

2007012847 3 PGS

PLAT IDENTIFICATION SHEET

✓ **Castle Rock Shoppes, LLC**

Grantor (owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2007012847
02/09/2007 03:24 PM

Grantor (owner)

✓ **Cooper Hook/Main Place 1, 2nd Amendment FINAL PIAT**

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Cooper Hook/Main Place Filing: 1

Condo Info: Phase _____ Bldg _____ Unit _____

26	7	67
_____	_____	_____
Section	Township	Range

Cross Reference numbers: (reception #s or book and page)

✓ 2006008983 ✓ 01072259 ✓ 01101040

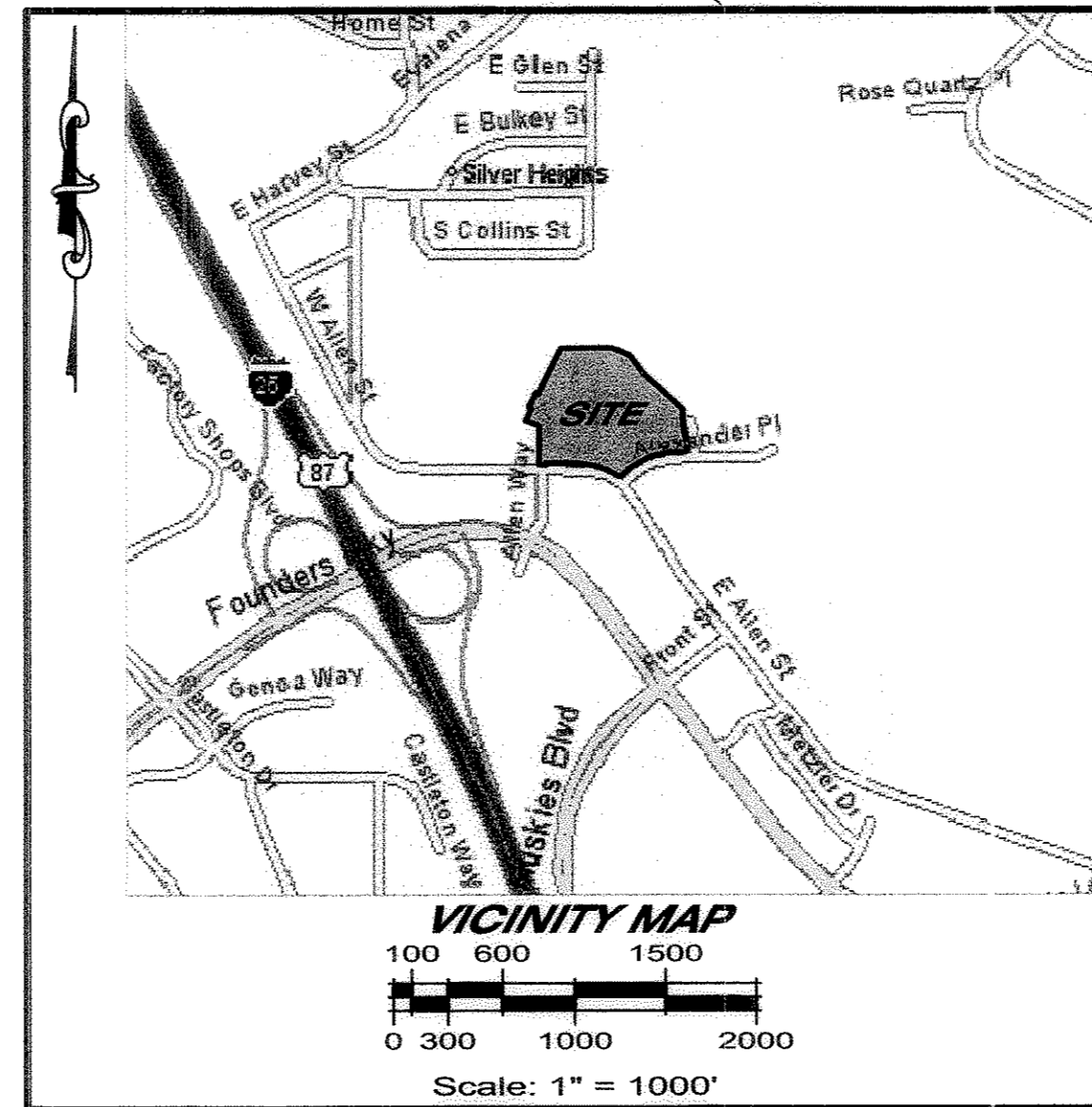
✓ 2005073483

FINAL PLAT COOPER HOOK/MAIN PLACE FILING NO. 1, 2ND AMENDMENT

A REPLAT OF LOT 2, COOPER HOOK/MAIN PLACE FILING NO. 1 AND
LOT 3A, COOPER HOOK/MAIN PLACE FILING NO. 1, AMENDMENT NO. 1
SITUATED IN THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 2

SHEET INDEX

COVER SHEET, SHEET 1
FINAL PLAT, SHEET 2



LOT SUMMARY TABLE		
LOT	SQUARE FEET	ACRES
2A	445,187	10.2201
TOTAL	445,187	10.2201

LEGAL DESCRIPTION

LOT 2, COOPER HOOK/MAIN PLACE FILING NO. 1 AND
LOT 3A, COOPER HOOK/MAIN PLACE FILING NO. 1, 1ST AMENDMENT
ACCORDING TO THE RECORDED PLATS THEREOF,
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 A LOT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE COOPER HOOK/MAIN PLACE FILING NO. 1, 2ND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE 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, 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 20th DAY OF November, 2006.

OWNER:

CASTLE ROCK SHOPPES, LLC, A COLORADO LIMITED LIABILITY COMPANY

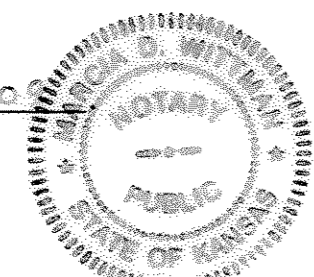
J. Ungerer
SIGNATURE JEFFREY L. UNGERER, MANAGER
PRINT NAME AND TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF November, 2006, BY JEFFREY L. UNGERER, MANAGER OF CASTLE ROCK SHOPPES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: October 5, 2007

Maria D. Wittman
SIGNATURE
NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS COOPER HOOK/MAIN PLACE FILING 1, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 1, 2006 AT RECEPTION NO. 2006008983, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

ALLIANCE BANK

Jeff A. Berkley
SIGNATURE JEFF A. BERKLEY, PRESIDENT
PRINT NAME AND TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF December, 2006, BY JEFF A. BERKLEY OF ALLIANCE BANK AS LIENHOLDER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 2/24/09

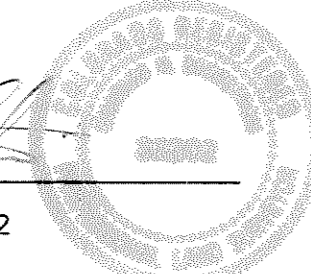
Angela L. Wild
SIGNATURE
NOTARY PUBLIC



SURVEYOR'S STATEMENT

I, CHARLES N. BECKSTROM, 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 SEPTEMBER 28, 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; 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.

Charles N. Beckstrom
SIGNATURE December 14, 2006
DATE
CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202



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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

OWNER

CASTLE ROCK SHOPPES, LLC.
3501 SW FAIRLAWN ROAD, SUITE 200
TOPEKA, KANSAS 66614
ATTN.: JEFFREY L. UNGERER, MANAGER

DEVELOPER

CASTLE ROCK SHOPPES, LLC.
3501 SW FAIRLAWN ROAD, SUITE 200
TOPEKA, KANSAS 66614
ATTN.: JOHN E. HEDEEN, DEVELOPMENT MANAGER

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
ATTN.: CHARLES N. BECKSTROM

LIENHOLDER

ALLIANCE BANK
3001 SW WANAMAKER ROAD
TOPEKA, KANSAS 66614
ATTN.: JEFF A. BERKLEY, PRESIDENT

NOTES:

- THE PLAT OF COOPER HOOK/MAIN PLACE FILING NO. 1 WAS RECORDED AUGUST 9, 2001 AS RECEPTION NO. 01072259 OF THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO. AN AFFIDAVIT OF CORRECTION CONCERNING SAID PLAT WAS RECORDED OCTOBER 26, 2001 AT RECEPTION NO. 01101040 SAID DOUGLAS COUNTY RECORDS. THE PLAT OF COOPER HOOK/MAIN PLACE FILING NO. 1, AMENDMENT 1 WAS RECORDED AUGUST 5, 2005 AT RECEPTION NO. 2005073483 SAID DOUGLAS COUNTY RECORDS.
- THE BEARINGS USED HEREON ARE BASED UPON THE ASSUMPTION THAT THE WEST LINE OF S1/2 OF THE N1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO BEARS N00°23'25"E AS REFERENCED ON SAID RECORDED PLAT AND AS BOUND BY THE MONUMENTS SHOWN HEREON.
- THE INTENT OF THIS REPLAT IS TO ELIMINATE THE LOT LINE BETWEEN LOT 2, COOPER HOOK/MAIN PLACE NO. 1 AND LOT 3A, COOPER HOOK/MAIN PLACE NO. 1, 1ST AMENDMENT. ABANDON A 10' UTILITY EASEMENT, A PORTION OF A 20' UTILITY EASEMENT AND DEDICATE THREE (3) UTILITY EASEMENTS.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS SITUATED WITHIN FLOOD ZONE "X" DEFINED AS (IN THIS CASE) "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN" AND IS NOT SITUATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 080049 0180C BEARING A REVISION DATE OF SEPTEMBER 30, 1987. NO FIELD WORK AND/OR CALCULATIONS WERE MADE BY THIS SURVEYOR TO VERIFY THIS DETERMINATION.
- THE EASEMENT AREAS WITHIN LOT 2A SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER.
- THE DRAINAGE EASEMENTS WITHIN LOT 2A WILL BE MAINTAINED BY THE OWNER. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE OWNER OF EACH LOT OR TRACT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENTS. SHOULD SAID OWNERS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE COOPER HOOK/MAIN PLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED AUGUST 9, 2001 IN BOOK 2104 AT PAGE 2323 UNDER RECEPTION NO. 01072268 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 16 SFE ARE DEBITED FROM THE WATER BANK.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 10' UTILITY EASEMENT AND A PORTION OF THE 20' WATERLINE EASEMENTS CREATED BY THE FINAL PLAT FOR COOPER HOOK/MAIN PLACE FILING NO. 1 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE EASEMENTS.

TITLE CERTIFICATE

I, David W. Knapp BEING AN AUTHORIZED REPRESENTATIVE OF
PRINT NAME
Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO
PRINT NAME OF TITLE COMPANY
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 DEDICATION.

SIGNED THIS 3RD DAY OF January, 2007.

David W. Knapp
SIGNATURE
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

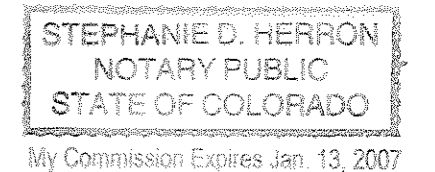
STATE OF Grand Colorado) ss
COUNTY OF Douglas)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2007 A.D. BY DAVID W. KNAPP
PRINT NAME

AS TITLE OFFICER
PRINT TITLE

WITNESS MY HAND AND OFFICIAL SEAL:

Stephanie D. Herron
SIGNATURE
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-13-2007

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, 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

Sally Miller *Mark Stearn*
TOWN CLERK TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

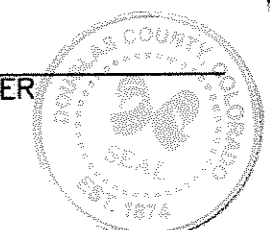
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 5 DAY OF January, 2007.

Christina
SIGNATURE
DIRECTOR OF DEVELOPMENT SERVICES

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 3:24 P.M. ON THE 9th DAY OF February, 2007, RECEPTION NO. 2007012847.

Doreen A. Stammers
SIGNATURE
DOUGLAS COUNTY CLERK AND RECORDER



ENGINEERING SERVICE COMPANY
ENGINEERS - SURVEYORS
Creative Solutions Since 1984
1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
Office (303) 337-1393 Fax (303) 337-7481

Drawer No.: E-641 Date of Preparation: 12/22/06 Date of Last Revision: 12/13/06

FINAL PLAT COOPER HOOK/MAIN PLACE FILING NO. 1, 2ND AMENDMENT

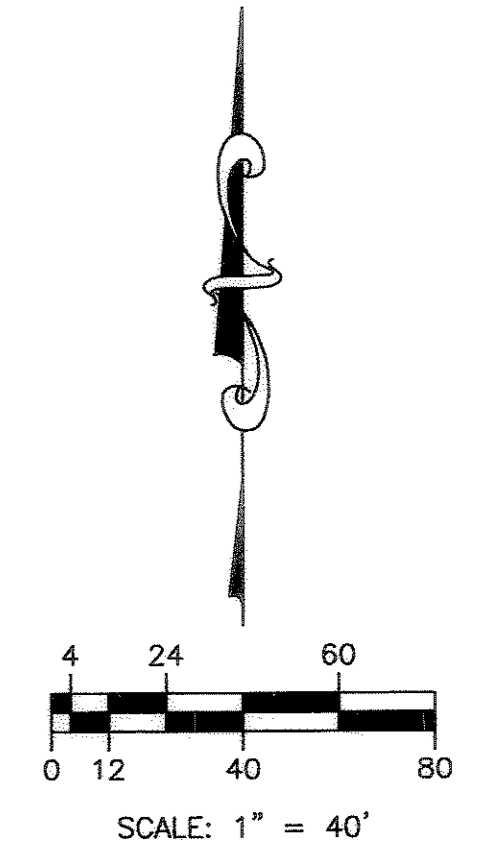
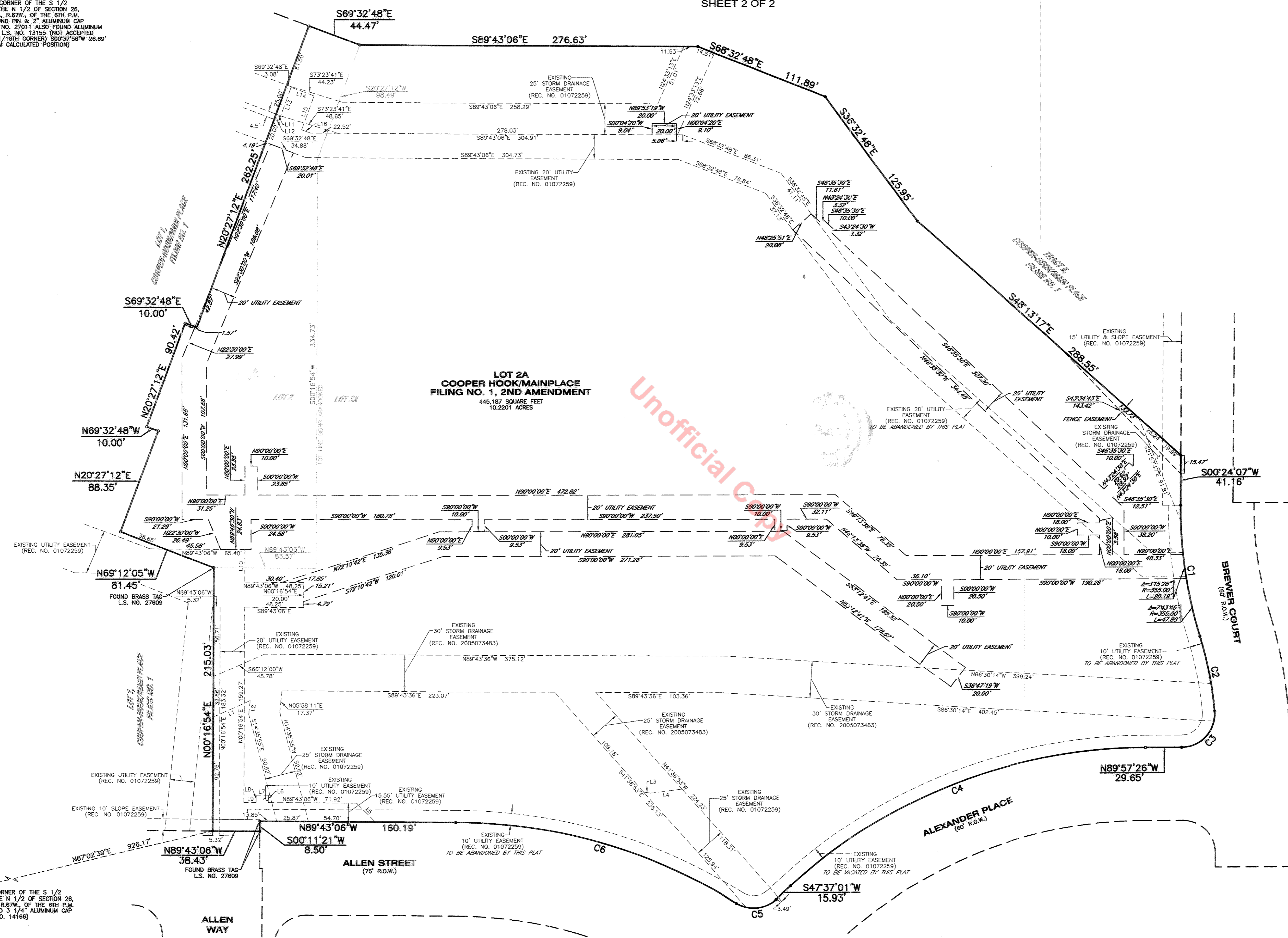
A REPLAT OF LOT 2, COOPER HOOK/MAIN PLACE FILING NO. 1 AND
LOT 3A, COOPER HOOK/MAIN PLACE FILING NO. 1, AMENDMENT NO. 1
SITUATED IN THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 2 OF 2

NW CORNER OF THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. (FOUND PIN & 2" ALUMINUM CAP L.S. NO. 27011 ALSO FOUND ALUMINUM CAP L.S. NO. 13155 (NOT ACCEPTED AS 1/16TH CORNER) S00°37'56"W 26.69' FROM CALCULATED POSITION)

WEST LINE OF THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. (BASIS OF BEARINGS)

SW CORNER OF THE S 1/2 OF THE N 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP L.S. NO. 14166)

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LEGEND

- FOUND 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 27609 UNLESS NOTED OTHERWISE
- SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	17°28'31"	355.00'	108.28'	S08°20'08"E	107.86'
C2	12°07'05"	285.00'	62.39'	S11°00'51"E	62.28'
C3	04°59'53"	27.00'	44.77'	S42°32'38"W	39.81'
C4	42°25'33"	430.00'	318.40'	S85°49'48"W	311.18'
C5	74°14'12"	27.00'	34.98'	S84°44'07"W	32.59'
C6	31°34'20"	438.50'	241.63'	N73°55'56"W	238.58'

LINE DATA TABLE

COURSE	BEARING	DISTANCE
L1	N68°12'00"E	33.01'
L2	S05°58'11"W	11.30'
L3	S80°53'18"E	5.79'
L4	N82°54'26"E	25.89'
L5	N44°43'06"W	21.89'
L6	N00°16'54"E	8.00'
L7	N89°43'06"W	10.00'
L8	S00°16'54"W	6.00'
L9	N89°43'06"W	10.04'
L10	N00°16'54"E	26.71'
L11	S69°32'48"E	3.92'
L12	S69°32'48"E	4.00'
L13	N20°27'12"E	29.00'
L14	S69°32'48"E	20.00'
L15	S20°27'12"W	29.00'
L16	S69°32'48"E	7.32'

Unofficial Copy

ENGINEERING SERVICE COMPANY
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Created Software Since 1952
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Drawer No: E-641 Date of Preparation: 12/22/05 Date of Last Revision: 12/13/06