

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7

A REPLAT OF LOT 1A, BLOCK 2, AND TRACT D1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 3 AND TRACTS A, B & C, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND 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 3

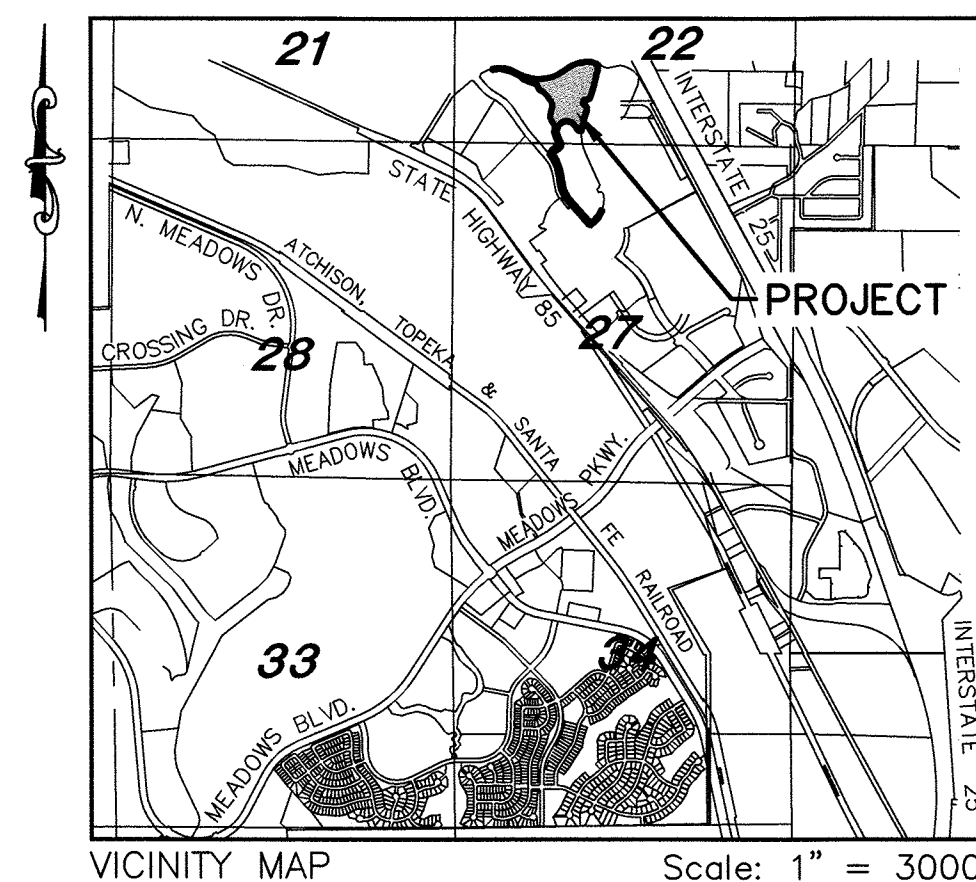
PURPOSE:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT 1 LOT AND 4 TRACTS INTO 8 NEW LOTS AND 1 TRACT AND TO VACATE CERTAIN SLOPE AND DRAINAGE EASEMENTS. NO NEW EASEMENTS ARE BEING CREATED.

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING LOT 1A, BLOCK 2, AND TRACT D1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 3, AS RECORDED UNDER RECEPTION NO. 2016005271 AND TRACTS A, B AND C, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 4, AS RECORDED UNDER RECEPTION NO. 2016040507, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

CONTAINING AN AREA OF 16.084 ACRES, (700,644 SQUARE FEET), MORE OR LESS.



SHEET INDEX:

SHEET 1 COVER SHEET & LEGAL DESCRIPTION
SHEETS 2-3 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

LIENHOLDER:

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

SURVEYOR:

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

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
2	1A-1	57,179	1.313	FUTURE DEVELOPMENT	BLUE AVENA	BLUE AVENA
2	1A-2	55,188	1.267	FUTURE DEVELOPMENT	BLUE CHIP	BLUE CHIP
2	1A-3	110,361	2.534	FUTURE DEVELOPMENT	BLUE FESCUE	BLUE FESCUE
2	1A-4	79,169	1.817	FUTURE DEVELOPMENT	BLUE MIST	BLUE MIST
2	1A-5	45,359	1.041	FUTURE DEVELOPMENT	BUCKWHEAT	BUCKWHEAT
2	1A-6	39,283	0.902	FUTURE DEVELOPMENT	BUFFALO	BUFFALO
2	1A-7	32,945	0.756	FUTURE DEVELOPMENT	BIG BUESTEM	BIG BUESTEM
2	1A-8	50,187	1.152	FUTURE DEVELOPMENT	BLACK MONDO	BLACK MONDO
SUB TOTAL (LOTS)		469,671	10.782			
TRACT D1-1		230,973	5.302	PRIVATE OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
TOTAL FILING NO. 1, AMENDMENT NO. 7		700,644	16.084			

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 8 LOTS, 1 BLOCK, AND 1 TRACT AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7.

TRACT D1-1 IS HEREBY DEDICATED TO PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

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.

OWNERS: (AS TO LOT 1A, BLOCK 2)

- BLUE AVENA GRASS, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BLUE CHIP JUNIPER, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BLUE FESCUE, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BLUE MIST SPIREA, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BUCKWHEAT, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BUFFALO JUNIPER, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BIG BUESTEM, LLC, A COLORADO LIMITED LIABILITY COMPANY
- BLACK MONDO GRASS, 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

NAME: DONALD G. PROVOST
ITS: MANAGER

SIGNED THIS 7th DAY OF July, 2016.

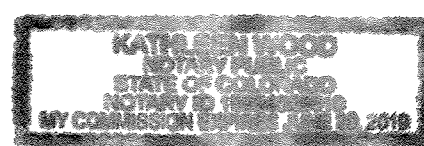
STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF July, 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 BLUE AVENA GRASS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BLUE CHIP JUNIPER, LLC, A COLORADO LIMITED LIABILITY COMPANY, BLUE FESCUE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BLUE MIST SPIREA, LLC, A COLORADO LIMITED LIABILITY COMPANY, BUCKWHEAT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BUFFALO JUNIPER, LLC, A COLORADO LIMITED LIABILITY COMPANY, BIG BUESTEM, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND BLACK MONDO GRASS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Heaven Stark*

MY COMMISSION EXPIRES: 6/20/2019



OWNER: (AS TO TRACTS A, B, C & D1)

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: *Peter M. Cudlip*

NAME: *President*

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS

ACKNOWLEDGED BEFORE ME THIS 6th DAY OF July, 2016

BY: *Peter M. Cudlip* AS *President*

OF PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Heaven Stark*

MY COMMISSION EXPIRES: 6/20/2019



LIENHOLDER SUBORDINATION CERTIFICATE:

(AS TO LOT 1A, BLOCK 2)

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 INSTRUMENTS RECORDED DECEMBER 31, 2015 AT RECEPTION NUMBERS: 2015093169, 2015093170, 2015093171, 2015093172, 2015093173, 2015093174, 2015093175 AND 2015093176 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN 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 7th DAY OF July, 2016.

NOTARY CERTIFICATE

STATE OF *Colorado*

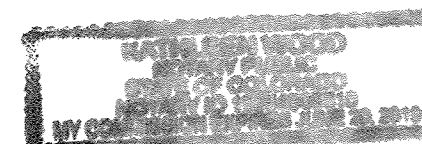
COUNTY OF *Arapahoe* } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF July, 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 *Heaven Stark*

MY COMMISSION EXPIRES: 6/20/2019



GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABN70487523-4 WITH AN EFFECTIVE DATE OF MAY 26, 2016 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING SOUTH 00°28'32" WEST, A DISTANCE OF 2681.45 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 8 LOTS AND 1 TRACT 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.
- 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 ASSIGNED 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. 080350C01676 WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN ZONES "A" AND "X", WITH ZONE "A" BEING DEFINED AS "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD"; "NO BASE FLOOD ELEVATIONS DETERMINED"; "ZONE X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. THE APPROXIMATE LIMITS OF ZONE "A" HAVE BEEN DEPICTED ON SHEET 3 HEREON AND ZONE "X" BEING EVERYTHING OUTSIDE OF ZONE "A".
- PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN [PLAT] CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR 20 YEARS FROM THE DATE THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT IS RECORDED TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY ACCORDING TO THIS PLAN.
- 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 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 REC. NO. 2015024611 AS AMENDED BY FIRST AMENDMENT RECORDED AT RECEPTION NO. 2015077070; AND BLOCK 2 SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015078596.
- THE DRY UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND UTILITY 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 THAT PORTION OF SLOPE EASEMENTS PE-219C, PE-219F, PE-220A, PE-220C AND PE-222B, ALL RECORDED UNDER RECEPTION NO. 2014032304, AS DEPICTED HEREON AND THOSE PORTIONS OF THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN IN THE INSTRUMENTS RECORDED IN BOOK 1387 AT PAGE 1957 AND BOOK 1689 AT PAGE 43, AS DEPICTED HEREON.
- LOT 1A, BLOCK 2, AND TRACT D1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 3 AND TRACTS A, B AND C, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 4 ARE AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, NOTES AND EASEMENTS (UNLESS OTHERWISE NOTED) RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLATS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2016005271 AND RECEPTION NO. 2016040507.

TITLE CERTIFICATE

I, *David W. Knapp*, 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 7th DAY OF July, 2016.

David W. Knapp
AUTHORIZED REPRESENTATIVE

David W. Knapp
VICE PRESIDENT
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

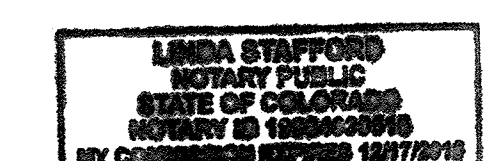
STATE OF COLORADO }
COUNTY OF *Arapahoe* } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF July, 2016

BY: *David W. Knapp* AS *Vice President* OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Linda Stafford*



MY COMMISSION EXPIRES: 12-17-2018

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 11, 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 COMPLY 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 8th DAY OF July, 2016.

David W. Knapp
DIRECTOR OF DEVELOPMENT SERVICES

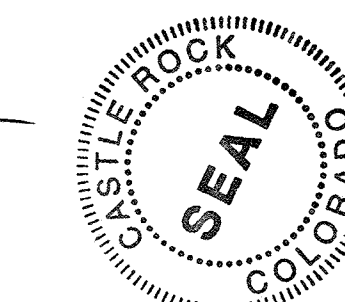
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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:

David W. Knapp
TOWN CLERK

7-15-16
DATE



TOWN OF CASTLE ROCK

David W. Knapp
TOWN MANAGER

7-15-16
DATE

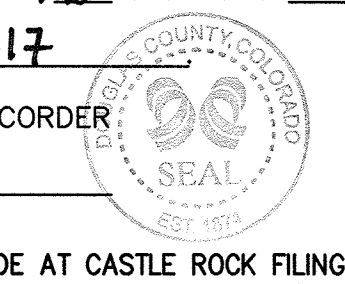
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:00 PM. ON THE 3rd DAY OF August, 2016.

AT RECEPTION NO. 2016051617

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Debra Amberana*



PROJECT NO.: PL16-0006

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7 PLAT SHEET 1 OF 3

 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: 2016-01-20 SCALE: N/A
	SHEET 1 OF 3 COVER SHEET	

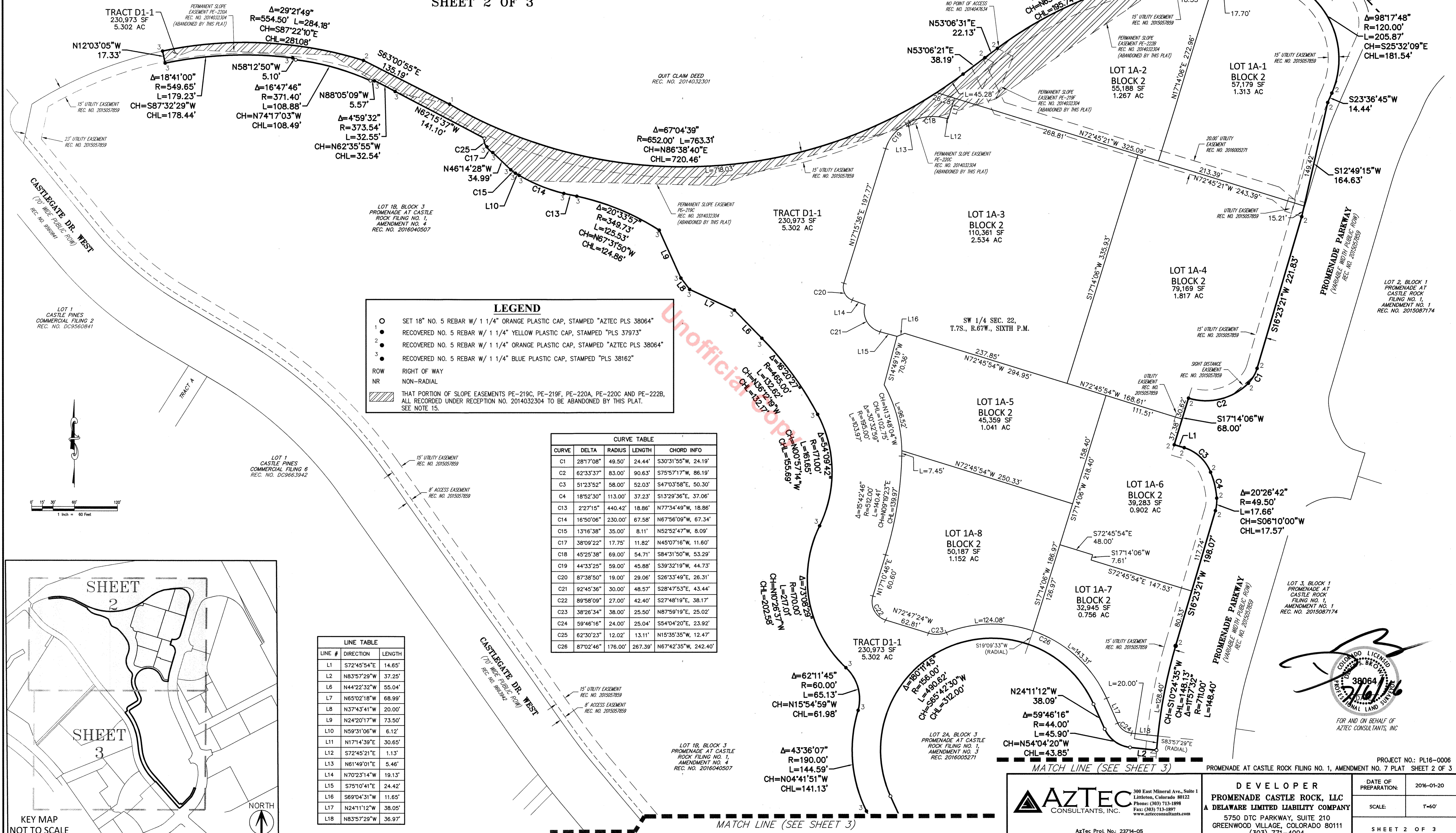
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7

A REPLAT OF LOT 1A, BLOCK 2, AND TRACT D1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 3

AND TRACTS A, B & C, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND 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 3



LEGEND

- SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "PLS 37973"
- RECOVERED NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1 1/4" BLUE PLASTIC CAP, STAMPED "PLS 38162"

ROW
NR
NON-RADIAL

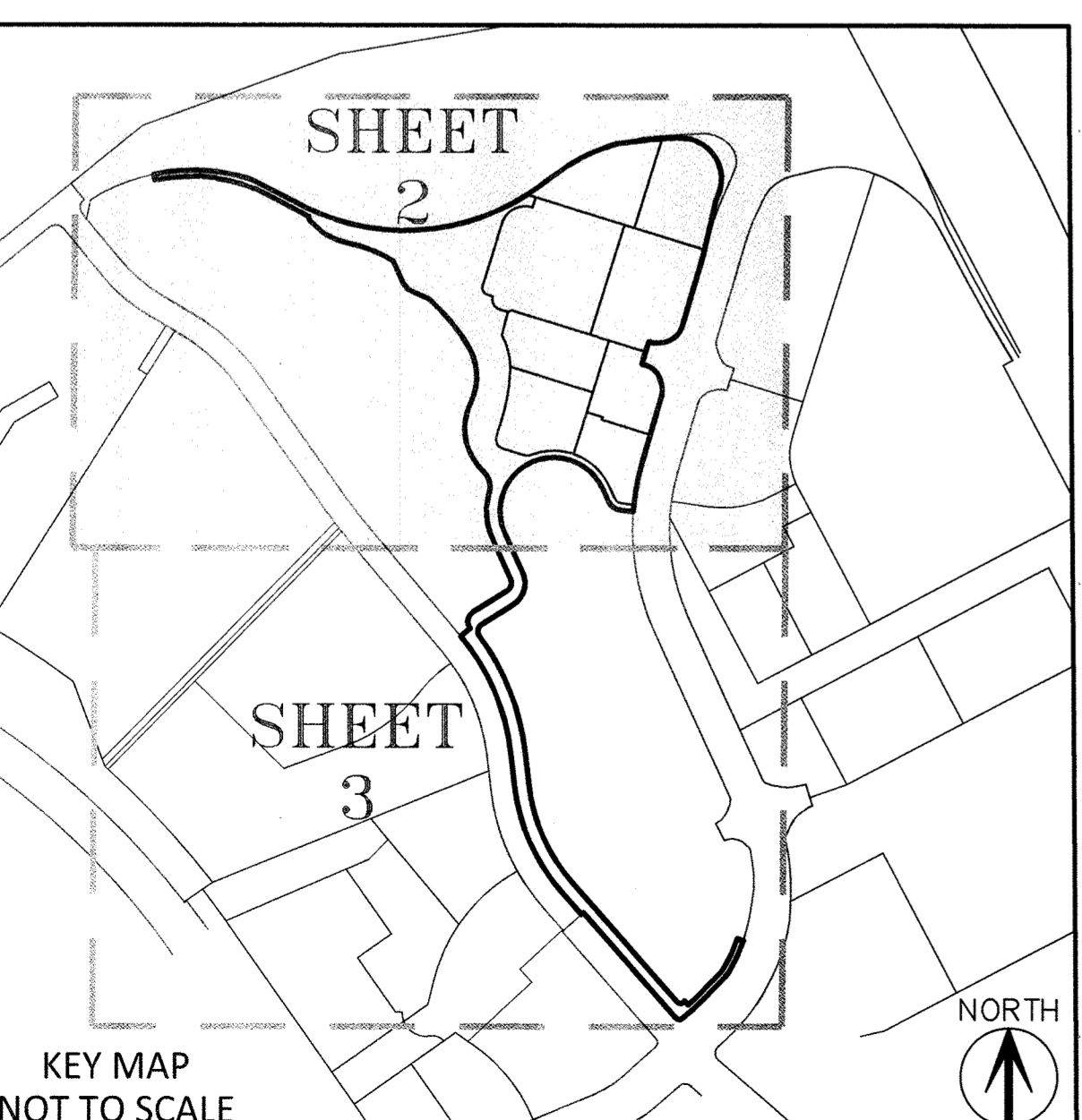
THAT PORTION OF SLOPE EASEMENTS PE-219C, PE-219F, PE-220A, PE-220C AND PE-222B, ALL RECORDED UNDER RECEPTION NO. 2014032304 TO BE ABANDONED BY THIS PLAT. SEE NOTE 15.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	28°17'08"	49.50'	24.44'	S30°51'55"W, 24.19'
C2	62°33'37"	83.00'	90.63'	S75°57'17"W, 86.19'
C3	51°23'52"	58.00'	52.03'	S47°03'58"E, 50.30'
C4	18°52'30"	113.00'	37.23'	S13°29'36"E, 37.06'
C13	2°27'15"	440.42'	18.86'	N77°34'49"W, 18.86'
C14	16°50'06"	230.00'	67.58'	N67°56'09"W, 67.34'
C15	13°16'38"	35.00'	8.11'	N52°52'47"W, 8.09'
C17	38°09'22"	17.75'	11.82'	N45°07'16"W, 11.60'
C18	45°25'38"	69.00'	54.71'	S84°31'50"W, 53.29'
C19	44°33'25"	59.00'	45.88'	S39°32'19"W, 44.73'
C20	87°38'50"	19.00'	29.06'	S26°33'49"E, 26.31'
C21	92°45'36"	30.00'	48.57'	S28°47'53"E, 43.44'
C22	89°58'09"	27.00'	42.40'	S27°48'19"E, 38.17'
C23	38°26'34"	38.00'	25.50'	N87°59'19"E, 25.02'
C24	59°46'16"	24.00'	25.04'	S54°04'20"E, 23.92'
C25	62°30'23"	12.02'	13.11'	N15°35'35"W, 12.47'
C26	87°02'46"	176.00'	267.39'	N67°42'35"W, 242.40'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S72°45'54"E	14.65'
L2	N83°57'29"W	37.25'
L6	N44°22'32"W	55.04'
L7	N65°02'18"W	68.99'
L8	N37°43'41"W	20.00'
L9	N24°20'17"W	73.50'
L10	N59°31'06"W	6.12'
L11	N17°14'39"E	30.65'
L12	S72°45'21"E	1.13'
L13	N61°49'01"E	5.46'
L14	N70°23'14"W	19.13'
L15	S75°10'41"E	24.42'
L16	S69°04'31"W	11.65'
L17	N24°11'12"W	38.05'
L18	N83°57'29"W	36.97'



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

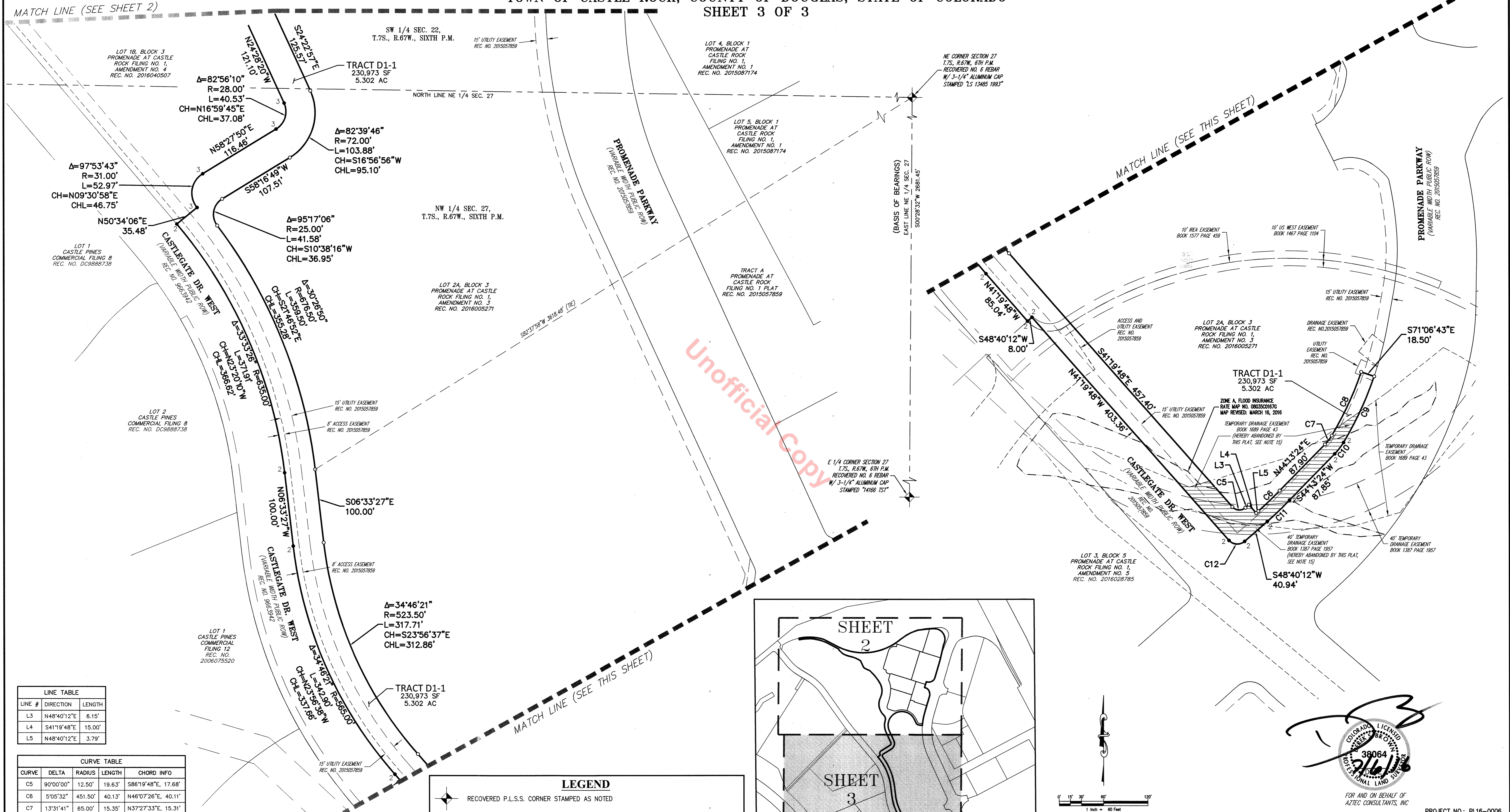
DATE OF PREPARATION: 2016-01-20
SCALE: 1"=60'
SHEET 2 OF 3
PLAT MAP

PROJECT NO.: PL16-0006
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7 PLAT SHEET 2 OF 3

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7

A REPLAT OF LOT 1A, BLOCK 2, AND TRACT D1, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 3 AND TRACTS A, B & C, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 4 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND 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 3 OF 3

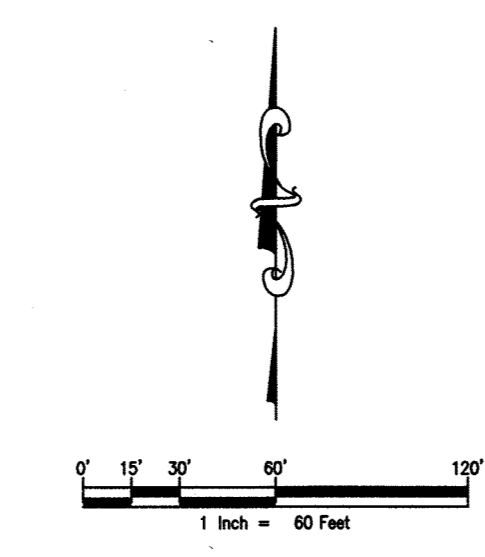
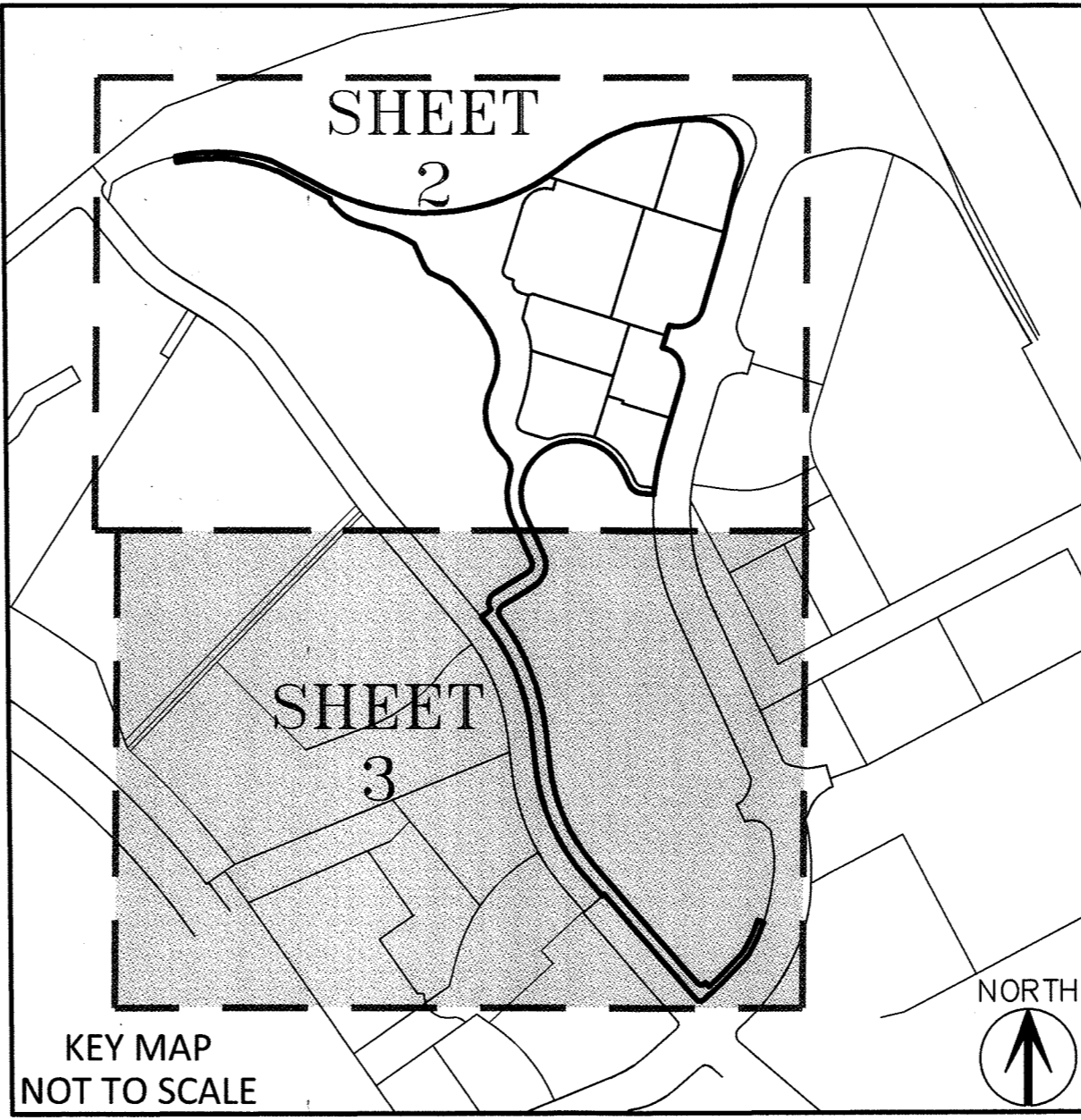


LINE #	DIRECTION	LENGTH
L3	N48°40'12"E	6.15'
L4	S41°19'48"E	15.00'
L5	N48°40'12"E	3.79'

CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C5	90°00'00"	12.50'	19.63'	S86°19'48"E, 17.68'
C6	5°05'32"	451.50'	40.13'	N46°07'26"E, 40.11'
C7	13°31'41"	65.00'	15.35'	N37°27'33"E, 15.31'
C8	11°48'25"	462.50'	95.31'	N24°47'30"E, 95.14'
C9	11°48'57"	481.00'	99.19'	S24°47'45"W, 99.02'
C10	13°31'07"	83.00'	19.58'	S37°27'50"W, 19.54'
C11	5°04'46"	470.00'	41.67'	S46°07'49"W, 41.65'
C12	90°00'00"	15.00'	23.56'	N86°19'48"W, 21.21'

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
- THOSE PORTIONS OF THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN IN THE INSTRUMENTS RECORDED IN BOOK 1387 AT PAGE 1957, BOOK 1689 AT PAGE 43, HEREBY ABANDONED BY THIS PLAT. SEE NOTE 15.



<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: 23714-05</p>	<p>DEVELOPER 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: 2016-01-20</p> <p>SCALE: 1"=60'</p>	<p>PROJECT NO.: PL16-0006 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 7 PLAT SHEET 3 OF 3</p> <p>SHEET 3 OF 3 PLAT MAP</p>
	<p>FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.</p>		