

OUTLETS AT CASTLE ROCK FILING NO. 1

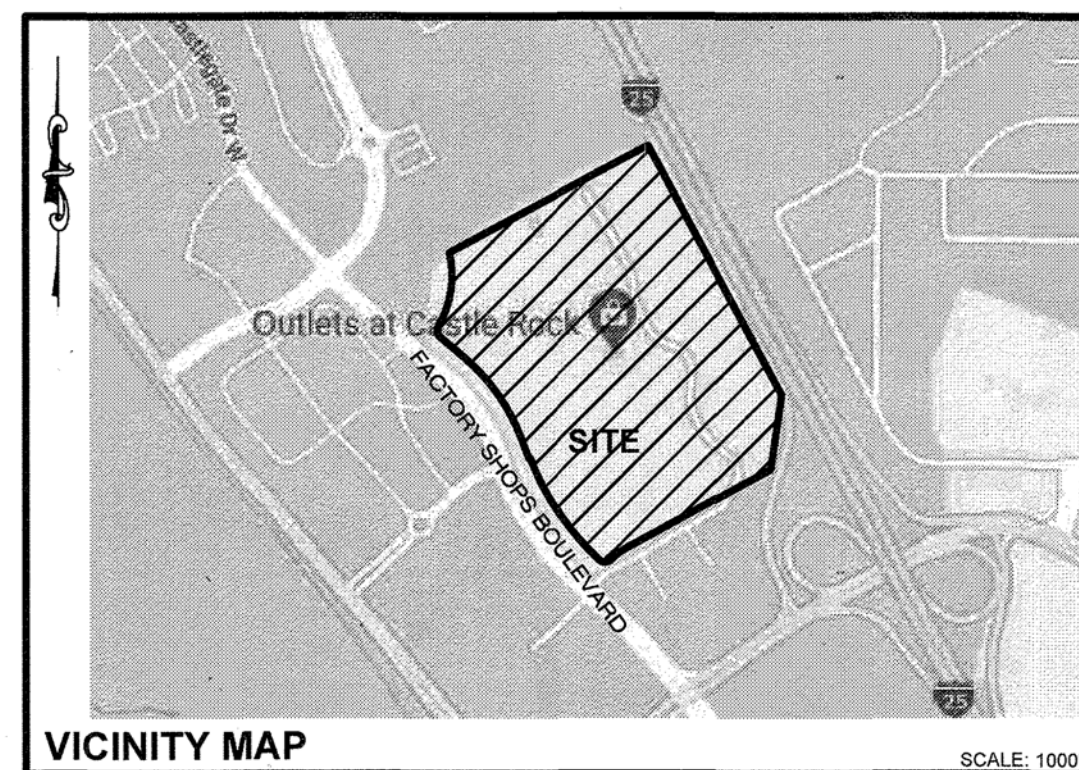
A RE-PLAT OF CASTLE PINES COMMERCIAL FILING NO. 5 & LOT 3, CASTLE ROCK FACTORY SHOPS
SITUATED IN THE NORTH 1/2 OF SECTION 27, T.7S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COVER
SHEET 1 OF 4

OWNER/DEVELOPER:
CRAIG REALTY GROUP
ATTN: BILL KELLY
4100 MACARTHUR BLVD., SUITE 220
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (949) 224-4100

SURVEYOR:
ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM
14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

ENGINEER:
STERLING DESIGN ASSOCIATES, LLC
ATTN: SARA MARTIN
2009 W. LITTLETON BLVD., SUITE 300
LITTLETON COLORADO 80120
PHONE: (303)794-4727



VICINITY MAP

SHEET INDEX:

COVER SHEET SHEET 1
EXISTING EASEMENTS SHEET 2
PROPOSED WATER, SANITARY & UTILITY EASEMENTS SHEET 3
PROPOSED DRAINAGE & UTILITY EASEMENTS SHEET 4

| LAND USE SUMMARY TABLE | |
|--------------------------|---------|
| NET ACREAGE | 55.8012 |
| GROSS ACREAGE | 55.8012 |
| NUMBER OF LOTS | 1 |
| NUMBER OF TRACTS | 0 |
| NUMBER OF BUILDABLE LOTS | 1 |

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER NCS-883182-SA1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 9, 2020 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°03'36"W AS BASED ON COLORADO STATE PLANE CENTRAL ZONE AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0186G & NO. 08035C0167G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE 90' WATER, STORM & SANITARY SEWER EASEMENT RECORDED AT RECEPTION NO. 9664761, DOUGLAS COUNTY, COLORADO, RECORDS IS HEREBY VACATED BY THIS PLAT.

A PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 9664761 AND THE PLAT FOR OUTLETS AT CASTLE ROCK FILING NO. 1, AS DEPICTED HEREON.
- THE EXISTING STORM INFRASTRUCTURE WITHIN THE 90' WATER, STORM & SANITARY SEWER EASEMENT IS TO REMAIN AS PRIVATE INFRASTRUCTURE.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC 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 PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- 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, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE THREE (3) EXISTING LOTS INTO ONE (1) LOT, VACATE A 90' WATER, STORM & SANITARY EASEMENT RECORDED AT RECEPTION NO. 9664761, DOUGLAS COUNTY, COLORADO AND DEDICATE NEW WATER & UTILITY EASEMENT FOR RE-ALIGNMENT.

LEGAL DESCRIPTION:

LOT 1 & LOT 2, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 20, 1996, AT RECEPTION NO. 9664761, COUNTY OF DOUGLAS, STATE OF COLORADO.

LOT 3, BLOCK 1, CASTLE ROCKS FACTORY SHOPS, ACCORDING TO THE PLAT RECORDED APRIL 23, 1992, AT RECEPTION NO. 9213910, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (2,430,702 SQUARE FEET) 55.8012 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP/DEVELOPER:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGES 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 A LOT, A BLOCK AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF OUTLETS AT CASTLE ROCK FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC 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, STREET LIGHTS, 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.

Steven X. Craig
CRAIG REALTY GROUP-CASTLE ROCK, LLC A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 5th DAY OF November, 2020

STATE OF COLORADO California)
COUNTY OF DOUGLAS) ss.
Orange County

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, not the truthfulness, accuracy, or validity of that document.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF November, 2020.

BY *Steven L. Craig* AS Manager OF CRAIG REALTY GROUP-CASTLE ROCK, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Lisa A. Burton-Largent*

MY COMMISSION EXPIRES: May 25, 2023
COUNTY: 229985

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED

BY THE INSTRUMENT RECORDED NOVEMBER 18, 2015 AT RECEPTION NO. 2015082542

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CK Goodfellow
(BANK OF AMERICA, N.A.)

SIGNED THIS 16th DAY OF November, 2020.

STATE OF COLORADO California)
COUNTY OF DOUGLAS) ss.
Orange County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2020.

BY *Cynthia K. Goodfellow* AS SVP OF Bank of America

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Marilyn R. Smith*

MY COMMISSION EXPIRES: March 10, 2023
2280257

TITLE CERTIFICATE:

I, *Seth Holley*, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 16th DAY OF November, 2020.

Seth Holley, TITLE OFFICER
AUTHORIZED REPRESENTATIVE

FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF COLORADO)
COUNTY OF DOUGLAS) ss.

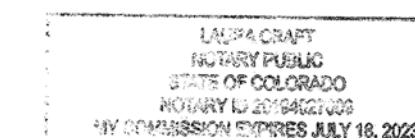
SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF November, 2020, BY.

WITNESS MY HAND AND OFFICIAL SEAL.

Eric Craft
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 2023

A ISSUED A COMMITMENT FULL TITLE INSURANCE UNDER NCS-883182-SAL DATED OCT. 23 2020 AND THAT AS THE DATE OF THE COMMITMENT



SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, 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 OCTOBER 2, 2019, 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.

FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202



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 29th DAY OF December, 2020.

Jonny Felts
DIRECTOR OF DEVELOPMENT SERVICES

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:
Susan Anderson
TOWN CLERK
1-11-2021
DATE

TOWN OF CASTLE ROCK
Christy L. Lohm
TOWN MANAGER
01-11-2021
DATE



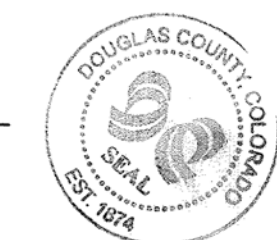
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT 8:46AM ON THE 13th DAY OF January, 2021, RECEPTION NO. 2021004687

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Nicole Todd*
DEPUTY



ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

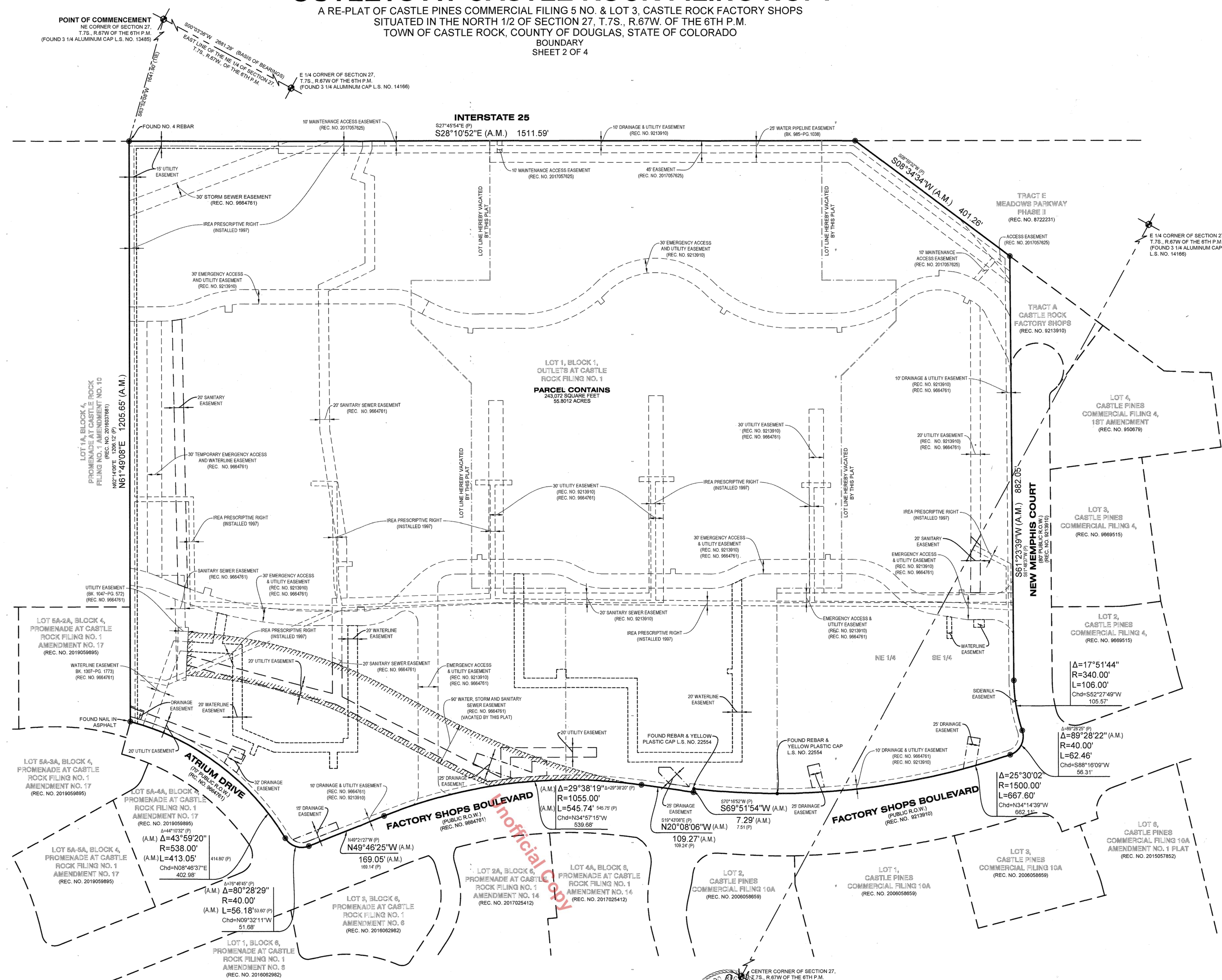
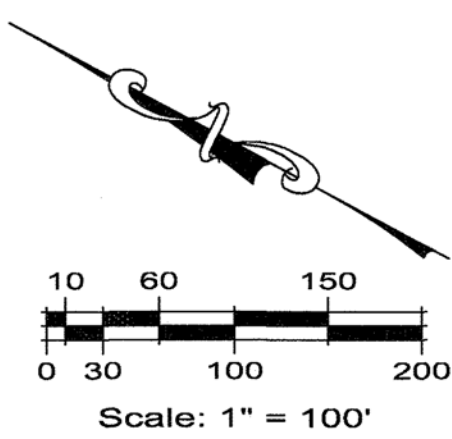
Project No. 20-031-P
Project No. 0228.029
Date: 02/24/2020
Field Book No.
Revised: 10/19/2020

OUTLETS AT CASTLE ROCK FILING NO. 1

A RE-PLAT OF CASTLE PINES COMMERCIAL FILING 5 NO. & LOT 3, CASTLE ROCK FACTORY SHOPS
SITUATED IN THE NORTH 1/2 OF SECTION 27, T.7S., R.67W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
BOUNDARY SHEET 2 OF 4

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- EXISTING EASEMENT LINE
- NEW WATERLINE & SANITARY EASEMENT
- NEW UTILITY EASEMENT
- NEW DRAINAGE EASEMENT
- VACATED EASEMENT
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- (A.M.) AS MEASURED
- (P) PER PLAT
- ALIQUOT CORNER
- SET 3/4"x2" REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202
- SET NAIL & 1" BRASS TAG L.S. NO. 33202
- FOUND MONUMENT AS DESCRIBED



ESC ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.1393
 F 303.337.7481
 T/F 1.877.273.0659

Project No: 20-031-P
 Project Name: 0228.029
 Date: 02/24/2020
 Paid Book No.:
 Revised: 10/19/2020



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 SITUATED IN THE NORTH 1/2 OF SECTION 27, T.7S., R.67W. OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 WATER, SANITARY AND UTILITY EASEMENTS
 SHEET 3 OF 4

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- EXISTING EASEMENT LINE
- NEW WATERLINE & SANITARY EASEMENT
- NEW UTILITY EASEMENT
- NEW DRAINAGE EASEMENT

VACATED EASEMENT

R.O.W. RIGHT-OF-WAY

L.S. NO. LAND SURVEYOR NUMBER

BK. PG. BOOK AND PAGE

REC. NO. RECEPTION NUMBER

(A.M.) AS MEASURED

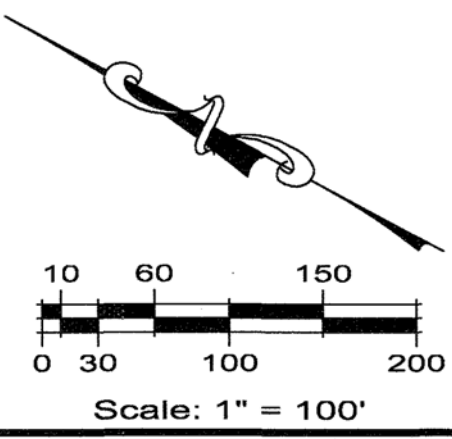
(P) PER PLAT

ALIQUOT CORNER

SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202

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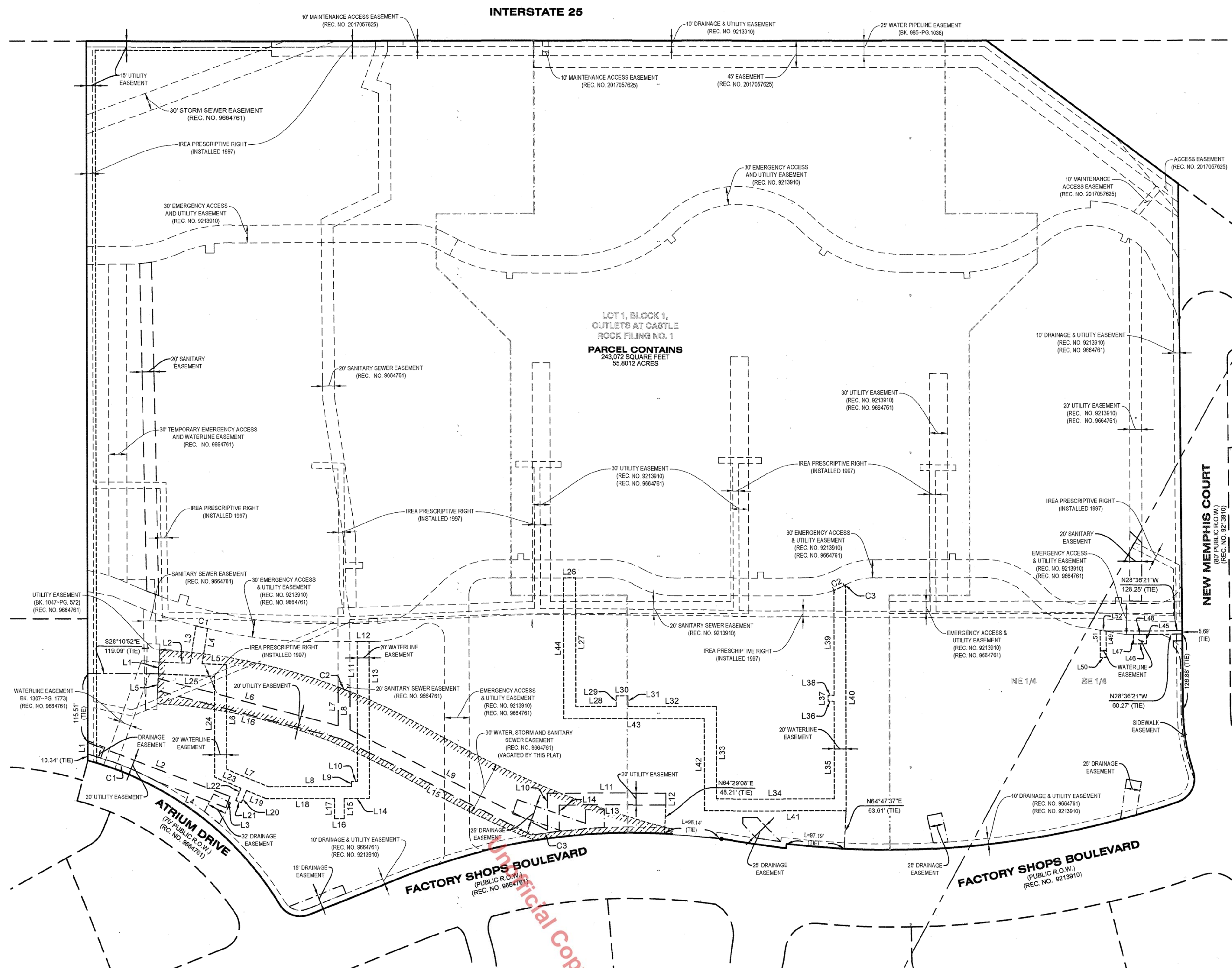


WATERLINE EASEMENT LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N64°43'19"E | 20.00' |
| L2 | S25°34'25"E | 52.05' |
| L3 | N70°53'17"E | 63.79' |
| L4 | S70°53'17"W | 59.84' |
| L5 | S25°34'25"E | 40.97' |
| L6 | S61°51'51"W | 175.12' |
| L7 | S5°38'09"E | 75.76' |
| L8 | S28°08'13"E | 140.01' |
| L9 | N61°51'47"E | 8.76' |
| L10 | S28°08'09"E | 10.00' |
| L11 | N61°51'51"E | 234.54' |
| L12 | S28°10'52"E | 20.00' |
| L13 | S61°51'51"W | 283.32' |
| L14 | N28°08'13"W | 42.36' |
| L15 | S61°51'51"W | 34.00' |
| L16 | N28°08'13"W | 16.00' |
| L17 | N61°51'51"E | 34.00' |
| L18 | N28°08'13"W | 115.63' |
| L19 | N5°38'09"W | 35.48' |
| L20 | S84°21'51"W | 22.10' |
| L21 | N5°38'09"W | 10.00' |
| L22 | N84°21'51"E | 22.10' |
| L23 | N5°38'09"W | 47.62' |
| L24 | N61°51'51"E | 169.38' |
| L25 | N25°34'25"E | 94.13' |
| L26 | S28°10'44"E | 20.00' |
| L27 | S61°49'08"W | 216.52' |
| L28 | S28°10'52"E | 68.00' |
| L29 | N61°49'08"E | 18.00' |
| L30 | S28°10'52"E | 20.00' |
| L31 | S61°49'08"W | 18.00' |
| L32 | S28°10'52"E | 148.00' |
| L33 | S61°49'08"W | 154.81' |
| L34 | S28°10'52"E | 197.70' |
| L35 | N61°49'08"E | 163.81' |
| L36 | N28°10'52"W | 10.00' |
| L37 | N61°49'08"E | 10.00' |
| L38 | S28°10'52"E | 10.00' |
| L39 | N61°49'08"E | 176.13' |
| L40 | S61°49'08"W | 379.57' |
| L41 | N28°10'52"W | 237.70' |
| L42 | N61°49'08"E | 154.81' |
| L43 | N28°10'52"W | 236.00' |
| L44 | N61°49'08"E | 236.52' |
| L45 | N61°23'39"E | 16.00' |
| L46 | S28°36'21"E | 22.00' |
| L47 | S61°23'39"W | 16.00' |
| L48 | N28°36'21"W | 22.00' |
| L49 | N61°23'39"E | 44.24' |
| L50 | S28°36'21"E | 10.00' |
| L51 | S61°23'39"W | 45.96' |
| L52 | N18°52'05"W | 10.15' |

WATERLINE EASEMENT CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|--------|----------|---------|--------|-------------|------------|
| C1 | 1°23'14" | 829.00' | 20.07' | S14°16'41"E | 20.07' |
| C2 | 8°36'58" | 130.00' | 19.55' | S53°27'54"E | 19.53' |
| C3 | 1°13'50" | 100.00' | 2.67' | S57°00'28"E | 2.67' |



UTILITY EASEMENT LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N61°49'08"E | 19.82' |
| L2 | S7°24'25"E | 255.30' |
| L3 | S82°35'35"W | 20.00' |
| L4 | N7°24'25"W | 119.56' |
| L5 | N64°43'19"E | 20.44' |
| L6 | S13°24'51"E | 312.45' |
| L7 | N61°49'08"E | 65.09' |
| L8 | S61°49'08"W | 64.12' |
| L9 | S1°09'34"E | 371.40' |
| L10 | N61°49'08"E | 62.10' |
| L11 | S28°10'52"E | 199.11' |
| L12 | S61°49'08"W | 20.00' |
| L13 | N28°10'52"W | 179.11' |
| L14 | S61°49'08"W | 44.23' |
| L15 | N1°09'34"W | 356.31' |
| L16 | N13°24'51"W | 320.30' |

UTILITY EASEMENT CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|--------|-----------|----------|---------|-------------|------------|
| C1 | 13°29'20" | 548.00' | 129.01' | N6°45'09"W | 128.72' |
| C2 | 1°14'32" | 990.00' | 21.46' | S6°54'44"E | 21.46' |
| C3 | 2°32'51" | 1065.00' | 47.35' | N36°11'16"W | 47.35' |

ESC ENGINEERING SERVICE COMPANY
 14180 East Evans Avenue
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 Date: 02/28/2020
 02/24/2020

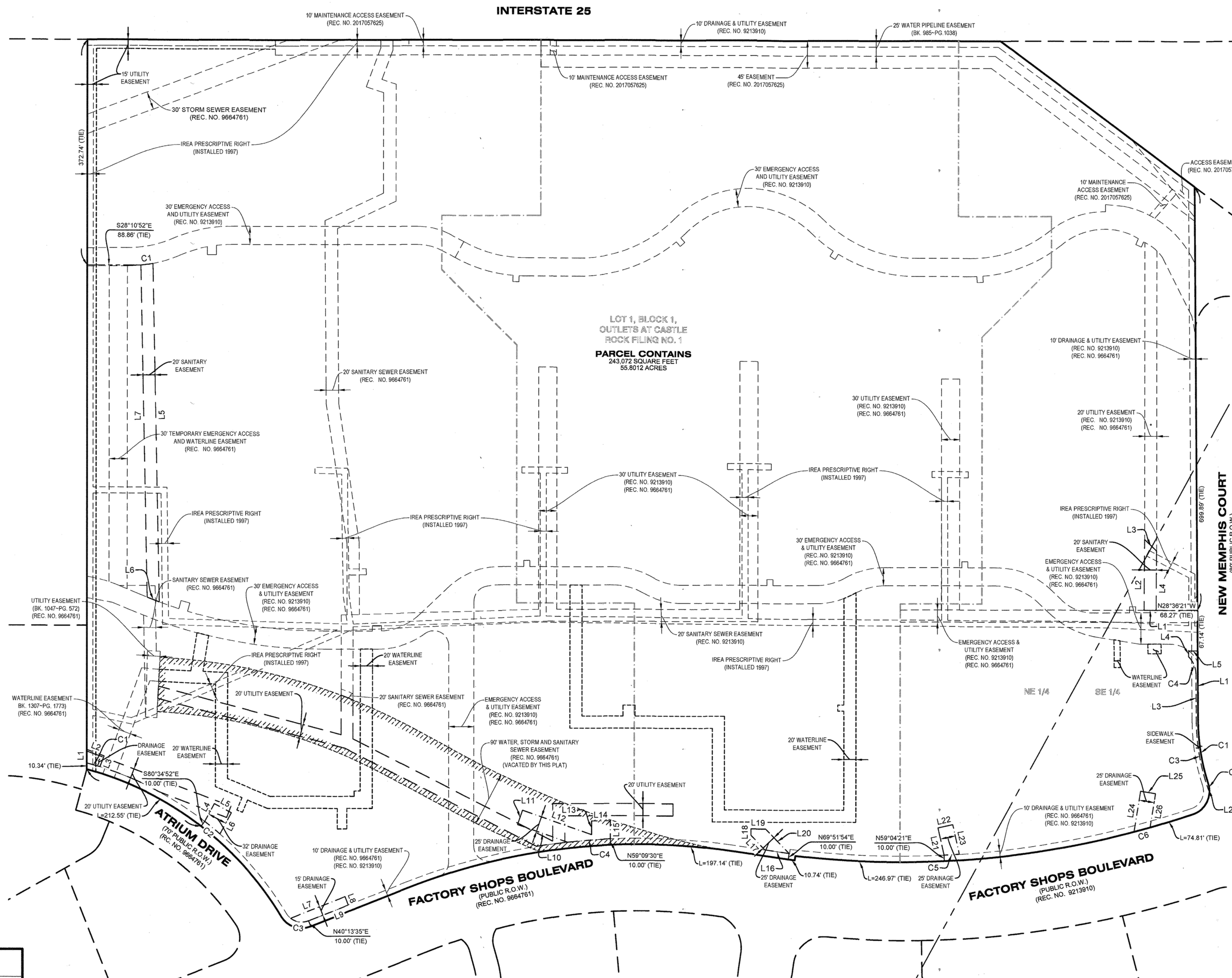
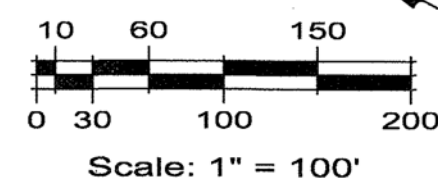
Professional Engineer
 License No. 10797400
 State of Colorado

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
DRAINAGE, SANITARY AND SIDEWALK EASEMENTS
SHEET 4 OF 4

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
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- NEW WATERLINE & SANITARY EASEMENT
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- FOUND MONUMENT AS DESCRIBED



DRAINAGE EASEMENT LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N81°49'08"E | 22.49' |
| L2 | S7°24'25"E | 30.62' |
| L3 | S82°35'35"W | 19.09' |
| L4 | N90°00'00"E | 33.44' |
| L5 | S0°00'00"E | 32.00' |
| L6 | N80°00'00"W | 39.74' |
| L7 | S49°48'25"E | 96.84' |
| L8 | S40°13'35"W | 15.00' |
| L9 | N49°48'25"W | 70.86' |
| L10 | N8°01'00"W | 87.60' |
| L11 | N80°59'00"E | 25.00' |
| L12 | S9°01'00"E | 121.03' |
| L13 | N61°49'08"E | 22.58' |
| L14 | S28°10'52"E | 31.00' |
| L15 | S61°49'08"W | 29.56' |
| L16 | N20°08'06"W | 40.71' |
| L17 | N17°45'24"E | 32.92' |
| L18 | N81°49'08"E | 10.80' |
| L19 | S28°10'52"E | 24.33' |
| L20 | S17°45'24"W | 55.88' |
| L21 | N49°11'37"E | 45.90' |
| L22 | S40°48'23"E | 25.00' |
| L23 | S49°11'37"W | 50.04' |
| L24 | N70°57'22"E | 68.18' |
| L25 | S19°02'38"E | 25.00' |
| L26 | S70°57'22"W | 56.75' |

DRAINAGE EASEMENT CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|--------|-----------|----------|--------|-------------|------------|
| C1 | 2°22'34" | 548.00' | 22.73' | N12°18'31"W | 22.73' |
| C2 | 3°24'37" | 548.00' | 32.62' | N11°07'27"E | 32.61' |
| C3 | 60°00'01" | 30.00' | 31.42' | N19°46'25"W | 30.00' |
| C4 | 3°49'14" | 1085.00' | 71.02' | N32°45'07"W | 71.00' |
| C5 | 0°58'28" | 1490.00' | 25.34' | N31°24'53"W | 25.34' |
| C6 | 1°03'00" | 1500.00' | 27.49' | N43°38'43"W | 27.49' |

SANITARY EASEMENT LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N27°44'21"W | 20.00' |
| L2 | N82°14'05"E | 117.02' |
| L3 | S15°36'27"W | 27.52' |
| L4 | S62°14'06"W | 98.13' |
| L5 | S60°41'32"W | 559.01' |
| L6 | N7°33'41"W | 21.53' |
| L7 | N80°41'32"E | 548.45' |

SANITARY EASEMENT CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|--------|----------|---------|--------|-------------|------------|
| C1 | 5°22'35" | 215.00' | 20.17' | S38°41'13"E | 20.17' |

SIDEWALK EASEMENT LINE DATA TABLE

| COURSE | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N61°23'39"E | 115.38' |
| L2 | S30°25'39"E | 1.33' |
| L3 | S81°23'39"W | 75.28' |
| L4 | S61°23'39"W | 9.56' |
| L5 | N28°38'21"W | 15.00' |

SIDEWALK EASEMENT CURVE DATA TABLE

| COURSE | DELTA | RADIUS | LENGTH | Chd BEARING | Chd LENGTH |
|--------|-----------|---------|---------|-------------|------------|
| C1 | 17°51'44" | 340.00' | 106.00' | N52°27'49"E | 105.57' |
| C2 | 16°02'23" | 40.00' | 11.20' | N51°33'10"E | 11.16' |
| C3 | 19°38'50" | 343.00' | 117.62' | S51°34'16"W | 117.04' |
| C4 | 45°40'44" | 42.27' | 33.70' | S39°56'14"W | 32.82' |

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
Creative Solutions Since 1954
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Survey No. 20-031-P
Project No. 0228.029
Date: 02/24/2020
Filed Book No.
Revised:
10/18/2020

