

PLAT IDENTIFICATION SHEET

RECEPTION # : DC0001606B

DATE: 3-13-00

TIME 11:37

FEE: \$ 20⁰⁰ (2 P)

GRANTOR: Ladybug Corp
(OWNER/SIGNER)

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

Brookside Business Center
4 1st Amendment

LEGAL:
(SECTION-TOWNSHIP-RANGE)

11-14, 8, 67

FINAL PLAT

BROOKSIDE BUSINESS CENTER FILING No. 4, 1ST AMENDMENT

A REPLAT OF BROOKSIDE BUSINESS CENTER FILING NO. 4
SITUATED IN THE SW 1/4 OF SECTION 11. AND THE NW 1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

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 Lots and easements as shown on this plat, under the name and style of Brookside Business Center Filing No. 4, 1st Amendment. The hereby dedicates to the Town of Castle Rock for purposes of underground ownership and maintenance all utility and drainage easements as described and shown hereon.

The undersigned hereby further dedicated to the public utilities and cablevision the right to install, maintain and operate mains, transmission lines, service lines, cable television lines and appurtenances to provide such utility, communication and cable television services within this subdivision, or property contiguous thereto, under, and along and across public roads as shown on this plat and also under, along and across utility easements as described and identified for specific uses hereon.

Executed this 10th day of December, 1999

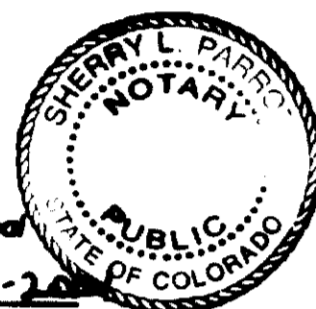
OWNER

LADYBUG CORP

F. Jarred Thomas
F. Jarred Thomas, General Manager

Subscribed and sworn to before me this 10th day of December, 1999

By: *Henry L. Bennett*



Witness my hand and official seal
Notary Public
My commission expires: 11-24-2001

Executed this 10th day of December, 1999

CASTLE ROCK BANK

John Saberg
John Saberg, Vice President of Castle Rock Bank

Subscribed and sworn to before me this 10th day of December, 1999

By: *Henry L. Bennett*

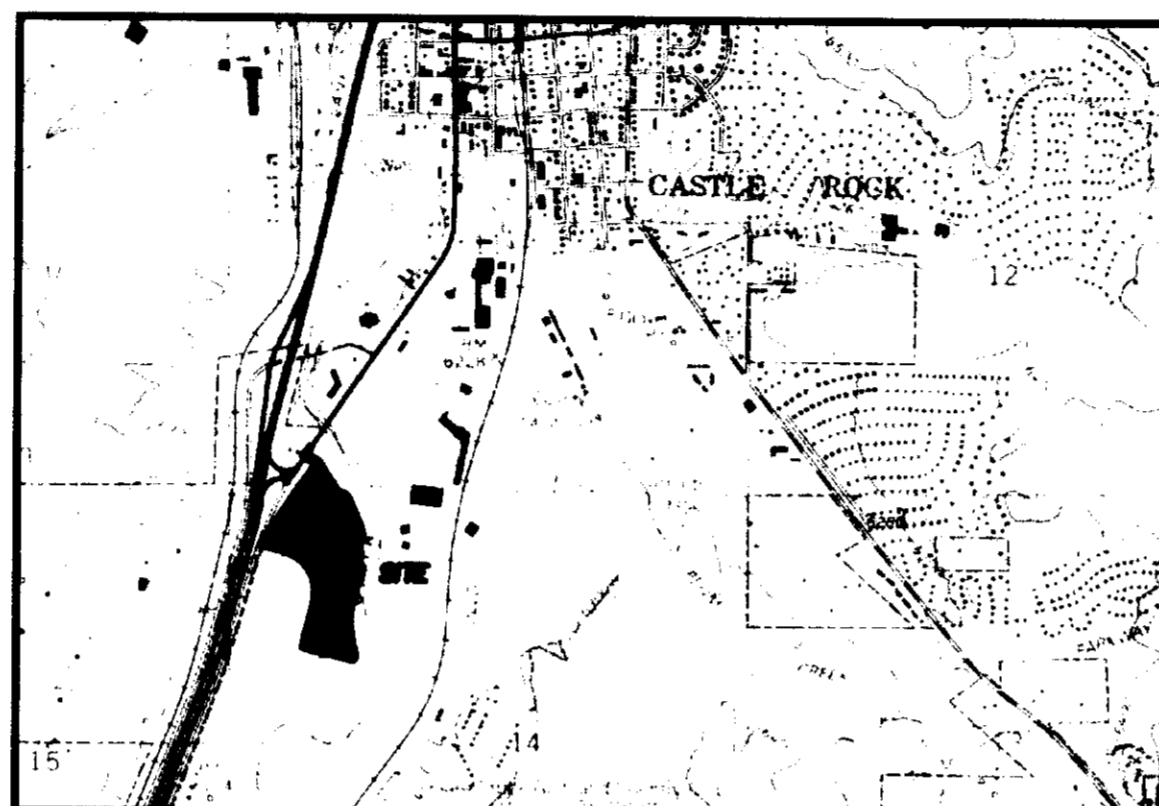


Witness my hand and official seal
Notary Public
My commission expires: 11-24-2001

PROPERTY DESCRIPTION

Lots 1 through 12, Block 1, Lots 1 through 3, Block 2, Lots 1 through 3, Block 3, Brookside Business Center Filing No. 4, situated in the southwest one-quarter of Section 11, and the northwest one-quarter of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 14; thence N89°56'32"E along the north line of said northwest one-quarter of Section 14 a distance of 729.13 feet to the point of beginning; thence along the dead line of that parcel of land described in Book 184 at Page 467 the following three (3) courses
1) S55°15'43"E a distance of 7.68 feet; 2) thence N34°16'17"E a distance of 251.22 feet; 3) thence N55°43'43"W a distance of 150.00 feet; thence along the easterly dead line of Willow Street the following two (2) courses
1) N34°16'17"E a distance of 128.31 feet; 2) thence S55°43'43"E a distance of 20.00 feet; thence S36°24'46"W a distance of 72.85 feet; thence S39°44'28"E a distance of 88.28 feet; thence S84°38'35"E a distance of 42.85 feet; thence N88°46'18"E a distance of 24.73 feet; thence S33°29'11"E a distance of 386.81 feet; thence S78°52'13"E a distance of 58.84 feet; thence S44°51'08"E a distance of 88.28 feet; thence S23°10'43"E a distance of 336.78 feet; thence S10°23'08"E a distance of 74.11 feet; thence S17°20'31"W a distance of 85.31 feet; thence S07°42'51"W a distance of 138.68 feet; thence S16°52'56"E a distance of 148.86 feet; thence S07°19'35"W a distance of 70.58 feet; thence S27°01'18"W a distance of 112.25 feet; thence S05°35'58"W a distance of 102.48 feet; thence S29°03'17"W a distance of 20.59 feet; thence S25°14'08"W a distance of 91.41 feet; thence S00°04'34"W a distance of 195.52 feet; thence S09°16'46"E a distance of 261.25 feet; thence S54°58'59"E a distance of 13.17 feet; thence S07°05'30"E a distance of 40.50 feet; thence S28°59'03"W a distance of 52.52 feet; thence N75°29'33"W along a line non-tangent with the following described curve a distance of 538.85 feet; thence along the arc of a curve to the right having a central angle of 114°04', a radius of 440.00 feet, a chord bearing of N08°37'55"E a distance of 90.00 feet, and an arc distance of 90.24 feet; thence N14°30'27"E being tangent with the last and following described curve a distance of 384.15 feet; thence along the arc of a curve to the left having a central angle of 90°00'00", a radius of 430.00 feet, a chord bearing of N30°29'33"W, a distance of 608.11 feet, and an arc distance of 675.44 feet; thence N75°29'33"W a distance of 214.98 feet; thence along the arc of a curve to the right having a central angle of 108°55'57", a radius of 25.00 feet, a chord bearing of N21°01'34"W a distance of 40.89 feet, and an arc distance of 47.53 feet; thence N33°28'21"E along a line tangent with the last described curve being the easterly dead line of Interstate Highway No. 25 a distance of 708.89 feet to the point of beginning, containing 24.98 acres more or less.



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- This survey does not constitute a title search by CS&A to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record, CS&A, relied upon Title Commitment No. 974889.1 prepared by Chicago Title of Colorado, Inc., dated September 8, 1999.
- 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.
- A: Bench Mark Douglas County County GIS monument Elev. 6255.20 Located on an inlet box on the north side of the entrance drive to the Phillip S Miller Library at 961 S. Plum Creek Drive.
B: Bearings are based upon the north line of the northwest one-quarter of Section 14, which bears N89°56'32"E and monumented at the northwest corner by an 3-1/4" aluminum cap LS No. 14070 and at the north 1/4 corner by an 3-1/2" aluminum cap LS No. 13155
- EASEMENT: 7' front utility easement adjacent to all platted right-of-ways, 10' rear utility easement, and 5' side utility easement.
- Public Land Dedication and Open Space requirements for this parcel was addressed within the Miller Ranch ordinance No. 362.
- For building setbacks and building separations see the Brookside Business Center PD Zoning Regulations.
- Note: No direct access shall be allowed from Lot 1 or Tract "A" to South Willow Street.
- VACATION STATEMENT: With the recording of this Final Plat all lots all roadways and easements that were created by Final Plat of Brookside Business Center Filing No. 4 is hereby vacated.

SURVEYOR'S CERTIFICATE:

I Harold J. Ponsarella, 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 8-3-99, 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.

Harold J. Ponsarella 12/09
Harold J. Ponsarella, PLS 28788 DATE

TITLE CERTIFICATE:

We, Chicago Title of Colorado, Inc., a qualified title insurance company do hereby certify that we have examined the title of all land platted hereon and that title to such land Ladybug Corporation, free and clear of all liens taxes and encumbrances, except for the deed of trust to Castle Rock Bank in the amount of 185,000.00 recorded February 24, 1999 in Book 1672 at Page 556.

Signed this 10th day of December, 1999.

Patricia M. Crowley Chicago Title of Colorado, Inc.
Authorized Representative Title Insurance Company

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

This plat was approved by the Community Development Director of the Town of Castle Rock, Colorado, the 10th day of December, A.D., 1999.

John Saberg
COMMUNITY DEVELOPMENT DIRECTOR

WATER RIGHTS DEDICATION AGREEMENT

The provision of municipal water to this subdivision is subject to the terms and conditions of the dedication agreement recorded on the _____ day of _____ A.D., 1999.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:30 AM in my office on the 13th day of December, 1999 in Book 1672 Page 556
Map Reception number 00076068

Douglas County Clerk and Recorder

By: *Sheep Muehlhede*
Deputy

Revisions

COTTONWOOD SURVEYING
AND ASSOCIATES
17692 JUNEGRASS PLACE
PARKER, COLORADO
(303) 400-2912

Design
Drawn PONS
Check
Scale AS NOTED
Filename 99033FP

FINAL PLAT
BROOKSIDE BUS. CEN. FL. 4, 1ST AMD.
REPLAT BROOKSIDE BUS. CENTER FIL.
No. 4, SW 1/4 SECT 11, & NW 1/4 SECT 14
T.8 S., R.67 W., 6TH P.M., TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS, COLORADO.

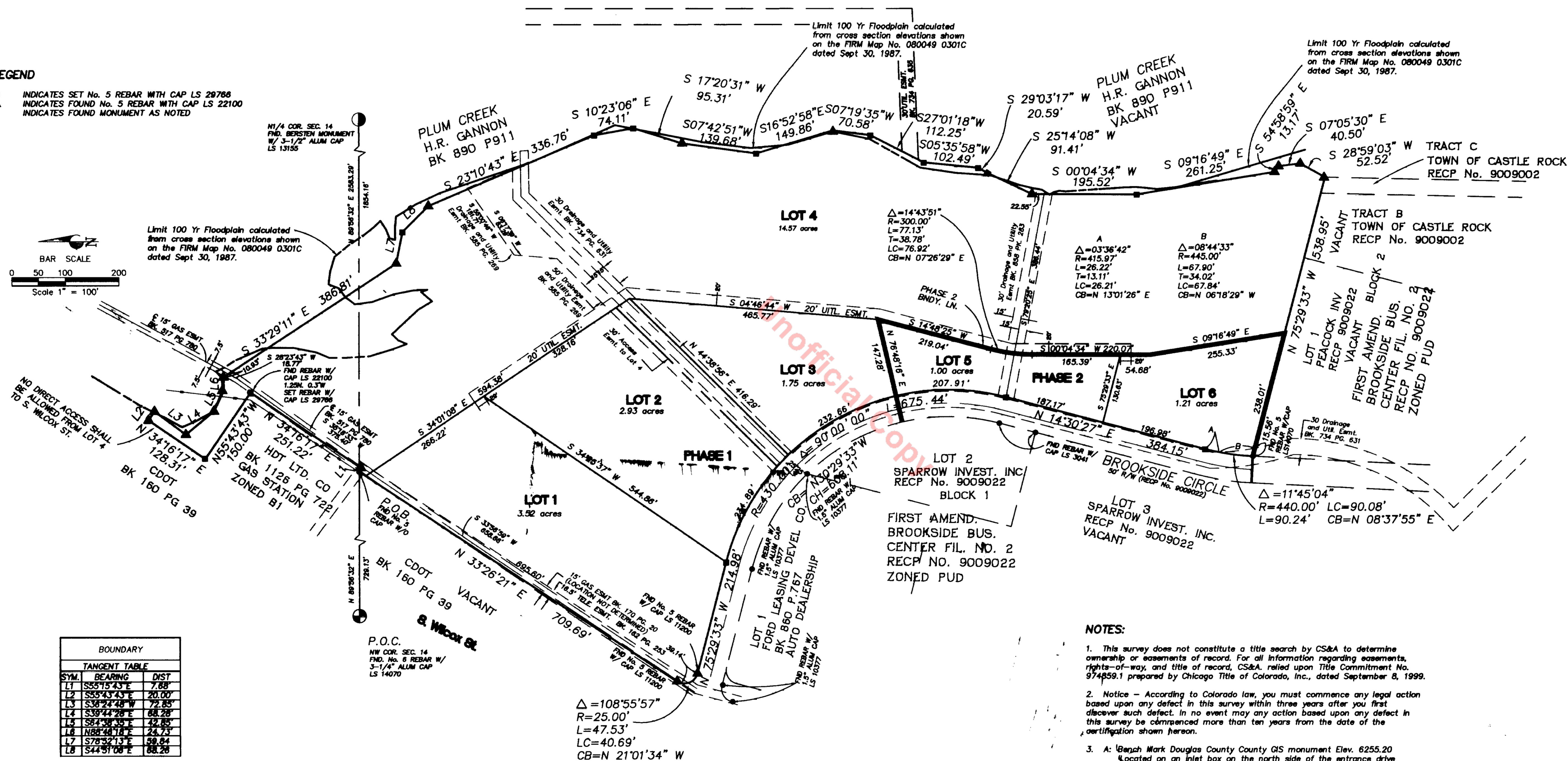
Date 8-9-99
Job No. 99033
Sheet of
1 | 2

FINAL PLAT

BROOKSIDE BUSINESS CENTER FILING No. 4, 1ST AMENDMENT

A REPLAT OF BROOKSIDE BUSINESS CENTER FILING NO. 4
SITUATED IN THE SW 1/4 OF SECTION 11. AND THE NW 1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

- LEGEND**
- INDICATES SET No. 5 REBAR WITH CAP LS 29768
 - ▲ INDICATES FOUND No. 5 REBAR WITH CAP LS 22100
 - INDICATES FOUND MONUMENT AS NOTED



BOUNDARY		
TANGENT TABLE		
SYM.	BEARING	DIST
L1	S55°15'43" E	7.88'
L2	S33°43'43" E	20.00'
L3	S33°24'48" W	72.85'
L4	S33°44'48" E	68.28'
L5	S84°38'35" E	42.88'
L6	N88°44'18" E	24.73'
L7	S78°32'13" E	58.84'
L8	S44°51'08" E	88.28'

- NOTES:**
- This survey does not constitute a title search by CS&A to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title of record, CS&A, relied upon Title Commitment No. 974859.1 prepared by Chicago Title of Colorado, Inc., dated September 8, 1999.
 - 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.
 - A: Bench Mark Douglas County County GIS monument Elev. 6255.20 Located on an inlet box on the north side of the entrance drive to the Phillip S Miller Library at 961 S. Plum Creek Drive.
B: Bearings are based upon the north line of the northwest one-quarter of Section 14, which bears N89°56'32"E and monumented at the northwest corner by an 3-1/4" aluminum cap LS No. 14070 and at the north 1/4 corner by an 3-1/2" aluminum cap LS No. 13155
 - EASEMENT: 7' front utility easement adjacent to all platted right-of-ways, 10' rear utility easement, and 5' side utility easement.
 - Public Land Dedication and Open Space requirements for this parcel was addressed within the Miller Ranch ordinance No. 362.
 - For building setbacks and building separations see the Brookside Business Center PD Zoning Regulations.
 - Note: No direct access shall be allowed from Lot 1 or Tract "A" to South Wilcox Street.
 - VACATION STATEMENT: With the recording of this Final Plat all lots all roadways and easements that that were created by Final Plat of Brookside Business Center Filing No. 4 is hereby vacated.

COTTONWOOD SURVEYING AND ASSOCIATES
 17692 JUNEGRASS PLACE
 PARKER, COLORADO
 (303) 400-2912

Design _____
 Drawn PONS
 Check _____
 Scale AS NOTED
 Filename 99033FP

FINAL PLAT
 BROOKSIDE BUS. CEN. FL. 4, 1ST AMD.
 REPLAT BROOKSIDE BUS. CENTER FIL.
 No. 4, SW 1/4 SECT 11, & NW 1/4 SECT 14
 T.8 S., R.67 W., 6TH P.M. TOWN OF CASTLE
 ROCK, COUNTY OF DOUGLAS, COLORADO.

Date 8-9-99
 Job No. 99033
 Sheet of 2