

PLAT IDENTIFICATION SHEET

RECEPTION #: 9009022

DATE: 04-16-90

NUMBER OF PGS: 2

NAME OF PLAT: BROOKSIDE BUSINESS CTR
#2 1ST AMEND

MISCELLANEOUS COMMENTS:

FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2

A PORTION OF THE NW 1/4 OF SECTION 14 AND THE NE 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
FINAL PLAT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14 AND THE NORTHEAST ONE-QUARTER OF SECTION 15 ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14 BEING CONSIDERED TO BEAR N00°35'48"W. THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER AND THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14 BEING MONUMENTED AS SHOWN HEREON.

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 14; THENCE N89°48'09"W AND ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 15 A DISTANCE OF 342.78 FEET TO THE EASTERLY LINE OF INTERSTATE 25 AS MONUMENTED BY COLORADO DEPARTMENT OF HIGHWAY RIGHT-OF-WAY MONUMENTS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 4 COURSES:

1. N22°26'29"E A DISTANCE OF 340.10 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°56'02", A RADIUS OF 5939.58 FEET, A DISTANCE OF 822.46 FEET TO A POINT OF TANGENT;
3. N14°30'27"E A DISTANCE OF 972.45 FEET;
4. N33°26'25"E A DISTANCE OF 35.00 FEET;

THENCE ALONG THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 724 AT PAGE 328 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER THE FOLLOWING 6 COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S56°33'35"E HAVING A DELTA OF 108°55'58", A RADIUS OF 25.00 FEET, A DISTANCE OF 47.53 FEET TO A POINT OF TANGENT;
2. S75°29'33"E A DISTANCE OF 214.99 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 430.00 FEET, A DISTANCE OF 675.44 FEET TO A POINT OF TANGENT;
4. S14°30'27"W A DISTANCE OF 384.15 FEET TO A POINT OF CURVE;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°45'04", A RADIUS OF 440.00 FEET, A DISTANCE OF 90.24 FEET TO A POINT OF NON-TANGENCY;
6. S75°29'33"E A DISTANCE OF 538.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE S01°09'02"W A DISTANCE OF 387.22 FEET; THENCE S64°57'38"W A DISTANCE OF 210.53 FEET; THENCE S27°42'47"W A DISTANCE OF 132.10 FEET; THENCE S83°38'11"W A DISTANCE OF 183.98 FEET; THENCE N71°26'08"W A DISTANCE OF 71.61 FEET; THENCE N82°29'29"W A DISTANCE OF 139.16 FEET; THENCE N57°58'39"W A DISTANCE OF 82.23 FEET; THENCE N75°47'18"W A DISTANCE OF 59.61 FEET; THENCE S74°26'18"W A DISTANCE OF 113.78 FEET; THENCE S51°04'53"W A DISTANCE OF 114.29 FEET; THENCE S34°58'34"W A DISTANCE OF 65.43 FEET; THENCE S66°37'11"W A DISTANCE OF 72.69 FEET; THENCE S55°34'52"W A DISTANCE OF 40.97 FEET; THENCE S27°23'30"W A DISTANCE OF 54.33 FEET; THENCE S30°42'08"W A DISTANCE OF 89.84 FEET; THENCE S06°42'57"W A DISTANCE OF 6.32 FEET; THENCE N89°48'09"W A DISTANCE OF 69.39 FEET TO THE POINT OF BEGINNING, CONTAINING 37.985 ACRES.

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS 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 FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE, ALL STREETS AS PLATTED, TRACTS "A", "B", "C" AND "D", ALL UTILITY EASEMENTS AND ALL WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY, AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 12th DAY OF December 1989.

OWNERS

SPARROW INVESTMENTS, INC. A COLORADO CORPORATION.

BY: [Signature]

COUNTY OF ARAPAHO) SS

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER A.D., 1989, BY GENE M. MYERS AS ASS. VICE-PRES. OF SPARROW INVESTMENTS, INC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/14/92

[Signature]

NOTARY PUBLIC

PEACOCK INVESTMENTS, INC. A COLORADO CORPORATION.

BY: [Signature]

COUNTY OF ARAPAHO) SS

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER A.D., 1989, BY GENE M. MYERS AS ASS. VICE-PRES. OF PEACOCK INVESTMENTS, INC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/14/92

[Signature]

NOTARY PUBLIC

EGRET INVESTMENTS, INC. A COLORADO CORPORATION.

BY: [Signature]

COUNTY OF ARAPAHO) SS

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER A.D., 1989, BY GENE M. MYERS AS ASS. VICE-PRES. OF EGRET INVESTMENTS, INC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/14/92

[Signature]

NOTARY PUBLIC

THRUSH INVESTMENTS, INC. A COLORADO CORPORATION.

BY: [Signature]

COUNTY OF ARAPAHO) SS

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER A.D., 1989, BY GENE M. MYERS AS ASS. VICE-PRES. OF THRUSH INVESTMENTS, INC.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/14/92

[Signature]

NOTARY PUBLIC

WREN INVESTMENTS, INC. A COLORADO CORPORATION.

BY: [Signature]

COUNTY OF ARAPAHO) SS

STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER A.D., 1989, BY GENE M. MYERS AS ASS. VICE-PRES. OF WREN INVESTMENTS, INC.

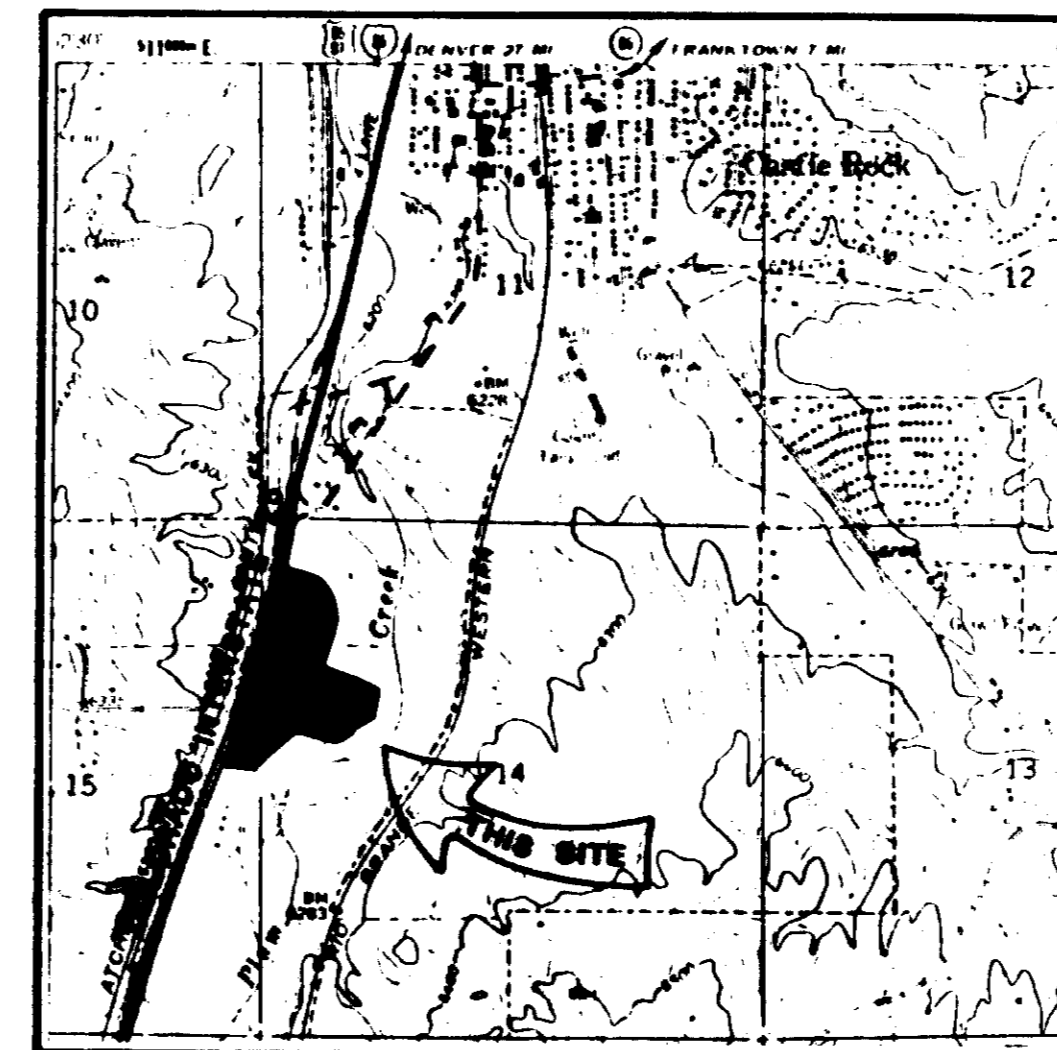
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 10/14/92

[Signature]

NOTARY PUBLIC

VICINITY MAP



SCALE: 1" = 2,000'

FORD LEASING DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

BY: [Signature]

COUNTY OF Wayne) SS

STATE OF Michigan)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF A.D., 1989, BY Arthur Steiner AS President Secretary OF FORD LEASING DEVELOPMENT COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: Nov. 18, 1989

[Signature]

NOTARY PUBLIC

GENERAL NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, BEING CONSIDERED TO BEAR N00°35'48"W, AND BEING MONUMENTED AS SHOWN HEREBON.
2. ALL EASEMENTS SHOWN ARE UTILITY, UTILITY AND TRAIL AND/OR DRAINAGE EASEMENTS.
3. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRICAL, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE, OR AS OTHERWISE SHOWN.
4. FINAL SITE DESIGN INCLUDING DRAINAGE STUDY, GRADING AND UTILITIES SHALL BE SUBMITTED WITH THE SITE PLAN FOR EACH LOT.
5. PRIOR TO TOWN OF CASTLE ROCK ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS WITHIN THE SUBDIVISION, EASEMENTS FOR THE PURPOSE OF OPERATIONS, MAINTENANCE, AND ACCESSIBILITY TO THE PUBLIC IMPROVEMENTS WILL BE PROVIDED BY PROPERTY OWNER.
6. BENCHMARK: WEST ONE-QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELEVATION=6263.11.
7. TRACT "A" CREATED FOR ACCESS AND ADJOINMENT TO BROOKSIDE CIRCLE. TRACT "A" IS ALSO FOR THE USE OF UTILITIES, INGRESS AND EGRESS TO ADJOINING PROPERTY, TRAILS, LANDSCAPING, AND SLOPE STABILIZATION, OR AS OTHERWISE SHOWN.
8. TRACTS "C" AND "D" ARE FOR THE USE OF UTILITIES, TRAILS, LANDSCAPING, AND SLOPE GRADING AND STABILIZATION, OR AS OTHERWISE NOTED.
9. TRACT "B" IS TO BE USED AS A STORM WATER DETENTION AREA. TRACT "B" IS ALSO FOR THE USE OF UTILITIES, TRAILS, LANDSCAPING, SLOPE GRADING, OR AS OTHERWISE NOTED.
10. SLOPE HAZARD AREA AS SHOWN ON PLAT SHALL NOT BE USED FOR ANY STRUCTURAL IMPROVEMENTS.
11. DRAINAGE AND GRADING IMPROVEMENTS FOR BLOCK 1 AND/OR BLOCK 2 MUST PROVIDE COMPENSATION FOR UNDETAINED, DEVELOPED FLOWS FOR BLOCK 1, LOT 1 SUCH THAT THE TOTAL 100 YEAR FLOW RELEASED FROM BROOKSIDE FILING NO.2 AMENDED AND UPSTREAM AREAS DOES NOT EXCEED HISTORIC RATES.

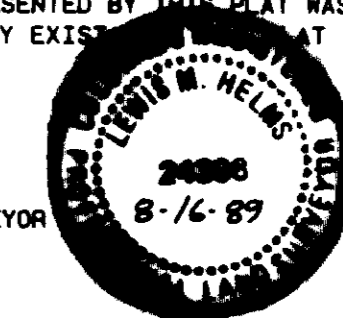
STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVIDER AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS BEEN ISSUED TO THAT EFFECT.

SURVEYOR'S CERTIFICATE

I, LEWIS M. HELMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND ACCURATELY REPRESENTS SAID SURVEY.

[Signature]
LEWIS M. HELMS, REGISTERED LAND SURVEYOR
COLORADO NO. 24308
FOR AND BEHALF OF JR ENGINEERING, LTD.



TITLE CERTIFICATE

I, James B. Falkenstein, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION, TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY IS IN THE ABOVE-REFERRED TO DESIGNATORS.

SIGNED THIS 26th DAY OF July, 1989

[Signature]
ATTORNEY AT LAW

VACATION CERTIFICATE

THAT PORTION OF UTILITY EASEMENTS AND BROOKSIDE CIRCLE, AS RECORDED IN THE DOUGLAS COUNTY RECORDS AT RECEPTION NO. 8822103, WHICH LIES OUTSIDE OF THE REVISED ALIGNMENT OF BROOKSIDE CIRCLE, AS SHOWN ON THIS PLAT, IS HEREBY ABANDONED THIS 12th DAY OF December, 1989.

TOWN OF CASTLE ROCK

BY: [Signature]
MAYOR

PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 12th DAY OF December, 1989.

[Signature]
CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING ON Nov. 18, 1989 AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS, TRACTS "A", "B", "C", AND "D". ALL UTILITY EASEMENTS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE.

SIGNED THIS 12th DAY OF December, 1989.

TOWN OF CASTLE ROCK

BY: [Signature]
MAYOR

ATTEST:

BY: [Signature]
TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:28 P.M. ON THE 16th DAY OF April 1989, IN BOOK 988022 MAP RECEPTION NUMBER

COUNTY CLERK AND RECORDER

BY: [Signature]

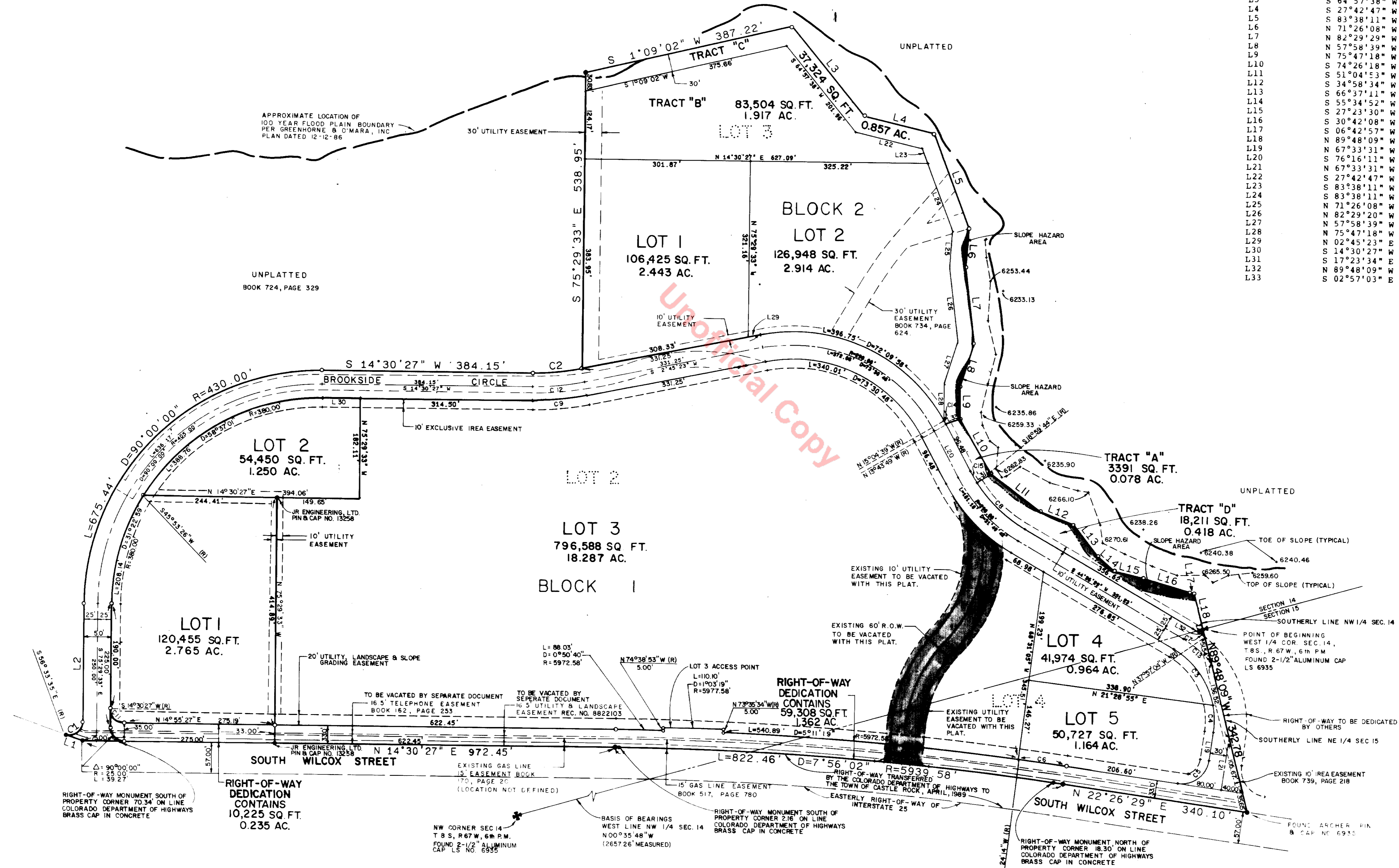
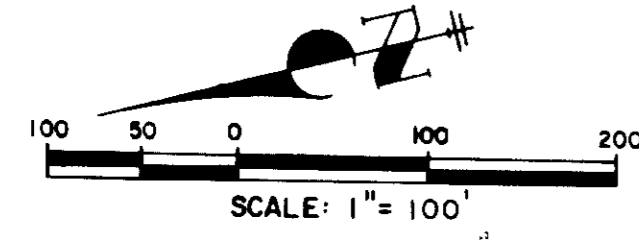
SHEET 1 OF 2

JR JR ENGINEERING, LTD.
6857 So. Spruce Street
Englewood, Colorado 80112
(303) 740-9393

ENGINEERING/PLANNING/SURVEYING

FIRST AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2

A PORTION OF THE NW 1/4 OF SECTION 14 AND THE NE 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
FINAL PLAT



LINE	BEARING	DISTANCE
L1	N 33°26'25" E	35.00
L2	S 75°29'33" E	214.99
L3	S 64°57'38" W	210.53
L4	S 27°42'47" W	132.10
L5	S 83°38'11" W	183.98
L6	N 71°26'08" W	71.61
L7	N 82°29'29" W	139.16
L8	N 57°58'39" W	82.23
L9	N 75°47'18" W	59.61
L10	S 74°26'18" W	113.78
L11	S 51°04'53" W	114.29
L12	S 34°58'34" W	65.43
L13	S 66°37'11" W	72.69
L14	S 55°34'52" W	40.97
L15	S 27°23'30" W	54.33
L16	S 30°42'08" W	89.84
L17	S 06°42'57" W	6.32
L18	N 89°48'09" W	69.39
L19	N 67°33'31" W	52.02
L20	S 76°16'11" W	96.48
L21	N 67°33'31" W	97.80
L22	S 27°42'47" W	126.28
L23	S 83°38'11" W	28.22
L24	S 83°38'11" W	133.21
L25	N 71°26'08" W	67.88
L26	N 82°29'20" W	135.54
L27	N 57°58'39" W	80.41
L28	N 75°47'18" W	65.97
L29	N 02°45'23" E	22.92
L30	S 14°30'27" W	69.65
L31	S 17°23'34" E	29.78
L32	N 89°48'09" W	13.40
L33	S 02°57'03" E	27.69

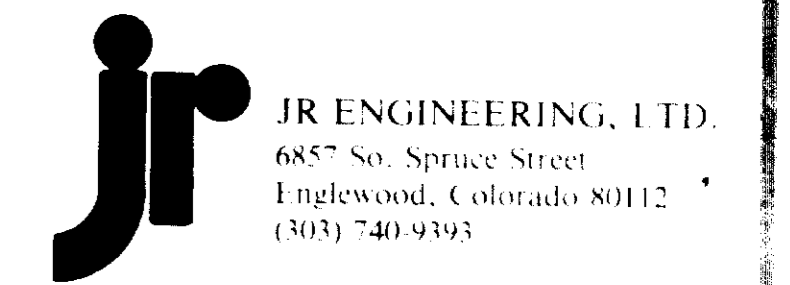
CURVE	ARC	DELTA	RADIUS
C1	47.53	108°55'58"	25.00
C2	90.24	11°45'04"	440.00
C3	127.84	48°49'47"	150.00
C4	50.19	19°10'13"	150.00
C5	78.54	90°00'00"	50.00
C6	88.12	00°50'43"	5972.58
C7	26.56	07°36'27"	200.00
C8	122.86	26°33'47"	265.00
C9	100.50	11°45'04"	490.00
C10	174.99	31°49'42"	315.00
C11	39.09	89°35'00"	25.00
C12	95.37	11°45'04"	465.00
C13	69.65	22°48'13"	175.00
C14	7.41	01°20'50"	315.00
C15	24.35	05°15'55"	265.00

— SET OR FOUND NO. 5 REBAR W/CAP LS 10377
— RECOVERED PIN & CAP LS 22101 (UNLESS NOTED)

COLORADO INTERSTATE 25

BENCHMARK: WEST ONE-QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. ELEVATION=6283.11.

FIRST AMENDMENT TO
BROOKSIDE BUSINESS CENTER FILING NO. 2
JOB NUMBER: 2215-12
SHEET 2 OF 2
APRIL, 1989



ENGINEERING PLANNING SURVEYING