

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9663942

DATE:

11-15-96

TIME:

11:50

FEE:

\$ 30⁰⁰

(3 Pages)

GRANTOR:

(OWNER/SIGNER)

Castle Partners Two L+D
Dev - Vic
95 LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines Commercial
#6
Lease Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

22-7-67 et al

FINAL PLAT
CASTLE PINES COMMERCIAL FILING 6
 LOCATED IN SECTIONS 22 & 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 15.12 ACRES
 SHEET 1 OF 3

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 14th 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, 104 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 19085 dated May 2, 1996 prepared 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.

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, have by these presents laid out, platted and subdivided into lots, blocks, tracts, easements and streets, as shown on this plat, under the name and style of CASTLE PINES COMMERCIAL FILING 6 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 West, Atrium Drive, Factory Shops Boulevard and Tract A 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 properly approved by the Town of Castle Rock and that such crossings are substantially perpendicular to the longer axis of the exclusive easements. The undersigned further irrevocably dedicate right of access on and across the roads and parking areas within this filing for the benefit of the owners and tenants of Castle Pines Commercial Filing 2.

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.

PROPERTY DESCRIPTION

A tract of land located in the Southwest quarter of Section 22, and the North half of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, 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 most Southerly corner of Castle Pines Commercial Filing 2, according to the recorded plat thereof and the POINT OF BEGINNING of this description; thence along the Southeast line of said Castle Pines Commercial Filing 2, North 32°24'46" East, 1010.60 feet; thence North 30°45'10" East, 70.00 feet to the most Easterly corner of said Filing 2; thence departing said Southeast line, South 59°14'50" East, 18.50 feet; thence along a curve to the right having a delta of 24°02'03", a radius of 635.00 feet and an arc of 266.37 feet; thence South 35°12'47" East, 440.94 feet; thence along a curve to the left having a delta of 04°54'06", a radius of 895.00 feet and an arc of 76.57 feet; thence South 40°06'53" East, 435.28 feet; thence along a curve to the right having a delta of 33°33'26", a radius of 635.00 feet and an arc of 371.91 feet; thence South 06°33'27" East, 100.00 feet; thence along a curve to the left having a delta of 34°46'21", a radius of 565.00 feet and an arc of 342.90 feet; thence South 41°19'48" East, 85.04 feet; thence along a curve to the left having a delta of 82°32'40", a radius of 40.00 feet and an arc of 57.63 feet; thence South 33°52'27" East, 70.00 feet; thence along a non-tangent curve to the left having a delta of 204°57'09", a radius of 468.00 feet, an arc of 1674.08 feet and a chord which bears South 46°21'02" East, 913.90 feet; thence South 58°49'36" East, 70.00 feet; thence along a non-tangent curve to the left having a delta of 80°31'51", a radius of 40.00 feet, an arc of 56.22 feet and a chord which bears South 09°05'31" East, 51.71 feet; thence South 49°21'27" East, 169.05 feet; thence along a curve to the right having a delta of 11°33'07", a radius of 1055.00 feet and an arc of 212.71 feet to the West right-of-way line of Factory Shops Boulevard; thence along said West right-of-way line the following courses: along a non-tangent curve to the left having a delta of 03°54'00", a radius of 1610.00 feet, an arc of 109.59 feet and a chord which bears South 07°14'22" East, 109.57 feet; thence South 09°11'22" East, 50.20 feet; thence along a curve to the left having a delta of 10°51'10", a radius of 1488.98 feet and an arc of 282.04 feet; thence departing said right-of-way line, North 19°43'08" West, 109.24 feet; thence along a curve to the left having a delta of 29°39'19", a radius of 945.00 feet and an arc of 488.84 feet; thence North 19°22' West, 169.02 feet; thence along a curve to the left having a delta of 80°32'57", a radius of 40.00 feet and an arc of 56.23 feet; thence along a curve to the right having a delta of 98°55'50", a radius of 538.00 feet and an arc of 928.95 feet; thence along a curve to the left having a delta of 81°32'37", a radius of 40.00 feet and an arc of 56.93 feet; thence North 22°31'10" West, 90.00 feet; thence along a non-tangent curve to the left having a delta of 81°32'37", a radius of 40.00 feet, an arc of 56.93 feet and a chord which bears North 26°42'32" East, 52.24 feet; thence along a curve to the right having a delta of 55°16'39", a radius of 538.00 feet and an arc of 519.05 feet; thence along a curve to the left having a delta of 82°32'40", a radius of 40.00 feet and an arc of 57.63 feet; thence North 41°19'48" West, 85.04 feet; thence along a curve to the right having a delta of 34°46'21", a radius of 635.00 feet and an arc of 385.38 feet; thence North 06°33'27" West, 100.00 feet; thence along a curve to the left having a delta of 33°33'26", a radius of 565.00 feet and an arc of 330.91 feet; thence North 40°06'53" West, 435.28 feet; thence along a curve to the right having a delta of 01°44'27", a radius of 965.00 feet and an arc of 29.32 feet; thence South 44°32'19" West, 967.85 feet to the East line of that parcel described in the deed recorded in Book 1307 at Page 1782; thence along said East line the following courses: North 20°36'09" West, 263.21 feet; thence along a non-tangent curve to the left having a delta of 06°27'03", a radius of 2612.00 feet, an arc of 294.08 feet and a chord which bears North 56°27'23" West, 293.93 feet to the POINT OF BEGINNING of this description, containing 21.68 acres, more or less.

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 10th day of October, A.D., 1996.

Attest:

Sean [Signature] 11-14-96 Sally A. [Signature] 11-14-96
 Mayor Date Town Clerk Date

PLANNING COMMISSION APPROVAL

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 23rd day of September, A.D., 1996.

Attest:

[Signature] 11/14/96 [Signature] 11/14/96
 Chairman Date Planning Director Date

TITLE CERTIFICATE

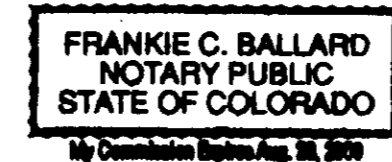
I, LEO J. HEBERT, being an authorized representative of NORTH AMERICAN TITLE COMPANY, a title insurance company licensed to do business in the state of Colorado, have made an examination of the public records and state that all owners, mortgagees and lien holders of the property are listed in the certificate of ownership and dedication.

Signed this 14th day of NOVEMBER, 1996.

[Signature]
 Notary Public

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 1996 BY Leo J. Hebert

WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 8/28/00



RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:50 A.M. on the 16th day of November, 1996, in book 9663942, page , map , reception no. 9663942.

COUNTY CLERK AND RECORDER

By: *[Signature]*
 Deputy

OWNERS:

Castle Partners Two Ltd.
 2220 Castlegate Drive North
 Castle Rock, CO 80104
 Telephone: (303) 814-0810
 Contact: John Whitney

DEV-VIC L.L.C.
 8480 East Orchard Road, Ste.6000
 Greenwood Village, CO 80111

95 L.L.C.
 8480 East Orchard Road, Ste.6000
 Greenwood Village, CO 80111

LAND PLANNER:

The Planning Group
 1900 13th Street, Ste. 304
 Boulder, CO 80306
 Telephone: (303) 444-1548
 Contact: John Lanterman

ENGINEER/SURVEYOR:

TST Inc. of Denver
 102 Inverness Terrace East, Ste. 105
 Englewood, CO 80112
 Telephone: (303) 792-0557
 Project Engineer: John P. Cotten P.E.
 Project Land Surveyor: Michael C. Cregger P.L.S.

Executed this 15th day of November, 1996

OWNER: Castle Partners Two Ltd., a Colorado limited partnership
 By: Castle Whitney Two, LLC, a Colorado limited liability company, General Partner

John A. Whitney
 John A. Whitney, Manager
 STATE OF COLORADO }
 COUNTY OF Douglas }

The foregoing dedication was acknowledged before me this 15th day of November, 1996 by John A. Whitney.

Witness my hand and seal.
 My commission expires 9-21-99

[Signature]
 Notary Public

Executed this 15th 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 15th day of November, 1996 by Jack A. Vickers III.

Witness my hand and seal.
 My commission expires 9-21-99

[Signature]
 Notary Public

Executed this 15th day of November, 1996

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

Jack A. Vickers III
 Jack A. Vickers III, Manager

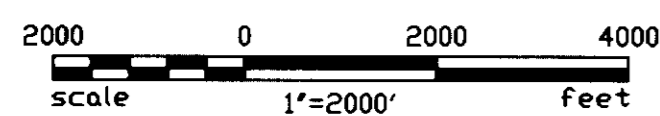
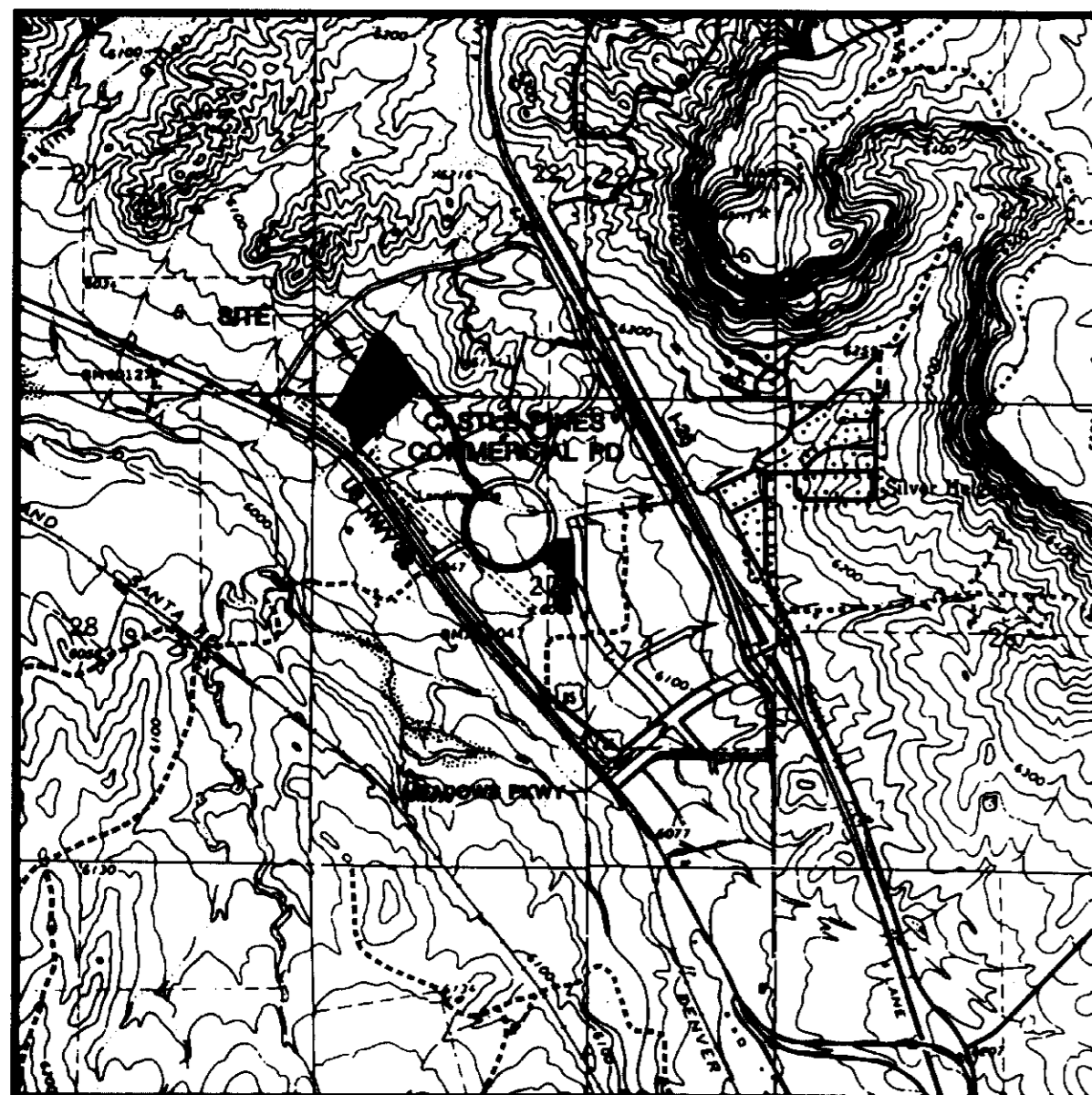
STATE OF COLORADO }
 COUNTY OF Douglas }

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Witness my hand and seal.
 My commission expires 9-21-99

[Signature]
 Notary Public

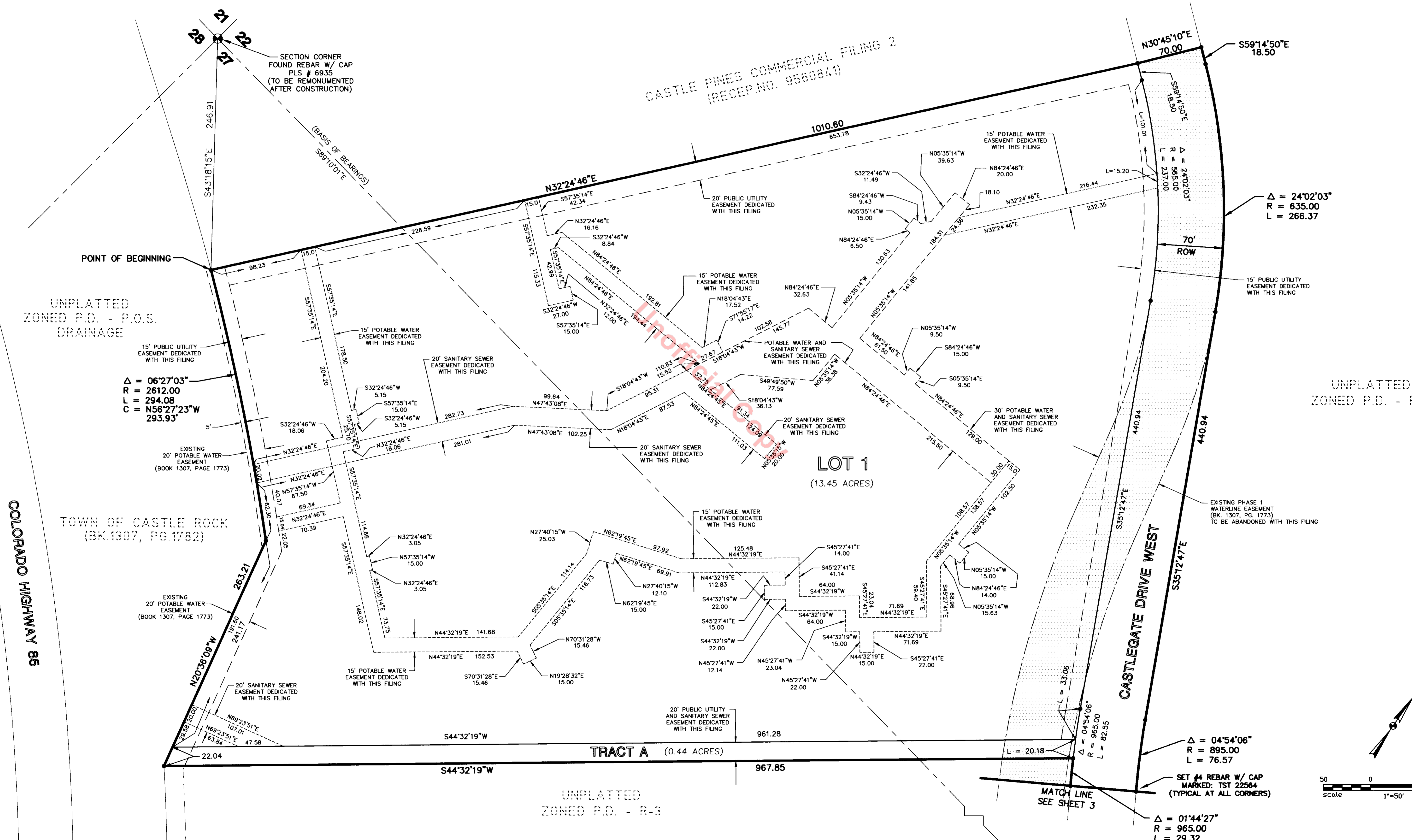
VICINITY MAP



SHEET INDEX

- 1 of 3 Cover Sheet
- 2 of 3 On-Site Subdivision Drawing
- 3 of 3 Off-Site Subdivision Drawing

FINAL PLAT
CASTLE PINES COMMERCIAL FILING 6
 LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 3



UNPLATTED
 ZONED P.D. - P.O.S.
 DRAINAGE

$\Delta = 06^{\circ}27'03''$
 $R = 2612.00$
 $L = 294.08$
 $C = N56^{\circ}27'23''W$
 $293.93'$

UNPLATTED
 ZONED P.D. - R-3

TOWN OF CASTLE ROCK
 (BK.1307, PG.1782)

TRACT A (0.44 ACRES)

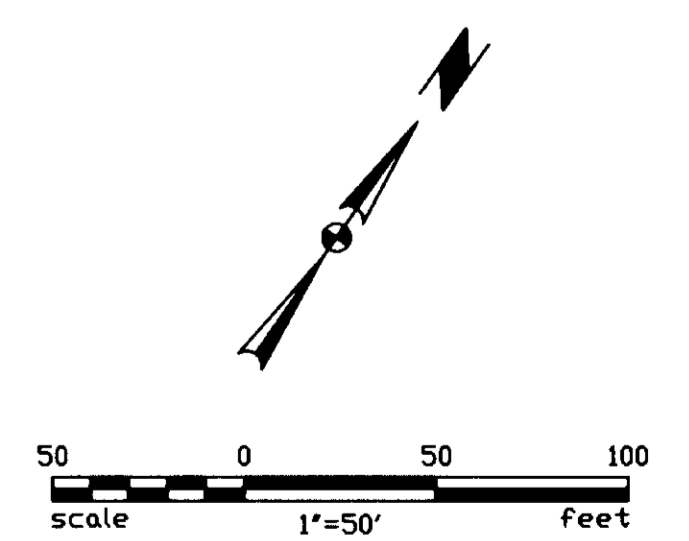
UNPLATTED
 ZONED P.D. - R-3

$\Delta = 04^{\circ}54'06''$
 $R = 895.00$
 $L = 76.57$

$\Delta = 01^{\circ}44'27''$
 $R = 965.00$
 $L = 29.32$

COLORADO HIGHWAY 95

CASTLEGATE DRIVE WEST



SOUTH QUARTER CORNER
 SECTION 22
 FOUND 1" STEEL ROD

THE SHADED AREA REPRESENTS THE PORTION OF AN EXISTING 70' POTABLE WATER EASEMENT WHICH WAS DEDICATED IN THE EASEMENT AGREEMENT WITH THE TOWN OF CASTLE ROCK IN BOOK 1307, PAGE 1773 THAT IS BEING ABANDONED WITH THIS FILING.

Thu Nov 14 12:31:31 1996

