

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT

A REPLAT OF LOTS 4 AND 5, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT
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

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 4 AND 5 INTO TWO LOTS AND A TRACT AND DEDICATE A MAINTENANCE EASEMENT TO THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2.

PROPERTY DESCRIPTION

LOTS 4 AND 5, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT AS RECORDED UNDER RECEPTION NO. 2015057852 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 3.565 ACRES (155,295 SQ. FT.), MORE OR LESS.

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 2 LOTS AND 1 TRACT, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, TRACT A, AS SHOWN HEREIN AND TO THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2, A 10-FOOT MAINTENANCE EASEMENT, AS SHOWN HEREIN.

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 ALSO UNDER, ALONG AND ACROSS THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

WESTERN SAND CHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY - AS TO LOT 4
WESTERN HACKBERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY - AS TO LOT 5

SIGNED THIS 27th DAY OF March, 2017.

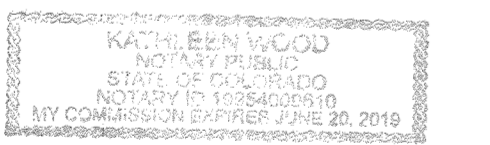
BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGING MEMBER OF THE ENTITIES SHOWN ABOVE

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER
NAME: Donald G. Provost
ITS: MANAGER

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March, 2017, 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, AS THE MANAGING MEMBER OF WESTERN SAND CHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND WESTERN HACKBERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
Harlow Wood
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/2019



LIENHOLDER SUBORDINATION CERTIFICATE:

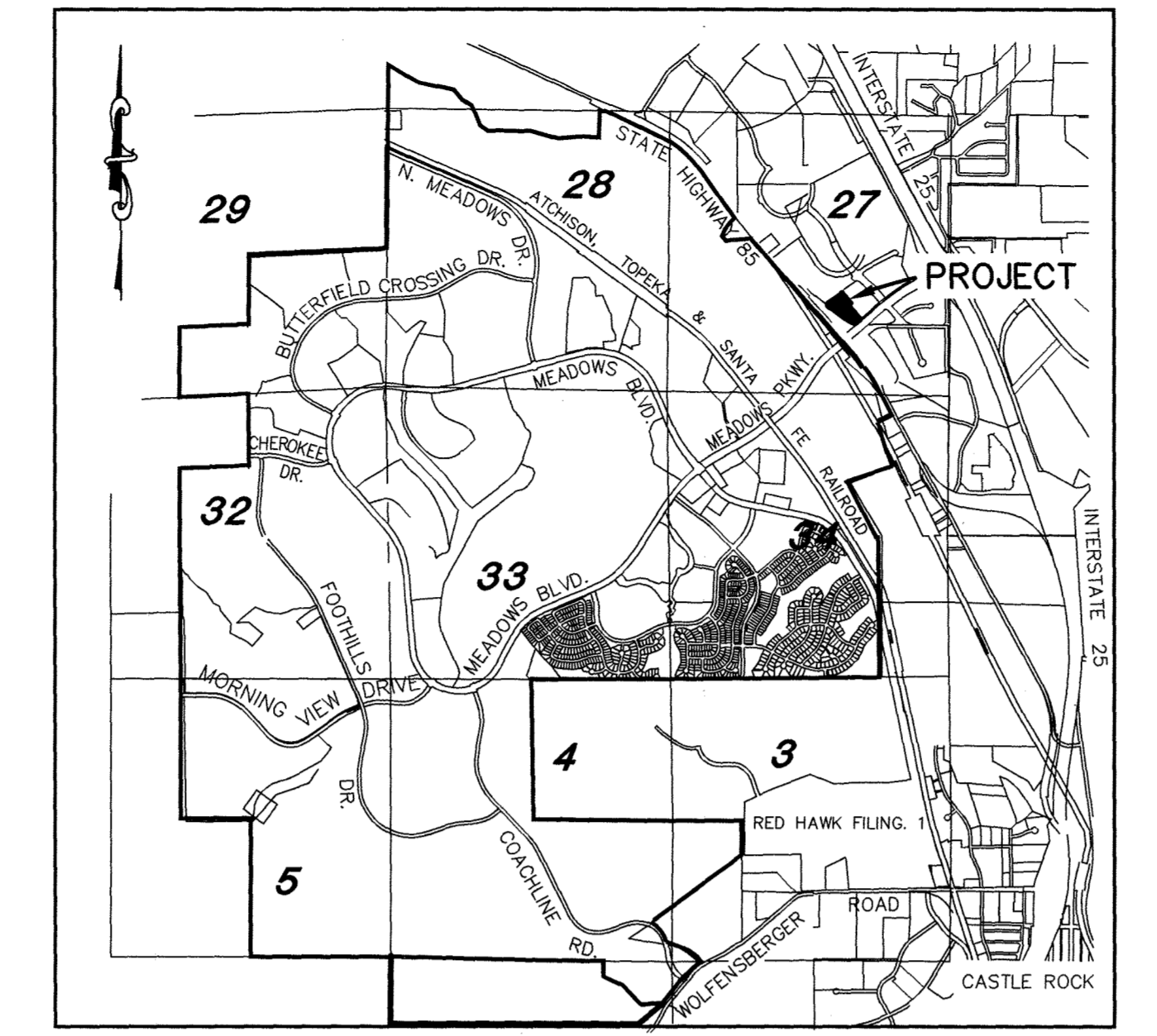
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENTS RECORDED AUGUST 26, 2015 AT RECEPTION NO.S 2015061180 AND 2015061181, DOUGLAS 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 29th DAY OF March, 2017.

NOTARY BLOCK
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF March, 2017, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
Harlow Wood
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/20/2019



VICINITY MAP
Scale: 1" = 3000'

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEETS 2 - PLAT MAP

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

DEVELOPER

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

LIENHOLDER:

THE PRIVATEBANK AND TRUST COMPANY,
AN ILLINOIS BANKING CORPORATION
120 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60603
312-564-2000

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABN70528138 WITH AN EFFECTIVE DATE OF 01-13-2017 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHEASTERLY BOUNDARY OF CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT AND IS ASSUMED TO BEAR SOUTH 48°59'06" WEST BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 2 LOTS AND 1 TRACT WITHIN THIS PLAT AMENDMENT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (500-YEAR FLOOD PLAIN), BEING DEFINED AS "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AND ZONE A (100-YEAR FLOOD PLAIN), PER FEDERAL EMERGENCY AGENCY MANAGEMENT FLOOD INSURANCE RATE MAP MAP NO. 08035C0186G, WITH A REVISED MAP DATE OF MARCH 16, 2016, AND MAP NO. 08035C0167G, WITH AN EFFECTIVE DATE OF MARCH 16, 2016.
- THIS PLAT IS SUBJECT TO BLANKET EASEMENTS AS DESCRIBED IN THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECEPTION NO. 2008061136.
- CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL OF SAID LOTS ALONG THE ALIGNMENT OF THE DRIVING LANES AND ACROSS LOT LINES AS SHOWN ON THE SITE PLAN(S) FOR LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. NO DIRECT ACCESS WILL BE ALLOWED FROM THE LOTS PLATTED HEREON TO FACTORY SHOPS BOULEVARD, MEADOWS PARKWAY OR COLORADO HIGHWAY 85.
- DRAINAGE EASEMENTS: THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

Unofficial Copy

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2 ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE MAINTENANCE EASEMENT LOCATED WITHIN TRACT A HEREON IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2.

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2

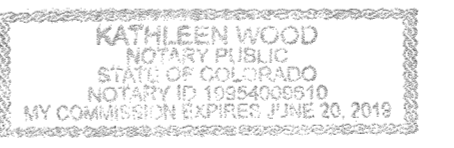
BY: [Signature]
AS: President

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 2017
BY Peter M. Cudlip AS President
OF PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC Harlow Wood

MY COMMISSION EXPIRES 6/20/2019



TITLE CERTIFICATE

William Brenden 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 30th DAY OF MARCH, 2017.

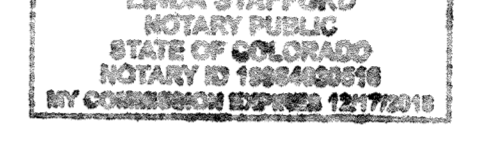
William Brenden AUTHORIZED REPRESENTATIVE
Comm. Title Office LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF MARCH, 2017
BY William Brenden AS Comm. Title Office LAND TITLE GUARANTEE COMPANY.

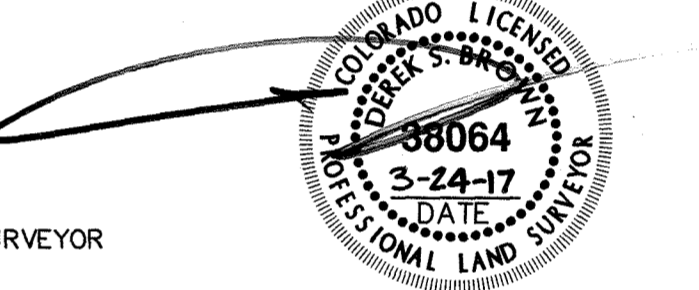
WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 12-17-18
NOTARY PUBLIC Linda Stafford

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 SEPTEMBER 21, 2015 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 ON 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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 24th DAY OF May, 2017.

[Signature]
ASST. 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:
[Signature] TOWN CLERK
[Signature] TOWN MANAGER

5-30-17 DATE
5-30-2017 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 3:02pm ON THE 1st DAY OF June, 2017.

AT RECEPTION NO. 2017030446

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY



CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT SHEET 1 OF 2

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT - LAND SUMMARY TABLE

| LOT | SQ.FT. | ACREAGE | USE | OWNER | MAINTENANCE |
|--|---------|---------|--------------------|--------------------------|--------------------------|
| 4A | 56,959 | 1.308 | FUTURE DEVELOPMENT | WESTERN SAND CHERRY, LLC | WESTERN SAND CHERRY, LLC |
| 5A | 60,764 | 1.395 | FUTURE DEVELOPMENT | WESTERN HACKBERRY, LLC | WESTERN HACKBERRY, LLC |
| TRACT A | 37,572 | 0.862 | DETENTION POND | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK |
| TOTAL FILING NO. 10A, AMENDMENT NO. 2 PLAT | 155,295 | 3.565 | | | |

| | | | |
|---|--|-----------------------------|---------------------------------|
| 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | 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: 2017-02-20 |
| | SCALE: N/A | SHEET 1 OF 2 COVER SHEET | |

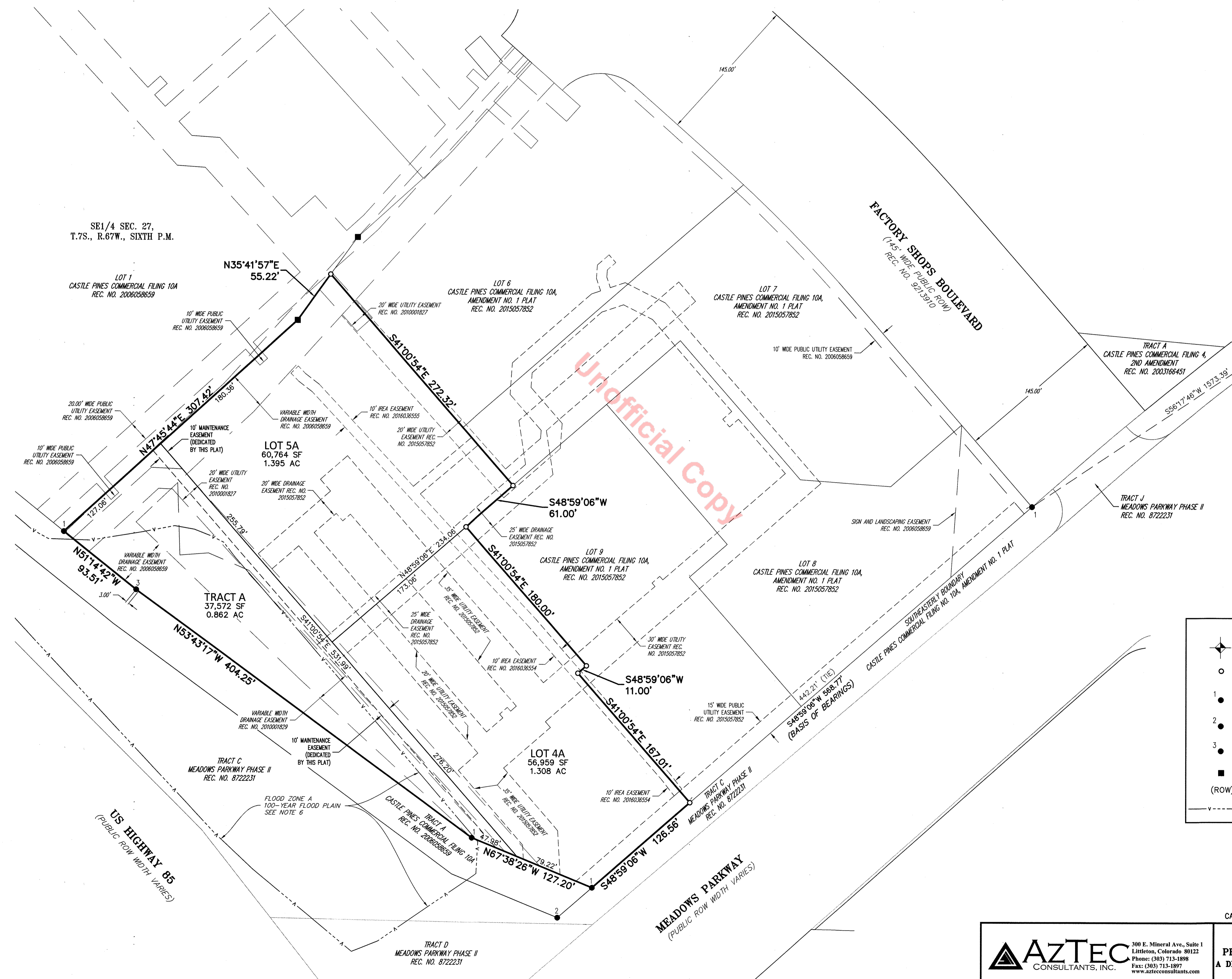
CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT

A REPLAT OF LOTS 4 AND 5, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 1 PLAT
 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

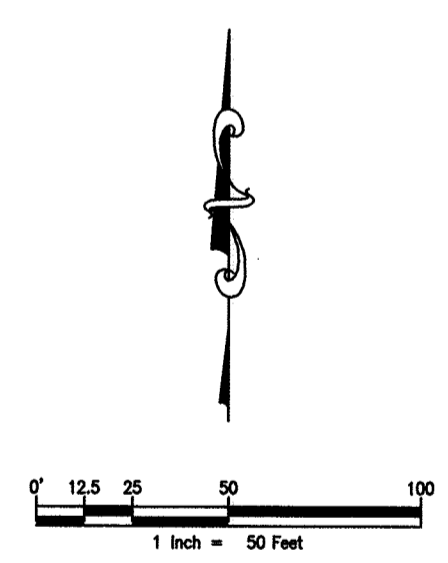
NE COR., SEC. 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR W/ 3 1/4" ALUM. CAP
 STAMPED "LS 13485 1993"

N0028'54"E (P)
 145.00'
 E. LINE, N.E. 1/4 SEC. 27, T.7S., R.67W., 6TH P.M.

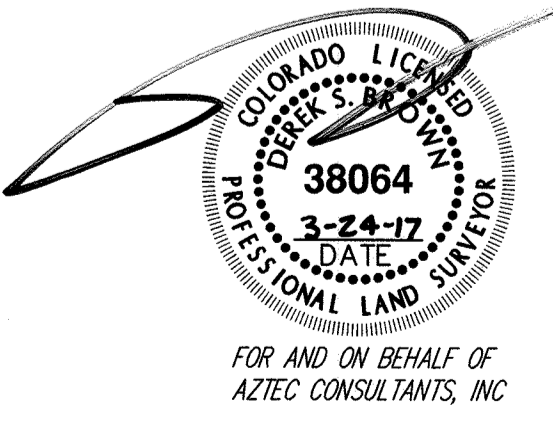
E 1/4 COR., SEC. 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR W/ 3 1/4" ALUM. CAP
 STAMPED "14166 TST"



Unofficial Copy



| 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" |
| | RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38064" |
| | RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "LS 22564 TST" |
| | 3" WITNESS CORNER RECOVERED NO. 5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "3" WC AZTEC LS 38064" |
| | RECOVERED 1" BRASS TAG, STAMPED "AZTEC LS 38064" |
| (ROW) | RIGHT OF WAY |
| | 100-YEAR FLOOD PLAIN LINE |



| | | | |
|--|---|--|---|
| | 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com | DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004 | PROJECT NO.: PL17-0003 CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT SHEET 2 OF 2 |
| | DATE OF PREPARATION: 2017-02-20 | SCALE: T=50' | SHEET 2 OF 2 PLAT MAP |