

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26

A REPLAT OF LOTS 3A AND 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10  
LOCATED IN NORTH 1/2 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 ADD STORM EASEMENTS AND DRY UTILITY EASEMENTS.

**PROPERTY DESCRIPTION**  
LOTS 3A AND 4A, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 10 AS RECORDED UNDER RECEPTION NO. 2016037681 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, 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. 26. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITY, PUBLIC ACCESS, AND ELECTRIC EASEMENTS AS DESCRIBED AND SHOWN HEREIN.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC, UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, 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 ALSO UNDER, ALONG AND ACROSS THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

JAPANESE PAGODA TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY - AS TO LOT 4A  
JAPANESE TREE LILAC, LLC, A COLORADO LIMITED LIABILITY COMPANY - AS TO LOT 3A

SIGNED THIS 4<sup>TH</sup> DAY OF OCTOBER, 2022.

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

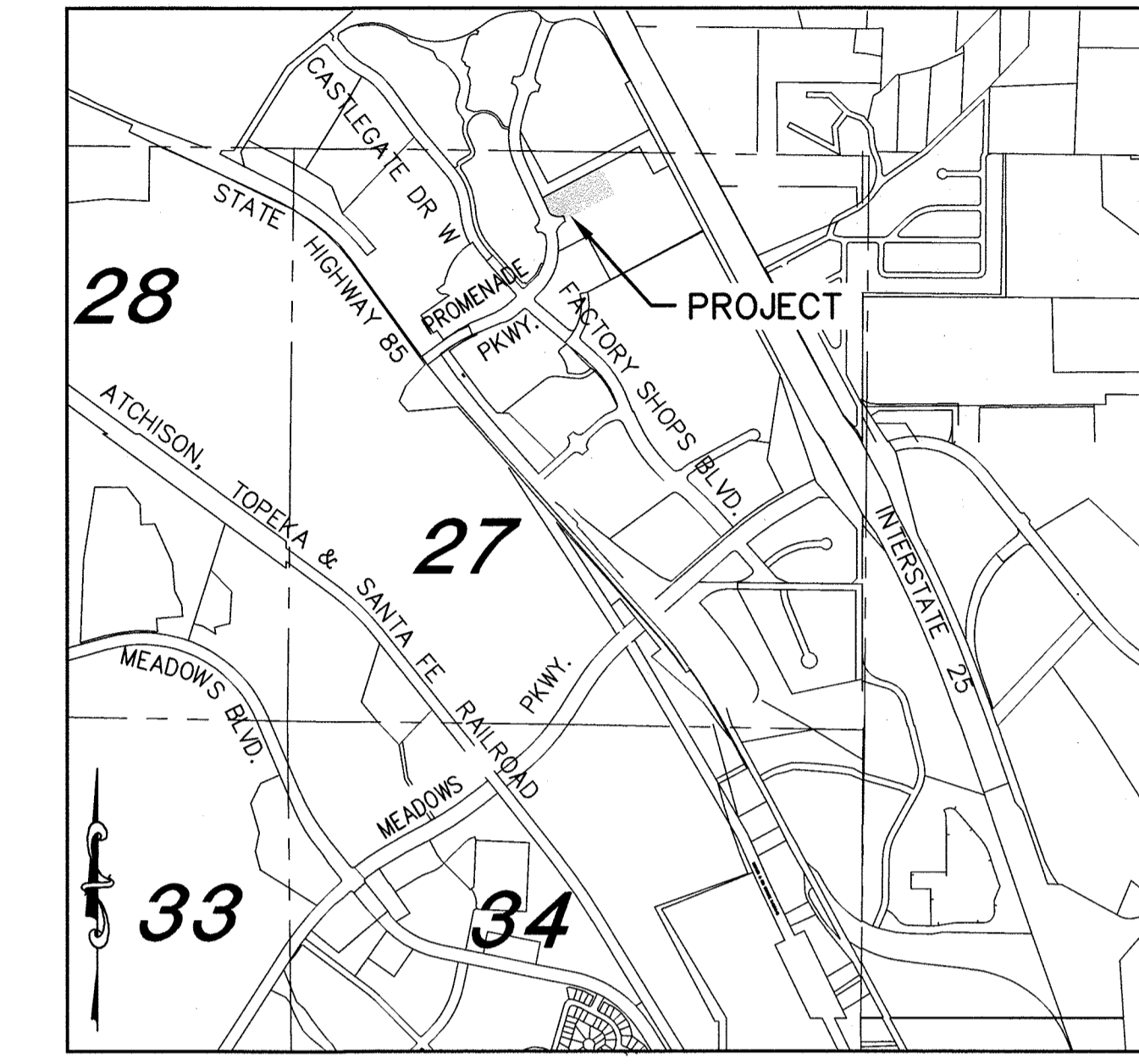
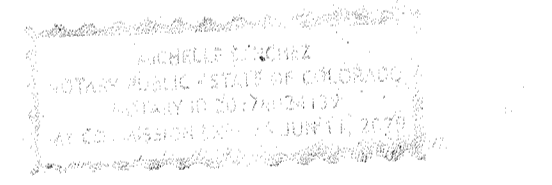
BY: [Signature]  
NAME: DONALD G. PROVOST  
ITS: MANAGER

STATE OF COLORADO, )  
COUNTY OF ARAPAHOE ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF OCTOBER, 2022, 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, JAPANESE PAGODA TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND JAPANESE TREE LILAC, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 11, 2025



VICINITY MAP Scale: 1" = 1500'

**SHEET INDEX:**  
SHEET 1 COVER SHEET  
SHEET 2 PLAT MAP/UTILITY EASEMENT DETAILS

**OWNERS**  
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

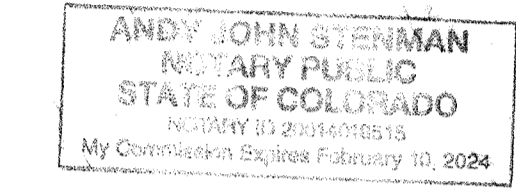
- GENERAL NOTES:**
- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABN70783157 WITH AN EFFECTIVE DATE OF 08/02/2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
  - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 HEREIN.
  - 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.
  - 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.
  - 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 AND THE BLOCK 4B SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015025568 AND THE BLOCK 4A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015025547.
  - 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 TELEPHONE LINES, AS WELL AS THE 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.
  - LOTS 3A AND 4A, BLOCK 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 PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2016037681.
  - THIS PLAT IS SUBJECT TO THAT RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 23, 2019 UNDER RECEPTION NO. 2019021381.
  - CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL 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, FACTORY SHOPS BOULEVARD OR ATRIUM DRIVE.

**TITLE CERTIFICATE**  
I, David 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 CERTIFICATE OF DEDICATION AND OWNERSHIP.

SIGNED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2022.  
[Signature] AUTHORIZED REPRESENTATIVE  
[Signature] VICE PRESIDENT  
LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) ss.  
SUBSCRIBED AND SWORN BEFORE ME THIS 5<sup>TH</sup> DAY OF OCTOBER, 2022  
BY David Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: FEBRUARY 10, 2024



**SURVEYORS CERTIFICATE**  
I, ANTHONY K. PEALL, 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 AUGUST 1, 2022 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.

ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38636  
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 19<sup>TH</sup> DAY OF OCTOBER, 2022

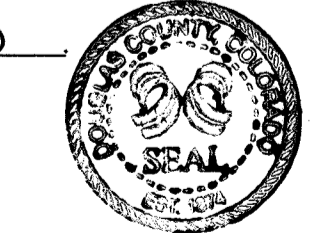
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

**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  
10-19-2022 DATE  
October 19, 2022 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 4:11 P.M. ON THE 19<sup>TH</sup> DAY OF OCTOBER, 2022.

AT RECEPTION NO. 2022068080  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature] DEPUTY



PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
4	4A-1	49,974	1.147	FUTURE DEVELOPMENT	JAPANESE PAGODA TREE, LLC	JAPANESE PAGODA TREE, LLC
4	3A-1	108,701	2.495	FUTURE DEVELOPMENT	JAPANESE TREE LILAC, LLC	JAPANESE TREE LILAC, LLC
TOTAL FILING NO. 1, AMENDMENT NO. 26		158,675	3.642			

PROJECT NO.: PL22-0010  
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 26 SHEET 1 OF 2

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 715-1897 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: 2022-08-01
	SCALE: N/A		SHEET 1 OF 2 COVER SHEET
	AzTec Proj. No: 36222-03		

