

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT

A REPLAT OF LOTS 4, 5 AND 6 CASTLE PINES COMMERCIAL FILING NO. 10A,
LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO SIX LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC UTILITY EASEMENTS AS 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

LOTS 4, 5 AND 6 CASTLE PINES COMMERCIAL FILING NO. 10A IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 9.334 ACRES (406,621 SQ. FT.), MORE OR LESS.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 4, 5 AND 6 INTO SIX LOTS.

OWNER:

PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: Donald G. Provost
ITS: MANAGER

NOTARY CERTIFICATE

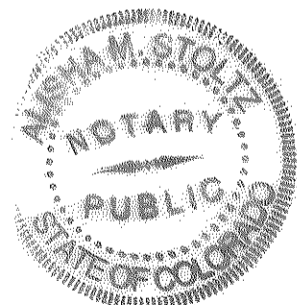
STATE OF COLORADO)
COUNTY OF ARAPAHOE)ss

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF January, 2015
BY DONALD G. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY AS MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 1-30-2017

NOTARY PUBLIC Alison M. Stoliz



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 OCTOBER 22, 2014 AT RECEPTION NO. 2014061102, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

BY: JANE KACHADURIAN, AS MANAGING DIRECTOR

SIGNED THIS 27th DAY OF January, 2015.

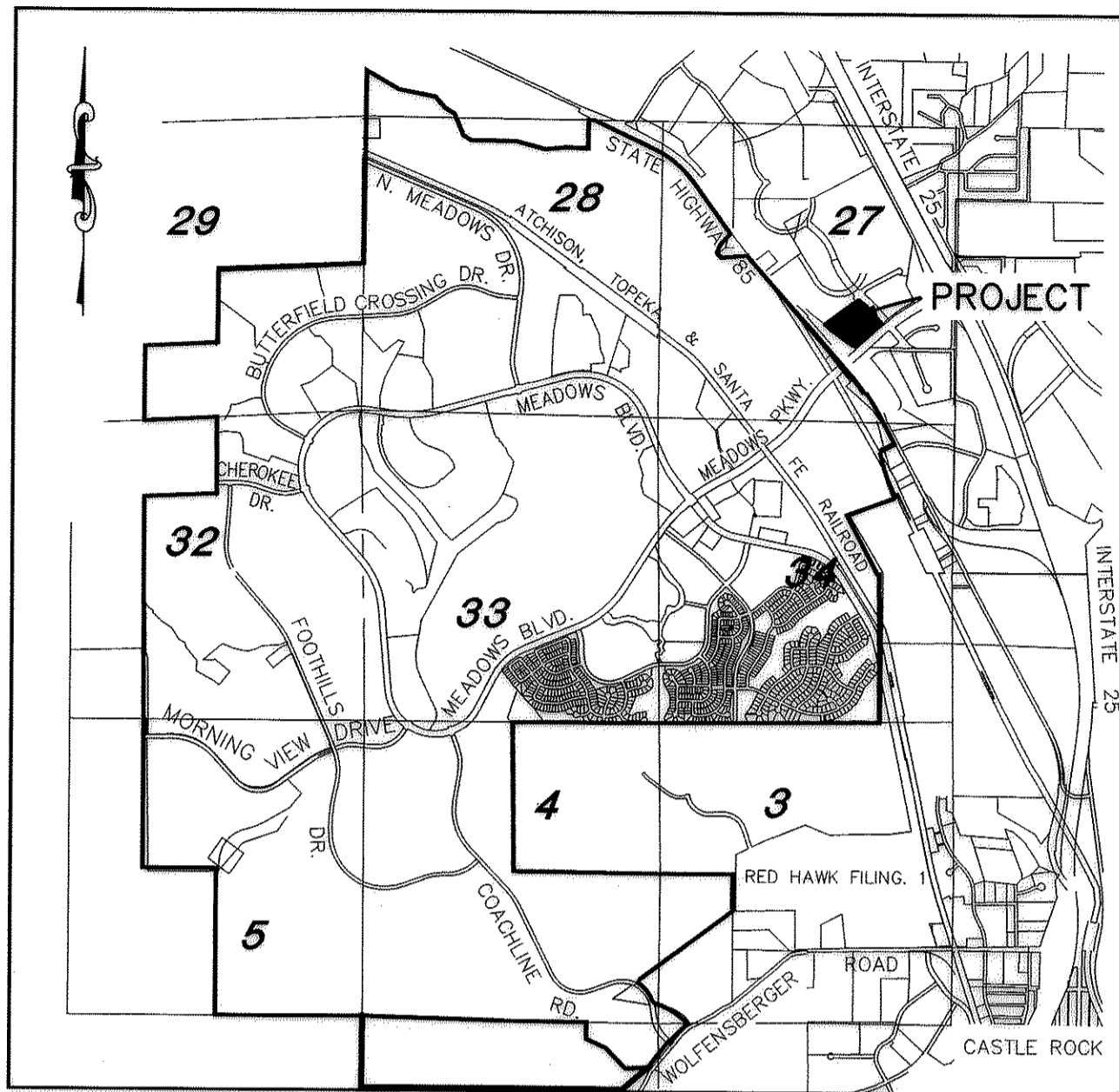
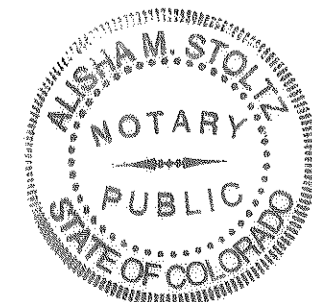
NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF January, 2015, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Alison M. Stoliz

MY COMMISSION EXPIRES: 1-30-2017



VICINITY MAP

Scale: 1" = 3000'

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT

LAND SUMMARY TABLE

LOT	SQ.FT.	ACREAGE
4	68,574	1.574
5	86,721	1.991
6	72,370	1.661
7	62,767	1.441
8	59,380	1.363
9	56,809	1.304
TOTAL FILING NO. 10A, AMENDMENT NO. 1	406,621	9.334

SHEET INDEX:

SHEET 1 - COVER SHEET

SHEETS 2 - PLAT MAP

OWNERS/DEVELOPERS

PROMENADE CASTLE ROCK, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5750 DTC Parkway, Suite 210
Greenwood Village, Colorado 80111
303-771-4004

SURVEYOR:

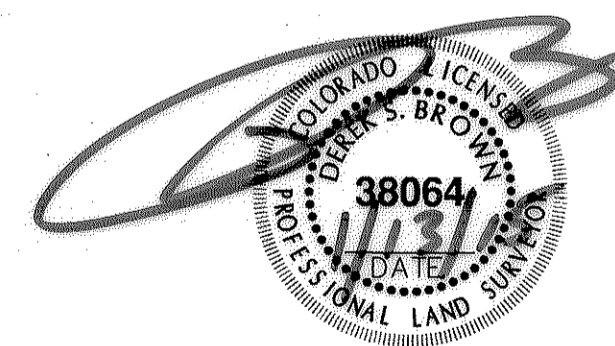
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-715-1898

SURVEYORS CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED 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 ON DECEMBER 29, 2014 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 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.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38064
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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.



TITLE CERTIFICATE

I, David W. Knapp AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 26th DAY OF January, 2015.

David W. Knapp Vice President
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

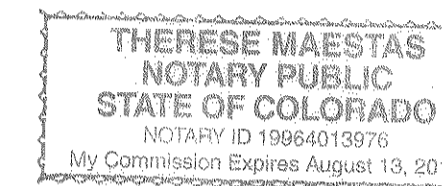
STATE OF COLORADO)
COUNTY OF ARAPAHOE)ss

SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF January, 2015
BY David W. Knapp Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-13-16

NOTARY PUBLIC Therese Maestas



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 15th DAY OF March, 2015.

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 PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:

Bryan M. ...
TOWN CLERK
3-11-15
DATE

Nick ...
TOWN MANAGER
3-11-15
DATE

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 2:57 P.M. ON THE 12th DAY OF August, 2015.

AT RECEPTION NO. 2015057852

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sandra C. ...
DEPUTY

PROJECT NO.: PL14-0007
CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT SHEET 1 OF 2

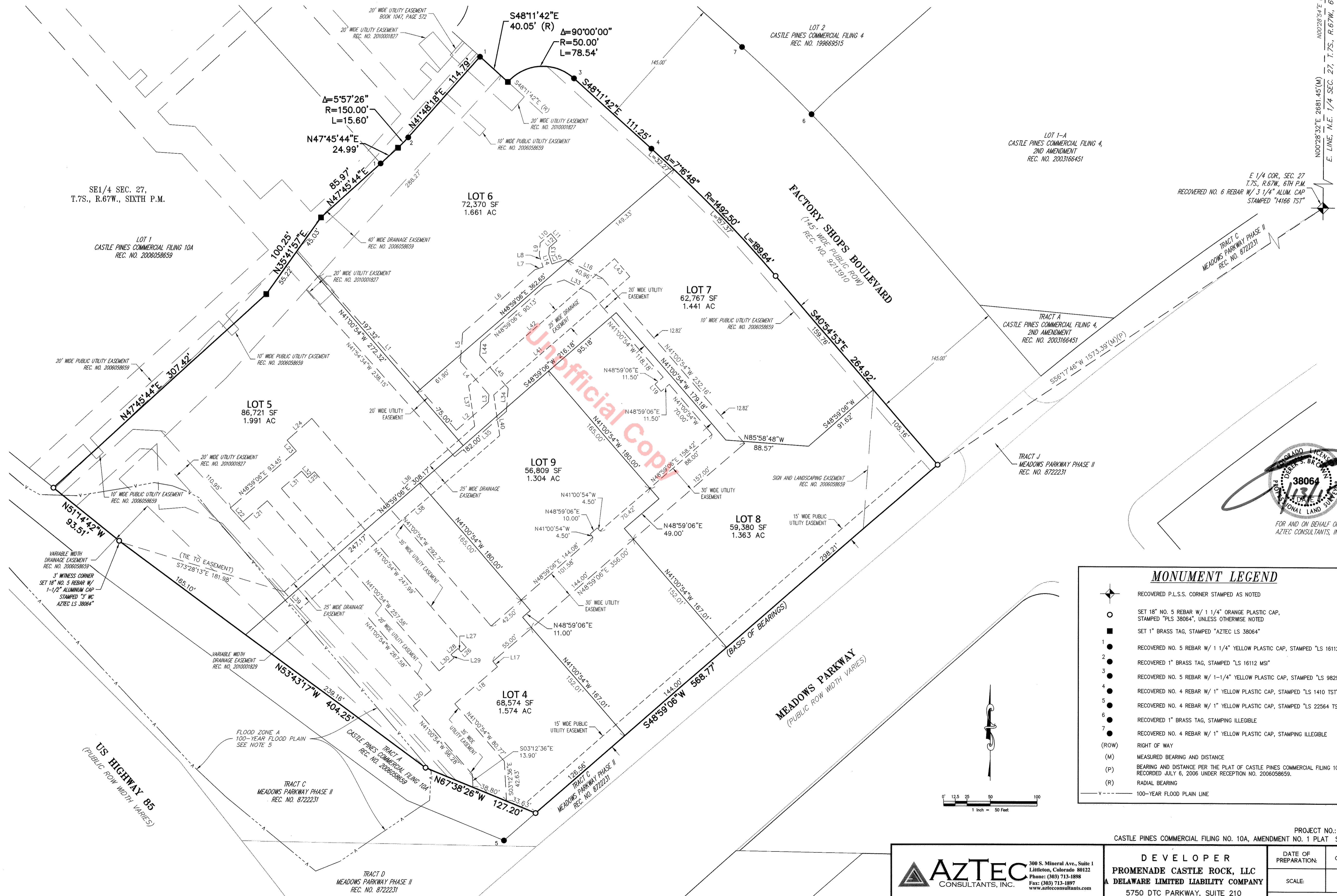
	DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004	DATE OF PREPARATION: 09/04/2014
	SCALE: N/A	SHEET 1 OF 2
	AzTec Proj. No: 23714-05	

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT

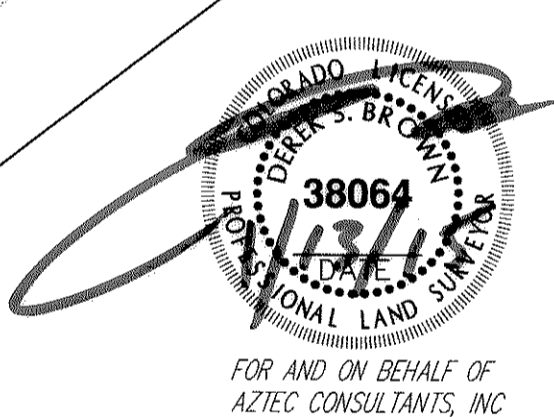
A REPLAT OF LOTS 4, 5 AND 6 CASTLE PINES COMMERCIAL FILING NO. 10A,
 LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2

NE COR., SEC. 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR W/ 3 1/4" ALUM. CAP
 STAMPED "LS 13485 1993"

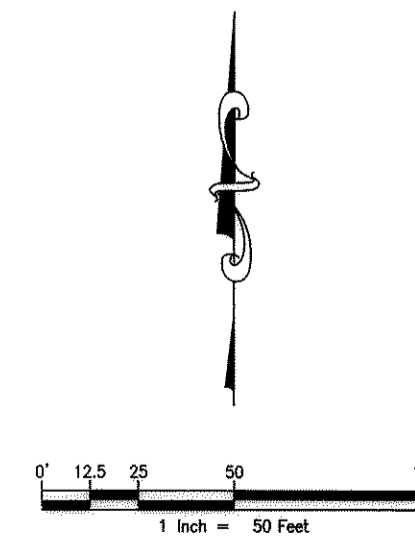
LINE #	DIRECTION	LENGTH
L1	S41°54'34"E	220.52'
L2	N48°59'06"E	45.27'
L3	N03°59'06"E	8.04'
L4	N41°00'54"W	46.42'
L5	N03°59'06"E	30.97'
L6	N48°59'06"E	102.39'
L7	N71°29'06"E	9.19'
L8	S18°30'54"E	12.89'
L9	S03°59'06"W	13.17'
L10	S48°59'06"W	15.10'
L11	N41°00'54"W	10.00'
L12	N48°59'06"E	10.96'
L13	N03°59'06"E	7.04'
L14	N18°30'54"W	10.90'
L15	N71°29'06"E	15.30'
L16	S63°30'54"E	43.99'
L17	S41°00'54"E	7.50'
L18	S48°59'06"W	60.50'
L19	N41°00'54"W	10.00'
L20	N48°59'06"E	25.50'
L21	N48°59'06"E	34.52'
L22	N42°14'16"W	20.00'
L23	S41°00'54"E	15.14'
L24	S48°59'06"W	35.00'
L25	N48°59'06"E	10.00'
L26	S48°59'06"W	7.50'
L27	N41°00'54"W	4.88'
L28	S48°59'06"W	10.00'
L29	S41°00'54"E	4.88'
L30	S48°59'06"W	21.00'
L31	N48°59'06"E	28.50'
L32	S41°00'54"E	9.58'
L33	S63°30'54"E	31.73'
L34	N03°59'06"E	24.61'
L35	N48°59'06"E	73.25'
L36	N48°59'06"E	269.54'
L37	N08°38'37"W	43.42'
L38	N48°59'06"E	282.65'
L39	N42°29'37"W	25.01'
L40	N08°38'37"W	43.42'
L41	N48°59'06"E	192.60'
L42	N48°59'06"E	206.35'
L43	N41°00'54"W	25.00'
L44	N03°59'06"E	14.40'
L45	N41°00'54"W	46.42'



E 1/4 COR., SEC. 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR W/ 3 1/4" ALUM. CAP
 STAMPED "14166 TST"



MONUMENT LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38064", UNLESS OTHERWISE NOTED
	SET 1" BRASS TAG, STAMPED "AZTEC LS 38064"
1	RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "LS 16112 MERIDIAN"
2	RECOVERED 1" BRASS TAG, STAMPED "LS 16112 MS"
3	RECOVERED NO. 5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 9829 RMC"
4	RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "LS 1410 TST"
5	RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "LS 22564 TST"
6	RECOVERED 1" BRASS TAG, STAMPING ILLEGIBLE
7	RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPING ILLEGIBLE
(ROW)	RIGHT OF WAY
(M)	MEASURED BEARING AND DISTANCE
(P)	BEARING AND DISTANCE PER THE PLAT OF CASTLE PINES COMMERCIAL FILING 10A, RECORDED JULY 6, 2006 UNDER RECEPTION NO. 2006058659.
(R)	RADIAL BEARING
- - -	100-YEAR FLOOD PLAIN LINE



<p>300 S. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	PROJECT NO.: PL14-0007 CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT SHEET 2 OF 2	DATE OF PREPARATION: 09/04/2014 SCALE: T=50'
	DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004	SHEET 2 OF 2