

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9888738

DATE: 11 - 5 - 98

TIME: 11:56

FEE: \$ 20 (2 Pages)

GRANTOR: Castle Partners Three
(OWNER/SIGNER) Ltd.

GRANTEE: Castle Pines Commercial
(SUBDIVISION NAME OR NAME OF PLAT) # 8

LEGAL: 22 $\frac{1}{2}$ 27 - 7 - 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT
CASTLE PINES COMMERCIAL FILING 8
 LOCATED IN SECTIONS 22 & 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 13.89 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 23rd day of October, 1998

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. PE40777 dated July 7, 1998 prepared by North American Title Insurance Company LAND TITLE GUARANTEE 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.
- A portion of the parcel platted hereon was within a 100-year floodplain, labeled as being in Zone A, as designated on The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, Community Panel Number 0800490170C, dated September 20, 1987 and revised to reflect LOMR dated August 7, 1995. Zone A is defined as a "special flood hazard area inundated by 100-year flood" with "no base flood elevations determined". This designation was prior to the construction of existing drainage improvements and a CLOMR is now being reviewed which removes the 100-year floodplain from this parcel. The two buildings effected by the existing 100-year floodplain are restricted from receiving building permits until the CLOMR is approved.
- Owner hereby grants an access easement to the Town of Castle Rock along all paved roadways and parking areas, when constructed, and across landscape areas adjacent to Tract A, on Lots 1 and 2, platted hereon, for the purpose of access to Tract A, 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 8 and do hereby irrevocably offer to dedicate to the Town of Castle Rock all streets, roads and drainage ways as shown on said plat, being Tract A for 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 and Filing 6.

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.

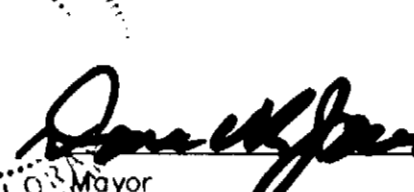
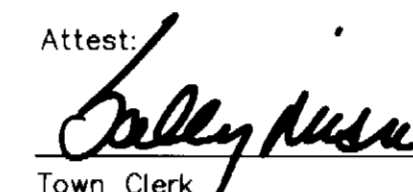
LEGAL DESCRIPTION - Castle Pines Commercial Filing 8

A tract of land located in the Southwest quarter of Section 22, and the Northwest quarter 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 40°44'34" East, 776.73 feet to the most Southerly corner of Tract A of Castle Pines Commercial Filing 6, according to the recorded plat thereof, and the POINT OF BEGINNING of this description; thence along the Southeast line of said Tract A, North 44°32'19" East, 967.85 feet to the West right-of-way line of Castlegate Drive West; thence along said right-of-way line the following courses: along a non-tangent curve to the left having a delta of 01°44'25", a radius of 965.00 feet, an arc of 29.31 feet and a chord which bears South 39°14'40" East, 29.31 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 565.00 feet and an arc of 330.91 feet; thence South 06°33'27" East, 46.15 feet; thence departing said right-of-way line, South 67°49'25" West, 864.10 feet; thence along a non-tangent curve to the left having a delta of 10°37'55", a radius of 2480.00 feet, an arc of 460.19 feet and a chord which bears North 42°47'12" West, 459.53 feet to the POINT OF BEGINNING of this description, containing 13.89 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 24th day of September, A.D., 1998

Attest:
 11/5/98 Date
 11/5/98 Date
 Town Clerk

PLANNING COMMISSION APPROVAL

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 14th day of September, A.D., 1998

Attest:
 11/5/98 Date
 10/29/98 Date
 Planning Director

TITLE CERTIFICATE

I, LINDA D. GABE being 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 lien holders of the property are listed in the certificate of ownership and dedication.

Signed this 28th day of October, 1998.
 By Linda D. Gabe
 Authorized Representative TITLE OFFICER

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF DOUGLAS)

I hereby certify that this plat was filed in my office on the 5 day of November, 1998 at 4:50 o'clock P.m. and was recorded under reception number 9888738

Wanda W. Bailey, deputy
 Douglas County Clerk and Recorder



Executed this 26 day of October, 1998
 OWNER: Castle Partners Three Ltd., a Colorado limited partnership
 By: John A. Whitney, Manager

John A. Whitney
 John A. Whitney, Manager
 STATE OF COLORADO)
 COUNTY OF Denver)

The foregoing dedication was acknowledged before me this 26th day of October, 1998 by John A. Whitney.

Witness my hand and seal.
 My commission expires 9/1/00
Jessie Britton
 Notary Public



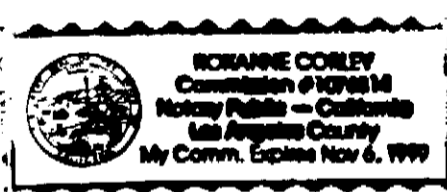
Executed this 5th day of November, 1998

MORTGAGEE: SunAmerica Housing Fund S15
 A Nevada Limited Partnership SunAmerica, Inc.
 A Maryland Corporation, General Partner

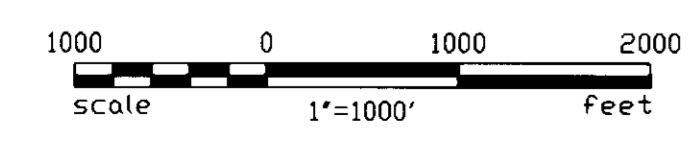
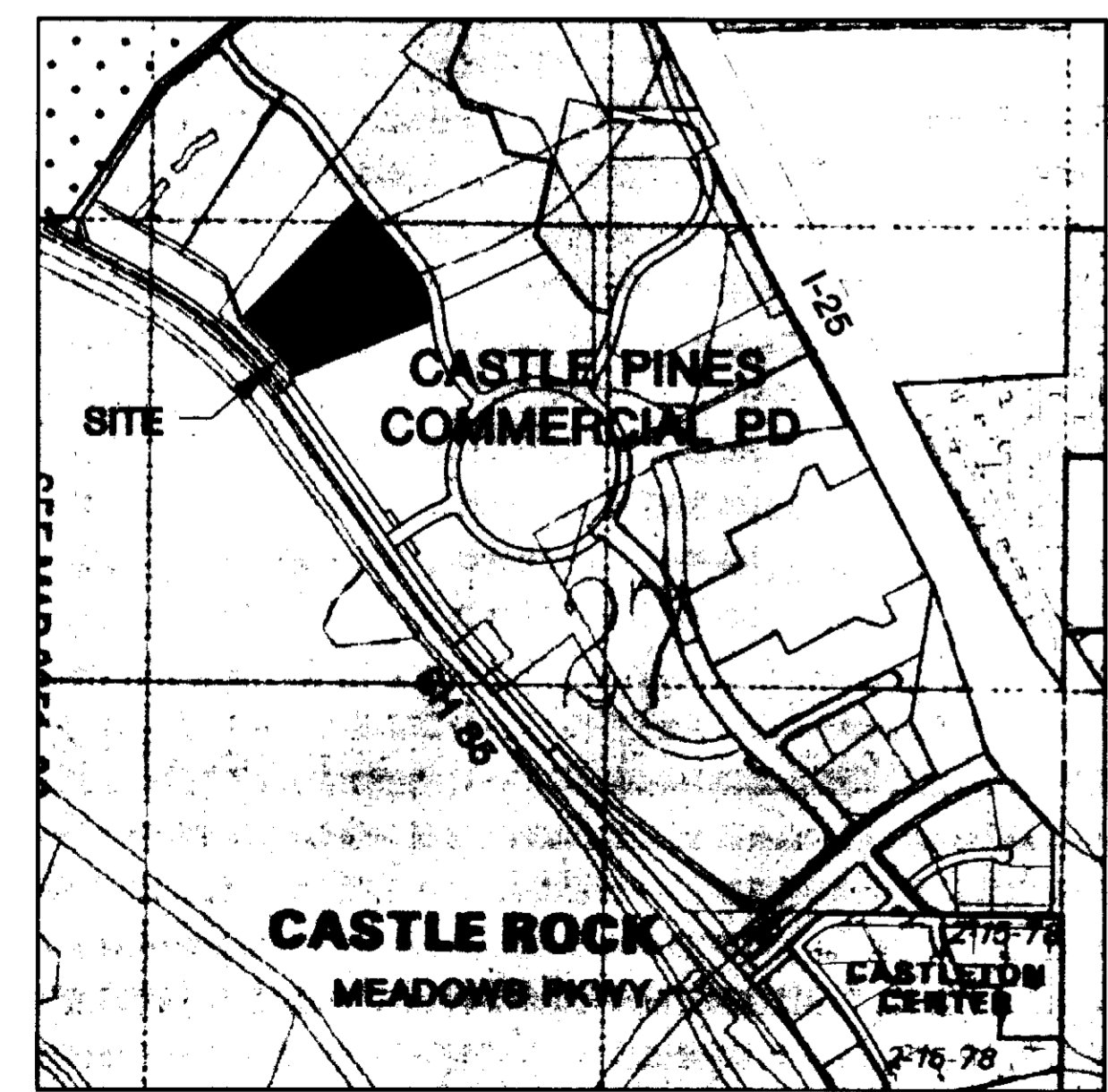
Michael Fowler
 Michael Fowler, Vice President
 STATE OF CALIFORNIA)
 COUNTY OF Los Angeles)

The foregoing dedication was acknowledged before me this 27th day of October, 1998 by Michael Fowler.

Witness my hand and seal.
 My commission expires 11-6-99
Rafana Coley
 Notary Public



VICINITY MAP



SHEET INDEX

- 1 of 2 Cover Sheet
- 2 of 2 Site Subdivision Drawing

