

YOUR STORAGE CENTER AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

(INCLUDES AN AMENDMENT TO A PORTION OF THE PLUM CREEK WEST P.U.D.)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:
 A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15 TO BEAR SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 678.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 202.54 FEET;
 THENCE NORTH 83 DEGREES 36 MINUTES 26 SECONDS WEST A DISTANCE OF 353.07 FEET;
 THENCE NORTH 12 DEGREES 09 MINUTES 04 SECONDS WEST A DISTANCE OF 202.23 FEET;
 THENCE SOUTH 83 DEGREES 36 MINUTES 26 SECONDS EAST A DISTANCE OF 309.60 FEET TO THE POINT OF BEGINNING.
 THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6936), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

PARCEL B:
 A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF 296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 315.58 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE POINT OF BEGINNING.

PARCEL C:
 A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;
 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET;
 THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25;
 THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 103.69 FEET;
 THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 334.74 FEET;
 THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. A PORTION OF THIS SITE LIES WITHIN FEMA FLOOD ZONE AH AND ZONE X PER MAP NUMBER 08035C0301G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
3. A CLOMR WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
4. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK TANK 4 BLUE WATER PRESSURE ZONE.
5. ALL-WEATHER CONCRETE OR ASPHALT SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
6. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

PLANNING COMMISSION RECOMMENDATION:

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF May, 2018.

Mark Gans 21 Aug 2018
 CHAIRMAN DATE

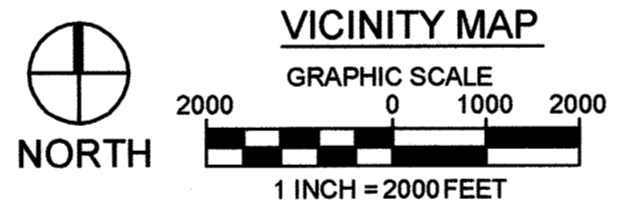
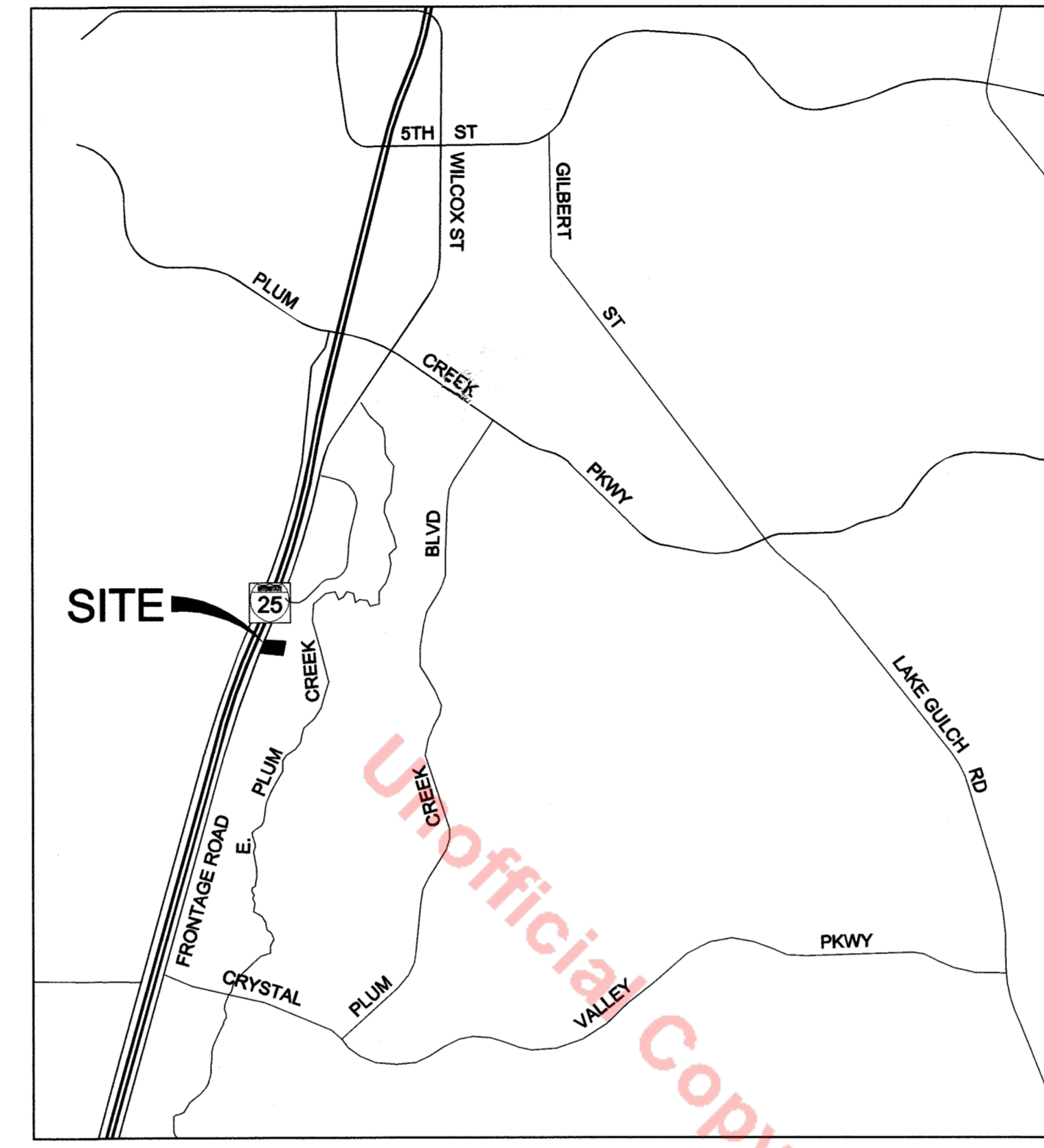
ATTEST:
[Signature] 8/10/18
 DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 19th DAY OF June, 2018.

Janis Johnson 8-21-18
 MAYOR DATE

ATTEST: Lisa Anderson Town Clerk
[Signature]
 TOWN CLERK DATE



SHEET INDEX
 1 - COVER SHEET
 2 - PLANNED DEVELOPMENT PLAN

SUMMARY TABLE		
USE AREA	ACRES	% OF TOTAL
LIGHT INDUSTRIAL (LI)	2.33	78%
OPEN SPACE		
	PRIVATE	0.60
	PUBLIC	0
R.O.W. DEDICATION	0.06	2%
PUBLIC LAND DEDICATION*	0	0
TOTAL	2.99	100%

*CASH-IN-LIEU OF PUBLIC LAND DEDICATION

OWNER
 CACTUS MOON MAIZELAND LLC
 2407 MORNINGVIEW TRAIL
 CASTLE ROCK, CO 80109
 CONTACT: MIKE HUMPHREY
 PHONE: (303) 594-1194
 mike@yourstoragecenter.com

APPLICANT
 YOUR STORAGE CENTER AT
 CASTLE ROCK LLC
 2407 MORNINGVIEW TRAIL
 CASTLE ROCK, CO 80109
 CONTACT: MIKE HUMPHREY
 PHONE: (303) 594-1194
 mike@yourstoragecenter.com

PLANNER
 APERIO PROPERTY CONSULTANTS
 18006 E. GRAND AVE.
 AURORA, CO 80015
 CONTACT: AARON THOMPSON
 PHONE: (303) 317-3000
 aaron@aperiopc.com

CIVIL ENGINEER
 KELLY DEVELOPMENT SERVICES
 9301 SCRUB OAK LANE
 LONE TREE, CO 80124
 CONTACT: GREG KELLY
 PHONE: (303) 888-6338
 greg@kellydev.com

SURVEYOR
 DAVID E. ARCHER & ASSOC., INC.
 105 WILCOX
 CASTLE ROCK, CO 80104
 CONTACT: JOHNNY CALVIN HICKS
 PHONE: (303) 688-4642
 mike.archer@davidearcher.com

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

CACTUS MOON MAIZELAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

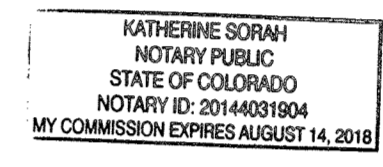
BY: [Signature]
 NAME: MEMBER
 TITLE: MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July AD, 2018 BY MICHAEL S. HUMPHREY AS MEMBER.

CACTUS MOON MAIZELAND, LLC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 8/14/18
Katherine Sorah
 NOTARY PUBLIC



TITLE CERTIFICATION:

I, Brenda Becker, 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.

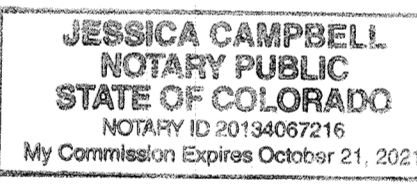
[Signature]
 AUTHORIZED REPRESENTATIVE AND TITLE
Land Title Guarantee Company
 TITLE INSURANCE COMPANY

SIGNED THIS 30th DAY OF July, 2018.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July AD, 2018 BY Brenda Becker AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/21/21
[Signature]
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATE:

I, JOHNNY CALVIN HICKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
 JOHNNY CALVIN HICKS, FOR AND ON BEHALF OF
 DAVID E. ARCHER & ASSOCIATES, INC.

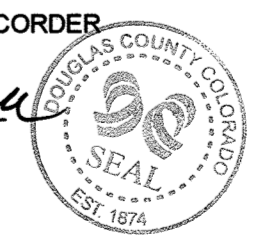
7/25/18
 DATE

CLERK AND RECORDER CERTIFICATE:

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT 3:34 pm ON THE 23rd DAY OF August, 2018, RECEPTION NO. 2018051412.

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
 DEPUTY



Aperio
 Property Consultants, llc
 18006 E. GRAND AVE.
 AURORA, CO 80015
 PHONE 303.317.3000

