

# BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT

## A REPLAT OF LOTS 4, 5 AND 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT

### A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### PURPOSE

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 4, 5 & 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, AMENDMENT NO. 1, INTO LOTS AND ROADWAYS AS SHOWN HEREON.

#### LEGAL DESCRIPTION

LOTS 4, 5 AND 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT, A SUBDIVISION PLAT RECORDED MARCH 31, 2000 UNDER RECEPTION NO. 00016068, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N 89°56'32" E, AS SHOWN ON THE PLAT OF BROOKSIDE BUSINESS CENTER FILING NO. 4, AMENDMENT NO. 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, THENCE N 89°56'32" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 729.13 FEET TO A POINT ON THE WEST LINE OF LOT 4, SAID BROOKSIDE BUSINESS CENTER FILING NO. 4, AMENDMENT NO. 1, AND THE POINT OF BEGINNING;

- THENCE ALONG THE BOUNDARY OF SAID LOT 4 THE FOLLOWING TWENTY EIGHT (28) COURSES:
  1. S 55°15'43" E, A DISTANCE OF 7.68 FEET;
  2. N 34°16'17" E, A DISTANCE OF 251.22 FEET;
  3. N 55°43'43" W, A DISTANCE OF 150.00 FEET;
  4. N 34°16'17" E, A DISTANCE OF 128.31 FEET;
  5. S 55°43'43" E, A DISTANCE OF 20.00 FEET;
  6. S 36°24'48" W, A DISTANCE OF 72.85 FEET;
  7. S 39°44'28" E, A DISTANCE OF 66.28 FEET;
  8. S 64°38'35" E, A DISTANCE OF 42.85 FEET;
  9. N 88°46'18" E, A DISTANCE OF 24.73 FEET;
  10. S 33°29'11" E, A DISTANCE OF 386.81 FEET;
  11. S 78°52'13" E, A DISTANCE OF 59.84 FEET;
  12. S 44°51'06" E, A DISTANCE OF 68.26 FEET;
  13. S 23°10'43" E, A DISTANCE OF 336.76 FEET;
  14. S 10°23'06" E, A DISTANCE OF 74.11 FEET;
  15. S 17°20'31" W, A DISTANCE OF 95.31 FEET;
  16. S 07°42'51" W, A DISTANCE OF 139.68 FEET;
  17. S 16°52'58" E, A DISTANCE OF 149.86 FEET;
  18. S 07°19'35" W, A DISTANCE OF 70.58 FEET;
  19. S 27°01'18" W, A DISTANCE OF 112.25 FEET;
  20. S 05°35'58" W, A DISTANCE OF 102.49 FEET;
  21. S 29°03'17" W, A DISTANCE OF 20.59 FEET;
  22. S 25°14'08" W, A DISTANCE OF 91.41 FEET;
  23. S 00°04'34" W, A DISTANCE OF 195.52 FEET;
  24. S 09°16'49" E, A DISTANCE OF 261.25 FEET;
  25. S 54°58'59" E, A DISTANCE OF 13.17 FEET;
  26. S 07°05'30" W, A DISTANCE OF 40.50 FEET;
  27. S 28°59'03" W, A DISTANCE OF 52.52 FEET;
  28. N 75°29'33" W, ALONG THE SOUTH LINE OF SAID LOTS 4 AND 6, A DISTANCE OF 538.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING A POINT ON THE EAST LINE OF THE BROOKSIDE CIRCLE RIGHT-OF-WAY, AS DEDICATED BY RECEPTION NO. 9090922, SAID DOUGLAS COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID BROOKSIDE CIRCLE RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOTS 5 AND 6 THE FOLLOWING THREE (3) COURSES:

- 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 11°45'04" AND AN ARC LENGTH OF 90.24 FEET, THE CHORD OF WHICH BEARS N 08°37'22" E, A DISTANCE OF 90.08 FEET;
- 2. N 14°30'27" E, A DISTANCE OF 384.15 FEET TO A POINT OF CURVATURE;
- 3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 27°42'12" AND AN ARC LENGTH OF 207.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE N 76°48'18" E, A DISTANCE OF 147.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE ALONG THE WEST AND SOUTH LINES OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES:

- 1. N 04°46'44" E, A DISTANCE OF 465.77 FEET, TO THE NORTHEAST CORNER OF LOT 3, SAID BROOKSIDE BUSINESS CENTER FILING NO. 4, AMENDMENT NO. 1 PLAT;
- 2. N 34°01'08" W, ALONG THE NORTH LINE OF LOTS 1 & 2, SAID BROOKSIDE BUSINESS CENTER FILING NO. 4, AMENDMENT NO. 1 PLAT, A DISTANCE OF 594.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
- 3. N 33°26'21" E, A DISTANCE OF 14.09 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 731.224 SQUARE FEET OR 16.787 ACRES, MORE OR LESS.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNER 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, AMENDMENT NO. 2.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, AS PLATTED, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS. UNDERSIGNED FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK A EASEMENT FOR MAINTENANCE AND DRAINAGE PURPOSES OVER TRACTS A, B, C, D, E & F.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES 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 THE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

#### OWNERS

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

ST. CHARLES BROOKSIDE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: ST. CHARLES TOWN COMPANY, LLC,  
A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Charles H. Woolley, II  
CHARLES H. WOOLLEY, II, MANAGER

SIGNED THIS 25th DAY OF Feb, 2021  
COUNTY OF DOUGLAS  
STATE OF COLORADO

DEVELOPER  
ST. CHARLES TOWN COMPANY, LLC,  
1850 PLATTE STREET, SECOND FLOOR  
DENVER, CO. 80202

ENGINEER AND SURVEYOR  
CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
(303) 703-4444

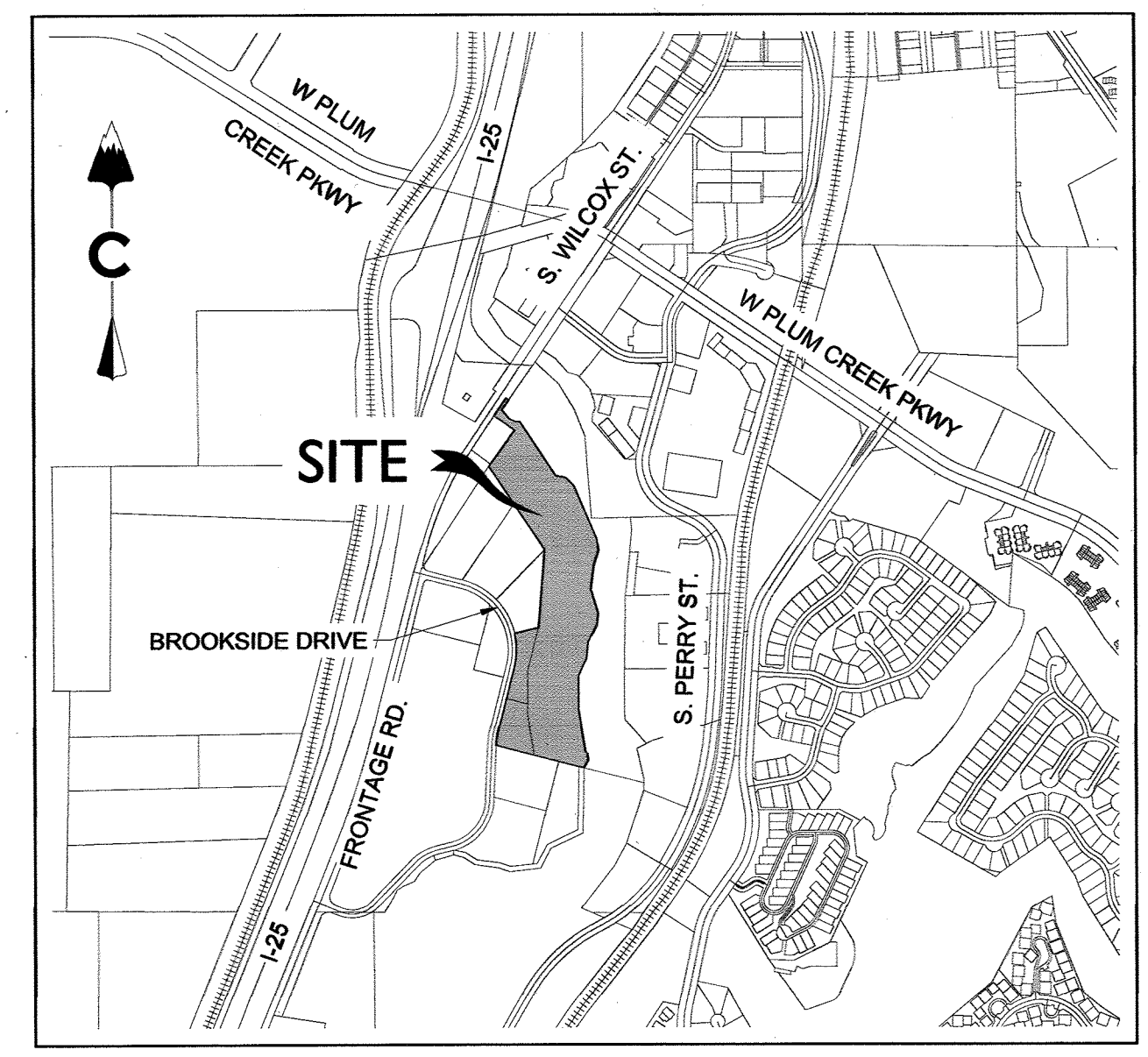
NOTARY CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF DOUGLAS )  
SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY  
OF February, 2021

BY: CHARLES H. WOOLLEY, II, MANAGER OF ST. CHARLES TOWN COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF ST. CHARLES BROOKSIDE, LLC, A COLORADO LIMITED LIABILITY COMPANY

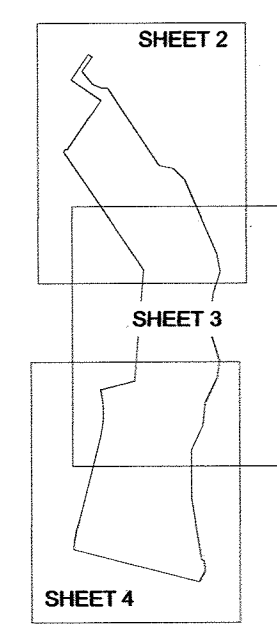
WITNESS MY HAND AND OFFICIAL SEAL  
Thomas J. Blake  
NOTARY PUBLIC  
My Commission Expires August 29, 2021

MY COMMISSION EXPIRES 8-29-21

#### VICINITY MAP



#### KEY MAP



#### TRACT AREA SUMMARY

TRACT	SQ.FT.	ACRES	USE	OWNERSHIP	MAINTENANCE
TRACT A	8,866	±0.204	OSP, DRAIN	OWNER	OWNER
TRACT B	1,160	±0.027	OSP, DRAIN	OWNER	OWNER
TRACT C	3,245	±0.074	OSP, DRAIN	OWNER	OWNER
TRACT D	7,320	±0.168	OSD, DRAIN	OWNER	OWNER
TRACT E	146,412	±3.361	OSP, DRAIN	OWNER	OWNER
TRACT F	50	±0.001	OSP, DRAIN	OWNER	OWNER
TOTAL	167,053	±3.835			

LAND USE DEFINITIONS:  
DRAIN DRAINAGE  
OSP OPEN SPACE PRIVATE

#### LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (5)	564,171	±12.952
TRACTS (6)	167,053	±3.835
TOTAL	731,224	±16.787

#### SHEET INDEX

- SHEET 1 COVER
- SHEET 2 PLAT DETAIL
- SHEET 3 PLAT DETAIL
- SHEET 4 PLAT DETAIL
- SHEET 5 TABLES

#### GENERAL NOTES:

- 1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 301 OF 495 MAP NUMBER 08035C0301G, DATED MARCH 16, 2016 PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN ZONE X, "AREAS OF MINIMAL FLOOD HAZARD"; ZONE X, OTHER AREAS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"; ZONE AE "SPECIAL FLOOD HAZARD AREAS - WITH BFE OR DEPTH" & ZONE AE "SPECIAL FLOOD HAZARD AREAS - REGULATORY FLOODWAY", THE LIMITS THEREOF ARE APPROXIMATELY SHOWN HEREON.
- 3. BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SHOWN TO BEAR N 89°56'32"E, ON BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 00016068, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS ALTAIRNSPS LAND TITLE SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- 5. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- 6. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BEXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 8. THERE ARE FIVE (5) LOTS AND Six (6) TRACTS IN THIS PLAT.
- 9. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. ABN70594684, WITH AN EFFECTIVE DATE OF 01/15/2021 AT 1:31 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS INC. TO DETERMINING OWNERSHIP, RIGHT-OF-WAY, EASEMENTS AND OTHER MATTERS OF PUBLIC RECORD.
- 10. MONUMENT SIGN, MASONARY FENCE COLUMNS, WINDOW WELLS, DECKS, COUNTERFORTS, RETAINING WALLS AND THEIR COMPONENTS MAY NOT ENCROACH INTO UTILITY EASEMENTS.
- 11. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS AND VACATES THE EASEMENT AGREEMENTS RECORDED IN BOOK 1, PAGE 407; BOOK 858, PAGE 279 (REC. 8913241), BOOK 858, PAGE 302 (REC. 8913244), BOOK 858, PAGE 272 (REC. 8913240), BOOK 858, PAGE 294 (REC. 8913243), AS DEPICTED HEREON.
- 12. UPON DEVELOPMENT, A SHARED ACCESS EASEMENT ALONG THE LOT LINE BETWEEN LOTS 2 AND 3, AS SHOWN HEREON, WILL BE EXECUTED BETWEEN THE PRIVATE OWNERS OF SAID LOTS AND THE TOWN FOR THE PURPOSES OF PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS, AND WILL BE RECORDED BY SEPARATE DOCUMENT.

#### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JANUARY 15, 2021 AT RECEPTION NO. 2021006200, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

ALPINE BANK  
SIGNED THIS 25 DAY OF February, 2021.

NOTARY CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF DOUGLAS )  
SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF February, 2021  
BY Charles Kuchival AS AUTHORIZED SIGNATORY OF Alpine Bank

WITNESS MY HAND AND OFFICIAL SEAL  
Justin Roberts  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 06/26/2023

MY COMMISSION EXPIRES 06/26/2023

JUSTIN ROBERTS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20074024917  
MY COMMISSION EXPIRES 06/26/2023

#### TITLE CERTIFICATION

Thomas J. Blake, AN AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL TITLE INSURANCE 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 & DEDICATION.

SIGNED THIS 25 DAY OF February, 2021

BY: Thomas J. Blake  
AUTHORIZED REPRESENTATIVE  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTARY CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF DOUGLAS )  
SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF February, 2021  
BY: Thomas J. Blake AS AUTHORIZED REPRESENTATIVE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTARY PUBLIC  
MY COMMISSION EXPIRES 6/1/2023

MARSHALL L. RAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154021407  
My Commission Expires June 1, 2023

#### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 25th DAY OF February, 2021

Scott Anderson  
DIRECTOR OF DEVELOPMENT SERVICES

#### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
Scott Anderson TOWN CLERK  
Scott Anderson TOWN MANAGER  
DATE Feb. 26, 2021 DATE 02-26-2021



#### SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS AMENDED 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.

THOMAS M. GIRARD  
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151  
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

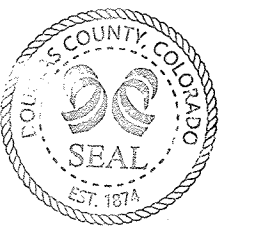


NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

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

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:10 A.M. ON THE 17th DAY OF March, 2021  
AT RECEPTION NO. 2021032895

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Mary Dammann  
DEPUTY



PROJECT NO. PL20-0023

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
1000 S. WILLOW STREET  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE.YOUR.CORE.COM

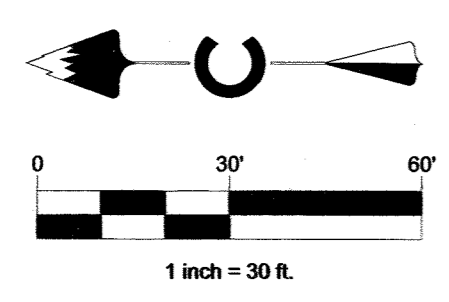
# CORE

BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT  
SW1/4 SEC. 11 & NW1/4 SEC. 14, T8S, R67W, 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 02/24/2021  
DESIGNED: JCA  
CAD: JCA  
QA/QC: TMG

JOB NO. 19-049  
SHEET 1 of 5

**BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT**  
 A REPLAT OF LOTS 4, 5 AND 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



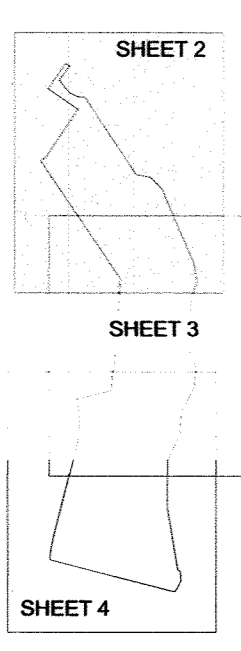
**LEGEND**

- ◆ SECTION CORNER MONUMENT, AS NOTED
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- FOUND SURVEY MONUMENT, AS NOTED
- ▨ EASEMENT TO BE ABANDONED AND VACATED BY THIS PLAT
- FLOOD ZONE LEGEND**
- FLOOD ZONE X (TYPE NOTED)
- FLOOD ZONE AE - REGULATORY FLOODWAY
- ▭ FLOOD ZONE AE WITH BFE

THE FLOOD ZONE BOUNDARIES SHOWN HEREON ARE BASED UPON FEMA MAP PANEL 301 OF 495 MAP NUMBER 0835C0301G, DATED MARCH 16, 2016, AND CLOMR CASE NO. 18-08-1092R. THE TRACTS SHOWN HEREON ARE BASED UPON THE 100 YEAR FLOOD ZONE BOUNDARIES OF CLOMR CASE NO. 18-08-1092R.

SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES

**KEY MAP**



NORTH QUARTER CORNER, SECTION 14,  
 T8S, R67W, 6TH P.M.  
 NOTHING FOUND, NOTHING SET  
 MONUMENT HAS BEEN DESTROYED  
 BY CONSTRUCTION ACTIVITIES

TOWN OF CASTLE ROCK  
 REC. 2012083945  
 (NOT A PART)  
 ZONE AE - REGULATORY FLOODWAY

BASIS OF BEARINGS  
 N 88°56'32" E - 729.13'  
 S 0°00'00" W - 41.81'  
 S 0°00'00" W - 8.06'

TRACT E  
 146,412 SQ. FT.  
 ± 3.361 AC.

LOT 4  
 53,625 SQ. FT.  
 ± 1.231 AC.

LOT 5  
 50,621 SQ. FT.  
 ± 1.162 AC.

LOT 2  
 BROOKSIDE  
 BUSINESS CENTER  
 FILING NO. 4, 1ST  
 AMENDMENT  
 (NOT A PART)

LOT 1  
 COLORADO MCDONALD  
 ENTERPRISES, LLLP  
 REC. 01/06/753  
 (NOT A PART)

POINT OF COMMENCEMENT  
 NORTHWEST CORNER, SECTION 14,  
 T8S, R67W, 6TH P.M.  
 SECTION CORNER MONUMENT NOT FOUND  
 POSITION CONFIRMED WITH FOUND MONUMENT ACCESSORIES  
 PER MONUMENT RECORD DATED 3/28/1998

Unofficial Copy

SEE SHEET 3 OF 5

BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT  
 SW1/4 SEC. 11 & NW1/4 SEC. 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE  
 CORE CONSULTANTS, INC.  
 5125 SOUTH BROADWAY  
 DENVER, CO 80115  
 303.733.4444  
 LIVEYOURCORE.COM

**CORE**

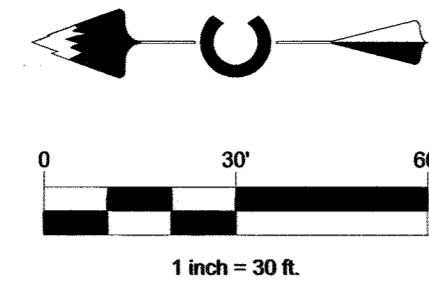
RELEASE: 02/24/2021  
 DESIGNED: JCA  
 CAD: JCA  
 QA/QC: TMG  
 JOB NO. 19-049



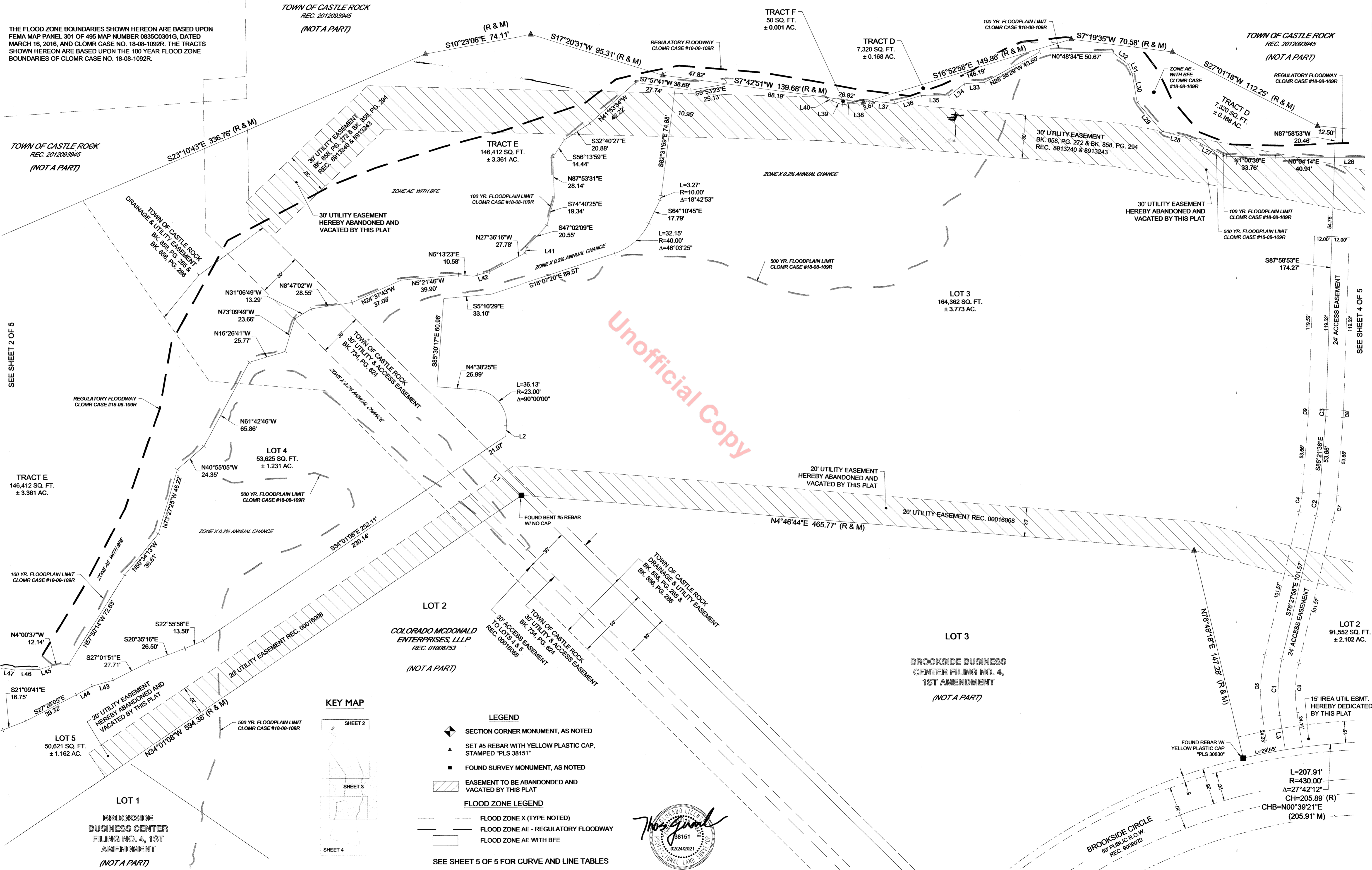
PROJECT NO. PL20-0023

SHEET 2 OF 5

**BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT**  
 A REPLAT OF LOTS 4, 5 AND 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



THE FLOOD ZONE BOUNDARIES SHOWN HEREON ARE BASED UPON  
 FEMA MAP PANEL 301 OF 495 MAP NUMBER 08350301C, DATED  
 MARCH 16, 2016, AND CLOMR CASE NO. 18-08-1092R. THE TRACTS  
 SHOWN HEREON ARE BASED UPON THE 100 YEAR FLOOD ZONE  
 BOUNDARIES OF CLOMR CASE NO. 18-08-1092R.



Unofficial Copy

**KEY MAP**

SHEET 2  
SHEET 3  
SHEET 4

**LEGEND**

- ◆ SECTION CORNER MONUMENT, AS NOTED
- ▲ SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38151"
- FOUND SURVEY MONUMENT, AS NOTED
- ▨ EASEMENT TO BE ABANDONED AND VACATED BY THIS PLAT

**FLOOD ZONE LEGEND**

- FLOOD ZONE X (TYPE NOTED)
- FLOOD ZONE AE - REGULATORY FLOODWAY
- FLOOD ZONE AE WITH BFE

SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES



**CORE**

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.  
9473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVE@CORE.COM

BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT  
 SW 1/4 SEC. 11 & NW 1/4 SEC. 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

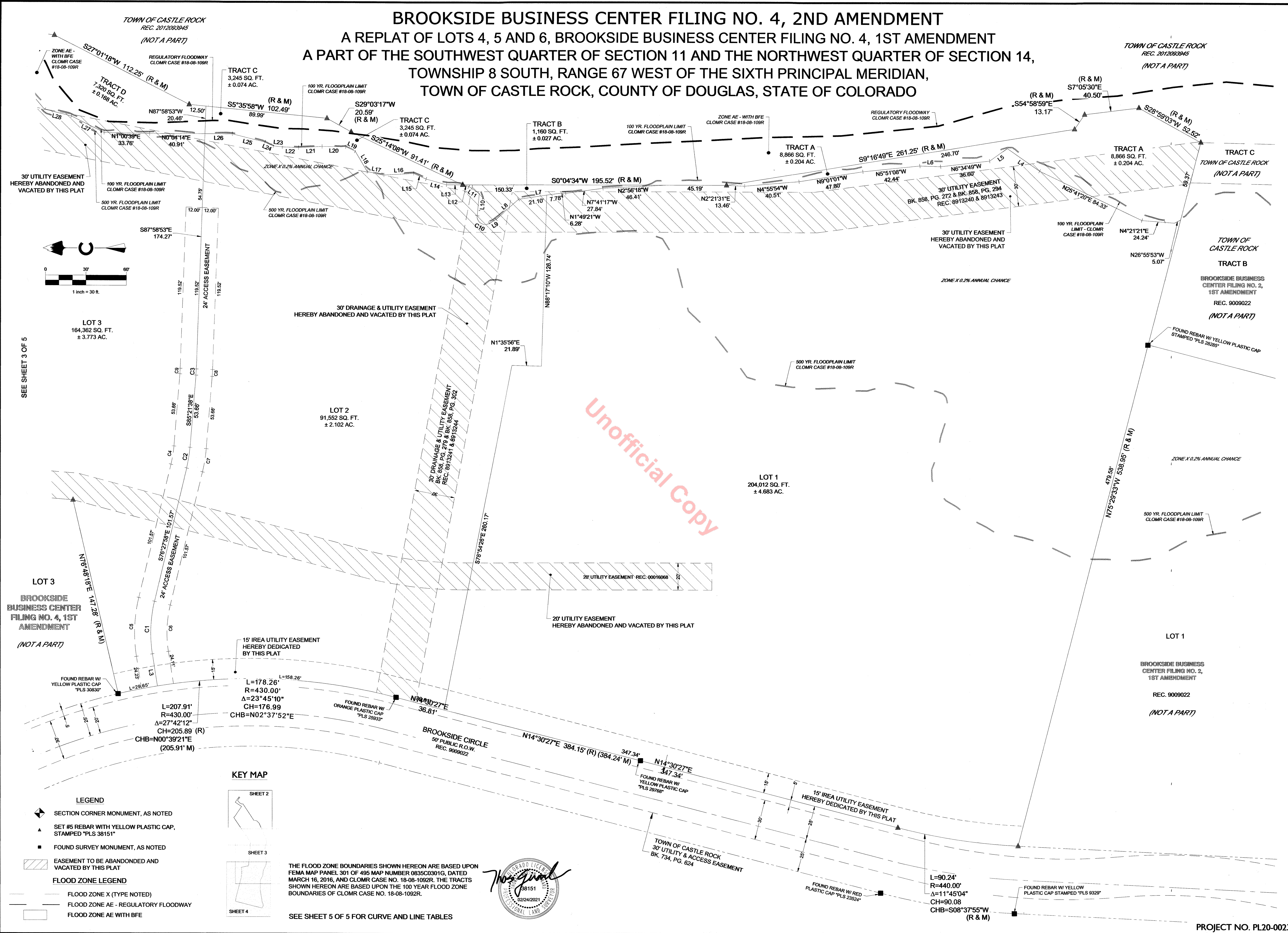
RELEASE: 02/24/2021  
 DESIGNED: JCA  
 CAD: JCA  
 QA/QC: TMS  
 JOB NO. 19-049  
 SHEET 3 OF 5

PROJECT NO. PL20-0023

# BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT

## A REPLAT OF LOTS 4, 5 AND 6, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT

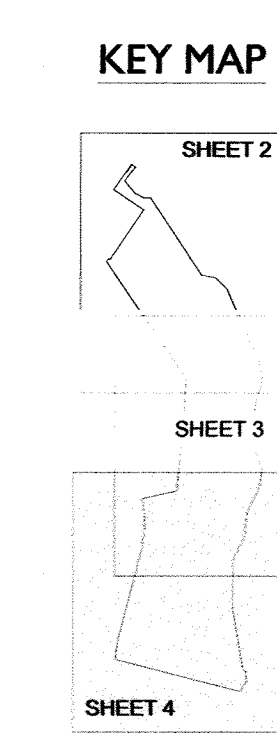
### A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 3 OF 5

Unofficial Copy

- LEGEND**
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  - FLOOD ZONE AE - REGULATORY FLOODWAY
  - FLOOD ZONE AE WITH BFE



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SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES



**CORE**

BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT  
 SW 1/4 SEC. 11 & NW 1/4 SEC. 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LAND DEVELOPMENT  
ENERGY  
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LIVE@CORE.COM

RELEASE: 02/24/2021  
DESIGNED: JCA  
CAD: JCA  
QA/QC: TMS

JOB NO. 19-049

SHEET 4 of 5

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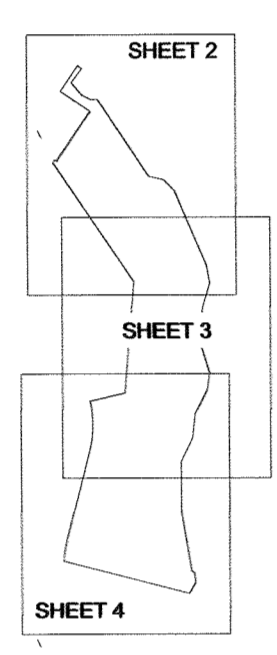
LAND DEVELOPMENT  
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**CORE**

BROOKSIDE BUSINESS CENTER FILING NO. 4, 2ND AMENDMENT  
 SW1/4 SEC. 11 & NW1/4 SEC. 14, T8S, R67W, 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

RELEASE: 02/24/2021  
 DESIGNED: JCA  
 CAD: JCA  
 QA/QC: TMG  
 JOB NO. 19-049  
 SHEET 5 of 5

**KEY MAP**



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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.29'	100.00'	22°30'35"	N87°43'15"W	39.03'
C2	15.52'	100.00'	8°53'40"	S80°54'48"E	15.51'
C3	4.57'	100.00'	2°37'16"	S86°40'15"E	4.57'
C4	13.66'	88.00'	8°53'40"	S80°54'48"E	13.65'
C5	44.00'	112.00'	22°30'35"	N87°43'15"W	43.72'
C6	34.57'	88.00'	22°30'35"	N87°43'15"W	34.35'
C7	17.39'	112.00'	8°53'40"	S80°54'48"E	17.37'
C8	5.12'	112.00'	2°37'16"	S86°40'15"E	5.12'
C9	4.03'	88.00'	2°37'16"	S86°40'15"E	4.03'
C10	13.33'	6.00'	127°17'11"	N31°49'43"E	10.75'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.80'	N 44°38'56" E
L2	7.17'	S 85°21'38" E
L3	24.00'	S 81°01'28" W
L4	29.16'	N 34°54'13" E
L5	16.06'	N 35°36'44" W
L6	15.40'	N 1°54'04" E
L7	28.88'	N 8°25'19" W
L8	22.37'	N 41°07'43" W
L9	5.64'	N 31°48'52" W
L10	16.49'	S 84°31'41" E
L11	9.46'	N 33°12'46" E
L12	4.58'	N 14°40'28" E
L13	12.05'	N 0°06'47" E
L14	15.66'	N 15°50'03" E
L15	10.10'	N 24°17'23" E
L16	22.02'	N 3°28'50" W
L17	12.71'	N 11°33'00" E
L18	17.51'	N 59°25'15" E
L19	7.68'	N 25°07'59" E
L20	17.63'	N 0°39'16" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	17.46'	S 2°49'38" E
L22	12.02'	S 1°56'26" W
L23	6.60'	S 5°58'04" W
L24	6.90'	S 24°05'07" W
L25	24.89'	N 14°01'57" E
L26	20.25'	N 0°04'14" E
L27	27.20'	N 26°37'00" E
L28	20.55'	N 13°58'35" E
L29	26.79'	N 49°35'30" E
L30	19.77'	N 80°19'54" E
L31	7.09'	N 67°12'29" E
L32	12.95'	N 37°21'12" E
L33	14.02'	N 3°59'49" W
L34	13.59'	N 38°13'19" W
L35	18.94'	N 0°46'01" E
L36	19.03'	N 16°04'41" W
L37	18.22'	N 5°22'10" E
L38	14.45'	S 6°12'47" E
L39	7.50'	S 19°37'59" W
L40	5.88'	N 26°51'42" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	4.23'	N 73°27'55" W
L42	11.25'	N 15°28'44" W
L43	15.15'	N 15°25'20" W
L44	12.62'	N 28°36'38" W
L45	8.06'	S 18°36'18" E
L46	17.46'	N 1°23'23" W
L47	8.28'	N 9°10'31" E
L48	20.90'	N 18°12'34" W
L49	3.94'	S 69°48'07" W
L50	11.78'	N 65°31'28" W
L51	9.72'	N 23°04'02" W
L52	8.48'	N 55°50'29" W
L53	20.30'	N 34°42'45" W
L54	23.27'	N 23°25'09" W
L55	15.93'	N 2°56'44" W
L56	10.03'	N 16°54'22" E
L57	11.11'	N 0°01'34" W

