

# 2006075520  
09/01/2006 09:12 AM



2006075520 2 PGS

# PLAT INDENTIFICATION SHEET

**Dev-Vic Ltd. Liability Co.**

\_\_\_\_\_  
**Grantor (owner)**

\_\_\_\_\_  
Grantor (owner)

**Castle Pines Commercial 12 Final Plat**

\_\_\_\_\_  
**Grantee (name of plat or condo)**

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Castle Pines Commercial Filing: 12**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

27

7

67

\_\_\_\_\_  
**Section**

\_\_\_\_\_  
**Township**

\_\_\_\_\_  
**Range**

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

Bk 1307 Pg 1713 \_\_\_\_\_  
Bk 1689 Pg 51 \_\_\_\_\_  
00061557 \_\_\_\_\_

# CASTLE PINES COMMERCIAL FILING 12

## FINAL PLAT

IN NW1/4 SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
4 COMMERCIAL LOTS & 2 TRACTS - 18.05 ACRES

LEGAL DESCRIPTION - CASTLE PINES COMMERCIAL FILING 12

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 89°10'01"EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 41°30'09"EAST, 1236.08 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 OF CASTLE PINES COMMERCIAL FILING 8, ACCORDING TO THE RECORDED PLAT THEREOF, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 67°49'25"EAST, 864.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CASTLEGATE DRIVE WEST AS PLATTED IN CASTLE PINES COMMERCIAL FILING 6, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: (1) SOUTH 06°33'27"EAST, 53.85 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 34°46'21", A RADIUS OF 635.00 FEET AND AN ARC OF 385.38 FEET; (3) THENCE SOUTH 41°19'48"EAST, 85.04 FEET; (4) THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 82°32'40", A RADIUS OF 40.00 FEET AND AN ARC OF 57.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ATRIUM DRIVE, AS PLATTED IN SAID CASTLE PINES COMMERCIAL FILING 6; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 55°16'39", A RADIUS OF 538.00 FEET, AN ARC OF 519.05 FEET AND A CHORD WHICH BEARS SOUTH 13°34'33"WEST, 499.15 FEET; (2) THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 81°32'37", A RADIUS OF 40.00 FEET AND AN ARC OF 56.93 FEET; (3) THENCE SOUTH 22°31'10"EAST, 90.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 67°28'50"WEST, 30.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 12°34'01", A RADIUS OF 955.00 FEET AND AN ARC OF 209.47 FEET; THENCE SOUTH 54°54'49"WEST, 133.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85 AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2002 AT PAGE 1292; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) NORTH 35°05'11"WEST, 1050.00 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 2°28'32", A RADIUS OF 2388.00 FEET AND AN ARC OF 103.18 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1307 AT PAGE 1782; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 54°54'50"EAST, 92.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 18.05 ACRES, MORE OR LESS.

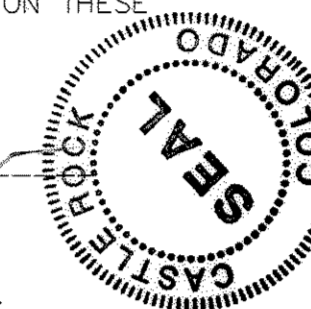
### TOWN APPROVAL AND ACCEPTANCE

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. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF A 70' TOWN OF CASTLE ROCK WATERLINE EASEMENT CREATED BY BOOK 1307, PAGE 1773 AND A PORTION OF A 30' TOWN OF CASTLE ROCK TEMPORARY DRAINAGE EASEMENT CREATED BY BOOK 1689, PAGE 51. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE EASEMENTS.

TOWN OF CASTLE ROCK

*Mark Stas*  
TOWN MANAGER

ATTEST: *Sally Miller*  
TOWN CLERK



### 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 30 DAY OF

September, 2006

*Cheryl*  
DIRECTOR OF DEVELOPMENT SERVICES

### TITLE CERTIFICATE

I, *Charles B. Wagner*, BEING AN AUTHORIZED REPRESENTATIVE OF FIDELITY 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 AND DEDICATION.

SIGNED THIS 23 DAY OF August, 2006

*Charles B. Wagner*  
AUTHORIZED REPRESENTATIVE

FIDELITY NATIONAL TITLE INSURANCE CO.  
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF

August, 2006 BY *Charles B. Wagner*

WITNESS MY HAND AND OFFICIAL SEAL *Charles B. Wagner*

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 9, 2009

NOTARY PUBLIC

### SURVEYING CERTIFICATE

I, MICHAEL C. CREGGER, 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 IN JANUARY 2006, 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.

*Michael C. Cregger* 8/23/06  
PROFESSIONAL LAND SURVEYOR DATE

COLORADO REGISTRATION NO. 22564

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.

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

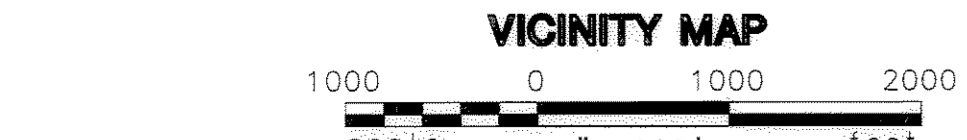
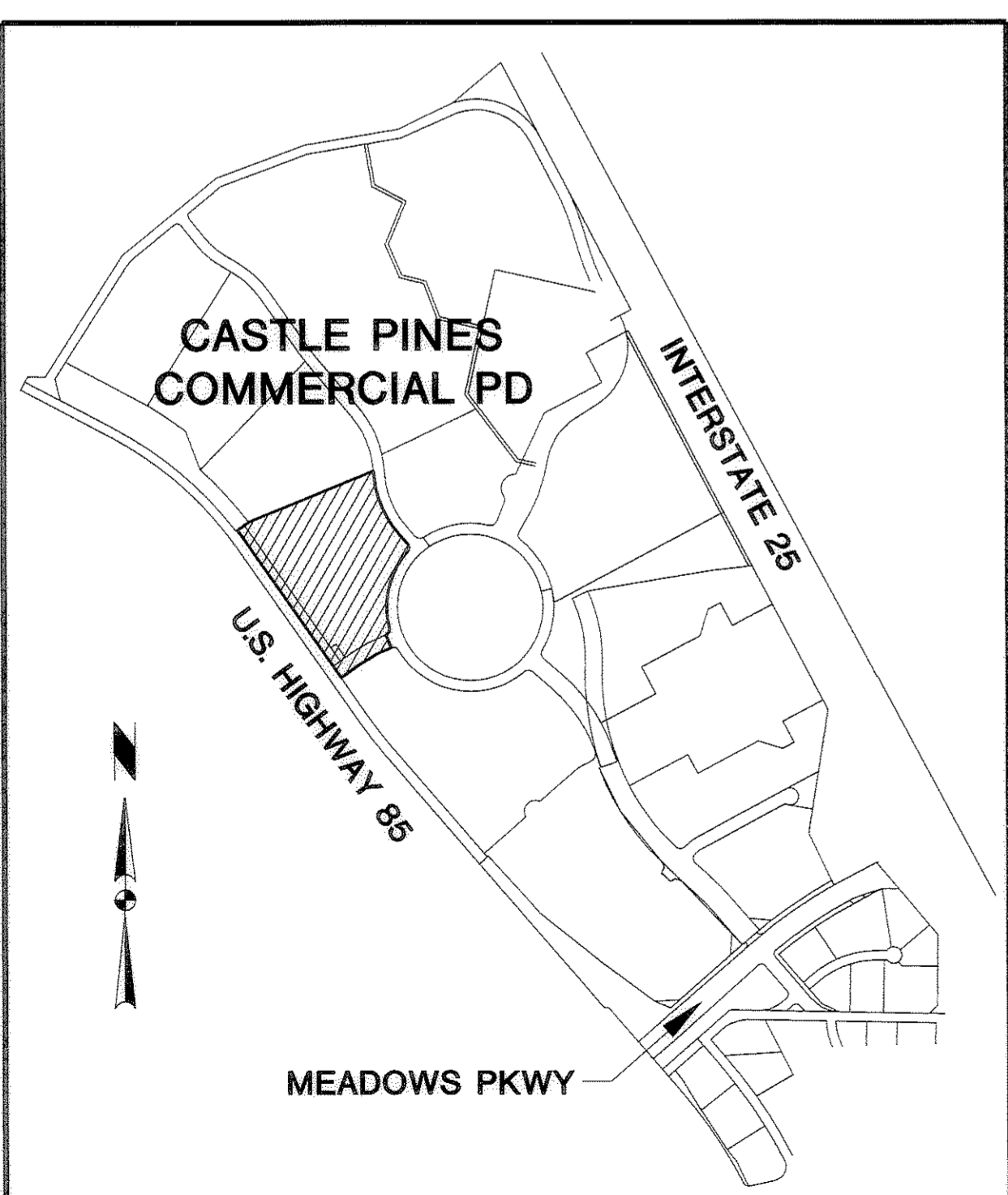
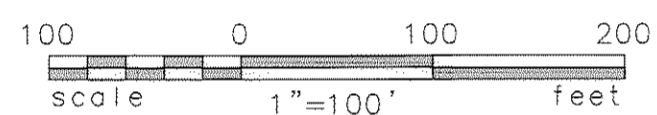
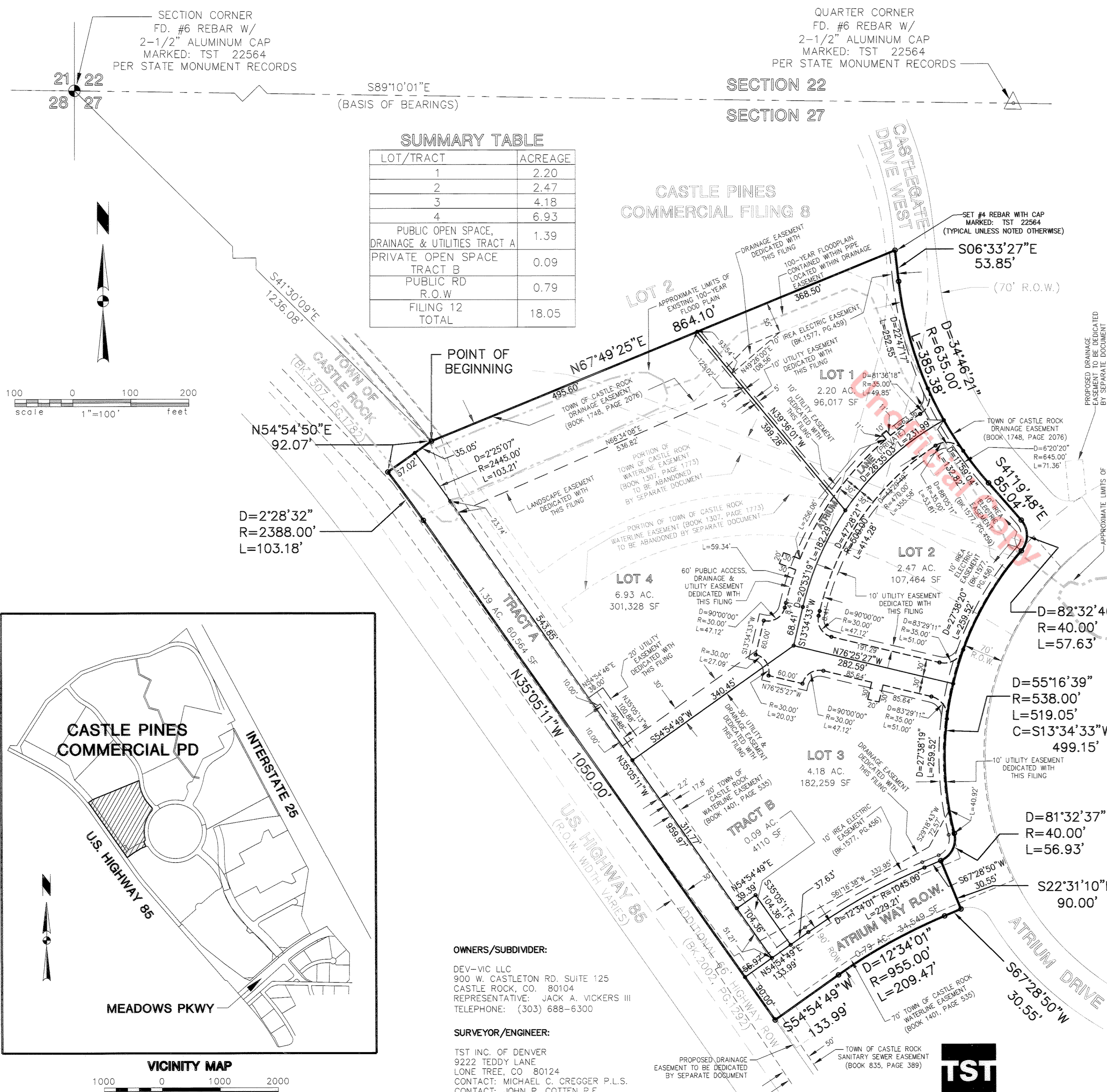
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:12 O'CLOCK A.M. ON THE 1st DAY

September, 2006, AT RECEPTION NO. 2006075520

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Jacqueline A. Ford* Deputy

DEPUTY



OWNERS/SUBDIVIDER:  
DEV-VIC LLC  
900 W. CASTLETON RD, SUITE 125  
CASTLE ROCK, CO. 80104  
REPRESENTATIVE: JACK A. VICKERS III  
TELEPHONE: (303) 688-6300

SURVEYOR/ENGINEER:  
TST INC. OF DENVER  
9222 TEDDY LANE  
LONE TREE, CO. 80124  
CONTACT: MICHAEL C. CREGGER P.L.S.  
CONTACT: JOHN P. COTTEN P.E.  
TELEPHONE: (303) 792-0557



TST INC. OF DENVER  
Consulting Engineers

### 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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE PINES COMMERCIAL FILING 12. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE TRACT A, ALL RIGHT OF WAY SHOWN ON PLAT AND ALL UTILITY AND DRAINAGE 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 AND DRAINAGE EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER: DEV-VIC LTD. LIABILITY CO., A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 23 DAY OF August, 2006

BY: *Jack A. Vickers III*

*Jack A. Vickers III*  
MANAGER

NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF

August, 2006 BY *Jack A. Vickers III*

WITNESS MY HAND AND OFFICIAL SEAL *Jack A. Vickers III*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/19/2007

### NOTES

- ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON TITLE COMMITMENT NUMBER F205192, DATED MARCH 28, 2006 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE SURVEY REPRESENTED BY THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TST INC OF DENVER, CONSULTING ENGINEERS, TO DETERMINE EASEMENTS OR RIGHT-OF-WAY OF RECORD.
- TRACT A IS DEDICATED FOR PUBLIC OPEN SPACE, STORM DRAINAGE AND UTILITY PURPOSES AS REPRESENTED ON THE CASTLE PINES COMMERCIAL PD AMENDMENT RECORDED AT RECEPTION NO. 00061557.
- TRACT B IS RESERVED FOR PRIVATE OPEN SPACE PURPOSES AS REPRESENTED ON THE CASTLE PINES COMMERCIAL PD AMENDMENT RECORDED AT RECEPTION NO. 00061557.
- THERE ARE FEMA-REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE ACCORDING TO FIRM PANELS 08035C0167F DATED SEPTEMBER, 2005.
- ACCESS EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK AND THE OWNER(S) OF THE ADJACENT PARCELS FOR THE PURPOSE OF PUBLIC ACCESS TO PROPERTY.
- ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF UTILITIES.
- ACCESS EASEMENTS DEDICATED HEREON ARE FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4 FOR THE TOWN OF CASTLE ROCK AND FOR PUBLIC ACCESS BETWEEN LOTS.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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, 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.