

# CASTLE PLAZA SOUTH FIFTH AMENDMENT

A REPLAT OF LOTS 5 AND 6, CASTLE PLAZA SOUTH-FIRST AMENDMENT  
SITUATED IN THE SW 1/4 OF SECTION 11, T.8S., R.67W. OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 2

### LEGAL DESCRIPTION:

LOTS 5 AND 6, CASTLE PLAZA SOUTH-FIRST AMENDMENT,  
COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINS (80,908 SQUARE FEET) 1.8574 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **CASTLE PLAZA SOUTH FIFTH AMENDMENT**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

CENTERWEST PARTNERS - VENTURE I, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

Bradley T. Kornfeld  
BRADLEY T. KORNFELD, AUTHORIZED SIGNATORY

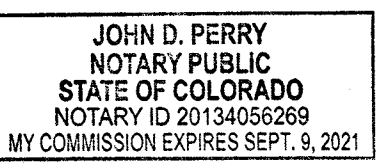
SIGNED THIS 19th DAY OF August, 2019.

### NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF August, 2019 BY BRADLEY T. KORNFELD AS A AUTHORIZED SIGNATORY FOR CENTERWEST PARTNERS - VENTURE I, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: Sept. 9, 2021

### LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 29, 2015 AT RECEPTION NO. 2015092137, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

### FIRSTBANK

[Signature] Timothy J Kelly - Senior Vice President  
SIGNATURE PRINT NAME AND TITLE

SIGNED THIS 20th DAY OF August, 2019.

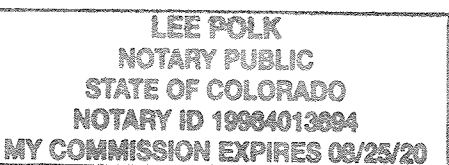
### NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August, 2019 BY

Timothy Kelly

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8/28/20

### TITLE CERTIFICATION:

I, Mariann B. Ingerman, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY AS AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Mariann B. Ingerman  
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company  
TITLE COMPANY

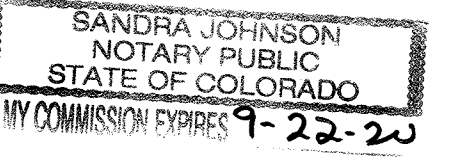
### NOTARY BLOCK:

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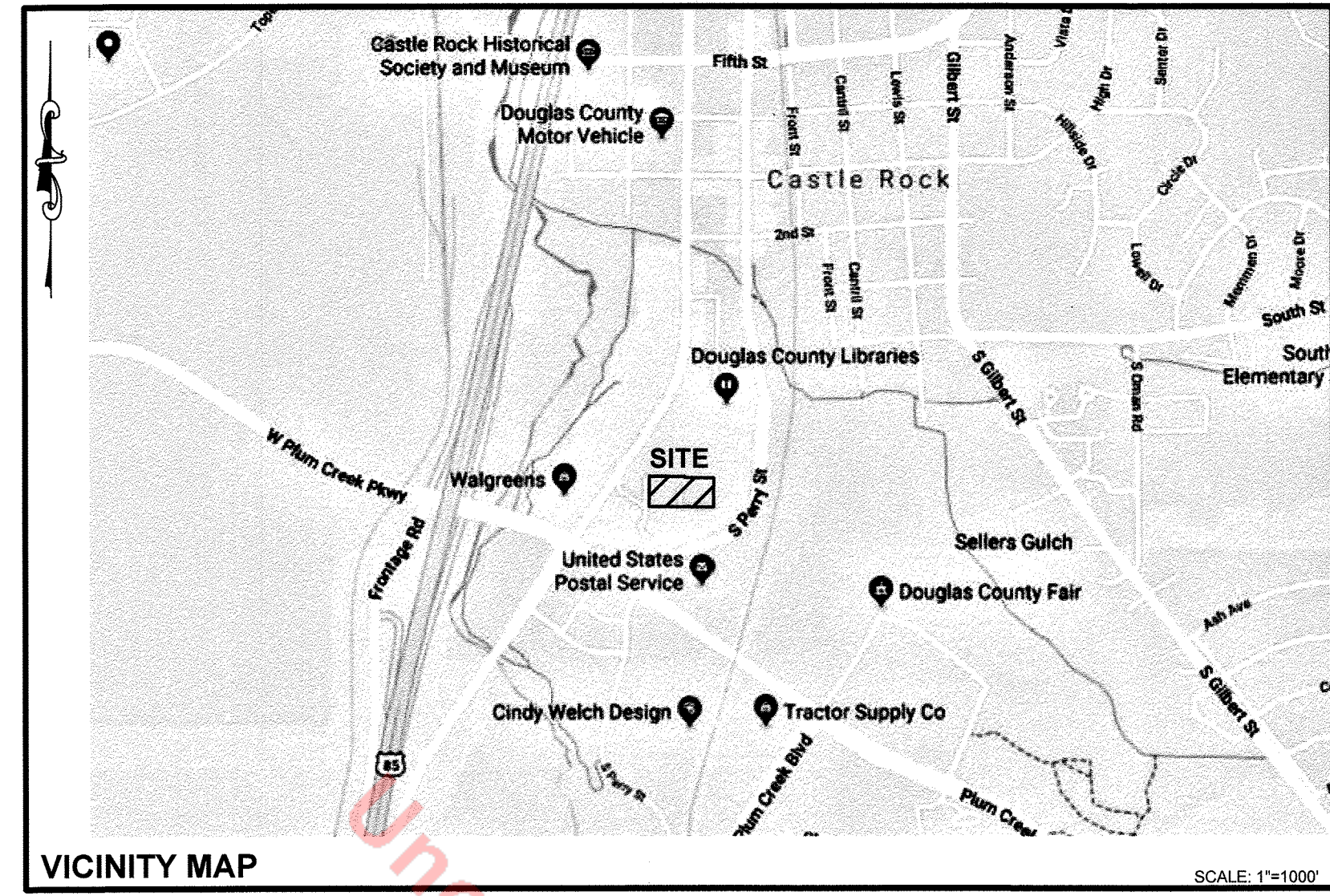
Mariann Ingerman AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC



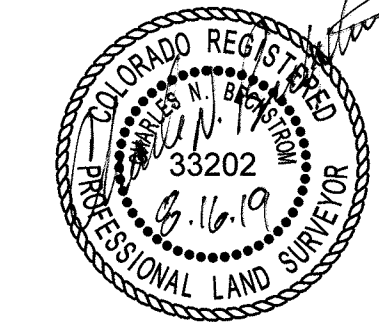
MY COMMISSION EXPIRES: 9-22-20



### SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

CHARLES N. BECKSTROM  
PROFESSIONAL L.S. NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY



### GENERAL NOTES:

- DATE OF SURVEY: JUNE 24, 2019.
- BEARINGS ARE BASED ON THE SOUTH LINE LOTS 5 AND 6 BEARING N89°25'58"W AS REFERENCED ON THE PLAT OF CASTLE PLAZA SOUTH-FIRST AMENDMENT AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" - AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND ZONE "X" SHADED - AREA OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0301G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWNS UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

### 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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

[Signature]  
TOWN MANAGER

ATTEST:  
[Signature]  
TOWN CLERK



### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

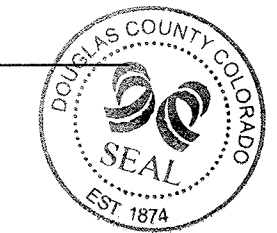
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THIS 21st DAY OF August, 2019.

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:52 pm ON THE 27th DAY OF August, 2019 AT RECEPTION NO. 2019053508.

BY: [Signature]  
DEPUTY



**ENGINEERING SERVICE COMPANY**  
14190 East Evans Avenue  
Aurora, Colorado 80014  
engineeringserviceco.com  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659

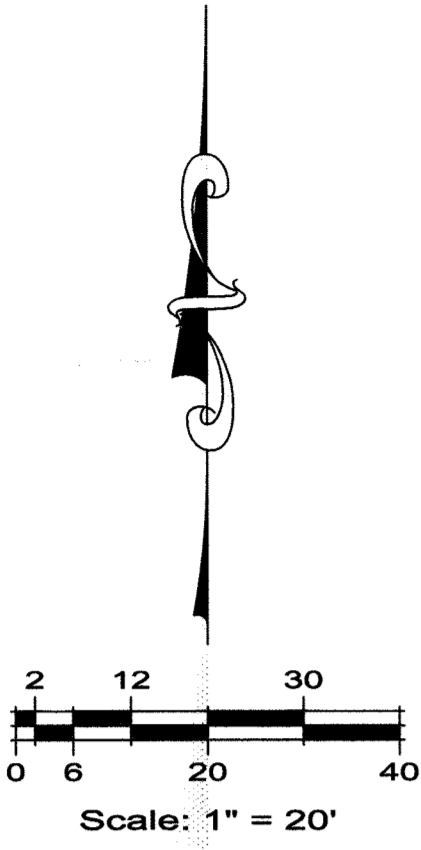
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CIVIL ENGINEERS | LAND SURVEYORS

Survey No:	Project No:	Date:	Revised:
19122-P	1294.1	7/9/2019	8/9/2019

OWNER/DEVELOPER:  
CENTERWEST PARTNERS - VENTURE I, LLP  
c/o KORNFELD REAL ESTATE, LLC.  
8400 EAST CRESCENT PARKWAY, SUITE 600  
GREENWOOD VILLAGE, COLORADO 80111  
ATTN: BRADLEY T. KORNFELD

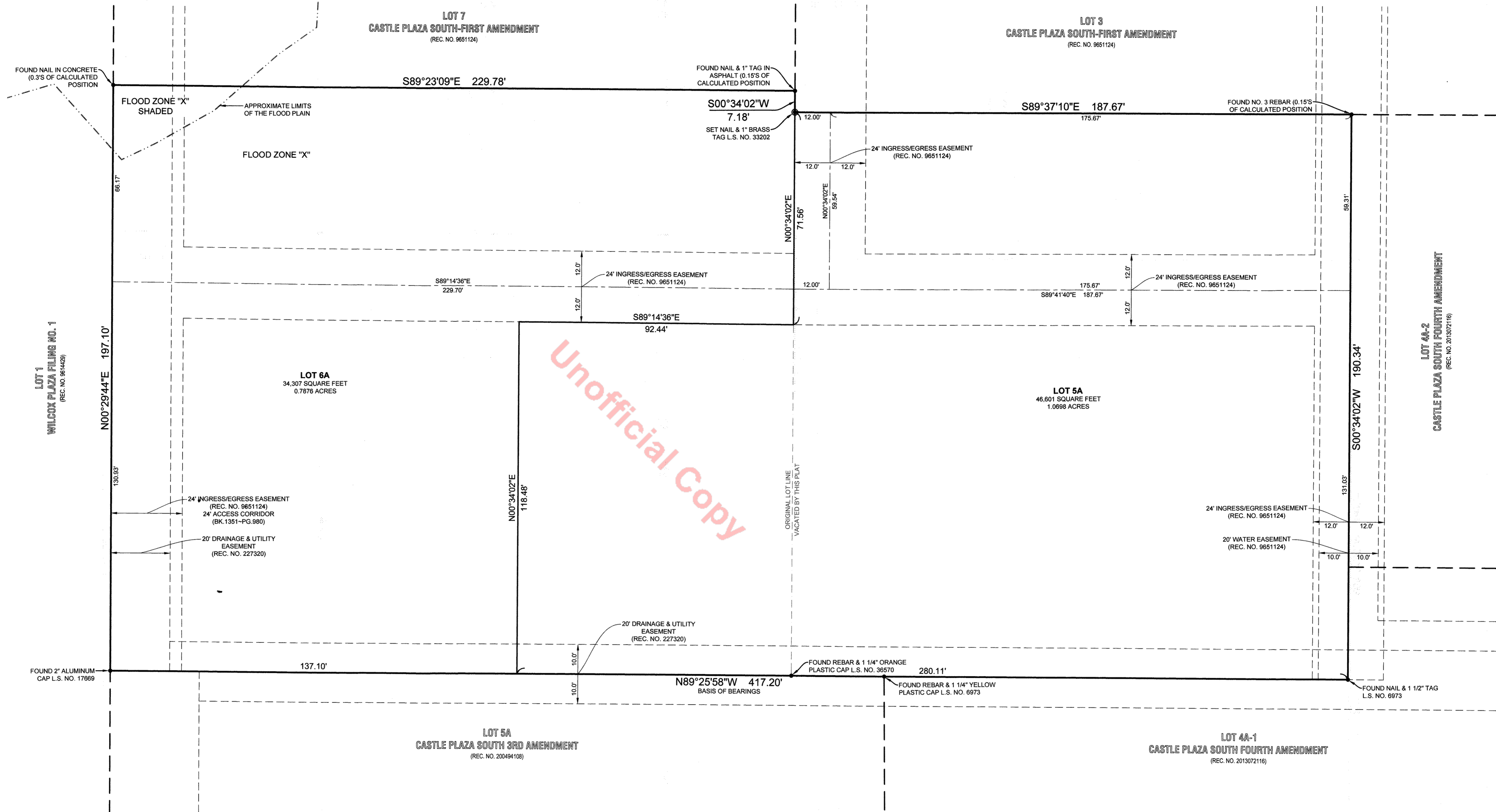
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 2 OF 2



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	NEW LOT LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	LIMITS OF FLOOD PLAIN
	R.O.W. RIGHT-OF-WAY
	L.S. NO. LAND SURVEYOR NUMBER
	BK. PG. BOOK AND PAGE
	REC. NO. RECEPTION NUMBER
	FOUND MONUMENT AS DESCRIBED
	SET MONUMENT AS DESCRIBED

NOTE: ALL EASEMENT DIMENSIONS ARE CENTERLINE DIMENSIONS UNLESS LABELED OTHERWISE.



Unofficial Copy



**ENGINEERING SERVICE COMPANY**  
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 Aurora, Colorado 80014  
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 F 303.337.7481  
 T/F 1.877.273.0659

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Survey No. 19122-P	Project No. 1394.1	Date: 7/9/2019	Revised: 8/9/2019
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