

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14

A REPLAT OF LOTS 2, 4 AND 5, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6,  
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 2

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THREE PLATTED LOTS INTO 4 LOTS AND ADD EASEMENTS.

**LEGAL DESCRIPTION**  
LOTS 2, 4 AND 5 BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 AS RECORDED UNDER RECEPTION NO. 2016062982 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND SITUATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING AN AREA OF 10.319 ACRES, (449,504 SQUARE FEET), MORE OR LESS.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**  
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 4 LOTS, ONE BLOCK AND EASEMENTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, ALL EASEMENTS 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.

THE UNDERSIGNED OWNERS HEREBY CONFIRM THAT THE UNDERSIGNED LIENHOLDERS ARE ALL THE MORTGAGEES AND LIENHOLDERS OF THOSE CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

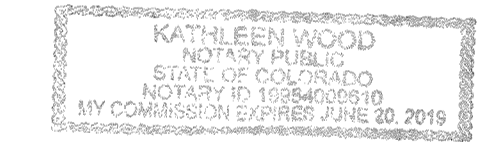
**OWNERS:**  
AS TO LOT 2, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6:  
PONDEROSA PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
AS TO LOT 4, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6:  
PRAIRIE WINECUPS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
AS TO LOT 5, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6:  
PINK YARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF THE ENTITIES SHOWN ABOVE  
BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Donald S. Provost  
NAME: DONALD S. PROVOST  
ITS: MANAGER

SIGNED THIS 22<sup>nd</sup> DAY OF March, 2017.  
STATE OF COLORADO }  
COUNTY OF Arapahoe } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF March, 2017, BY DONALD S. PROVOST, AS MANAGER OF ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE MANAGING MEMBER OF PONDEROSA PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY; PRAIRIE WINECUPS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND PINK YARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Kathleen Wood  
MY COMMISSION EXPIRES 6/20/2019



**LIENHOLDER SUBORDINATION CERTIFICATE: FOR LOT 5**  
THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED OCTOBER 28, 2016 AT RECEPTION NUMBER 2016077565, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION  
BY: Jane Kachadurian  
NAME: JANE KACHADURIAN, MANAGING DIRECTOR  
SIGNED THIS 29<sup>th</sup> DAY OF March, 2017.

**NOTARY CERTIFICATE**  
STATE OF Colorado }  
COUNTY OF Arapahoe } SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 29<sup>th</sup> DAY OF March, 2017, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Kathleen Wood  
MY COMMISSION EXPIRES 6/20/2019



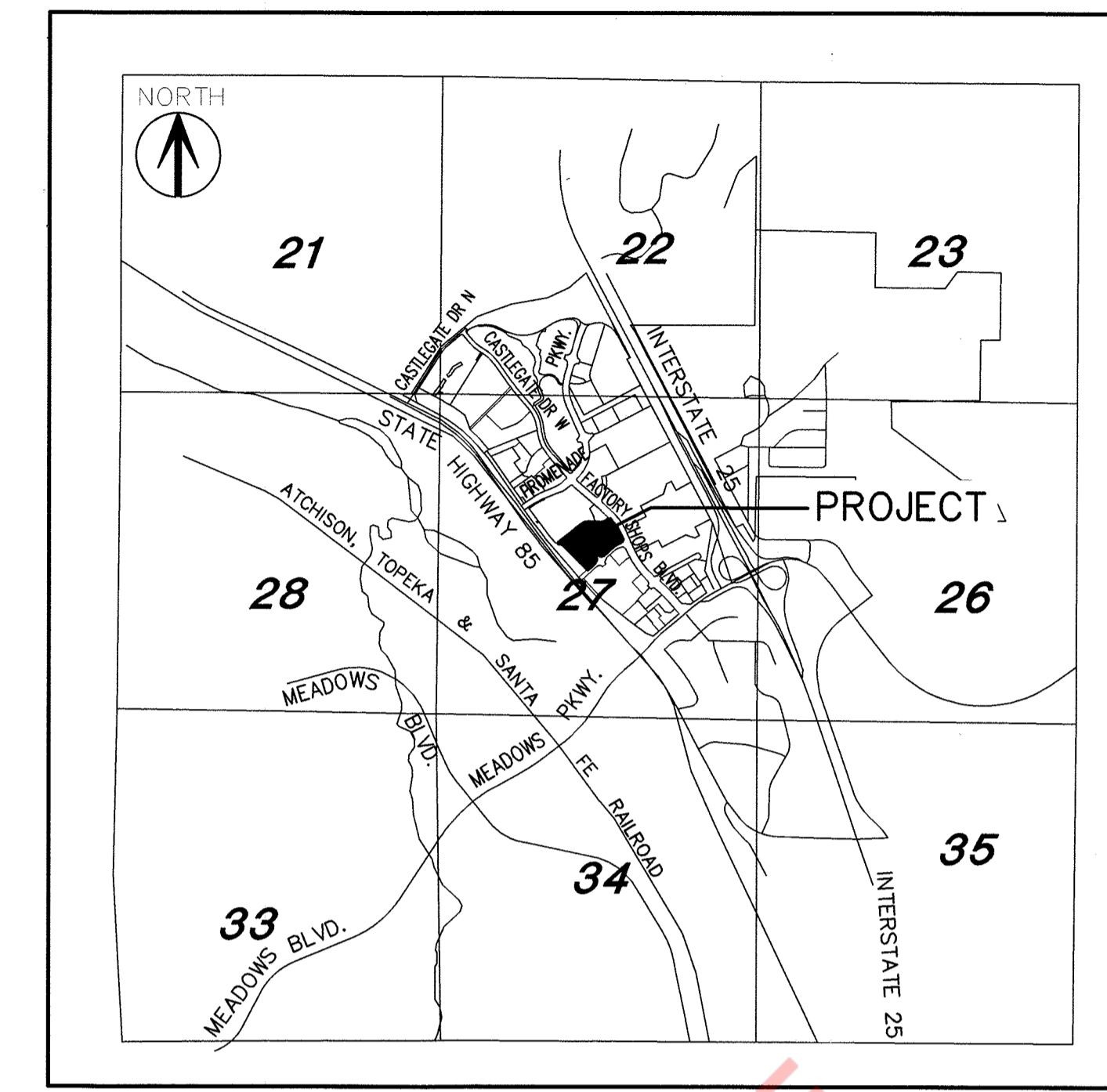
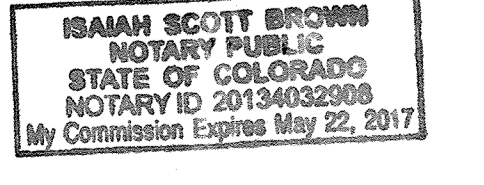
**LIENHOLDER SUBORDINATION CERTIFICATE: FOR LOTS 2 & 4**  
THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED JANUARY 27, 2017 AT RECEPTION NUMBER 2017006762, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION  
BY: Joe Miller  
NAME: JOE MILLER, SENIOR VICE PRESIDENT  
SIGNED THIS 3<sup>rd</sup> DAY OF April, 2017.

**NOTARY CERTIFICATE**  
STATE OF Colorado }  
COUNTY OF Denver } SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 3 DAY OF April, 2017, BY JOE MILLER AS SENIOR VICE PRESIDENT OF MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Isaiah Scott Brown  
MY COMMISSION EXPIRES 5-22-17



VICINITY MAP Scale: 1" = 2500'

**SHEET INDEX:**  
SHEET 1 — COVER SHEET  
SHEET 2 — PLAT MAP, LOT & EASEMENT INFORMATION

**DEVELOPER**  
C/O PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
5750 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, COLORADO 80111  
303-771-4004

**LIENHOLDER:**  
THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION  
120 SOUTH LASALLE STREET  
CHICAGO, ILLINOIS 60603  
312-564-2000

**LIENHOLDER:**  
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION  
101 COOK STREET  
DENVER, CO 80206  
303-376-3800

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1  
LITTLETON, COLORADO 80122  
303-715-1898

**GENERAL NOTES:**

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABN70519937-2 WITH AN EFFECTIVE DATE OF 02-02-2017 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING SOUTH 89°10'24" EAST, A DISTANCE OF 2668.84 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 4 LOTS WITHIN THIS PLAT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL OF SAID LOTS ALONG THE ALIGNMENT OF THE DRIVING LANES AND ACROSS LOT LINES AS SHOWN ON THE SITE PLAN(S) FOR LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. ALL LOTS SHALL HAVE ACCESS TO PROMENADE PARKWAY AND FACTORY SHOPS BOULEVARD.
- DRAINAGE EASEMENTS:** THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0167G WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS ZONE X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SIGHT DISTANCE EASEMENTS: NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- PRIVATE STREETS WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIANS WILL BE THE RESPONSIBILITY OF THE METROPOLITAN DISTRICT.
- THIS PLAT IS SUBJECT TO THE BLANKET EASEMENTS AS DESCRIBED WITHIN THE PROMENADE AT CASTLE ROCK MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015024611 AS AMENDED BY FIRST AMENDMENT RECORDED AT RECEPTION NO. 2015077070; AND THE BLOCK 6A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015086862; AND THE BLOCK 6B SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015086863.
- THE DRY UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRY UTILITY 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.

**PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14 - LAND SUMMARY TABLE**

LOT AND BLOCK	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
LOT 2A, BLOCK 6	63,603	1.460	FUTURE DEVELOPMENT	PONDEROSA PINE, LLC	PONDEROSA PINE, LLC
LOT 4A, BLOCK 6	58,879	1.352	FUTURE DEVELOPMENT	PRAIRIE WINECUPS, LLC	PRAIRIE WINECUPS, LLC
LOT 5A, BLOCK 6	117,334	2.693	FUTURE DEVELOPMENT	PINK YARROW, LLC	PINK YARROW, LLC
LOT 5B, BLOCK 6	209,688	4.814	FUTURE DEVELOPMENT	PINK YARROW, LLC	PINK YARROW, LLC
TOTAL FILING NO. 1, AMENDMENT NO. 14	449,504	10.319			

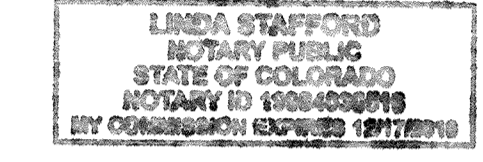
**TITLE CERTIFICATE**  
I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED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

SIGNED THIS 30<sup>th</sup> DAY OF MARCH, 2017.  
William Brendemuhl AUTHORIZED REPRESENTATIVE  
Comm. Title Officer LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF ARAPAHOE } SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 30<sup>th</sup> DAY OF MARCH, 2017  
BY William Brendemuhl AS Comm. Title Officer OF LAND TITLE GUARANTEE COMPANY.

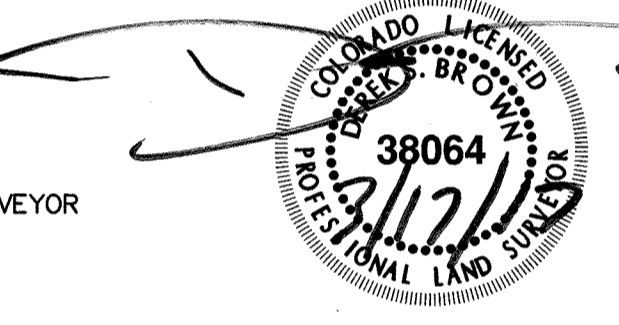
WITNESS MY HAND AND OFFICIAL SEAL.  
LINDA STAFFORD  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 12-17-18  
NOTARY PUBLIC Linda Stafford



**SURVEYORS CERTIFICATE**

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 8, 2016 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 AMENDED 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.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

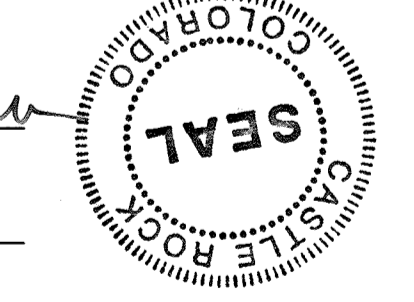
**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 10<sup>th</sup> DAY OF April, 2017.  
Derek S. Brown  
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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

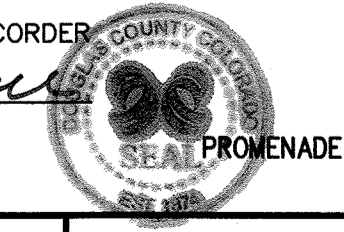
ATTEST:  
Saleem TOWN CLERK  
4-13-17 DATE  
April Corn TOWN MANAGER  
4-13-2017 DATE



**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:04 PM ON THE 17<sup>th</sup> DAY OF APR, 2017.  
AT RECEPTION NO. 2017025412.

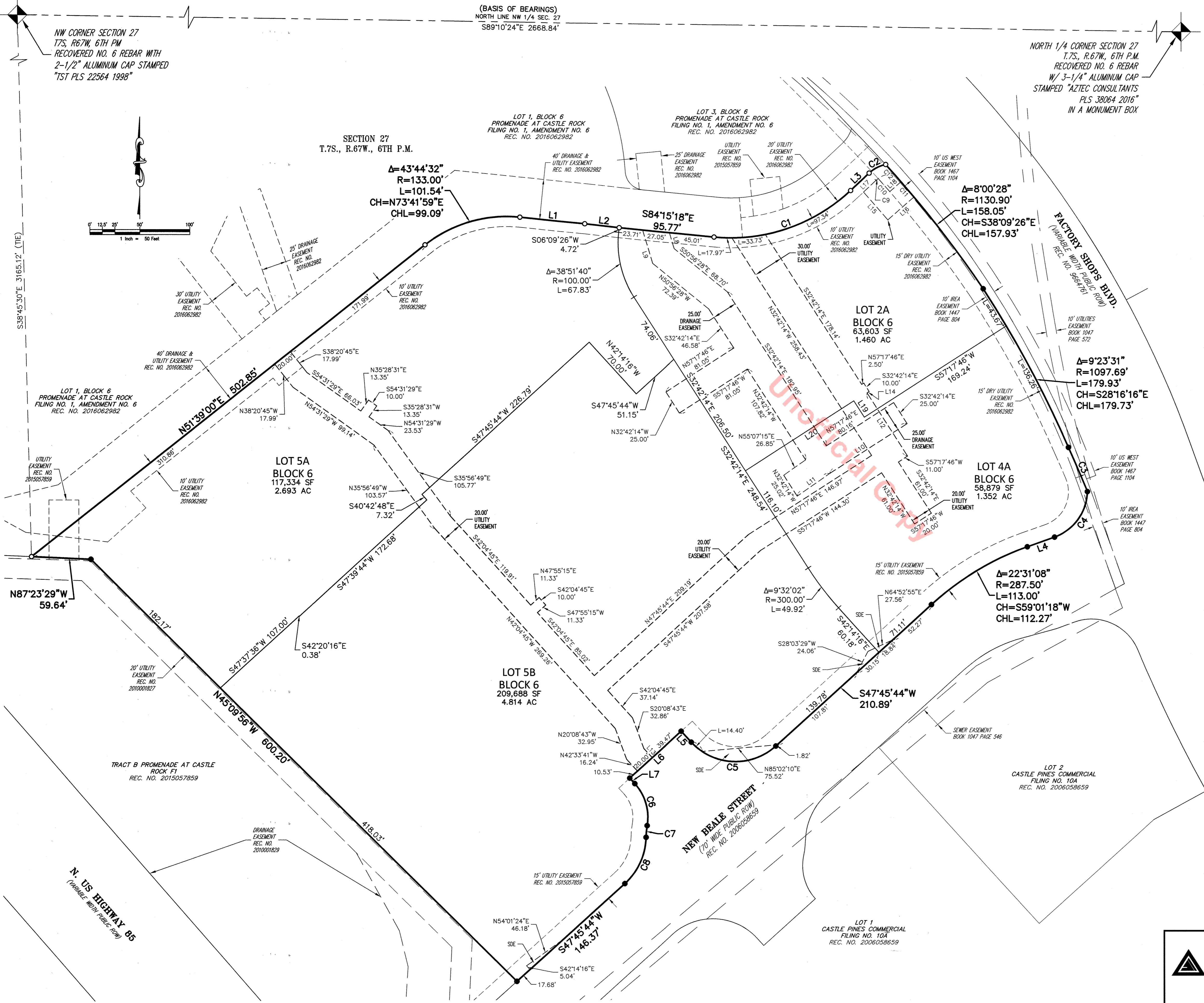
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Julianne Paul DEPUTY  
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14 SHEET 1 OF 2  
PROJECT NO.: PL16-0033



<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004	DATE OF PREPARATION: 2016-11-15
		SCALE: N/A
AzTec Proj. No: 23716-07		SHEET 1 OF 2

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14

A REPLAT OF LOTS 2, 4 AND 5, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6,  
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 2 OF 2

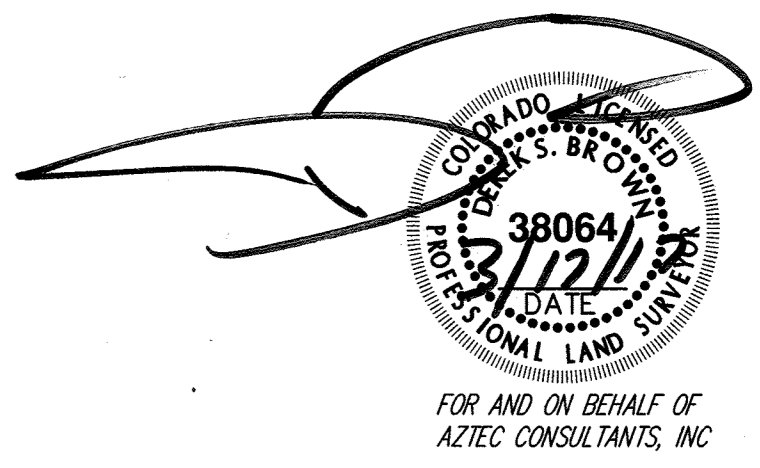


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	48°56'04"	174.50'	149.03'	N71°16'40"E, 144.55'
C2	31°28'02"	34.50'	18.95'	N62°32'39"E, 18.71'
C3	2°34'34"	1073.26'	48.26'	S23°08'25"E, 48.25'
C4	68°47'48"	50.00'	60.04'	S35°52'58"W, 56.49'
C5	90°00'00"	60.00'	94.25'	N87°14'16"W, 84.85'
C6	52°01'12"	50.00'	45.40'	S16°13'40"E, 43.85'
C7	8°25'02"	80.00'	11.75'	S05°34'25"W, 11.74'
C8	46°23'50"	65.00'	52.64'	S24°33'49"W, 51.21'
C9	6°48'14"	24.50'	2.91'	N50°12'45"E, 2.91'
C10	0°53'50"	1115.90'	17.47'	S41°26'13"E, 17.47'
C11	1°00'48"	1130.90'	20.00'	S40°29'02"E, 20.00'
C12	1°10'14"	1130.90'	23.11'	S41°34'33"E, 23.11'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°15'18"E	65.34'
L2	S83°25'50"E	34.75'
L3	N46°48'38"E	25.55'
L4	S70°16'52"W	28.91'
L5	N42°14'16"W	15.00'
L6	S47°45'44"W	70.00'
L7	S42°14'16"E	7.53'
L8	S16°43'22"E	16.80'
L9	N16°43'22"W	34.83'
L10	S57°17'46"W	92.38'
L11	S55°07'15"W	39.64'
L12	S32°42'14"E	75.00'
L13	S42°33'41"E	12.39'
L14	S57°17'46"W	2.50'
L15	N41°10'49"W	36.93'
L16	S48°50'48"W	34.84'
L17	N46°48'38"E	17.10'
L18	N48°50'47"E	15.00'
L19	N32°42'14"W	19.50'
L20	S57°17'46"W	129.22'

**LEGEND**

- Recovered P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- ROW RIGHT OF WAY
- (NR) NON-RADIAL
- SDE SIGHT DISTANCE EASEMENT



PLAT MAP, LOT & EASEMENT INFORMATION  
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 14 SHEET 2 OF 2  
 PROJECT NO.: PL16-0033

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	<p><b>DEVELOPER</b>                  PROMENADE CASTLE ROCK, LLC                  A DELAWARE LIMITED LIABILITY COMPANY                  5750 DTC PARKWAY, SUITE 210                  GREENWOOD VILLAGE, COLORADO 80111                  (303) 771-4004</p>		<p>DATE OF PREPARATION: 2016-11-15</p>
	<p>AzTec Proj. No.: 23716-07</p>		<p>SCALE: 1"=50'</p>