PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27

BEING A REPLAT OF LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 12 AND LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26 PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION

LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 12, AS RECORDED NOVEMBER 10, 2016 UNDER RECEPTION NO. 2016081566 ALONG WITH LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26, AS RECORDED OCTOBER 19, 2022 UNDER RECEPTION NO. 2022068080, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF 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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND EASEMENTS FOR THE PURPOSE OF DRAINAGE.

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.

AS TO LOT 2A-2:

_____
JUPITERS BEARD, LLC

BY:_____ AS:_____

SIGNED THIS_____ DAY OF_____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____ DAY OF_____, 20_____

BY_____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

AS TO LOT 3A-1:

_____
JAPANESE TREE LILAC, LLC

BY:_____ AS:_____

SIGNED THIS_____ DAY OF_____, 20_____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS_____ DAY OF_____, 20_____

BY_____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

TITLE CERTIFICATION

I,_____, AN AUTHORIZED REPRESENTATIVE OF _____, 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

_____
TITLE COMPANY

SIGNED THIS_____DAY OF_____, 20_____.

NOTARY BLOCK

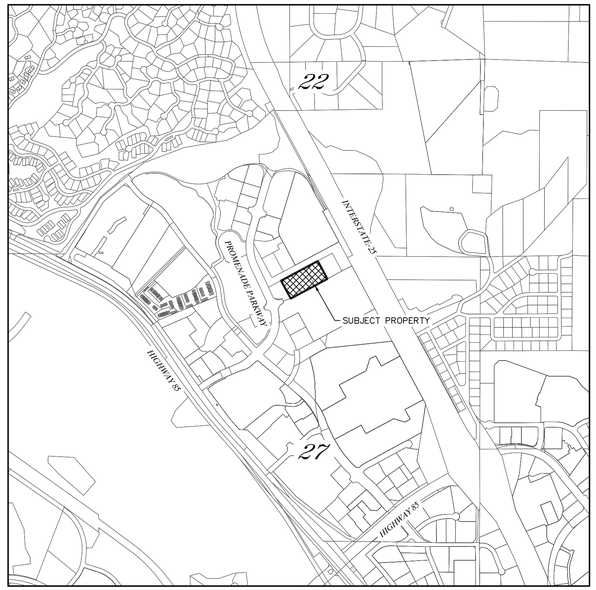
SUBSCRIBED AND SWORN TO BEFORE ME THIS_____DAY OF _____, 20 _____

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.



VICINITY MAP
SCALE - 1"=1000'

VICINITY LEGEND

GIS PARCEL LINES
SUBJECT PROPERTY

OWNER	OWNER	DEVELOPER	ENGINEER	SURVEYOR
JUPITERS BEARD LLC 5750 DTC PARKWAY SUITE 210 GREENWOOD VILLAGE, CO 80111 (303) 771-4004 SCOTT HALL	JAPANESE TREE LILAC LLC 4500 CHERRY CREEK DR. SOUTH SUITE 550 GLENDALE, CO 80246	KT DEVELOPMENT LLC 12000 E 47TH AVE SUITE 201 DENVER, CO 80239 (303) 544-7286 JEFF KOCHEVAR	K2 CIVIL CONSULTANTS/EES 3801 E FLORIDA AVE SUITE 425 DENVER, CO 80210 (303) 572-7997 KRYSTA HOUTCHENS	LAT40° INC. 6250 WEST 10TH STREET UNIT 2 GREELEY, CO 80634 (970) 515-5294 BRIAN BRINKMAN

LAND USE SUMMARY							
PORTION	# OF PARCELS	DESCRIPTION	DEDICATION	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL AREA	OWNERSHIP/MAINTENANCE
LOT 2A-2, BLOCK 4	1	COMMERCIAL DEVELOPMENT	-	98,660	2.26	59.7%	JUPITERS BEARD LLC
LOT 3A-1, BLOCK 4	1	COMMERCIAL DEVELOPMENT	-	66,594	1.53	40.3%	JAPANESE TREE LILAC LLC
TOTAL	2			165,254	3.79	100.0%	

SHEET INDEX	
SHEET #	DESCRIPTION
1 OF 2	COVER SHEET
2 OF 2	PLAT

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

ATTEST:

_____
TOWN CLERK

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 _____DAY OF_____, 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

TITLE COMMITMENT NOTE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LAT40, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLES OF RECORD, LAT40, INC. RELIED UPON ALTA COMMITMENT ORDER NO. ABD70827639-2, HAVING AN EFFECTIVE DATE OF APRIL 22, 2024 AT 5:00 P.M., AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TO DELINEATE THE AFORESAID INFORMATION.

SURVEYOR NOTES

1. FIELD SURVEY COMPLETED FEBRUARY 1, 2024.

2. PROPERTY ADDRESS (PER ALTA COMMITMENT ORDER NO. ABD70827639-2): PROMENADE AT CASTLE ROCK LAND, CASTLE ROCK, CO 00000

3. FLOOD ZONE CLASSIFICATION: ENTIRE PROPERTY IS IN FLOOD ZONE 'X', "AREAS OF MINIMAL HAZARD" PER FEMA FLOOD MAP 08035C0167G REVISED MARCH 16, 2016 AND PER LOMR 08035C_19 CASE NO. 17-08-1320P EFFECTIVE JUNE 1, 2018.

4. GROSS LAND AREA: 3.79 ACRES (165,254 SQ.FT.)

5. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST AS BEARING SOUTH 00°03'42" WEST AS MONUMENTED BY A 2.5" PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 13485 AT THE NORTH END AND BY A 2.5" PIPE WITH A 3.25" ALUMINUM CAP STAMPED LS 14166 AT THE SOUTH END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983(2011), A DISTANCE OF 2681.49 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO..

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

6. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-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, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

7. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

SURVEYOR'S CERTIFICATE

I, BRIAN T. BRINKMAN, A LICENSED 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.

PRELIMINARY

_____
BRIAN T. BRINKMAN-ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

SHEET SIZE: 24X36

LAT40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADDRESS TOWN COMMENTS - LD	6/17/2024
ADDRESS TOWN COMMENTS - BTB	7/02/2024

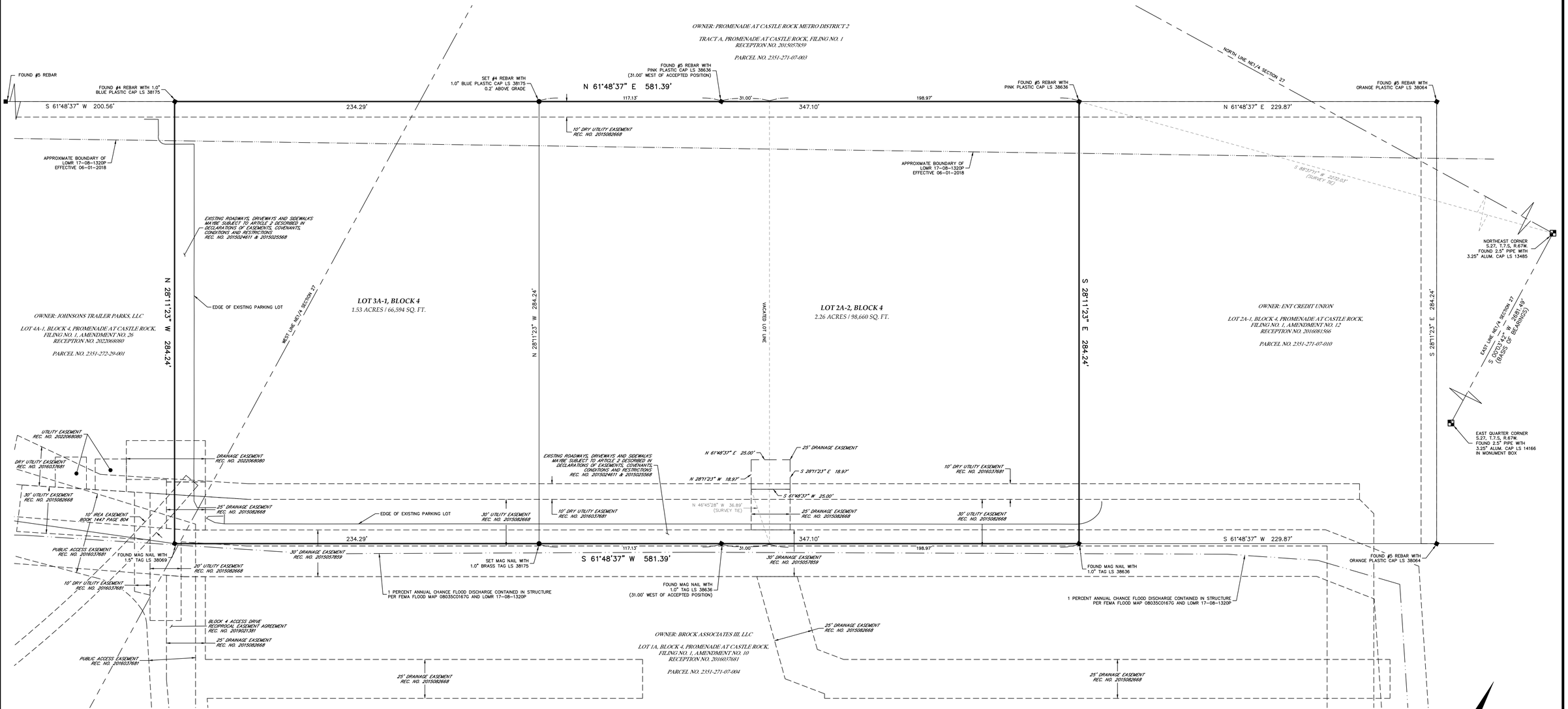
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27
SECTION 27, T.7S., R.67W.

TOWN OF CASTLE ROCK PROJECT NO. PL24-0005
CASTLE ROCK, COLORADO

DRAWN BY: LD	SCALE: AS NOTED	DATE: 5/16/2024
CHECKED BY: BB	PROJECT #: 2023475.01	SHEET: 1 OF 2

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27

BEING A REPLAT OF LOT 2A-2, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 12
AND LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26
PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- VACATED LOT LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE TO BE CREATED & DEDICATED BY THIS PLAT
- FEMA GIS LINES
- ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175 UNLESS OTHERWISE DESCRIBED

0 30 60 90

SCALE - 1"=30'

SHEET SIZE: 24X36

PRELIMINARY

BRIAN T. BRINKMAN–ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 38175

LAT40°, Inc.
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6250 W. 10th Street, Unit 2
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TOWN OF CASTLE ROCK PROJECT NO. PL24-0005
CASTLE ROCK, COLORADO

DRAWN BY: LD	SCALE: AS NOTED	DATE: 5/16/2024
CHECKED BY: BB	PROJECT #: 2023475.01	SHEET: 2 OF 2