

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6

A REPLAT OF LOTS 1, 2 AND 3 BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT, TOGETHER WITH A CERTAIN PORTION OF FACTORY SHOPS BOULEVARD RIGHT-OF-WAY, 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 5

### PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT THREE PLATTED LOTS, AND A PORTION OF RIGHT-OF-WAY INTO 5 LOTS.

### LEGAL DESCRIPTION

LOTS 1, 2, 3, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT, AS RECORDED UNDER RECEPTION NO. 2015057859 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH A CERTAIN PORTION OF FACTORY SHOPS BOULEVARD AS SHOWN AS ADDITIONAL RIGHT-OF-WAY DEDICATION ON SAID PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27 BEARS SOUTH 89°10'24" EAST, AND ALL BEARING ARE MADE AS A REFERENCE HEREON.

THENCE SOUTH 38°08'42" EAST, A DISTANCE OF 2408.19 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 1, BLOCK 6, AND THE POINT OF BEGINNING.

THENCE ALONG THE NORTHWESTERLY AND NORTHEASTERLY BOUNDARIES OF SAID LOT 1, BLOCK 6, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 54°48'57" EAST, A DISTANCE OF 123.34 FEET;
2. NORTH 61°08'25" EAST, A DISTANCE OF 103.25 FEET;
3. NORTH 68°00'21" EAST, A DISTANCE OF 70.00 FEET;
4. NORTH 22°31'10" WEST, A DISTANCE OF 16.64 FEET;
5. NORTH 67°28'50" EAST, A DISTANCE OF 245.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11.50 FEET;
6. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'05", AN ARC LENGTH OF 2.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 251.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'43", AN ARC LENGTH OF 146.37 FEET;
8. TANGENT TO SAID CURVE, NORTH 48°40'12" EAST, A DISTANCE OF 97.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 26.00 FEET;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°25'45", AN ARC LENGTH OF 38.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 407.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 45°09'10" EAST;
10. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'51", AN ARC LENGTH OF 39.53 FEET;
11. NON-TANGENT TO SAID CURVE, SOUTH 49°21'27" EAST, A DISTANCE OF 406.09 FEET;

THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 49°21'27" EAST, A DISTANCE OF 192.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,557.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 41°08'32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'05", AN ARC LENGTH OF 158.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,130.90 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°17'38" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'09", AN ARC LENGTH OF 208.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,097.69 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°01'58" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'31", AN ARC LENGTH OF 179.93 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 2, BLOCK 6, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,073.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°34'18" WEST;

THENCE ALONG THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARY OF SAID LOT 2, BLOCK 6, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°34'34", AN ARC LENGTH OF 48.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°30'56" WEST;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°47'48", AN ARC LENGTH OF 60.04 FEET;
3. TANGENT TO SAID CURVE, SOUTH 70°16'52" WEST, A DISTANCE OF 28.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 287.50 FEET;
4. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°31'08", AN ARC LENGTH OF 113.00 FEET;
5. TANGENT TO SAID CURVE, SOUTH 47°45'44" WEST, A DISTANCE OF 210.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET;
6. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 94.25 FEET;
7. TANGENT TO SAID CURVE, NORTH 42°14'16" WEST, A DISTANCE OF 15.00 FEET;
8. SOUTH 47°45'44" WEST, A DISTANCE OF 70.00 FEET;
9. SOUTH 42°14'16" EAST, A DISTANCE OF 7.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°01'12", AN ARC LENGTH OF 45.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 80.00 FEET;
11. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'02", AN ARC LENGTH OF 11.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65.00 FEET;
12. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°23'50", AN ARC LENGTH OF 52.64 FEET;
13. TANGENT TO SAID CURVE, SOUTH 47°45'44" WEST, A DISTANCE OF 146.37 FEET TO THE NORTHEASTERLY BOUNDARY OF TRACT B OF SAID PLAT;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT B THE FOLLOWING FOUR (4) COURSES:

1. DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID LOT 2, BLOCK 6, NORTH 45°09'56" WEST, A DISTANCE OF 600.20 FEET;
2. NORTH 87°23'29" WEST, A DISTANCE OF 113.47 FEET;
3. NORTH 40°55'28" WEST, A DISTANCE OF 179.30 FEET;
4. NORTH 36°29'57" WEST, A DISTANCE OF 542.74 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 25.180 ACRES, (1,096,860 SQUARE FEET), MORE OR LESS.

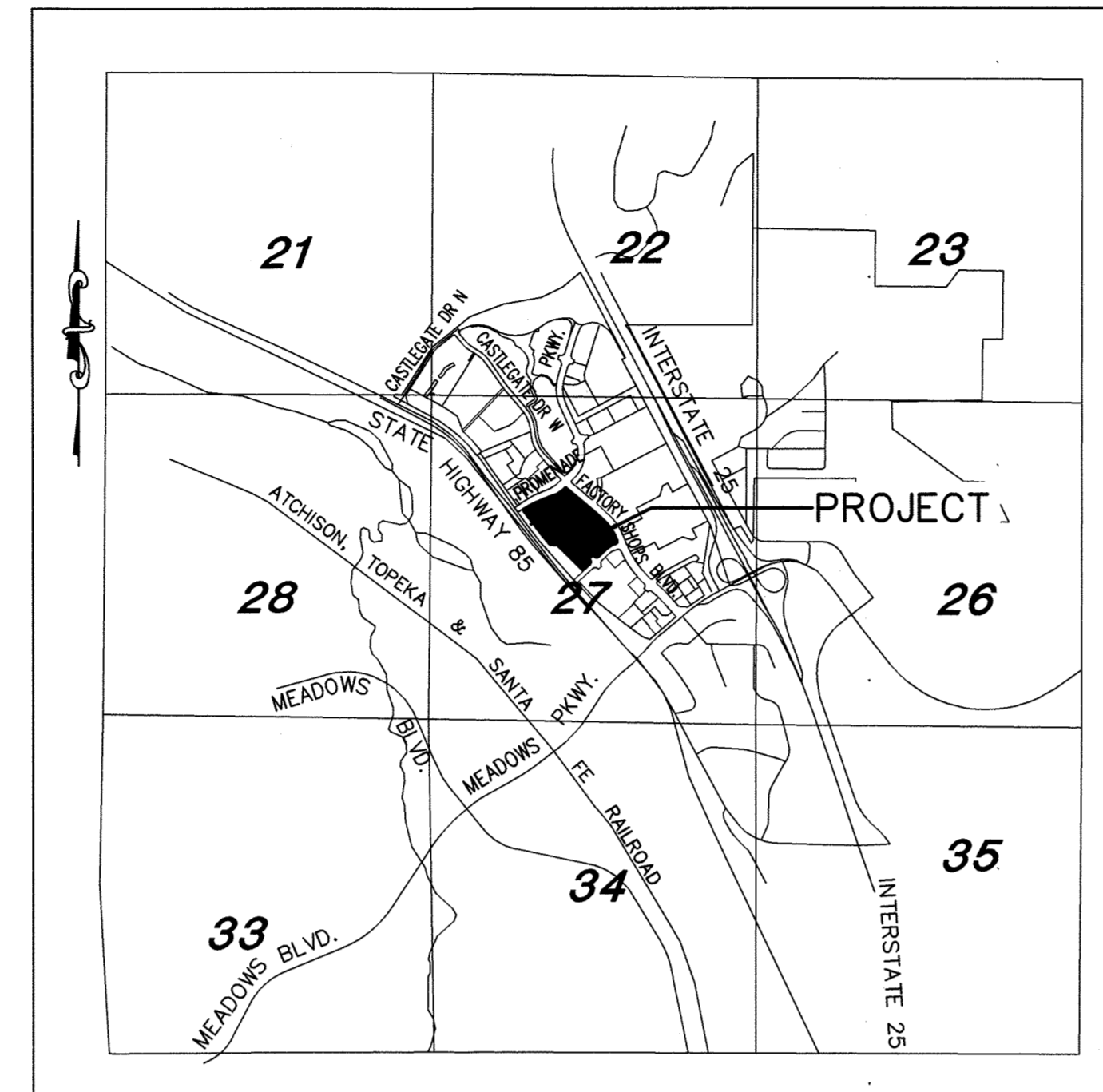
### CERTIFICATE OF DEDICATION AND OWNERSHIP

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 5 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. 6. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITY, SIGHT DISTANCE, LIGHTING, AND ELECTRIC EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED ALSO HEREBY DEDICATE TO THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2 A SIGNAGE EASEMENT LOCATED WITHIN LOT 1, BLOCK 6 OF THIS INSTRUMENT.

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.

### PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 - LAND SUMMARY TABLE

LOT AND BLOCK	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
LOT 1, BLOCK 6	601,534	13.809	FUTURE DEVELOPMENT	DILLON COMPANIES, INC	DILLON COMPANIES, INC
LOT 2, BLOCK 6	63,603	1.460	FUTURE DEVELOPMENT	PONDEROSA PINE, LLC	PONDEROSA PINE, LLC
LOT 3, BLOCK 6	45,822	1.052	FUTURE DEVELOPMENT	PINYON PINE, LLC	PINYON PINE, LLC
LOT 4, BLOCK 6	58,879	1.352	FUTURE DEVELOPMENT	PRAIRIE WINECUPS, LLC	PRAIRIE WINECUPS, LLC
LOT 5, BLOCK 6	327,022	7.507	FUTURE DEVELOPMENT	PINK YARROW, LLC	PINK YARROW, LLC
TOTAL FILING NO. 1, AMENDMENT NO. 6	1,096,860	25.180			



VICINITY MAP Scale: 1" = 2500'

### SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	PLAT MAP, LOT INFORMATION, GENERAL NOTES
SHEET 3	SIGNAGE & DRY UTILITY EASEMENT DETAILS
SHEET 4	DRAINAGE & UTILITY EASEMENT DETAILS
SHEET 5	VACATED RIGHT-OF-WAY DETAIL

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



### OWNER: THAT PORTION OF FACTORY SHOPS BOULEVARD RIGHT-OF-WAY

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Paul Donahue  
MAYOR

ATTEST: Sally Mearns  
TOWN CLERK

### NOTARY CERTIFICATE

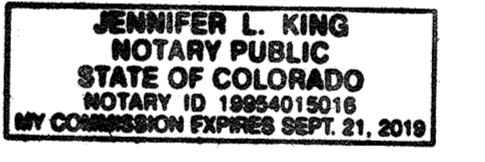
STATE OF Colorado )  
COUNTY OF Douglas ) SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF September, 2016 BY Paul Donahue AS MAYOR AND BY Sally Mearns AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Jennifer L. King

MY COMMISSION EXPIRES 9-21-2019



### OWNERS: AS TO LOTS 2 & 3, BLOCK 6

AS TO LOT 2, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT:

PONDEROSA PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY; PRAIRIE WINECUPS, LLC, A COLORADO LIMITED LIABILITY COMPANY; PINK YARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY

AS TO LOT 3, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT:

PINYON PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY

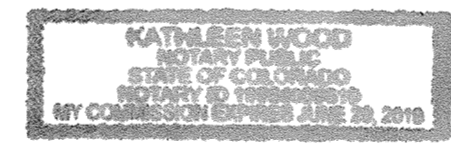
BY: PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF THE ENTITIES SHOWN ABOVE

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

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

SIGNED THIS 23rd DAY OF August, 2016.

STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) SS.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, 2016, 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 PONDEROSA PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY; PRAIRIE WINECUPS, LLC, A COLORADO LIMITED LIABILITY COMPANY; PINK YARROW, LLC, A COLORADO LIMITED LIABILITY COMPANY; PINYON PINE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Katharine Wood

MY COMMISSION EXPIRES 6/23/2019

### 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 LIENS CREATED BY THE INSTRUMENTS RECORDED DECEMBER 31, 2015 AT RECEPTION NUMBERS: 2015093193, 2015093194, 2015093195, 2015093196, 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, MANAGING DIRECTOR

SIGNED THIS 23rd DAY OF August, 2016.

### NOTARY CERTIFICATE

STATE OF Colorado )  
COUNTY OF Arapahoe ) SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF August, 2016, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Katharine Wood

MY COMMISSION EXPIRES 6/23/2019

### OWNER: AS TO LOT 1, BLOCK 6

AS TO LOT 1, BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT:

DILLON COMPANIES, INC., A KANSAS CORPORATION

BY: Dennis Gibson

NAME: Dennis Gibson  
AS: Vice President

### NOTARY CERTIFICATE

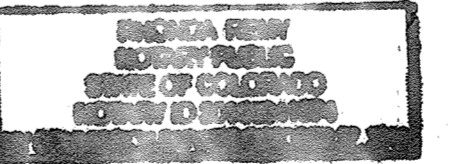
STATE OF Colorado )  
COUNTY OF Denver ) SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF August, 2016 BY Dennis Gibson AS Vice President OF DILLON COMPANIES, INC., A KANSAS CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: R. Henry

MY COMMISSION EXPIRES 10-21-2018



### PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2 ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE SIGNAGE EASEMENT LOCATED WITHIN LOT 1, BLOCK 6 HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2.

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2

BY: Peter M. Ludlow  
AS: President

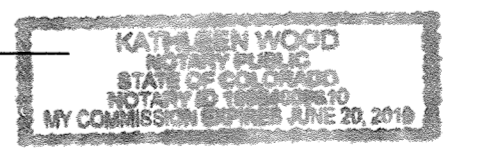
STATE OF COLORADO )  
COUNTY OF Arapahoe ) SS.

ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August, 2016 BY Peter M. Ludlow AS President OF PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Katharine Wood

MY COMMISSION EXPIRES 6/23/2019



### TITLE CERTIFICATE

William Brenden 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 23rd DAY OF August, 2016.

William Brenden  
AUTHORIZED REPRESENTATIVE

Comm. Title Office  
LAND TITLE GUARANTEE COMPANY

### NOTARY CERTIFICATE

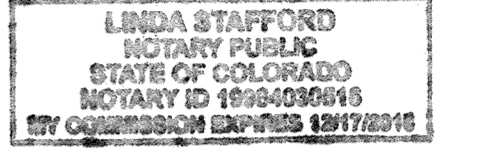
STATE OF Colorado )  
COUNTY OF ARAPAHOE ) SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF August, 2016 BY William Brenden AS Comm. Title Office OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

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.

### 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 31 DAY OF August, 2016.

[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

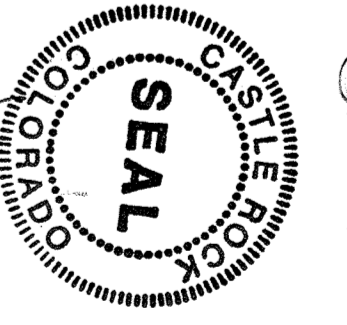
DATE

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN APPROVED IN 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  
8-31-16  
DATE

[Signature]  
TOWN MANAGER  
8-31-2016  
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 3:13 ON THE 12th DAY OF September, 2016.

AT RECEPTION NO. 2016062982

DOUGLAS COUNTY CLERK AND RECORDER:  
BY: [Signature]  
DEPUTY CLERK



PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 SHEET 1 OF 5  
PROJECT NO.: PL16-0001

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

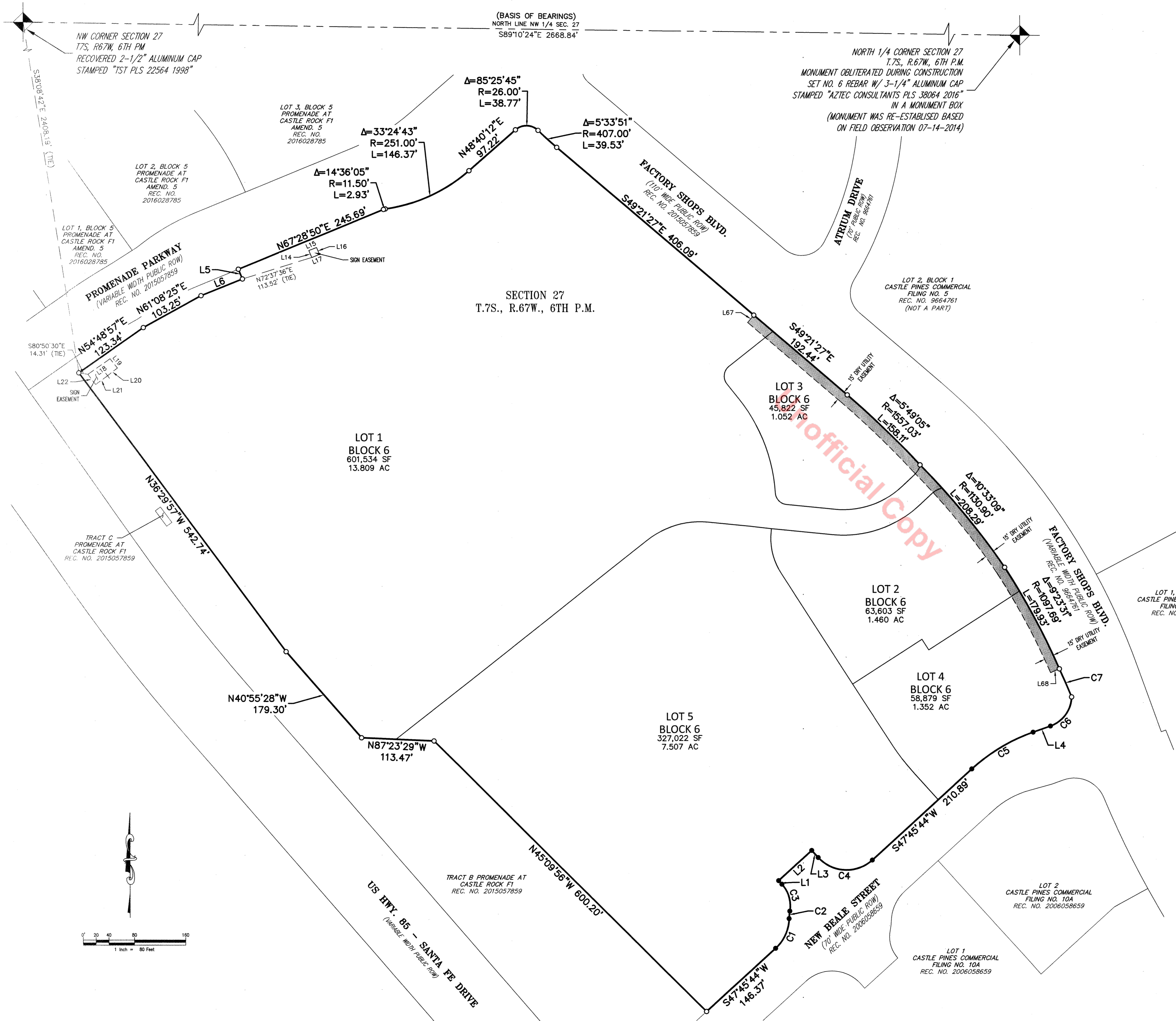
**DEVELOPER**  
**PROMENADE CASTLE ROCK, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY  
5750 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 771-4004

DATE OF PREPARATION:	2015-12-10
SCALE:	N/A
SHEET 1 OF 5	



# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6

A REPLAT OF LOTS 1, 2 AND 3 BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT, TOGETHER WITH A CERTAIN PORTION OF FACTORY SHOPS BOULEVARD RIGHT-OF-WAY, 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 3 OF 5



### LEGEND

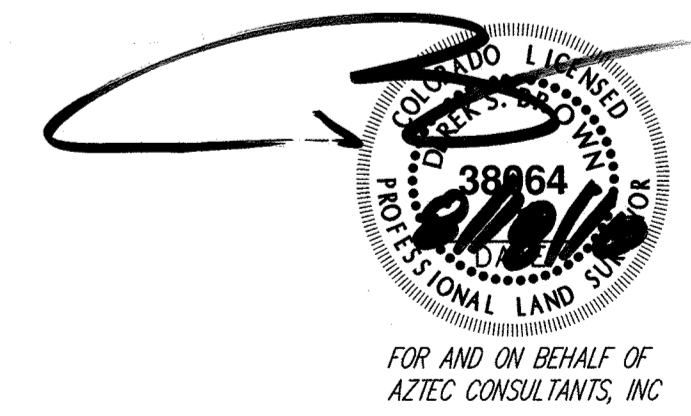
- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- ROW RIGHT OF WAY
- DRY UTILITY EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	46°23'50"	65.00'	52.64'
C2	8°25'02"	80.00'	11.75'
C3	52°01'12"	50.00'	45.40'
C4	90°00'00"	60.00'	94.25'
C5	22°31'08"	287.50'	113.00'
C6	68°47'48"	50.00'	60.04'
C7	2°34'34"	1073.26'	48.26'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°14'16"E	7.53'
L2	S47°45'44"W	70.00'
L3	N42°14'16"W	15.00'
L4	S70°16'52"W	28.91'
L5	N22°31'10"W	16.64'
L6	N68°00'21"E	70.00'
L14	N22°31'10"W	11.82'
L15	N67°28'50"E	12.92'
L16	S22°31'10"E	11.82'
L17	S67°28'50"W	12.92'
L18	N54°48'57"E	42.36'
L19	S38°20'45"E	18.56'
L20	S52°00'00"W	19.62'
L21	S53°30'03"W	23.33'
L22	N36°29'57"W	20.03'
L67	S40°38'33"W	15.00'
L68	N66°25'33"E	15.00'
L69	N40°38'33"E	15.00'

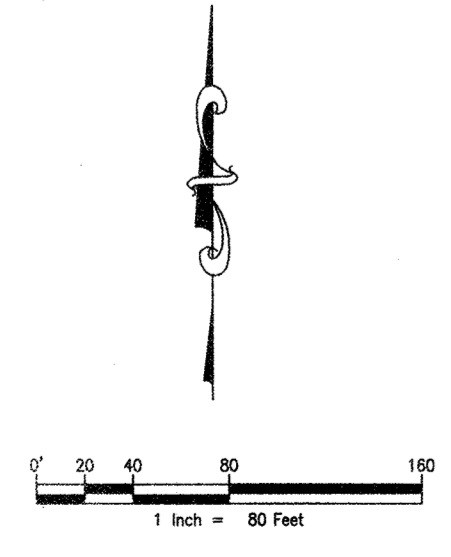
(SEE SHEET 2 FOR BOUNDARY AND LOT INFORMATION)  
(SEE SHEET 4 FOR UTILITY EASEMENT DETAILS)

NOTE: ALL EASEMENTS SHOWN ON THIS PAGE TO BE GRANTED WITH THE FILING OF THIS PLAT.



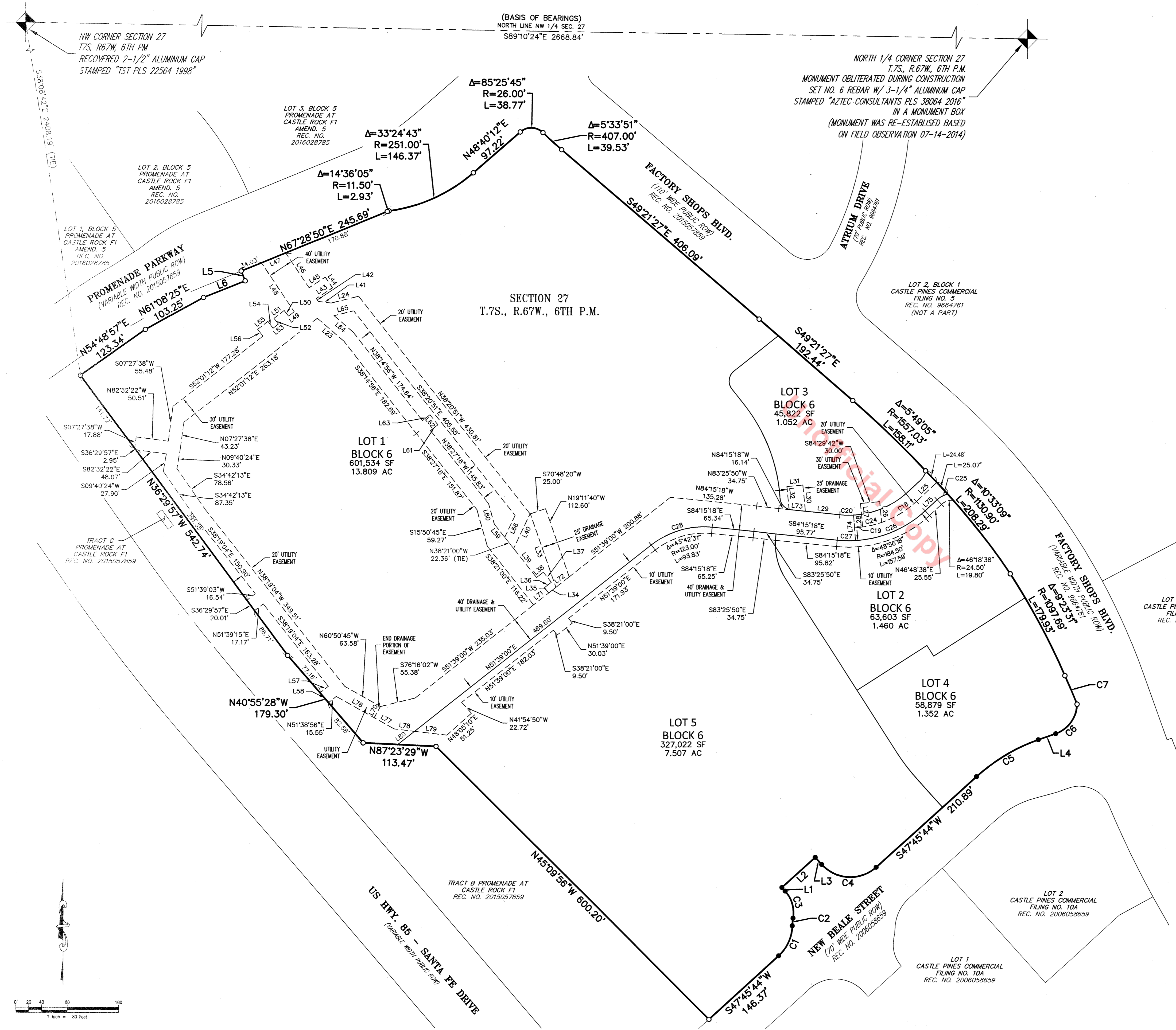
SIGNAGE & DRY UTILITY EASEMENT DETAILS  
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 SHEET 3 OF 5  
PROJECT NO.: PL16-0001

<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.: 23715-09</p>	<p><b>DEVELOPER</b> PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY</p> <p>5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>	DATE OF PREPARATION:	2015-12-08
		SCALE:	1"=80'
		SHEET 3 OF 5	



# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6

A REPLAT OF LOTS 1, 2 AND 3 BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT, TOGETHER WITH A CERTAIN PORTION OF FACTORY SHOPS BOULEVARD RIGHT-OF-WAY, 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 4 OF 5



LINE	BEARING	LENGTH
L1	S42°14'16"E	7.53'
L2	S47°45'44"W	70.00'
L3	N42°14'16"W	15.00'
L4	S70°16'52"W	28.91'
L5	N22°31'10"W	16.64'
L6	N68°00'21"E	70.00'
L23	S49°35'45"E	53.95'
L24	S75°59'46"W	44.02'
L25	S46°48'38"W	43.74'
L26	N05°30'18"W	32.61'
L27	S05°30'18"E	36.89'
L28	N04°27'04"W	20.00'
L29	N84°15'18"W	53.85'
L30	N05°31'34"W	41.25'
L31	S84°28'26"W	25.00'
L32	S05°31'34"E	36.27'
L33	S19°11'40"E	121.28'
L34	S51°39'00"W	14.24'
L35	N38°21'00"W	10.55'
L36	N51°39'00"E	13.50'
L37	N38°20'45"W	20.00'
L38	S51°39'15"W	13.50'
L39	N38°21'00"W	57.47'
L40	N25°05'58"E	60.05'
L41	N83°21'00"W	20.24'
L42	N33°46'10"W	5.55'
L43	N56°13'50"E	30.23'
L44	N33°46'10"W	20.00'
L45	S56°13'50"W	30.23'
L46	N33°46'10"W	65.53'
L47	S67°28'50"W	40.78'

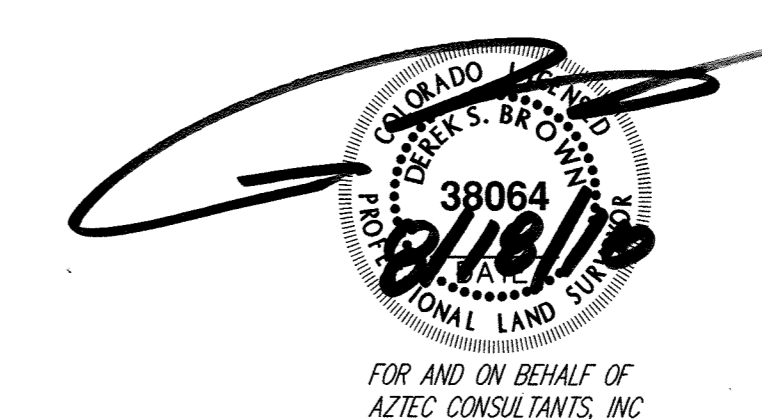
LINE	BEARING	LENGTH
L48	S33°46'10"E	91.75'
L49	S52°01'12"W	11.18'
L50	N37°58'48"W	11.04'
L51	S52°01'12"W	20.00'
L52	S37°58'48"E	11.04'
L53	S52°01'12"W	10.41'
L54	N37°58'48"W	13.31'
L55	S52°01'12"W	20.02'
L56	S37°58'48"E	13.31'
L57	S51°38'56"W	16.44'
L58	S40°55'28"E	20.02'
L59	N38°21'00"W	26.07'
L60	N15°50'45"W	33.08'
L61	N51°39'01"E	14.79'
L62	N38°20'45"W	20.00'
L63	S51°39'15"W	14.79'
L64	N49°35'45"W	38.98'
L65	N75°59'46"E	31.43'
L66	S25°05'58"W	37.69'
L70	S29°09'15"W	20.00'
L71	N51°39'00"E	30.03'
L72	N51°39'00"E	26.47'
L73	S84°15'18"E	25.49'
L74	S04°27'04"E	39.94'
L75	N46°48'38"E	25.55'
L76	S60°50'45"E	67.50'
L77	S60°50'45"E	35.44'
L78	S83°20'45"E	32.07'
L79	S83°20'45"E	50.71'
L80	N51°39'00"E	33.25'

CURVE	DELTA	RADIUS	LENGTH
C1	46°23'50"	65.00'	52.64'
C2	8°25'02"	80.00'	11.75'
C3	52°01'12"	50.00'	45.40'
C4	90°00'00"	60.00'	94.25'
C5	22°31'08"	287.50'	113.00'
C6	68°47'48"	50.00'	60.04'
C7	2°34'34"	1073.26'	48.26'
C8	23°39'53"	154.50'	63.81'
C9	4°44'18"	154.50'	12.78'
C20	8°23'36"	146.35'	21.44'
C24	11°17'34"	154.50'	30.45'
C25	31°28'02"	34.50'	18.95'
C26	39°33'32"	174.50'	120.48'
C27	9°22'32"	174.50'	28.55'
C28	43°44'32"	133.00'	101.54'

**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
- (R) RADIAL

(SEE SHEET 2 FOR BOUNDARY AND LOT INFORMATION)  
(SEE SHEET 3 FOR SIGNAGE & DRY UTILITY EASEMENT DETAILS)



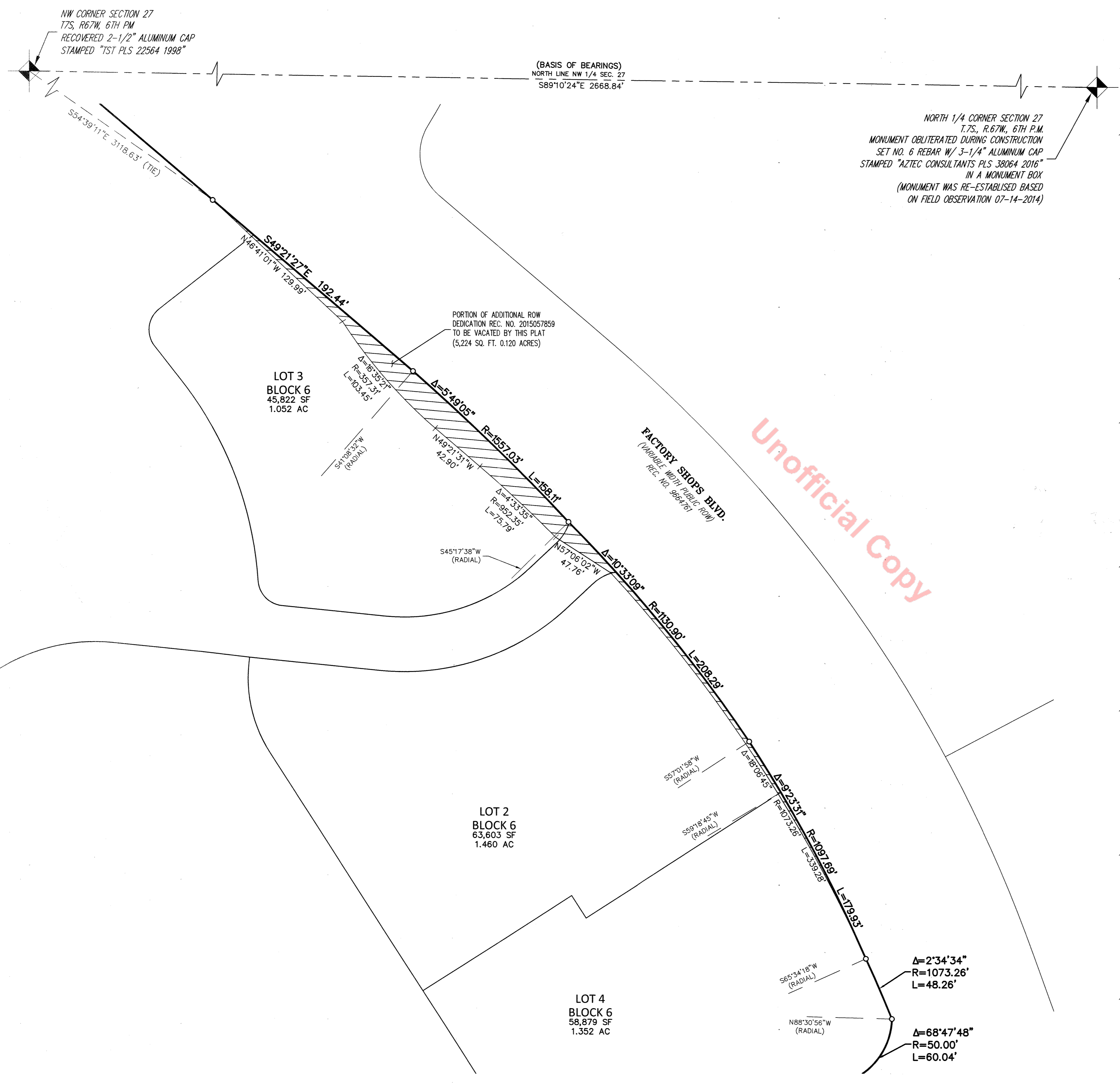
NOTE: ALL EASEMENTS SHOWN ON THIS PAGE TO BE GRANTED WITH THE FILING OF THIS PLAT.

DRAINAGE & UTILITY EASEMENT DETAILS  
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 SHEET 4 OF 5  
PROJECT NO.: PL16-0001

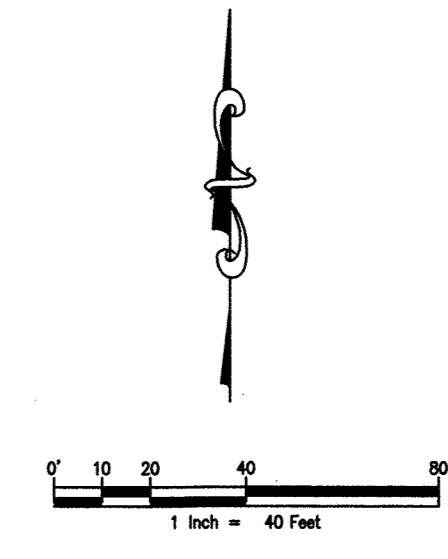
<p>AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1899 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> PROMENADE CASTLE ROCK, LLC A DELAWARE LIMITED LIABILITY COMPANY</p> <p>5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>		<p>DATE OF PREPARATION: 2015-12-08</p>
	<p>AzTec Proj. No.: 23715-09</p>		<p>SCALE: 1"=80'</p>
	<p>SHEET 4 OF 5</p>		

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6

A REPLAT OF LOTS 1, 2 AND 3 BLOCK 6, PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT, TOGETHER WITH A CERTAIN PORTION OF FACTORY SHOPS BOULEVARD RIGHT-OF-WAY, 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 5 OF 5



Unofficial Copy



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"
	RIGHT OF WAY
	NON-RADIAL
	VACATED RIGHT-OF-WAY BY THIS PLAT



 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 23715-09	DEVELOPER <b>PROMENADE CASTLE ROCK, LLC</b> A DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004		VACATED RIGHT-OF-WAY DETAIL PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 6 SHEET 5 OF 5 PROJECT NO: PL16-0001
	DATE OF PREPARATION: 2015-12-08	SCALE: 1"=40'	SHEET 5 OF 5