

CASTLE ROCK MARINE FILING NO. 1 FINAL PLAT IN SECTION 2, T8S, R67W, 6TH P.M., AND SECTION 35, T7S, R67W, 6TH P.M, TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 2 TO BEAR S 88°53'45"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S 85°47'33"E A DISTANCE OF 994.38 FEET TO THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND TO THE TRUE POINT OF BEGINNING;
THENCE N 73°48'33"E A DISTANCE OF 588.13 FEET TO THE WEST RIGHT OF WAY LINE OF OLD STATE HIGHWAY NO. 1 (A.K.A. LIGGETT ROAD) AS SAID WEST RIGHT OF WAY LINE IS FENCED AND OWNED BY THE TOWN OF CASTLE ROCK;
THENCE S 28°07'24"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 236.90 FEET;
THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 481.18 FEET, SAID CURVE HAS A RADIUS OF 1880.00 FEET, A CENTRAL ANGLE OF 14°03'16" AND A CHORD THAT BEARS S 21°05'46"E A DISTANCE OF 460.00 FEET;
THENCE S 05°41'26"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 350.42 FEET;
THENCE S 00°08'51"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 260.27 FEET;
THENCE S 12°48'08"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 142.07 FEET;
THENCE S 15°18'43"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 162.43 FEET TO THE EAST LINE OF THE PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED ON MARCH 26, 2004 AT RECEPTION NUMBER 2004029938 IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE NORTHERLY ALONG SAID EAST LINE FOR THE NEXT SIX (6) COURSES:
1. THENCE N 29°08'58"W A DISTANCE OF 92.40 FEET;
2. THENCE N 29°33'24"W A DISTANCE OF 745.82 FEET;
3. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 66.80 FEET, SAID CURVE HAS A RADIUS OF 7353.87 FEET, A CENTRAL ANGLE OF 0°37'14" AND A CHORD THAT BEARS N 29°43'36"W A DISTANCE OF 66.80 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2;
4. THENCE S 00°12'32"W ALONG SAID WEST LINE A DISTANCE OF 100.03 FEET;
5. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 486.82 FEET, SAID CURVE HAS A RADIUS OF 7403.87 FEET, A CENTRAL ANGLE OF 0°45'57" AND A CHORD THAT BEARS N 28°17'00"W A DISTANCE OF 486.53 FEET;
6. THENCE N 25°42'55"W A DISTANCE OF 203.80 FEET TO THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE N 23°32'16"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 87.28 FEET TO THE POINT OF BEGINNING;
CONTAINING 14.92 ACRES, MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

TITLE CERTIFICATE

I, Laryce L. Nitsch, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 12th DAY OF August, 2009.

Laryce L. Nitsch AUTHORIZED REPRESENTATIVE
Land Title Guaranty Co. TITLE INSURANCE COMPANY
Title Officer

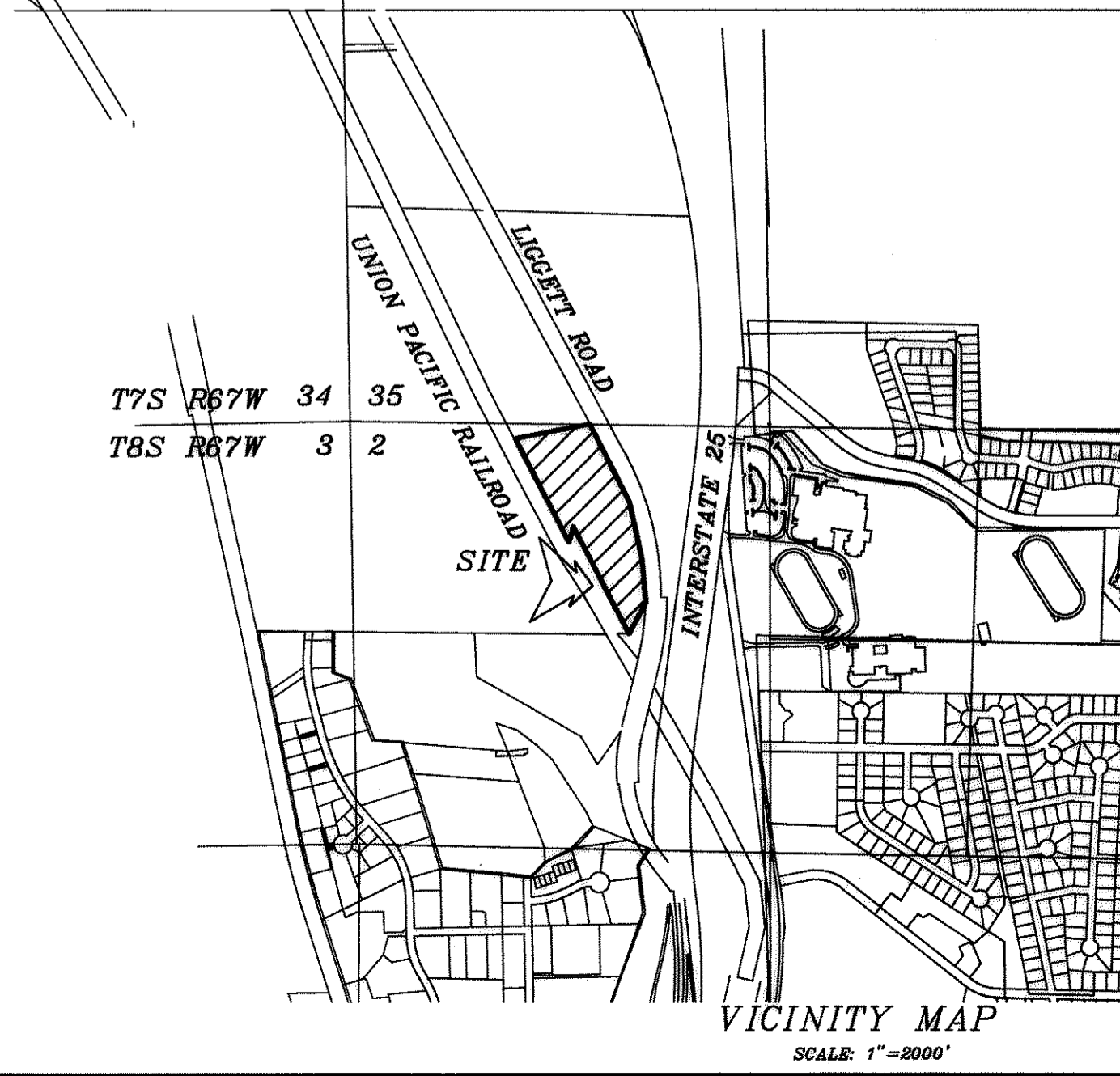
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF August, 2009, BY Laryce L. Nitsch AS Title Officer OF LAND TITLE GUARANTEE COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF August, 2009
MY COMMISSION EXPIRES 09-01-2011
Susan J. Rasmussen
NOTARY PUBLIC

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 OF THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK
[Signature] TOWN CLERK
[Signature] TOWN MANAGER



VESTED RIGHTS

THIS DOCUMENT CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR 30 YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

FINAL PLAT STANDARD NOTES

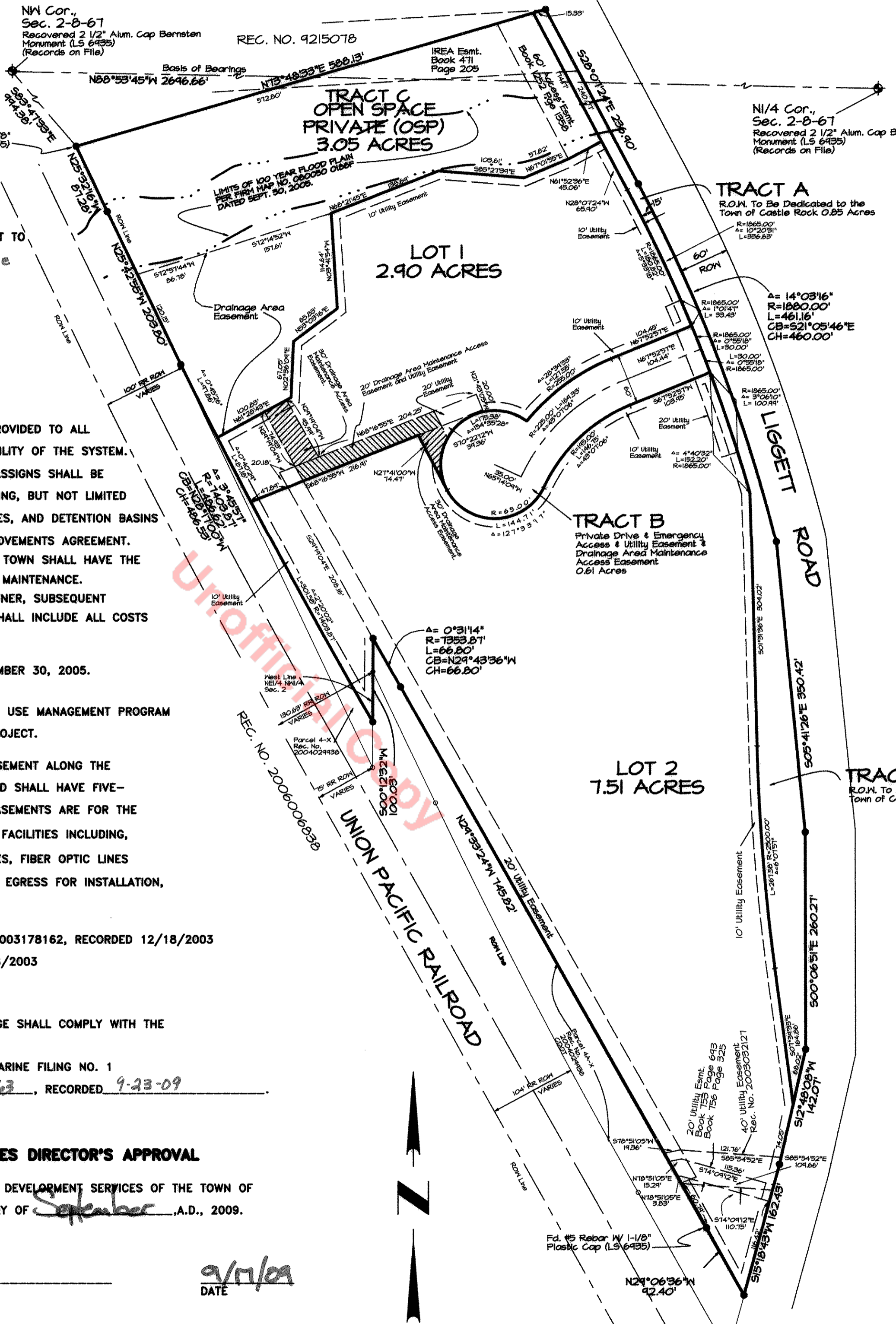
1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 080050 0188F DATED SEPTEMBER 30, 2005.
3. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
4. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND 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.
5. RECORDING INFORMATION: PRELIMINARY PD SITE PLAN RECEPTION NO. 2003178162, RECORDED 12/18/2003
PD ZONING REGULATIONS RECEPTION NO. 2003178161, RECORDED 12/18/2003
6. SIGHT DISTANCE EASEMENTS WILL NOT BE REQUIRED.
7. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
8. STORM RUNOFF FROM LOT 2; SEE THE TERMS OF THE CASTLE ROCK MARINE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT AT RECEPTION NO. 2009074563, RECORDED 9-23-09.

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 17th DAY OF September, A.D., 2009.

[Signature] DIRECTOR OF DEVELOPMENT SERVICES
DATE 9/17/09

LAND USE TABLE				
LAND	ACREAGE	OWNERSHIP	MAINTENANCE	USAGE
LOTS	10.41 ACRES	INDIVIDUAL	OWNER	COMMERCIAL/INDUSTRIAL
TRACT A	0.85 ACRES	TO BE DEDICATED TO THE TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	RIGHT-OF-WAY
TRACT B	0.61 ACRES	FUTURE OWNERS ASSOCIATION (EASEMENTS DEDICATED HERON TO THE TOWN OF CASTLE ROCK)	FUTURE OWNERS ASSOCIATION	PRIVATE DRIVE UTILITY EASEMENT, EMERGENCY ACCESS EASEMENT & DRAINAGE AREA MAINTENANCE ACCESS EASEMENT
TRACT C	3.06 ACRES	FUTURE OWNERS ASSOCIATION	FUTURE OWNERS ASSOCIATION	PRIVATE OPEN SPACE
TOTAL	14.92 ACRES			



CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, AS DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CASTLE ROCK MARINE FILING NO. 1.
PURSUANT TO THE PROVISIONS OF THE FIRST AMENDMENT TO THE CASTLE ROCK MARINE ANNEXATION AND DEVELOPMENT AGREEMENT FILED FOR THE PUBLIC RECORD AT RECEPTION NUMBER 2004057713 ("FIRST AMENDMENT"), TRACT A IS BEING CONVEYED SIMULTANEOUSLY HERewith TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT FOR ADDITIONAL PUBLIC RIGHT-OF-WAY AND UTILITIES.

TRACT B WILL BE CONVEYED TO FUTURE OWNERS ASSOCIATION, TO BE FORMED BY A SEPARATE DOCUMENT, TO BE OWNED AND OPERATED BY SAID ASSOCIATION AS PRIVATE DRIVE SUBJECT TO ALL UTILITY EASEMENTS, DRAINAGE AREA MAINTENANCE ACCESS EASEMENTS, AND EMERGENCY ACCESS EASEMENTS AS SHOWN HEREON.

TRACT C WILL BE CONVEYED TO FUTURE OWNERS ASSOCIATION, TO BE FORMED BY A SEPARATE DOCUMENT, TO BE OWNED AND OPERATED BY SAID ASSOCIATION AS A PRIVATE OPEN SPACE SUBJECT TO ALL UTILITY, ACCESS AND DRAINAGE EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, THE EMERGENCY ACCESS EASEMENT, DRAINAGE AREA MAINTENANCE ACCESS EASEMENT, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED HEREON.

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

EXECUTED THIS 12 DAY OF August, 2009.

OWNERS CASTLE ROCK INVESTMENTS, LLC
CASTLE ROCK INVESTMENTS, LLC
A COLORADO LIMITED LIABILITY COMPANY
P.O. BOX 1104
CASTLE ROCK, CO 80104

[Signature] MANAGER
OF CASTLE ROCK INVESTMENTS, LLC

NOTARY CERTIFICATES
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF August, 2009.

BY GWENDOLYN H. LILLIS AS MANAGER OF CASTLE ROCK INVESTMENTS, LLC
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF August, 2009
MY COMMISSION EXPIRES 09-01-2011
Susan J. Rasmussen
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 5, 2004, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

[Signature]
DAVID E. ARCHER
P.L.S. 6935
DATE 8-5-09

WATER RIGHTS DEDICATION AGREEMENT

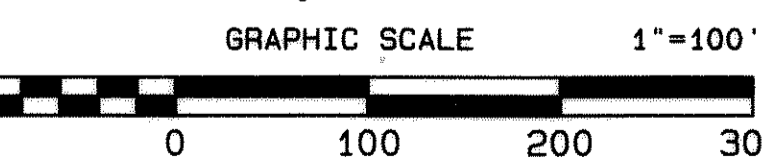
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CASTLE ROCK MARINE ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON THE 18TH DAY OF DECEMBER, 2003, AT RECEPTION NO. 2003178163 AND ACCORDINGLY 18 SFEs ARE DEBITED FROM THE WATER BANK.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:50 PM ON THE DAY OF Sept. 23, 2009, IN RECEPTION NO. 2009074563
DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] Deputy

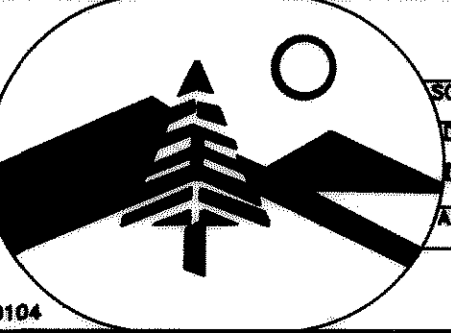
TOWN OF CASTLE ROCK PROJECT # 05-057



* SET #5 REBAR W/ 1-1/8" PLASTIC CAP (LS64935) * UNLESS OTHERWISE NOTED.

REVISIONS	
Issued for Approval	08/05/09

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
PHONE (303) 588-4842
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



REVISIONS	

SCALE 1"=100'
DATE 9-11-09
BY: KMR
APPROVED: KMR

TITLE: FINAL PLAT CASTLE ROCK MARINE FILING NO. 1
CLIENT: CASTLE ROCK INVESTMENTS, LLC
JOB NUMBER: 99-0269
Sheet 1 of 1

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.