

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9651124

DATE: 9-20-96

TIME: 10:15

FEE: \$ 10 ⁰⁰ (1 **Pages**)

GRANTOR: KKG-1, LTD
(OWNER/SIGNER)

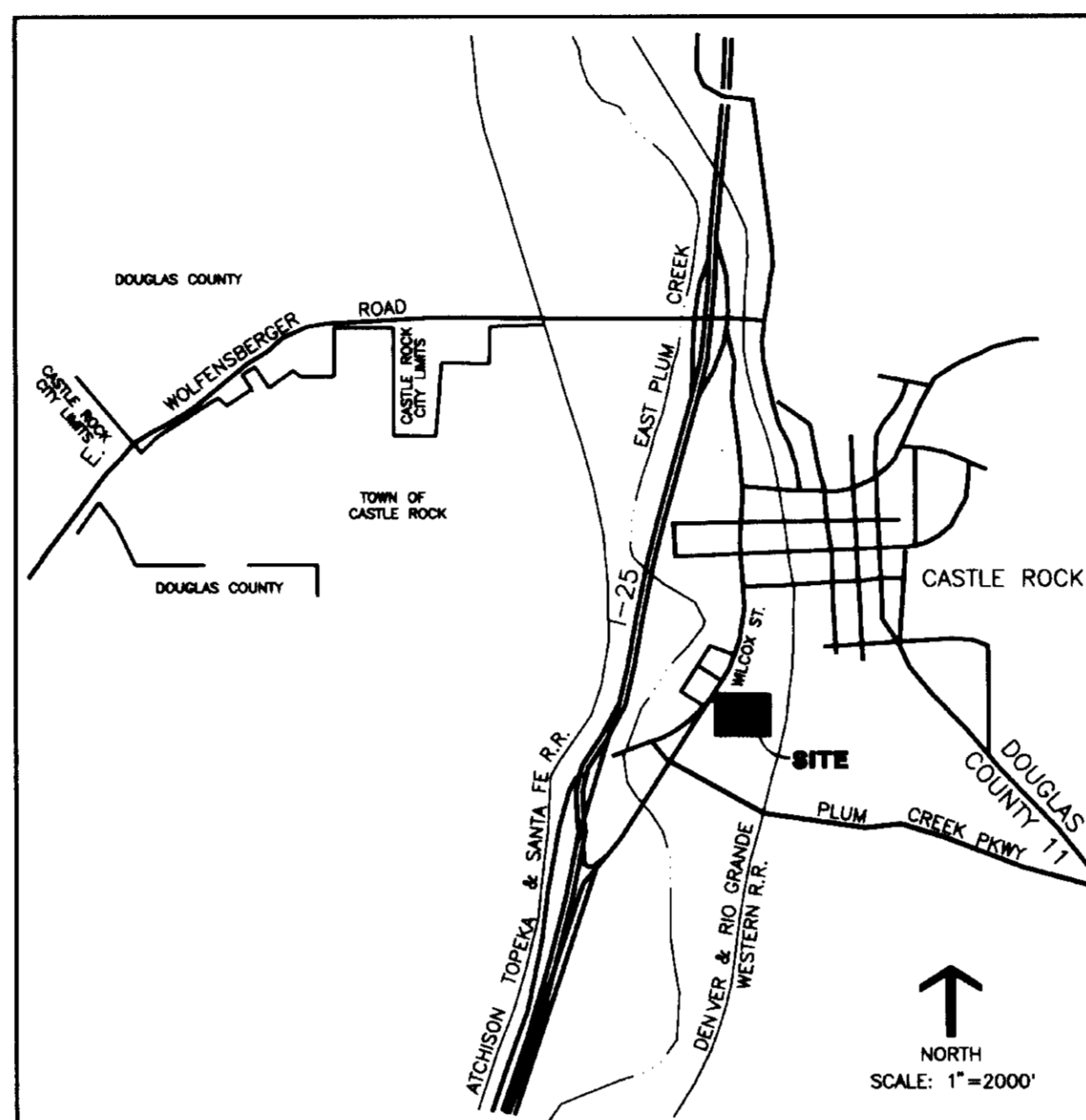
GRANTEE: Castle Plaza South -
(SUBDIVISION NAME OR NAME OF PLAT) First Amendment

LEGAL: 11, 8, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

CASTLE PLAZA SOUTH-FIRST AMENDMENT

A VACATION AND REPLAT OF LOTS 1 & 2, CASTLE PLAZA SOUTH BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP

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, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, CASTLE PLAZA SOUTH AS RECORDED UNDER RECEPTION NO. 277320.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE PLAZA SOUTH-FIRST AMENDMENT, AND DO HEREBY DEDICATE OVER AND ACROSS ALL PAVED AREAS RECIPROCAL INGRESS/EGRESS EASEMENTS FOR ALL LOTS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE SEVERAL UTILITY COMPANIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND PERPENDICULARLY ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER AGREE TO OWN AND MAINTAIN THE ON-SITE STORM DRAIN CONDUITS WITHIN THIS SUBDIVISION, UNTIL SUCH TIME AS IT IS DETERMINED THAT SAID OWNERSHIP AND MAINTENANCE BE ASSIGNED TO AN APPROPRIATE PRIVATE COMPANY, AGENCY OR ASSOCIATION.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK 1871 AT PAGE 644 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 18TH DAY OF July 1996

OWNER: KKG-I, LTD., A COLORADO LIMITED PARTNERSHIP

BY: CENTERWEST PARTNERS-VENTURE I, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AS GENERAL PARTNER

BY: KORNFIELD KOSLOSKY PROPERTIES, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AS GENERAL PARTNER

BY: *[Signature]*

GENERAL PARTNER

STATE OF COLORADO }
CITY AND COUNTY OF DENVER }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF July 1996 BY JOHN KOSLOSKY AS GENERAL PARTNER* OF KKG-I, LTD., A COLORADO LIMITED PARTNERSHIP. WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: JUNE 4, 2000

Theresa M. Spans
NOTARY PUBLIC
115 S. PENNSYLVANIA ST., DENVER, CO 80210

EXECUTED THIS 19 DAY OF July 1996

OWNER: FIRST NATIONAL BANK OF CASTLE ROCK

BY: Julie L. Moore
TITLE: President

STATE OF COLORADO }
COUNTY OF DOUGLAS }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF July 1996 BY Julie L. Moore AS President OF FIRST NATIONAL BANK OF CASTLE ROCK. WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: My Commission Expires 10/12/97

Ken R. Doules
NOTARY PUBLIC
120 S. Wilcox
Castle Rock, Co 80104

EXECUTED THIS 20TH DAY OF August 1996

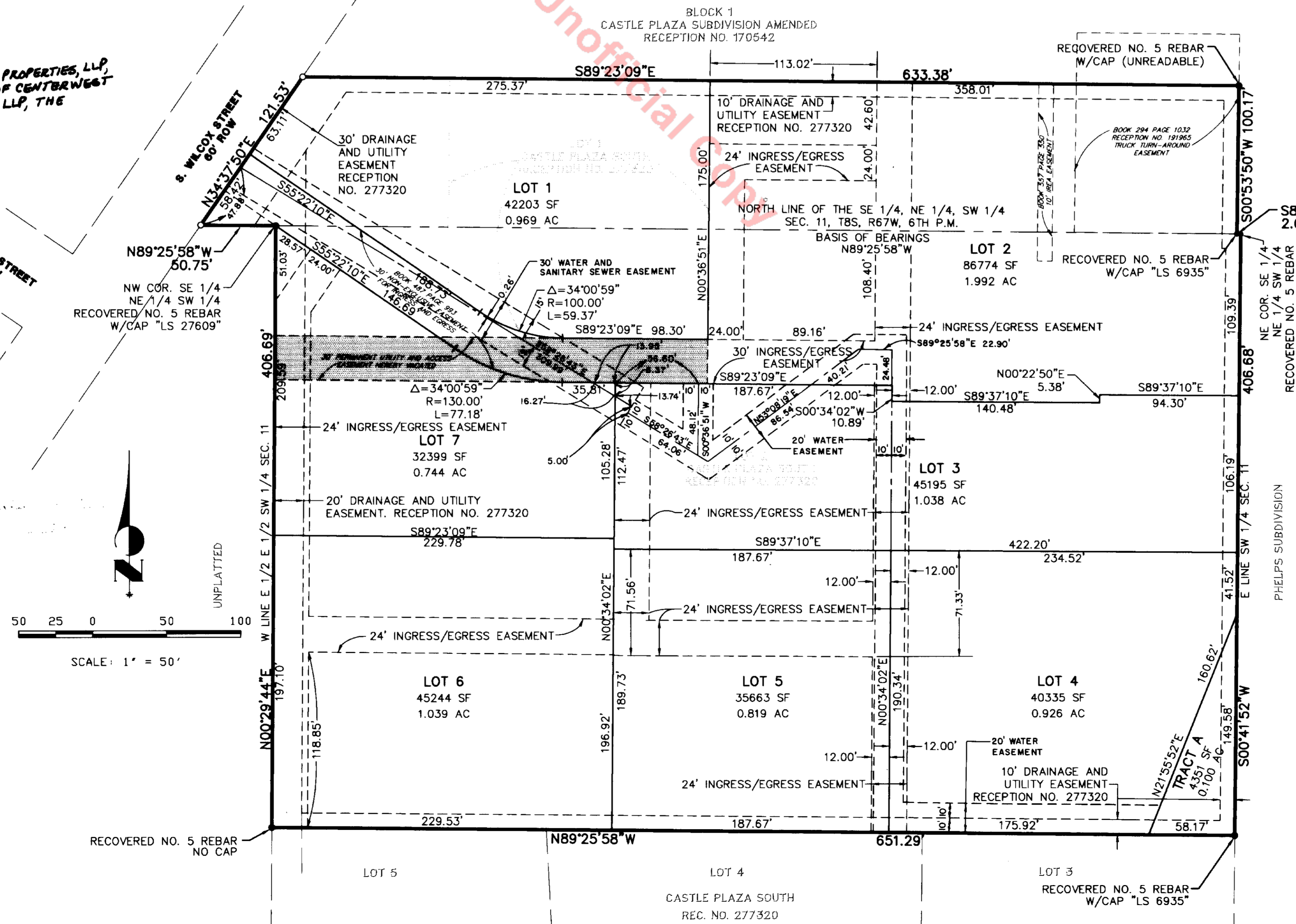
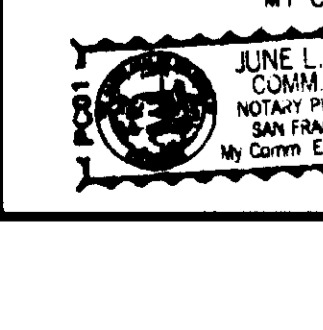
MORTGAGEE: WELLS FARGO BANK, N.A.

BY: Susan Jo Gibson
TITLE: Vice President

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF August 1996 BY Susan Jo Gibson AS Vice President OF WELLS FARGO BANK, N.A. WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: August 19, 1997

June L. Errington
NOTARY PUBLIC
555 Montgomery St., 17th Floor
San Francisco, CA 94111

* OF KORNFIELD KOSLOSKY PROPERTIES, LLP, THE GENERAL PARTNER OF CENTERWEST PARTNERS-VENTURE I, LLP, THE GENERAL PARTNER



GENERAL NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON WITH THE LINE CONSIDERED TO BEAR N89°25'58" W.
2. ——— INDICATES A NO. 5 REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275", UNLESS OTHERWISE NOTED.
3. ——— INDICATES RECOVERED AND ACCEPTED MONUMENTATION AS SHOWN.
4. THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080050 0301C FOR THE TOWN OF CASTLE ROCK, COLORADO.
5. ALL EASEMENTS SHOWN ON PREVIOUSLY RECORDED PLATS BUT NOT SHOWN ON THIS PLAT ARE HEREBY VACATED.

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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, MATHEW E. SELDERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE INSTRUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.
[Signature] 7-16-96
MATHEW E. SELDERS, P.L.S.
COLORADO NO. 27275
FOR AND ON BEHALF OF JR ENGINEERING, INC.

TITLE CERTIFICATE

[Signature] BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY, HAS 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 18 DAY OF July 1996
[Signature]
LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 24TH DAY OF July, A.D. 1996
ATTEST:
[Signature] CHAIRMAN
[Signature] DATE
[Signature] TOWN CLERK, DOUGLAS COUNTY

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 11TH DAY OF July, A.D. 1996
ATTEST:
[Signature] MAYOR
[Signature] DATE
[Signature] TOWN CLERK, DOUGLAS COUNTY

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 20 DAY OF August 1996 AT 10:00 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 277320
[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

OWNERS

KKG-I, LTD.
C/O KORNFIELD KOSLOSKY PROPERTIES, LLP
1155 SOUTH PENNSYLVANIA STREET, SUITE #200
DENVER, CO 80210
FIRST NATIONAL BANK OF CASTLE ROCK
ATTN: JULIE MOORE, PRESIDENT
120 SOUTH WILCOX
CASTLE ROCK, CO 80104

MORTGAGEE

WELLS FARGO BANK, N.A.
ATTN: SUSAN GIBSON
1155 MONTGOMERY STREET, 16TH FLOOR
SAN FRANCISCO, CA 94111

FINAL PLAT
CASTLE PLAZA SOUTH-
FIRST AMENDMENT
PROJECT NO. 165.01
DATE 02/07/96
SHEET 1 OF 1

JR Engineering, Ltd.
6110 Greenwood Plaza Blvd.
Englewood, Colorado 80111
Tel. (303) 740-9393
FAX (303) 721-9019
ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=50', DATE 07/14/96, TIME 08:13, FILE X:\6501\ACAD\65FP.DWG