

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
3 PGS

# 2005085525  
09/08/2005 02:46 PM



2005085525 3 PGS

### PLAT IDENTIFICATION SHEET

✓ Caro Land Co., LLC

GRANTOR(owner)

✓ Brookside Business Center 2, Second Amendment Final Plat

GRANTEE(name of plat)

Brookside Business Center

Subdivision/Condo Name

2

Filing

Phase

Lot

Building

Block

Unit

OLD LEGAL(Section)

(Township)

(Range)

1838/438

Cross reference#s (reception#s Book – Page)

# SECOND AMENDMENT TO BROOKSIDE BUSINESS CENTER FILING NO. 2 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**BASIS OF BEARINGS:**

The bearings for this survey are based on the west line of the Northwest Quarter of Section 14, said line is assumed to bear North 00°35'48" West, a distance of 2657.26 feet, monumented by a 2 1/2" aluminum cap stamped LS 6935 at the west quarter corner of said Section 14 and a 2 1/2" aluminum cap stamped LS 6935 at the Northwest corner of said Section 14.

**BENCHMARK:**

West Quarter Corner Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian. 2 1/2" Aluminum Cap stamped LS 6935. Elevation=6263.11 feet.

**LEGAL DESCRIPTION:**

Lots 3, 4 and 5, Block 1 of the First Amendment to Brookside Business Center Filing No. 2, according to the recorded plat thereof.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

The undersigned, being all of the owner(s), mortgagee(s) and lienholder(s) of certain lands in the Town of Castle Rock, Douglas County, Colorado, described herein, have laid out, platted and subdivided the same into one lot as shown on this plat, under the name and style of Second Amendment to Brookside Business Center Filing No. 2.

The undersigned hereby further dedicate to the public utilities and cable vision the right to install, maintain and operate mains, transmission lines, service lines, cable television lines and appurtenances to provide such utility 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 hereon.

Executed this 15<sup>th</sup> day of August, 2005 (year)

**OWNERS**

Caro Land Co., LLC, a Colorado Limited Liability Company.

By: [Signature]

County of Jefferson } ss

State of Colorado }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, A.D. 2005 (year) by John F. Medved as Manager of Caro Land Co., LLC.

Witness my hand and seal.

My commission expires: 11-8-2008

[Signature]  
Notary Public

**LIENHOLDER SUBORDINATION CERTIFICATE**

Ford Motor Credit Company, A Delaware Corporation, as recorded in Book 1838 at Page 438

By: [Signature] ( 8-21-2000 )

County of Arapahoe } ss

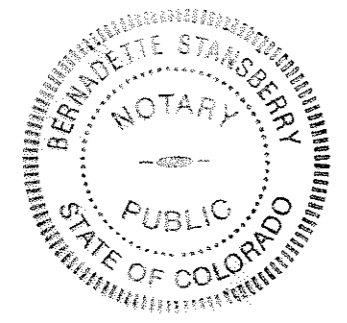
State of Colorado }

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of Aug, A.D. 2005 (year) by Scott Schaefer as Branch Asset Manager of Ford Motor Credit Company.

Witness my hand and seal.

My commission expires: 4-9-2006

[Signature]  
Notary Public

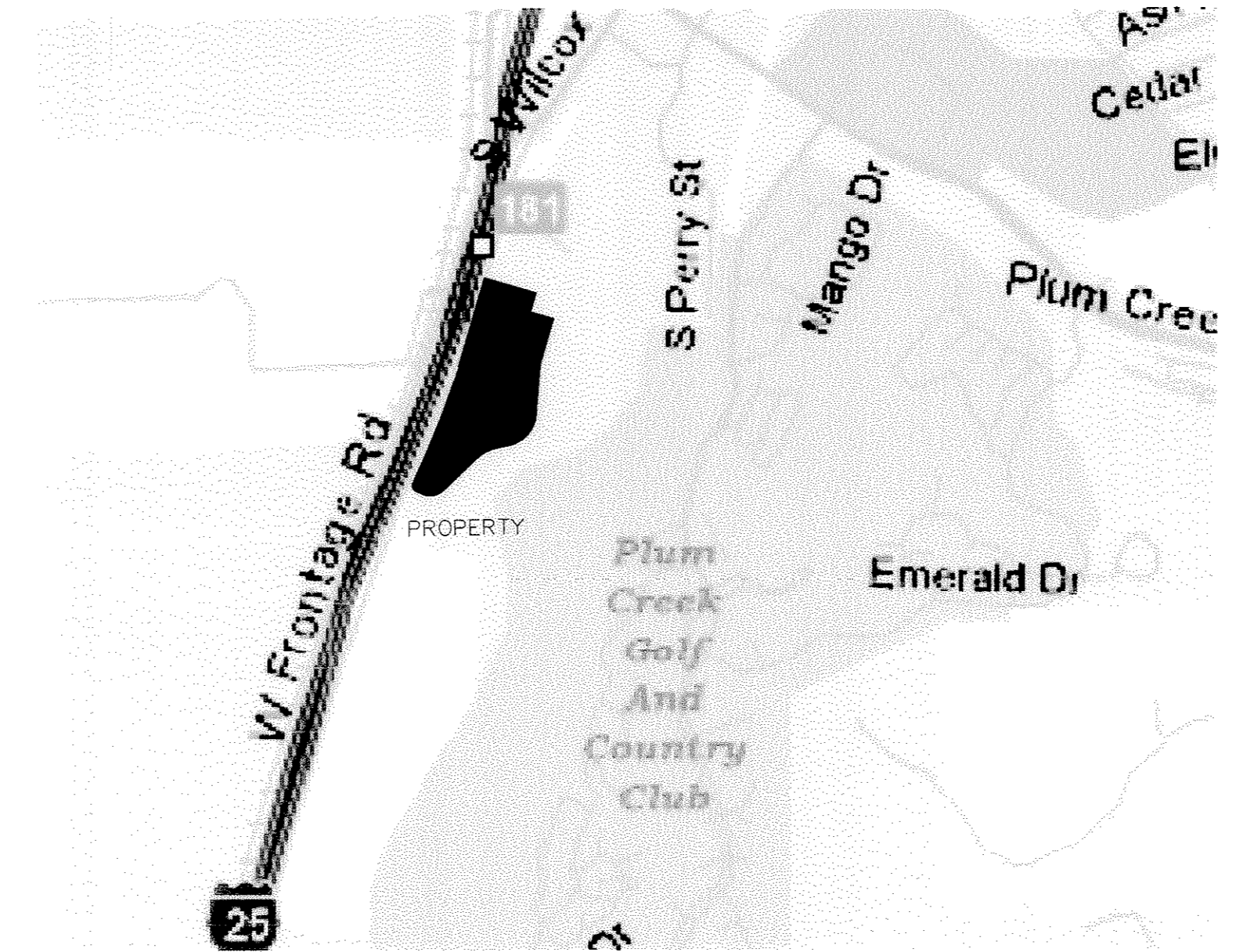


**NAMES AND ADDRESSES:**

**OWNERS:**  
Caro Land Company, LLC, a Colorado Limited Liability Corporation  
11001 West I-70 Frontage Road  
Wheatridge, Colorado 80033

**LIENHOLDERS:**  
Ford Motor Credit Company, a Delaware Corporation  
6300 S. Syracuse Way  
Suite 195  
Englewood, Colorado 80111

**SURVEYORS:**  
Western States Surveying, Inc.  
12753 South Parker Road  
Suite 205  
Parker, Colorado 80134



**SUMMARY TABLE**

LOTS	ACRES
1	20.415

**FLOOD CERTIFICATE:**

The property described and shown hereon lies within Zone X, areas determined to be outside 500-year flood plain, taken from FIRM Map Number 080049 0301 C, Community Panel Number 301 of 500, effective date of September 30, 1987.

Letter of Map Amendment Case No. 02-08-209A and Case No. 99-08-265A do not affect this property.

This surveyor does not guarantee the precise location of the floodplain if depicted on this survey.

**SURVEYOR'S NOTES:**

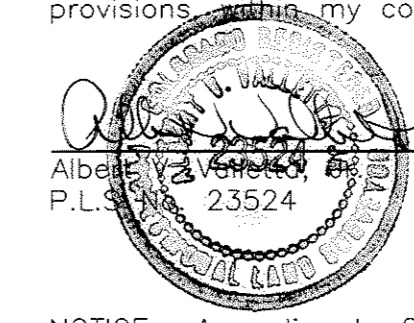
- American Telephone and Telegraph Easement in Book 103 at Page 322, approximate location depicted in the East Half of the Northeast Quarter.
- 15' Plateau Natural Gas Company Easement location in Book 170 at Page 20 is vague and unclear and is not depicted.
- Utility Easement in Book 734 at Page 624 as it affects the property appears to have been abandoned.

**SHEET INDEX**

Sheet 1 - Cover Sheet  
Sheet 2 - Final Plat

**SURVEYOR'S STATEMENT**

I, Albert V. Valletta, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the 2nd of February, 2005, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions within my control, of the Town of Castle Rock Subdivision Regulations.



08-20-05  
Date

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

**TITLE CERTIFICATE**

I, Patric Bougher being an authorized representative of North American Title Company insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 22 day of August, A.D. 2005 (year)

[Signature]  
Authorized Representative

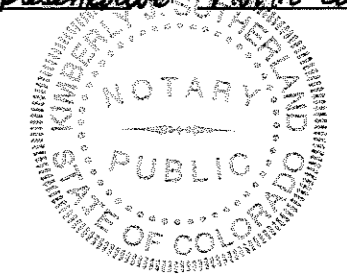
North American Title Company  
Title Insurance Company

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, A.D. 2005 (year) by Patric Bougher as authorized representative of North American Title Company.

Witness my hand and seal.

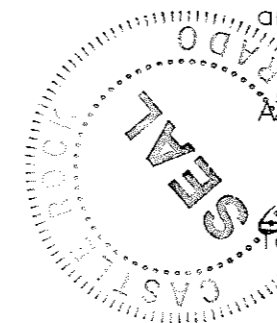
My commission expires: 10/3/2007

[Signature]  
Notary Public



**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE**

On behalf of the Town Council of the Town of Castle Rock, 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.



ATTEST:  
TOWN OF CASTLE ROCK  
[Signature] Town Clerk  
[Signature] Town Manager

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

This plat was approved by the Director of Development Services of the Town of Castle Rock, Colorado the 29 day of August, 2005 (year)

Director of Development Services

[Signature]

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:10 P.M. on the 8<sup>th</sup> day of Sept, 2005 (year), at Reception No. 2005085525

DOUGLAS COUNTY CLERK AND RECORDER

By: [Signature]  
Deputy

**GENERAL NOTES:**

The purpose of this amendment is to consolidate Lots 3, 4 and 5, Block 1 of the Brookside Business Center Filing No. 2, into one lot.

For all title related matters, Western States Surveying, Inc. relied upon Commitment for Title Insurance Commitment File No. 51-CO-05-004115 CML provided by North American Title Company dated February 24, 2005 at 7:30 A.M. in preparing this plat.

SECOND AMENDMENT  
BROOKSIDE BUSINESS CENTER  
FILING NO. 2  
JOB NUMBER 9512-047.3



12753 SOUTH PARKER ROAD, SUITE 205  
PARKER, CO 80134-3486 (303) 841-7436

DATE: APRIL 12, 2005  
SHEET 1 OF 2

