

FINAL PLAT MILESTONE FILING NO. 4, EIGHTH AMENDMENT

A REPLAT OF LOT 6, MILESTONE FILING NO. 4, THIRD AMENDMENT
LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PURPOSE STATEMENT

THIS PLAT HAS BEEN PREPARED TO DIVIDE THE SUBJECT LOT INTO TWO SEPARATE LOTS AND TO DEDICATE EASEMENTS TO THE TOWN OF CASTLE ROCK.

LEGAL DESCRIPTION

LOT 6, MILESTONE FILING NO. 4, THIRD AMENDMENT, AS PLATTED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO AT RECEPTION NUMBER 2003084399.

DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LEIHOLDERS(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RIGHT-OF-WAY, TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 4, EIGHTH 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, 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.

EXECUTED THIS 20th DAY OF June 2011

OWNER:
BTS CASTLE AA LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: David M Becker
NAME: DAVID M BECKER
TITLE: CHIEF FINANCIAL OFFICER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF JUNE

2011 BY DAVID M BECKER

WITNESS MY HAND AND OFFICIAL SEAL.
Kari Jurcozewsky
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-5-12

LIENHOLDER SUBORDINATION CERTIFICATES

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 4, EIGHTH AMENDMENT. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON 6/27/2011 RECEPTION NO. 2011045254 SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EXECUTED THIS 20th DAY OF JUNE 2011

CITYWIDE BANKS
BY: Rob Crosby
NAME: ROB CROSBY
TITLE: MVP

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF JUNE

2011 BY Rob Crosby

WITNESS MY HAND AND OFFICIAL SEAL.
Kari Jurcozewsky
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-5-12

TITLE CERTIFICATION

I, David M Becker, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

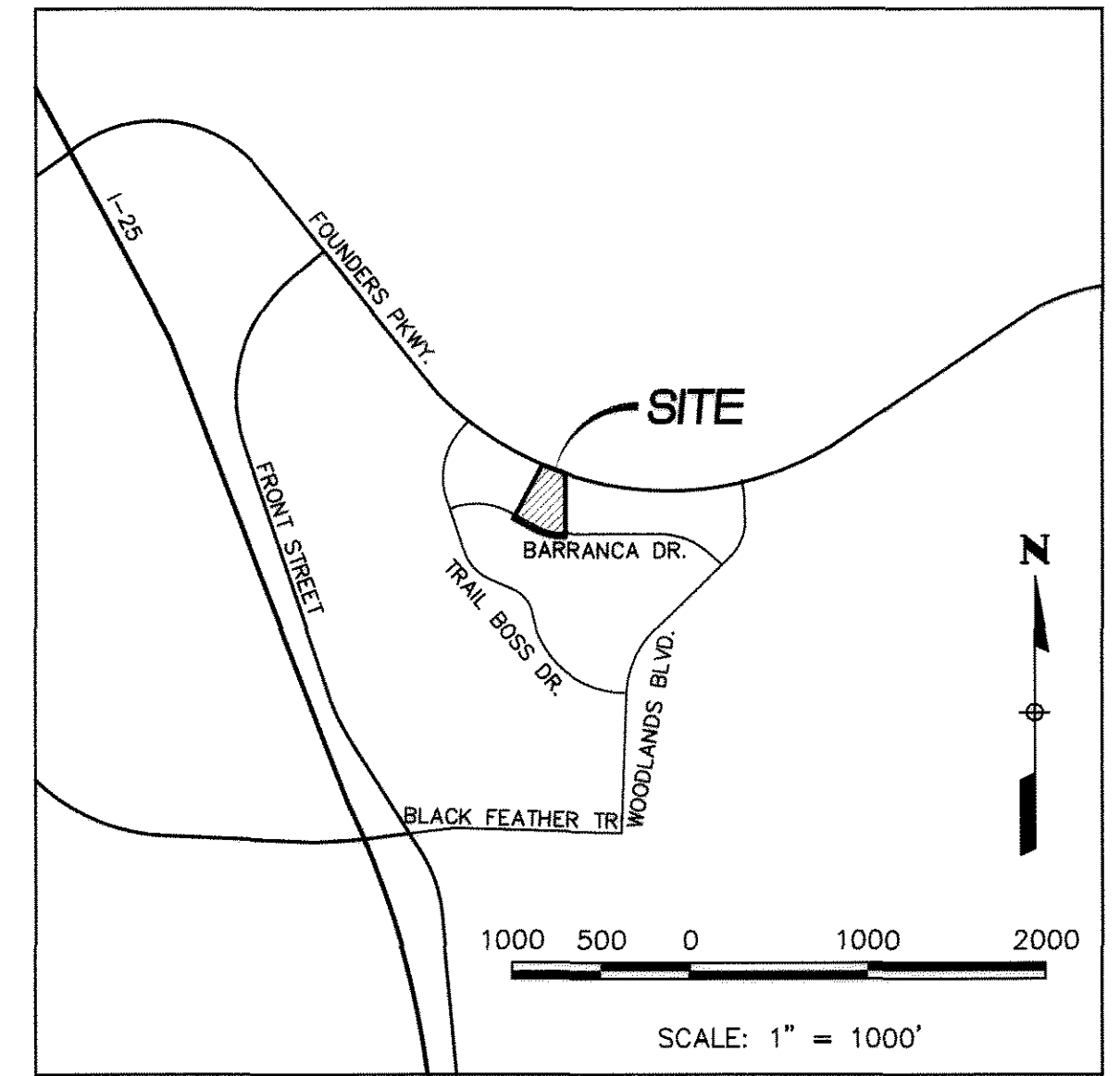
SIGNED THIS 27th DAY OF June 2011

David M Becker
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF June 2011 BY

WITNESS MY HAND AND OFFICIAL SEAL.
Christine Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/29/2014

KARI JURCOZEWSKY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 03/29/2014



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- NO PORTION OF THIS SITE, MILESTONE FILING NO. 4, EIGHTH AMENDMENT, IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08005 0188C, DATED SEPTEMBER 30, 1987, BUT APPEARS TO BE ADJACENT TO AN UNMAPPED FLOODPLAIN.
- BASIS OF BEARINGS: THE EAST LINE OF LOT 2, MILESTONE FILING NO. 4, 2ND AMENDMENT IS ASSUMED TO BEAR S00°00'23"E PER THE FINAL PLAT FOR MILESTONE FILING NO. 4, THIRD AMENDMENT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, JONES ENGINEERING ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE NUMBER PC70284825-2 ISSUED BY LAND TITLE GUARANTEE COMPANY, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2010.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON 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 HEREIN.
- A NON-EXCLUSIVE EASEMENT IS HEREBY CREATED OVER, UNDER, THROUGH, AND ACROSS MILESTONE FILING NO. 4, EIGHTH AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF GAS, ELECTRIC SERVICE LINES, MAINS AND DISTRIBUTION SYSTEMS AS WELL AS TELEPHONE, CABLE TELEVISION, AND THEIR COMMUNICATION LINES AND APPURTENANCES THERETO, AS MAY BE NECESSARY TO PROVIDE SUCH SERVICES WITHIN THIS DEVELOPMENT OR PROPERTY CONTIGUOUS THERETO, EXCEPTING BUILDING ENVELOPES AND UTILITY EASEMENTS.
- NO SOLID OBJECT 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 SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THIS PLAN.
- 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 THE CROSSINGS ARE 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.
- LOTS 1 AND 2 ARE SUBJECT TO A JOINT ACCESS AND PARKING AGREEMENT. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT AND PARKING AREAS ON THEIR RESPECTIVE LOT. IN ADDITION EACH PROPERTY OWNER AGREES TO ALLOW VEHICLE TRAFFIC RELATED TO THE BUSINESSES ON BOTH LOT 1 AND LOT 2 TO ACCESS, TRAVERSE OR PARK ON THEIR LOT.
- LOTS 1 AND 2 ARE SUBJECT TO A JOINT SIGNAGE AGREEMENT. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE ON THEIR RESPECTIVE LOT AND AGREES TO ALLOW IDENTIFICATION SIGNAGE FOR THE BUSINESS(ES) ON LOT 1 AND LOT 2.

OWNER:
LUCY DINNEEN
BTS CASTLE AA LLC
8480 E. ORCHARD ROAD, SUITE 2400
GREENWOOD VILLAGE, CO 80111
720-493-5100

LAND SURVEYOR
JAMES T. JONES, PE, PLS
JONES ENGINEERING ASSOCIATES
2120 W. LITTLETON BLVD., SUITE 205
LITTLETON, COLORADO 80120
303-738-0283

DEVELOPER:
LUCY DINNEEN
CADENCE CAPITAL INVESTMENTS
8480 E. ORCHARD ROAD, SUITE 2400
GREENWOOD VILLAGE, CO 80111
720-493-5100

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SURVEYOR'S STATEMENT

I, JAMES T. JONES, A 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 NOVEMBER 16, 2010, 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, 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.

James T. Jones
JAMES T. JONES, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 19606
FOR AND ON BEHALF OF JONES ENGINEERING ASSOCIATES, INC.
DATE: 6/17/11

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.

ATTEST:
Sally Johnson
TOWN CLERK
Shawn
TOWN MANAGER

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16th DAY OF July, 2011.
Rob Crosby
DIRECTOR OF DEVELOPMENT SERVICES

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 4:02 P.M. ON THE 27th DAY OF July, 2011 AT RECEPTION NO. 2011045254

DOUGLAS COUNTY CLERK AND RECORDER
BY: Christine Davis
DEPUTY

ITEM	SQUARE FOOTAGE	ACREAGE	% OF TOTAL
TOTAL SITE	80,400 S.F.	1.85	100%
RIGHT-OF-WAY DEDICATION	3,291 S.F.	0.08	4%
PRIVATE ROADWAYS (BARRANCA LANE & BARRANCA DRIVE)	19,342 S.F.	0.44	24%
BUILDING LOTS	57,767 S.F.	1.33	72%

NUMBER OF SFES = 2

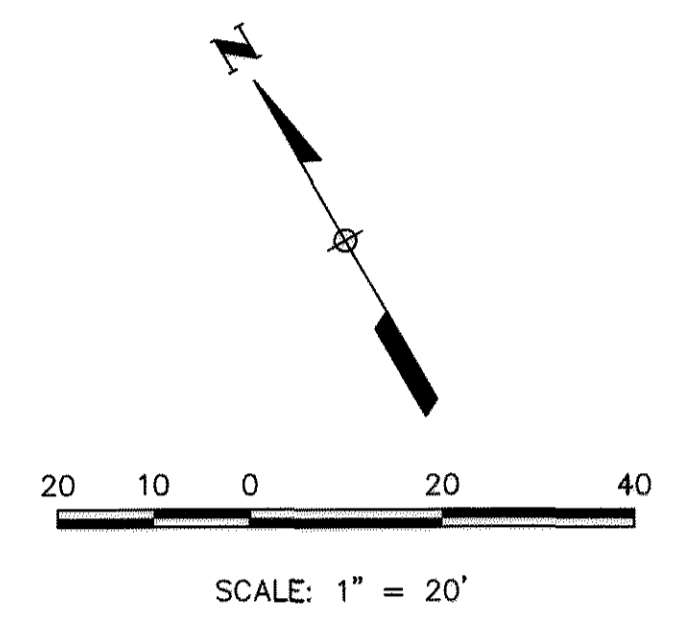
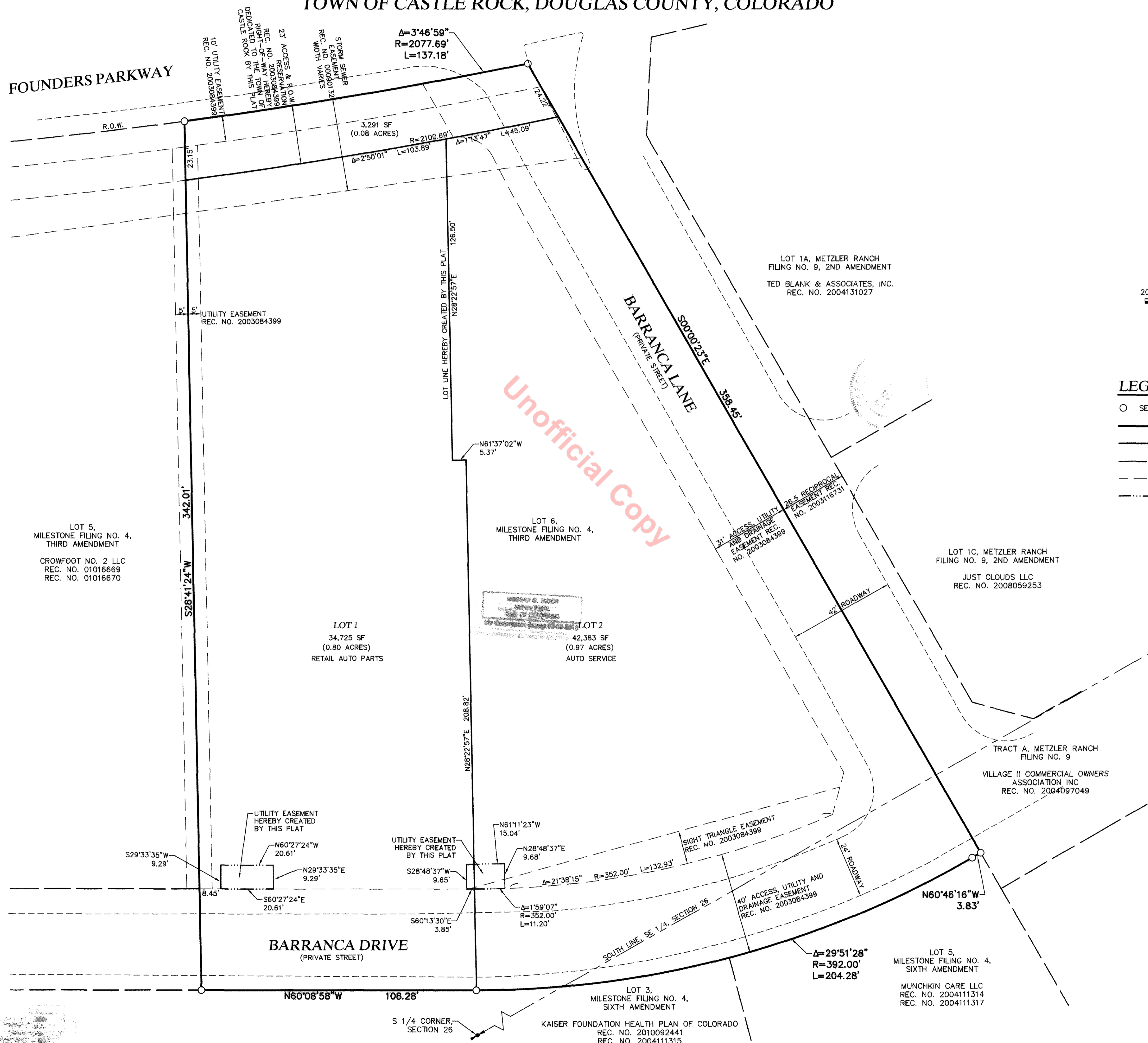
TOWN PROJECT NO. AP 11-0003
COVER SHEET
MILESTONE FIL. 4, EIGHTH AMEND.
JOB NO. 10085
DATE: JUNE 16, 2011
SHEET 1 OF 2



2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PLAT MILESTONE FILING NO. 4, EIGHTH AMENDMENT

A REPLAT OF LOT 6, MILESTONE FILING NO. 4, THIRD AMENDMENT
LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



- LEGEND**
- SET #5 REBAR WITH ALUMINUM CAP LS #19606
 - PLAT BOUNDARY
 - LOT LINE
 - RIGHT-OF-WAY / LOT LINE
 - - - EXISTING EASEMENT
 - · - · - PROPOSED EASEMENT

LOT 5,
MILESTONE FILING NO. 4,
THIRD AMENDMENT
CROWFOOT NO. 2 LLC
REC. NO. 01016669
REC. NO. 01016670

LOT 1
34,725 SF
(0.80 ACRES)
RETAIL AUTO PARTS

LOT 2
42,383 SF
(0.97 ACRES)
AUTO SERVICE

LOT 6,
MILESTONE FILING NO. 4,
THIRD AMENDMENT

LOT 1A, METZLER RANCH
FILING NO. 9, 2ND AMENDMENT
TED BLANK & ASSOCIATES, INC.
REC. NO. 2004131027

LOT 1C, METZLER RANCH
FILING NO. 9, 2ND AMENDMENT
JUST CLOUDS LLC
REC. NO. 2008059253

TRACT A, METZLER RANCH
FILING NO. 9
VILLAGE II COMMERCIAL OWNERS
ASSOCIATION INC
REC. NO. 2004097049

LOT 5,
MILESTONE FILING NO. 4,
SIXTH AMENDMENT
MUNCHKIN CARE LLC
REC. NO. 2004111314
REC. NO. 2004111317

LOT 3,
MILESTONE FILING NO. 4,
SIXTH AMENDMENT
KAISER FOUNDATION HEALTH PLAN OF COLORADO
REC. NO. 2010092441
REC. NO. 2004111315

TOWN PROJECT NO. AP 11-0003
PLAT EXHIBIT
MILESTONE FIL. 4, EIGHTH AMEND.
JOB NO. 10085
DATE: JUNE 16, 2011
SHEET 2 OF 2

**JONES ENGINEERING
ASSOC., INC.**

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