

**TOWN OF CASTLE ROCK
AFFIDAVIT OF PLAT CORRECTION**

Name of Plat Being Corrected: OUTLETS AT CASTLE ROCK FILING NO. 1

Reception No. of Plat Being Corrected: 2021004687

Description of Portion of Plat Being Corrected: LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1

Record Owner(s) of Affected Property: CRAIG REALTY GROUP CASTLE ROCK, LLC.

Pursuant to C.R.S. 38-35-109, ***THE FOLLOWING DESCRIBED CORRECTION IS HEREBY EFFECTIVE*** as of the approval date of this document.

THE FOLLOWING EASEMENTS WERE INCORRECTLY SHOWN/DRAWN ON THE RECORDED PLAT AND ARE HEREBY CORRECTED PER THE ATTACHED EXHIBITS:
EXHIBIT A OVERALL PLAT SHOWING ALL CORRECTIONS
EXHIBIT B PLAT SHEET SHOWING DETAIL SHOWING ALL CORRECTIONS
EXHIBIT C 20' WATER EASEMENT SHOWN ON ORIGINAL PLAT TO BE REMOVED
EXHIBIT D 20' SANITARY SEWER EASEMENT SHOWN ON ORIGINAL PLAT TO BE REMOVED
EXHIBIT E 20' UTILITY EASEMENT SHOWN ON ORIGINAL PLAT TO BE REMOVED
EXHIBIT F 20' WATER LINE EASEMENT SHOWN IN CORRECT ALIGNMENT
EXHIBIT G 20' WATER LINE EASEMENT SHOWN IN CORRECT ALIGNMENT

Please see attached Exhibit A for further clarification (When applicable, attach a copy of the first page and other pertinent pages of the original plat).

Affiant states that he (she) has actual knowledge of, and is competent to testify to the facts contained in this affidavit and acknowledges that he (she) is testifying under penalty of perjury.

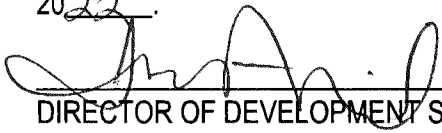
AFFIANT



T.J. Kucwesky
Assistant Director, Development Services

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT CORRECTION WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 27 DAY OF December, 2022.



DIRECTOR OF DEVELOPMENT SERVICES

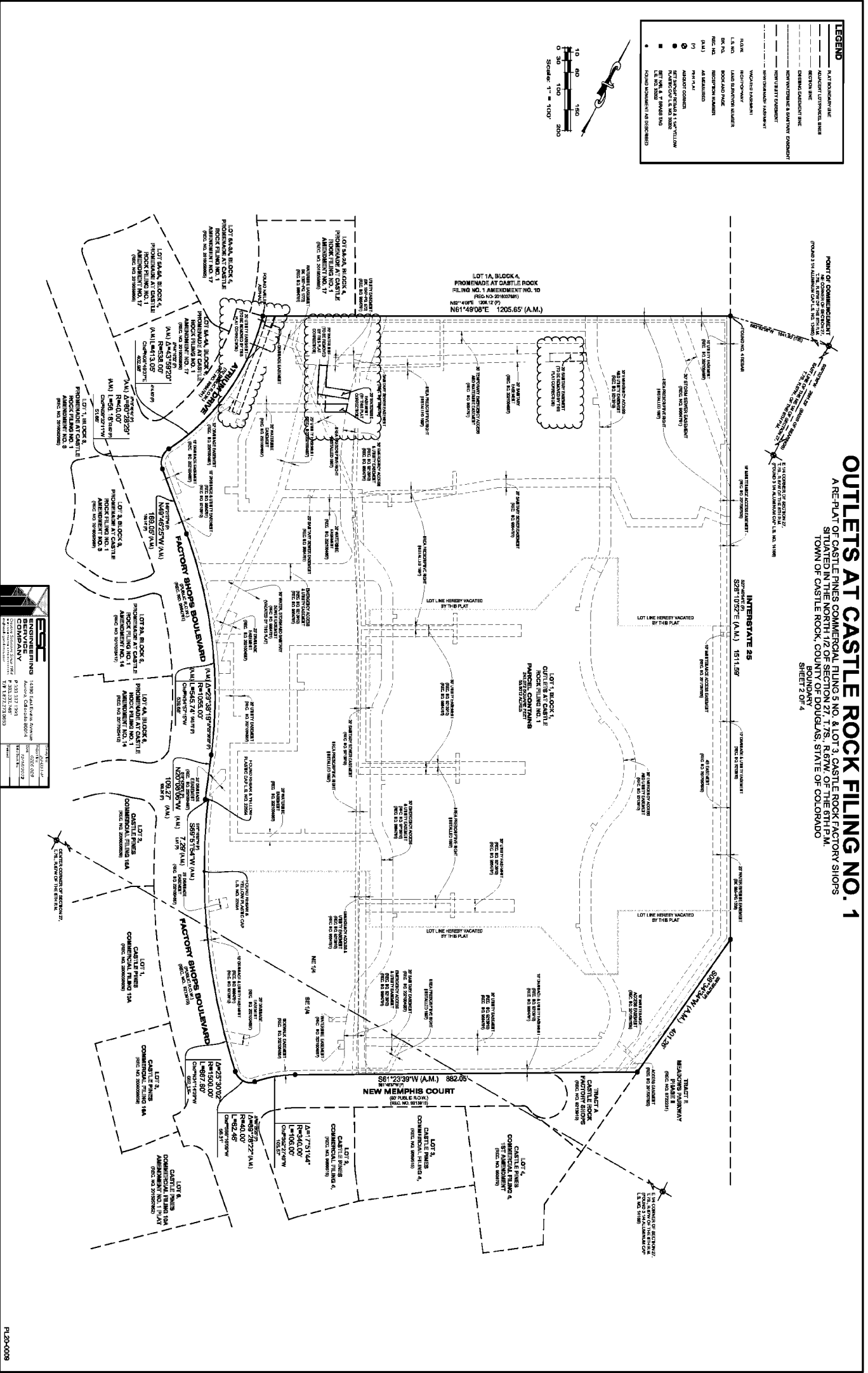
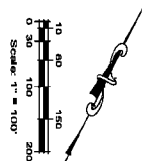
EXHIBIT A

OUTLETS AT CASTLE ROCK FILING NO. 1

A RE-PLAT OF CASTLE PINES COMMERCIAL FILING 5 NO. 1 & LOT 3, CASTLE ROCK FACTORY SHOPS
 SITUATED IN THE NORTH 1/2 OF SECTION 17, T17S, R17E, OF THE 6TH PM
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 4

LEGEND

- PLAT BOUNDARY LINE
- ADJACENT LOT/TRACT BOUNDARY
- SECTION BOUNDARY
- CHASSIS EASEMENT LINE
- NON-ADJACENT'S BOUNDARY
- NEW PLAT BOUNDARY
- HEAVY DUTY EASEMENT
- WALCH'S EASEMENT
- RECREATIONWAY
- LAND SURVEY NUMBER
- DEED NO.
- RECEPTION NUMBER
- AS EASELINED
- PLAT NO.
- ADJACENT LOT/TRACT
- PLAT NO. & RECEPTION NO.
- DEED NO. & RECEPTION NO.
- BOUNDARY ADJACENT



ES&C
ENGINEERING
COMPANY

14180 East Fox Road
 Suite 200
 Aurora, CO 80014
 Phone: 303.733.1100
 Fax: 303.733.1101
 Website: www.esandc.com

Exhibit B

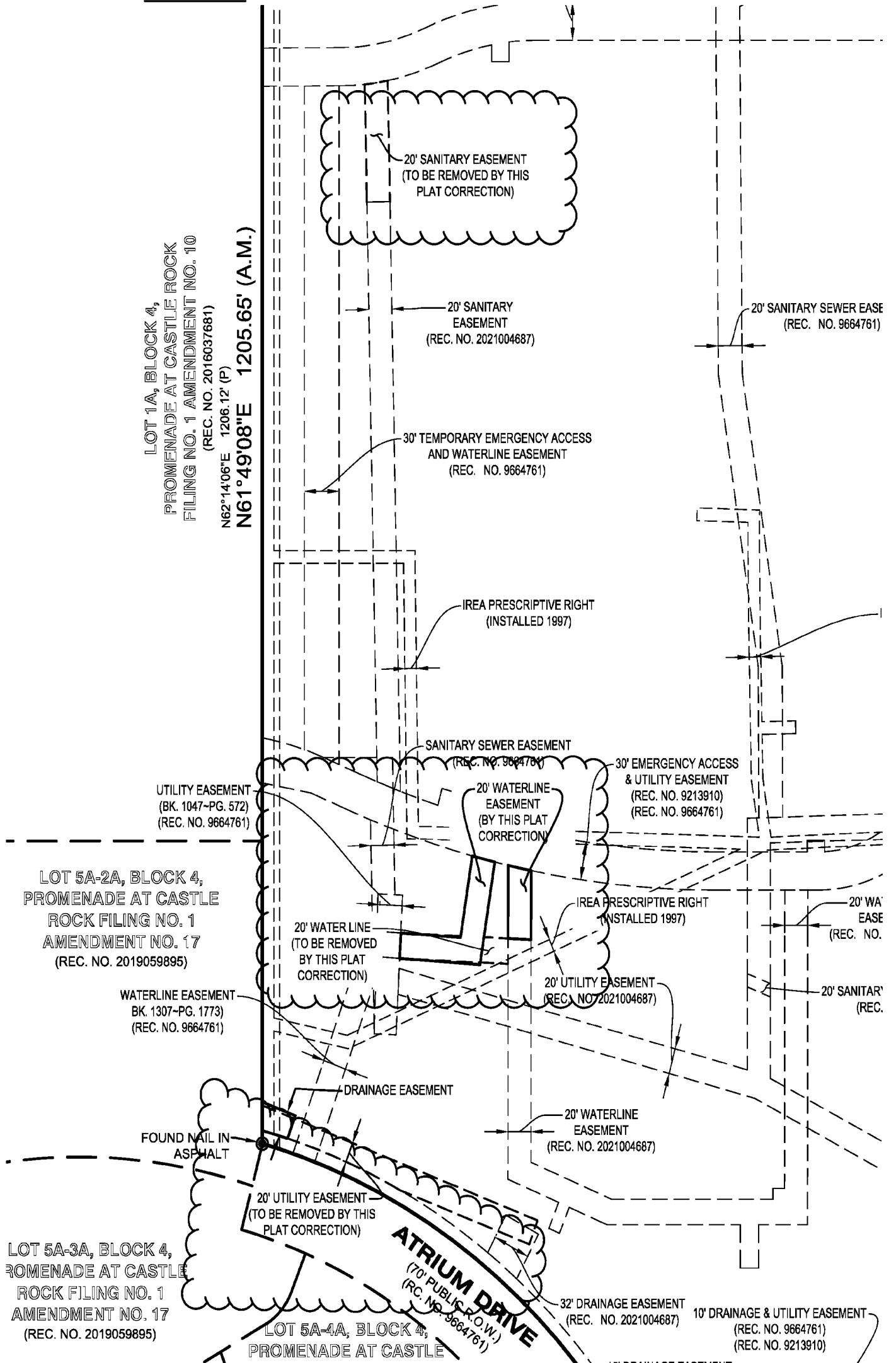


EXHIBIT "C"

Legal Description:

A 20' Water Line Easement situated in the Northeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th P.M., being a part of Lot 1, Block 1, Outlets at Castle Rock Filing No 1, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northwestern corner of said Lot 1;
Thence N61°49'08"E along the Northwestern Line of said Lot 1 a distance of 226.28 feet;
Thence S28°10'52"E a distance of 182.16 feet to a point on the Westerly Curve of a 30' Emergency Access & Utility Easement recorded at Reception No. 9213910 & 9664761, Douglas County, Colorado Records, said point being the **Point of Beginning**;
Thence along a Non-Tangent Curve to the left along said Westerly Curve whose chord bears S14°16'41"E a distance of 20.07 feet, said Curve having a central angle of 1°23'14", a radius of 829.00 feet, an arc length of 20.07 feet;
Thence S70°53'17"W Non-Tangent to the last described Curve a distance of 59.84 feet;
Thence S25°34'25"E a distance of 20.95 to the Westerly Line of a 20' Waterline Easement recorded at Rec. no. 2021004687, Douglas County, Colorado Records;
Thence S61°51'51"W along said Westerly Line a distance of 20.02 feet;
Thence N25°34'25"W a distance of 94.13 feet;
Thence N64°43'19"E a distance of 20.00 feet;
Thence S25°34'25"E a distance of 52.05 feet;
Thence N70°53'17"E a distance of 63.79 feet to the **Point of Beginning**.

Parcel Contains (3,108 Square Feet) 0.0713 Acres.

Bearings are based on the Northwestern Line of Lot 1, Block 1, Outlets at Castle Rock Filing No 1 bearing N61°49'08"E a distance of 1205.65 feet bounded by a found #4 rebar at the Northerly Corner of said Lot 1 and a Found Nail in asphalt at the Southwesterly corner of said Lot 1

DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

Date Prepared: December 15, 2022
Date of Last Revision:

Prepared By: Justin A. Conner,
Colorado PLS No. 38421
For and on behalf of
Engineering Service Company

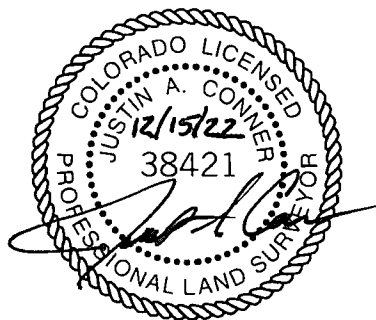
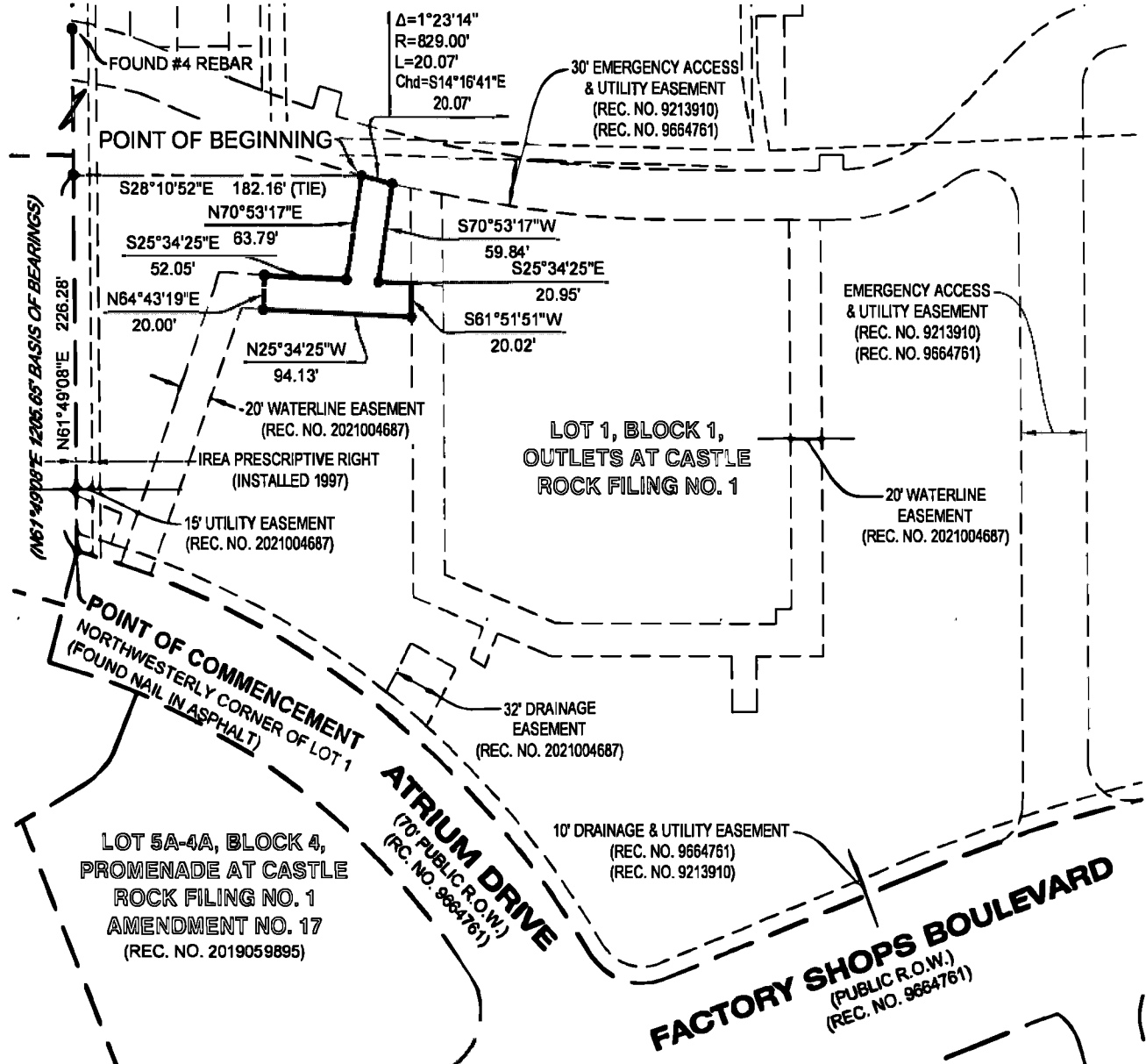


ILLUSTRATION FOR EXHIBIT "C"

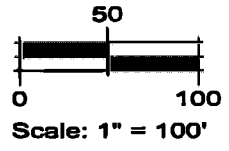
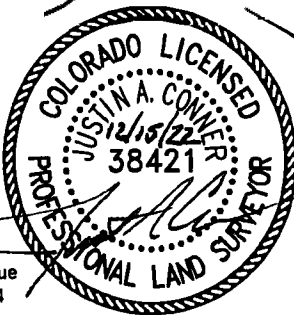


(NS1°49'08\" E 1205.65' BASIS OF BEARINGS)
 N61°49'08\" E 226.28'
 N61°49'08\" E

LOT 5A-4A, BLOCK 4,
 PROMENADE AT CASTLE
 ROCK FILING NO. 1
 AMENDMENT NO. 17
 (REC. NO. 2019059895)

ATRIUM DRIVE
 (70' PUBLIC R.O.W.)
 (REC. NO. 9664761)

FACTORY SHOPS BOULEVARD
 (PUBLIC R.O.W.)
 (REC. NO. 9664761)



PARCEL CONTAINS
 3,108 SQUARE FEET
 0.0713 ACRES

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

TOWN OF CASTLE ROCK

Drawn By: SAM	Checked By: SAM	Project No.: 0228.029	Date: 12/14/2022
Scale: 1" = 100'	File Name: <small>R:\Project\City\Design\Assemblies\LLC\Castle Rock\CD-Castle of Castle Rock\CD\PLAT EASEMENTS-12-15-2022.dwg</small>		

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

PLAT CORRECTION

A PART OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
 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

EXHIBIT "D"

Legal Description:

A 20' Sanitary Sewer Easement situated in the Northeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th P.M., being a part of Lot 1, Block 1, Outlets at Castle Rock Filing No 1, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northerly corner of said Lot 1;
Thence S61°49'08"E along the Northwesterly Line of said Lot 1 a distance of 372.74 feet;
Thence S28°10'52"W a distance of 88.86 feet to a point on a the Southwesterly Line of a 30' Emergency Access and Utility Easement recorded at Reception No. 9213910, and the Northwesterly Line of a 20' Sanitary Sewer Easement recorded at Reception No. 2021004687, Douglas County, Colorado Records, said point being the **Point of Beginning**;
Thence along a Non-Tangent Curve to the left along said Southwesterly Curve and the Northeasterly Curve of said 20' Sanitary Sewer Easement whose chord bears S36°41'13"E a distance of 20.17 feet, said Curve having a central angle of 5°22'35", a radius of 215.00 feet, an arc length of 20.17 feet;
Thence S60°41'32"W Non-Tangent to the last described Curve along the Southeasterly Line of said 20' Sanitary Sewer Line a distance of 95.24 feet;
Thence N29°18'30"W a distance of 20.00 feet to a point on said Northwesterly Line;
Thence N60°41'32"E along said Northwesterly Line a distance of 92.65 feet to the **Point of Beginning**.

Parcel Contains (1,876 Square Feet) 0.0431 Acres.

Bearings are based on the Northwesterly Line of Lot 1, Block 1, Outlets at Castle Rock Filing No 1 bearing S61°49'08"W a distance of 1205.65 feet bounded by a found #4 rebar at the Northerly Corner of said Lot 1 and a Found Nail in asphalt at the Southwesterly corner of said Lot 1

DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

Date Prepared: December 15, 2022
Date of Last Revision:

Prepared By: Justin A. Conner,
Colorado PLS No. 38421
For and on behalf of
Engineering Service Company

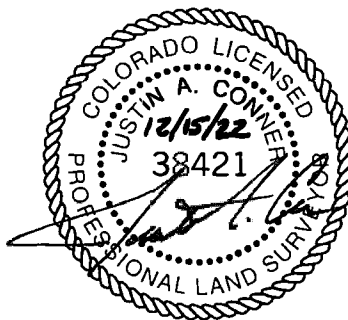
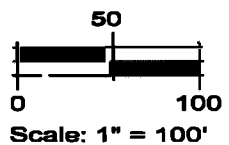
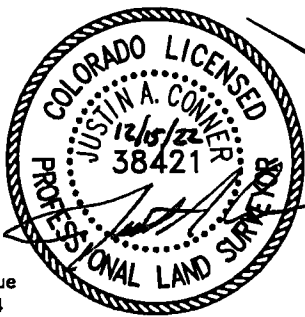
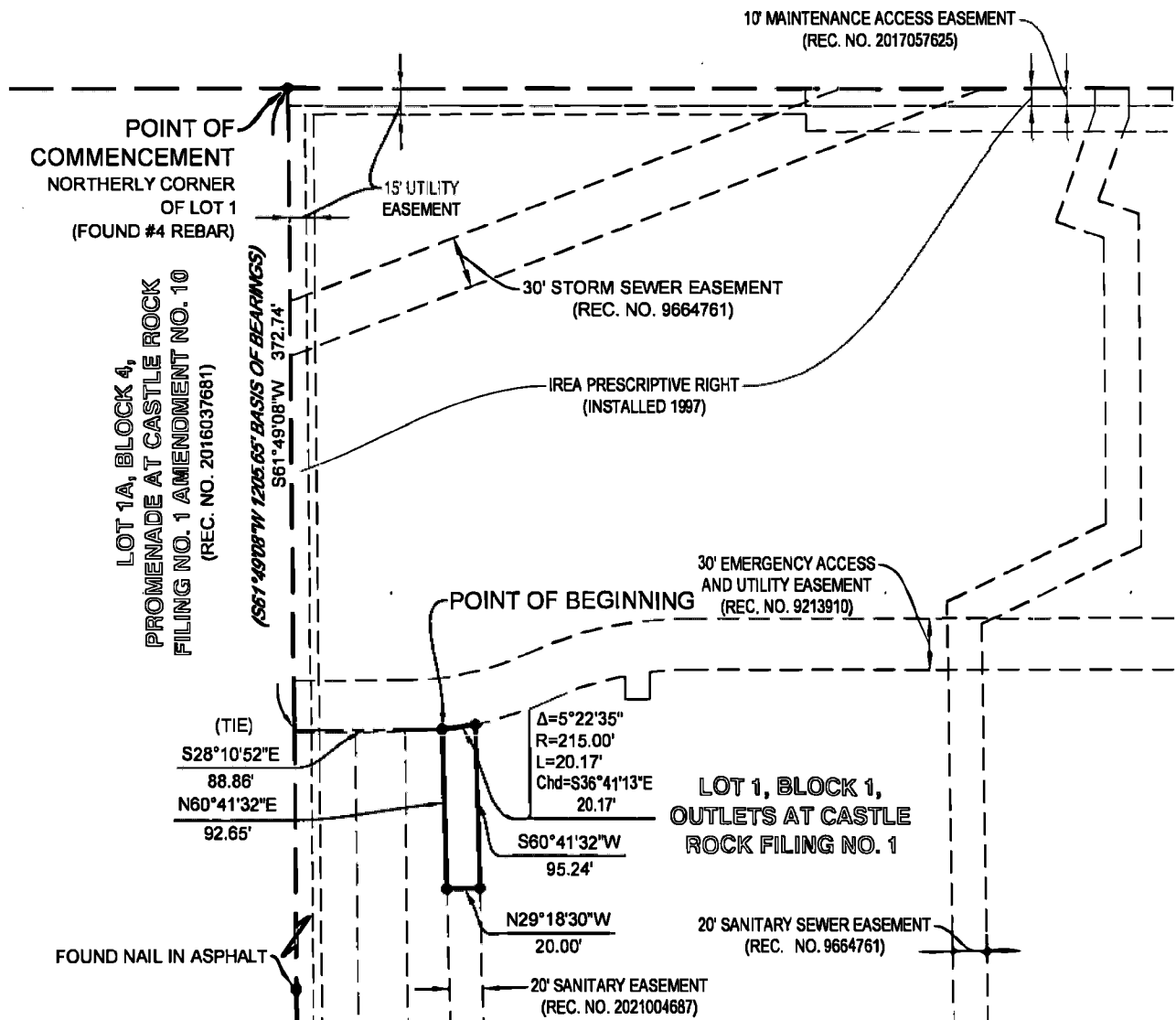


ILLUSTRATION FOR EXHIBIT "D"



PARCEL CONTAINS
1,876 SQUARE FEET
0.0431 ACRES



14190 East Evans Avenue
Aurora, Colorado 80014
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TOWN OF CASTLE ROCK

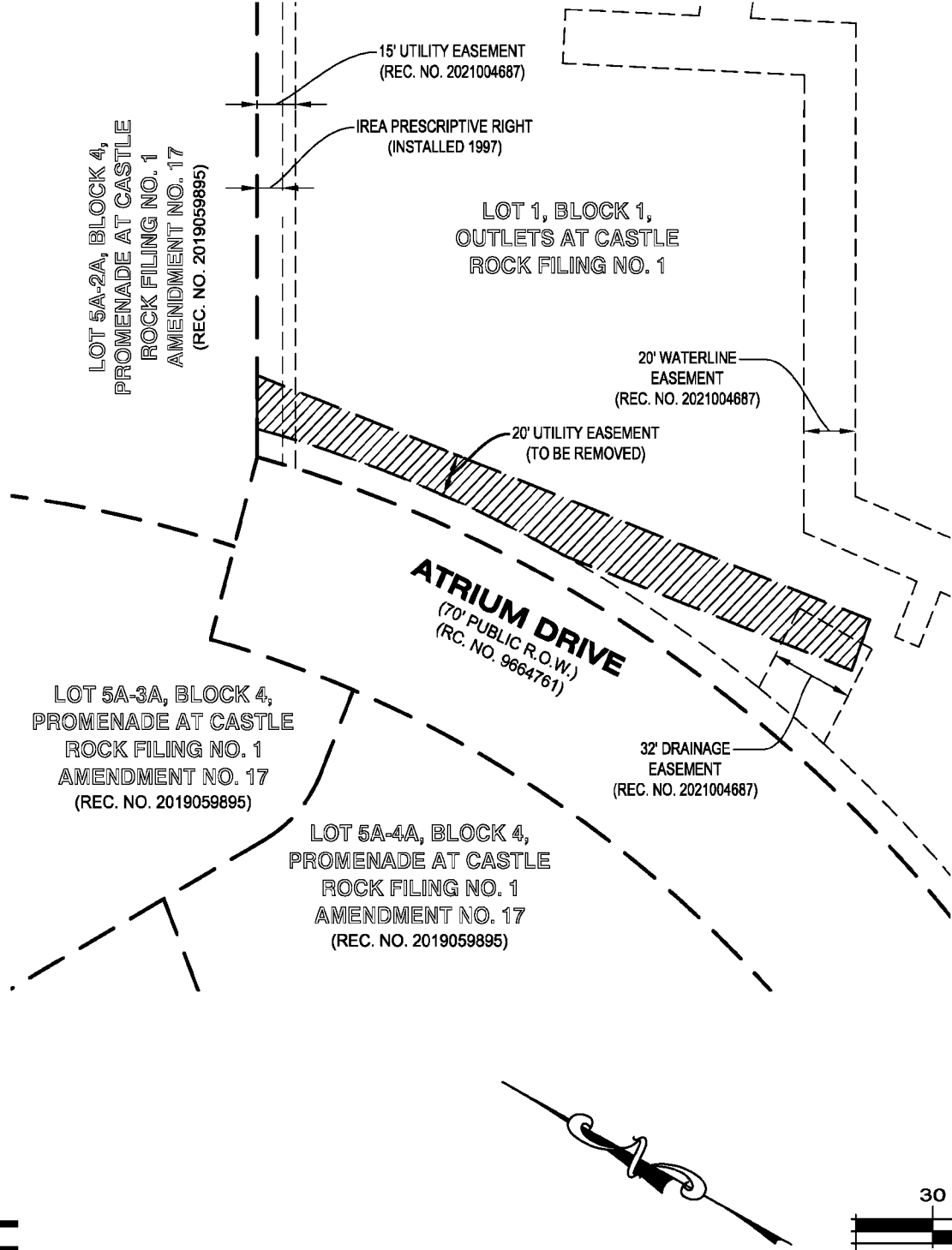
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Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

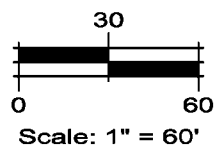
PLAT CORRECTION

A PART OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
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

ILLUSTRATION FOR EXHIBIT "E"



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TOWN OF CASTLE ROCK

PLAT CORRECTION

Drawn By: SLH	Checked By: SAM	Project No.: 0228.029	Date: 03/04/2021
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Scale: 1"=60'	File Name: \\P\Projects\Sterling Design Associates, LLC\Castle Rock, CO - Outlets at Castle Rock\CAD\Plat Exhibits\REVISED PLAT EASEMENTS.dwg
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A PART OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
 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

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

EXHIBIT "F"

Legal Description:

A 20' Water Line Easement situated in the Northeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th P.M., being a part of Lot 1, Block 1, Outlets at Castle Rock Filing No 1, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northwestern corner of said Lot 1;
Thence N61°49'08"E along the Northwestern Line of said Lot 1 a distance of 218.83 feet;
Thence S28°10'52"E a distance of 213.19 feet to a point on the Westerly Curve of a 30' Emergency Access & Utility Easement recorded at Reception No. 9213910 & 9664761, Douglas County, Colorado Records, said point being the **Point of Beginning**;
Thence along a Non-Tangent Curve to the left along said Westerly Curve whose chord bears S16°29'45"E a distance of 20.42 feet, said Curve having a central angle of 1°24'41", a radius of 829.00 feet, an arc length of 20.42 feet;
Thence S61°51'51"E Non-Tangent to the last described Curve a distance of 56.94 feet;
Thence N24°10'51"W a distance of 20.05 feet;
Thence N61°51'51"E a distance of 59.68 feet to the **Point of Beginning**.

Parcel Contains (1,165 Square Feet) 0.0267 Acres.

Bearings are based on the Northwestern Line of Lot 1, Block 1, Outlets at Castle Rock Filing No 1 bearing N61°49'08"E a distance of 1205.65 feet bounded by a found #4 rebar at the Northerly Corner of said Lot 1 and a Found Nail in asphalt at the Southwesterly corner of said Lot 1

DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

Date Prepared: December 15, 2022
Date of Last Revision:

Prepared By: Justin A. Conner,
Colorado PLS No. 38421
For and on behalf of
Engineering Service Company

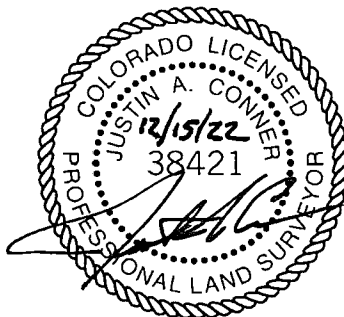
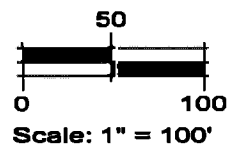
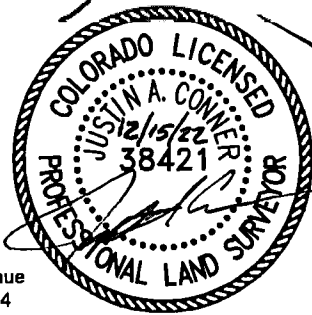
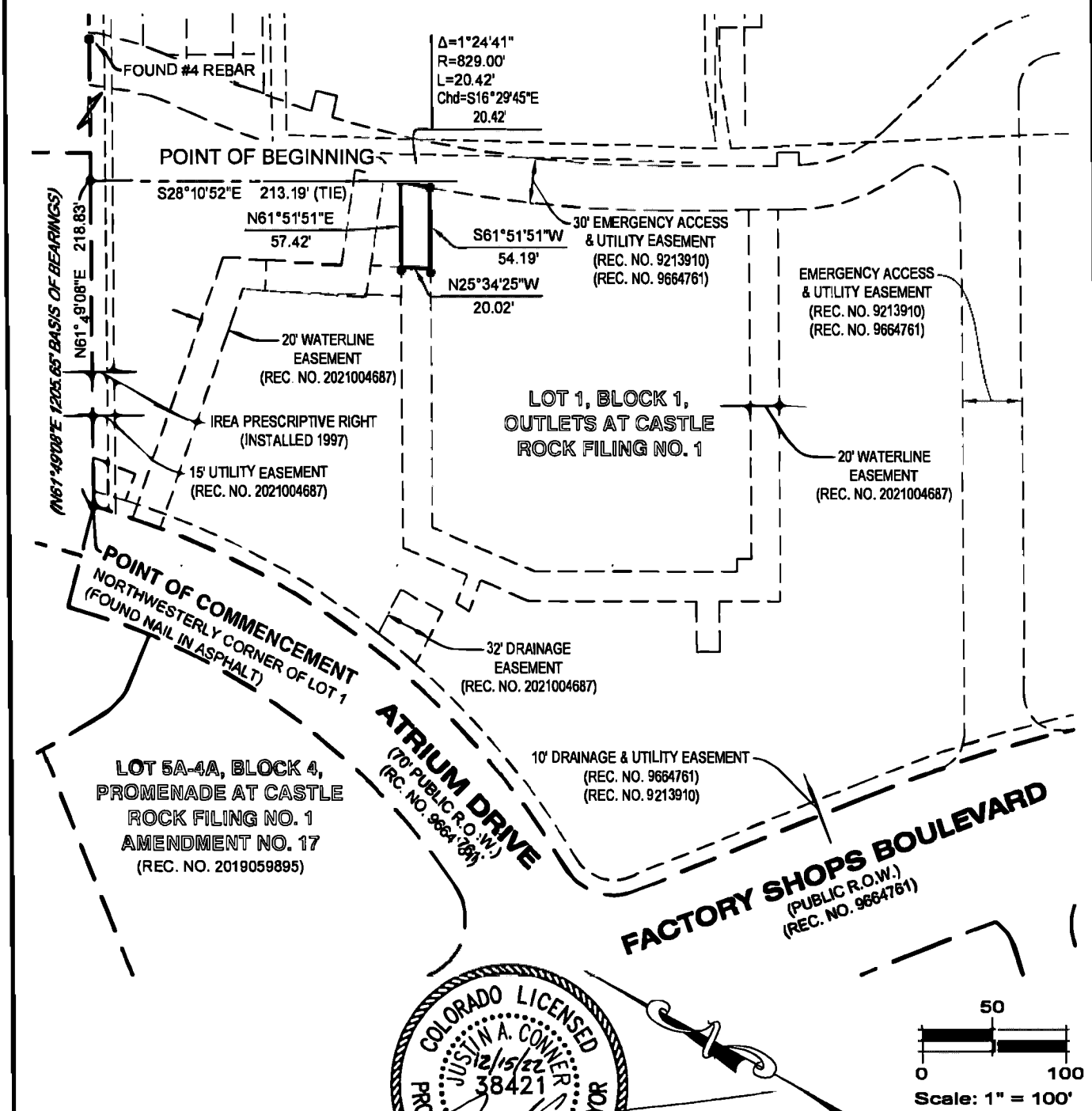


ILLUSTRATION FOR EXHIBIT "F"



PARCEL CONTAINS
1,165 SQUARE FEET
0.0267 ACRES

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TOWN OF CASTLE ROCK

Drawn By: SAM	Checked By: SAM	Project No.: 0228.029	Date: 12/14/2022
Scale: 1"=100'	File Name: <i>NPProjects\Sturby Design Associates, LLC\Castle Rock, CO - Outlets at Castle Rock\ADP\Plat Exhibits\REVISED PLAT EASEMENTS-12-15-2022.dwg</i>		

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

PLAT CORRECTION

A PART OF LOT 1, BLOCK 1, OUTLETS AT CASTLE ROCK FILING NO. 1
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

EXHIBIT "G"

Legal Description:

A 20' Water Line Easement situated in the Northeast 1/4 of Section 27, Township 7 South, Range 67 West of the 6th P.M., being a part of Lot 1, Block 1, Outlets at Castle Rock Filing No 1, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the Northwestern corner of said Lot 1;
Thence N61°49'08"E along the Northwestern Line of said Lot 1 a distance of 226.28 feet;
Thence S28°10'52"E a distance of 182.16 feet to a point on the Westerly Curve of a 30' Emergency Access & Utility Easement recorded at Reception No. 9213910 & 9664761, Douglas County, Colorado Records, said point being the **Point of Beginning**;
Thence along a Non-Tangent Curve to the left along said Westerly Curve whose chord bears S14°16'41"E a distance of 20.07 feet, said Curve having a central angle of 1°23'14", a radius of 829.00 feet, an arc length of 20.07 feet;
Thence S70°53'17"W Non-Tangent to the last described Curve a distance of 81.67 feet;
Thence N24°10'51"W a distance of 69.84 feet to a point on the Westerly Line of a 20' Water Line Easement as recorded at Reception No 2021004687, Douglas County, Colorado Records;
Thence N64°43'19"E a distance of 20.00 feet to a point on the Easterly Line of said 20' Waterline Easement;
Thence S24°10'51"E a distance of 51.92 feet;
Thence N70°53'17"E a distance of 65.05 feet to the **Point of Beginning**.

Parcel Contains (2,684 Square Feet) 0.0616 Acres.

Bearings are based on the Northwestern Line of Lot 1, Block 1, Outlets at Castle Rock Filing No 1 bearing N61°49'08"E a distance of 1205.65 feet bounded by a found #4 rebar at the Northerly Corner of said Lot 1 and a Found Nail in asphalt at the Southwesterly corner of said Lot 1

DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

Date Prepared: December 15, 2022

Date of Last Revision:

Prepared By: Justin A. Conner,
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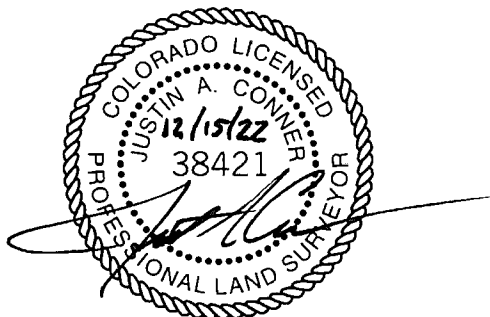
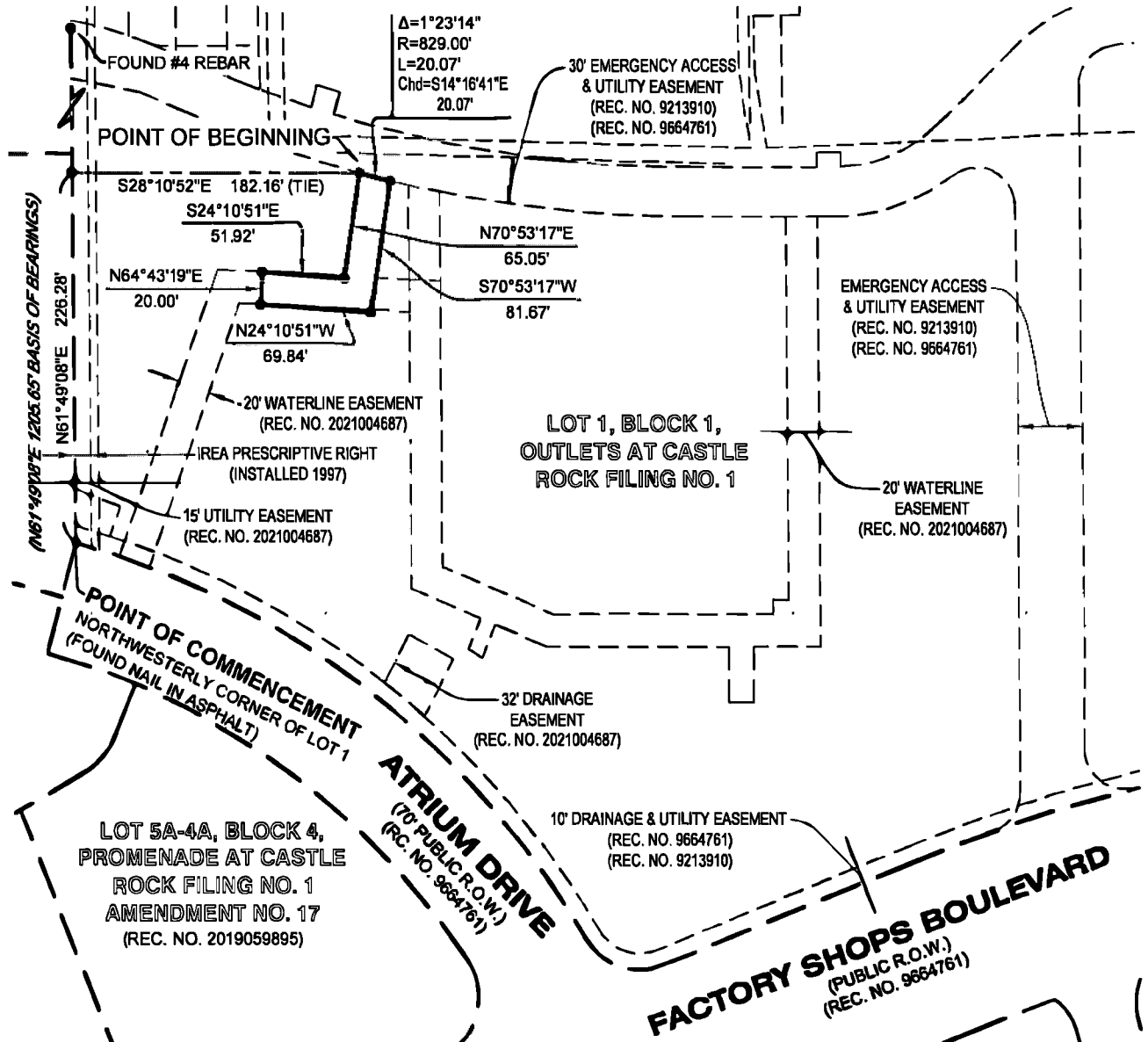


ILLUSTRATION FOR EXHIBIT "G"



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ENGINEERING
SERVICE
COMPANY

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50
0 100
Scale: 1" = 100'

PARCEL CONTAINS
2,684 SQUARE FEET
0.0616 ACRES

TOWN OF CASTLE ROCK

Drawn By: SAM	Checked By: SAM	Project No.: 0228.029	Date: 12/14/2022
Scale: 1" = 100'		File Name: <small>Project Survey Design Associates, LLC Castle Rock, CO - Office of Castle Rock, CO - UNRECORDED PLAT EASEMENTS-12-15-2022.dwg</small>	

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