

MILESTONE FILING NO. 4, AMENDMENT NO. 9 PLAT

A REPLAT OF LOT 5, MILESTONE FILING NO. 4, THIRD AMENDMENT AND LOT 2, MILESTONE FILING NO. 4, SEVENTH AMENDMENT
LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 2

PURPOSE STATEMENT
THIS PLAT HAS BEEN PREPARED TO MERGE THE PROPERTY INTO A SINGLE LOT AND TO VACATE CERTAIN EASEMENTS AS SHOWN HEREON.

LEGAL DESCRIPTION
LOT 5, MILESTONE FILING NO. 4, THIRD AMENDMENT AND LOT 2, MILESTONE FILING NO. 4, SEVENTH AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

DEDICATION AND OWNERSHIP
THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREON, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RIGHT-OF-WAY, A LOT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MILESTONE FILING NO. 4, AMENDMENT NO. 9 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS SHOWN AND DESCRIBED ON THIS PLAT.

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 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.

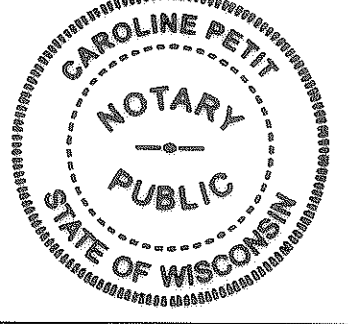
EXECUTED THIS 14 DAY OF AUGUST, 2015.

OWNER:
BERENGARIA CASTLE ROCK LLC, A WISCONSIN LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: DAVID MARCUS
TITLE: PRESIDENT

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF AUGUST, 2015
BY DAVID MARCUS AS PRESIDENT OF BERENGARIA CASTLE ROCK LLC.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/03/18


LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 4, AMENDMENT NO. 9 PLAT.

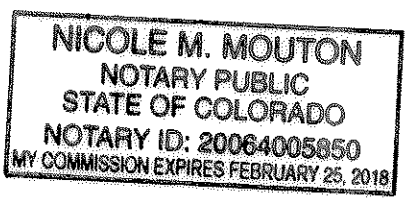
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON 8/12/15 AT RECEPTION NUMBER 2015057399 SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

EXECUTED THIS 17th DAY OF AUGUST, 2015.

CITYWIDE BANKS
BY: [Signature]
NAME: ROB CROSBY
TITLE: VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF ANGUISH) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF AUGUST, 2015
BY Rob Crosby AS Vice President OF CITYWIDE BANKS.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-25-18


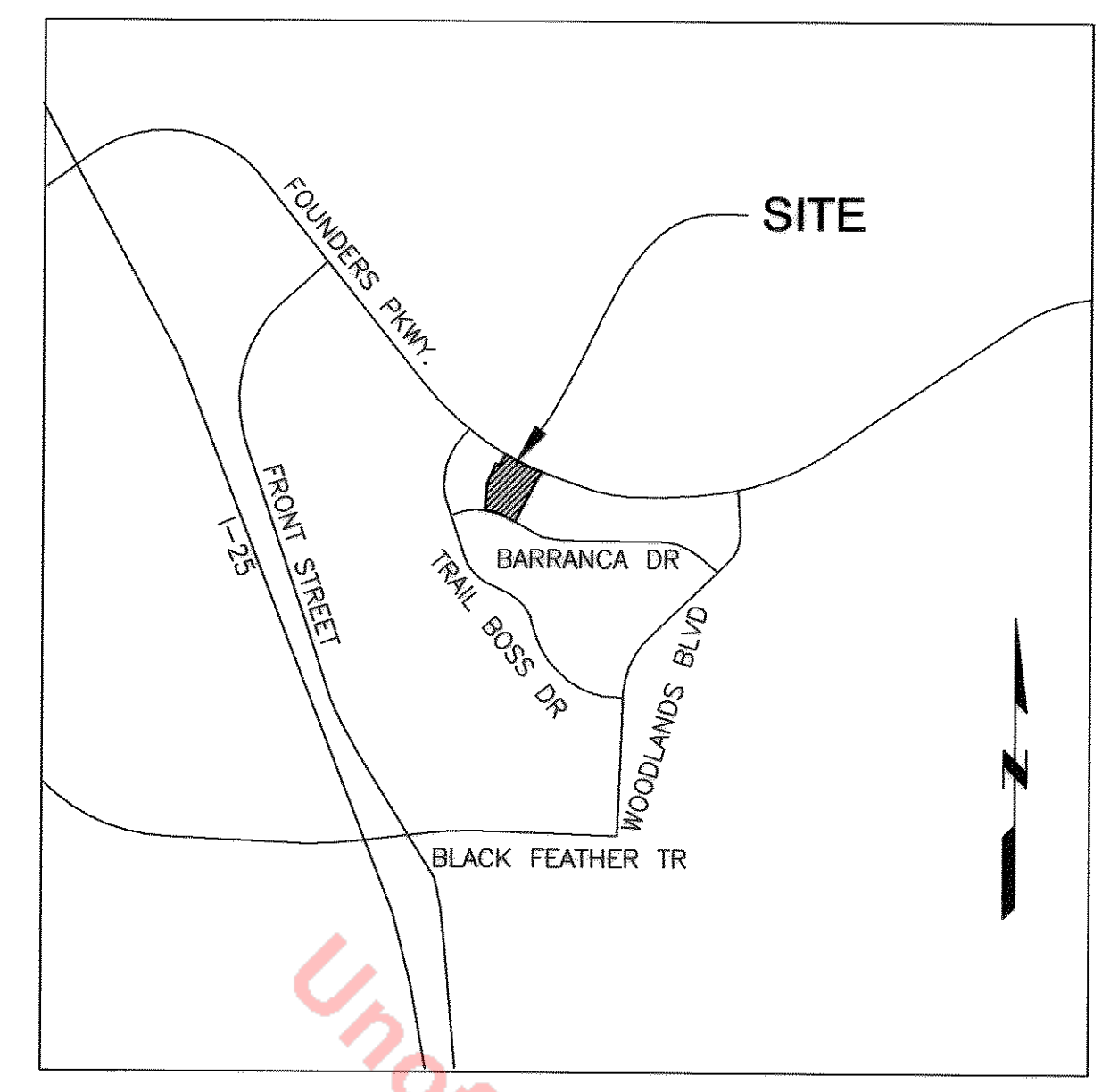
EASEMENT ABANDONMENT NOTE
PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY EASEMENTS CREATED BY THE PLATS RECORDED AT RECEPTION NOS. 2003084399 AND 2005018417 AND DEPICTED HEREON.

OWNER:
BERENGARIA DEVELOPMENT
301 N. BROADWAY, SUITE 300
MILWAUKEE, WI 53202
414-585-8877

DEVELOPER:
BERENGARIA DEVELOPMENT
301 N. BROADWAY, SUITE 300
MILWAUKEE, WI 53202
414-585-8877

LAND SURVEYOR:
ALAN WARNER, PLS 28668
FARNSWORTH GROUP INC.
5813 DTC PKWY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
303-628-8838

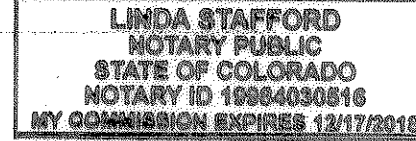
LAND PLANNER:
FARNSWORTH GROUP INC.,
1812 SPECHT POINT ROAD, SUITE 105
FORT COLLINS, CO. 80525
970-484-7477



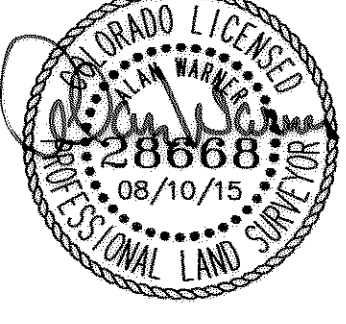
- GENERAL NOTES**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, FARNSWORTH GROUP RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABN70426858-8 WITH AN EFFECTIVE DATE OF JULY 22, 2015 AT 5:00 PM.
 - BASIS OF BEARINGS: THE SOUTHEAST LINE OF LOT 1, MILESTONE FILING NO. 4, SEVENTH AMENDMENT, MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S 01°04'19" E.
 - 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.
 - UNIT OF DISTANCE IS U.S. SURVEY FEET AND DECIMALS THEREOF.
 - NO SOLID OBJECT EXCEEDING 30 INCHES 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 TRIANGLE OR EASEMENTS AS SHOWN ON THIS PLAT.
 - PRIVATE STREETS WILL BE MAINTAINED BY THE OWNER OR THEIR ASSIGNEES UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT.
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 08035C0186 F, PANEL 186 OF 495 AND 08035C0188 F, PANEL 188 OF 495, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" OR ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"
 - 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.
 - A NON-EXCLUSIVE EASEMENT IS HEREBY CREATED OVER, UNDER, THROUGH AND ACROSS MILESTONE FILING NO. 4, NINTH 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 SERVICE WITHIN THE DEVELOPMENT OR PROPERTY CONTIGUOUS THERETO, EXCEPTING BUILDING ENVELOPES AND UTILITY EASEMENTS.


INDEX OF SHEETS

COVER SHEET	1
AMENDED PLAT EXHIBIT	2

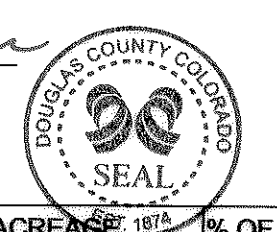
TITLE CERTIFICATION
I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
SIGNED THIS 17th DAY OF August, 2015.
[Signature]
AUTHORIZED REPRESENTATIVE
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS
SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF August, 2015
BY William Brendemuhl, Title Officer
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-17-18


SURVEYOR'S STATEMENT
I, ALAN WARNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A MONUMENTED LAND SURVEY MADE ON FEBRUARY 18, 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT THE MATHEMATICAL CLOSURE ERROR IS LESS THAN 1:50,000 AND THAT SAID AMENDED PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SURVEY MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

[Signature]
ALAN WARNER, PLS 28668
FOR AND ON BEHALF OF
FARNSWORTH GROUP, INC.
DATE: 8/19/15


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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.
ATTEST:
[Signature]
TOWN CLERK
[Signature]
TOWN MANAGER



STATEMENT OF DEVELOPMENT SERVICES DIRECTOR
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICE ON THE TOWN OF CASTLE ROCK, COLORADO, THE 21st DAY OF AUGUST, 2015
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS
COUNTY AT 10:04 A.M. ON THE 31 DAY OF AUGUST, 2015
AT RECEPTION NO. 2015062414
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY


SITE COVERAGE

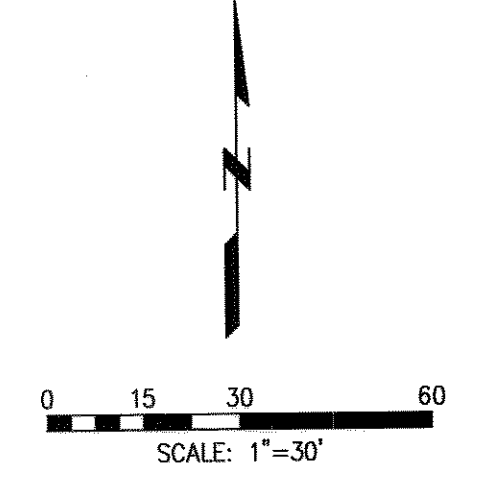
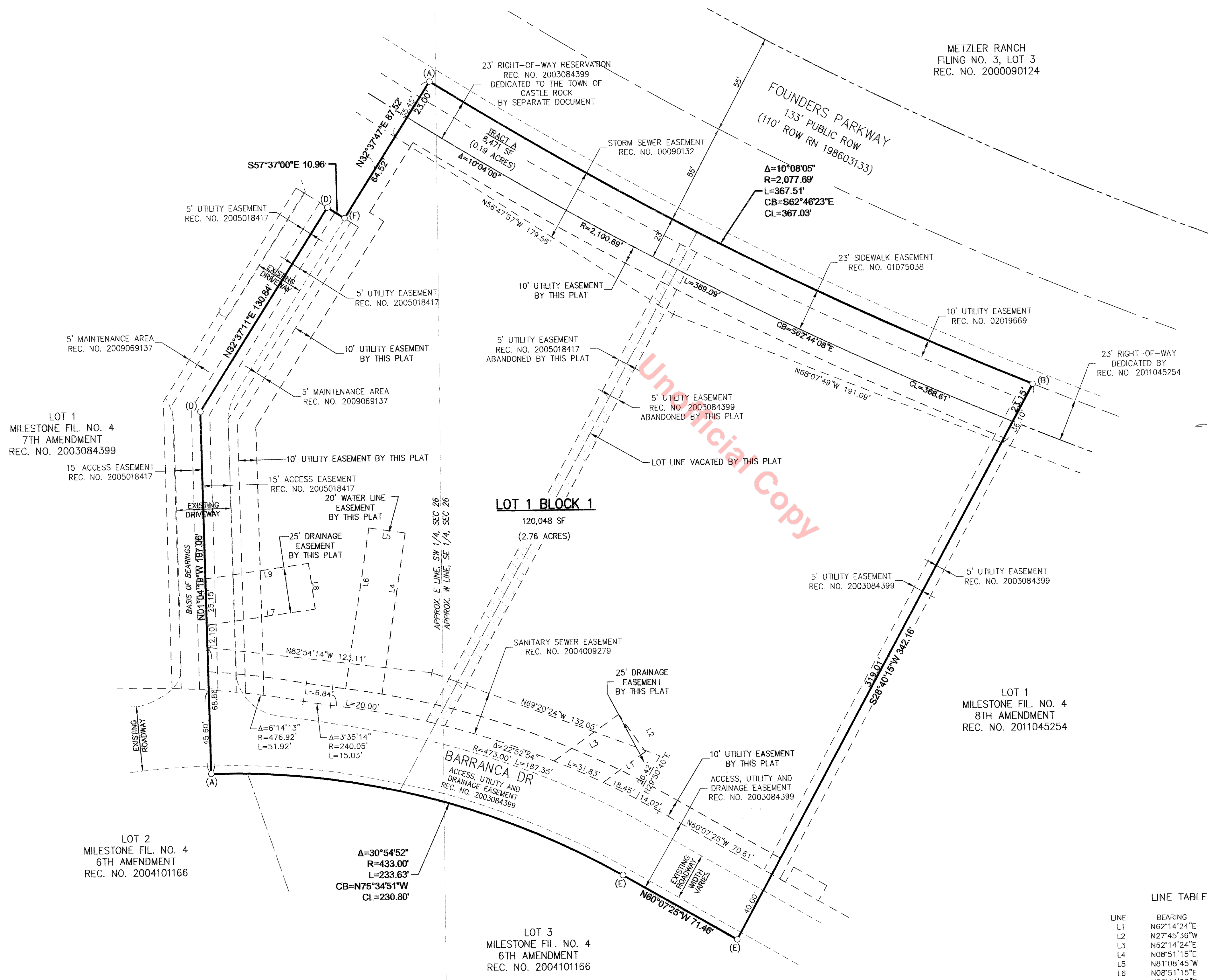
ITEM	SQUARE FOOTAGE	ACREAGE	% OF TOTAL
TOTAL SITE	128,518 S.F.	2.95 AC.	100%
TRACT A (TO BE DEDICATED AS RIGHT OF WAY)	8,471 S.F.	0.19 AC.	7%
PRIVATE ROADS (BARRACA LANE)	12,783 S.F.	0.29 AC.	10%
BUILDING LOT (NET OF PRIVATE ROAD)	107,625 S.F.	2.46 AC.	83%

TOWN PROJECT NO. PL15-0007
COVER SHEET
MILESTONE FIL. 4, AMENDMENT NO. 9 PLAT
JOB NO. 0150091
DATE: AUGUST 10, 2015
SHEET 1 OF 2

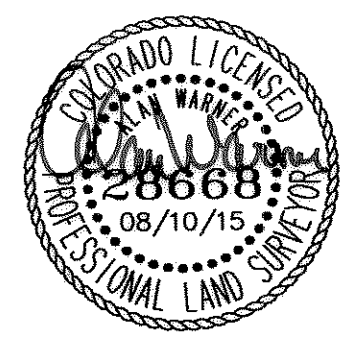

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100 - GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / (303) 692-0470 Fax: www.f-w.com

MILESTONE FILING NO. 4, AMENDMENT NO. 9 PLAT

A REPLAT OF LOT 5, MILESTONE FILING NO. 4, THIRD AMENDMENT AND LOT 2, MILESTONE FILING NO. 4, SEVENTH AMENDMENT
 LOCATED IN THE SOUTH HALF OF SECTION 26, T. 7 S., R. 67 W., 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 2



- LEGEND**
- (A) FOUND 1" YELLOW PLASTIC CAP CLC PLS 24670
 - (B) FOUND 3-1/4" ALUM. CAP CDOT PLS 23521
 - (C) FOUND RED PLASTIC CAP SAUNDERS PLS 32430
 - (D) FOUND 2" BRASS TAG CLC PLS 24670
 - (E) FOUND 1" YELLOW PLASTIC SURVEY CAP PLS 28668
 - (F) FOUND 1-1/2" ALUM. TAG PLS 28668
- PLAT BOUNDARY
 - LOT LINE (EXISTING)
 - LOT LINE (VACATED BY THIS PLAT)
 - RIGHT-OF-WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EASEMENT TO BE VACATED BY THIS PLAT
 - EXISTING CURB



LINE TABLE

LINE	BEARING	DISTANCE
L1	N62°14'24"E	32.46'
L2	N27°45'36"W	25.00'
L3	N62°14'24"E	52.15'
L4	N08°51'15"E	97.35'
L5	N81°08'45"W	20.00'
L6	N08°51'15"E	97.29'
L7	N82°44'53"E	64.17'
L8	N07°15'07"W	25.00'
L9	N82°44'53"E	61.46'

TOWN PROJECT NO. PL15-0007
 AMENDED PLAT
 MILESTONE FIL. 4, AMENDMENT NO. 9 PLAT
 JOB NO. 0150091
 DATE: AUGUST 10, 2015
 SHEET 2 OF 2

ENGINEERS
 ARCHITECTS
 SURVEYORS
 SCIENTISTS

5613 DTC PARKWAY, SUITE 1100 - GREENWOOD VILLAGE, COLORADO 80111
 (303) 692-8638 / (303) 692-0470 Fax www.f-w.com

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