

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, 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

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM LOTS 2A-1 AND 2A-2, BLOCK 3.

PROPERTY DESCRIPTION:
A PARCEL OF LAND BEING ALL OF LOTS 2A-1 AND 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, AS RECORDED UNDER RECEPTION NO. 2016037680 IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

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, AND 1 BLOCK, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19.

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:

CANDA RED CHOKECHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY (AS TO LOT 2A-1)
CANADIAN BLUE FESCUE, LLC, A COLORADO LIMITED LIABILITY COMPANY (AS TO LOT 2A-2)

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

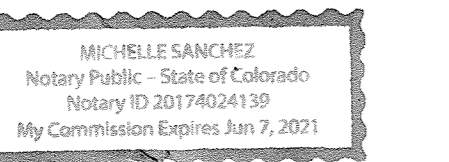
BY: ALBERTA CASTLE ROCK MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: Michelle Sanchez
NAME: DONALD G. PROVOST
ITS: MANAGER

SIGNED THIS 3 DAY OF May, 2021.
STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF May, 2021, 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 CANDA RED CHOKECHERRY, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CANADIAN BLUE FESCUE, 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 INSTRUMENTS RECORDED NOVEMBER 12, 2019 AT RECEPTION NUMBERS: 2019076428 & 2019076462, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

DOUGHERTY FUNDING LLC (now known as Colliers Funding LLC)

BY: Scott Leving AS: SVP

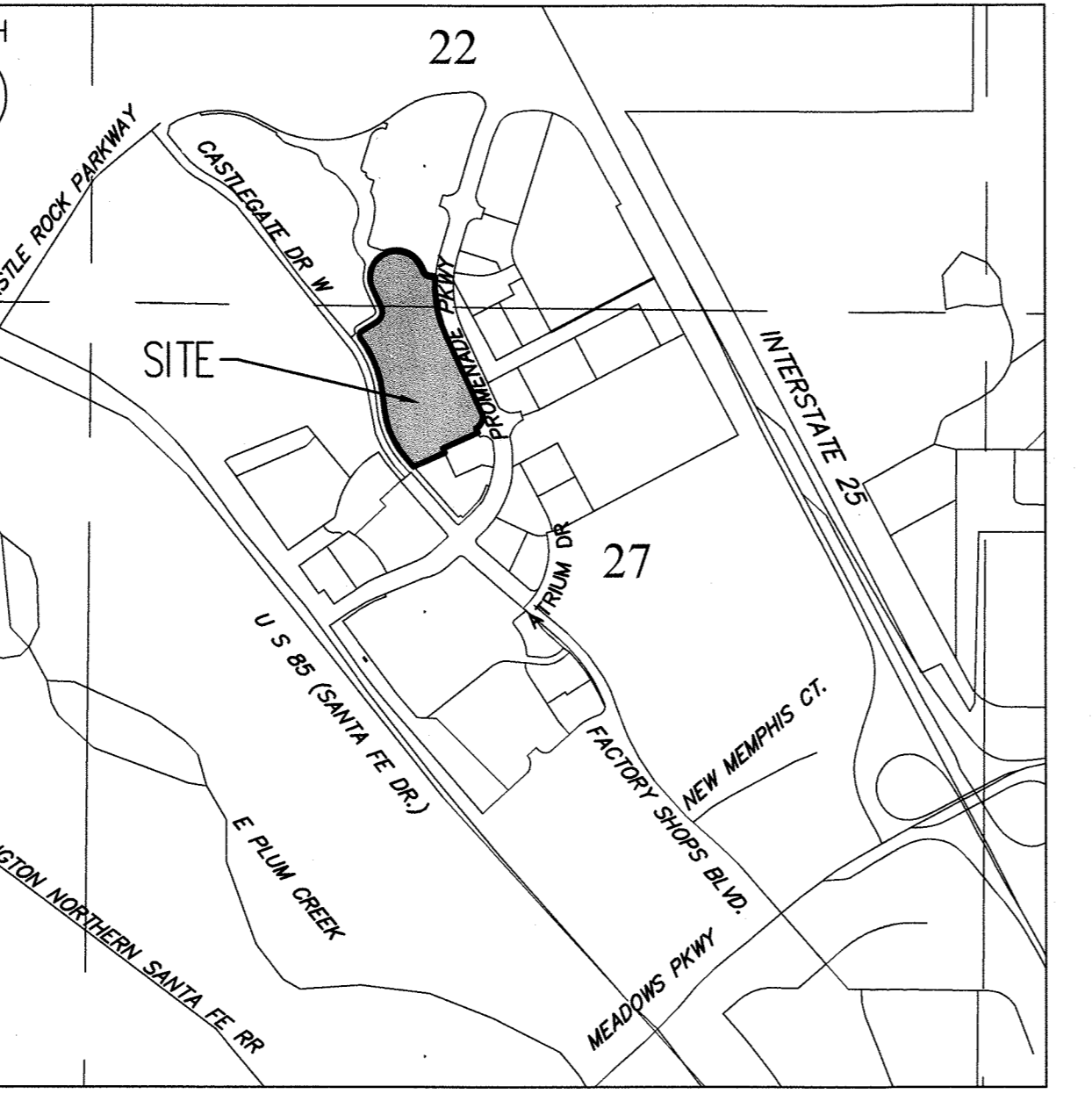
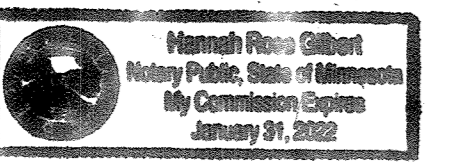
SIGNED THIS 5 DAY OF May, 2021.

NOTARY CERTIFICATE

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

SUBSCRIBED AND SWORN BEFORE ME THIS 5 DAY OF MAY, 2021, BY Scott Leving AS Senior Vice President OF DOUGHERTY FUNDING LLC (now known as Colliers Funding LLC)

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 01/31/2022
NOTARY PUBLIC Janet Gies

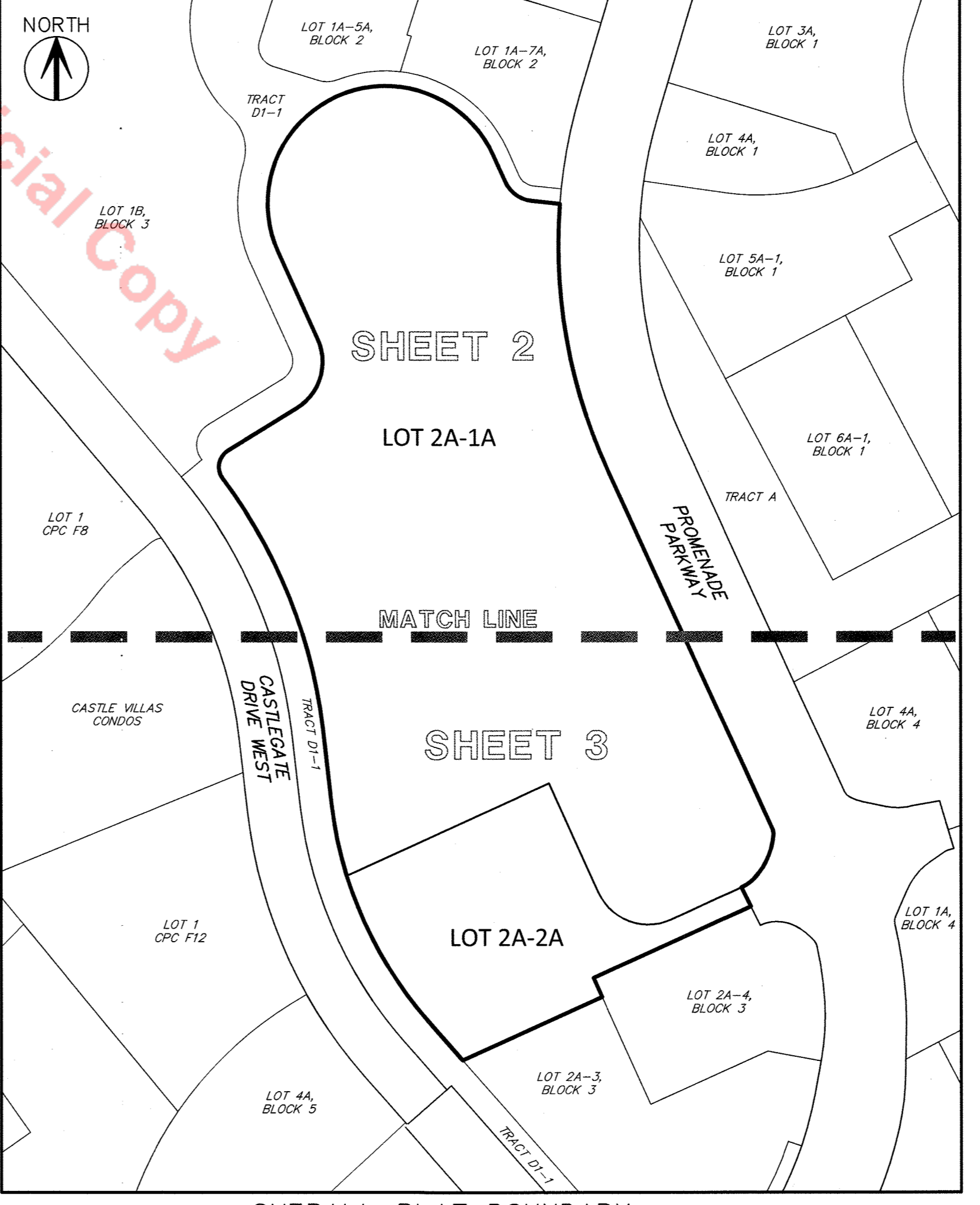


VICINITY MAP
Scale: 1" = 1000'

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABD70710736 WITH AN EFFECTIVE DATE OF 02/23/2021, AT 5:00 P.M. AND COMMITMENT ORDER NO. ABD70710743 WITH AN EFFECTIVE DATE OF 02/23/2021, 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.
- 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 OR 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 A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0167G WITH A MAP REVISED DATE OF MARCH 16, THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS ZONE X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE .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.
- 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 3A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015078597.
- 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 2A-1 AND 2A-2, BLOCK 3 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. 2016037680.

Official Copy



OVERALL PLAT BOUNDARY
Scale: 1" = 150'

SHEET INDEX:
SHEET 1 — COVER SHEET & LEGAL DESCRIPTION
SHEETS 2-3 — PLAT MAP

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

DEVELOPER
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

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
3	2A-1A	442,682	10.163	FUTURE DEVELOPMENT	1,2	1,2
3	2A-2A	85,903	1.972	FUTURE DEVELOPMENT	2	2
TOTAL FILING NO. 1, AMENDMENT NO. 19				528,585	12.135	

1= CANDA RED CHOKECHERRY, LLC
2= CANADIAN BLUE FESCUE, LLC

TITLE CERTIFICATE

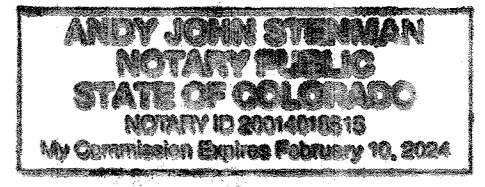
I, David Krapp, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP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

SIGNED THIS 6th DAY OF May, 2021.
David Krapp AUTHORIZED REPRESENTATIVE
Vice President J LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS.

BY David Krapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES FEBRUARY 10, 2024
NOTARY PUBLIC cdj



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 SEPTEMBER 21, 2020 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 7th DAY OF May, 2021.
Anthony K. Peall 5/7/21
DIRECTOR OF DEVELOPMENT SERVICES DATE

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.

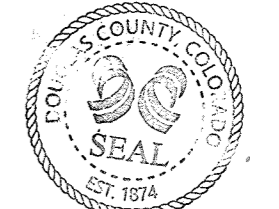
ATTEST:
Isabel Anderson TOWN CLERK
May 10, 2021 DATE
John L. Lohm TOWN MANAGER
05-10-2021 DATE



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 4:08 PM ON THE 13th DAY OF May, 2021.
AT RECEPTION NO. 2021062047

DOUGLAS COUNTY CLERK AND RECORDER
BY: Dana A. Lomban DEPUTY

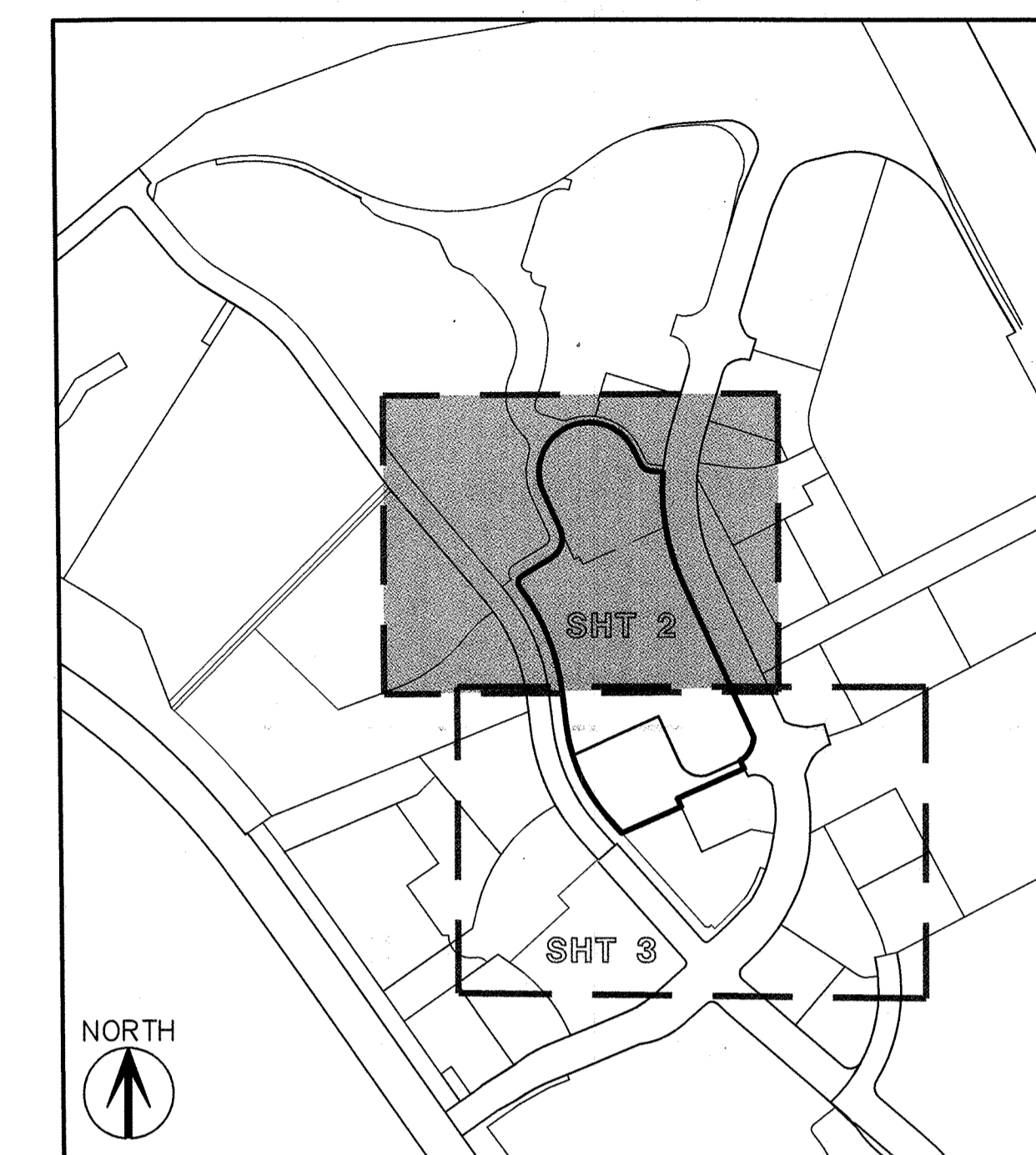


PROJECT NO.: PL21-0007
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 SHEET 1 OF 3

 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: 2021/02/25 SCALE: N/A
	PROJECT NO.: PL21-0007 SHEET 1 OF 3 COVER SHEET	AzTec Proj. No: 36221-01 LAST REVISED 2021-04-27

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19

A REPLAT OF LOT 2A-1 AND LOT 2A-2, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 8, 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



KEY MAP NOT TO SCALE

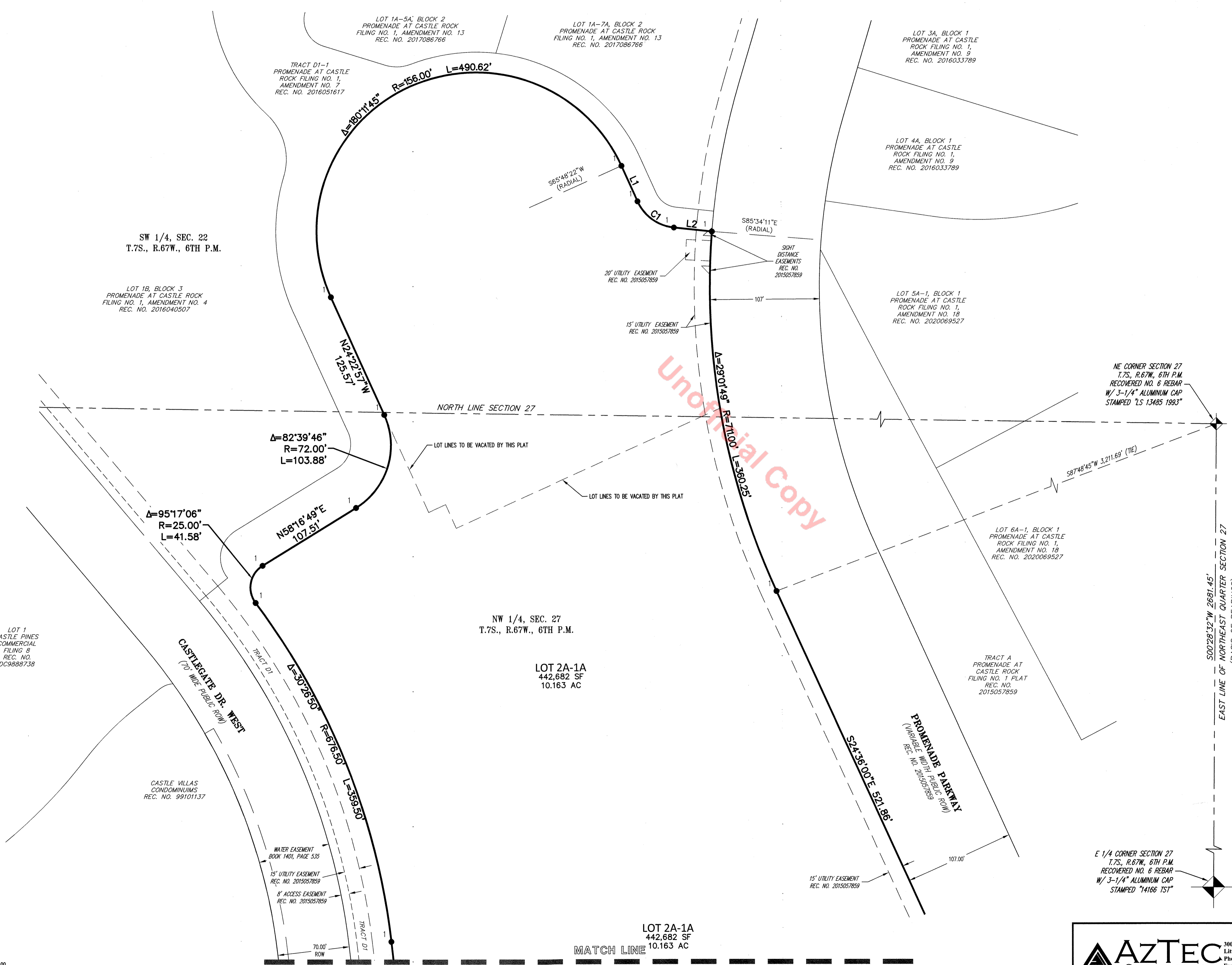
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S24°11'12"E	38.09'
L2	S83°57'29"E	37.25'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	59°46'16"	44.00'	45.90'	S54°04'20"E 43.85'

LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

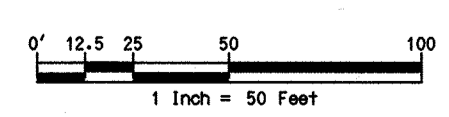
ROW = RIGHT-OF-WAY



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FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

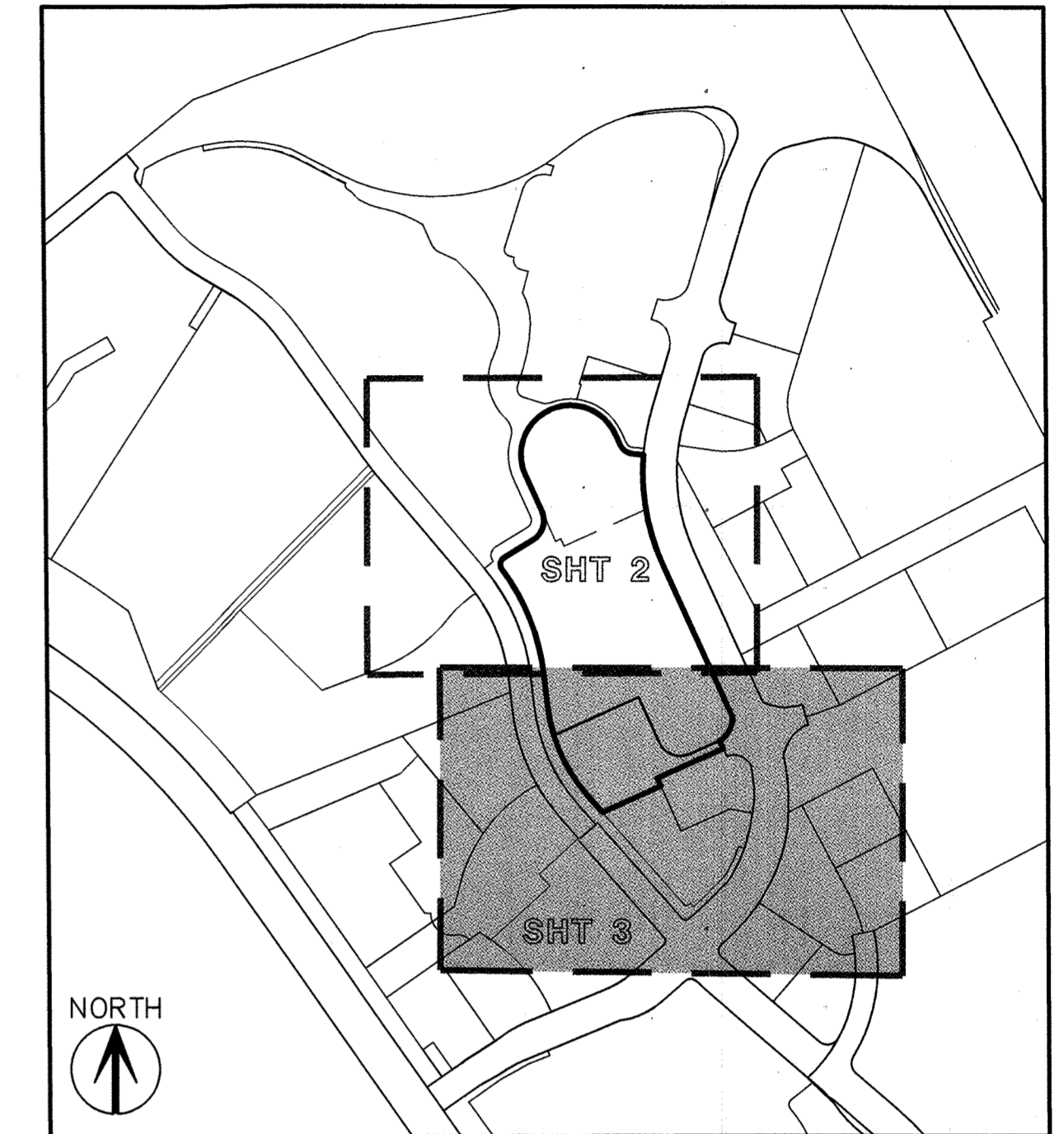
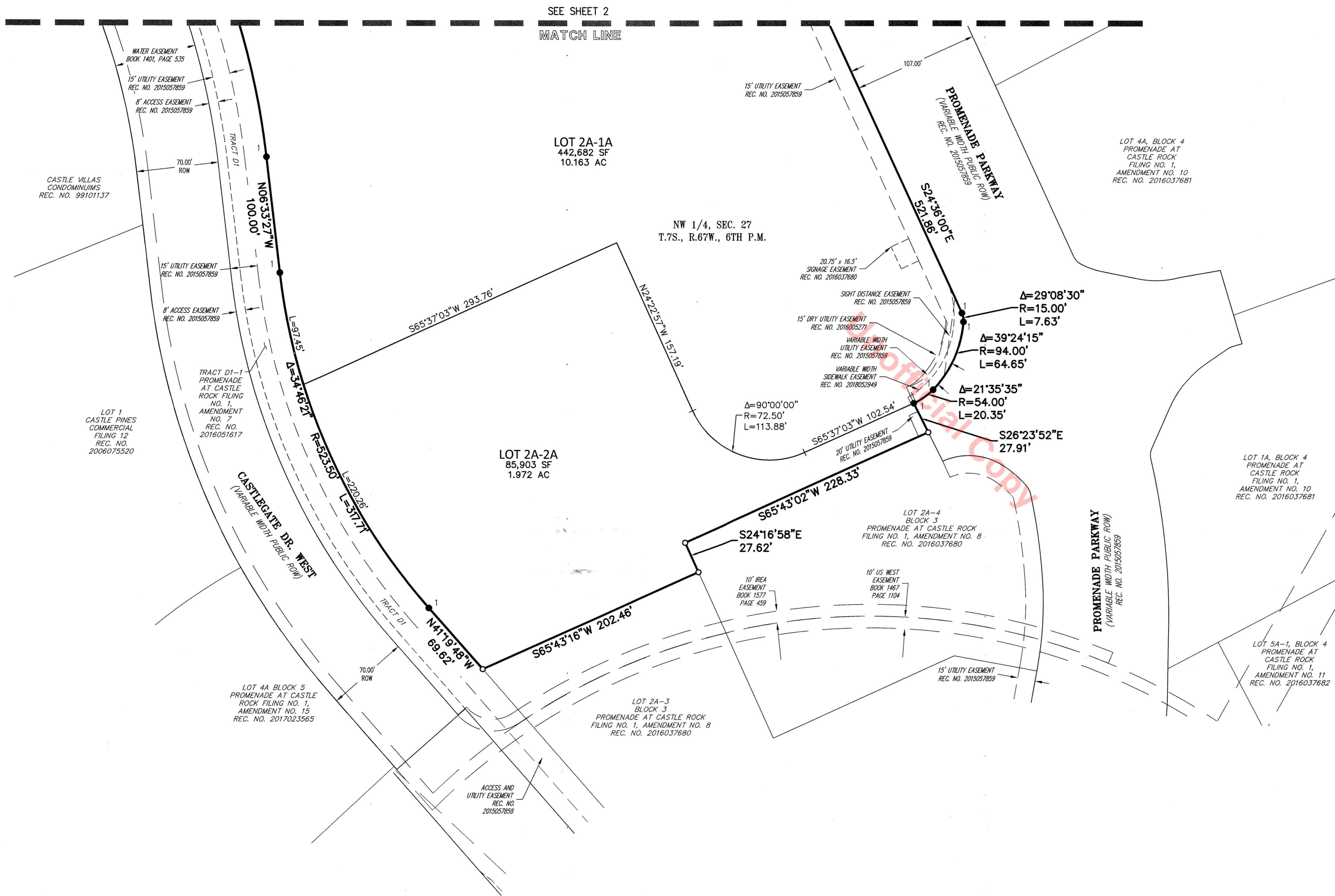


MATCH LINE
SEE SHEET 3

<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: 36221-01</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: 2021/02/25</p> <p>SCALE: 1" = 50'</p> <p>SHEET 2 OF 3</p>
	<p>PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 SHEET 2 OF 3</p>	
	<p>FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.</p>	

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19

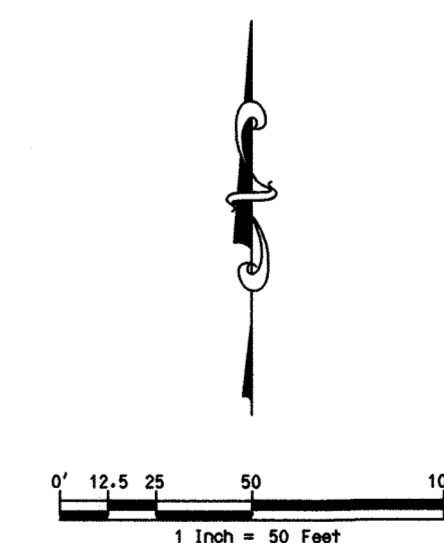
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LEGEND

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- ◆ FOUND SECTION CORNER AS SHOWN HEREON

ROW = RIGHT-OF-WAY



PROJECT NO.: PL21-0007
PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19 SHEET 3 OF 3

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