

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9669515

DATE: 12-11-96

TIME: 11:31

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR: Dev-Vic Ltd.
(OWNER/SIGNER)

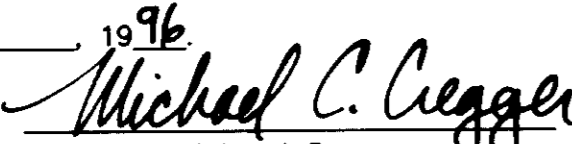
GRANTEE: Castle Pines Commercial #4
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 27, 7, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT
CASTLE PINES COMMERCIAL FILING 4
 LOCATED IN SECTION 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 9.09 ACRES
 SHEET 1 OF 2

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 16th day of July, 1996

 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 10, 1995 at Reception No. 951415, and accordingly, 325 SFE is debited from the Water Bank.
- 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. CM 11554 dated July 20, 1995 by North American Title Insurance Company.
- 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.
- There is a reciprocal access and utility easement on each lot for the benefit of all lots within this filing. This easement is recorded in the Douglas County Clerk and Recorder's office at Book 1345, Page 1195.

OWNERS: DEV-VIC Ltd. Liability Co.
 42 Inverness Drive East, Ste. 100
 Englewood, CO 80112
 Telephone: (303) 688-6300
 Contact: Jack A. Vickers III

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

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 East half of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

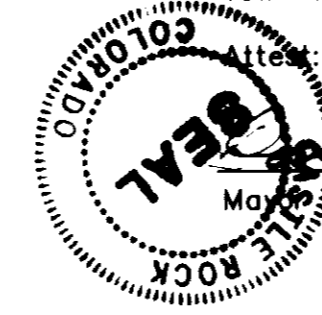
Commencing at the East quarter corner of said Section 27 and assuming the East line of the SE 1/4 of said Section 27 to bear South 00°31'04" West, with all bearings contained herein, relative thereto; thence South 57°52'42" West, 866.59 feet to the most Northerly corner of Tract C of Meadows Parkway Phase II, according to the recorded plat thereof; thence along the Northerly line of said Tract C, along a curve to the left having a delta of 10°25'30", a radius of 3100.00 feet, an arc of 564.04 feet and a chord which bears South 55°38'21" West, 563.27 feet to the Easterly right-of-way line of Factory Shops Boulevard; thence along said Easterly right-of-way line the following courses: North 40°54'53" West, 265.65 feet; thence along a curve to the left having a delta of 07°18'48", a radius of 1637.50 feet and an arc of 208.06 feet; thence North 48°11'42" West, 120.23 feet; thence along a curve to the right having a delta of 95°30'39", a radius of 40.00 feet and an arc of 66.68 feet to the Southerly right-of-way line of New Memphis Court; thence along said Southerly right-of-way line the following courses: along a curve to the right having a delta of 14°29'39", a radius of 260.00 feet and an arc of 65.77 feet; thence North 61°48'37" East, 588.34 feet; thence along a curve to the right having a delta of 55°09'00", a radius of 15.00 feet and an arc of 14.44 feet; thence along a curve to the left having a delta of 17°58'05", a radius of 55.00 feet and an arc of 17.25 feet to the Southwest corner of Tract A of Castle Rock Factory Shops, according to the recorded plat thereof; thence along the South line of said Tract A South 81°00'28" East, 155.00 feet to the West line of Tract E of said Meadows Parkway Phase II; thence along said West line the following courses: South 00°59'32" West, 158.53 feet; thence South 25°40'18" East, 333.26 feet to the POINT OF BEGINNING of this description, containing 9.09 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 4 and do hereby irrevocably offer to dedicate to the Town of Castle Rock all streets, roads and drainage ways as shown on said plat, 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 priority 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.

TOWN COUNCIL APPROVAL

This Plat was approved and the dedications on this Plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 17th day of July, A.D., 1996.



12-9-96 Date Gully Madson Town Clerk 12-9-96 Date

PLANNING COMMISSION APPROVAL

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 10 day of JUNE, A.D., 1996.

Attest:

12/9/96 Date 9/20/96 Date
 Chairman Planning Director

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at _____ M. on the 11th day of December, 1996, in book _____, page _____, map _____, reception no. 9669518.

COUNTY CLERK AND RECORDER

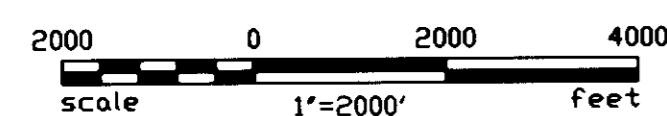
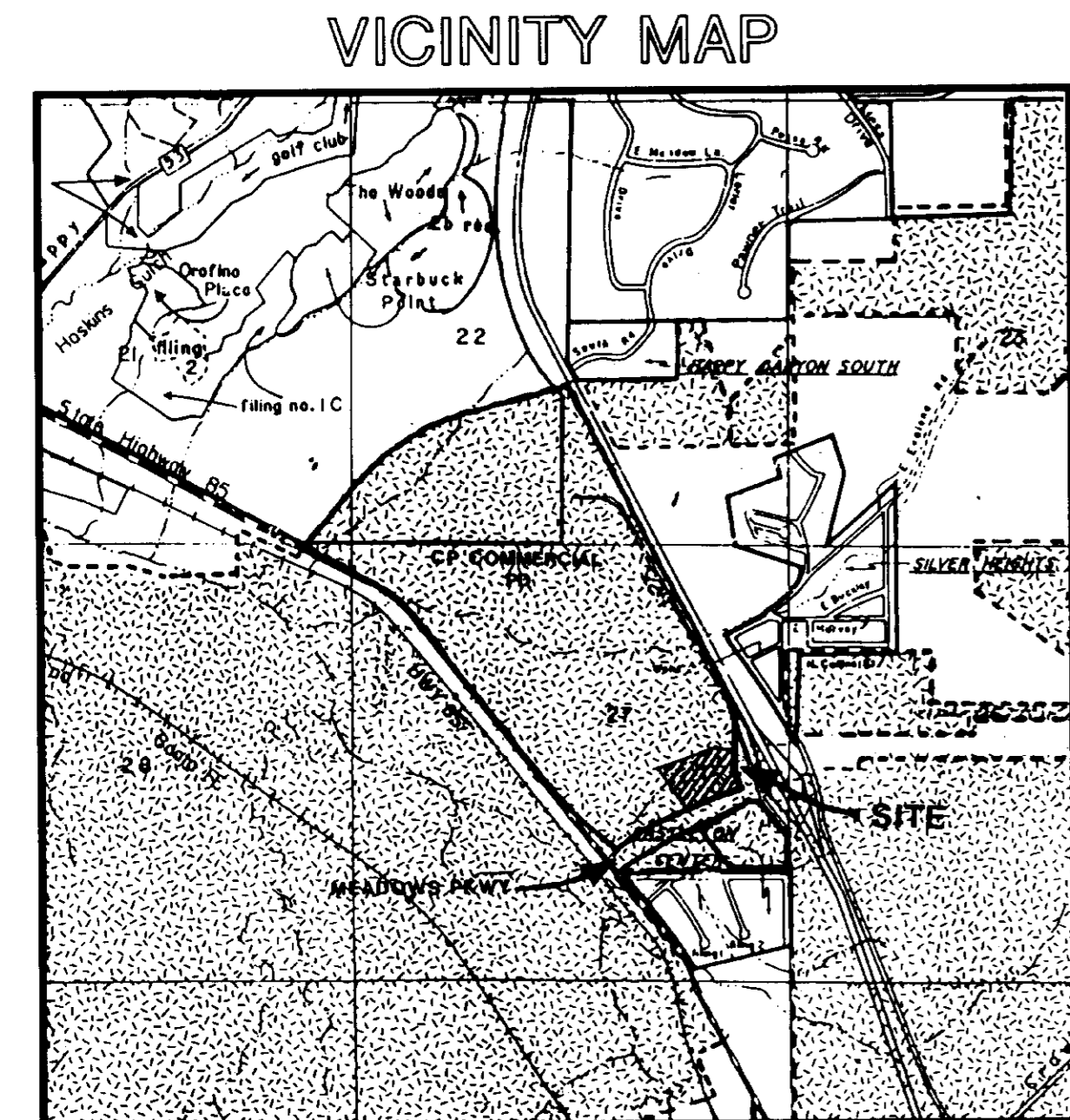
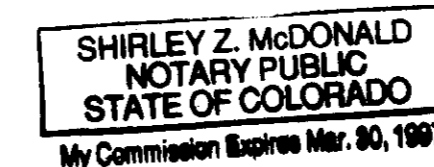
By: Shirley Z. McDonald
 Deputy

TITLE CERTIFICATE

William Brendemuhl being an authorized representative of NORTH AMERICAN TITLE COMPANY OF COLORADO, 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 24th day of July, 1996
 BY: William Brendemuhl, Vice Pres.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JULY, 1996 BY William Brendemuhl, Vice Pres. OF NORTH AMERICAN TITLE Co. of Colo.
 WITNESS MY HAND AND SEAL: Shirley Z. McDonald
 MY COMMISSION EXPIRES: 3-30-97
 NOTARY PUBLIC



SHEET INDEX
 1 of 2 Cover Sheet
 2 of 2 Subdivision Drawing

FINAL PLAT
CASTLE PINES COMMERCIAL FILING 4
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 2

CASTLE ROCK FACTORY SHOPS
 (RECEP. NO. 9213910)
 (ZONED PD-B2)
 LOT 3, BLOCK 1

NEW MEMPHIS COURT
 (RECEP. # 9213910)

TRACT "A"

R = 15.00
 L = 14.44
 $\Delta = 55^{\circ}09'00''$

R = 55.00
 L = 17.25
 $\Delta = 17^{\circ}58'05''$

R = 260.00
 L = 65.77
 $\Delta = 14^{\circ}29'39''$

R = 40.00
 L = 66.68
 $\Delta = 95^{\circ}30'39''$

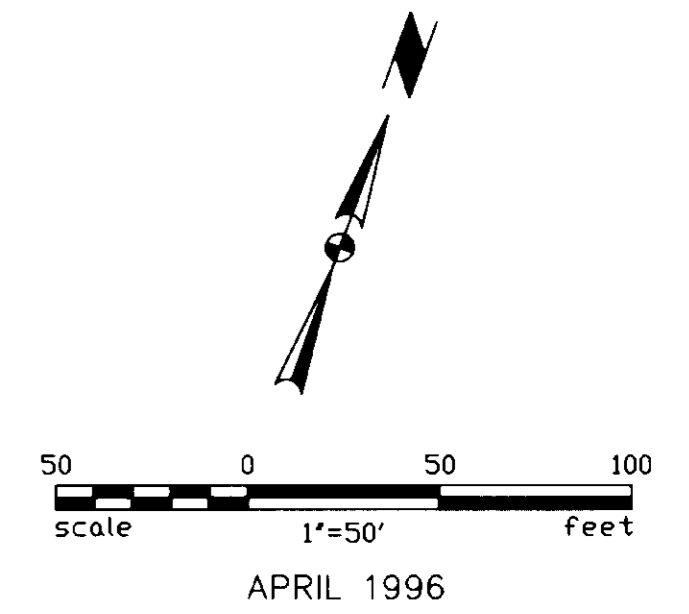
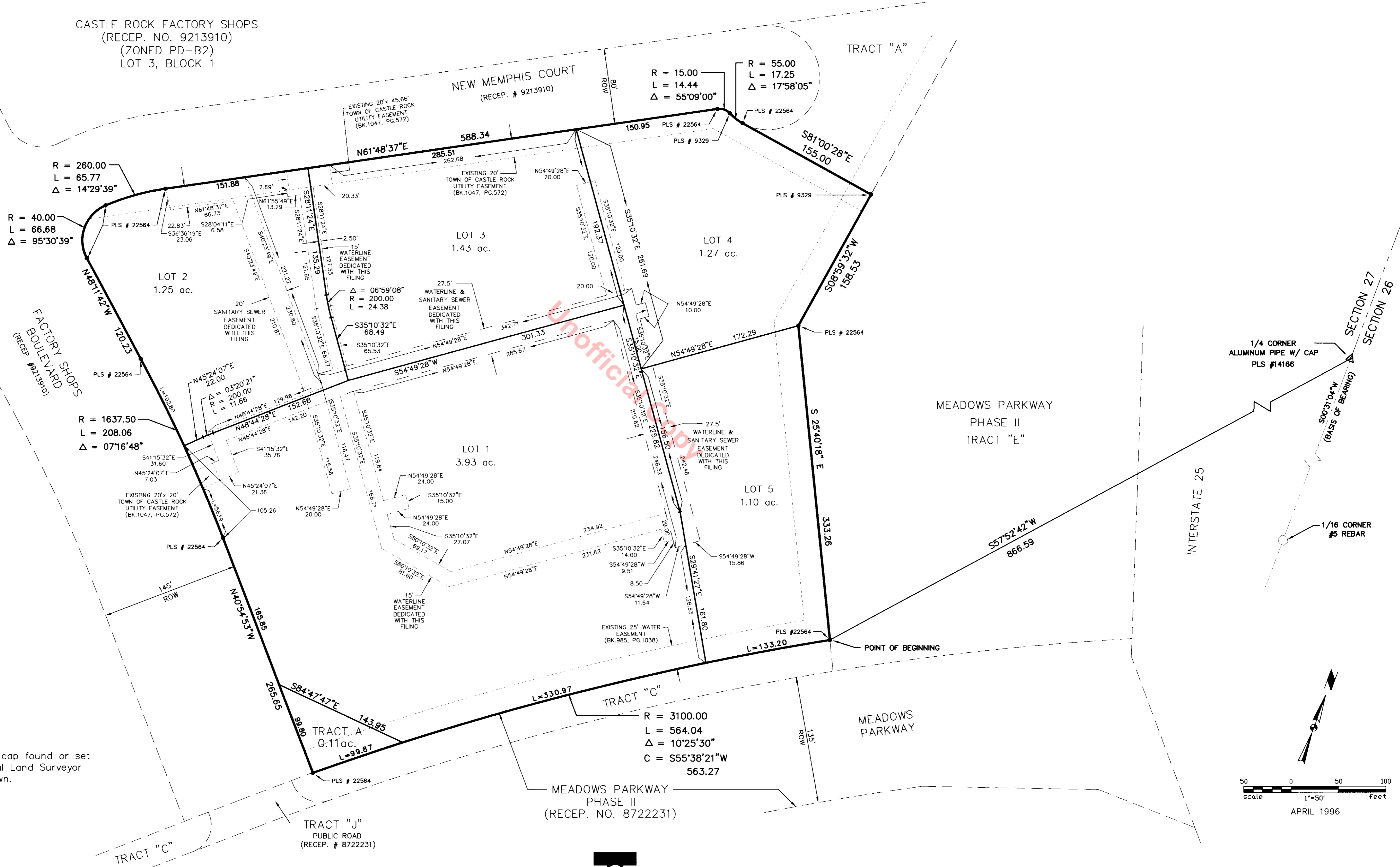
FACTORY SHOPS
 BOULEVARD
 (RECEP. #9213910)

R = 1637.50
 L = 208.06
 $\Delta = 07^{\circ}16'48''$

UNPLATTED
 BK.1159, PG.2419
 (ZONED PD-B2)

LEGEND

Monument with cap found or set with Professional Land Surveyor number as shown.



TST INC. OF DENVER
 Consulting Engineers