

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. 2016091566 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 USE HEREON.

AS TO LOT 2A-2:

JUPITERS BEARD, LLC

BY: Donald Provost AS: Authorized Signer

SIGNED THIS 22 DAY OF July, 2024

NOTARY BLOCK

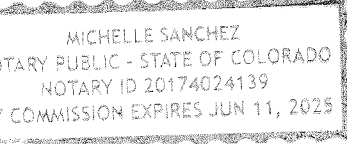
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF July, 2024

BY: Donald Provost

WITNESS MY HAND AND OFFICIAL SEAL.

Michelle Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 11, 2025



AS TO LOT 3A-1:

JAPANESE TREE LILAC, LLC

BY: Donald Provost AS: Authorized Signer

SIGNED THIS 22 DAY OF July, 2024

NOTARY BLOCK

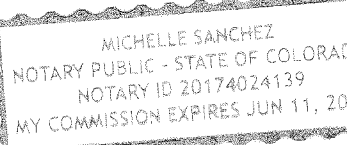
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF July, 2024

BY: Donald Provost

WITNESS MY HAND AND OFFICIAL SEAL.

Michelle Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 11, 2025



TITLE CERTIFICATION

I, David 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

David Knapp
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 24TH DAY OF July, 2024

NOTARY BLOCK

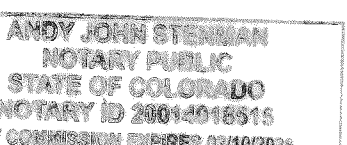
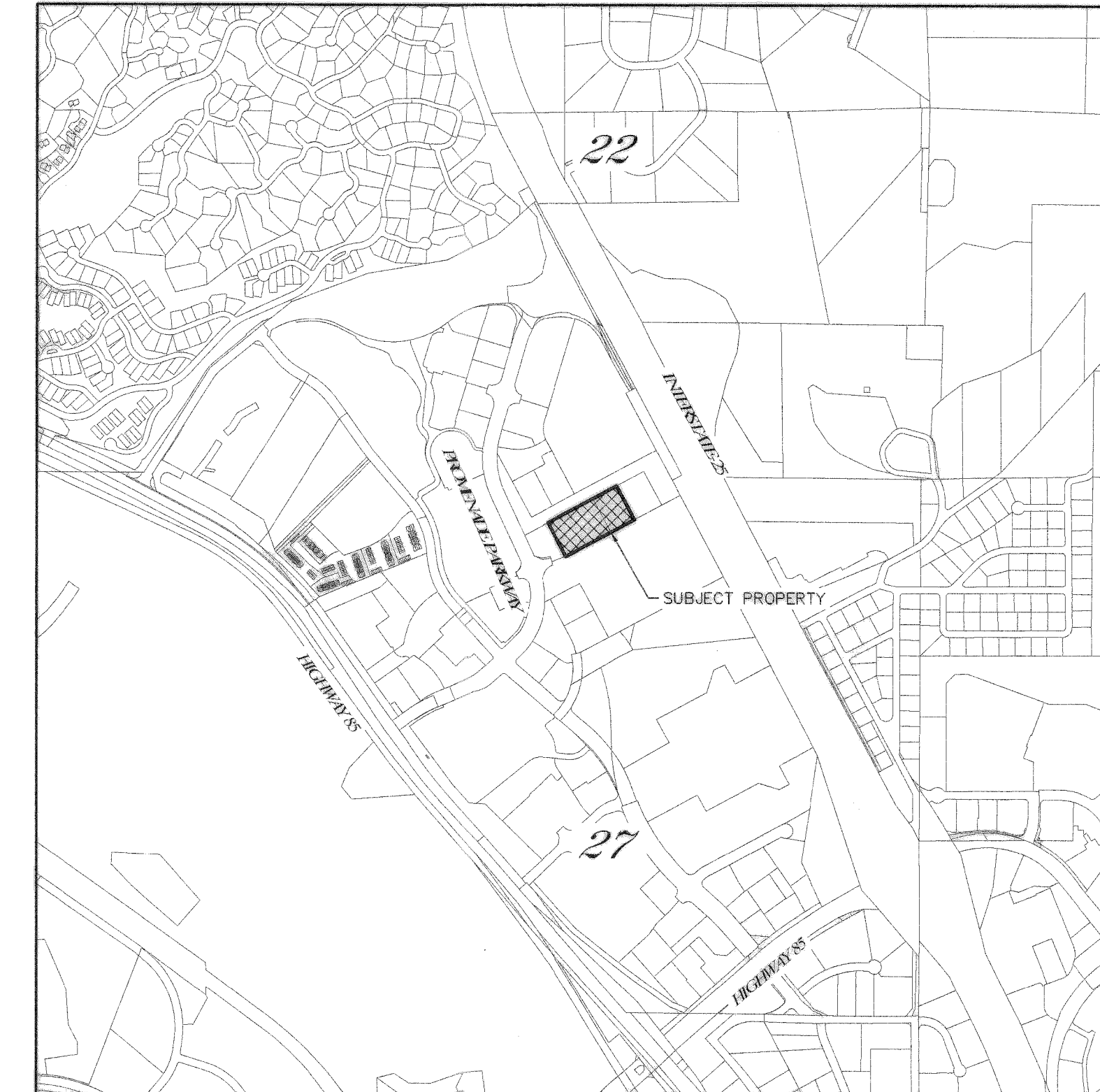
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF July, 2024

BY: David Knapp

WITNESS MY HAND AND OFFICIAL SEAL.

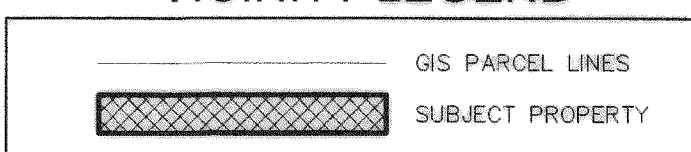
Andy John Stegman
NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2028



VICINITY MAP
SCALE - 1"=1000'

VICINITY LEGEND



OWNER

JUPITERS BEARD LLC
5750 DTC PARKWAY
SUITE 210
GREENWOOD VILLAGE, CO 80111
(303) 771-4004
SCOTT HALL

OWNER

JAPANESE TREE LILAC LLC
4500 CHERRY CREEK DR. SOUTH
SUITE 550
GLENDALE, CO 80246

DEVELOPER

KT DEVELOPMENT LLC
12000 E 47TH AVE
SUITE 200
DENVER, CO 80239
(303) 544-7286
JEFF KOCHVAR

ENGINEER

K2 CIVIL CONSULTANTS/EES
3801 E FLORIDA AVE
SUITE 425
DENVER, CO 80210
(303) 572-7997
KRISTY HOUTCHENS

SURVEYOR

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: Robbie Schwalbe
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

31 DAY OF July, 2024
Michael
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.

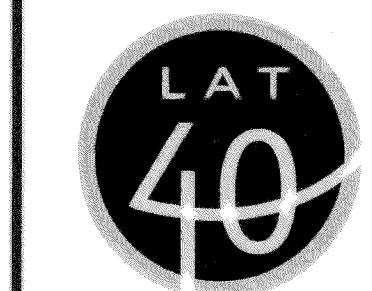
SURVEYOR NOTES

- FIELD SURVEY COMPLETED FEBRUARY 1, 2024.
- PROPERTY ADDRESS (PER ALTA COMMITMENT ORDER NO. ABD70827639-2): PROMENADE AT CASTLE ROCK LAND, CASTLE ROCK, CO 00000
- 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.
- GROSS LAND AREA: 3.79 ACRES (165,254 SQ.FT.)
- 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."
- 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.
- 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.

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

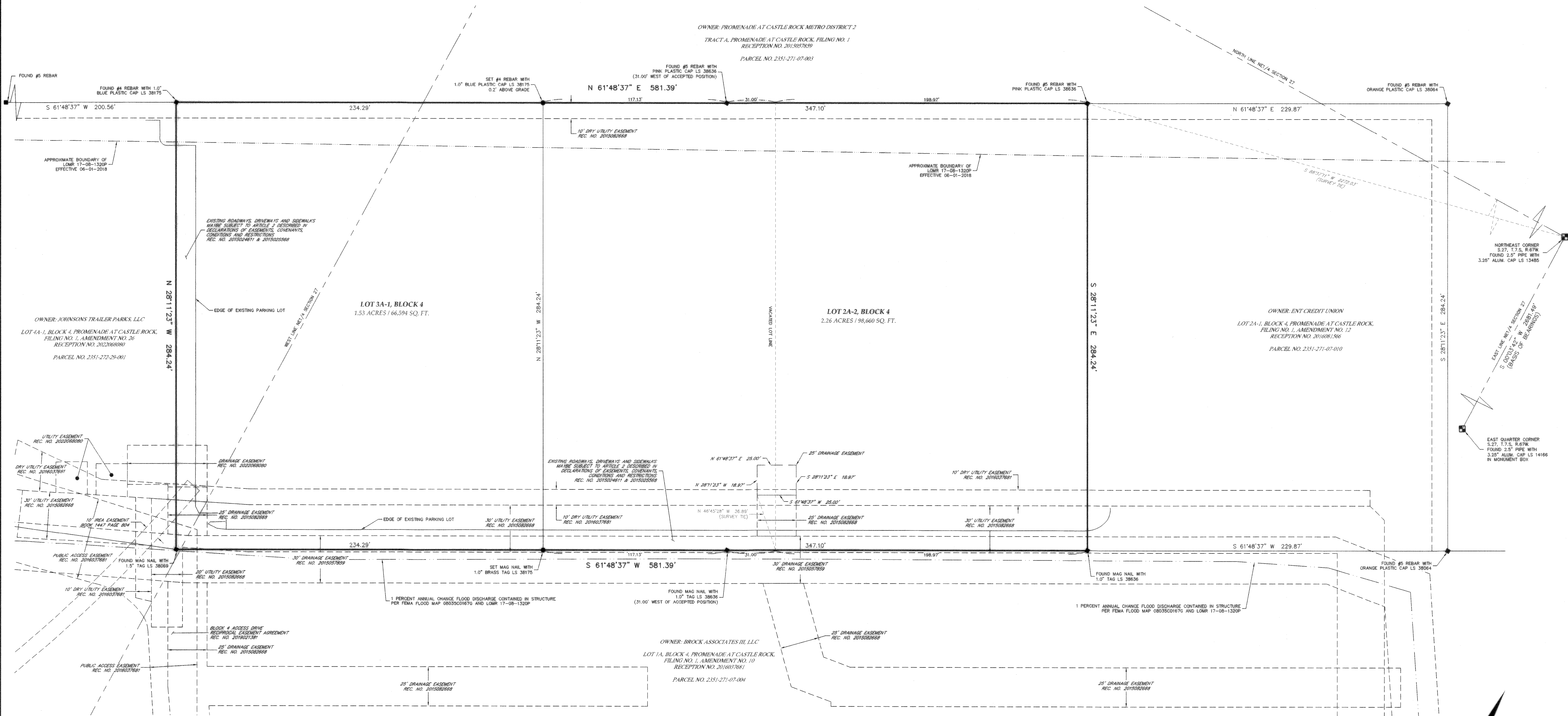


LAT40, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS		PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27	
DESCRIPTION:	DATE:	SECTION 27, T.7S., R.67W.	
ADDRESS TOWN COMMENTS - LD	8/17/2024	TOWN OF CASTLE ROCK PROJECT NO. PL24-0005 CASTLE ROCK, COLORADO	
ADDRESS TOWN COMMENTS - BTB	7/02/2024		
DRAWN BY: LD	SCALE: AS NOTED	DATE: 5/16/2024	
CHECKED BY: BB	PROJECT #: 2023475.01	SHEET: 1 OF 2	

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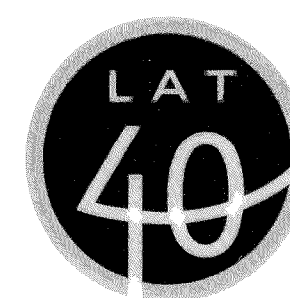


LEGEND

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

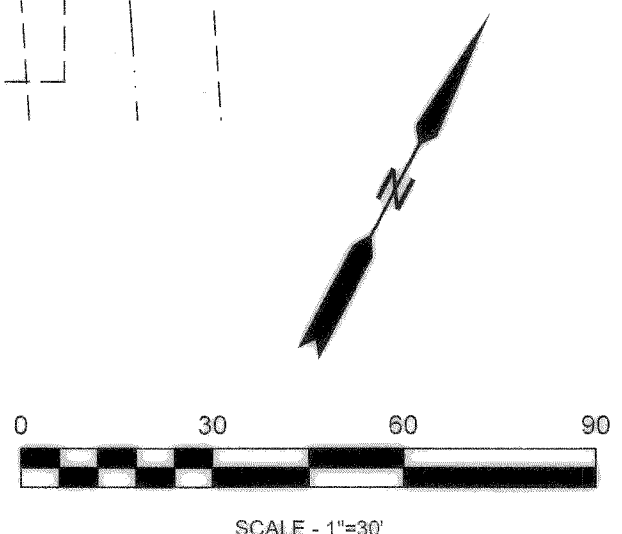


BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38175



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6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

REVISIONS		PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 27	
DESCRIPTION:	DATE:	SECTION 27, T.7S., R.67W.	
ADDRESS TOWN COMMENTS - LD	6/17/2024	TOWN OF CASTLE ROCK PROJECT NO. PL24-0005 CASTLE ROCK, COLORADO	
ADDRESS TOWN COMMENTS - BTB	7/02/2024		
SCALE: AS NOTED		DRAWN BY: LD	DATE: 5/16/2024
PROJECT # 2023475.01		CHECKED BY: BB	SHEET: 2 OF 2



SHEET SIZE: 24X36