

CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 1-A CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT
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 3

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 FOUR LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3. 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

LOT 1-A CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 3.511 ACRES (152,968 SQ. FT.), MORE OR LESS.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1-A INTO FOUR 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: NAME: DONALD G. PROVOST
ITS: MANAGER

NOTARY CERTIFICATE

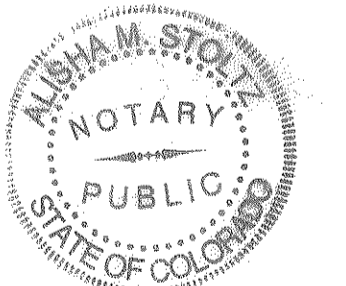
STATE OF COLORADO }
COUNTY OF Arapahoe }SS

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 Alisa M. Stoltz



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.

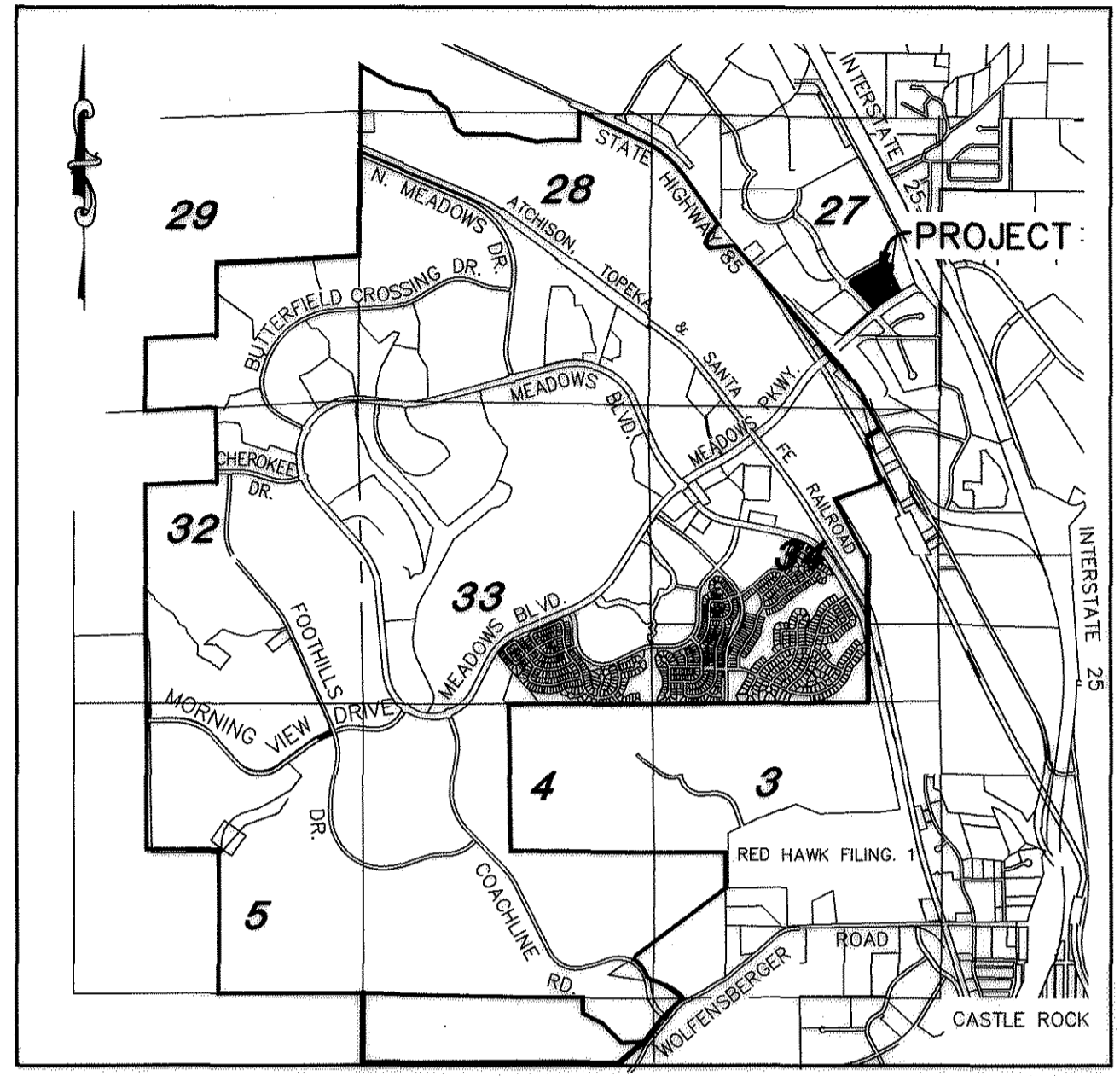
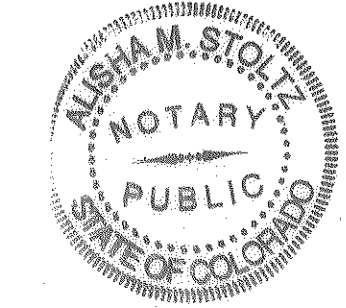
NOTARY BLOCK

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 Alisa M. Stoltz

MY COMMISSION EXPIRES: 1-30-2017



VICINITY MAP
Scale: 1" = 3000'

OWNERS/DEVELOPERS

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

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - LOT CONFIGURATION, EXISTING EASEMENTS AND EASEMENT ABANDONMENTS
- SHEET 3 - EASEMENTS DEDICATED BY THIS PLAT

SURVEYOR:

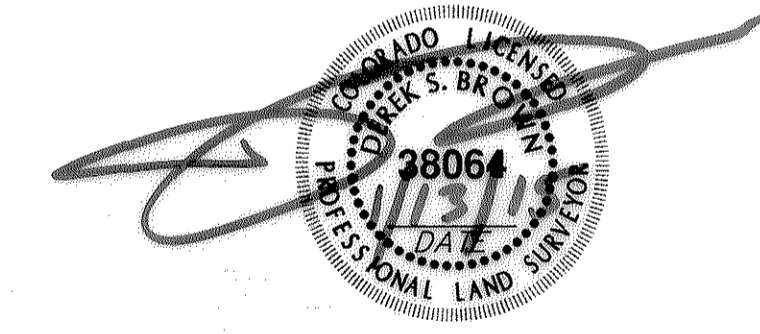
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
303-713-1898

GENERAL NOTES:

- LAND TITLE GUARANTEE COMMITMENT NO. ABC70432247-2 WITH AN EFFECTIVE DATE OF DECEMBER 18, 2015 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 NORTHWESTERLY BOUNDARY OF CASTLE PINES COMMERCIAL FILING 4 AND IS ASSUMED TO BEAR NORTH 54°49'28" EAST BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 4 LOTS WITHIN THIS AMENDED PLAT.
- 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. 08035C0186F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005
- 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 OR MEADOWS PARKWAY.
- 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.
- 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 25' STORMWATER DRAINAGE EASEMENT AS DESCRIBED WITHIN THE MAINTENANCE AND EASEMENT AGREEMENT RECORDED IN BOOK 1432 AT PAGE 1025 AS SHOWN HEREON.
- 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 15' WATERLINE EASEMENT CREATED BY THE FINAL PLAT FOR CASTLE PINES COMMERCIAL FILING 4 DEPICTED HEREON, PROVIDED HOWEVER THAT UNTIL THE WATER LINE LOCATED IN THIS EASEMENT IS REMOVED, THE TOWN WILL RETAIN THE RIGHT TO REASONABLE ACCESS FOR MAINTENANCE. IT IS THE UNEQUIVOCAL INTENT OF TOWN COUNCIL TO ABANDON THIS EASEMENT.

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.

CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT LAND SUMMARY TABLE

LOT	SQ.FT.	ACREAGE
1	45,042	1.034
2	43,298	0.994
3	31,283	0.718
4	33,345	0.765
TOTAL FILING 4, AMENDMENT NO. 3	152,968	3.511

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
AUTHORIZED REPRESENTATIVE

Vice President
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

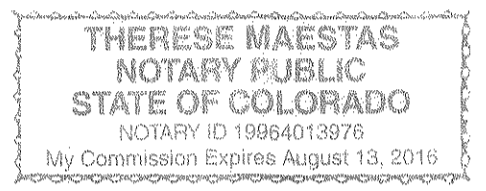
STATE OF COLORADO }
COUNTY OF Arapahoe }SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-13-2016

NOTARY PUBLIC Theresa Reed



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 6th DAY OF March, 2015.

ASST. DIRECTOR OF DEVELOPMENT SERVICES

[Signature]

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:

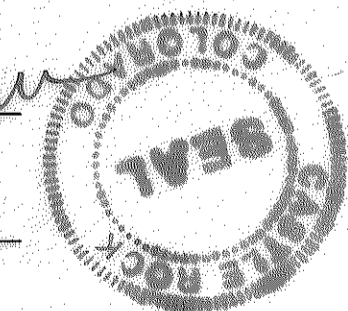
[Signature]
TOWN CLERK

3-11-15
DATE

TOWN OF CASTLE ROCK

[Signature]
TOWN MANAGER

3-11-15
DATE



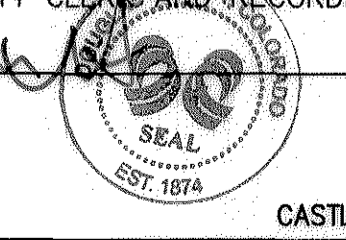
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:40 PM ON THE 23rd DAY OF March, 2015.

AT RECEPTION NO. 20150179165

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY



CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT SHEET 1 OF 3

 300 S. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 23714-05	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: 1/13/2015
		SCALE: N/A
SHEET 1 OF 3		

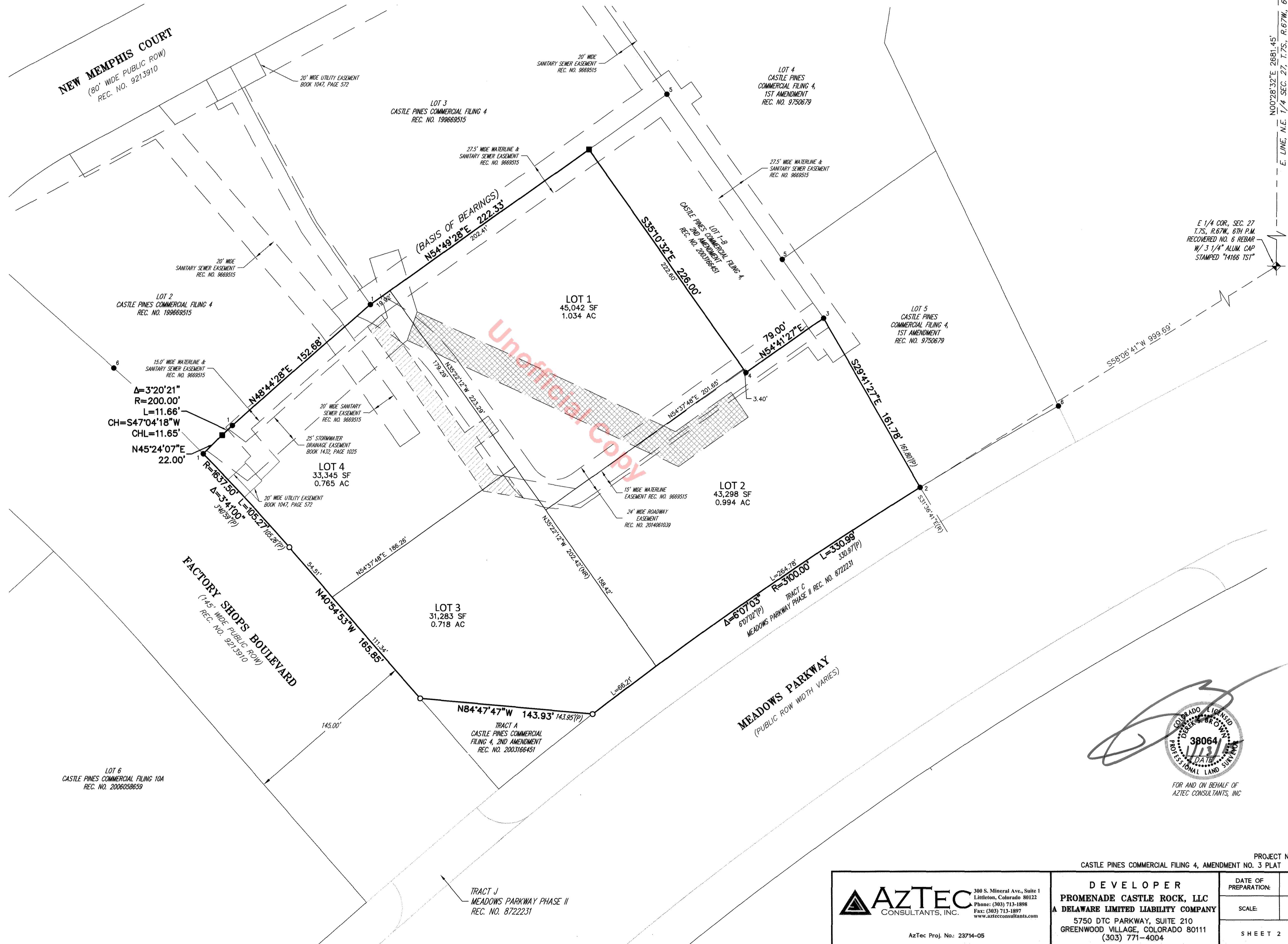
CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 1-A CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT
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 3

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"

N00°28'32"E 2681.45'
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 15T"



NEW MEMPHIS COURT
(80' WIDE PUBLIC ROW)
REC. NO. 9213910

LOT 2
CASTLE PINES COMMERCIAL FILING 4
REC. NO. 199689515

LOT 1
45,042 SF
1.034 AC

LOT 4
CASTLE PINES
COMMERCIAL FILING 4,
1ST AMENDMENT
REC. NO. 9750679

LOT 5
CASTLE PINES
COMMERCIAL FILING 4,
1ST AMENDMENT
REC. NO. 9750679

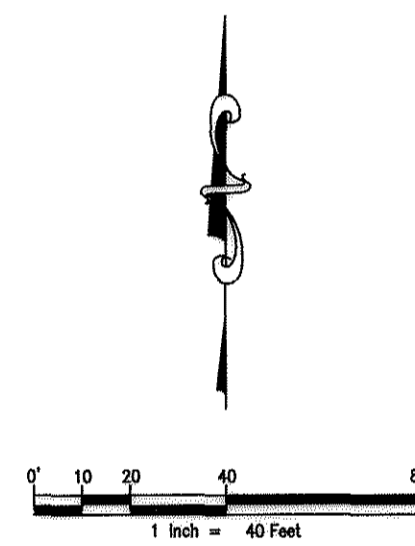
LOT 4
33,345 SF
0.765 AC

LOT 2
43,298 SF
0.994 AC

LOT 3
31,283 SF
0.718 AC

LOT 6
CASTLE PINES COMMERCIAL FILING 10A
REC. NO. 2006058659

TRACT J
MEADOWS PARKWAY PHASE II
REC. NO. 8722231



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"
- SET 1" BRASS TAG, STAMPED "AZTEC LS 38064"
- RECOVERED 1" BRASS TAG, STAMPING ILLEGIBLE
- RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "LS 22564 15T"
- RECOVERED 1" BRASS TAG, STAMPED "LS 22564"
- RECOVERED NO. 4 REBAR W/ 1" ORANGE PLASTIC CAP, STAMPED "LS 28669 15T"
- RECOVERED 1 1/2" ALUMINUM WASHER, STAMPED "LS 24886"
- RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPING ILLEGIBLE
- (ROW) RIGHT OF WAY
- (P) DIMENSIONS PER THE PLAT OF CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT RECORDED NOVEMBER 20, 2003 UNDER RECEPTION NO. 2003166451.
- (R) RADIAL BEARING
- (NR) NON-RADIAL
- ▨ PORTION OF 15' WIDE WATERLINE EASEMENT (REC. NO. 9669515) HEREBY ABANDONED.
- ▩ PORTION OF 25' WIDE STORMWATER DRAINAGE EASEMENT (BOOK 1432, PAGE 1025) HEREBY ABANDONED.

[Signature]

38064

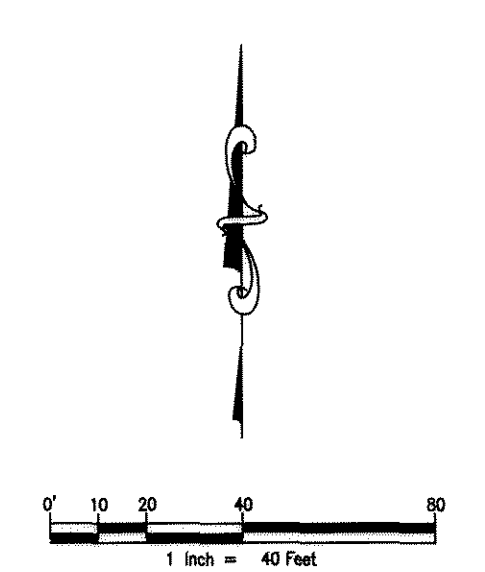
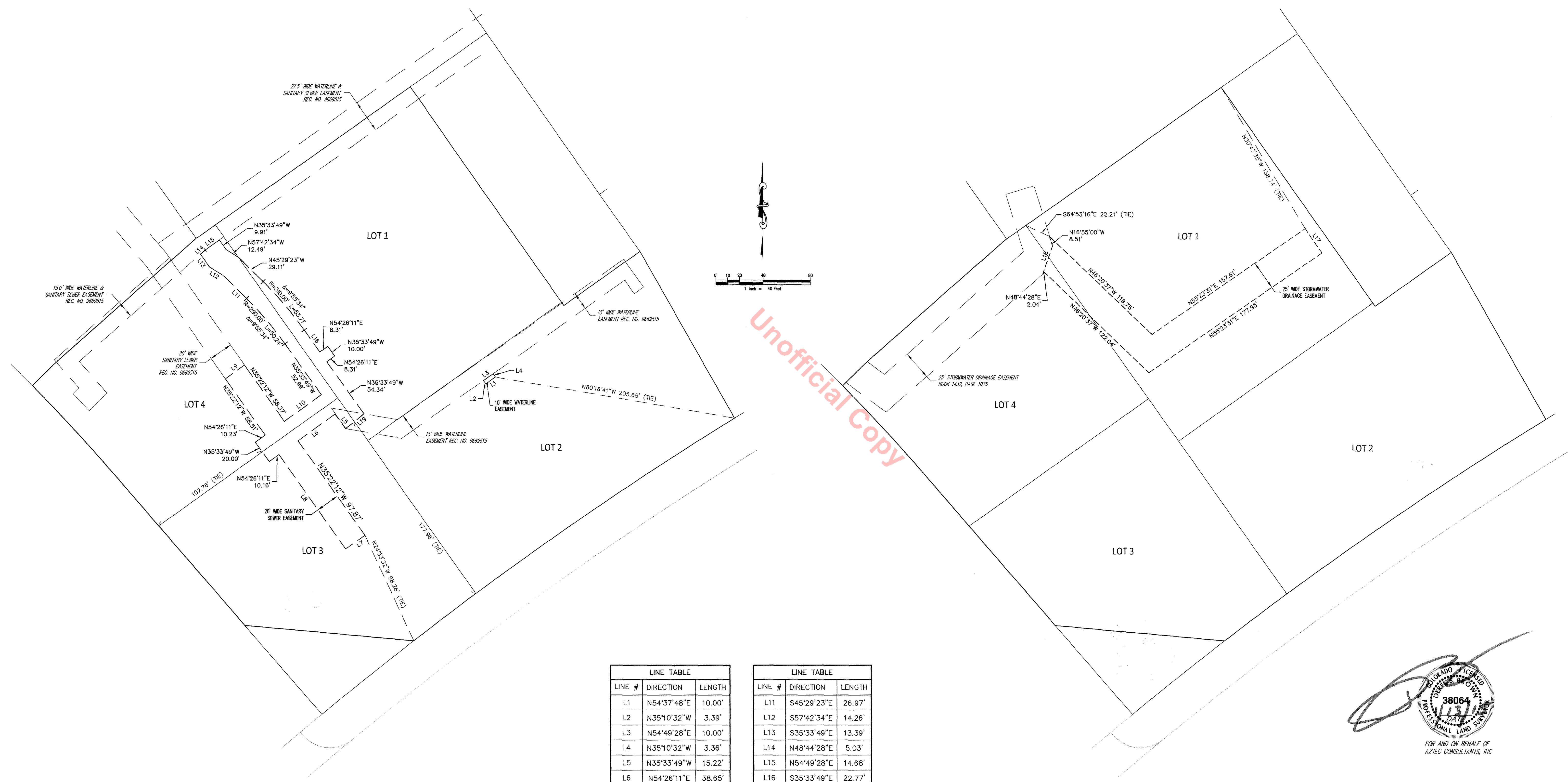
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROJECT NO. PL14-0014
CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT SHEET 2 OF 3

<p>AzTec Proj. No.: 23714-05</p>	<p>DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>	DATE OF PREPARATION:	1/13/2015
		SCALE:	T=40'
		SHEET 2 OF 3	

CASTLE PINES COMMERCIAL FILING 4, AMENDMENT NO. 3 PLAT

A REPLAT OF LOT 1-A CASTLE PINES COMMERCIAL FILING 4, 2ND AMENDMENT
 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 3 OF 3



Unofficial Copy

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54°37'48"E	10.00'
L2	N35°10'32"W	3.39'
L3	N54°49'28"E	10.00'
L4	N35°10'32"W	3.36'
L5	N35°33'49"W	15.22'
L6	N54°26'11"E	38.65'
L7	N54°37'48"E	20.00'
L8	S35°22'12"E	97.80'
L9	N54°49'28"E	20.00'
L10	N54°26'11"E	38.58'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S45°29'23"E	26.97'
L12	S57°42'34"E	14.26'
L13	S35°33'49"E	13.39'
L14	N48°44'28"E	5.03'
L15	N54°49'28"E	14.68'
L16	S35°33'49"E	22.77'
L17	S34°36'29"E	25.00'
L18	N19°03'56"E	25.13'
L19	N51°19'46"E	20.03'

**SANITARY SEWER AND WATERLINE EASEMENTS
 DEDICATED WITH THIS PLAT**

**STORMWATER DRAINAGE EASEMENT
 DEDICATED WITH THIS PLAT**



<p>AzTec Proj. No: 23714-05</p>	<p>300 S. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY</p>		DATE OF PREPARATION: 1/13/2015
		<p>5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>		SCALE: T=40'
SHEET 3 OF 3				