

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 4A, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 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 ABANDON A PORTION OF A UTILITY EASEMENT LYING WITHIN LOT 4A, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT.

PROPERTY DESCRIPTION
LOT 4A, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 PLAT AS RECORDED UNDER RECEPTION NO. 2017036446 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 1.308 ACRES (56,959 SQ. FT.), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP
THE UNDERSIGNED, ARE ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT. NO NEW EASEMENTS ARE BEING DEDICATED ON THIS PLAT.

WESTERN SAND CHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 21st DAY OF JUNE, 2018.

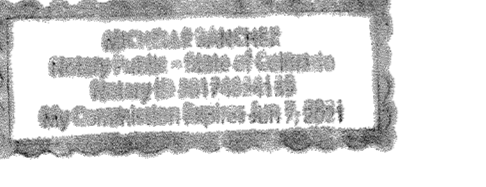
BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGING MEMBER
BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
NAME: DONALD G. PROVOST
ITS: MANAGER

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF June, 2018, 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.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021



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 AUGUST 26, 2015 AT RECEPTION NO. 2015061181, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

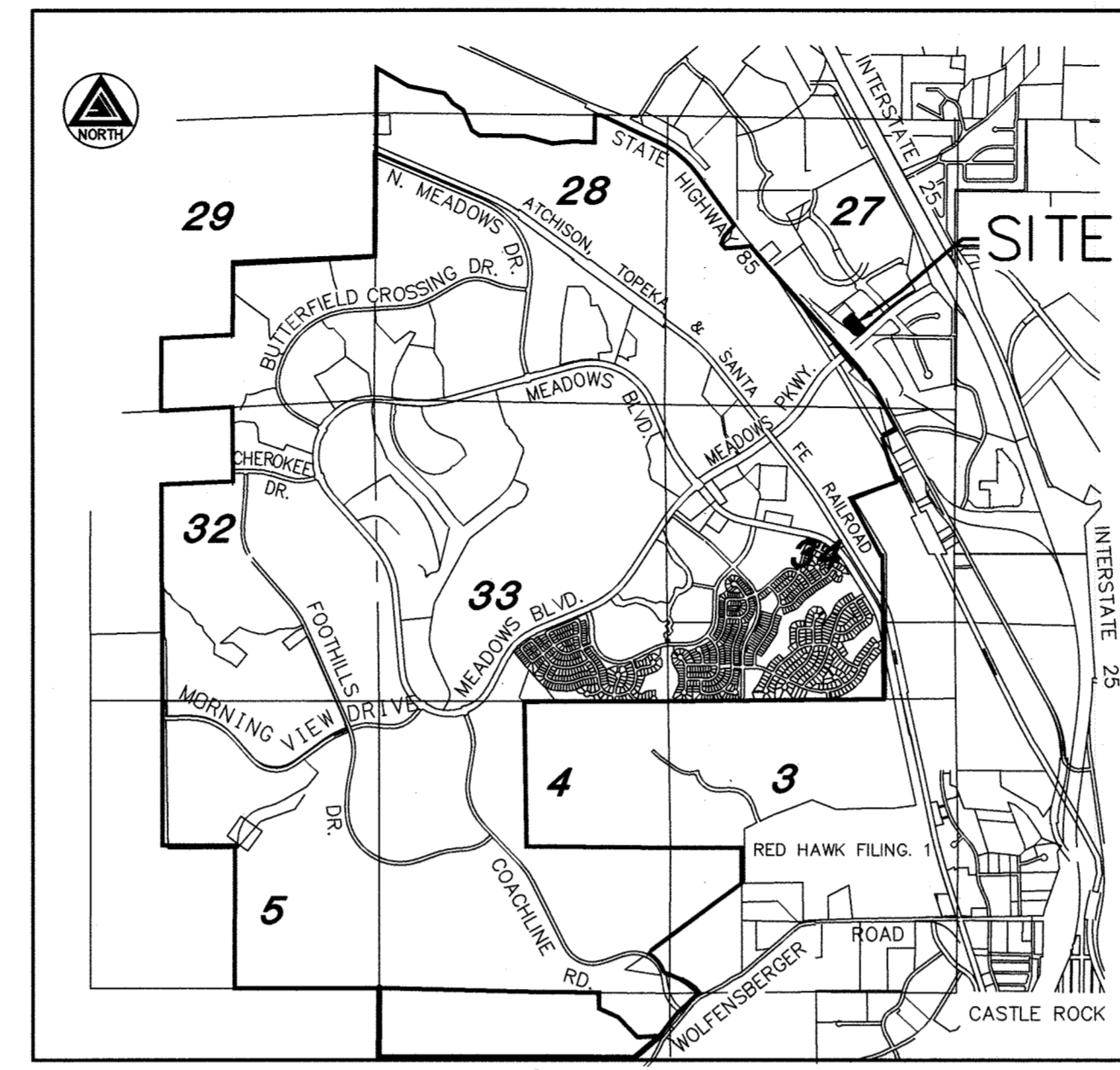
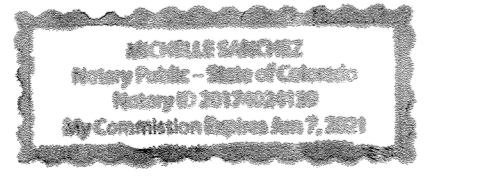
CIBC BANK USA F/K/A THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION
BY: [Signature]
BY: JANE KACHADURIAN, AS MANAGING DIRECTOR

SIGNED THIS 20 DAY OF June, 2018.

STATE OF COLORADO }
COUNTY OF ARAPAHOE } ss.

WITNESS MY HAND AND SWORN BEFORE ME THIS 20 DAY OF June, 2018, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF CIBC BANK USA F/K/A THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021



VICINITY MAP
SCALE: 1" = 3000'

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABN70578793 WITH AN EFFECTIVE DATE OF 4-12-2018 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 DEFACTS 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 IS 1 LOT 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, PER FEDERAL EMERGENCY AGENCY MANAGEMENT FLOOD INSURANCE RATE MAP MAP NO. 08035C0186G, WITH A REVISED MAP 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. 2006061136.
- THIS PLAT IS SUBJECT TO THE BLANKET EASEMENTS AS DESCRIBED WITHIN THE PROMENADE AT CASTLE ROCK MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015024611.
- THIS PLAT IS SUBJECT TO THE BLANKET EASEMENTS AS DESCRIBED WITHIN THE PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015024654.
- 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 65.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE UTILITY EASEMENT AS RECORDED UNDER RECEPTION NO. 2015057852 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AS DEPICTED HEREON.

CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT - LAND SUMMARY TABLE

LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
4A-1	56,959	1.308	FUTURE DEVELOPMENT	WESTERN SAND CHERRY, LLC	WESTERN SAND CHERRY, LLC
TOTAL FILING NO. 10A, AMENDMENT NO. 3 PLAT	56,959	1.308			

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:
CIBC BANK USA
120 SOUTH LASSALLE STREET
CHICAGO, ILLINOIS 60603
312-564-2000

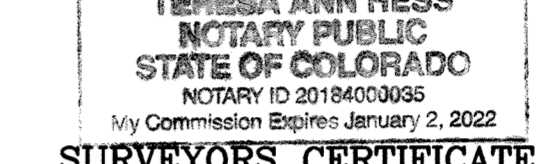
TITLE CERTIFICATE
I, Robert Hayes AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 18th DAY OF June, 2018.
[Signature] TITLE OFFICER
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO }
COUNTY OF Douglas } ss.

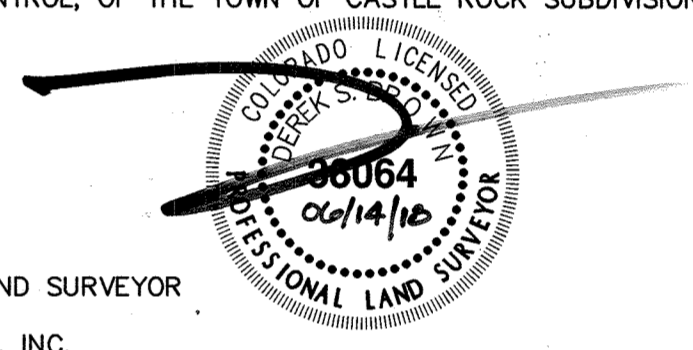
SUBSCRIBED AND SWORN BEFORE ME THIS 18 DAY OF June, 2018
BY Robert Hayes AS Title officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Jan 2, 2022



NOTARY PUBLIC [Signature]

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 BE 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 3 DAY OF July, 2018.

[Signature]
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
7-5-2018 DATE
[Signature] 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 11:11 ON THE 9th DAY OF July, 2018.

AT RECEPTION NO. 2018041090
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY

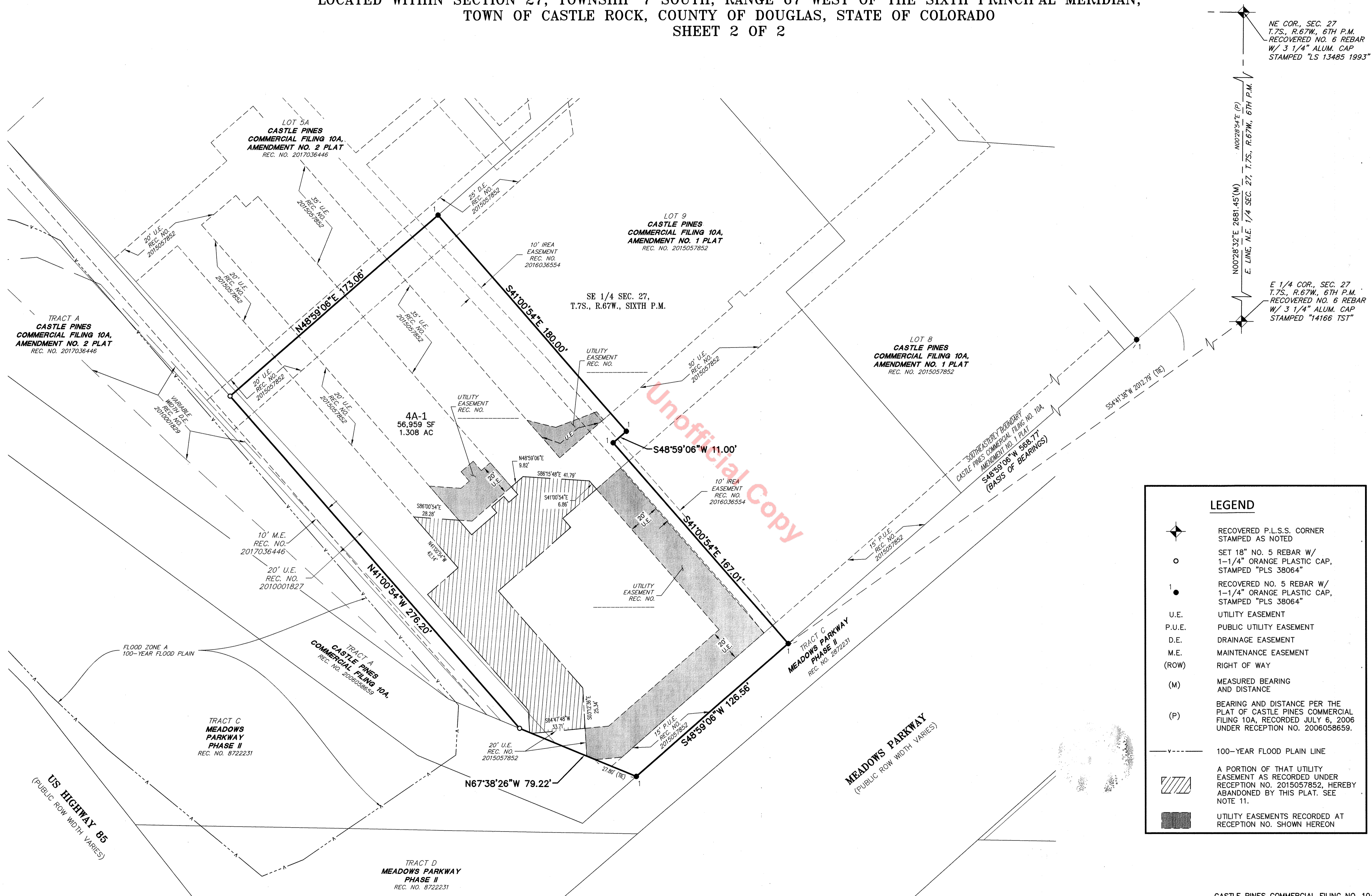


COVER SHEET
PROJECT NO.: PL18-0006
CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT SHEET 1 OF 2

 300 East 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: 03-28-2018
			SCALE: NTS
			SHEET 1 OF 2

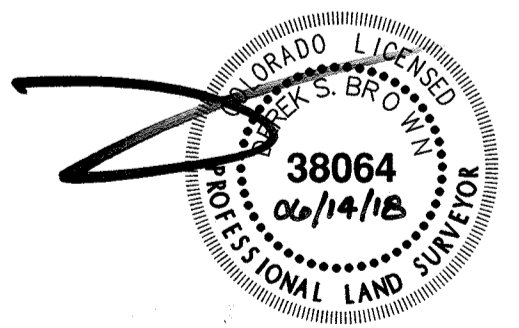
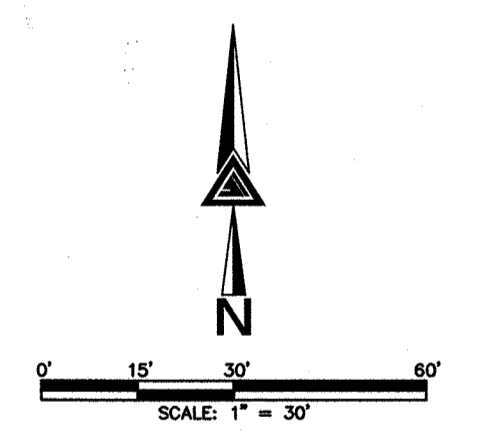
CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 4A, CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 2 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



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"
- UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- MAINTENANCE EASEMENT
- RIGHT OF WAY
- MEASURED BEARING AND DISTANCE
- BEARING AND DISTANCE PER THE PLAT OF CASTLE PINES COMMERCIAL FILING NO. 10A, RECORDED JULY 6, 2006 UNDER RECEPTION NO. 2006058659.
- 100-YEAR FLOOD PLAIN LINE
- A PORTION OF THAT UTILITY EASEMENT AS RECORDED UNDER RECEPTION NO. 2015057852, HEREBY ABANDONED BY THIS PLAT. SEE NOTE 11.
- UTILITY EASEMENTS RECORDED AT RECEPTION NO. SHOWN HEREON



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

PLAT MAP
 PROJECT NO.: PL18-0006
 CASTLE PINES COMMERCIAL FILING NO. 10A, AMENDMENT NO. 3 PLAT SHEET 2 OF 2

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 03-28-2018
	DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004	SCALE: 1"=30' SHEET 2 OF 2

AzTec Proj. No.: 131018-01

Drawn By: JAE