

# FINAL P.D. SITE PLAN HECKENDORF RANCH FILING NO. 2 - AMENDMENT #2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 23 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 1

### FINAL P.D. AMENDMENT #2 STANDARD NOTES:

ALL STANDARD NOTES, BOUNDARY INFORMATION, DEVELOPMENT STANDARD NOTES, BENCHMARK INFORMATION AND SURROUNDING OWNERS PREPARED FOR THE PRELIMINARY PLAT AND FINAL P.D. SITE PLAN REMAIN VALID AND UNAFFECTED WITH THIS AMENDMENT. THIS AMENDMENT DOES NOT ALTER THE NUMBER OF APPROVED LOTS OR THE CONFIGURATION THEREOF, AS PRESENTED ON THE APPROVED PRELIMINARY PLAT AND FINAL PD SITE PLAN.

### PURPOSE:

THE PURPOSE OF THIS AMENDMENT IS TO MODIFY SIDYARD SETBACKS AND REAR SETBACKS.

### LEGAL DESCRIPTION:

ALL LOTS WITHIN BLOCKS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, HECKENDORF RANCH FILING NO. 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, RECORDED AT RECEPTION NO. 2006022149 OF DOUGLAS COUNTY RECORDS.

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 17 THROUGH 24, INCLUSIVE, BLOCK 4; LOTS 3 THROUGH 25, INCLUSIVE, BLOCK 5; LOTS 3 THROUGH 17, INCLUSIVE, BLOCK 6; LOTS 4 THROUGH 14, INCLUSIVE, BLOCK 7; LOTS 1, 2 AND LOTS 13 THROUGH 18, INCLUSIVE, AND LOTS 31 THROUGH 37, INCLUSIVE, BLOCK 8; LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 9; LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 10; LOTS 4 THROUGH 6, INCLUSIVE, BLOCK 11; LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 12; AND LOTS 2 THROUGH 11, INCLUSIVE, BLOCK 14, HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

STANDARD PACIFIC OF COLORADO, INC., A DELAWARE CORPORATION.

BY: Robert R. Reid  
ROBERT R. REID, SENIOR VICE-PRESIDENT

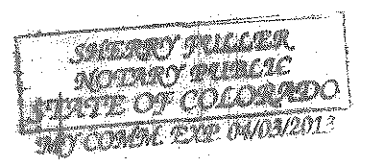
SIGNED THIS 23<sup>RD</sup> DAY OF May, 2012

STATE OF COLORADO }  
                                  } SS  
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF May, 2012.

BY Robert R. Reid  
SR. VP of Standard Pacific of Colorado, Inc. A Delaware Corporation

Shawn Feltm  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 4/13/13

7800 E. Dorado Place Ste. 220  
Greenwood Village, CO 80111  
ADDRESS

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 3; LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 4; LOTS 1, 2, AND LOTS 26 THROUGH 32, INCLUSIVE, BLOCK 5; LOTS 1, 2, AND LOTS 18 THROUGH 31, INCLUSIVE, BLOCK 6; LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 7; LOTS 3 THROUGH 12, INCLUSIVE, AND LOTS 19 THROUGH 30, INCLUSIVE, BLOCK 8; LOTS 9 THROUGH 31, INCLUSIVE, BLOCK 9; LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 11; LOTS 8 AND 9, BLOCK 12; LOTS 1 THROUGH 9, INCLUSIVE, BLOCK 13; AND LOT 1 AND LOTS 12 THROUGH 17, INCLUSIVE, BLOCK 14, HECKENDORF RANCH FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

RYLAND GROUP, INC., A MARYLAND CORPORATION.

BY: Kent Pedersen  
KENT PEDERSEN, ASSISTANT VICE-PRESIDENT

SIGNED THIS 22<sup>ND</sup> DAY OF May, 2012.

Peter M. Tobin  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 10/28/2013

STATE OF COLORADO }  
                                  } SS  
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF May, 2012.

BY Kent Pedersen  
Assistant Vice-President  
Ryland Group, Inc., a Maryland Corporation

Peter M. Tobin  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/28/2013

9739 E. Easter Place Centennial Colorado 80112  
ADDRESS

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED JULY 05, 2006 UNDER RECEPTION NO. 2006057066 OF THE DOUGLAS COUNTY RECORDS, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

CRYSTAL CROSSING METROPOLITAN DISTRICT

BY: Thomas N. Hall

SIGNED THIS 31<sup>st</sup> DAY OF MAY, 2012

Nancy J. Raiche  
NOTARY PUBLIC  
STATE OF COLORADO

STATE OF COLORADO }  
                                  } SS  
COUNTY OF ARAPAHOE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>st</sup> DAY OF MAY, 2012.

BY Thomas N. Hall

Nancy J. Raiche  
NOTARY PUBLIC  
7006 S. ALTON WAY, BUILDING F  
CENTENNIAL, CO 80112  
ADDRESS

MY COMMISSION EXPIRES: JANUARY 9, 2013

PREPARED BY: EMK CONSULTANTS, INC.  
7006 SOUTH ALTON WAY, BUILDING F  
CENTENNIAL, COLORADO 80112-2019



VICINITY MAP  
Scale: 1" = 300'

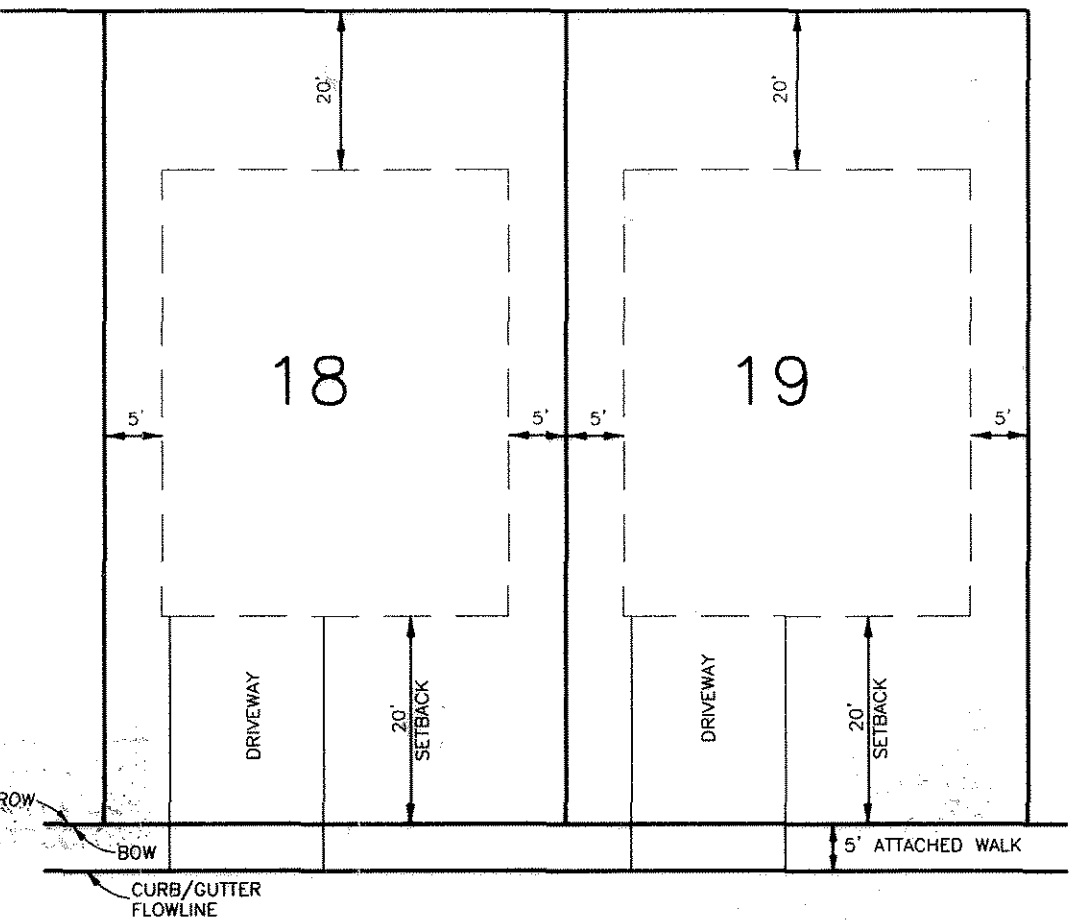
### NOTE:

- 1. SEE PRELIMINARY PLAT AND FINAL PD SITE PLAN RECORDED AT RECEPTION NO. 2004078423, AND AMENDMENT 1 THERETO RECORDED AT RECEPTION NO. 2011081622 FOR SUMMARY TABLE AND ADDITIONAL NOTES.
- 2. HAMMERHEAD DRIVEWAYS AND SETBACKS ARE NO LONGER REQUIRED ON LOTS 5 & 6, BLOCK 11 DUE TO THE PORTMEIRION LANE CONNECTION TO PLUM CREEK BOULEVARD.

### SINGLE FAMILY DETACHED RESIDENTIAL TYPICAL SETBACKS / BUILDING HEIGHTS

Setbacks - (For lots and blocks per legal descriptions)  
Front: 20 feet  
Rear: 20 feet  
Side: 5 feet  
Corner lot: 15 feet (side adjacent to street R.O.W.)

BUILDING HEIGHT - 35' Maximum



TYPICAL LOT DETAIL

### TITLE CERTIFICATION:

I, David W. Knapp 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.

SIGNED THIS 23<sup>RD</sup> DAY OF May, 2012.

David W. Knapp  
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO )  
                                  } SS  
COUNTY OF Arapahoe )

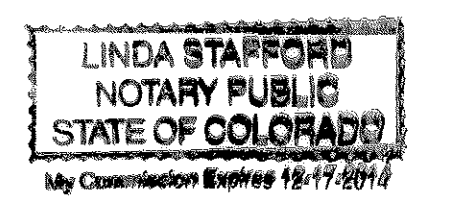
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>RD</sup> DAY OF May, 2012

BY David Knapp  
OF Land Title

WITNESS MY HAND AND SEAL

Linda Stafford  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/12/2014



5975 Greenwood Plaza Blvd  
ADDRESS

### SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HARDING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY FINAL P.D. SITE PLAN AMENDMENT NO. 2 FOR HECKENDORF RANCH FILING NO. 2 WAS MADE UNDER MY SUPERVISION AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Stephen H. Harding  
REGISTERED PROFESSIONAL LAND SURVEYOR  
29040  
5/18/12

FOR AND ON BEHALF OF  
EMK CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN 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 CERTIFICATION SHOWN HEREON.

### PLANNING COMMISSION RECOMMENDATION:

THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12<sup>th</sup> DAY OF April, 2012.

ATTEST:  
Leslie Lee  
CHAIR  
BOB  
DEVELOPMENT SERVICES DIRECTOR

6/14/12  
DATE  
6/14/12  
DATE

### TOWN COUNCIL APPROVAL:

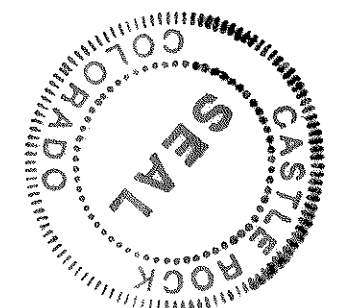
THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 14<sup>th</sup> DAY OF APRIL, 2012.

Paul Donahue  
MAYOR

6/19/12  
DATE

ATTEST:  
Sally A. New  
TOWN CLERK

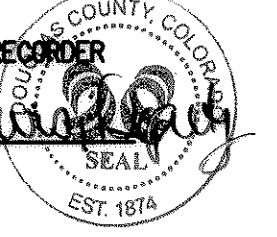
6/19/12  
DATE



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

THIS FINAL P.D. SITE PLAN AMENDMENT NO. 2 WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 9:40 AM ON THE 4<sup>th</sup> DAY OF August, 2012 AT RECEPTION NO. 2012058504

BY: Christina Davis  
DEPUTY



APPLICANT: Ryland Group  
8200 E. Maplewood Ave.  
Suite 150  
Greenwood Village, CO 80111  
Attn: Kent Pedersen  
(303) 486-5000

APPLICANT: Standard Pacific Homes  
7800 E. Dorado Place  
Suite 220  
Greenwood Village, CO 80111  
Attn: Cindy Myers  
(303) 779-4100

ENGINEER/SURVEYOR: EMK Consultants, Inc.  
7006 S. Alton Way  
Bldg. F  
Centennial, CO 80112  
303-694-1520