

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 20

A REPLAT OF LOTS 1A-1A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, 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 DOCUMENT IS TO DEDICATE NEW EASEMENTS WITHIN 1 LOT.

PROPERTY DESCRIPTION:
A PARCEL OF LAND BEING LOT 1A-1A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, AS RECORDED DECEMBER 27, 2017 UNDER RECEPTION NO. 2017086766, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING AN AREA OF 1.496 ACRES, (65,188 SQUARE FEET), MORE OR LESS.

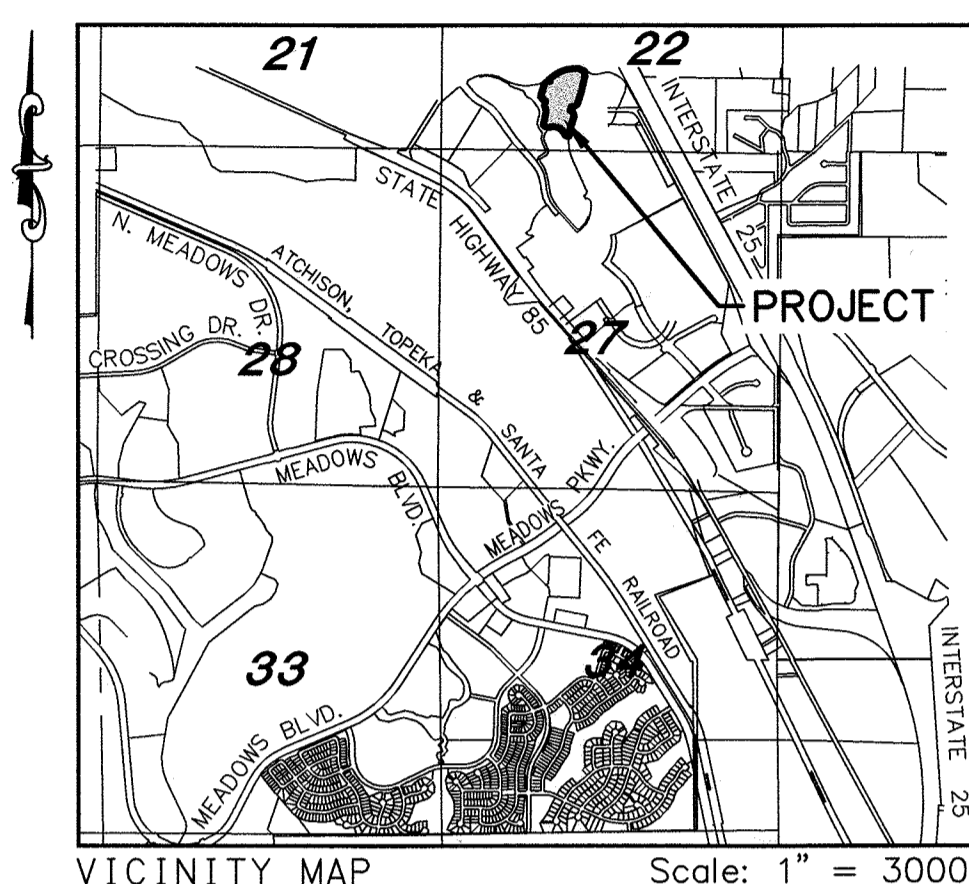
CERTIFICATE OF DEDICATION AND OWNERSHIP

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 8 LOTS, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 20. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK ALL EASEMENTS SHOWN HEREON.
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.

OWNER:
DRAKE PROMENADE SHOPS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: DRAKE DEVELOPMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER
BY: DRAKE REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, ITS MANAGER
BY: Jon Hauser
JON HAUSER, GENERAL MANAGER

STATE OF COLORADO }
City of Denver } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF JUNE 2021, BY JON HAUSER, AS GENERAL MANAGER OF DRAKE REAL ESTATE SERVICES, INC., A COLORADO CORPORATION, MANAGER OF DRAKE DEVELOPMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF DRAKE PROMENADE SHOPS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Cheryl A. Karlin
MY COMMISSION EXPIRES: 2/27/2025
CHERYL A. KARLIN
Notary Public
State of Colorado
Notary ID # 20124577043
My Commission Expires 02-27-2025



SHEET INDEX:
SHEET 1 — COVER SHEET & LEGAL DESCRIPTION
SHEET 2 — 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:
MIDFIRST BANK
2805 S COLORADO BLVD.
DENVER, CO 80222
303-376-3808

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. 13 - LAND SUMMARY TABLE

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
2	1A-1A-1	65,188	1.497	FUTURE DEVELOPMENT	BLUE AVENA	BLUE AVENA
SUB TOTAL (LOTS)		65,188	1.497			
TOTAL FILING NO. 1, AMENDMENT NO. 20		65,188	1.497			

BLUE AVENA = BLUE AVENA GRASS, LLC, A COLORADO LIMITED LIABILITY COMPANY

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MAY 27, 2021 AT RECEPTION NUMBER 2021067679, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT, BUT DOES NOT SUBORDINATE TO ANY OTHER LIEN OR OTHER INTEREST OF ANY NATURE, WHETHER SENIOR OR SUBORDINATE TO THIS DOCUMENT.

INDEPENDENT BANK, A TEXAS STATE BANK ASSOCIATION
Matt Winter
MATT WINTER, SENIOR VICE PRESIDENT

SIGNED THIS 1st DAY OF July, 2021.
NOTARY CERTIFICATE
STATE OF COLORADO }
City of Denver } ss
SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF July, 2021, BY MATT WINTER AS SENIOR VICE PRESIDENT OF INDEPENDENT BANK, A TEXAS STATE BANK ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Cheryl A. Karlin
MY COMMISSION EXPIRES: _____

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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 1st DAY OF July, 2021.
David Knapp
AUTHORIZED REPRESENTATIVE, LAND TITLE GUARANTEE COMPANY

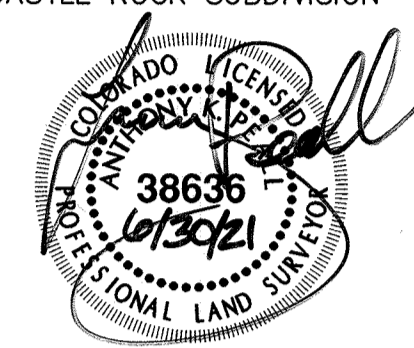
NOTARY CERTIFICATE
STATE OF COLORADO } ss
COUNTY OF Arapahoe }
SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF July, 2021
BY David Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Andy John Stenman
MY COMMISSION EXPIRES: February 10, 2024
ANDY JOHN STENMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20040815
My Commission Expires February 10, 2024

GENERAL NOTES:

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ABD70649485.1 WITH AN EFFECTIVE DATE OF 05-24-2021 AT 05:00:00 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 SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 00°05'15" EAST, A DISTANCE OF 2,705.77 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE IS 1 LOT 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 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: MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS 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, 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.
- THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN 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, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE 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 WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- LOTS 1A-1A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13, 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. 2017086766.

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 MAY 17, 2021 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

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, 2021.
Anthony K. Peall July 8, 2021
DIRECTOR OF DEVELOPMENT SERVICES DATE

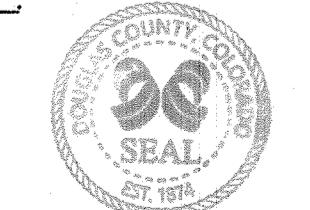
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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:
Lisa Anderson July 9, 2021
TOWN CLERK DATE
Anthony K. Peall July 9, 2021
TOWN MANAGER DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

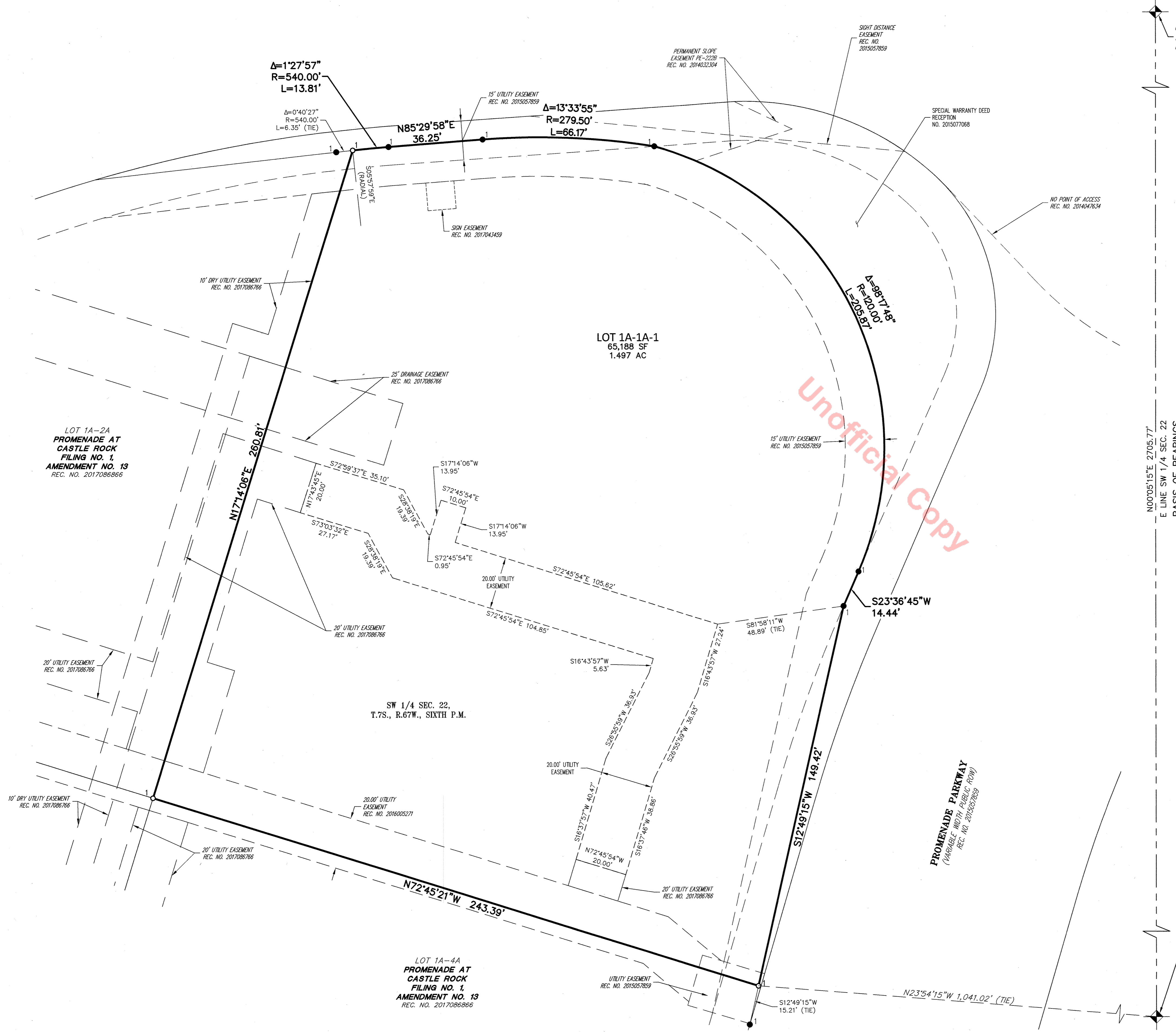
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:21 PM ON THE 9th DAY OF July, 2021.
AT RECEPTION NO. 2021083930
DOUGLAS COUNTY CLERK AND RECORDER
BY: Daniel Wood
DEPUTY



 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	PROJECT NO.: PL21-0006 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 20 PLAT SHEET 1 OF 2	
	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: 2021-05-17 SCALE: N/A PROJECT NO.: PL21- SHEET 1 OF 2 COVER SHEET

PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 20

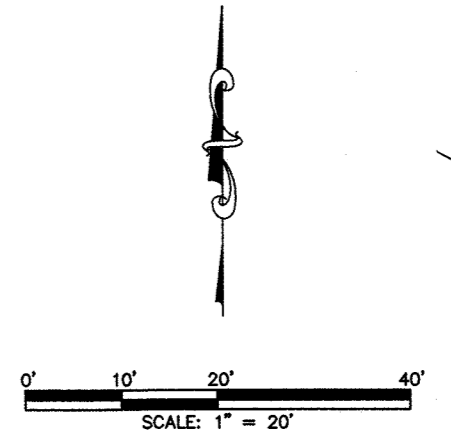
A REPLAT OF LOTS 1A-1A, BLOCK 2, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 13
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 2 OF 2



C 1/4 CORNER SECTION 22
 RECOVERED 2-1/2" ALUMINUM
 CAP STAMPED "LS 6935 1992"

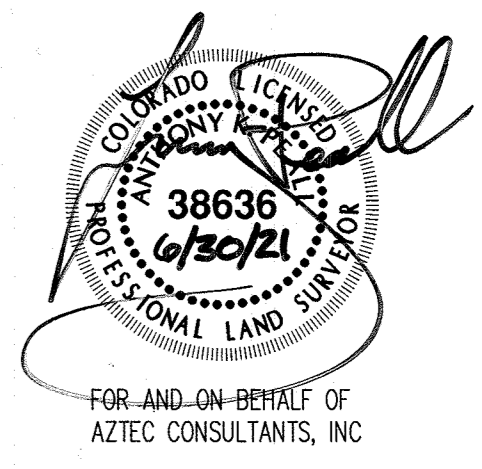
LEGEND

- RECOVERED PUBLIC LAND SYSTEM SURVEY MONUMENT AS NOTED
- RIGHT OF WAY
- RECOVERED NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38636"
- SET NO. 5 REBAR W/ 1 1/4" PINK PLASTIC CAP, STAMPED "AZTEC PLS 38636"
- BOUNDARY LINE



N00°05'15"E 2705.77'
 E LINE SW 1/4 SEC. 22
 BASIS OF BEARINGS

NORTH 1/4 CORNER SECTION 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR
 W/ 3-1/4" ALUMINUM CAP
 STAMPED "AZTEC
 CONSULTANTS PLS 38064 2016"
 IN A MONUMENT BOX



 Aztec Proj. No.: 124421-01	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:	2021-05-17
		SCALE:	1"=20'
PROJECT NO.: PL21-0006 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 20 PLAT SHEET 2 OF 2		SHEET 4 OF 2 PLAT MAP	