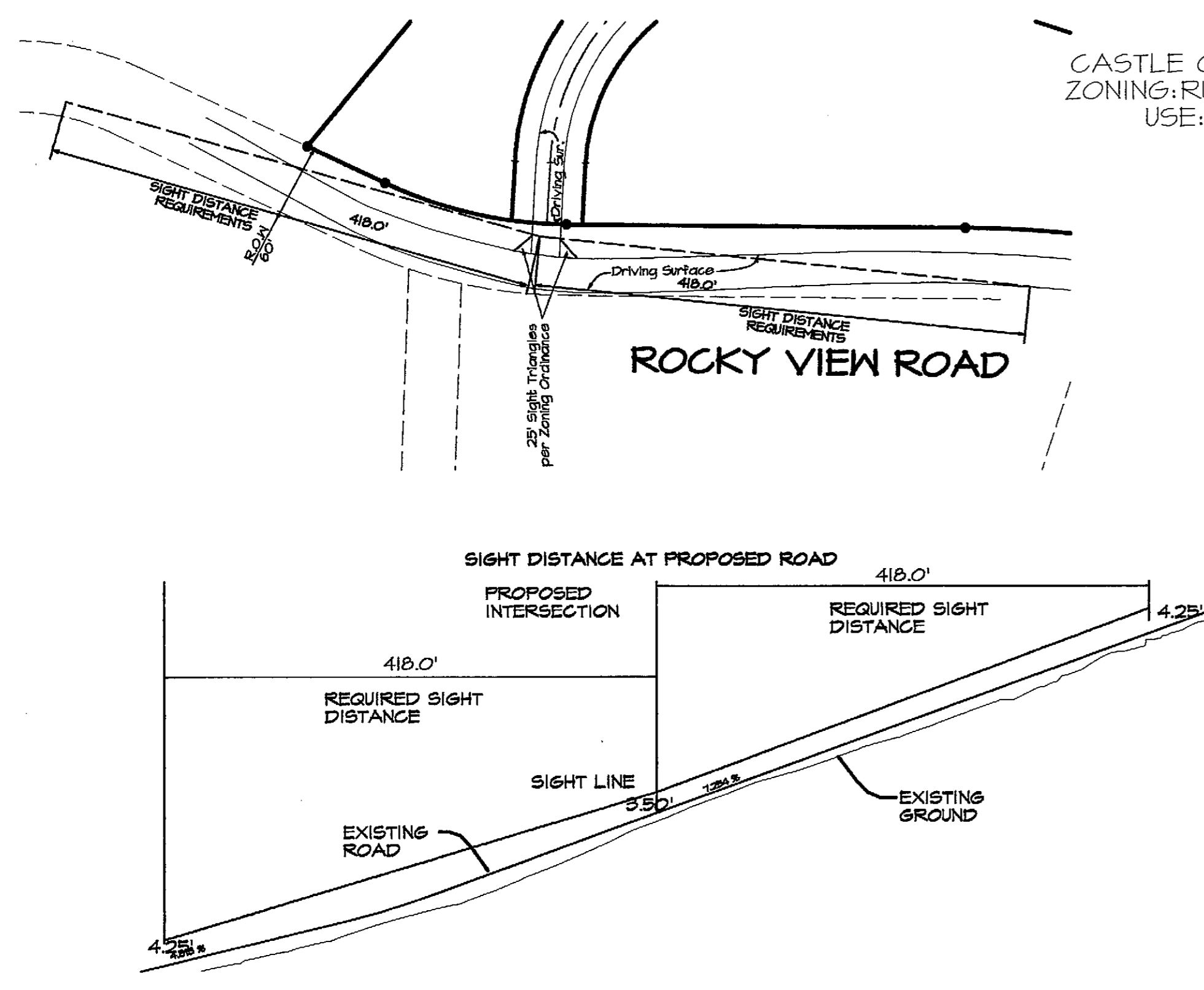
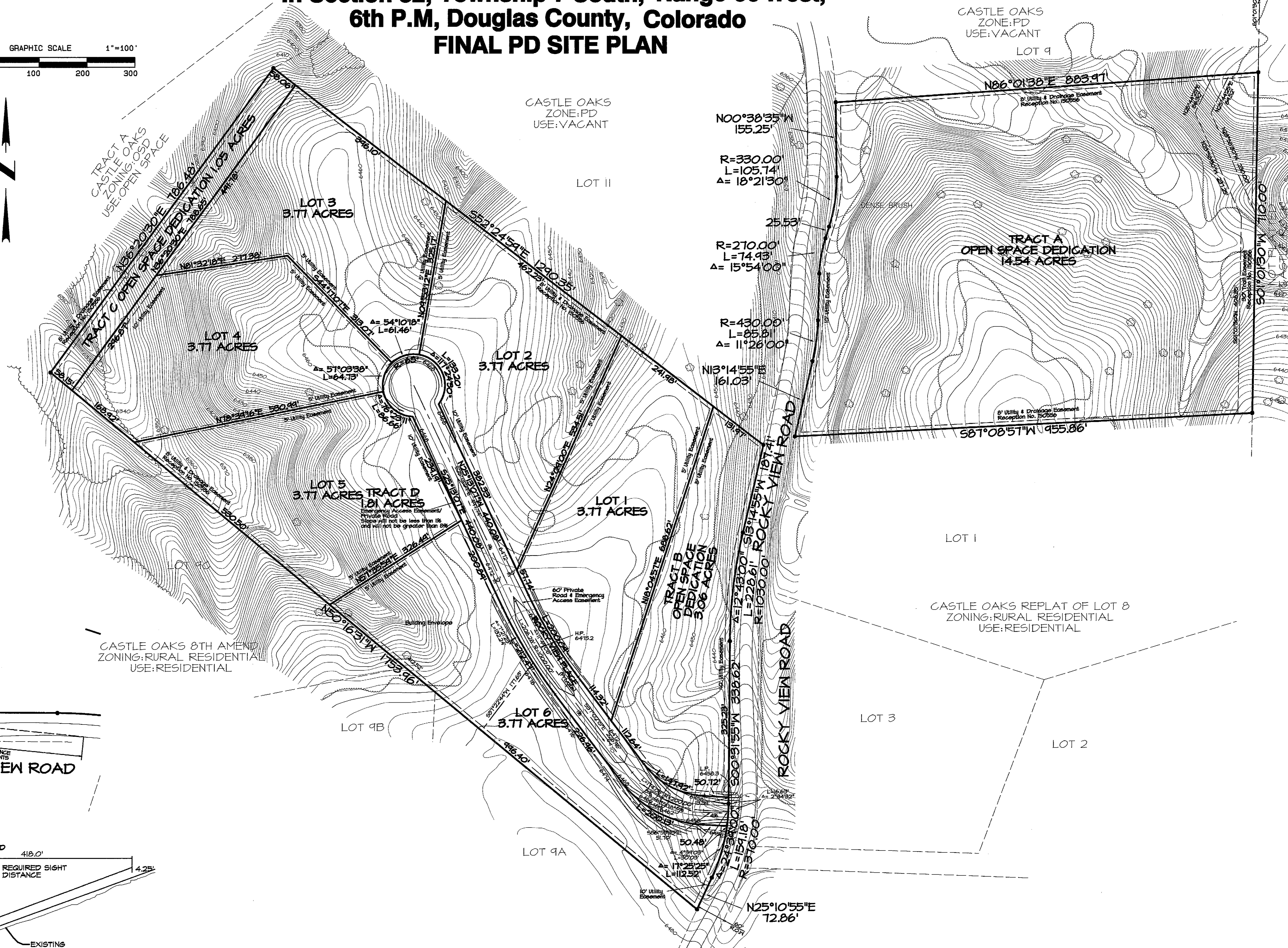
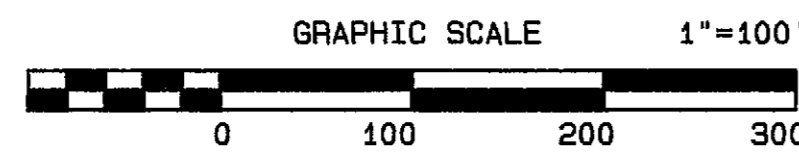
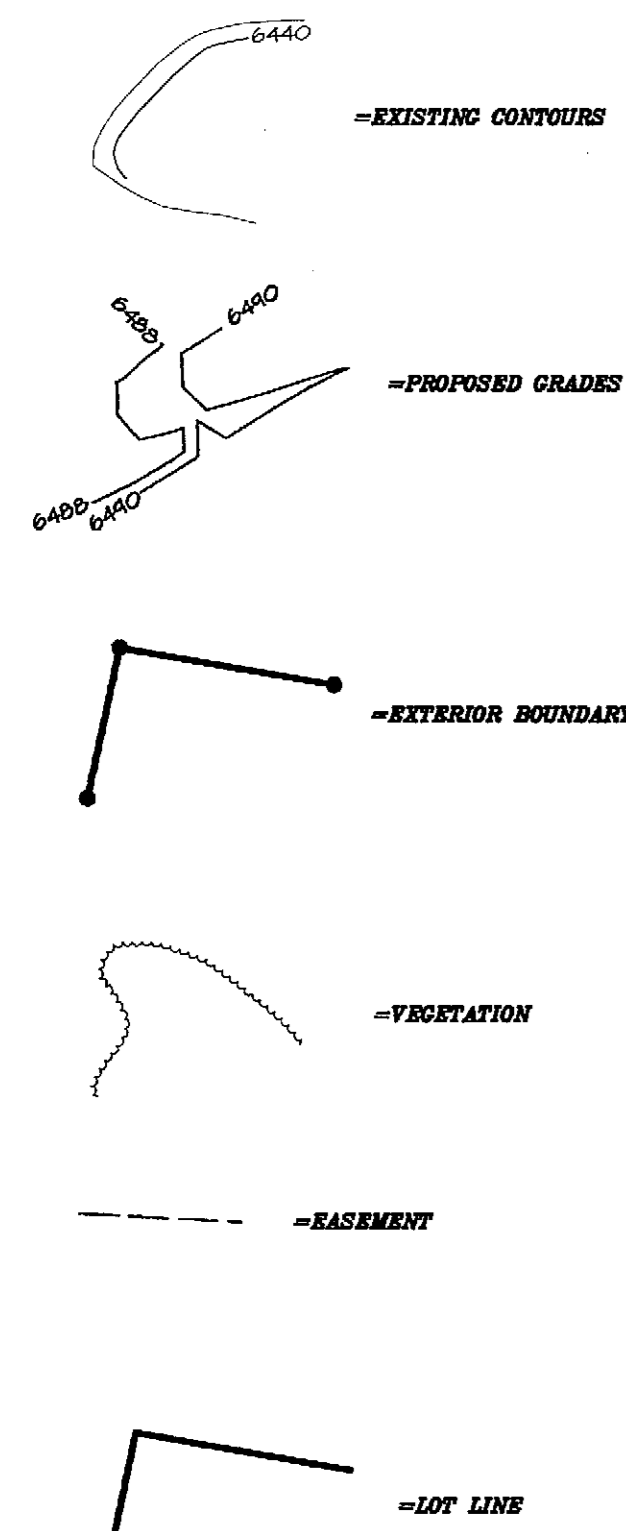
# CASTLE OAKS ESTATES FILING NO. 3

## In Section 32, Township 7 South, Range 66 West, 6th P.M, Douglas County, Colorado

### FINAL PD SITE PLAN

N1/4 Cor.,  
Sec. 31-7-66  
Fig. 2 3/8" x 30" Alum. Monument w/magnet projecting  
6" w/ 1/2" spike at bottom of monument  
(L.S. 1955)  
(Records on File)

#### LEGEND



REVISIONS
Revised 9-8-04
Revised 9-15-04
Revised 9-21-04

**DAVID E. ARCHER & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING  
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105 WILCO