PRELIMINARY UTILTY REPORT

for

QuikTrip No. 4273

SDP25-0013

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

Prepared For (Owner/Developer):
QuikTrip Corporation
5725 Foxridge Drive
Mission, Kansas 66202

Prepared By (Engineer):
Midwest Design Group
P.O. Box 860015
Shawnee, Kansas 66286-0015

Date Submitted: 10/14/2026

Revisions Log:

Revision No.	Description	Date

UTILITY REPORT APPROVAL BLOCKS

Engineer's Statement:
The enclosed utility report, and exhibits, were prepared by me or under my direct supervision and is correct to the best of my knowledge and belief. Said utility report has been prepared in accordance with applicable Town of Castle Rock criteria and is in conformance with the master utility plans for the affected area. I accept responsibility for any liability caused by negligent acts, errors, or omissions on my part in preparing this report.

Signature: _____
Registered Professional Engineer
State Of Colorado No. PE.0056104
(Affix Seal)



Owner/Developer's Statement:

As Owner/Developer of Land(s) identified within this report, I agree to proceed, implement and comply with all recommendations and requirements outlined herein.

QuikTrip Corporation

_____
Name of Developer

_____
Authorized Signature

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PROJECT LOCATION AND DESCRIPTION

QuikTrip Corporation is proposing to build a new convenience store with fuel offerings on the northwest corner of the intersection of Wolfensberger Road and Caprice Drive in Castle Rock, Douglas County, Colorado. This will be an infill development. The existing property is developed commercial land. The property currently contains a former restaurant, a strip center and a restaurant in a standalone structure.

The property is bordered on the north by a commercial property (Safelite AutoGlass), on the west by a commercial property (OYO Hotel), on the east by Caprice Drive, and on the south by Wolfensberger Road.

The QuikTrip development will include a convenience store, auto fuel canopy, parking lot, and private drive entrances. The store will be oriented to face Caprice Drive (east) with an auto fuel canopy between the store and Caprice Drive. The new QuikTrip facility will be constructed on properties currently platted as *Lot 1A, Village North Amended Subdivision Reception #254392 (Parcel #2505-023-12-008)* and *Lot 1 and Lot 2, William's Subdivision Reception #348102 & Correction #9021814 (Parcel #2505-023-13-012).* The entire property is currently zoned B (Business/Commercial) and is also in the Wolfensberger North Overlay District and contains 80,520 s.f. The Utility Plan is included in Appendix E of this report for reference.

CALCULATED WATER DEMANDS

The following domestic water demands have been calculated using the Town of Castle Rock Water System Design Manual:
Average Day Demand* (ADD) = 1,200 GPD/Acre X 2 Acre = 2,400 GPD
Single Family Equivalent (SFE) = 3/Acre X 2 Acre = 6
Maximum Day Demand (MDD) = 2,400 GPD X 2.5 = 6,000 GPD
Peak Hour Demands (PHD) = 2,400 GPD X 5.5 = 13,200 GPD
*Based on land use of industrial/other commercial.

The land use includes irrigation. The Final Utility Report will include detailed irrigation information based on the final design.

EXISTING WATER SYSTEM

From the Town's utility map, there is a 6" PVC water main that reaches the northwest corner of the property, a 12" DIP water main along the north side of Wolfensberger Road and an 8" DIP water main along the west side of Caprice Drive. There appears to be four (4) existing water service lines to this property. The property lies within the Town of Castle Rock Pressure Zone Designation of 2 (Yellow).

207 W Wolfensberger Road - There is an existing external 1-1/2" commercial water meter with irrigation at the northwest corner of the property that services this former restaurant. This service appears to tap off the existing 6" PVC water main north of the OYO Hotel. This service line and meter will be utilized for the irrigation service line for the new QT site. The existing

fire hydrant at this corner will remain. The domestic service line will tap off of the existing 8" DIP water main under Caprice Drive.

1001, 1003, 1007 & 1011 Caprice Drive (Strip Center) - The strip center appears to get their water service from the 12" DIP water main along the north side of Wolfensberger Road. The meter appears to be located inside the building. The water service size and meter are unknown. This service line and meter will be removed.

107 W Wolfensberger Road - The existing restaurant at 107 W Wolfensberger Road appears to have two service lines from the existing 8" DIP water main along the west side of Caprice Drive. These two water service lines and meters will be removed.

Fire Hydrant Coverage - There are two existing fire hydrants that will provide fire protection for this property. There is an existing fire hydrant at the northwest corner of the property (as mentioned earlier) that is connected to the 6" water main north of the OYO Hotel. There is an existing fire hydrant at the southeast corner of the property that is connected to the 12" water main along the north side of Wolfensberger Road. Both are called out on the Utility Plan.

Fire flow tests need to be performed at each of the existing fire hydrants if current data is not available.

For this development, the minimum fire flow for the water distribution system is 1,500 gpm.

CALCULATED WATER STORAGE VOLUME

Based on an assumed 2,250 gpm two-hour fire and an MDD rate of 5 gpm (rounded up to nearest whole number):

5 gpm X 60min/hr X 24 hrs = 7,200 gallons
+ 2,250 gpm X 60min/hr X 2 hrs = 270,000 gallons
Total required storage = 277,200 gallons (0.2772 MG)

Refer to Confirmation Memo of Required Fire Flow in the Appendix B2.

PROPOSED WATER SYSTEM

As stated above, QuikTrip will utilize the existing water service line for 207 W Wolfensberger Road for irrigation. A second domestic service line will be tapped from the 8" main under Caprice Drive. The final domestic meter size will be based on the required demand of the total building water supply fixture units and any additional water usage, as shown on the commercial fixture unit worksheet to be provided to the Town of Castle Roack at the time of building permitting. Any future development of the existing water infrastructure needed to serve this site is the responsibility of the developer.

CALCULATED WASTEWATER FLOWS

The following domestic water demands have been calculated using the Town of Castle Rock Wastewater Collection Design Manual:
Average Day Wastewater Flows* (ADF) = 600 GPD/AC X 2 Acres = 1,200 GPD (.0012 MGD)
Peaking Factor = 3.65 X (0.0012^-0.168) = 11.30 > 5; therefore PF = 5
Peak Design Flows (PDF) = (1,200 GPD X 5) + (1,200 X 0.10) = 6,120 GPD (.00612 MGD)
*Based on land use of industrial/other commercial.

EXISTING WASTEWATER SYSTEM

There is an existing 8" VCP sanitary sewer main on the north side of the OYO Hotel that extends to the northwest corner of the QuikTrip property. There is an existing 8"VCP sanitary sewer main under Caprice Drive that extends to the northeast corner of the QuikTrip property.

207 W Wolfensberger Road - It is assumed the sanitary sewer service line from the former restaurant at 207 W Wolfensberger Road ties into the main north of the OYO Hotel. The existing sanitary sewer service line was not located during SUE operations. This existing service will be disconnected at the main. This property has a grease interceptor that will be removed during demolition operations.

1001, 1003, 1007 & 1011 Caprice Drive (Strip Center) - The sanitary sewer service line location for the strip center is unknown. The sanitary sewer service location was not determined during SUE operations. The sewer service line will be disconnected at the main.

107 W Wolfensberger Road - The existing restaurant sanitary sewer service appears to connect to the sanitary sewer main along Caprice Drive. This sewer service will be capped at the east property line and at the existing sanitary sewer manhole along Caprice Drive. There is an existing grease interceptor servicing this property that will be removed during demolition operations.

PROPOSED WASTEWATER SYSTEM

A short main extension will be constructed at the NW corner for the QuikTrip sewer service line tap. Any future development of the existing wastewater infrastructure needed to serve this site is the responsibility of the developer.

POTENTIAL PERMITTING REQUIREMENTS

Town of Castle Rock Building Permit
Colorado Department of Public Health & Environment (CDPHE)
Plum Creek Water Reclamation Authority (PCWRA)

REFERENCES

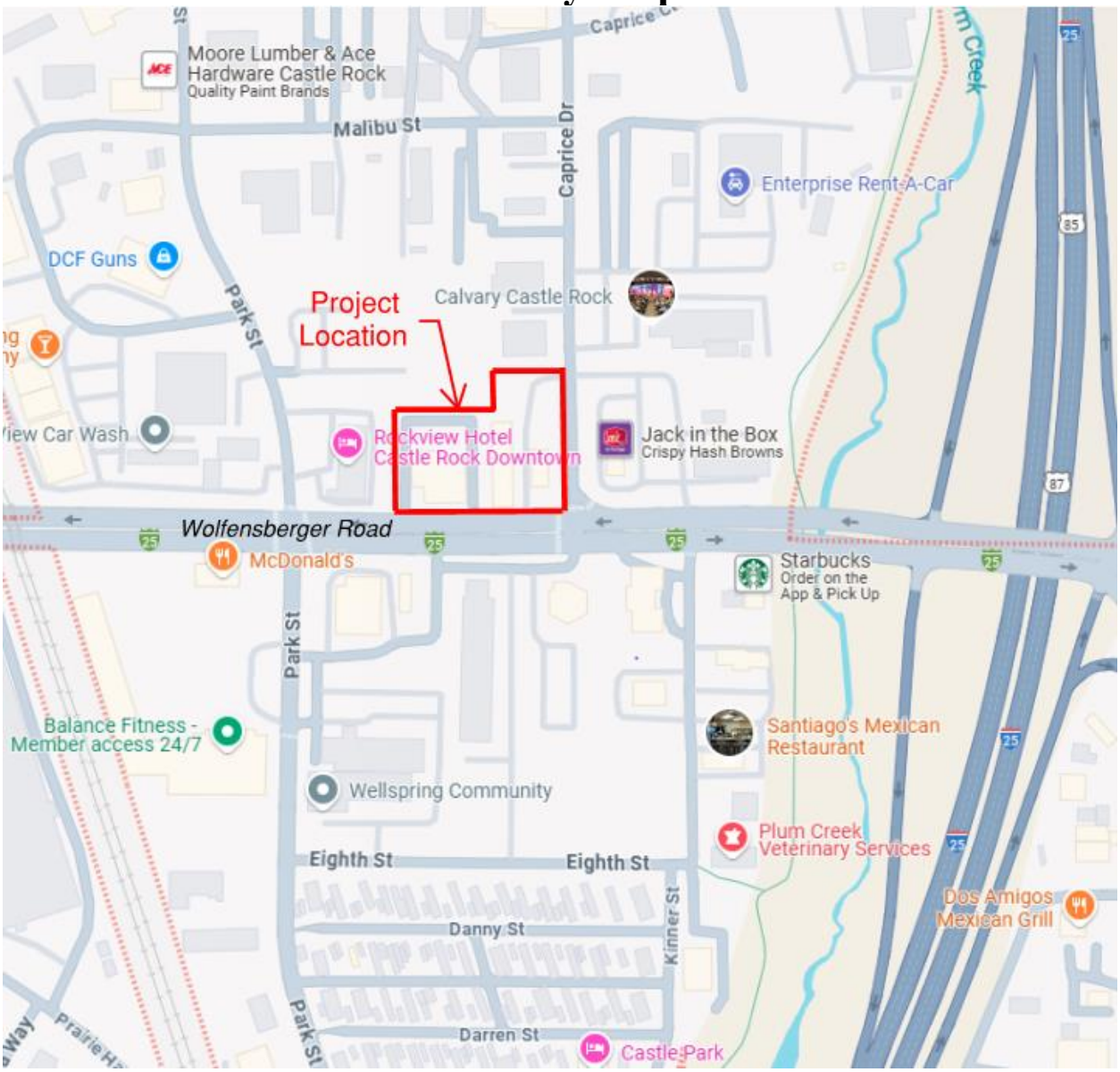
Town of Castle Rock Wastewater Collection Design
Town of Castle Rock Water System Design
Colorado Department of Public Health & Environment (CDPHE)
Town of Castle Rock Utilities Department

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX A

Vicinity Map



QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX B

Utility Map

Existing 1-1/2" commercial water meter with irrigation

Existing commercial water meters with irrigation

Proposed Site

WOLFENSBERGER ROAD

PARK STREET

CAPRICE DRIVE

KINNER STREET

1704 1705 1562 1566 1020 1565 1595 1599 1718 1729 1544 1003 1728 1547 1549 1546 1545 1543 1542 1614 1561 25305

FH2826 FH2827 FH2828 FH3238 FH3504 FH3239 FH3232 FH2808 FH3240 FH3233

1230 282 0 202 1157 1133 1212 1160 1100 1155 1101 1057 1049 389 1015 207 1011 1007 1005 107 27 23 18289 18288 995 970 222 200 94 150

Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main

VICINITY MAP

CASTLE ROCK Qwater
Securing our future drop by drop

0 40 80 160 240 Feet

1 inch = 80 feet

Date: 11/27/2024

Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for it's use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6000. Copyright 2024, Town of Castle Rock Utilities Mapping.

CASTLE ROCK UTILITIES MAP (INTERNAL USE ONLY)

Document Path: J:\GIS\Standard Maps\10.6\11x17 LndScp.mxd

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX B2

Confirmation Memo of Required Fire Flow

December 15, 2025

Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104

RE: Confirmation Memo of Required Fire Flow

To Life Safety Division,

Please accept the following required fire flow evaluation(s) based upon the currently adopted 2018 International Fire Code for review and confirmation for each of the following proposed buildings.

QuikTrip Store No. 4273
NE Corner of Wolfensberger Road and Caprise Drive (address not assigned)

Total Fire Flow Calculation Area: **6,445-square feet**
Building Construction Type: **VB**
Are fire sprinklers provided throughout this building? **NO**
Are you proposing a reduction in Required Fire Flow for fire sprinklers? **NO**
Are Fire walls provided in this building? **NO**

Reference Appendix B, Table B105.1
Required Fire Flow: **2,250 gpm at 20-psi**
Flow Duration: **2-hours**

Reference Appendix C, Table C105.1
Required Number of Fire Hydrants: **2**
Maximum Average Spacing: **450'**
Maximum Distance from Fire Hydrant to Building: **193.15-feet**
Provided Hydrant Spacing: **375'**

Design Engineers Signature: Darla K. Holman Date: 12-15-2025

The determined Required Fire Flow, Number of Fire Hydrants and Hydrant Spacing as shown above satisfy the fire protection requirements of the Castle Rock Fire and Rescue Department.
Final fire hydrant placement will be determined and approved during the Site Development (SDP) and/or Construction Document (CD) review phase.
Castle Rock Fire Signature: _____ Date: 12/18/25

Fire Department Plan Review Number: 18765

FIRE REVIEW AND PERMIT - 18765

These plans have been reviewed for the adopted fire code by Castle Rock Fire and Rescue Department, and are:
Approved
Fire and Life Safety Division on 12/18/2025 9:53:3 AM. Signature of Plans Reviewer:
Alayna Moore
ICC/STATE Certification number: 246317922

Review and approval are for general compliance and compatibility with the design as outlined by the adopted fire code, adopted building code and NFPA standards of the submitted structural and fire protection documents. The contractor and fire protection company shall be responsible for complying with the stamped plans/documents and coordination of the work of those trades associated with the required fire and life safety elements of these stamped plans.

12/18/2025
FIRE & LIFE SAFETY
CASTLE ROCK
FIRE RESCUE
COLORADO
INSPECTIONS INVESTIGATIONS EDUCATION

Midwest Design Group
P.O. Box 860015
Shawnee, KS 66286
Tel: 913-248-9385
www.mdg-kc.com

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX C

Commercial Business Building Permit
Grease Interceptor Requirement Form

Commercial Business Building Permit

Grease Interceptor Requirement

All Commercial Business Building Permits for new business and construction of new buildings, remodels, or tenant improvement permits will be required to comply with Town Code 13.05, Grease Interceptors Required. Applicant will be required to submit an Industry Information Questionnaire through Plum Creek Water Reclamation Authority (PCWRA) to verify if the business will require an oil/grease interceptor. Please go to the PCWRA website at:

https://www.pcwracolorado.org/pretreatment/commercial_businesses/index.php

CONSTRUCTION DRAWINGS

Please note PCWRA requires all new commercial buildings to provide a stub-out for a separate waste line for future interceptor installation, if not proposed with the project. All drainage fixtures and grease waste lines that are tied to the oil/grease must be shown in the construction drawings as well as the location of the oil/grease.

ACKNOWLEDGEMENT

The applicant must sign and date this form to acknowledge that the applicant has read and understands the Town's Code requirement regarding Grease Interceptors, PCWRA's requirement to complete an Industry Information Questionnaire and Food Service Application, and the Town's requirement that a letter from PCWRA must be provided with the Town of Castle Rock Building Permit. This signed form is required to be included in the Utility Report with the Predevelopment Plan (PDP), Site Development Plan (SDP) and Construction Document (CD) submittals.

QuikTrip #4273

Name of Project

Wolfensberger Road and Caprice Drive

Address of property, if known

Sara Linbach

Signature

August 29th, 2025

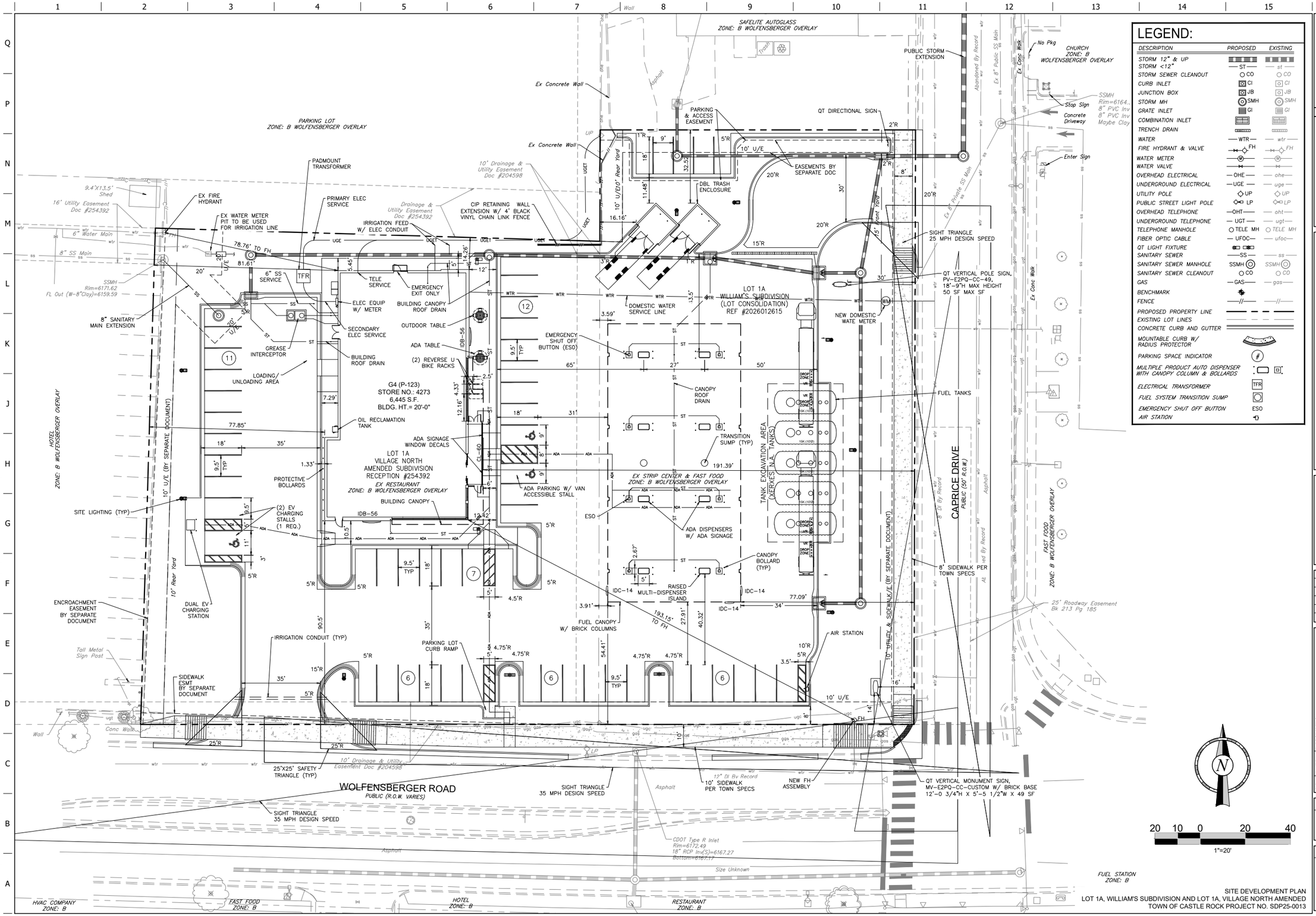
Date

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX D

Site Development Plan



LEGEND:

DESCRIPTION	PROPOSED	EXISTING
STORM 12" & UP		
STORM <12"	ST	st
STORM SEWER CLEANOUT	CO	CO
CURB INLET	CI	CI
JUNCTION BOX	JB	JB
STORM MH	SMH	SMH
GRATE INLET	GI	GI
COMBINATION INLET		
TRENCH DRAIN		
WATER	WTR	wtr
FIRE HYDRANT & VALVE	FH	FH
WATER METER	W	W
WATER VALVE		
OVERHEAD ELECTRICAL	OHE	ohe
UNDERGROUND ELECTRICAL	UGE	uge
UTILITY POLE	UP	UP
PUBLIC STREET LIGHT POLE	LP	LP
OVERHEAD TELEPHONE	OHT	oht
UNDERGROUND TELEPHONE	UGT	ugt
TELEPHONE MANHOLE	TELE MH	TELE MH
FIBER OPTIC CABLE	UFOC	ufoc
QT LIGHT FIXTURE		
SANITARY SEWER	SS	ss
SANITARY SEWER MANHOLE	SSMH	SSMH
SANITARY SEWER CLEANOUT	CO	CO
GAS	GAS	gas
BENCHMARK		
FENCE		
PROPOSED PROPERTY LINE		
EXISTING LOT LINES		
CONCRETE CURB AND GUTTER		
MOUNTABLE CURB W/ RADIUS PROTECTOR		
PARKING SPACE INDICATOR		
MULTIPLE PRODUCT AUTO DISPENSER WITH CANOPY COLUMN & BOLLARDS		
ELECTRICAL TRANSFORMER	TFR	
FUEL SYSTEM TRANSITION SUMP		
EMERGENCY SHUT OFF BUTTON	ESO	
AIR STATION		

DARLA K. HOLMAN
PE.0056104
COLORADO LICENSED PROFESSIONAL ENGINEER

PROJECT NO.:83-4273

MDG
Midwest Design Group
Kansas City
PO Box 860015
Shawnee, KS 66286-0015

SITE DEVELOPMENT PLAN

QuikTrip No. 4273

WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109

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PROTOTYPE:	P-123
DIVISION:	83
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	AMG

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10/14/2026

SHEET TITLE:
SITE DEVELOPMENT PLAN
SITE PLAN

SHEET NUMBER:
2 OF 18

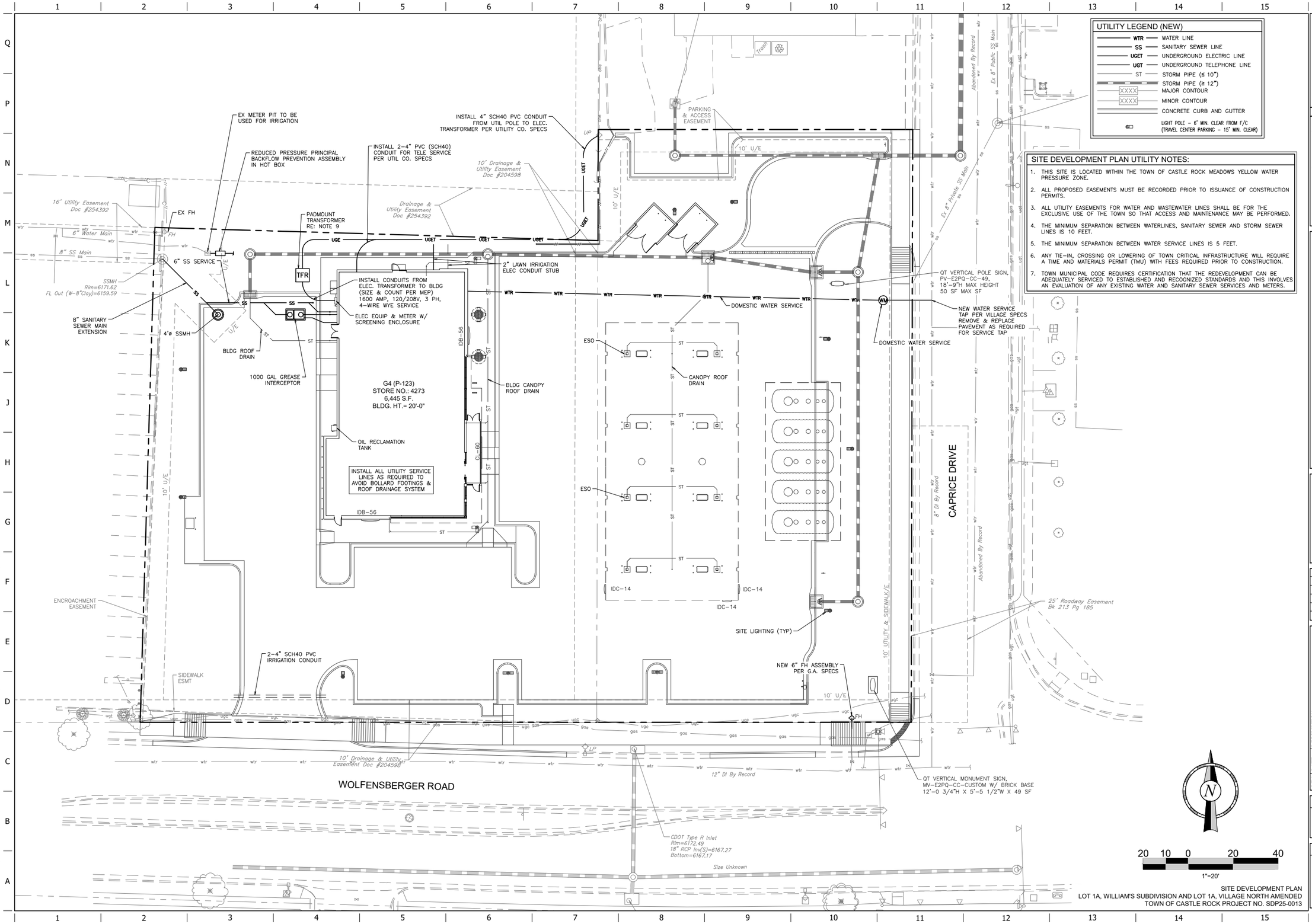
SITE DEVELOPMENT PLAN
LOT 1A, WILLIAM'S SUBDIVISION AND LOT 1A, VILLAGE NORTH AMENDED
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0013

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX E

Utility Plan



COLORADO LICENSED PROFESSIONAL ENGINEER
DARLA K. HOLMAN
PE.0056104

PROJECT NO.:83-4273

MDG
Midwest Design Group Kansas City
PO Box 860015
Shawnee, KS 66286-0015

SITE DEVELOPMENT PLAN

QuikTrip No. 4273

WOLFENSBERGER ROAD & CAPRICE DRIVE
CASTLE ROCK, DOUGLAS COUNTY, COLORADO 80109

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DIVISION:	83
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	AMG

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10/14/2026

SHEET TITLE:
SITE DEVELOPMENT PLAN
UTILITY PLAN

SHEET NUMBER:
6 OF 18

SITE DEVELOPMENT PLAN
LOT 1A, WILLIAM'S SUBDIVISION AND LOT 1A, VILLAGE NORTH AMENDED
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0013

QuikTrip No. 4273

Wolfensberger Road & Caprice Drive
Castle Rock, Douglas County, Colorado 80109

APPENDIX F

ALTA Survey

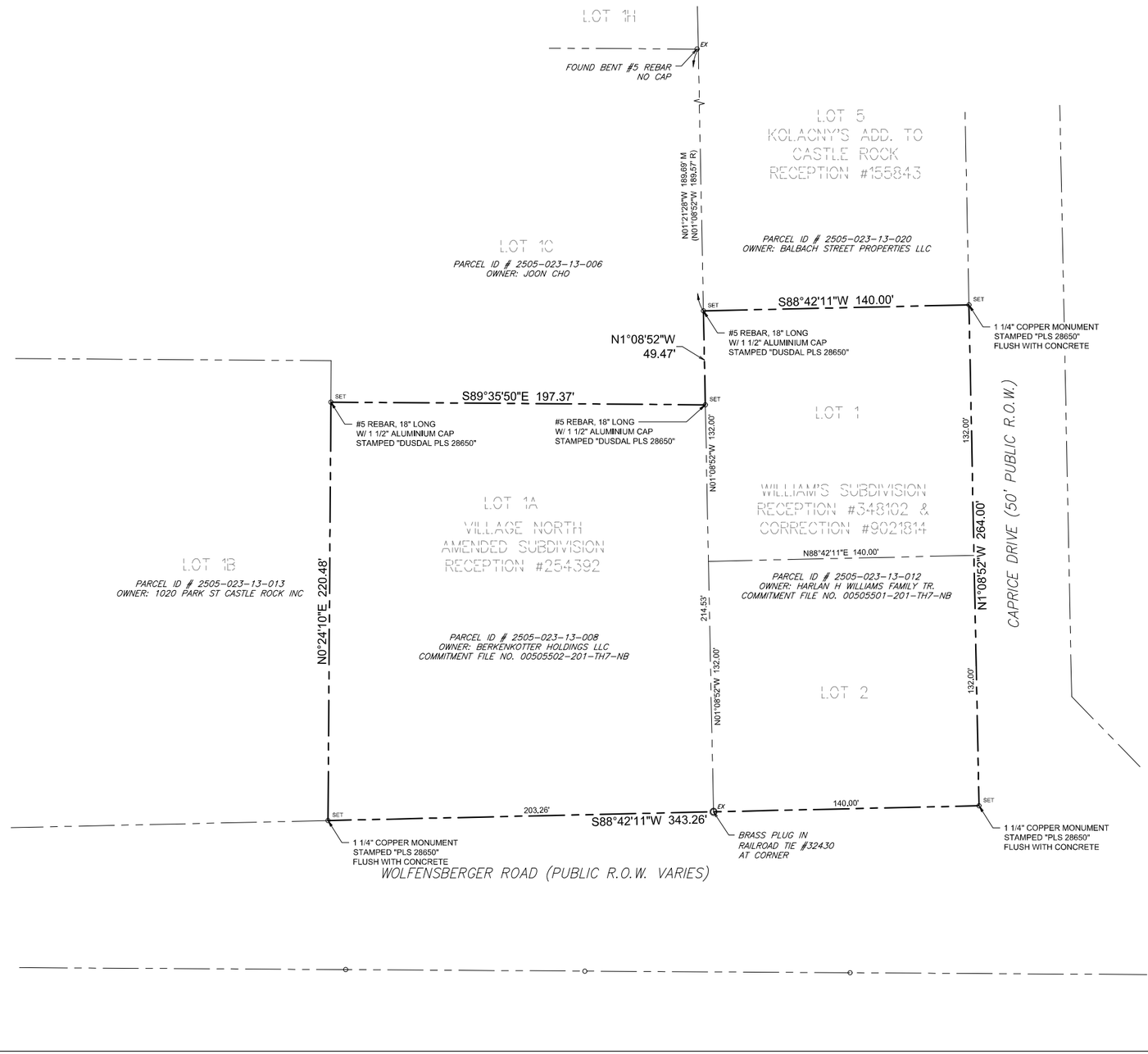
ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO


SITE
Wolfensberger Rd
Plum St
Gilbert St
Castle Oaks Dr
Meadows Blvd
Founders Pkwy
Factory Shops Dr
Fifth St
Ninth St
Knox St
Gilbert St
Park St
Cantril St
Gilbert St
Meadows Blvd
Founders Pkwy
Factory Shops Dr
Fifth St
Ninth St
Knox St
Wolfensberger Rd
Wolfensberger Rd
Wolfensberger Rd
Plum

ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

SET ○	SET MONUMENT AS NOTED
EX ○	EXISTING MONUMENT AS NOTED
	SUBJECT PROPERTY BOUNDARY
	PARCEL LINE

N

30 15 0 30 60

Farnsworth GROUP
223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 | info@fwc.com
www.fwc.com
Engineers | Architects | Surveyors | Scientists

PROJECT NO.:024021156.001

QuikTrip No. 4273

CASTLE ROCK, COLORADO

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PROTOTYPE: P-90 (01/02/17)
DIVISION:
VERSION: 001
DESIGNED BY: DBD
DRAWN BY: SJP
REVIEWED BY: JDA

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 01/17/2025

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2

ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR CERTIFICATION

TO: QUIKTRIP CORPORATION; BERKENKOTTER HOLDINGS, LLC; HARLAN H WILLIAMS FAMILY TRUST; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18, 19, 20(A), 20(B), 20(C), 20(D), 20(E), 20(G), 20(H), 20(I), 20(J), 20(K), AND 20(L), OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2025.

LEGAL DESCRIPTION - AS PROVIDED BY FIDELITY NATIONAL TITLE

PARCEL 1 (PER FIDELITY NATIONAL TITLE FILE NO. 100-00505501-201-TH7-NB)

LOTS 1 AND 2, WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 6, 1985 AT RECEPTION NO. 348102, AND AFFIDAVIT OF CORRECTION FOR WILLIAMS SUBDIVISION RECORDED SEPTEMBER 10, 1990 AT RECEPTION NO. 9021814, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2 (PER FIDELITY NATIONAL TITLE FILE NO. 100-00505502-201-TH7-NB)

LOT 1A, VILLAGE NORTH AMENDED, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1980 AT RECEPTION NO. 254392, COUNTY OF DOUGLAS, STATE OF COLORADO.

DATE OF PLAT OR MAP: JANUARY 17, 2025.

For and on behalf of Farnsworth Group
David B. Dusdal
COLORADO REGISTERED
DAVID B. DUSDAL
28650
1/17/2025
PROFESSIONAL LAND SURVEYOR

BY: DAVID B. DUSDAL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 28650
FOR AND ON BEHALF OF FARNSWORTH GROUP INC.

NOTE:
THE WORD CERTIFY IS DEFINED AS FOLLOWS FOR THIS PLAT "A DESIGN PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE DESIGN PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM".

GENERAL NOTES

1. THIS SURVEY WAS MADE ACCORDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 00505501-201-TH7-NB DATED OCTOBER 25, 2024 AND FILE NO. 00505502-201-TH7-NB DATED OCTOBER 28, 2024. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY WHICH ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME AND THUS, THEY WOULD NOT BE SHOWN HEREON.
2. I HAVE NOT MADE A SEPARATE SEARCH OF THE RECORDS FOR EASEMENT, ENCUMBRANCES, OWNERSHIP OR TITLE EVIDENCE IN CONJUNCTION WITH THIS SURVEY.
3. ALL SURFACE AND UNDERGROUND UTILITIES AND IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY KNOWN.
4. THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 1A VILLAGE NORTH AMENDED SUBDIVISION AS BEARING S 88° 42' 11"W BETWEEN THE MONUMENTS AS SHOWN HEREON AND IS REFERENCED TO THE COLORADO STATE PLANE COORDINATE SYSTEM - CENTRAL ZONE, NAD 83.
5. ACCORDING TO THE TOWN OF CASTLE ROCK, COLORADO GIS WEBSITE, THE SUBJECT PROPERTIES ARE LOCATED INSIDE THE CORPORATE LIMITS OF THE TOWN OF CASTLE ROCK, COLORADO.
6. PRESENTLY, THERE ARE THREE PHYSICAL ACCESS POINTS TO THE SUBJECT PROPERTY, TWO FROM WOFLENSBERGER ROAD (SOUTH OF THE SUBJECT PROPERTY) AND ONE ADDITIONAL ACCESS POINT FROM CAPRICE DRIVE (EAST OF THE SUBJECT PROPERTY). BOTH MENTIONED ROADWAYS ARE PUBLICLY DEDICATED RIGHTS-OF-WAY.
7. PORTIONS OF THE NORTH-SOUTH SIDEWALK ALONG THE EAST LINE OF PARCEL 1 FALL ON THE SUBJECT PROPERTY AS SHOWN HEREON.
8. AN ELECTRIC LINE RUNNING EAST-WEST ALONG THE NORTH LINE AND NORTH-SOUTH ALONG THE EAST LINE OF PARCEL 1 DOES NOT FALL IN ANY KNOWN EASEMENT AS SHOWN HEREON.
9. PORTIONS OF A FIBER OPTIC LINE AND PEDESTALS RUNNING EAST WEST NEAR THE SOUTH LINE OF PARCEL 1 ARE NOT LOCATED IN ANY KNOWN EASEMENT AS SHOWN HEREON.
10. A FIRE HYDRANT AND PORTIONS OF A WATERMAIN NEAR THE NORTHWEST CORNER OF PARCEL 2 DO NOT FALL IN ANY KNOWN EASEMENT AS SHOWN HEREON.
11. A SANITARY MANHOLE AND PORTIONS OF A SANITARY LINE NEAR THE NORTHWEST CORNER OF PARCEL 2 DO NOT FALL IN ANY KNOWN EASEMENT AS SHOWN HEREON.
12. A BARRIER CURB AND PORTIONS OF PAVED PARKING UTILIZED BY THE ADJOING PROPERTY TO THE WEST OF PARCEL 2 ARE LOCATED ON PARCEL 2 AS SHOWN HEREON.
13. ALL VERTICAL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

SCHEDULE B - PART II EXCEPTIONS

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 00505501-201-TH7-NB (PARCEL 1)

ITEMS 1, 4-5, 7-8 AND 15 ARE NOT SURVEY RELATED ITEMS.

2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

   IF ANY SUCH EASEMENTS OR CLAIMS ARE KNOWN, THEY ARE SHOWN HEREON.

3. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.

   AS SHOWN HEREON, IF ANY.

6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

   NO RIGHTS OR CLAIMS ARE WERE PROVIDED TO THE SURVEYOR OTHER THANK THOSE, IF ANY, WITHIN THE PROVIDED TITLE COMMITMENTS.

9. RESERVATIONS CONTAINED IN THE PATENT
   FROM: THE UNITED STATES
   RECORDING DATE: SEPTEMBER 26, 1887
   RECORDING NO: BOOK S AT PAGE 210

   WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

   NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW:
    RECORDING DATE: DECEMBER 22, 1970
    RECORDING NO.: BOOK 213 AT PAGE 185

    SAID EASEMENT IS GRANTED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A COMMON ROADWAY. SAID EASEMENT FALLS WITHIN A PORTION OF CAPRICE DRIVE AND LIES ADJACENT TO AND EAST OF THE EAST LINE OF LOT 2 OF WILLIAMS SUBDIVISION AS DEDICATED AND SHOWN ON SAID EASEMENT IS AS SHOWN HEREON. KOLACNY'S ADDITION TO CASTLE ROCK PLAT, RECORDED NOVEMBER 17, 1972 AS RECEPTION NO. 155843.

11. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF WILLIAMS SUBDIVISION AS SET FORTH BELOW:
    RECORDING DATE: MARCH 6, 1985
    RECORDING NO.: RECEPTION NO. 348102

    THE SURVEYED PROPERTY IS SUBJECT TO ANY EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS GRANTED OR STATED ON SAID PLAT. NO EASEMENTS, SETBACKS OR ANYTHING PLOTTABLE WAS FOUND OR GRANTED ON SAID PLAT.

    AFFIDAVIT OF CORRECTION FOR WILLIAMS SUBDIVISION:
    RECORDING DATE: SEPTEMBER 10, 1990
    RECORDING NO.: RECEPTION NO. 9021814

    NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MEMORANDUM OF LEASE BY AND BETWEEN HARLAN H. WILLIAMS AND CLAUDINE L. WILLIAMS, LANDLORD, AND TACO BELL CORP, TENANT, AS SET FORTH BELOW:
    RECORDING DATE: AUGUST 19, 1985
    RECORDING NO.: BOOK 590 AT PAGE 703

    THE SURVEYED PROPERTY IS SUBJECT TO A NON-COMPETITION RESTRICTION WITHIN 1 MILE OF THE SURVEYED PROPERTY, ANY LAND THE LANDLORD OWNS OR CONTROLS WILL NOT HAVE ANOTHER RESTAURANT LEASED OR USED ON IT AND THAT NO IMPROVEMENTS WILL INTERFERE WITH TENANT'S CURB CUTS AND ACCESS WAYS OR RESTAURANT VISIBILITY FROM ON COMING TRAFFIC. SEE REFERENCED DOCUMENT FOR PARTICULARS.

    MEMORANDUM OF SUBLEASE BY AND BETWEEN TACO BELL, CORP., SUBLESSOR, AND QUE TACO, INC., SUBLESSEE:
    RECORDING DATE: SEPTEMBER 10, 1998
    RECORDING NO.: BOOK 1597 AT PAGE 1611

    NOT SURVEY RELATED.

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RECIPROCAL EASEMENT AS SET FORTH BELOW:
    RECORDING DATE: AUGUST 19, 1985
    RECORDING NO.: BOOK 590 AT PAGE 706

    THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT GRANT FOR A RECIPROCAL ACCESS EASEMENT TOGETHER WITH THE SHARED MAINTENANCE OF THE ASPHALT PAVED DRIVE WITHIN THE GRANTED EASEMENT AS SHOWN HEREON.

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 99-45, APPROVING THE CAPRICE CORNER ANNEXATION AS AN ENCLAVE; AND PROVIDING FOR ITS EMERGENCY ADOPTION AS SET FORTH BELOW:
    RECORDING DATE: DECEMBER 22, 1999
    RECORDING NO.: RECEPTION NO. 99105766

    NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

    CAPRICE CORNER ANNEXATION MAP:
    RECORDING DATE: DECEMBER 22, 1999
    RECORDING NO.: RECEPTION NO. 99105765

    NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

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CASTLE ROCK, COLORADO

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DRAWN BY:	SJP
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		ORIGINAL ISSUE DATE: 01/17/2025

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
3

ALTA / NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SCHEDULE B - PART II EXCEPTIONS

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NO. 00505502-201-TH7-NB (PARCEL 2)

ITEMS 1, 4-5, 7-8, 17 AND 20 ARE NOT SURVEY RELATED ITEMS.

2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

IF ANY SUCH EASEMENTS OR CLAIMS ARE KNOWN, THEY ARE SHOWN HEREON.

3. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.

AS SHOWN HEREON, IF ANY.

6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

NO RIGHTS OR CLAIMS ARE WERE PROVIDED TO THE SURVEYOR OTHER THANK THOSE, IF ANY, WITHIN THE PROVIDED TITLE COMMITMENTS.

9. RESERVATIONS CONTAINED IN THE PATENT
FROM: THE UNITED STATES
RECORDING DATE: SEPTEMBER 26, 1887
RECORDING NO: BOOK S AT PAGE 210

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE DEED AS SET FORTH BELOW:
RECORDING DATE: JUNE 26, 1973
RECORDING NO.: BOOK 248 AT PAGE 620

THE REFERENCED EASEMENT DOES NOT APPEAR TO AFFECT THE SURVEYED PROPERTY AS IT IS NOT COINCIDENT WITH THE SURVEYED PROPERTY, THEREFORE IS NOT SHOWN.

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT AS SET FORTH BELOW:
RECORDING DATE: APRIL 16, 1974
RECORDING NO.: BOOK 261 AT PAGE 660

NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS

12. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF VILLAGE NORTH AS SET FORTH BELOW:
RECORDING DATE: AUGUST 15, 1977
RECORDING NO.: RECEPTION NO. 204598

THE ***SURVEYED PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS CONTAINED AND GRANTED ON THE REFERENCED PLAT. THE 10' WIDE DRAINAGE AND UTILITY EASEMENT IS SHOWN HEREON. SEE ALSO SCHEDULE B, ITEM 16 NOTE.***

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 2.46, RELATING TO ANNEXATION OF PROPERTY AS SET FORTH BELOW:
RECORDING DATE: SEPTEMBER 19, 1977
RECORDING NO.: BOOK 315 AT PAGE 129

NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS

14. COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, AND ANY AND ALL AMENDMENTS THERETO, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE PROTECTIVE COVENANTS OF VILLAGE NORTH:
RECORDING DATE: FEBRUARY 2, 1978
RECORDING NO: BOOK 324 AT PAGE 733

NOT PLOTTABLE RELATED TO DEVELOPMENT, BUILDING AND USE OF THE PROPERTIES SEE DOCUMENT FOR PARTICULARS.

AMENDMENT THERETO:
RECORDING DATE: DECEMBER 3, 1980
RECORDING NO.: BOOK 401 AT PAGE 220

NOT PLOTTABLE , SEE DOCUMENT FOR PARTICULARS

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 3.58, RELATING TO ZONING AS SET FORTH BELOW:
RECORDING DATE: FEBRUARY 26, 1980
RECORDING NO.: BOOK 382 AT PAGE 942

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

16. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF VILLAGE NORTH AMENDED AS SET FORTH BELOW:
RECORDING DATE: JULY 7, 1980
RECORDING NO.: RECEPTION NO. 254392

ADJACENT EASEMENTS LOCATED ALONG THE NORTH LINE AND NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ARE PLOTTED AND SHOWN HEREON, SEE PLAT FOR PARTICULARS FOR NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS IF ANY.

RATIFICATIONS OF PLAT:
RECORDING DATE: JULY 21, 1980
RECORDING NO.: BOOK 390 AT PAGE 588
AND
RECORDING DATE: JULY 28, 1980
RECORDING NO.: BOOK 390 AT PAGE 1023

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

18. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SITE DEVELOPMENT PLAN NON-MATERIAL AMENDMENT AS SET FORTH BELOW:
RECORDING DATE: JANUARY 31, 2022
RECORDING NO.: RECEPTION NO. 2022007003

NOT PLOTTABLE, PURPOSE OF THE PLAN WAS RELATED TO REVISIONS TO THE LANDSCAPE PLAN.

19. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
RECORDING DATE: JULY 2, 2021
RECORDING NO: RECEPTION NO. 2021081115
RE-RECORDING DATE: APRIL 26, 2022
RE-RECORDING NO.: RECEPTION NO. 2022030006
ASSIGNMENT OF RENTS:
RECORDING DATE: JULY 2, 2021
RECORDING NO.: RECEPTION NO. 2021081304

NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS

ALTA/NSPS LAND TITLE SURVEY TABLE A NOTES

ITEM 1: MONUMENTS AS SHOWN ON THIS SURVEY.

ITEM 2: ACCORDING TO THE DOUGLAS COUNTY GIS PAGE THE ADDRESS FOR PARCEL 1 (ASSESSORS PARCEL NO. 250502313012) IS "107 WOLFENSBERGER ROAD, CASTLE ROCK, COLORADO 80109 AND PARCEL 2 (ASSESSORS PARCEL NO. 250502313008) IS "207 WOLFENSBERGER ROAD, CASTLE ROCK, COLORADO 80109.

ITEM 3: THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 08035C0188G, DATED OF MARCH 16, 2016 FOR THE TOWN OF CASTLE ROCK (COMMUNITY #080050), COLORADO.

ITEM 4: THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 80,520 SQUARE FEET OR 1.848 ACRES, MORE OR LESS, OF THE OVERALL AREA, PARCEL 1 IS 36,960 SQUARE FEET OR 0.848 ACRE, MORE OR LESS AND PARCEL 2 IS 43,560 SQUARE FEET OR 1.000 ACRE, MORE OR LESS.

ITEM 5: GROUND CONTOUR ELEVATIONS SHOWN HEREON ARE ESTABLISHED FROM SPOT ELEVATIONS TAKEN FOR THIS SURVEY REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

ITEM 6(A): NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY, ACCORDING TO THE TOWN OF CASTLE ROCK ZONING MAP (ONLINE GIS MAP), PARCELS 1 AND 2 OF THE SUBJECT PROPERTY ARE CLASSIFIED AS "B - BUSINESS/COMMERCIAL" WITHIN AN OVERLAY DISTRICT.

ITEM 6(B): NO ZONING REPORT OR LETTER WAS PROVIDED FOR THE BENEFIT OF THIS SURVEY. THEREFORE, ZONING SETBACKS ARE NOT SHOWN.

ITEM 7(A): THE EXTERIOR DIMENSIONS AT GROUND LEVEL OF ALL BUILDINGS LOCATED ON THE SUBJECT PROPERTY ARE AS SHOWN HEREON.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK FOR THIS SURVEY ARE SHOWN HEREON.

ITEM 9: THERE ARE A TOTAL OF 118 PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY, OF WHICH 115 ARE STANDARD SPACES AND 3 ARE HANDICAP SPACES AS SHOWN HEREON.

ITEM 11(A): THE UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD OBSERVATIONS OF MARKINGS AND IMPROVEMENTS. UTILITY PLANS WERE NOT PROVIDED, AND A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEM 11(B): A PRIVATE UTILITY LOCATE WAS NOT REQUESTED BY THE CLIENT.

ITEM 13: ADJACENT OWNERS ARE AS SHOWN ON THIS SURVEY, AS IDENTIFIED ON THE DOUGLAS COUNTY ASSESSOR GIS WEBSITE.

ITEM 14: THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WOLFENSBERGER ROAD AND CAPRICE DRIVE, CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

ITEM 16: THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING OR NEW BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELDWORK FOR THIS SURVEY.

ITEM 17: THERE WAS NO INFORMATION MADE AVAILABLE TO THE SURVEYOR REGARDING CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.

ITEM 18: BASED UPON THE TITLE COMMITMENT AND SUPPORTING DOCUMENTS, IF THERE ARE ANY APPURTENANT OFFSITE EASEMENTS THAT BENEFIT THE PROPERTY, THEY ARE SHOWN HEREON.

ITEM 20(A): ROAD STRIPING, CURB CUTS, AND MEDIANS LOCATED WITHIN ADJACENT STREETS WERE OBTAINED AS PART OF THIS SERVICE.

ITEM 20(B): THE GROUND CONTOURS WITHIN ADJACENT STREETS WERE OBTAINED AS PART OF THIS SURVEY. SPOT ELEVATIONS WERE OBTAINED AND AVAILABLE TO THE CLIENT BUT ARE NOT SHOWN HEREON.

ITEM 20(C): SPOT ELEVATIONS ACQUIRED AT THE CENTER OF ROAD INTERSECTIONS ARE AS SHOWN HEREON.

ITEM 20(D): SPOT ELEVATIONS OF ANY CURBS ON THE ADJACENT STREETS WERE OBTAINED AND AVAILABLE TO THE CLIENT BUT ARE NOT SHOWN HEREON.

ITEM 20(E): SURFACE CONTOURS ALONG THE CENTERLINE OF STREETS, TOPS OF CURB, GUTTER FLOWLINE, AND DITCH FLOWLINES LOCATED ALONG THE ADJACENT STREETS ARE AS SHOWN HEREON.

ITEM 20(G): GROUND CONTOURS OF EXISTING PAVED AREAS (DRIVEWAYS) ADJACENT TO THE SUBJECT PROPERTY ARE AS SHOWN HEREON.

ITEM 20(H): AVAILABLE STORM AND SANITARY SEWERS ARE AS SHOWN HEREON BASED ON FIELD OBSERVATION. SURVEYOR IS WAITING ON AS BUILT UTILITY INFORMATION FOR UTILITY LINES WITHIN WOLFENSBERGER ROAD OR A PERMIT TO SHUT DOWN A LANE OF TRAFFIC TO OBTAIN SAID UTILITY INFORMATION.

ITEM 20(I): A COLORADO 811 UTILITY LOCATE WAS CALLED IN FOR THIS SURVEY PRIOR TO COMPLETING FIELD SURVEY WORK. FIELD MARKINGS OBSERVED DURING THE COURSE OF THE FIELD WORK FROM THE RESULTING LOCATES ARE SHOWN HEREON. THE REFERENCE DIG NUMBERS FOR THE COLORADO 811 UTILITY CALLS ARE B434601367, B434601376, AND B434601389.

THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED AS A RESULT OF THE LOCATE REQUESTS:

BHEG02 = BLACK HILLS ENERGY (GAS)
QLNCC00 = CENTURYLINK (FIBER & TELCO)
CCSOC001 = COMCAST (CATV & FIBER)
COREEC= CORE ELECTRIC COOPERATIVE (ELECTRIC)
CSRK02 = TOWN OF CASTLE ROCK (ELECTRIC)
CSRK03 = TOWN OF CASTLE ROCK (FIBER)
CSRK01 = TOWN OF CASTLE ROCK (WATER & SEWER)
ZAY01 = ZAYO BANDWIDTH (ELECTRIC & FIBER)

(NO CONTACT INFORMATION WAS LISTED FOR ANY OF THE COMPANIES LISTED ABOVE)

ITEM 20(J): SIGNAL POLE DIMENSIONS, IF ANY, WITHIN THE LIMITS OF THE SURVEY ARE SHOWN HEREON.

ITEM 20(K): NO OVERHEAD UTILITY LINES WERE OBSERVED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.

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REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 01/17/2025

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
4