

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9560841

**DATE:**

12-20-95

**TIME:**

14:58

**FEE: \$**

20<sup>00</sup>

( 2 Pages)

**GRANTOR:**

(OWNER/SIGNER)

Whitney Partnerships L.L.C.  
DEV-VIC Ltd. Liability Co.  
95 L.L.C.

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines

Commercial # 2

**LEGAL:**


(SECTION-TOWNSHIP-RANGE)

21, 22, 27, 28- 7- 67

FINAL PLAT  
**CASTLE PINES COMMERCIAL FILING 2**  
 LOCATED IN SECTIONS 21, 22, 27 & 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 16.98 ACRES

**SURVEYING CERTIFICATE**

I, MICHAEL C. CREGGER, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my direct supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Signed this 8th day of December, 1995  
  
 Michael C. Cregger  
 Professional Land Surveyor  
 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.

**NOTES:**

- The provision of municipal water to this subdivision is subject to terms and conditions of the Castle Pines Commercial Water Rights Dedication Agreement recorded on July 14, 1995 at Reception No. 9531415, and accordingly, 10.4 SFE is debited from the Water Bank. 10.2 SFE
- 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-ways of record. All information regarding easements and rights-of-way was based on the Title Commitment File No. FA14010 dated April 28, 1994 by North American Title Company of Colorado, 12284 dated Nov. 2, 1995 MCC
- There is no surface evidence of a proprietor of a vein or lode extracting 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.

**OWNERS:**  
 Whitney Partnerships, L.L.C.  
 410 17th Street, Suite 300  
 Denver, CO 80202  
 Telephone: (303) 892-1300  
 Contact: John Whitney

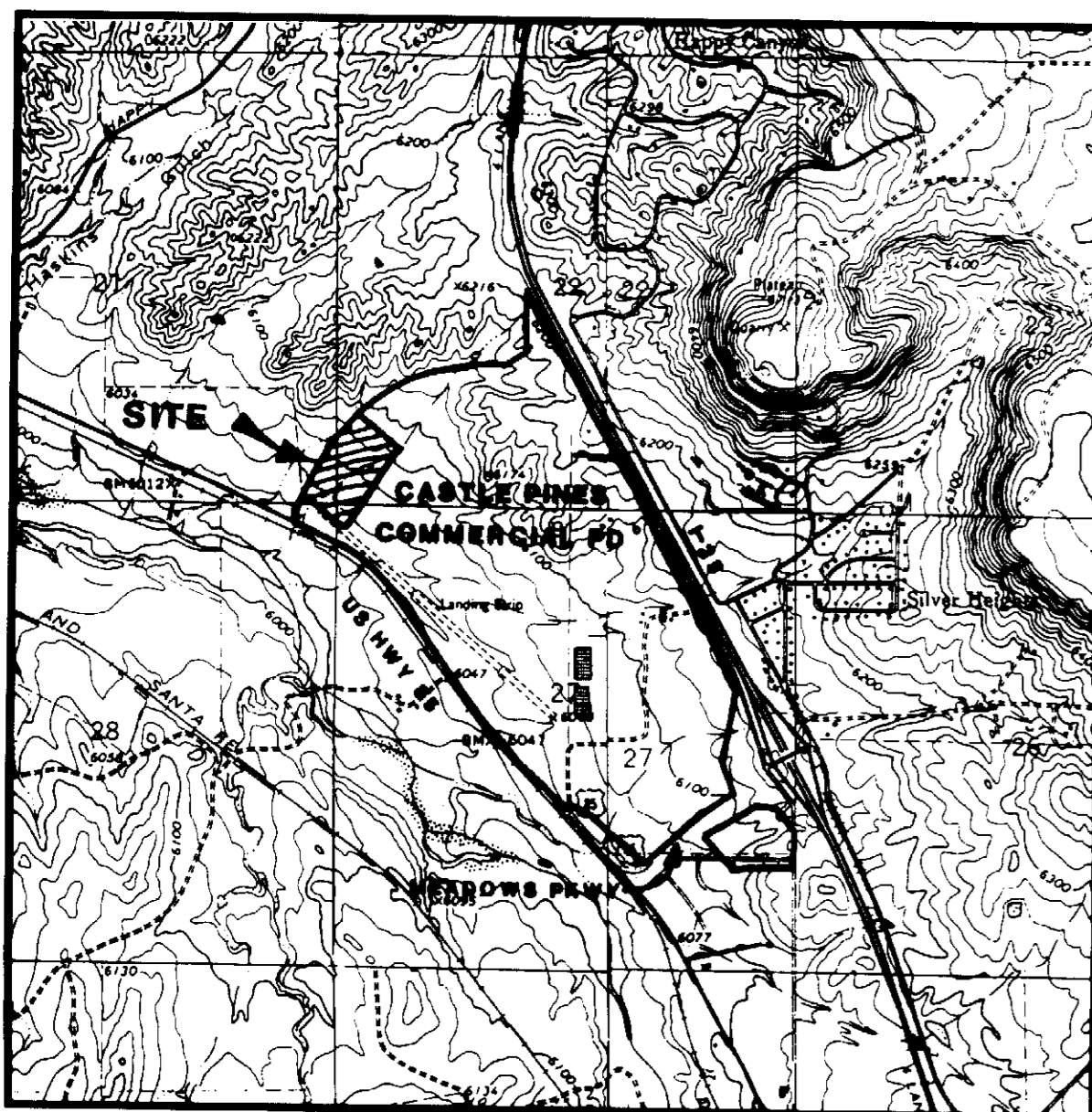
**LAND PLANNER:**  
 EDWARDS & KELCEY  
 511 16th Street, Ste. 510  
 Denver, CO 80202  
 Telephone: (303) 595-4522  
 Contact: William Vitek

**DEV-VIC Ltd. Liability Co.**  
 42 Inverness Drive East, Ste. 100  
 Englewood, CO 80112

**CIVIL ENGINEER/SURVEYOR:**  
 TST Inc. of Denver  
 102 Inverness Terrace East, Ste. 105  
 Englewood, CO 80112  
 Telephone: (303) 792-0557  
 Contact: John Cotten

**95 L.L.C.**  
 42 Inverness Drive East, Ste. 100  
 Englewood, CO 80112

**VICINITY MAP**



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents, that 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 as follows:

A tract of land located in the Southeast quarter of Section 21, the Southwest quarter of Section 22, the Northwest quarter of Section 27 and the Northeast quarter of Section 28, 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 Southwest corner of said Section 22 and considering the South line of said Southwest quarter to bear South 89°10'01" East with all bearings contained herein, relative thereto; thence South 43°18'15" East, 246.91 feet to the POINT OF BEGINNING of this description; thence along a non-tangent curve to the left having a delta of 02°37'15", a radius of 2612.00 feet, an arc of 119.48 feet and a chord which bears North 60°59'34" West, 128.41 feet; thence North 62°18'11" West, 472.60 feet; thence South 32°43'04" West, 254.88 feet to the Northerly line of the Annexation of the Castle Pines Commercial P.U.D. to the Town of Castle Rock, according to the recorded plat thereof; thence along said Northerly line North 27°41'49" East, 38.03 feet to the North line of said Northeast quarter of Section 28; thence along said North line South 89°19'16" East, 113.79 feet; thence departing said North line North 32°43'04" East, 921.75 feet; thence North 50°45'10" East, 510.00 feet; thence South 39°14'50" East, 60.00 feet; thence along a non-tangent curve to the left having a delta of 90°00'00", a radius of 30.00 feet, an arc of 47.12 feet and a chord which bears South 05°45'10" West, 42.43 feet; thence South 39°14'50" East, 171.84 feet; thence along a curve to the left having a delta of 20°00'00", a radius of 460.00 feet, and an arc of 160.57 feet; thence South 59°14'50" East, 86.50 feet; thence South 30°45'10" West, 70.00 feet; thence South 32°24'46" West, 1010.60 feet to the POINT OF BEGINNING of this description, containing 16.98 acres, more or less.

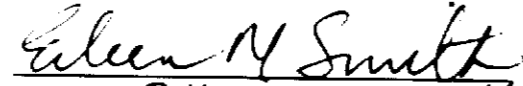
have by these presents laid out, platted and subdivided into lots, blocks, tracts, easement and streets, as shown on this plat, under the name and style of CASTLE PINES COMMERCIAL FILING 2 and do hereby irrevocably offer to dedicate to the Town of Castle Rock all streets, roads and drainage ways as shown on said plat, these being Castlegate Drive North and Castlegate Drive West, Tracts A, B and C for maintenance and ownership purposes. The undersigned also further irrevocably offer to dedicate the potable water, sanitary sewer and storm drainage easements, as shown on said plat, as exclusive easements to the Town of Castle Rock for the purposes specified hereon. Said exclusive easements may be crossed by the several other public utilities provided that such crossings are priorly approved by the Town of Castle Rock and that such crossings are substantially perpendicular to the longer axis of the exclusive easements.

The undersigned hereby further dedicate to the public utilities the right to install, maintain, and operate mains, transmission lines, service lines, and appurtenances to provide such utility services within this plat, under, along, and across public streets and roads as shown on this plat and also under, along, and across utility easements as shown hereon.

Tracts D and E are hereby dedicated as Community Open Space in accordance with the Castle Pines Commercial PD and will be maintained by the owner, its successors and assigns.

Executed this 8th day of December, 1995

Lender: First Interstate Bank of California, a California corporation

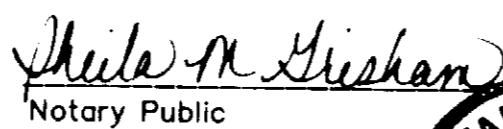
  
 Name: Eileen M. Smith  
 Title: Vice President

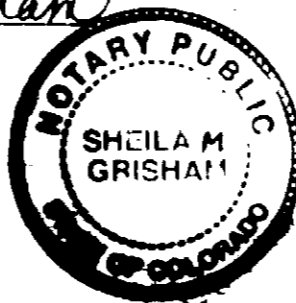
STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 8th day of December, 1995 by Eileen M. Smith

Witness my hand and seal.

My commission expires \_\_\_\_\_

  
 Notary Public



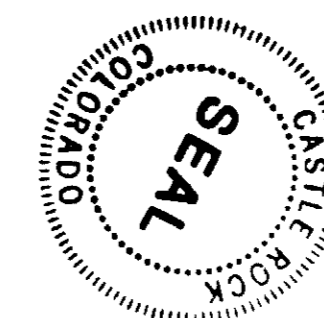
TST INC. OF DENVER

**TOWN COUNCIL APPROVAL**

This Plat was approved by the Town Council of the Town of Castle Rock, Colorado, the 30th day of November, A.D., 1995

Attest:

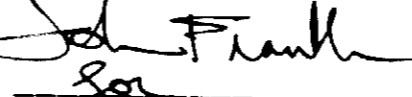

 12-19-95  12-19-95  
 Mayor Date Town Clerk Date



**PLANNING COMMISSION APPROVAL**

This Plat was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 30th day of November, A.D., 1995

Attest:

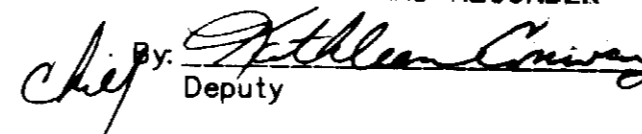
 12-19-95  12-19-95  
 Chairman Date Town Clerk Date



**RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:58 P.M. on the 20th day of December, 1995, in book \_\_\_\_\_ page \_\_\_\_\_ map 95100841 reception no. \_\_\_\_\_

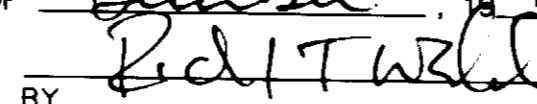
**COUNTY CLERK AND RECORDER**

  
 Deputy

**TITLE CERTIFICATE**


WE, Wheeler & Penny P.C. DULY QUALIFIED, INSURED, AND LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY ONLY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS SHOWN.

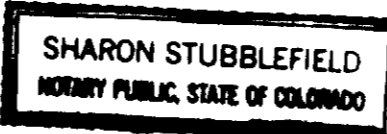
SIGNED THIS 18th DAY OF December, 1995

BY 

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, 1995 BY Richard T. Wheeler

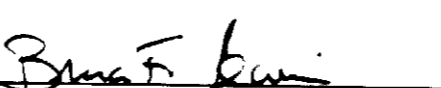
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 4-27-97   
 NOTARY PUBLIC



Executed this 8th day of December, 1995

Lender: First Interstate Bank of Denver, N.A., as Trustee

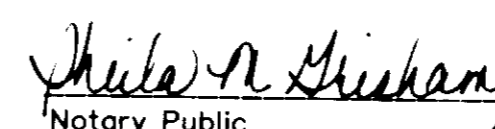
  
 Name: Bruce F. Lewis  
 Title: Vice President

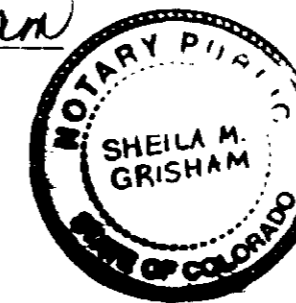
STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 8th day of December, 1995 by Bruce F. Lewis

Witness my hand and seal.

My commission expires \_\_\_\_\_

  
 Notary Public



Executed this 5 day of DECEMBER, 1995

Owner: Whitney Partnerships, L.L.C., a Colorado limited liability company

  
 John A. Whitney, Manager

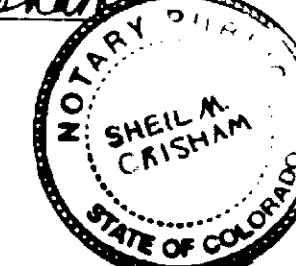
STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 8th day of December, 1995 by John A. Whitney.

Witness my hand and seal.

My commission expires \_\_\_\_\_

  
 Notary Public



Executed this 4th day of December, 1995

Owner: DEV-VIC Ltd. Liability Co., a Colorado limited liability company

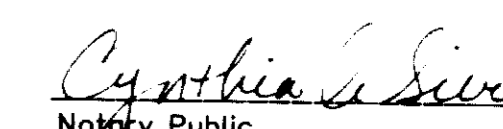
  
 Jack A. Vickers III, Manager

STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 4th day of December, 1995 by Jack A. Vickers III.

Witness my hand and seal.

My commission expires \_\_\_\_\_

  
 Notary Public



Executed this 14th day of December, 1995

Owner: 95 Ltd. Liability Co., a Colorado limited liability company

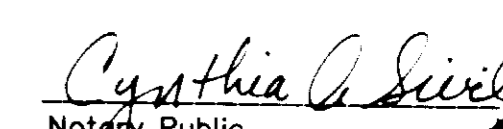
  
 Jack A. Vickers III, Manager

STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 14th day of December, 1995 by Jack A. Vickers III.

Witness my hand and seal.

My commission expires \_\_\_\_\_


  
 Notary Public



Executed this 8 day of DECEMBER, 1995

Owner: Castle Partners One, Ltd., a Colorado limited partnership

By: Castle Whitney Partners, LLC, a Colorado limited liability company, General Partner

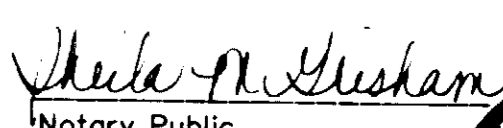
  
 John A. Whitney, Manager

STATE OF COLORADO }  
 COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 8th day of December, 1995 by John A. Whitney.

Witness my hand and seal.

My commission expires \_\_\_\_\_

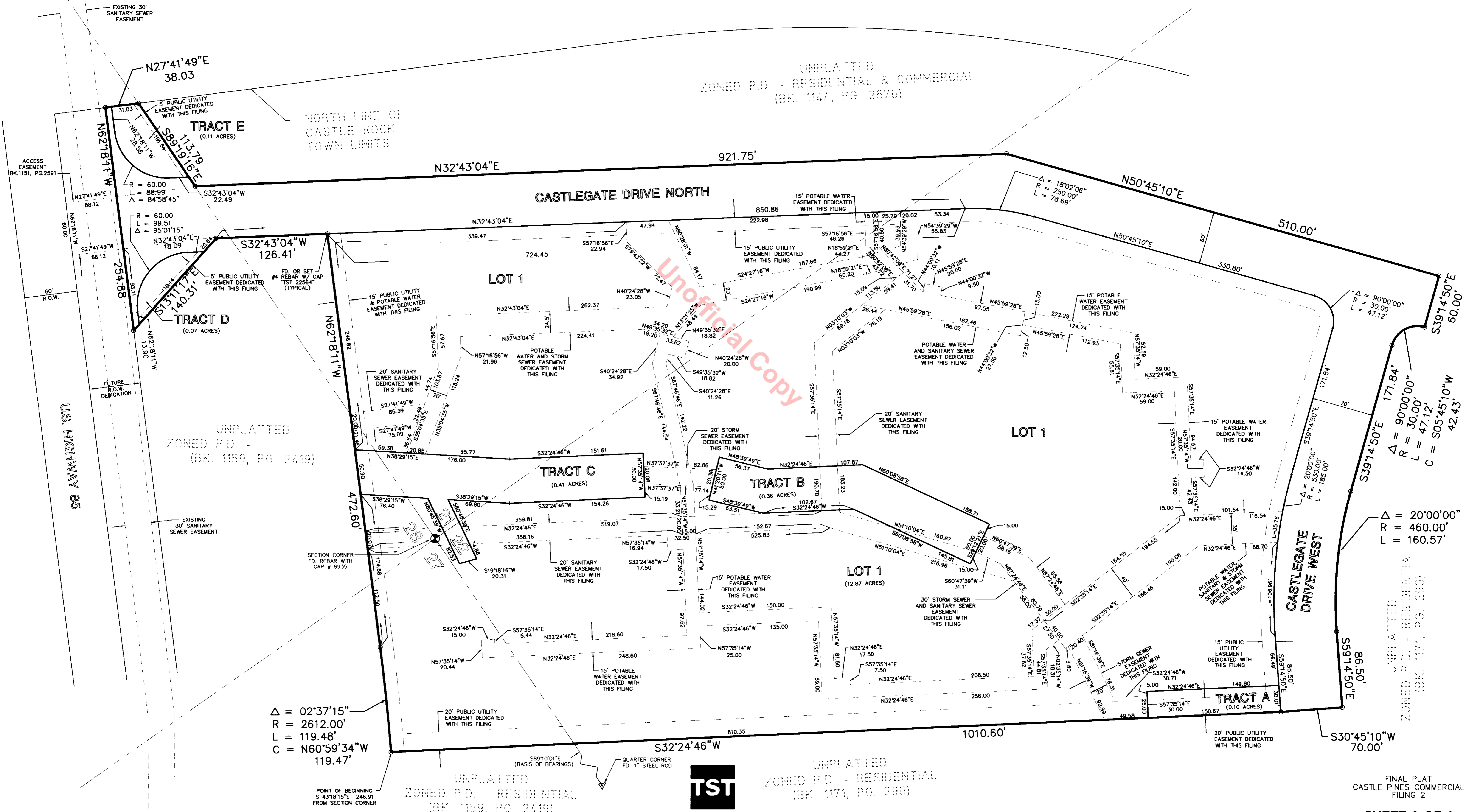
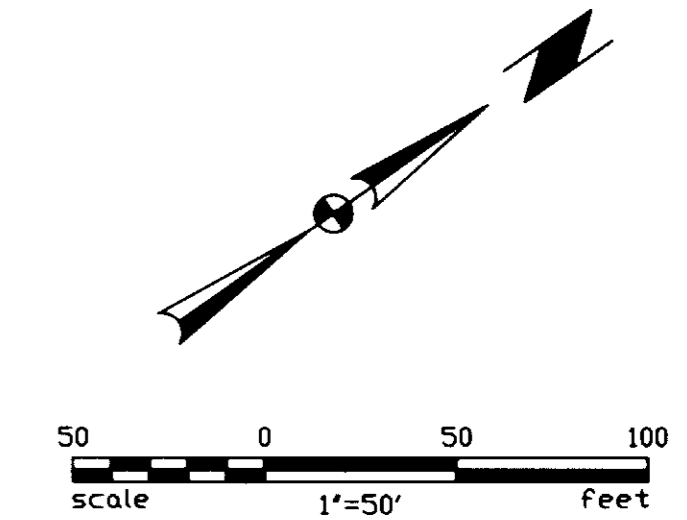
  
 Notary Public



My Commission Expires NOV 23 1996  
 410 17th Street, 2nd Floor  
 Denver, Colorado 80202

FINAL PLAT  
 CASTLE PINES COMMERCIAL  
 FILING 2

FINAL PLAT  
**CASTLE PINES COMMERCIAL FILING 2**  
 LOCATED IN SECTIONS 21, 22, 27 & 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



$\Delta = 02^{\circ}37'15''$   
 $R = 2612.00'$   
 $L = 119.48'$   
 $C = N60^{\circ}59'34''W$   
 $119.47'$

$\Delta = 20^{\circ}00'00''$   
 $R = 460.00'$   
 $L = 160.57'$

$\Delta = 90^{\circ}00'00''$   
 $R = 30.00'$   
 $L = 47.12'$   
 $C = S05^{\circ}45'10''W$   
 $42.43'$

UNPLATTED  
 ZONED P.D. - RESIDENTIAL  
 (BK. 1159, PG. 2419)

UNPLATTED  
 ZONED P.D. - RESIDENTIAL  
 (BK. 1171, PG. 290)

UNPLATTED  
 ZONED P.D. - RESIDENTIAL  
 (BK. 1171, PG. 290)



FINAL PLAT  
 CASTLE PINES COMMERCIAL  
 FILING 2