

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

A REPLAT OF LOT 3A, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 15
LOCATED IN THE NORTHWEST QUARTER OF 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 REPLAT LOT 3A, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 15 INTO 2 LOTS, VACATE AN EASEMENT AND DEDICATE NEW EASEMENTS.

LEGAL DESCRIPTION

LOT 3A, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 15 AS RECORDED UNDER RECEPTION NO. 2017023565 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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 2 LOTS, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL EASEMENTS 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.

OWNER:

LITTLE DEVIL NINEBARK, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGING MEMBER

BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

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

SIGNED THIS 20th DAY OF October, 2017.

STATE OF COLORADO } ss.
COUNTY OF ARAPAHOE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October, 2017, BY DONALD G. 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 LITTLE DEVIL NINEBARK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
Michelle Sanchez
NOTARY PUBLIC
MY COMMISSION EXPIRES: June 7, 2021



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 OCTOBER 28, 2016 AT RECEPTION NO. 2016077563 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CIBC BANK USA, AN ILLINOIS BANKING CORPORATION f/k/a THE PRIVATEBANK AND TRUST COMPANY

BY: JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS 20th DAY OF October, 2017.

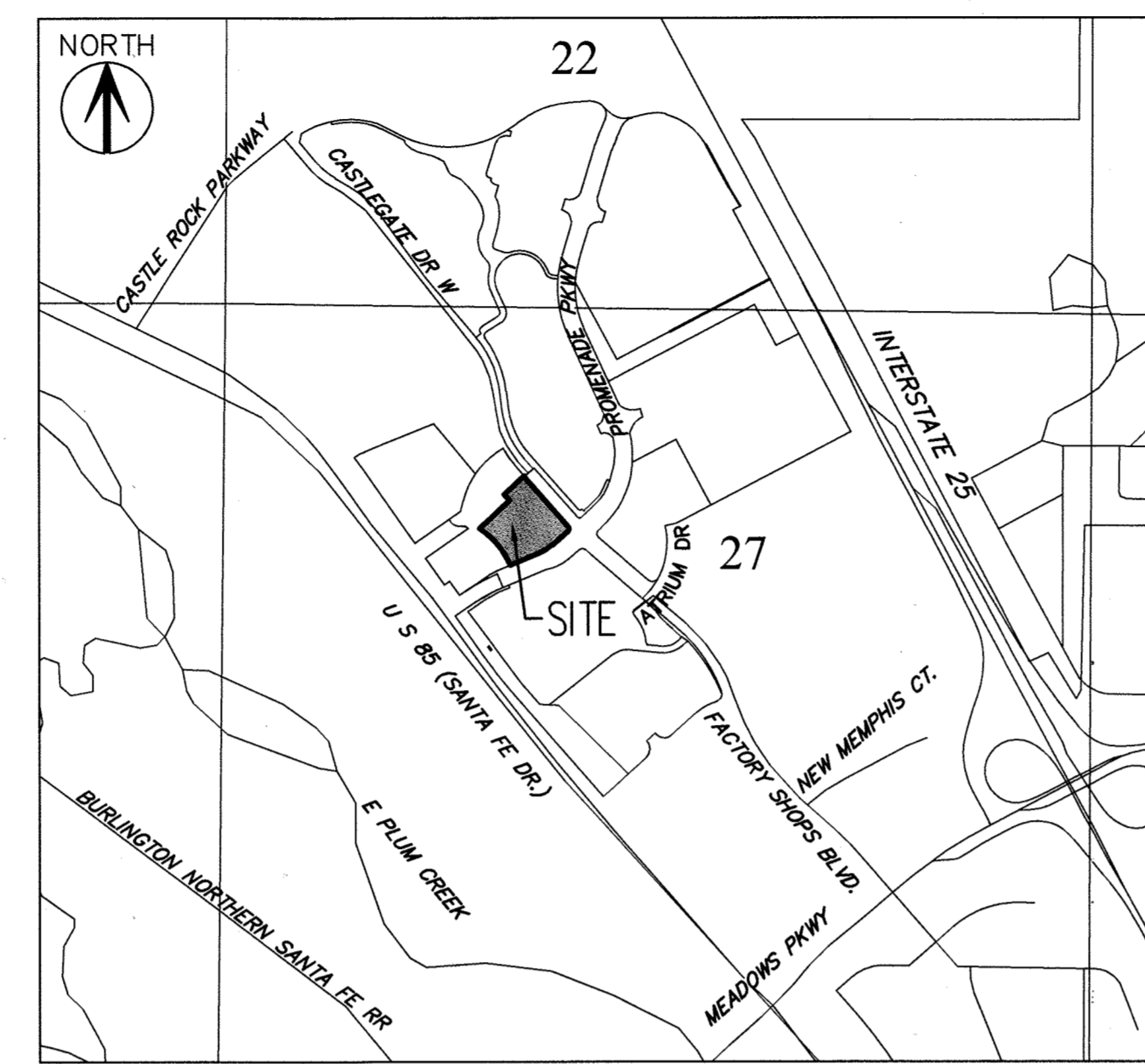
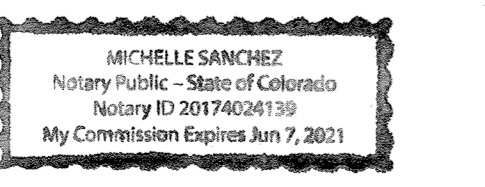
NOTARY CERTIFICATE

STATE OF Colorado } ss.
COUNTY OF Arapahoe }

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF October, 2017, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF CIBC BANK USA, AN ILLINOIS BANKING CORPORATION f/k/a THE PRIVATEBANK AND TRUST COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 7, 2021
NOTARY PUBLIC Michelle Sanchez



VICINITY MAP
Scale: 1" = 1000'

SHEET INDEX:

SHEET 1 — COVER SHEET
SHEET 2 — PLAT MAP

DEVELOPER

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

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

LIENHOLDER:

CIBC BANK USA, AN ILLINOIS BANKING CORPORATION f/k/a THE PRIVATEBANK AND TRUST COMPANY
120 SOUTH LASALLE STREET
CHICAGO, ILLINOIS 60603
312-564-2000

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABN70551555-4 WITH AN EFFECTIVE DATE OF 9-13-2017 AT 05:00:00 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 2 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 RECORDED AT RECEPTION NO. 2015078598 FOR LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. ALL LOTS SHALL HAVE ACCESS TO PROMENADE PARKWAY AND CASTLEGATE DRIVE WEST.
- 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 LINE WORK PROVIDED BY BOWMAN CONSULTING OF FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) CONDITIONAL LETTER OF MAP REVISION (CLOMR) CASE NO. 15-08-325R ZONE A FIRM FLOODPLAIN LIES WITHIN A PORTION OF THE SUBJECT PROPERTY (AS SHOWN HEREON) THE REMAINDER OF 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 AND LANDSCAPE IN THE RIGHT-OF-WAY AND MEDIAN WILL BE MAINTAINED BY THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2.
- 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 RECEPTION NO. 2015024611 AS AMENDED BY FIRST AMENDMENT RECORDED AT RECEPTION NO. 2015077070 AND BLOCK 5 SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECEPTION NO. 2015078598.
- 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY EASEMENT AS RECORDED UNDER RECEPTION NO. 2017023565 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AS DEPICTED HEREON.

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
5	3A-1	81,521	1.871	FUTURE DEVELOPMENT	LITTLE DEVIL NINEBARK, LLC	LITTLE DEVIL NINEBARK, LLC
5	3A-2	71,526	1.642	FUTURE DEVELOPMENT	LITTLE DEVIL NINEBARK, LLC	LITTLE DEVIL NINEBARK, LLC
TOTAL FILING NO. 1, AMENDMENT NO. 16		153,047	3.513			

TITLE CERTIFICATE

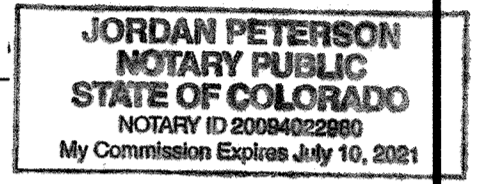
I, William Brendemuhl AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION. AND ORDER NO. 70551555

SIGNED THIS 20th DAY OF October, 2017.
William Brendemuhl AUTHORIZED REPRESENTATIVE
Comm. Title Officer LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
STATE OF Colorado } ss.
COUNTY OF Arapahoe }

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF October, 2017
BY William Brendemuhl AS Comm. Title Officer OF LAND TITLE GUARANTEE COMPANY.

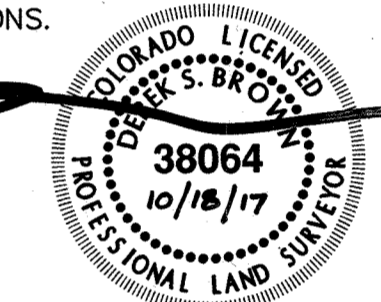
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 7/10/2021
NOTARY PUBLIC Jordan Peterson



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 IN JANUARY, 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 20th DAY OF October, 2017.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

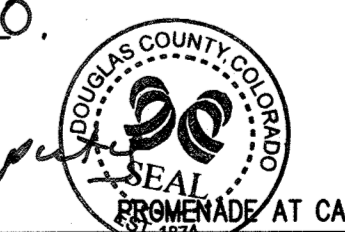
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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:
[Signature] TOWN CLERK
[Signature] TOWN MANAGER
10-30-2017 DATE
10-30-2017 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 3:18 p.m. ON THE 20th DAY OF Nov., 2017.
AT RECEPTION NO. 2017078920.
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY

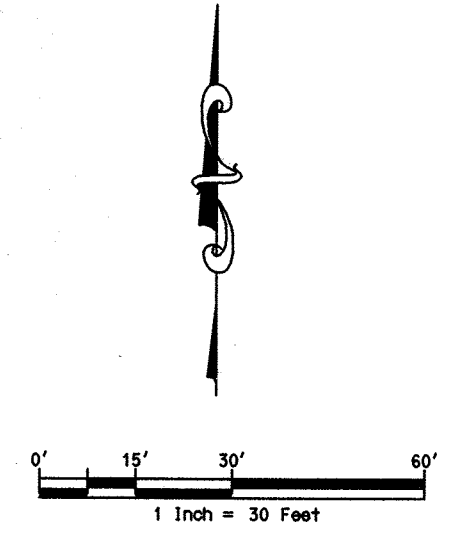
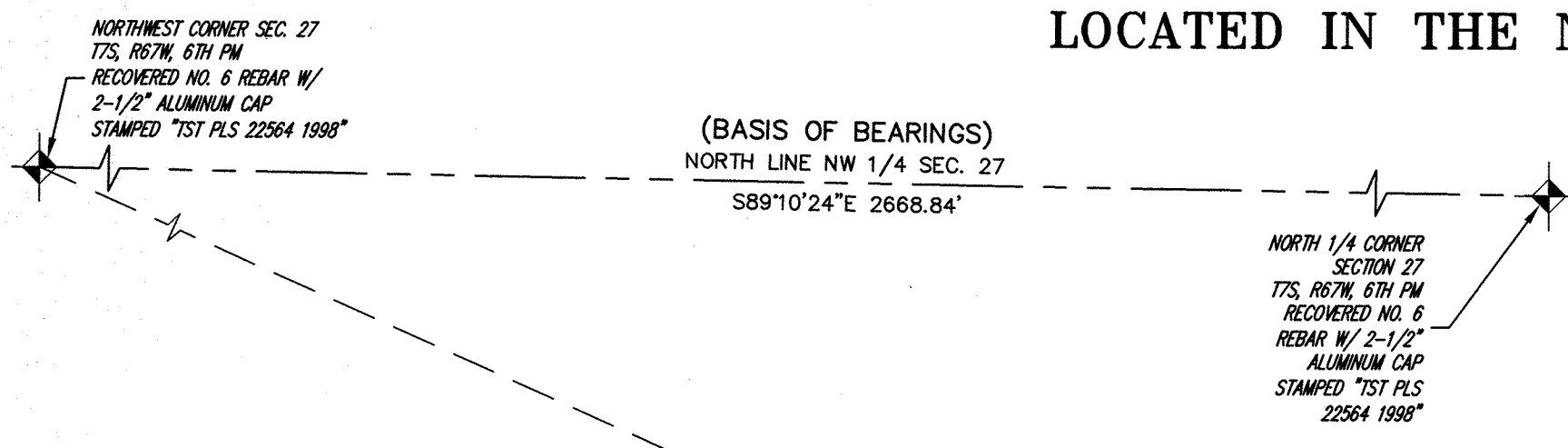


 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004		DATE OF PREPARATION: 2017-09-25
	COVER SHEET PROJECT NO.: PL17-0024 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16 SHEET 1 OF 2		SCALE: N/A
	AZTEC Proj. No: 23717-08		SHEET 1 OF 2 COVER SHEET

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16

A REPLAT OF LOT 3A, BLOCK 5, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 15
 LOCATED IN THE NORTHWEST QUARTER OF 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

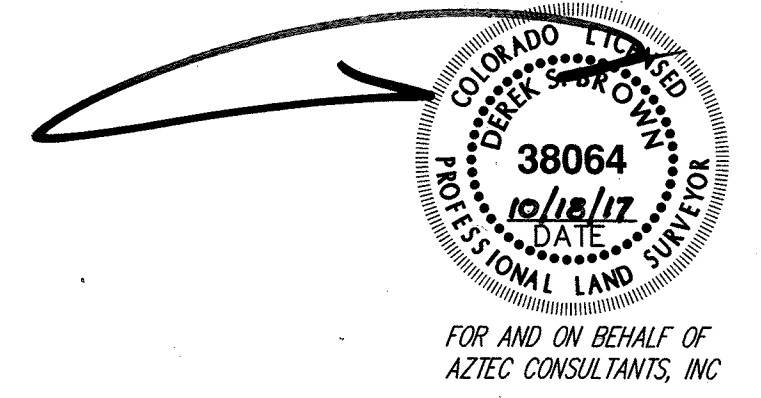
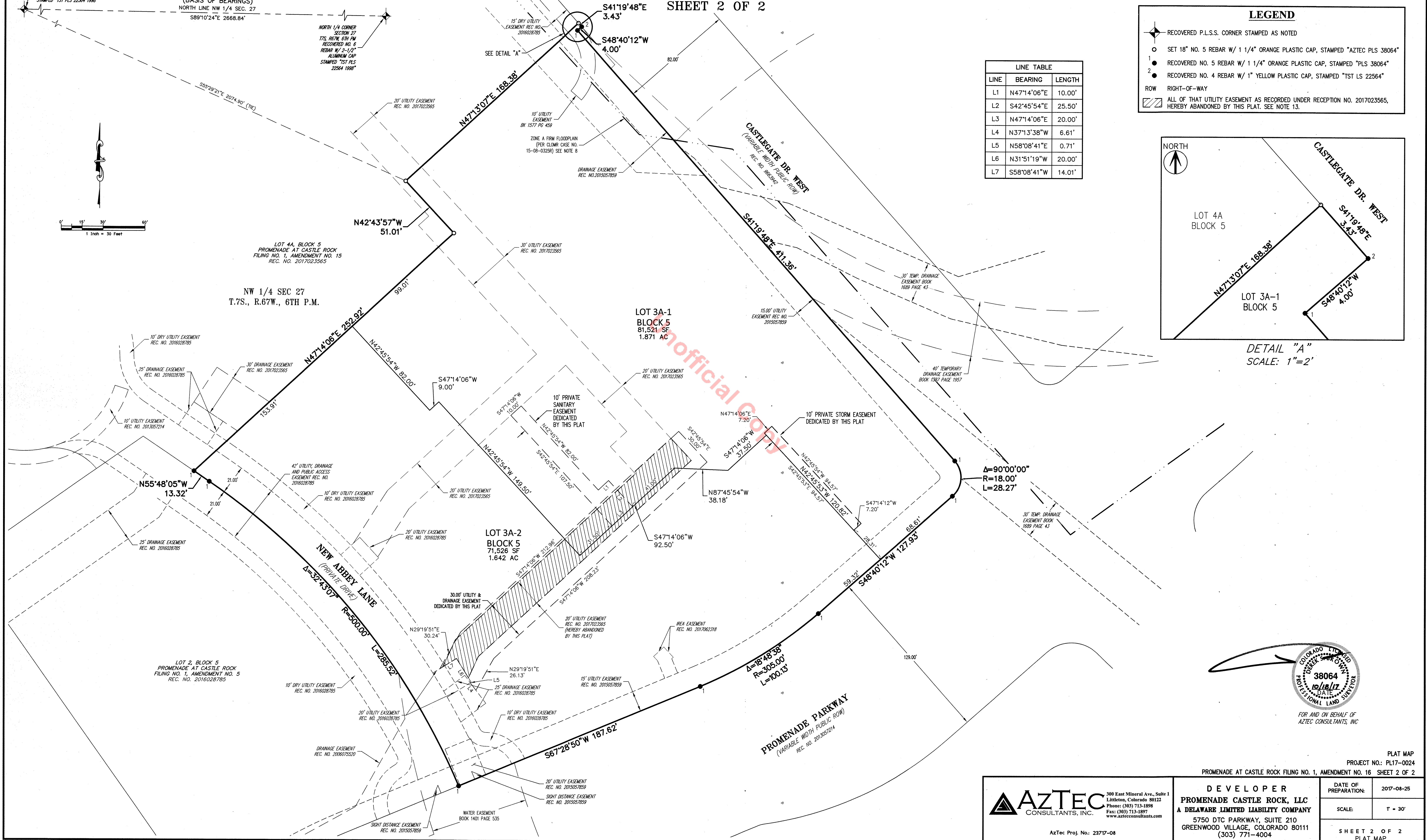
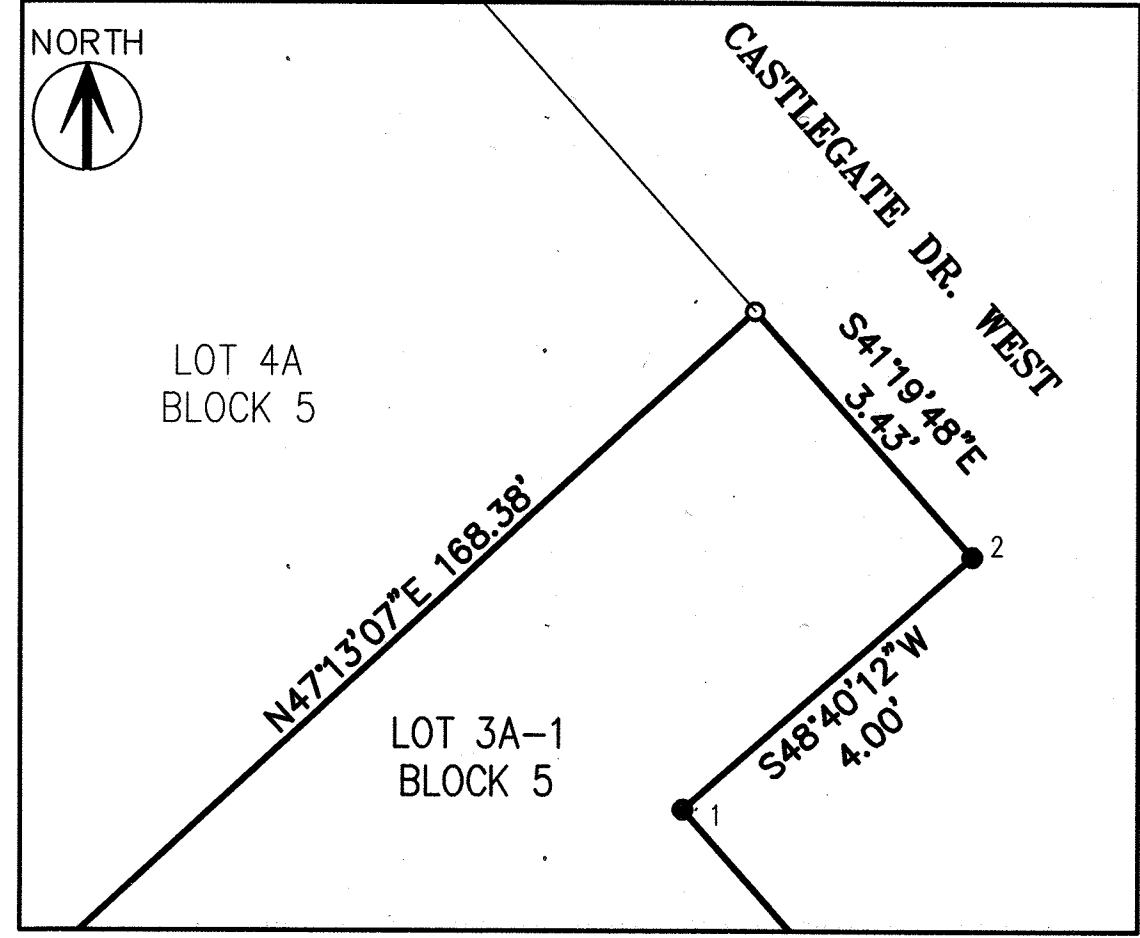


LEGEND

- ◊ 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 "PLS 38064"
- RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "TST LS 22564"
- ROW RIGHT-OF-WAY
- ▨ ALL OF THAT UTILITY EASEMENT AS RECEIVED UNDER RECEPTION NO. 2017023565, HEREBY ABANDONED BY THIS PLAT. SEE NOTE 13.

LINE TABLE

LINE	BEARING	LENGTH
L1	N47°14'06"E	10.00'
L2	S42°45'54"E	25.50'
L3	N47°14'06"E	20.00'
L4	N37°13'38"W	6.61'
L5	N58°08'41"E	0.71'
L6	N31°51'19"W	20.00'
L7	S58°08'41"W	14.01'



<p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 23717-08</p>	<p>DEVELOPER PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>	<p>PLAT MAP PROJECT NO.: PL17-0024 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 16 SHEET 2 OF 2</p> <p>DATE OF PREPARATION: 2017-08-25</p> <p>SCALE: 1" = 30'</p> <p>SHEET 2 OF 2 PLAT MAP</p>
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