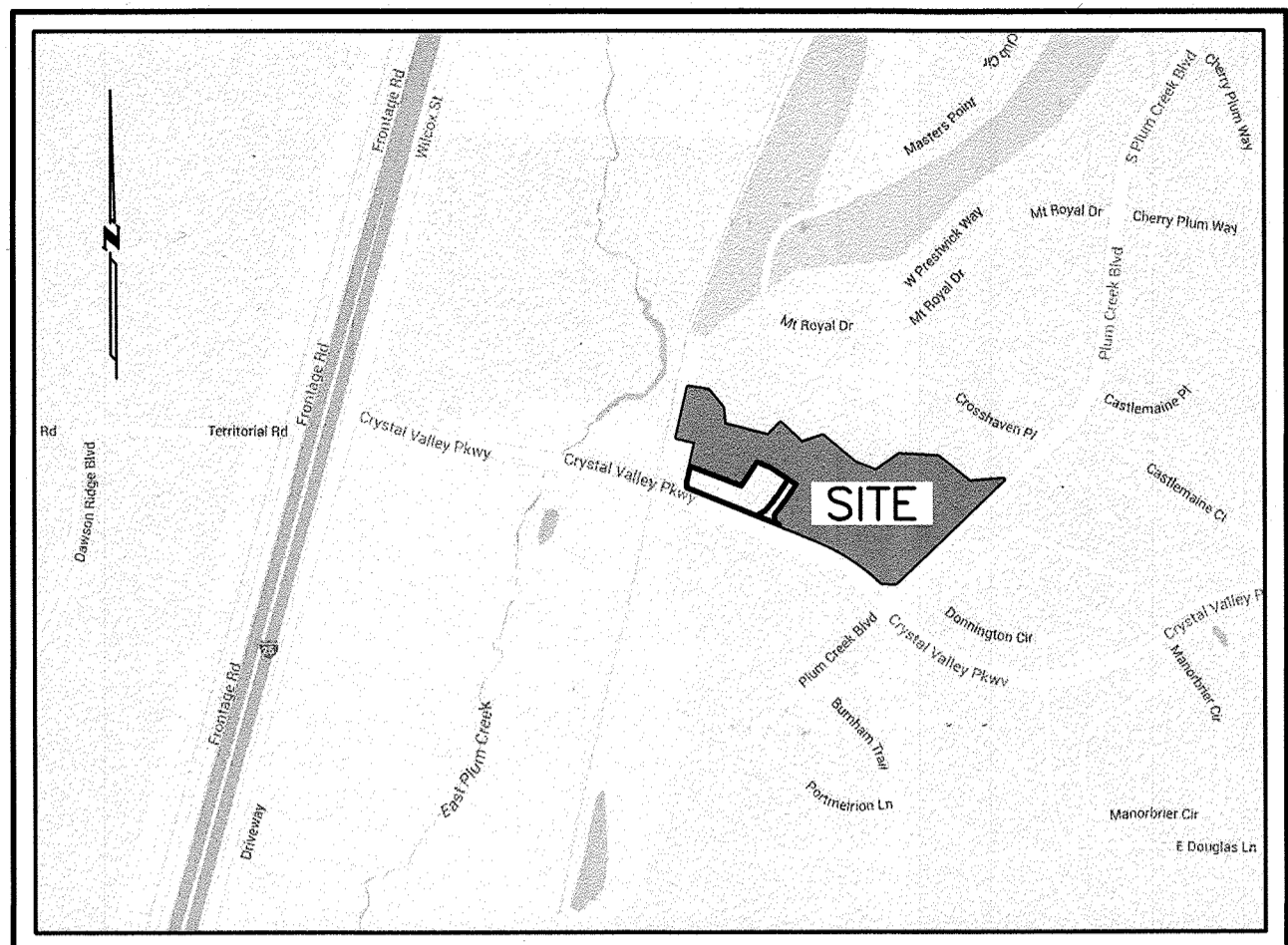


HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3

A REPLAT OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23 AND SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 14.964 ACRES, CONTAINING 2 LOTS AND 1 TRACT.

SHEET 1 OF 2



VICINITY MAP
 SCALE: 1"=1000'

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2, FILED UNDER RECEPTION NO. 2008030059, DOUGLAS COUNTY RECORDS. SAID LINE BEARS S46°19'43"W. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK: NAVD IN THE NORTHWEST CONCRETE RAILROAD BRIDGE ABUTMENT STAMPED "M 337 1952" HAS 88 ELEV. 6314.58 LOCATED 2.5 MILES SOUTH ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE INTERSECTION OF FIFTH STREET AND FRONT STREET IN CASTLE ROCK.
- ALL LINEAL DISTANCES ARE IN U.S. SURVEY FEET.
- EASEMENTS LOCATED WITHIN THE BOUNDARIES OF THIS AMENDED PLAT, DEDICATED BY THE PLAT OF HECKENDORF RANCH FILING NO. 2, RECEPTION NO. 2006022149 AND THE FIRST AMENDMENT TO HECKENDORF RANCH FILING NO. 2, RECEPTION NO. 2008030059 SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE PROPERTY IS IN ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 0803500303G, REVISED MARCH 16, 2011 IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 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 ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD 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 WILL 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 WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- SIGHT DISTANCE EASEMENTS: NO SOLID OBJECTS EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.
- 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.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF.

PURPOSE OF THIS REPLAT

LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2 IS HEREBY SUBDIVIDED INTO TWO LOTS AND ONE TRACT.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AND A TRACT, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK THE TRACT EASEMENT AS DEPICTED ON SHEET 2 OF THIS AMENDED PLAT.
 TRACT A WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
 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 APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG, AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CASTLE STAR COMMERCIAL INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Sarah Lehr

AS: MEMBER

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF February, 2017.
 WITNESS MY HAND AND OFFICIAL SEAL.

Sarah Lehr
 NOTARY PUBLIC

MY COMMISSION EXPIRES 7/15/17



TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Jennifer L. King
 MAYOR

ATTEST: Billy Moore
 TOWN CLERK

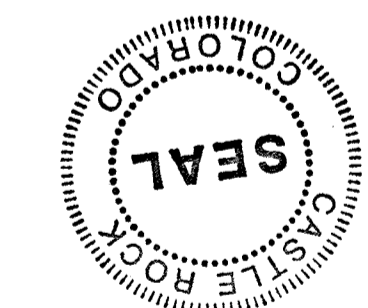
NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF February, 2017.
 BY Jennifer Carren AS MAYOR
 AND BY Billy Moore AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL.

Jennifer L. King
 NOTARY PUBLIC

MY COMMISSION EXPIRES 9.21.2019



LAND SUMMARY TABLE

LAND	AREA(Ac.)	OWNERSHIP/MAINTENANCE	USAGE	USAGE PURPOSE
LOT 1	10.739	CASTLE STAR COMMERCIAL INVESTMENTS, LLC	PRIVATE	FUTURE DEVELOPMENT
LOT 2	0.973	TOWN OF CASTLE ROCK	PUBLIC	ADDITION TO FIRE STATION
TRACT A	3.252	CASTLE STAR COMMERCIAL INVESTMENTS, LLC	PUBLIC	DETENTION POND / OPEN SPACE
R-0-W	NONE			
TOTAL	14.964			

TITLE CERTIFICATE

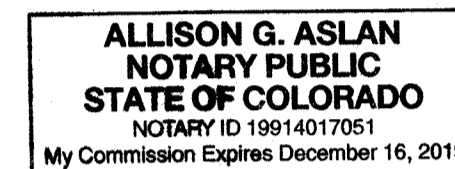
I, Scott Roberts BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SB
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF FEBRUARY, 2017.
 WITNESS MY HAND AND OFFICIAL SEAL.

Allison G. Aslan
 NOTARY PUBLIC

MY COMMISSION EXPIRES 12-16-19



STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 16th DAY OF February, 2017.

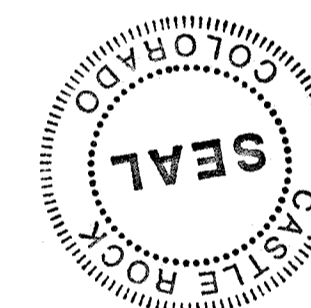
ROLO
 DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF 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.

ATTEST, TOWN OF CASTLE ROCK

Billy Moore
 TOWN CLERK
Steph. Colin
 TOWN MANAGER

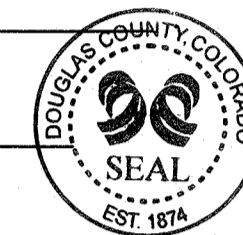


CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS FILED IN MY OFFICE ON THIS 22nd DAY OF February, 2017 A.D., AT 11:32 AM P.M., AND WAS RECORDED AT RECEPTION NUMBER 2017012707

C Zambrana
 DOUGLAS COUNTY CLERK AND RECORDER

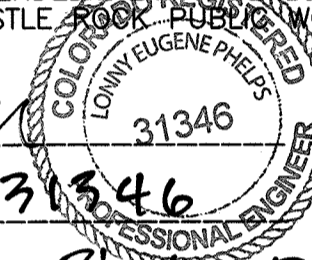


CIVIL ENGINEER'S STATEMENT

I, Lanny E. Phelps BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS AMENDED PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Lanny E. Phelps
 COLORADO P.E. NO. 31546 DATE 2/13/17

FOR AND ON BEHALF OF Phelps Engineering Services, Inc



SURVEYOR'S CERTIFICATE

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

I ATTEST THE ABOVE ON THIS 10th DAY OF FEBRUARY, 2017.

Stephen H. Harding
 STEPHEN H. HARDING, PLS #29040
 FOR AND ON BEHALF OF
 EMK CONSULTANTS, INC.



SHEET INDEX

1	COVER SHEET
2	PLAT SHEET

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3

DATE PREPARED: NOVEMBER, 2016
 PROJECT NO. PL16-0025

APPLICANT/DEVELOPER
 CASTLE STAR COMMERCIAL INVESTMENTS, LLC
 8000 SOUTH CHESTER ST., SUITE 150,
 CENTENNIAL, CO 80112
 CONTACT: (303) 814-6862

PREPARED BY

ENGINEER:

PHELPS ENGINEERING
 7200 EAST HAMPDEN AVE.
 SUITE 300
 DENVER, CO 80224
 CONTACT: LONNY E. PHELPS
 PHONE: 303-298-1644 X1

SURVEYOR:

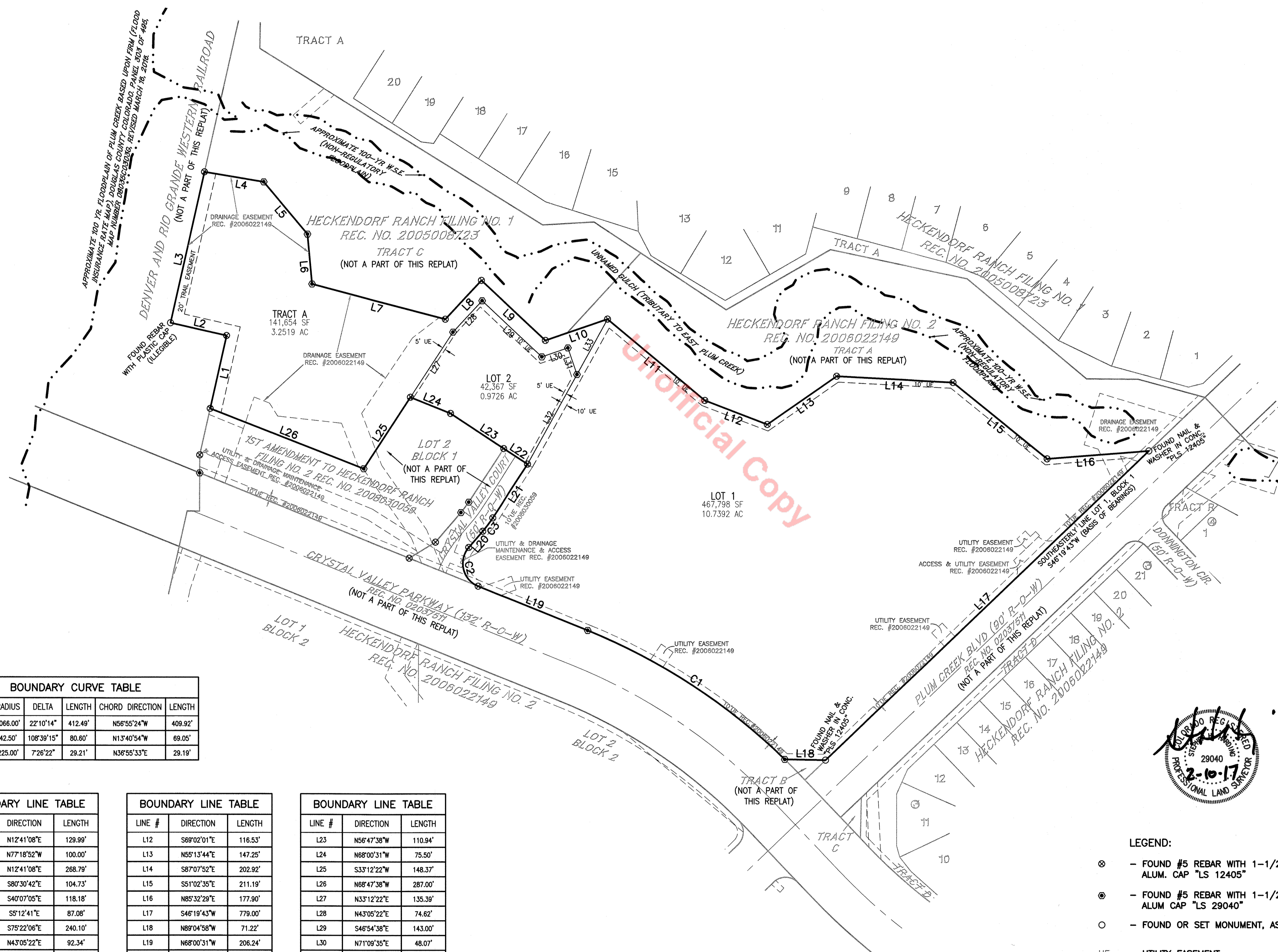
EMK CONSULTANTS, INC.
 7006 SOUTH ALTON WAY
 CENTENNIAL, CO 80112
 CONTACT: STEPHEN H. HARDING
 PHONE: 303-694-1520



HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3

A REPLAT OF LOT 1, BLOCK 1, 1ST AMENDMENT TO HECKENDORF RANCH FILING NO. 2
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23 AND SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH,
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 14.964 ACRES, CONTAINING 2 LOTS AND 1 TRACT.

SHEET 2 OF 2

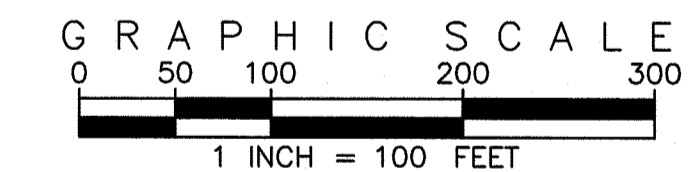


BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	1066.00'	22°10'14"	412.49'	N56°55'24"W	409.92'
C2	42.50'	106°39'15"	80.80'	N13°40'54"W	69.05'
C3	225.00'	7°26'22"	28.21'	N36°56'33"E	28.19'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N12°41'08"E	129.99'
L2	N77°18'52"W	100.00'
L3	N12°41'08"E	268.79'
L4	S80°30'42"E	104.73'
L5	S40°07'05"E	118.18'
L6	S5°12'41"E	87.08'
L7	S75°22'06"E	240.10'
L8	N43°05'22"E	92.34'
L9	S46°54'38"E	153.00'
L10	N71°09'35"E	114.68'
L11	S50°12'31"E	220.53'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	S69°02'01"E	116.53'
L13	N59°13'44"E	147.25'
L14	S87°07'52"E	202.92'
L15	S51°02'35"E	211.19'
L16	N85°32'29"E	177.90'
L17	S46°19'43"W	779.00'
L18	N89°04'58"W	71.22'
L19	N68°00'31"W	206.24'
L20	N40°38'44"E	37.18'
L21	N33°12'22"E	111.30'
L22	N56°47'38"W	50.00'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N56°47'38"W	110.94'
L24	N68°00'31"W	75.50'
L25	S33°12'22"W	148.37'
L26	N68°47'38"W	287.00'
L27	N33°12'22"E	135.39'
L28	N43°05'22"E	74.62'
L29	S46°54'38"E	143.00'
L30	N71°09'35"E	48.07'
L31	S18°50'25"E	48.97'
L32	S28°58'19"W	177.93'
L33	N28°58'19"E	110.15'



- LEGEND:
- ⊗ - FOUND #5 REBAR WITH 1-1/2" ALUM. CAP "LS 12405"
 - ⊙ - FOUND #5 REBAR WITH 1-1/2" ALUM. CAP "LS 29040"
 - - FOUND OR SET MONUMENT, AS DESCRIBED
 - UE - UTILITY EASEMENT

SHEET INDEX

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2	PLAT SHEET

HECKENDORF RANCH FILING NO. 2, AMENDMENT NO. 3

DATE PREPARED: NOVEMBER, 2016
 PROJECT NO. PL16-0025

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 8000 SOUTH CHESTER ST., SUITE 150,
 CENTENNIAL, CO 80112

CONTACT: (303) 814-6862

PREPARED BY

EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 1000 SOUTH ALTON WAY, SUITE 100,
 CENTENNIAL, COLORADO 80112-2019
 (303) 854-1320 www.EMK.com

JOB NO. 12893.11