

PROPERTY DESCRIPTION

LOT 1, CASTLE ROCK INDUSTRIAL PARK, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TOGETHER WITH

A TRACT OR PARCEL OF LAND NO. 26 REV-X OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NUMBER F 1-002-2(20) UNIT 1 (1954), CONTAINING 6,032 SQ. FT. (0.139 ACRES) OF LAND, MORE OR LESS, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 85, ESTABLISHED BY PROJECT FL 002-2(20) UNIT 1 WHEN THE NORTH QUARTER CORNER, OF SECTION 34, BEING A FOUND 2-1/2" DIAMETER ALUMINUM CAPPED MONUMENT STAMPED LS 6935, BEARS NORTH 56° 34' 56" WEST, A DISTANCE OF 2536.56 FEET;

THENCE SOUTH 27° 59' 00" EAST, A DISTANCE OF 117.43 FEET;

THENCE SOUTH 24° 12' 01" WEST, A DISTANCE OF 65.18 FEET TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE 25.17 FEET, SAID CURVE HAS A RADIUS OF 19.00 FEET AND A CENTRAL ANGLE OF 75° 54' 31" WITH A CHORD THAT BEARS SOUTH 66° 51' 46" WEST A DISTANCE OF 23.37 FEET, TO THE WESTERLY ROW LINE OF SAID US HIGHWAY 85;

THENCE NORTH 28° 52' 20" WEST ALONG SAID WESTERLY ROW LINE, A DISTANCE OF 27.44 FEET

THENCE NORTH 02° 27' 59" EAST ALONG SAID WESTERLY ROW LINE, A DISTANCE OF 148.46 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 WHICH BEARS SOUTH 89° 27' 34" EAST A DISTANCE OF 2670.79 FEET (BEARINGS COLORADO STATE PLANE CENTRAL ZONE), MONUMENTED AT THE NORTH 1/4 CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 6935 AND AT THE NORTHEAST CORNER BY A 3.25" ALUMINUM CAP STAMPED LS 13258.

AMENDMENT PLAT NOTES

- 1. THIS PLAT AMENDMENT COMBINES LOT 1 OF CASTLE ROCK INDUSTRIAL PARK, RECORDED SEPTEMBER 26, 2018 AT RECEPTION NUMBER 2018058719 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE WITH THE ADJOINING PARCEL DESCRIBED ABOVE.
2. NO CHANGES WERE MADE TO LOT LINES FOR LOTS 2-4 AND TRACT A; OR EASEMENTS WITHIN SAID LOTS AND TRACT OF CASTLE ROCK INDUSTRIAL PARK. SAID LOTS, TRACT AND EASEMENTS ARE SHOWN FOR CLARITY AND INFORMATION ONLY.
3. EASEMENTS SHOWN ON THE PLAT WITHIN LOT 1, CASTLE ROCK INDUSTRIAL PARK, RECORDED SEPTEMBER 26, 2018 AT RECEPTION NUMBER 2018058719 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE ARE HEREBY VACATED BY THIS PLAT. THE EASEMENTS AS DEPICTED HEREON WITHIN LOT 1-A ARE HEREBY DEDICATED BY THIS PLAT.

NOTES

- 1. THERE IS NO SURFACE EVIDENCE OF A PROPRIETOR OF A VEIN OR LODGE EXTRACTION 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN MERIDIAN, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OR RECORD, ROCKY MOUNTAIN MERIDIAN, INC RELIED UPON TITLE COMMITMENT NO. 5514-3102387, EFFECTIVE DATE OF JULY 17, 2018 AT 8:00 A.M., PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

SPECIAL NOTES-TOWN OF CASTLE ROCK

- 1. DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PEROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
2. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
3. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER SHALL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO MAP NUMBER 08035C0188G, LAST REVISED ON MARCH 16, 2016, THE SITE LIES WITHIN ZONE X, "AREA OF MINIMAL FLOOD HAZARD".
5. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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, 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 TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
6. THIS PLAT DOES NOT IMPACT THE PREBLES MOUSE HABIT PER THE U.S. FISH AND WILDLIFE LETTER - TAILS: 06E24000-2018-TA-0815

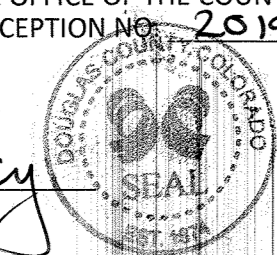
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19th DAY OF September, 2019.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

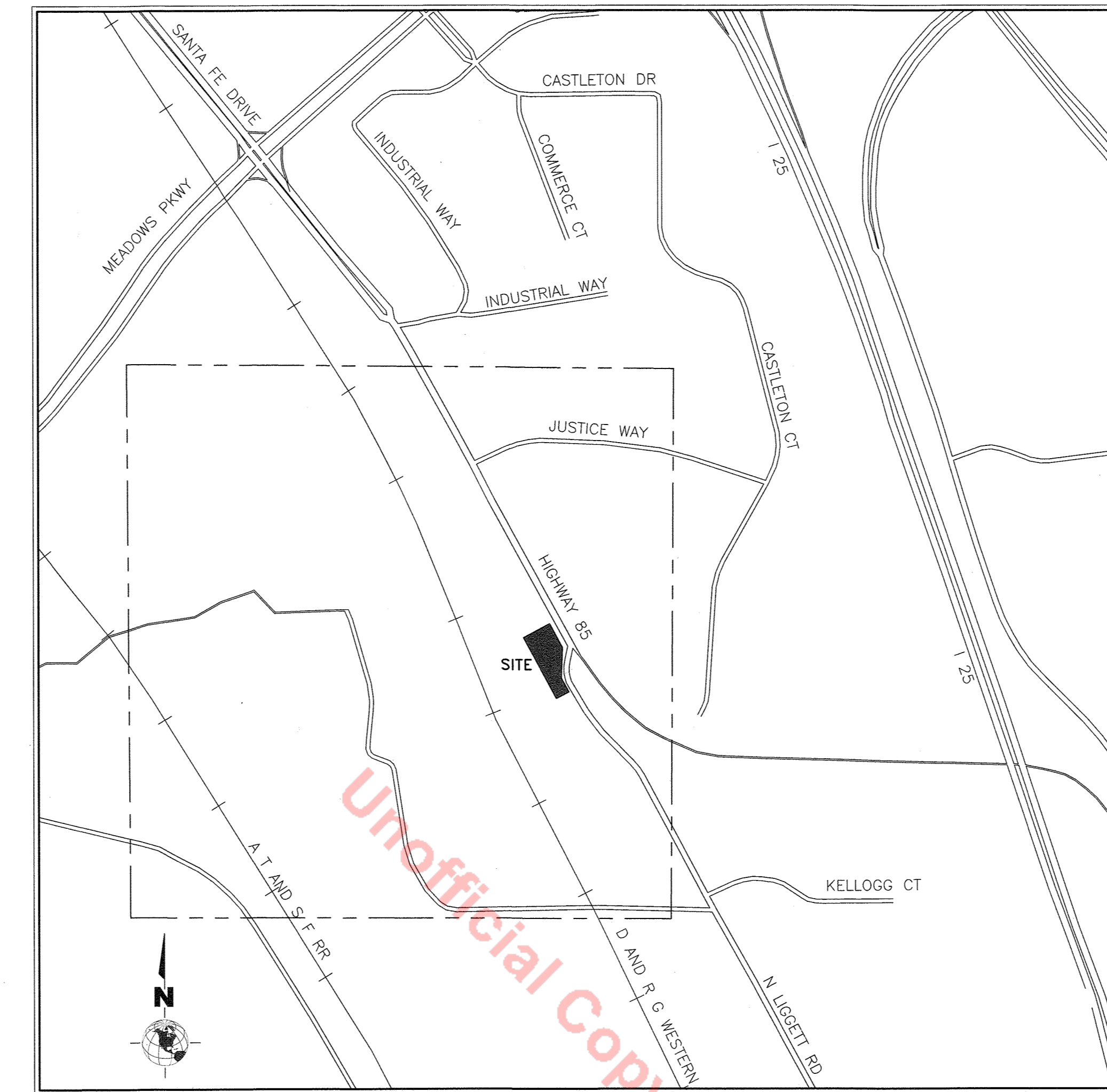
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:57 AM ON THE 6th DAY OF September, 2019 AT RECEPTION NO. 20190516269.

DOUGLAS COUNTY CLERK AND RECORDER BY: Sandra C. Slattery DEPUTY



CASTLE ROCK INDUSTRIAL PARK AMENDMENT NO. 1

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP SCALE: 1" = 500'

SURVEYOR'S STATEMENT

I, ROBERT G. FREE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.



ROBERT G. FREE DATE COLORADO PLS NO. 38073

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 CERTIFICATE SHOWN HEREON.

OWNER/DEVELOPER: POLO PROPERTIES HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY
SURVEYOR: ROCKY MOUNTAIN MERIDIAN, INC.
SHEET INDEX: SHEET 1 OF 2, SHEET 2 OF 2, COVER SHEET, MAP SHEET

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK INDUSTRIAL PARK ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 23rd DAY OF AUGUST 2018 AT RECEPTION NO. 2018051409.

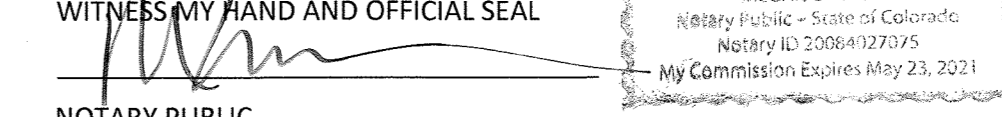
OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. POLO PROPERTIES HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY BY: [Signature] SIGNED THIS 5th DAY OF June, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF June, 2019 BY Michael S. Humphrey AS Manager OF POLO PROPERTIES HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2021

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 FOUR LOTS, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CASTLE ROCK INDUSTRIAL PARK. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSE OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

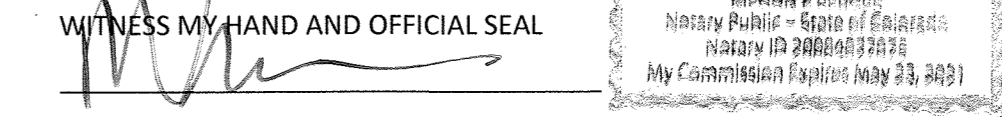
POLO PROPERTIES HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY

BY: [Signature] SIGNED THIS 5th DAY OF June, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF June, 2019 BY Michael S. Humphrey AS Manager OF POLO PROPERTIES HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: May 23, 2021

TITLE CERTIFICATION

I, Jennifer Williams, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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.

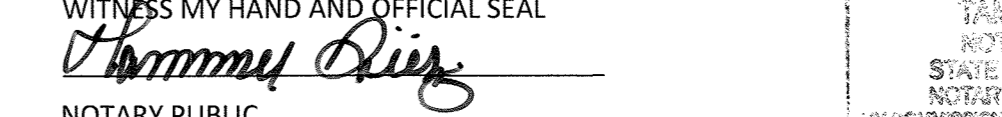
[Signature] AUTHORIZED REPRESENTATIVE First American Title (TITLE INSURANCE COMPANY)

SIGNED THIS 17th DAY OF June, 2019

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June, 2019 BY Jennifer Williams AS AUTHORIZED REPRESENTATIVE OF First American Title

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/8/23

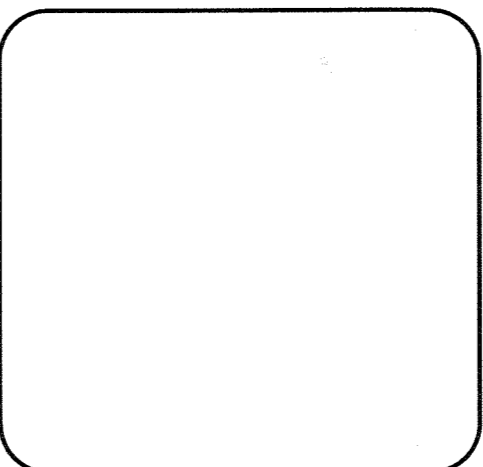
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS 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 DATE 9-5-2019

ATTEST: [Signature] TOWN CLERK DATE 9-5-2019

CASTLE ROCK INDUSTRIAL CENTER PROJECT NO. PL19-0004



19800 E PARKER SQ DR, SUITE 200 PARKER, CO 80134 www.rmmeridian.com O: 303-481-8567 F: 303-481-8576 PROJ. NO: 18445 DRAWN BY: CJB

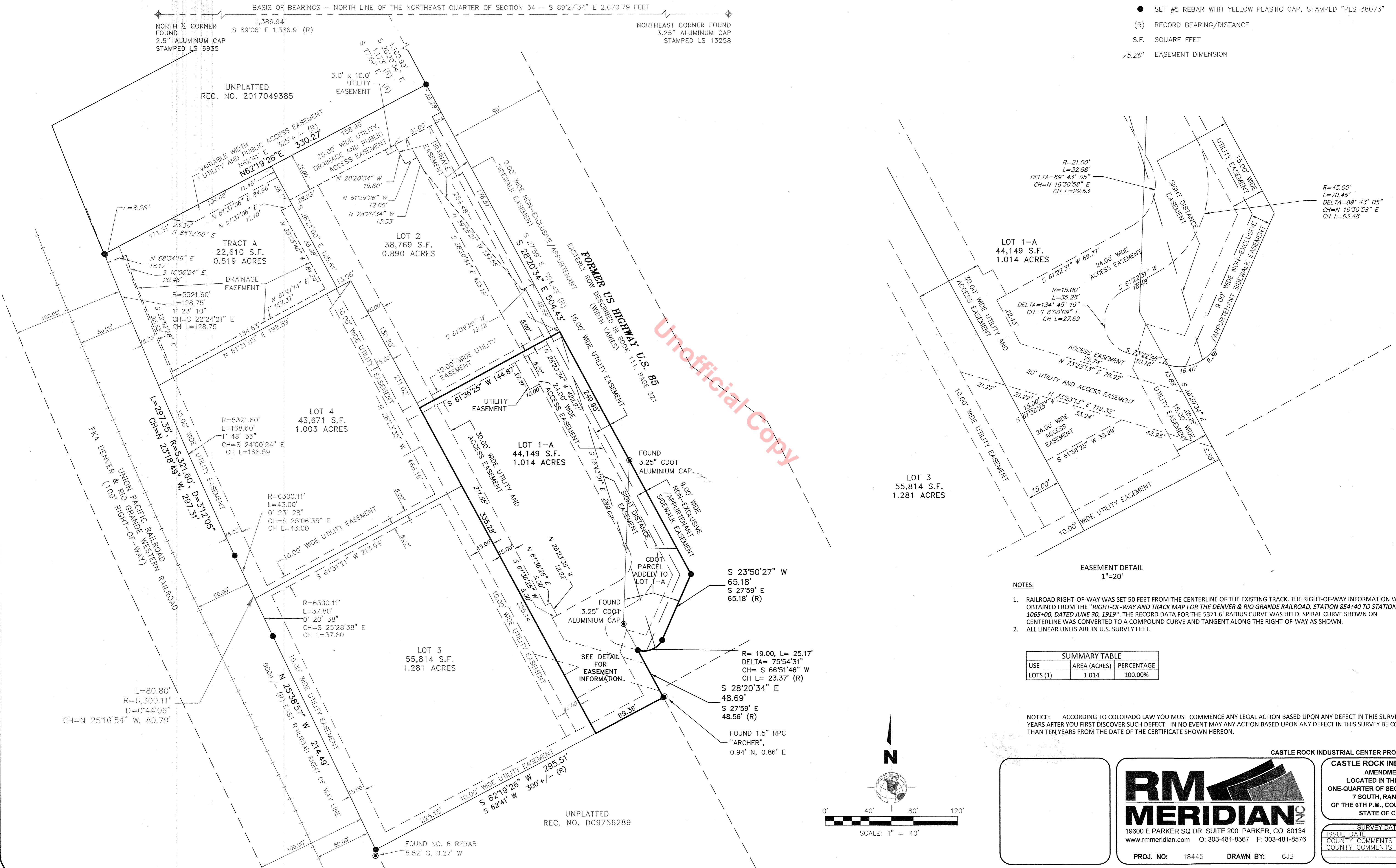
Table with columns: ISSUE DATE, COUNTY COMMENTS, ACTION. Includes dates 1/18/2019, 3/12/2019, 4/25/2019.

# CASTLE ROCK INDUSTRIAL PARK - AMENDMENT NO. 1

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND OF STANDARD SYMBOLS AND LINETYPES

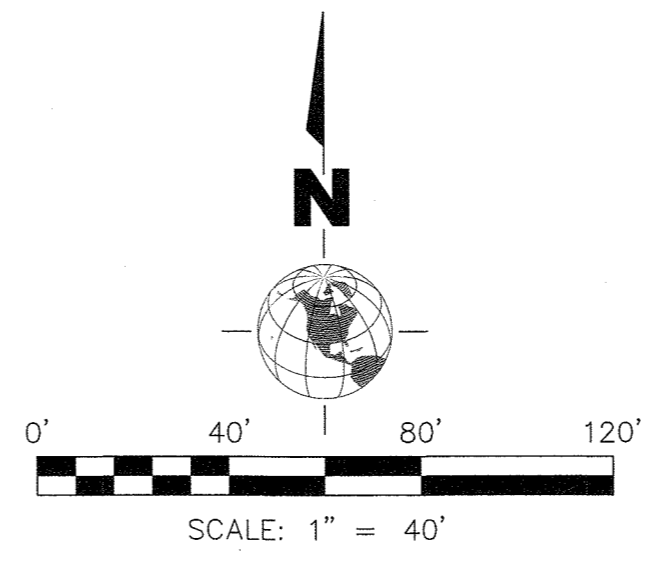
- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET #5 REBAR WITH YELLOW PLASTIC CAP, STAMPED "PLS 38073"
- (R) RECORD BEARING/DISTANCE
- S.F. SQUARE FEET
- 75.26' EASEMENT DIMENSION



- NOTES:**
- RAILROAD RIGHT-OF-WAY WAS SET 50 FEET FROM THE CENTERLINE OF THE EXISTING TRACK. THE RIGHT-OF-WAY INFORMATION WAS OBTAINED FROM THE "RIGHT-OF-WAY AND TRACK MAP FOR THE DENVER & RIO GRANDE RAILROAD, STATION 854+40 TO STATION 1065+00, DATED JUNE 30, 1919". THE RECORD DATA FOR THE 5371.6' RADIUS CURVE WAS HELD. SPIRAL CURVE SHOWN ON CENTERLINE WAS CONVERTED TO A COMPOUND CURVE AND TANGENT ALONG THE RIGHT-OF-WAY AS SHOWN.
  - ALL LINEAR UNITS ARE IN U.S. SURVEY FEET.

SUMMARY TABLE		
USE	AREA (ACRES)	PERCENTAGE
LOTS (1)	1.014	100.00%

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 CERTIFICATE SHOWN HEREON.



CASTLE ROCK INDUSTRIAL CENTER PROJECT NO. PL19-0004

**RM MERIDIAN INC.**

19600 E PARKER SQ DR, SUITE 200 PARKER, CO 80134  
www.rmmeridian.com O: 303-481-8567 F: 303-481-8576

PROJ. NO: 18445 DRAWN BY: CJB

**CASTLE ROCK INDUSTRIAL PARK AMENDMENT NO. 1**

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

ISSUE DATE	SURVEY DATE / ACTION
1/18/2019	
3/12/2019	COUNTY COMMENTS
4/25/2019	COUNTY COMMENTS