

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9664761

**DATE:**

11-20-96

**TIME:**

11:52

**FEE:**

\$ 20.<sup>00</sup>

( 2

Pages)

**GRANTOR:**

(OWNER/SIGNER)

Dev - Vic LTD  
Castle Rock Factory Shops

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines Commercial #5

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

27-7-67

# FINAL PLAT CASTLE PINES COMMERCIAL FILING 5

A PORTION OF SECTION 27, AND A REPLAT OF LOTS 1 AND 2 AND A PORTION OF FACTORY SHOPS BOULEVARD, CASTLE ROCK FACTORY SHOPS  
LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

47.68 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 supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Signed this 12<sup>th</sup> day of November, 1996  
Michael C. Cregger  
Professional Land Surveyor  
Colorado Registration No. 22564



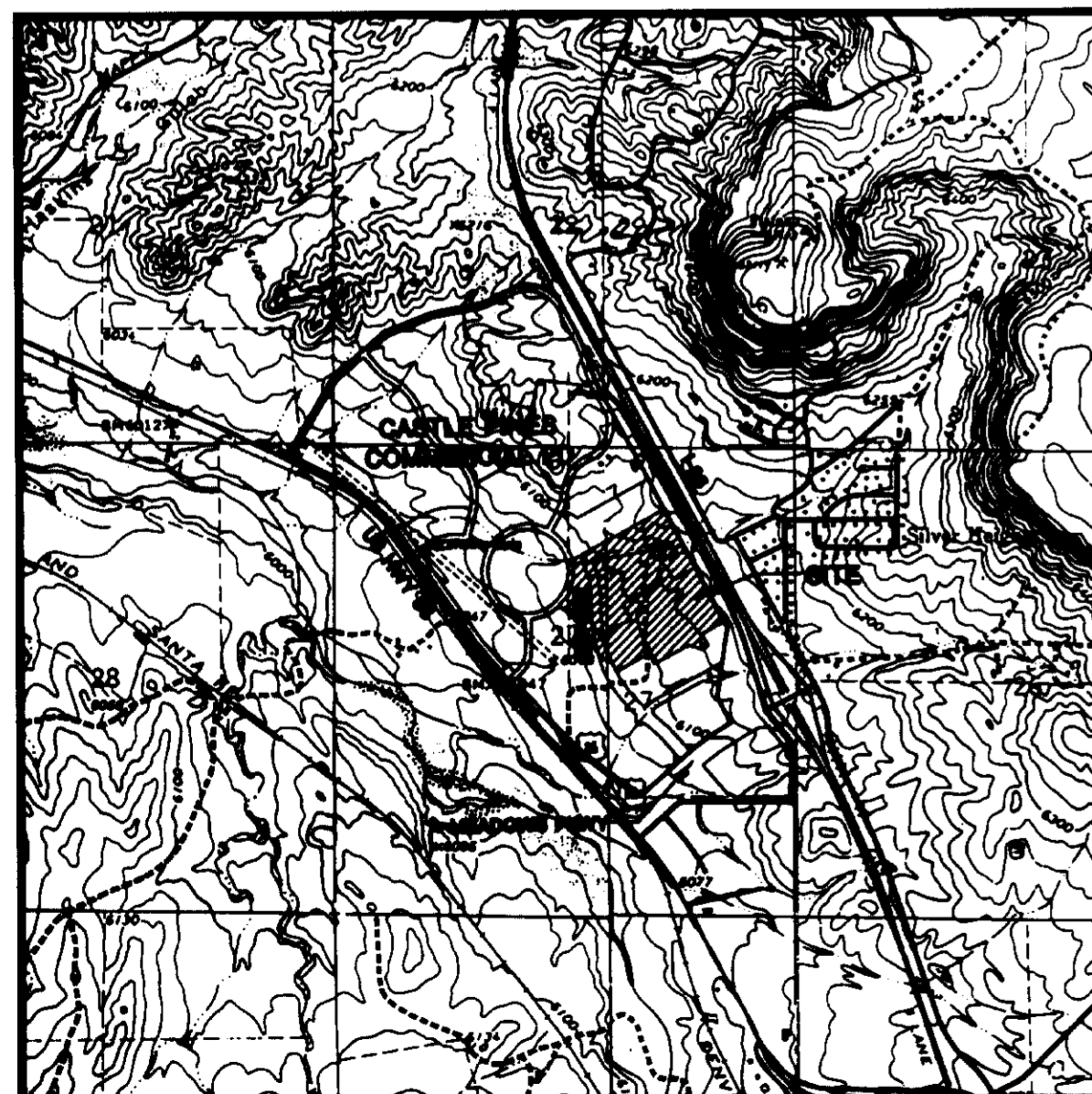
Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown 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 14, 1995 at Reception No. 9531415, and accordingly, 12 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-way based on record. All information regarding easements and rights-of-way was based on the Title Commitment File No. 18248 dated February 23, 1996 by North American Title Insurance Company and on Title Commitment File No. 1029196 dated December 20, 1995 by Chicago Title of Colorado, Inc.
- 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.

<b>OWNER</b>	<b>ARCHITECT</b>
DEV-VIC Ltd. Liability Co. 42 Inverness Drive East Ste. 100 Englewood Colorado, 80112	DESIGN COLLECTIVE INC. 100 East Pratt Street, 14th Floor Baltimore, Maryland 21202 Telephone: (410) 685-6655 Contact: Michael Burton
<b>PRIME RETAIL</b> 5050 Factory Shops Blvd. Castle Rock Factory Shops 80104	<b>ENGINEER</b>
	TST INC. OF DENVER 102 Inverness Terrace East Ste. 105 Englewood Colorado 80112 Telephone: (303) 792-0557 Contact: John Cotten P.E.

**VICINITY MAP**



2000 0 2000 4000  
scale 1"=2000' feet

**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 North 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:

**LEGAL DESCRIPTION - Castle Pines Commercial Filing 5**

Lots 1 and 2 and a part of Factory Shops Boulevard of Castle Rock Factory Shops, according to the recorded plat thereof, and a portion 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 Northeast corner of Section 27 and considering the East line of the Northeast quarter of said Section 27 to bear South 00°28'54" West with all bearings contained herein, relative thereto; thence South 64°15'27" West, 1642.39 feet to the West right-of-way line of the Interstate 25 frontage road and the POINT OF BEGINNING of this description; thence along said West right-of-way line South 27°45'54" East, 1441.33 feet to the Southeast corner of said Lot 1; thence along the Southerly line of said Lot 1 the following courses: South 62°14'06" West, 290.00 feet; thence South 27°45'54" East, 154.06 feet; thence South 62°14'06" West, 84.56 feet; thence North 72°45'54" West, 162.01 feet; thence South 62°14'06" West, 440.88 feet; thence North 27°45'54" West, 135.00 feet; thence South 62°14'06" West, 426.88 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1 along a non-tangent curve to the right having a delta of 06°38'05", a radius of 1500.00 feet, an arc of 173.69 feet and a chord which bears North 24°23'43" West, 173.60 feet; thence departing said West line South 70°16'52" West, 117.51 feet to the West right-of-way line of said Factory Shops Boulevard; thence departing said West right-of-way line, North 19°43'08" West, 109.24 feet; thence along a curve to the left having a delta of 29°38'19", a radius of 945.00 feet, an arc of 488.84 feet, and a chord which bears North 34°32'18" West, 483.41 feet; thence North 49°21'27" West, 169.14 feet; thence along a curve to the left having a delta of 80°32'24", a radius of 40.00 feet, an arc of 56.23 feet, and a chord which bears North 89°37'39" West, 51.71 feet; thence North 39°53'51" West, 70.00 feet; thence along a non-tangent curve to the left having a delta of 62°48'45", a radius of 468.00 feet, an arc of 513.06 feet, and a chord which bears North 18°41'47" East, 487.75 feet; thence North 77°17'24" East, 70.00 feet; thence North 62°14'06" East, 1206.12 feet to the POINT OF BEGINNING of this description, containing 47.68 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 title of CASTLE PINES COMMERCIAL FILING 5 and do hereby dedicate to the Town of Castle Rock all streets, roads and drainage ways as shown on said plat, these being Factory Shops Blvd. and Atrium Drive for maintenance and ownership purposes. The undersigned also further 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 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 23<sup>rd</sup> day of January, A.D., 1996  
**TOWN IS OWNER OF FACTORY SHOPS BLVD.**



William J. Brandemuhl 11/15/96 Debbie A. Nelson 11/15/96  
Date Date  
Mayor Town Clerk

**PLANNING COMMISSION APPROVAL**

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 23<sup>rd</sup> day of January, A.D., 1996



John J. Smith 11/15/96 John J. Smith 11/15/96  
Date Date  
Planning Director

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO }  
COUNTY OF DOUGLAS } §

I hereby certify that this plan was filed in my office on the 20<sup>th</sup> day of November, 1996 at 11:00 o'clock AM and was recorded under reception number 9664761

John J. Smith  
Douglas County Clerk and Recorder

**TITLE CERTIFICATE**

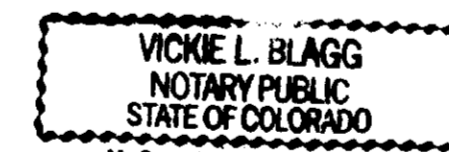
I, William J. Brandemuhl being an authorized representative of NORTH AMERICAN TITLE Co. of Colo., a title insurance company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgagees and lienholders of the property are listed in the certificate of ownership and dedication.

Signed this 12<sup>th</sup> day of NOVEMBER, 1996

William J. Brandemuhl, Vice Pres. NORTH AMERICAN TITLE Co. of Colo.  
Authorized Representative Title Insurance Company

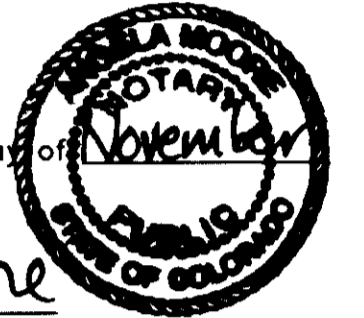
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of NOVEMBER, 1996 by William J. Brandemuhl, Vice Pres. of North American Title Co. of Colo.

Witness my hand and seal.  
My commission expires 9-12-97 Vickie L. Blagg  
Notary Public



Executed this 12<sup>th</sup> day of November, 1996  
Owner: DEV-VIC Ltd. Liability Co., a Colorado limited liability company

Jack A. Vickers III  
Jack A. Vickers III, Manager  
STATE OF Colorado }  
COUNTY OF Douglas } §



The foregoing dedication was acknowledged before me this 12<sup>th</sup> day of November, 1996 by Jack A. Vickers III.  
Witness my hand and seal.  
My commission expires 8-19-99 Debra Moore  
Notary Public

Executed this 13<sup>th</sup> day of November, 1996

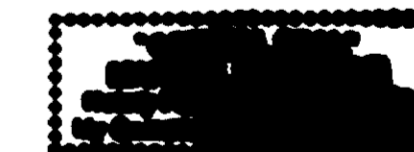
Owner: Castle Rock Factory Shops Partnership, a Colorado Partnership  
Glenn Reschke  
Glenn Reschke, Exec. VP of Development of Prime Retail, Inc., general partner of Prime Retail, L.P., general partner  
STATE OF Maryland }  
City of Baltimore } §

The foregoing dedication was acknowledged before me this 13<sup>th</sup> day of November, 1996 by Glenn Reschke, E.V.P. of Prime Retail, Inc.  
Witness my hand and seal.  
My commission expires November 11/97 Eugenie L. Schmidt  
Notary Public

Executed this 14<sup>th</sup> day of November, 1996

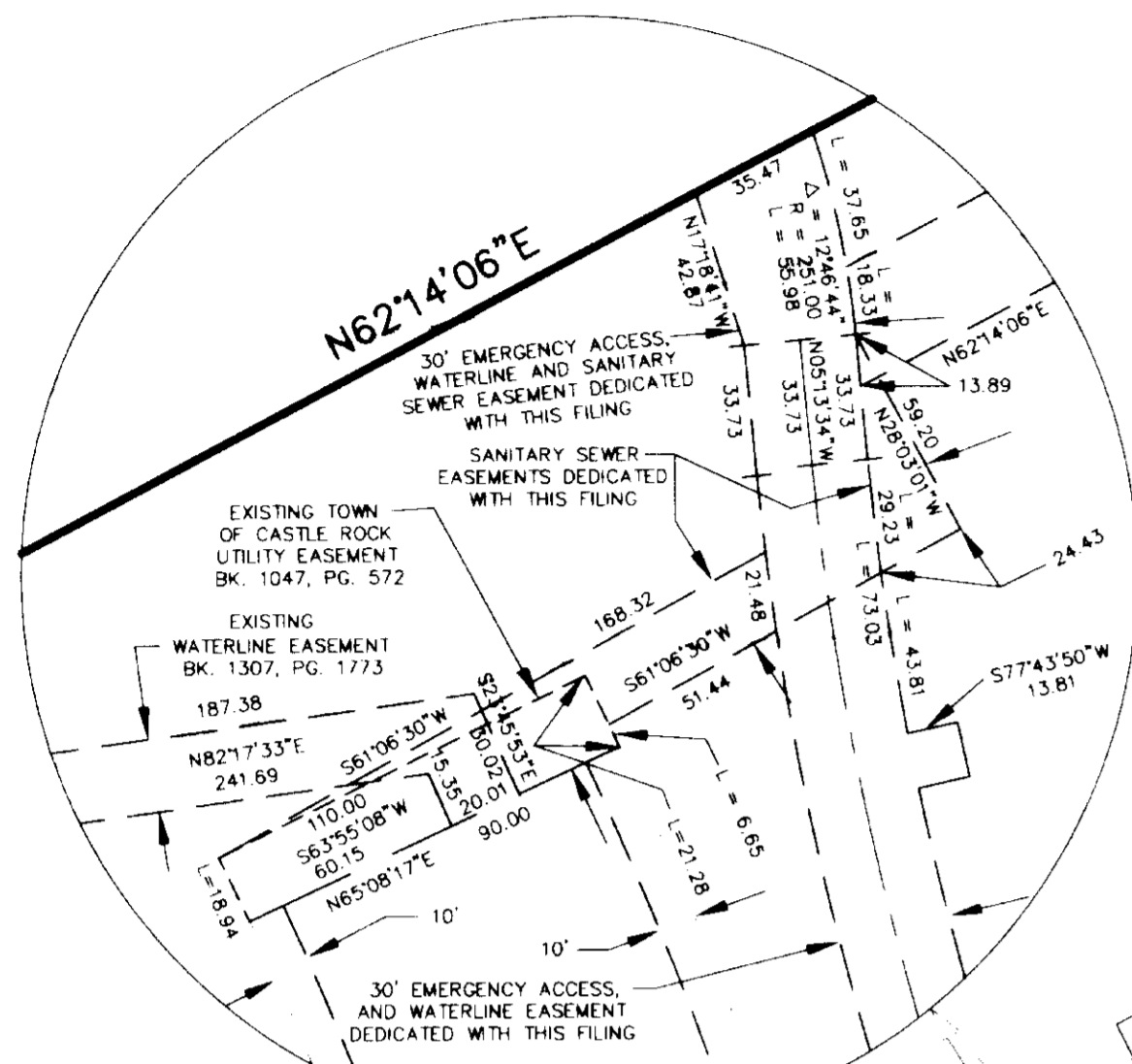
Mortgagee: Prime Asset Capital Corporation, a Delaware Corporation  
John M. Davis  
Authorized Representative  
STATE OF Illinois }  
COUNTY OF Cook } §

The foregoing dedication was acknowledged before me this 14<sup>th</sup> day of November, 1996 by John M. Davis, Assistant Vice President  
Witness my hand and seal.  
My commission expires 9/22/00 Marie J. Ventrale  
Notary Public

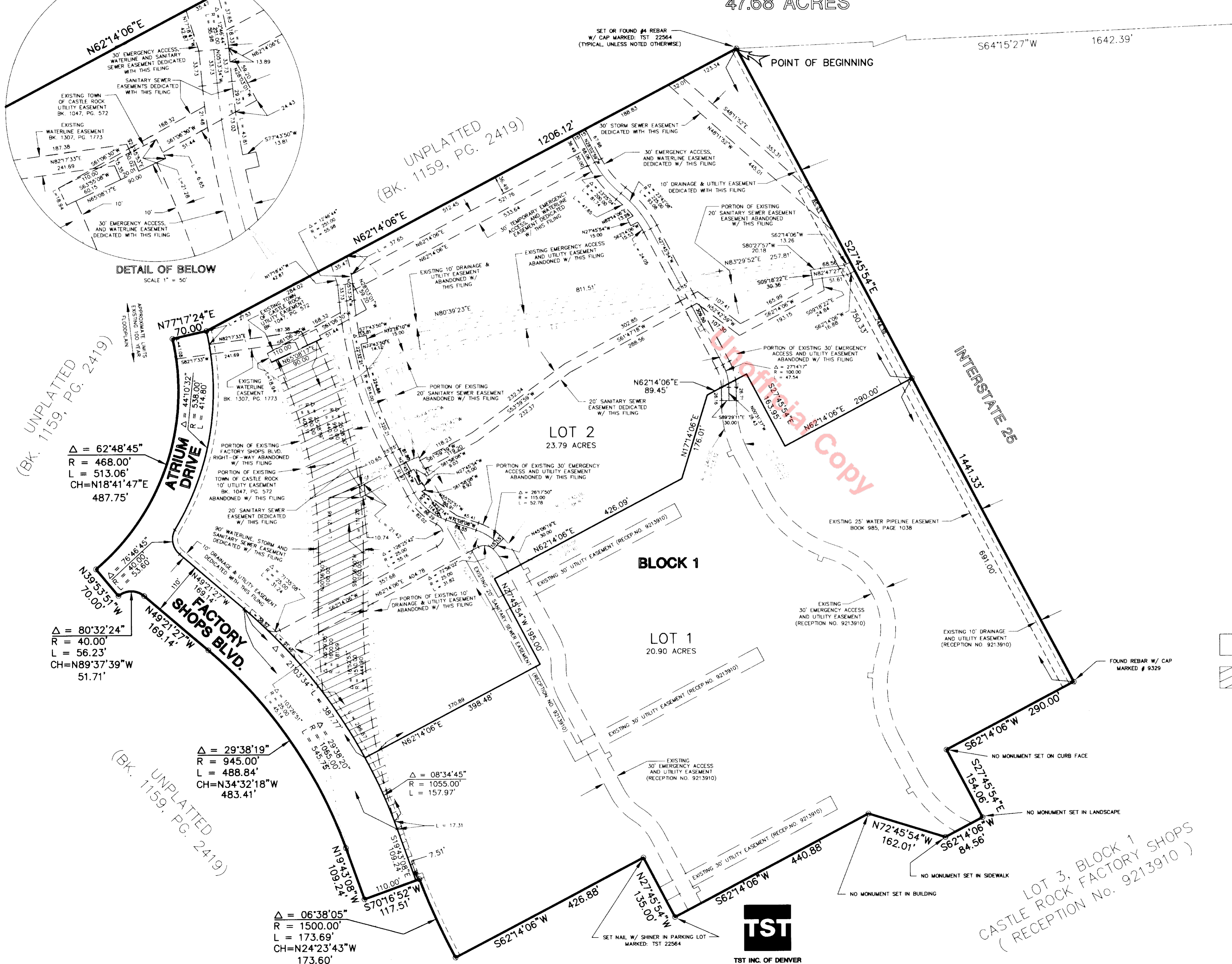


# FINAL PLAT CASTLE PINES COMMERCIAL FILING 5

A PORTION OF SECTION 27, AND A REPLAT OF LOTS 1 AND 2 AND A PORTION OF FACTORY SHOPS BOULEVARD, CASTLE ROCK FACTORY SHOPS  
LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
47.68 ACRES



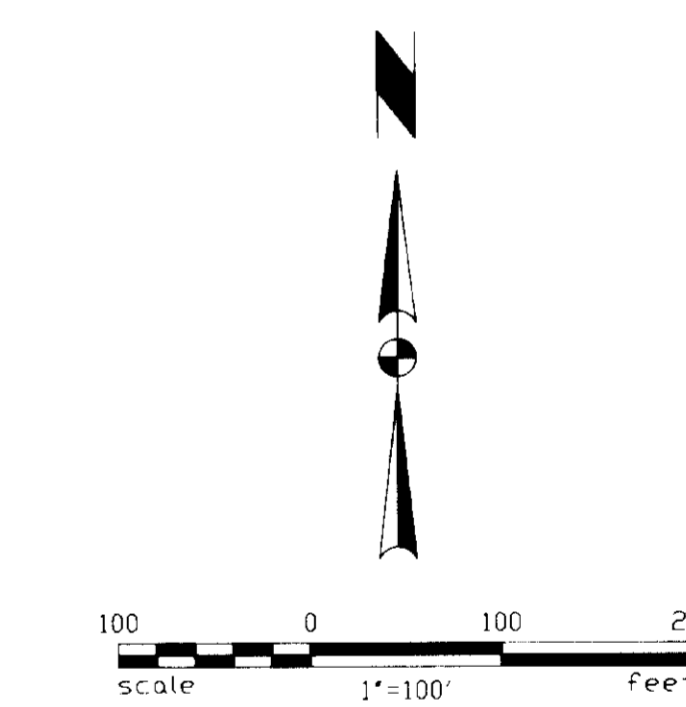
DETAIL OF BELOW  
SCALE 1" = 50'



22 23  
27 26  
FOUND SECTION CORNER ALUMINUM MONUMENT AND CAP PLS#13485

S00°28'54"W  
(BASIS OF BEARINGS)

FOUND QUARTER CORNER ALUMINUM MONUMENT AND CAP PLS#14166



- LEGEND**
- SHADED AREAS REPRESENT EXISTING EASEMENTS WHICH WERE DEDICATED IN THE FINAL PLAT OF CASTLE ROCK FACTORY SHOPS (RECEPTION NO. 9213910) THAT ARE BEING ABANDONED WITH THIS FILING.
  - CROSS-HATCHED AREA REPRESENTS THE PORTION OF FACTORY SHOPS BOULEVARD, WHICH WAS DEDICATED IN THE FINAL PLAT OF CASTLE ROCK FACTORY SHOPS (RECEPTION NO. 9213910), THAT IS BEING ABANDONED WITH THIS FILING.

**NOTES**

1. THE EASEMENTS GRANTED TO CASTLE ROCK FACTORY SHOPS PARTNERSHIPS IN THE EASEMENT AGREEMENT RECORDED IN BOOK 1047 AT PAGE 817, WHICH ARE LOCATED WITHIN LOTS 1 AND 2, SHOWN HEREON, ARE HEREBY VACATED.
2. THE ABANDONMENT OF THE VARIOUS PORTIONS OF EASEMENTS, SHOWN HEREON, IS CONSIDERED TO BE IN CONFORMANCE WITH THE PROVISIONS AFFECTING PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT STATEMENT ON SHEET 1 OF 2 OF THE CASTLE ROCK FACTORY SHOPS FINAL PLAT RECORDED AT RECEPTION NO. 9213910, IN REGARDS TO THE RELOCATION OF SAID EASEMENTS.

LOT 3, BLOCK 1  
CASTLE ROCK FACTORY SHOPS  
(RECEPTION No. 9213910)

