

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17

A REPLAT OF LOT 5A-2, LOT 5A-3, LOT 5A-4 & LOT 5A-5, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 11  
LOCATED IN THE 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 3

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 4 EXISTING LOTS AND THEIR EASEMENTS.

**PROPERTY DESCRIPTION**  
A PARCEL OF LAND BEING ALL OF LOT 5A-2, LOT 5A-3, LOT 5A-4 AND LOT 5A-5, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 11 AS RECORDED UNDER RECEPTION NO. 2016037682 OF THE RECORDS IN 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 4 LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17. 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 5A-5, BLOCK 4 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 AND ALSO UNDER, ALONG AND ACROSS THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

GAYFEATHER, LLC, A COLORADO LIMITED LIABILITY COMPANY  
GLOBE AMARANTH, LLC, A COLORADO LIMITED LIABILITY COMPANY  
GOLDENRAIN TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
GREENSPIRE LINDEN, LLC, A COLORADO LIMITED LIABILITY COMPANY  
SIGNED THIS 30 DAY OF August, 2019.

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

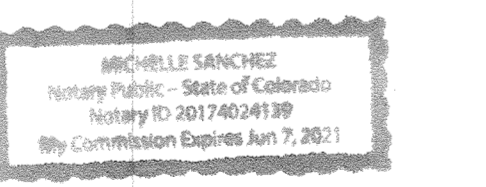
BY: Donald G. Provost  
NAME: DONALD G. PROVOST  
ITS: MANAGER

STATE OF COLORADO )  
COUNTY OF Douglas ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2019, 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 GAYFEATHER, LLC, A COLORADO LIMITED LIABILITY COMPANY, GLOBE AMARANTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, GOLDENRAIN TREE, LLC, A COLORADO LIMITED LIABILITY COMPANY AND GREENSPIRE LINDEN, LLC, A COLORADO LIMITED LIABILITY COMPANY.

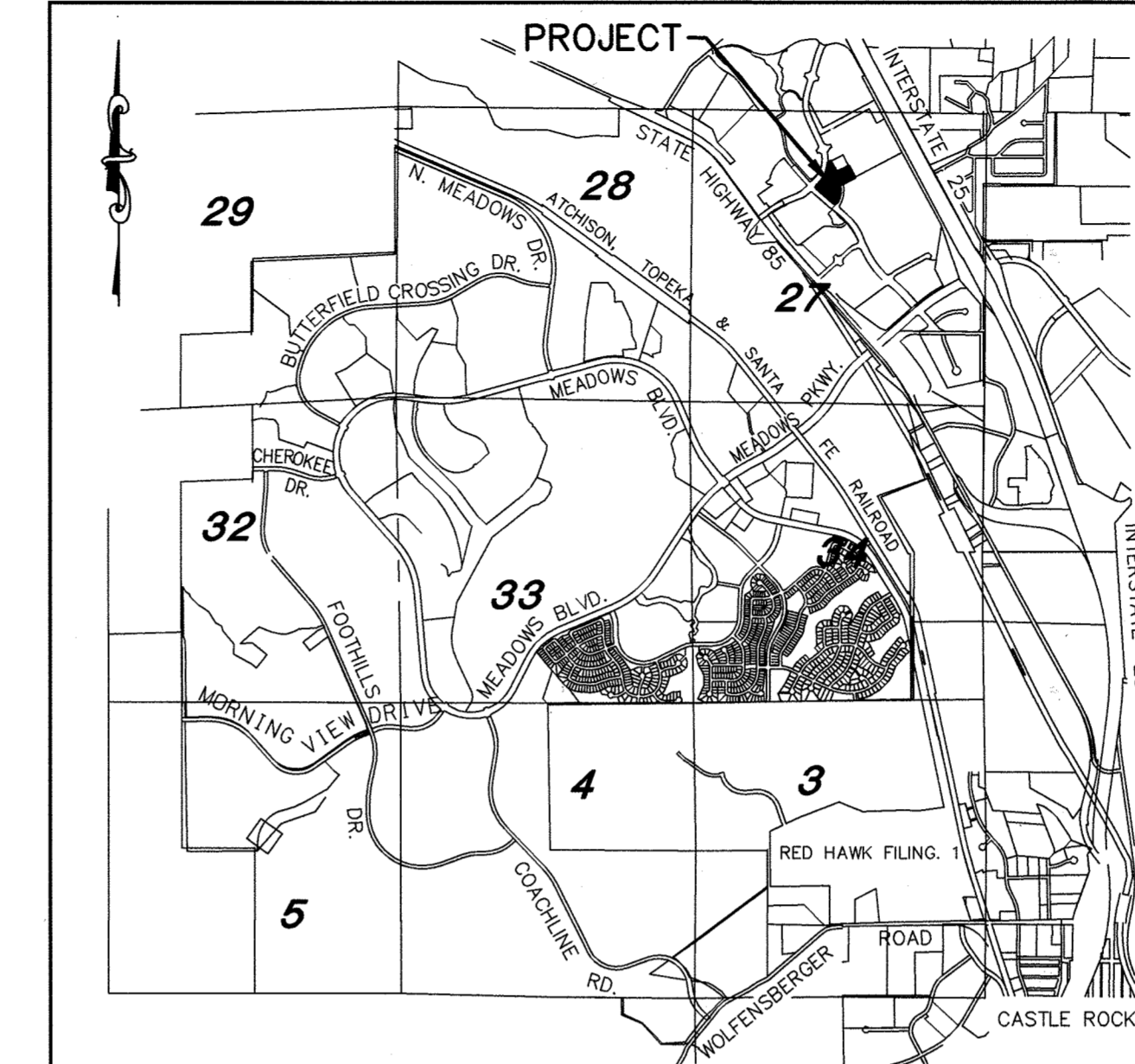
WITNESS MY HAND AND OFFICIAL SEAL.  
Michelle Gasch  
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 7, 2021



**GENERAL NOTES:**

- LAND TITLE GUARANTEE COMPANY COMMITMENTS AS FOLLOWS:  
ORDER NO. ABD70622249 WITH AN EFFECTIVE DATE OF 05/17/2019 AT 5:00 P.M. (LOT 2)  
ORDER NO. ABD70620520-6 WITH AN EFFECTIVE DATE OF 07/12/2019 AT 5:00 P.M. (LOTS 3, 4 & 5)  
WERE 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 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 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, FACTORY SHOPS BOULEVARD OR ATRIUM DRIVE.
- 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 MAP REVISED TO REFLECT LOMR (CASE NO. 17-08-1320P) EFFECTIVE JUNE 1, 2018, 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, GROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- PRIVATE STREETS WILL BE MAINTAINED BY THE PROMENADE AT CASTLE ROCK 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 AND RESTRICTIONS RECORDED UNDER RECEPTION 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL PREVIOUSLY PLATTED EASEMENTS AS SHOWN ON THE PROMENADE AT CASTLE ROCK FILING NO. 1, WITHIN THE BOUNDARIES OF THIS PLAT UNLESS OTHERWISE SHOWN OR NOTED HEREON.
- LOT 5A-2, LOT 5A-3, LOT 5A-4 AND LOT 5A-5, BLOCK 4 IS 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. 2016037682.
- THIS PROPERTY HAS BEEN REMOVED FROM THE 100-YEAR FLOODPLAIN AS PER LOMR CASE NO. 17-08-1320P EFFECTIVE DATE JUNE 1, 2018.



VICINITY MAP Scale: 1" = 3000'

**SHEET INDEX:**

- SHEET 1 COVER SHEET
- SHEET 2 PLAT MAP & EXISTING EASEMENTS
- SHEET 3 PROPOSED EASEMENTS

**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:**

CIBC BANK USA,  
AN ILLINOIS STATE-CHARTERED BANK,  
F/K/A THE PRIVATE BANK AND TRUST COMPANY  
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

**TITLE CERTIFICATE**

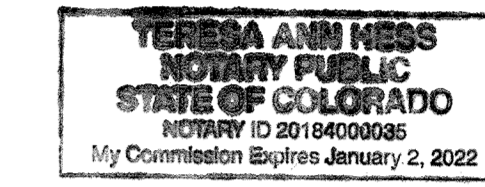
I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF DEDICATION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

SIGNED THIS 28<sup>th</sup> DAY OF August, 2019.  
David W. Knapp Vice President  
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF Douglas ) ss.  
SUBSCRIBED AND SWORN BEFORE ME THIS 28<sup>th</sup> DAY OF August, 2019  
BY David W. Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
Teresa Ann Ness  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Jun 29, 2022



**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 APRIL 15, 2019 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 9 DAY OF September, 2019.

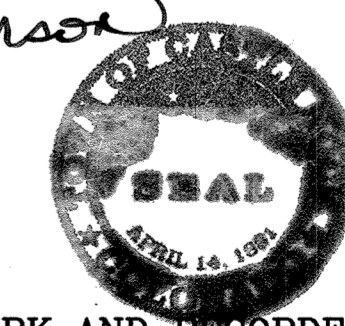
Robert J. ...  
DIRECTOR OF DEVELOPMENT SERVICES

**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:  
Lisa Anderson TOWN CLERK  
Spencer ... TOWN MANAGER

9-10-2019 DATE  
9-10-2019 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 2:24 PM ON THE 16<sup>th</sup> DAY OF September, 2019.

AT RECEPTION NO. 2019059895  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Janet C. Seay DEPUTY



PROJECT NO.: PL19-0006  
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17 SHEET 1 OF 3

**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 OCTOBER 28, 2016 AT RECEPTION NUMBERS 2016077560, 2016077561, 2016077562 AND 2016077571 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CIBC BANK USA, AN ILLINOIS STATE-CHARTERED BANK, F/K/A THE PRIVATE BANK AND TRUST COMPANY  
BY: Martha Borre  
MARTHA BORRE, MANAGING DIRECTOR

SIGNED THIS 3<sup>rd</sup> DAY OF September, 2019.

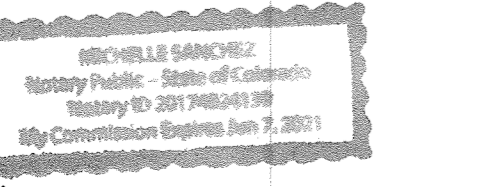
**NOTARY CERTIFICATE**

STATE OF Colorado )  
COUNTY OF Douglas ) ss.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF September, 2019, BY MARTHA BORRE AS MANAGING DIRECTOR OF CIBC BANK USA, AN ILLINOIS STATE-CHARTERED BANK, F/K/A THE PRIVATE BANK AND TRUST COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
Michelle Gasch  
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 7, 2021



**PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17 - LAND SUMMARY TABLE**

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
4	5A-2A	59,564	1.367	FUTURE DEVELOPMENT	GREENSPIRE LINDEN, LLC	GREENSPIRE LINDEN, LLC
4	5A-3A	77,126	1.771	FUTURE DEVELOPMENT	GAYFEATHER, LLC	GAYFEATHER, LLC
4	5A-4A	49,517	1.137	FUTURE DEVELOPMENT	GLOBE AMARANTH, LLC	GLOBE AMARANTH, LLC
4	5A-5A	52,324	1.201	FUTURE DEVELOPMENT	GOLDENRAIN TREE, LLC	GOLDENRAIN TREE, LLC
TOTAL FILING NO. 1, AMENDMENT NO. 17		238,531	5.476			

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1899 www.aztecconsultants.com	<b>DEVELOPER</b> <b>PROMENADE CASTLE ROCK, LLC</b> <b>A DELAWARE LIMITED LIABILITY COMPANY</b> 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004		DATE OF PREPARATION: 2019-04-15
	SCALE: N/A	SHEET 1 OF 3 COVER SHEET	



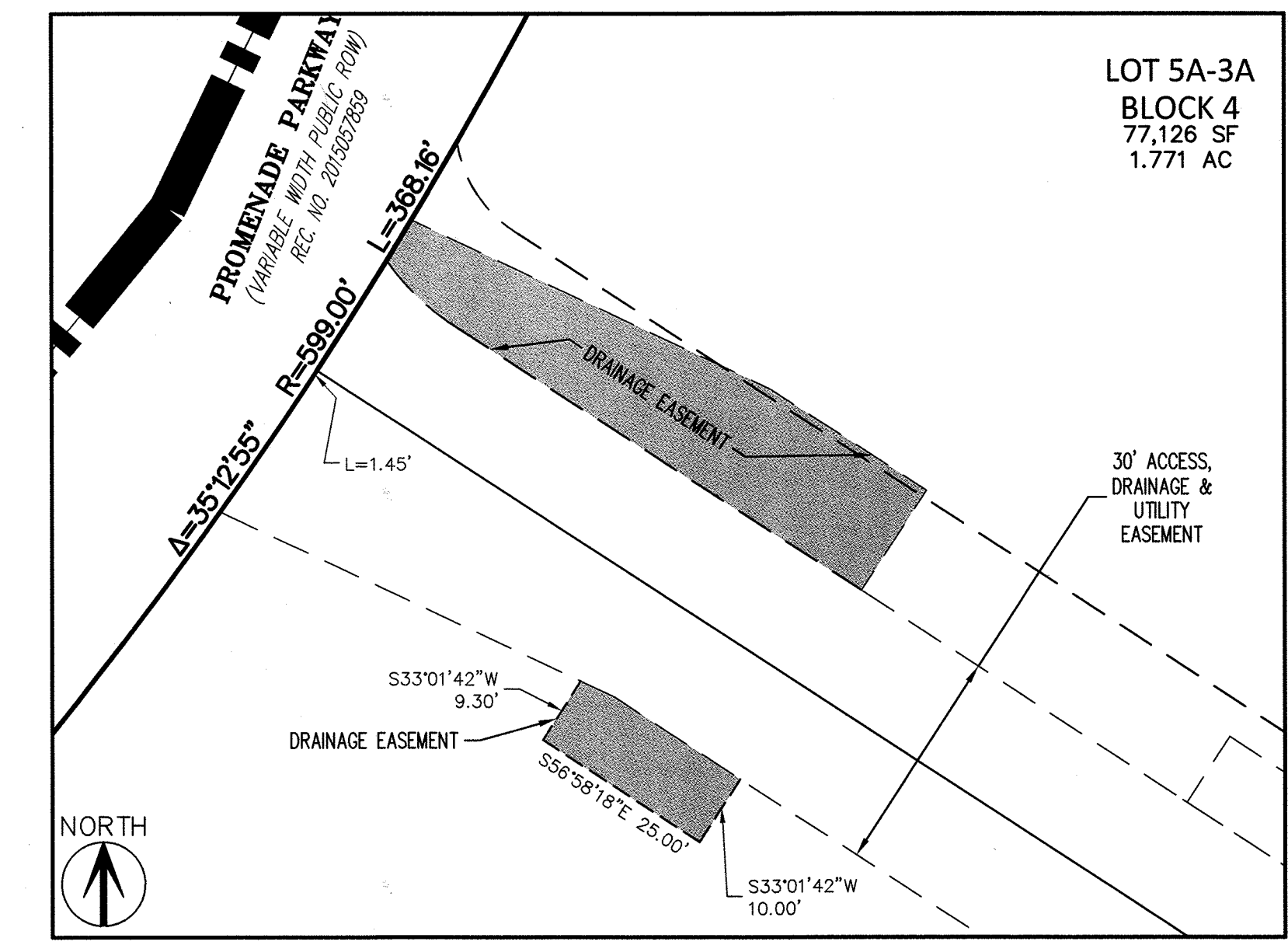
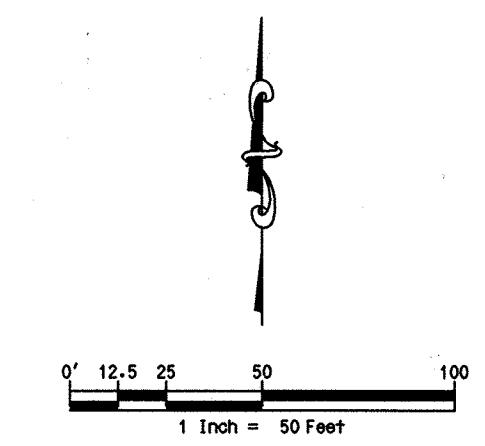
# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17

A REPLAT OF LOT 5A-2, LOT 5A-3, LOT 5A-4 & LOT 5A-5, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 11  
 LOCATED IN THE 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 3 OF 3

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°16'40"	455.43'	26.06'	N18°43'25"W 26.05'
C2	1°13'08"	65.00'	13.16'	S89°43'49"E 13.14'
C3	50°15'48"	17.24'	15.12'	S33°31'41"E 14.64'
C4	23°57'00"	32.24'	13.48'	S46°41'06"E 13.38'
C5	38°33'35"	35.00'	23.55'	S76°15'05"E 23.11'
C6	2°11'54"	599.00'	22.98'	N34°27'22"E 22.98'
C7	1°39'48"	599.00'	17.39'	N32°31'31"E 17.39'
C8	38°33'35"	20.00'	13.46'	S76°15'05"E 13.21'

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N33°01'42"E	6.50'	L8	N84°28'07"E	32.83'
L2	S56°58'18"E	10.00'	L9	N84°28'07"E	32.83'
L3	N33°01'42"E	6.50'	L10	N40°38'33"E	31.68'
L4	S33°01'42"W	10.50'	L11	S49°21'27"E	25.00'
L5	N56°58'18"W	20.00'	L12	S40°38'33"W	31.68'
L6	S33°01'42"W	10.50'	L13	N76°56'59"E	9.81'
L7	S56°58'18"E	0.98'	L14	N84°28'07"E	32.11'

**LEGEND**  
 ROW RIGHT OF WAY  
 (NR) NON-RADIAL  
 (NT) NON-TANGENT



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

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

**AZTEC** CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-8998  
 Fax: (303) 713-8977  
 www.aztecconsultants.com  
 AzTec Proj. No: 96519-01

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

PROJECT NO.: PL19-0006	
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 17 SHEET 3 OF 3	
DATE OF PREPARATION:	2019-04-15
SCALE:	1" = 50'
SHEET 3 OF 3 EASEMENT DETAILS	

