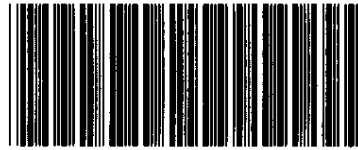


OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$31.00  
4 PGS



2006058659 4 PGS

# 2006058659  
07/11/2006 08:44 AM

## PLAT IDENTIFICATION SHEET

✓ Dev-Vic Ltd. Liability Co.

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

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

✓ Castle Pines Commercial 10A Final Plat

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

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

**Subdivision Info: Castle Pines Commercial Filing: 10A**

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

✓ 27

7

67

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

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

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

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

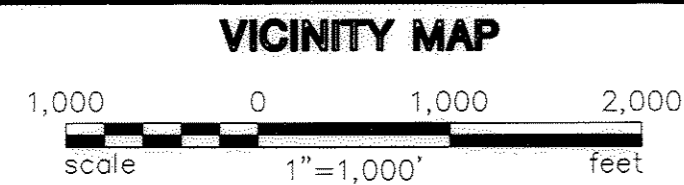
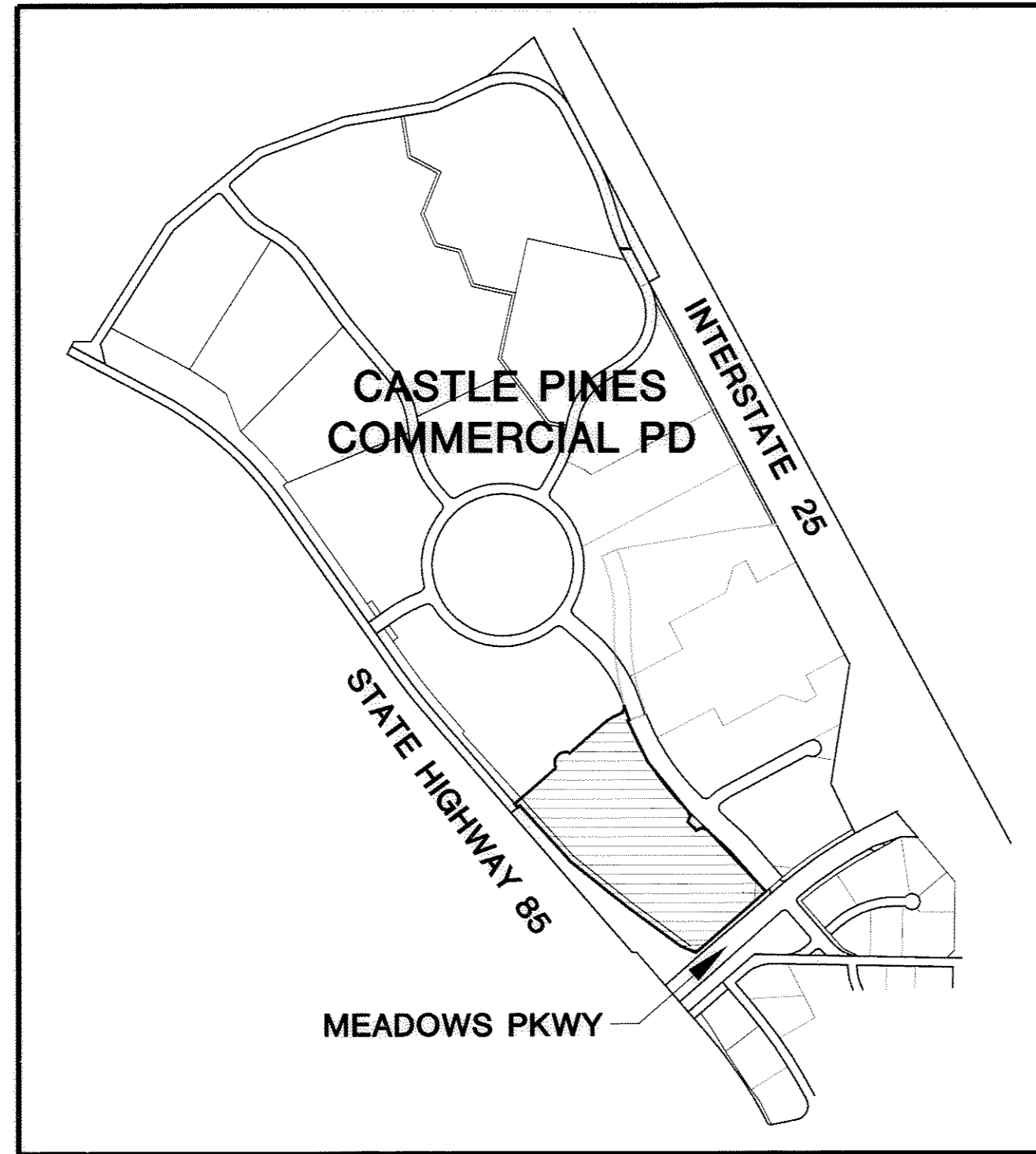
✓ 2243/1438

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\_\_\_\_\_  
\_\_\_\_\_

# CASTLE PINES COMMERCIAL FILING 10A

## FINAL PLAT

A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
6 COMMERCIAL LOTS - 27.63 ACRES  
SHEET 1 OF 3



LOT/TRACT	ACREAGE	SQ. FT.
1	12.54	546,112
2	1.29	56,149
3	1.17	50,774
4	5.01	218,087
5	1.21	52,880
6	3.11	135,659
TRACT A PUBLIC DRAIN/UTIL	1.38	60,275
PUBLIC RD R.O.W.	1.92	83,434
FILING 10A TOTAL	27.63	1,203,370

### 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 MAY 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 6/29/06  
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.

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN 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 EAST QUARTER CORNER OF SAID SECTION 27 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 TO BEAR NORTH 00°28'54"EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 56°17'46"WEST, 1573.39 FEET TO THE INTERSECTION OF THE NORTH LINE OF TRACT C OF MEADOWS PARKWAY PHASE II, ACCORDING TO THE RECORDED PLAT THEREOF, WITH THE WEST RIGHT-OF-WAY LINE OF FACTORY SHOPS BOULEVARD AS PLATTED IN CASTLE ROCK FACTORY SHOPS, ACCORDING TO THE RECORDED PLAT THEREOF AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID NORTH LINE OF TRACT C THE FOLLOWING COURSES: SOUTH 48°59'06"WEST, 613.51 FEET; THENCE NORTH 67°38'26"WEST, 112.03 FEET; THENCE NORTH 53°43'17"WEST, 410.00 FEET; THENCE NORTH 51°14'42"WEST, 507.75 FEET; THENCE NORTH 42°05'36"WEST, 95.17 FEET; THENCE NORTH 42°14'33"WEST, 405.23 FEET; THENCE SOUTH 48°55'01"WEST, 10.03 FEET TO THE EAST LINE OF COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL NO. 15 OF PROJECT NO. I0252-323; THENCE ALONG SAID EAST LINE, NORTH 40°54'21"WEST, 45.39 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 47°45'44"EAST, 353.02 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 46°23'50", A RADIUS OF 85.00 FEET, AND AN ARC OF 52.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 8°25'02", A RADIUS OF 80.00 FEET, AND AN ARC OF 11.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 52°01'12", A RADIUS OF 50.00 FEET, AND AN ARC OF 45.40 FEET; THENCE NORTH 42°14'16"WEST, 7.53 FEET; THENCE NORTH 47°45'44"EAST, 70.00 FEET; THENCE SOUTH 42°14'16"EAST, 15.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 60.00 FEET, AND AN ARC OF 94.25 FEET; THENCE NORTH 47°45'44"EAST, 210.89 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 22°31'08", A RADIUS OF 287.50 FEET, AND AN ARC OF 113.00 FEET; THENCE NORTH 70°16'52"EAST, 28.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°31'25", A RADIUS OF 50.00 FEET, AND AN ARC OF 79.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF FACTORY SHOPS BOULEVARD AS PLATTED IN CASTLE PINES COMMERCIAL FILING 5, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF FACTORY SHOPS BOULEVARD AND THE WEST RIGHT-OF-WAY LINE OF FACTORY SHOPS BOULEVARD AS PLATTED IN SAID CASTLE ROCK FACTORY SHOPS, THE FOLLOWING COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 00°31'25", A RADIUS OF 945.00 FEET, AN ARC OF 8.64 FEET, AND A CHORD WHICH BEARS SOUTH 19°58'51"EAST, 8.64 FEET; THENCE SOUTH 19°43'08"EAST, 109.24 FEET; THENCE SOUTH 60°10'28"WEST, 11.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 11°37'07", A RADIUS OF 1498.98 FEET, AN ARC OF 303.97 FEET AND A CHORD WHICH BEARS SOUTH 26°02'58"EAST, 303.45 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 14°43'11", A RADIUS OF 1630.00 FEET, AND AN ARC OF 418.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 88°14'42", A RADIUS OF 50.00 FEET AND AN ARC OF 77.01 FEET; THENCE SOUTH 41°48'18"WEST, 8.29 FEET; THENCE SOUTH 48°11'42"EAST, 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 50.00 FEET, AN ARC OF 78.54 FEET AND A CHORD WHICH BEARS NORTH 86°48'18"EAST, 70.71 FEET; THENCE SOUTH 48°11'42"EAST, 111.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 07°16'48", A RADIUS OF 1492.50 FEET AND AN ARC OF 189.64 FEET; THENCE SOUTH 40°54'53"EAST, 264.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 27.63 ACRES, MORE OR LESS.

### 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 10A**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, THE PUBLIC ROAD RIGHT-OF-WAY AND TRACT A AND 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.

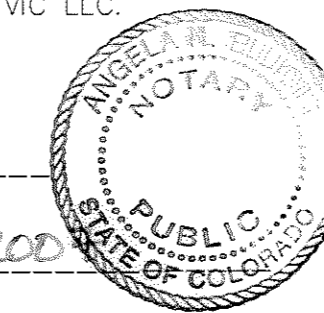
OWNER: DEV-VIC LTD. LIABILITY CO., A COLORADO LIMITED LIABILITY COMPANY

EXECUTED THIS 28th DAY OF JUNE 2006  
BY: Jack A. Vickers III  
JACK A. VICKERS, III  
AS: MANAGER  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JUNE 2006 BY JACK A. VICKERS, III AS MANAGER OF DEV-VIC LLC.

WITNESS MY HAND AND OFFICIAL SEAL

Angela V. Elliott  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08/19/2007



LIEN HOLDER: FIRSTIER CAPITAL CORPORATION, A WYOMING CORPORATION (DEED OF TRUST RECORDED 1/18/2002 IN BOOK 2243 AT PAGE 1438)

EXECUTED THIS 28th DAY OF JUNE 2006  
BY: Agent

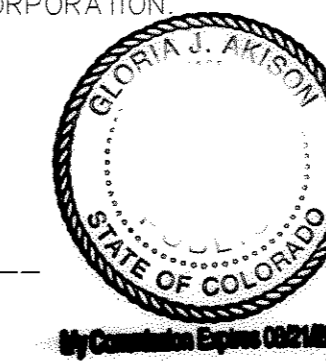
AS: Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JUNE 2006 BY Al Lutw AS Agent OF FIRSTIER CAPITAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

Alma J. Arison  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/2/2007



### NOTES

1. THE PUBLISHED FLOODPLAIN DELINEATION WITHIN THIS PROPERTY, AS APPROXIMATED ON SHEET 2, WILL BE REVISED BY A LETTER OF MAP REVISION (LOWR) UPON COMPLETION OF THE CONSTRUCTION OF THE PROPOSED STORM DRAINAGE IMPROVEMENTS FOR THIS FILING.
2. 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. ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY WAS BASED ON TITLE COMMITMENT ORDER NO. F202938, DATED SEPTEMBER 2, 2005 PREPARED BY FIDELITY NATIONAL TITLE UNSURANCE COMPANY.
3. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODE EXTRACTION OR REMOVING ORE AND NO SURFACE EVIDENCE OF A RIGHT-OF-WAY FOR DITCHES OR CANALS AS RESERVED IN THE UNITED STATES PATENTS OF RECORD FOR THE AREA PLATTED HEREON.
4. 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.
5. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG ALL PUBLIC RIGHTS-OF-WAY. 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.
6. TRACT A IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK AS A DRAINAGE AND UTILITY TRACT. MAINTENANCE OF TRACT A WILL BE THE RESPONSIBILITY OF THE TOWN OF CASTLE ROCK.

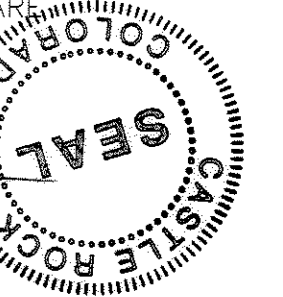
### TOWN APPROVAL AND ACCEPTANCE

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.

TOWN OF CASTLE ROCK

Mark Sears  
TOWN MANAGER

ATTEST: Jolly Mue  
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 30th DAY OF JUNE 2006  
Colman  
DIRECTOR OF DEVELOPMENT SERVICES

### TITLE CERTIFICATE

I, Darren W. Hone 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 29th DAY OF JUNE 2006

AUTHORIZED REPRESENTATIVE

Vice President, Fidelity National  
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF JUNE 2006 BY Darren W. Hone

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 9, 2009

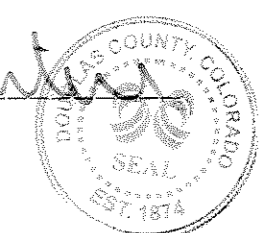


### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:44 O'CLOCK P.M. ON THE 11th DAY OF July 2006 AT RECEPTION NO. 2006058659

DOUGLAS COUNTY CLERK AND RECORDER

BY: Bob Hunter  
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

LIEN HOLDER:

FIRSTIER CAPITAL CORPORATION  
1509 STILLWATER DRIVE  
CHEYENNE, WY 82009  
TELEPHONE: (307) 632-3500

SURVEYOR/ENGINEER/PLANNER:

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



TST INC. OF DENVER  
Consulting Engineers

### SHEET INDEX

Sheet 1 Signature Sheet  
Sheet 2 Final Plat  
Sheet 3 Utility Easement Detail

FINAL PLAT  
CASTLE PINES COMMERCIAL FILING 10A  
SHEET 1 OF 3



# CASTLE PINES COMMERCIAL FILING 10A

FINAL PLAT

A PORTION OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
6 COMMERCIAL LOTS - 27.63 ACRES

SHEET 3 OF 3

UTILITY EASEMENT  
DETAIL

