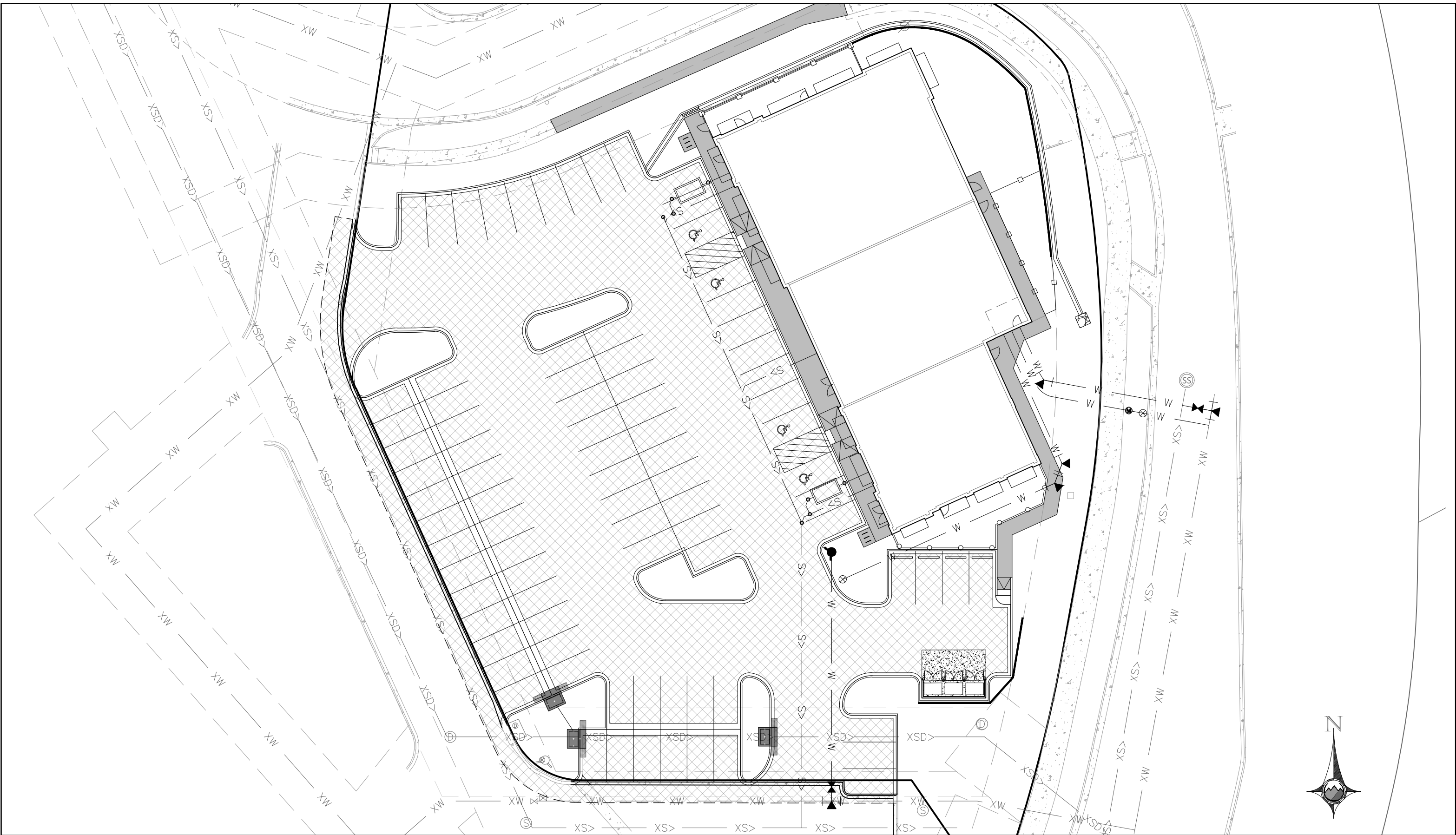




CASTLE ROCK SITE PLAN

DATE:	4/28/2026
SCALE:	1"=30'
REF. NO.:	25022

DRAWING NO.
EX

This document is released for the purpose of interim review under the authority of [name], [discipline] [license no.], on [date]. Not for regulatory approval, permitting, or construction.



PROMENADE BLOCK 3 - RETAIL BUILDING

PROMENADE PKWY & CASTLEGATE DR W.
CASTLE ROCK, CO 80108

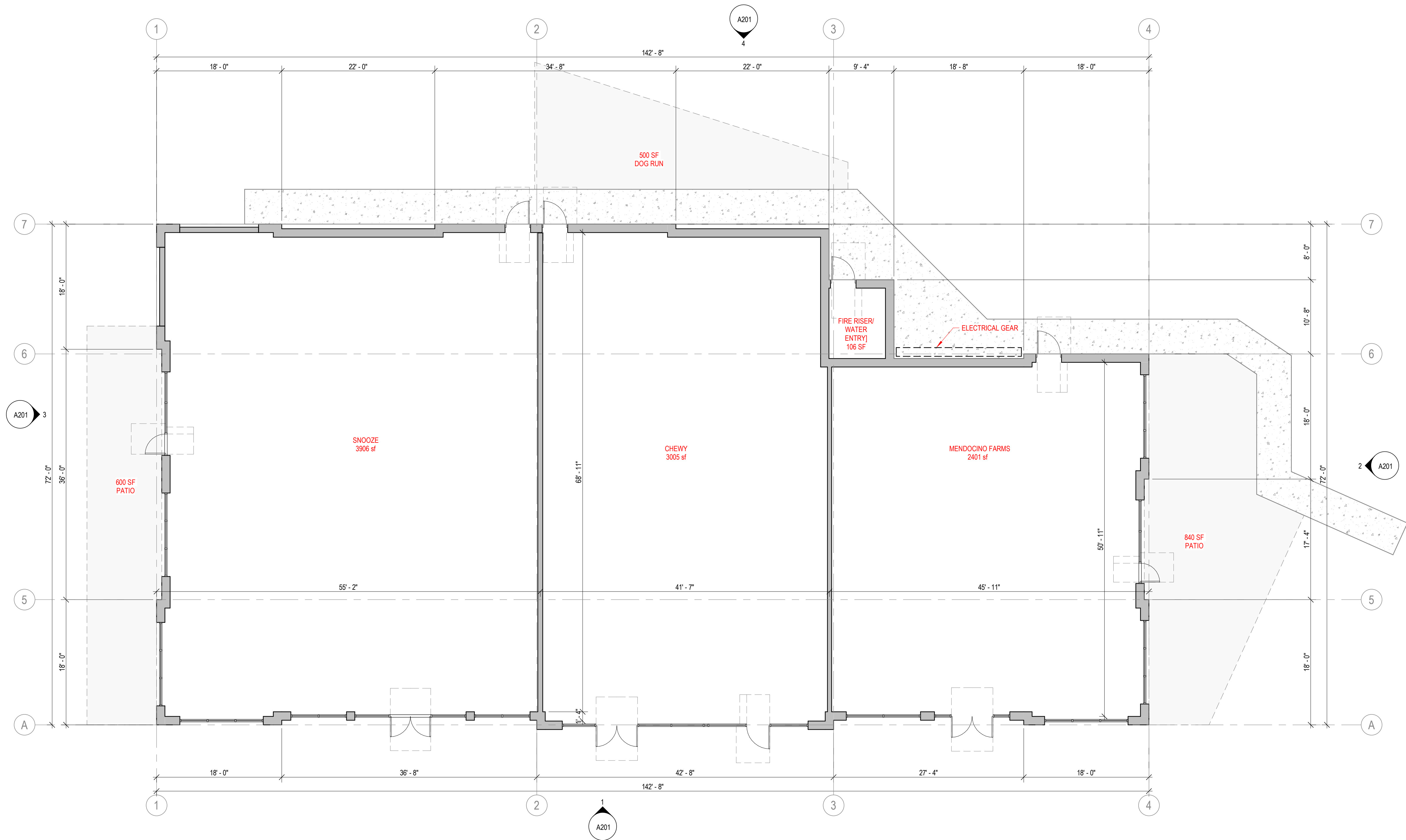
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Project No: THW00001.30
Drawn By: KDF
Checked By: GAR

OVERALL FLOOR
PLAN

ARCH

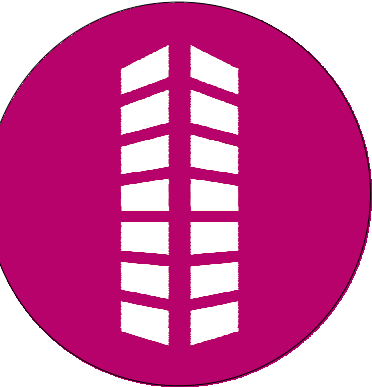
A101



1 OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"

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PROMENADE BLOCK 3 - RETAIL BUILDING

PROMENADE PKWY & CASTLEGATE DR W.
CASTLE ROCK, CO 80108

[illegible]

Project No: THW00001.30
Drawn By: Author
Checked By: Checker

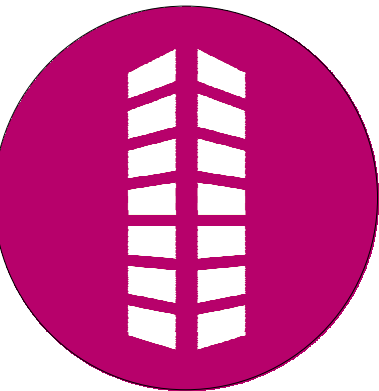
OVERALL BUILDING ELEVATIONS

ARCH

A201



This document is released for the purpose of interim review under the authority of [name], [discipline] [license no.], on [date]. Not for regulatory approval, permitting, or construction.



PROMENADE BLOCK 3 - RETAIL BUILDING

PROMENADE PKWY & CASTLEGATE DR W.
CASTLE ROCK, CO 80108

[illegible]

Project No: THW00001.30
Drawn By: Author
Checked By: Checker

SITE CONTEXT PLAN

ARCH

SP001

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25

A REPLAT OF LOTS 2A-2A-1, 2A-2A-2, 2A-3A & 2A-4A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 22
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO ADD A UTILITY EASEMENT AND DRY UTILITY EASEMENT TO THREE CONFIGURED COMMERCIAL LOTS.

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING LOTS 2A-2A-1, 2A-2A-2, 2A-3A AND 2A-4A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 22, AS RECORDED UNDER RECEPTION NO. 202115054, OF THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAD OUT, PLATTED AND SUBDIVIDED THE SAME INTO 3 LOTS, AND 1 BLOCK, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25.

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 HEREIN.

OWNERS:

CANADIAN BLUE FESCUE, LLC, A COLORADO LIMITED LIABILITY COMPANY
(AS TO LOTS 2A-2A-1, 2A-2A-2)

CLARY SAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY
(AS TO LOT 2A-4A)

COMMON PURPLE LILAC, LLC, A COLORADO LIMITED LIABILITY COMPANY
(AS TO LOT 2A-3A)

BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGING MEMBER OF THE ENTITIES SHOWN ABOVE

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NAME: DONALD G. PROVOST
ITS: MANAGER

SIGNED THIS 17TH DAY OF October, 2022.

STATE OF COLORADO } SS.
COUNTY OF ARAPAHOE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF October, 2022, BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF CLARY SAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, COMMON PURPLE LILAC, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CANADIAN BLUE FESCUE, LLC, A COLORADO LIMITED LIABILITY COMPANY. I, THE FOREGOING, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED HEREIN, HAVE LAD OUT, PLATTED AND SUBDIVIDED THE SAME INTO 3 LOTS, AND 1 BLOCK, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25.

WITNESS MY HAND AND OFFICIAL SEAL.

Michelle Sanchez
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 11, 2025

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENTS RECORDED 5/21/2021 AT RECEPTION NUMBERS 20106264 & 20106267, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLLIERS FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY
F/K/A DOUGHERTY FUNDING LLC

BY: Kevin McMahon AS: Asst. Vice President

SIGNED THIS 10TH DAY OF October, 2022.

NOTARY CERTIFICATE

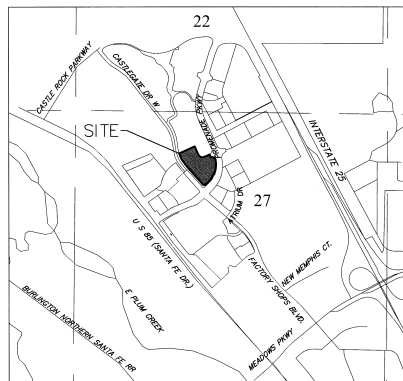
STATE OF MINNESOTA } SS.
COUNTY OF HENNEPIN }

SUBSCRIBED AND SWORN BEFORE ME THIS 10TH DAY OF October, 2022, BY Kevin McMahon AS Asst. Vice President of COLLIERS FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 01/31/2027.

NOTARY PUBLIC: Kevin McMahon



VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. A807020903-4 WITH AN EFFECTIVE DATE OF 09/22/2022, AT 5:00 P.M. WAS RELEI UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-408 C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING SOUTH 00°28'32" WEST, A DISTANCE OF 2681.45 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.
- THERE ARE 3 LOTS WITHIN THIS PLAT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF; A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL OF SAID LOTS ALONG THE ALIGNMENT OF THE DRYING LINES AND ACROSS LOT LINES AS SHOWN ON THE SITE PLANS FOR LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. ALL LOTS SHALL HAVE ACCESS TO PROMENADE PARKWAY OR CASTLEGATE DRIVE WEST.
- DRAINAGE EASEMENTS: MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C01670 WITH A MAP REVISED DATE OF MARCH 16, THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS ZONE X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN.
- SIGHT DISTANCE EASEMENTS: 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 BERM, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- THIS PLAT IS "SUBJECT TO THE BLANKET EASEMENTS AS DESCRIBED WITHIN THE PROMENADE AT CASTLE ROCK MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECEPTION NO. 201050411, AMENDED OCTOBER 26, 2015 AT RECEPTION NO. 2010507070 AND NOVEMBER 19, 2018 AT RECEPTION NO. 201060948, AND THE BLOCK 3A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECEPTION NO. 201050897.
- THE DRY UTILITY EASEMENTS AS SHOWN HEREON 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 LINES AND TELEPHONE LINES, AS WELL AS THE 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 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 WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- LOTS 2A-2A-1, 2A-2A-2, 2A-3A AND 2A-4A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 22 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, NOTES AND EASEMENTS (UNLESS OTHERWISE NOTED) RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 202115054.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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 MAINS, FIRE HYDRANTS, CABLE 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 90-DEGREE ANGLE IN ALL CASES. PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

SHEET INDEX:

SHEET 1 COVER SHEET & LEGAL DESCRIPTION
SHEET 2 BOUNDARY/LOT MAP & UTILITY EASEMENT

DEVELOPER

PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, COLORADO 80111
303-771-4004

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

LIENHOLDER:

COLLIERS FUNDING LLC, A DELAWARE LIMITED LIABILITY COMPANY
F/K/A DOUGHERTY FUNDING LLC
90 S. 7TH STREET, SUITE 4400
MINNEAPOLIS, MN 55402
612-317-2000

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
3	2A-2A-1A	22,217	0.510	FUTURE DEVELOPMENT	3	3
3	2A-2A-2A	137,498	3.157	FUTURE DEVELOPMENT	2	2
3	2A-4A-1	63,779	1.464	FUTURE DEVELOPMENT	1	1
TOTAL PLUNG NO. 1, AMENDMENT NO. 25				223,494	5.130	

1= CLARY SAGE, LLC
2= COMMON PURPLE LILAC, LLC
3= CANADIAN BLUE FESCUE, LLC

TITLE CERTIFICATE

I, David Knapp, an AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 17TH DAY OF October, 2022.

David Knapp AS Vice President
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Arapahoe }

SUBSCRIBED AND SWORN BEFORE ME THIS 17TH DAY OF October, 2022.

BY: David Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4/4/2026

NOTARY PUBLIC: David Knapp



SURVEYORS CERTIFICATE

I, ANTHONY K. PEARL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.



ANTHONY K. PEARL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38836
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 24TH DAY OF October, 2022.

David Daniel AS Director of Development Services
DATE: 10/24/2022

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:

Brian Anderson
TOWN CLERK

10-23-2022
DATE

TOWN OF CASTLE ROCK

John G. Glin
TOWN MANAGER

Chris R. Rios
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, ON THE 1ST DAY OF MARCH, 2023
AT RECEPTION NO. 2023008609

DOUGLAS COUNTY CLERK AND RECORDER

By: Amy Hall
DEPUTY



PROJECT NO: PL22-0003
SHEET 1 OF 2



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1899
www.aztecconsultants.com

DEVELOPER
PROMENADE CASTLE ROCK, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, COLORADO 80111
(303) 771-4004

DATE OF PREPARATION: 2022/02/02
SCALE: N/A
SHEET 1 OF 2
COVER SHEET

