

# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK  
 COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO ADD UTILITY, DRAINAGE AND ACCESS EASEMENTS TO A CONFIGURED RESIDENTIAL LOT.

**LEGAL DESCRIPTION:**

PARCEL 1:  
 LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 2021 UNDER RECEPTION NO. 2021062047, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:  
 NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL HEREIN, FOR VEHICULAR AND PEDESTRIAN ACCESS ACROSS ROADS AND SIDEWALKS FOR USE OF COMMON UTILITY FACILITIES AND FOR USE OF THE COMMON AREAS FOR THE PURPOSES DESIGNATED, ALL AS MORE FULLY DEFINED AND DESCRIBED IN BLOCK 3A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 29, 2019 UNDER RECEPTION NO. 2015078597, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 24, 2016, UNDER RECEPTION NO. 2016010701, ALL IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

**CERTIFICATION 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 1 LOT, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF **PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23**.

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.

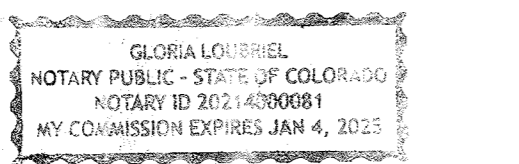
**OWNERS:**

FDG PROMENADE 3A ASSOCIATES, LLC  
 BY: Kevin Foltz AS: Vice President  
 NAME: KEVIN FOLTZ

SIGNED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2021.  
 STATE OF COLORADO }  
 COUNTY OF DENVER } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2021,  
 BY Kevin Foltz AS Vice President OF FORUM MANAGEMENT, INC., AS MANAGER OF FDG PROMENADE 3A ASSOCIATES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.  
Anna Prohaska  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Jan 4, 2025



**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 AT RECEPTION NUMBERS: 2021062047 & 2015078597, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK, A COLORADO STATE BANKING CORPORATION  
 BY: Patrick Riley AS: Executive Vice President

SIGNED THIS 30 DAY OF September, 2021.

**NOTARY CERTIFICATE:**

STATE OF Colorado }  
 COUNTY OF Jefferson } SS.  
 SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF September, 2021, BY Patrick Riley AS Executive Vice President FIRSTBANK, A COLORADO STATE BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES: 2-02-2021  
 NOTARY PUBLIC: Chris Shaw

**SHEET INDEX:**

- SHEET 1 \_\_\_\_\_ COVER SHEET & LEGAL DESCRIPTION
- SHEET 2 \_\_\_\_\_ PLAT MAP
- SHEET 3 \_\_\_\_\_ UTILITY AND DRAINAGE EASEMENT DETAIL
- SHEET 4 \_\_\_\_\_ ACCESS EASEMENT DETAIL

**DEVELOPER:**

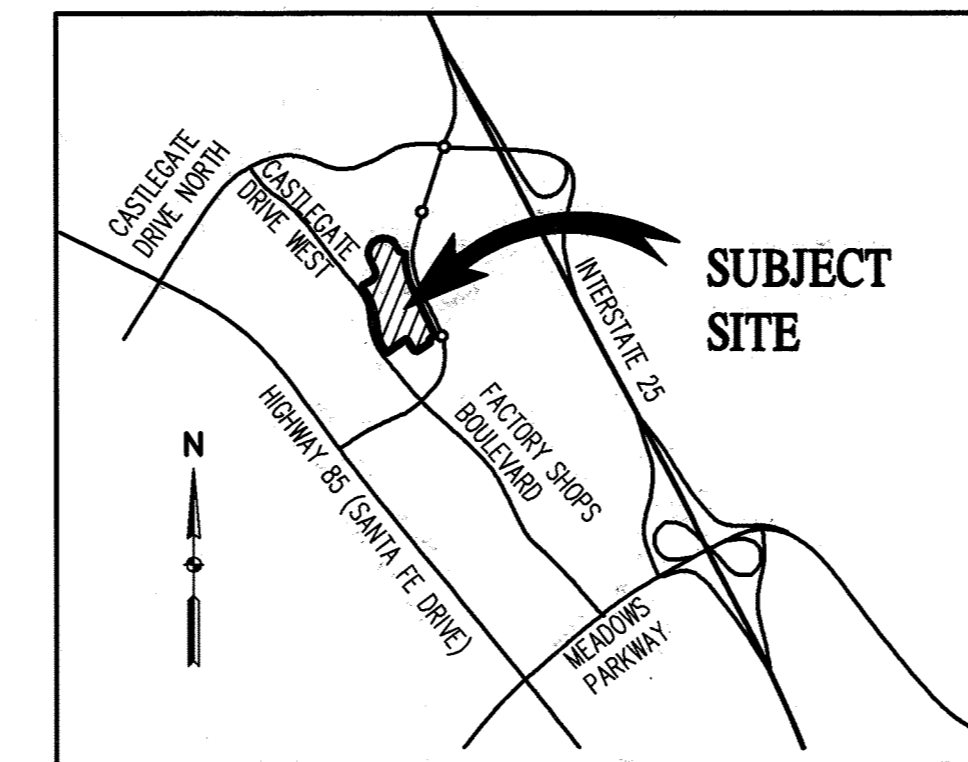
FORUM INVESTMENT GROUP  
 240 SAINT PAUL STREET, SUITE 400  
 DENVER, CO 80206  
 303-501-8860

**SURVEYOR:**

BASELINE ENGINEERING CORP.  
 4007 S. LINCOLN AVENUE, SUITE 405  
 LOVELAND, COLORADO 80537  
 970-353-7800

**LIENHOLDER:**

FIRSTBANK  
 12345 W. COLFAX AVENUE  
 LAKEWOOD, CO 80215  
 303-235-4500



VICINITY MAP  
 SCALE: 1"=2000'

**GENERAL NOTES:**

1. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABD70710736.1-2 WITH AN EFFECTIVE DATE OF JULY 27, 2021, AT 5:00 P.M.
2. 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.
3. 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 2691.45 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.
4. THERE IS 1 LOT WITHIN THIS PLAT.
5. 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.
6. 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.
7. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS, COLORADO, PANEL NUMBER 08035C01670, REVISED DATE MARCH 16, 2016 AND LOMR 17-08-1320P DATED JUNE 01, 2018
8. 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.
9. 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. 2015024911 AND THE BLOCK 3A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015078597.
10. LOT 2A-1A, BLOCK 3 IS AMENDED BY THIS PLAT AND SUBJECT TO ALL COVENANTS, CONDITIONS, 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. 2016037660.
11. **WATER RIGHTS DEDICATION AGREEMENT**  
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PROMENADE AT CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 22ND DAY OF JULY, 2015 AT RECEPTION NO. 2015051492.
12. **ALPINE VISTA CIRCLE** IS A 30' PRIVATE ACCESS EASEMENT TO BENEFIT BLOCK 3.
13. 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.

**PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23 - LAND SUMMARY TABLE**

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER AND MAINTENANCE
3	2A-1A	442,682	10.163	MULTI-FAMILY	FDG PROMENADE 3A ASSOCIATES, LLC

**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 AND LIENHOLDER SUBORDINATION CERTIFICATION.

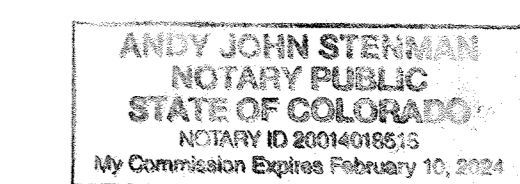
SIGNED THIS 29<sup>TH</sup> DAY OF September, 2021.  
David Knapp AS Vice President  
 AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE:**

STATE OF COLORADO }  
 COUNTY OF Arapahoe } SS.  
 SUBSCRIBED AND SWORN BEFORE ME THIS 29<sup>TH</sup> DAY OF September, 2021  
 BY David Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

**WITNESS MY HAND AND OFFICIAL SEAL.**

MY COMMISSION EXPIRES FEBRUARY 10, 2024  
 NOTARY PUBLIC: Andy Stenman



**SURVEYOR'S CERTIFICATE:**

I, AARON ALVIN DEMO, 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 13, 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.

AARON ALVIN DEMO, PLS.  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION



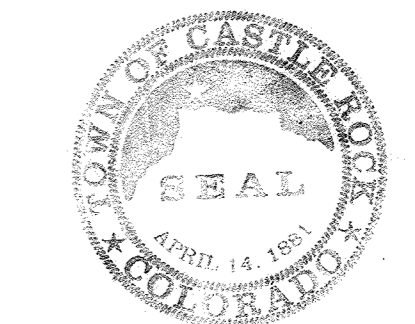
**NOTICE:**

PER C.R.S. 13-80-105, 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. BASELINE ENGINEERING CORP. AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:**

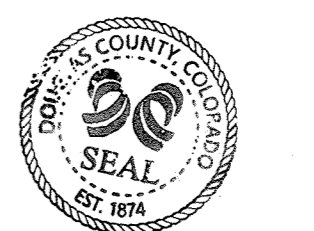
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN MANAGER: Anthony Gallo  
 ATTEST: Shawn Anderson Oct 5, 2021  
 TOWN CLERK



**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 AM. ON THE 8<sup>th</sup> DAY OF October, 2021.  
 AT RECEPTION NO. 2021115057  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Barbara Z. Bonham deputy  
 DEPUTY



**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 ON THE 5<sup>th</sup> DAY OF October, 2021.  
James Smith  
 DIRECTOR OF DEVELOPMENT SERVICES

**BASELINE**  
 Engineering - Planning - Surveying  
 4007 S. LINCOLN AVENUE, SUITE 405 - LOVELAND, COLORADO 80537  
 P: 970.353.7800 F: 970.353.7801 www.baselinecorp.com

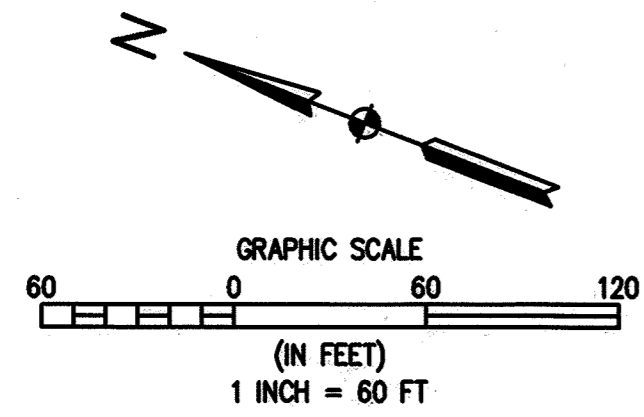
DESIGNED BY	DATE	PREPARED BY	DATE
DEW	8/27/2021	DEW	8/27/2021
DEW	09/10/2021	DEW	09/10/2021

PROMENADE 3A ASSOCIATES, LLC  
 DOUGLAS COUNTY  
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23  
 FINAL PLAT - COVER

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL: 06/30/2021
DRAWING SIZE: 24" X 36"
SURVEY FIRM: SURVEY DATE: 01/13/2021
JOB NO.: C03494
DRAWING NAME: 3494-PLAT.dwg
SHEET 1 OF 4

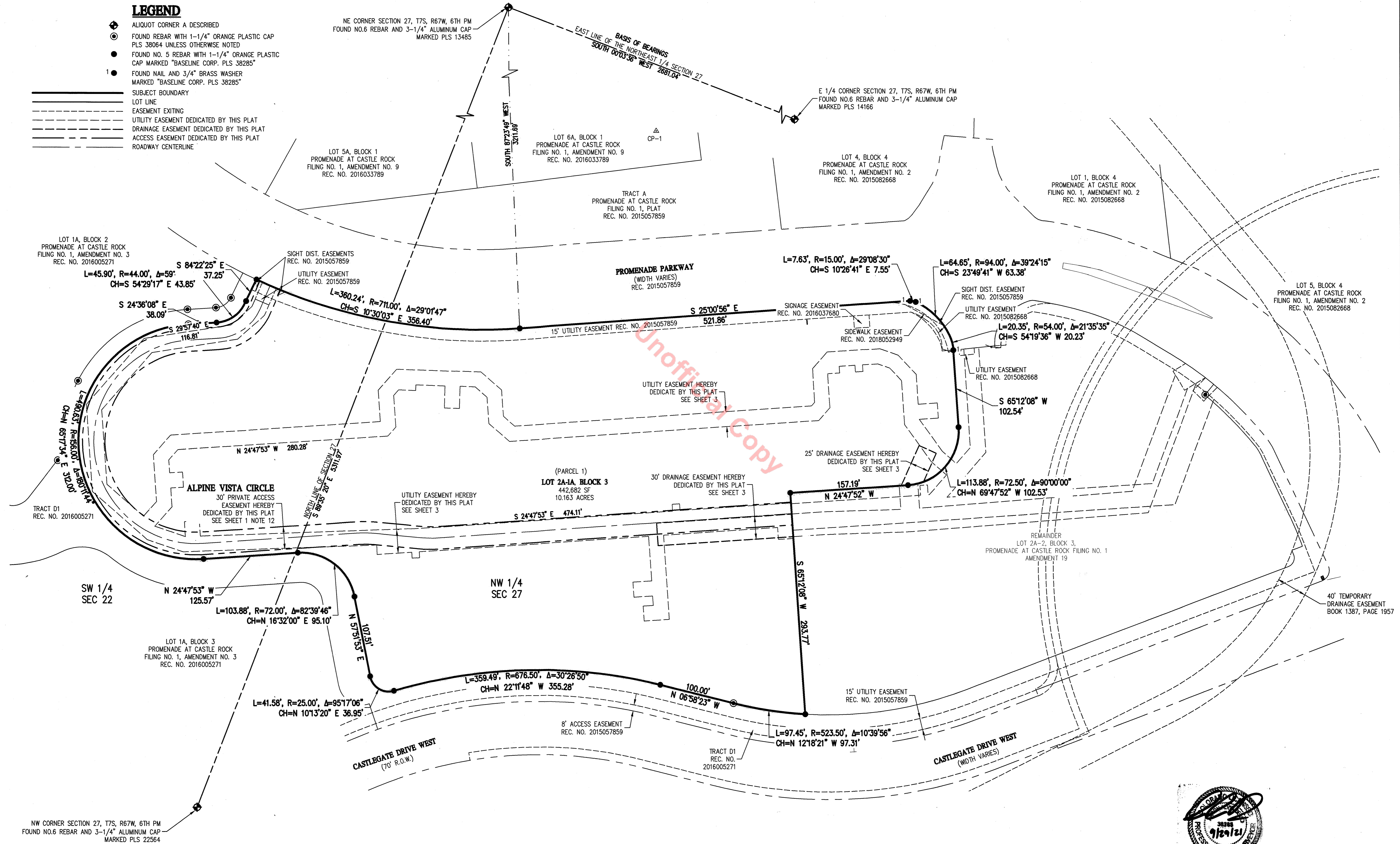
# PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23

LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK  
 COUNTY OF DOUGLAS, STATE OF COLORADO

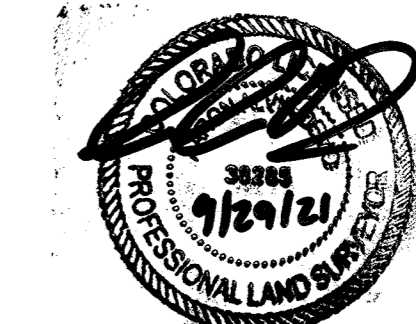


### LEGEND

- ◆ ALIQUOT CORNER A DESCRIBED
- FOUND REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38064 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"
- FOUND NAIL AND 3/4" BRASS WASHER MARKED "BASELINE CORP. PLS 38285"
- SUBJECT BOUNDARY
- LOT LINE
- - - EASEMENT EXITING
- - - UTILITY EASEMENT DEDICATED BY THIS PLAT
- - - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- - - ACCESS EASEMENT DEDICATED BY THIS PLAT
- - - ROADWAY CENTERLINE



NW CORNER SECTION 27, T7S, R67W, 6TH PM  
 FOUND NO.6 REBAR AND 3-1/4" ALUMINUM CAP  
 MARKED PLS 22564



AARON ALVIN DEMO, PLS  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION

**BASELINE**  
 Engineering · Planning · Surveying  
 407 S LINCOLN AVENUE SUITE 405 · LOVELAND, COLORADO 80537  
 P. 970.833.7600 · F. 970.833.7600 · www.baselinecorp.com

DESIGNED BY	DATE
DEW	08/27/2021
PREPARED BY	DATE
DEW	08/27/2021
REVISION DESCRIPTION	TOWN COMMENTS

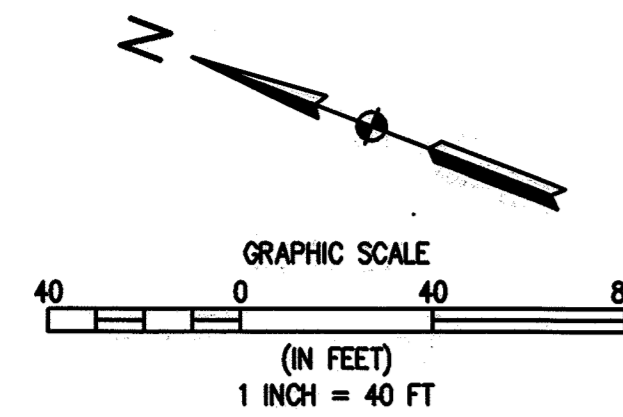
**FDG PROMENADE 3A ASSOCIATES, LLC**  
 DOUGLAS COUNTY  
 TOWN OF CASTLE ROCK  
 PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23  
 FINAL PLAT - PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	01/14/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
	01/13/2021
JOB NO.	C03494
DRAWING NAME	3494-PLAT.dwg
SHEET	2 OF 4

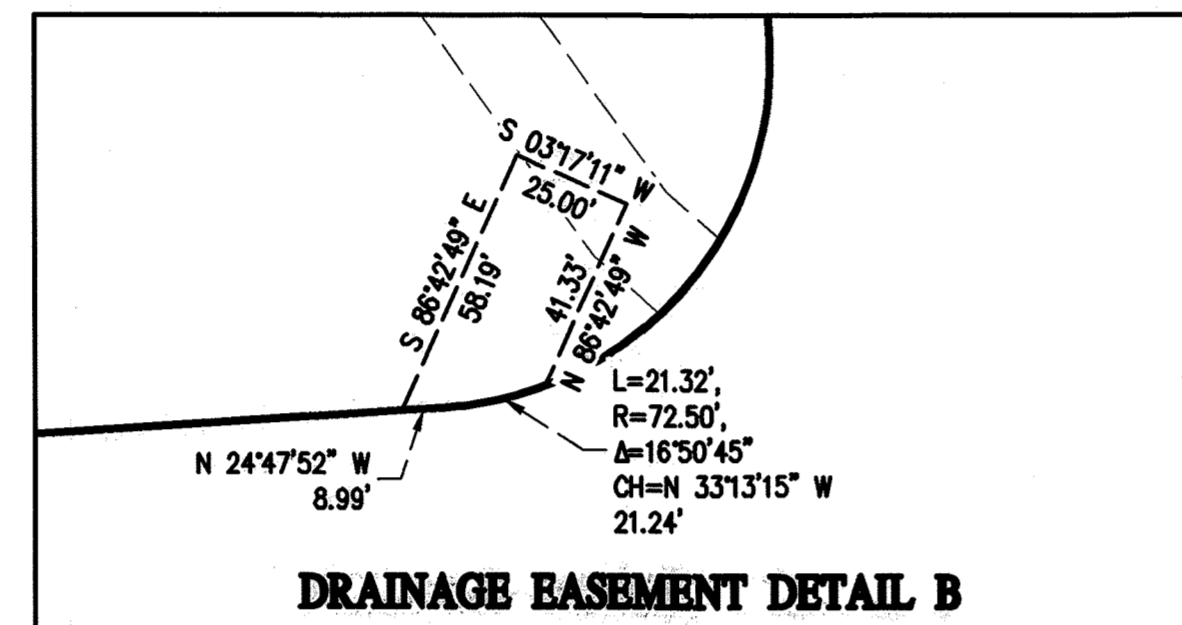
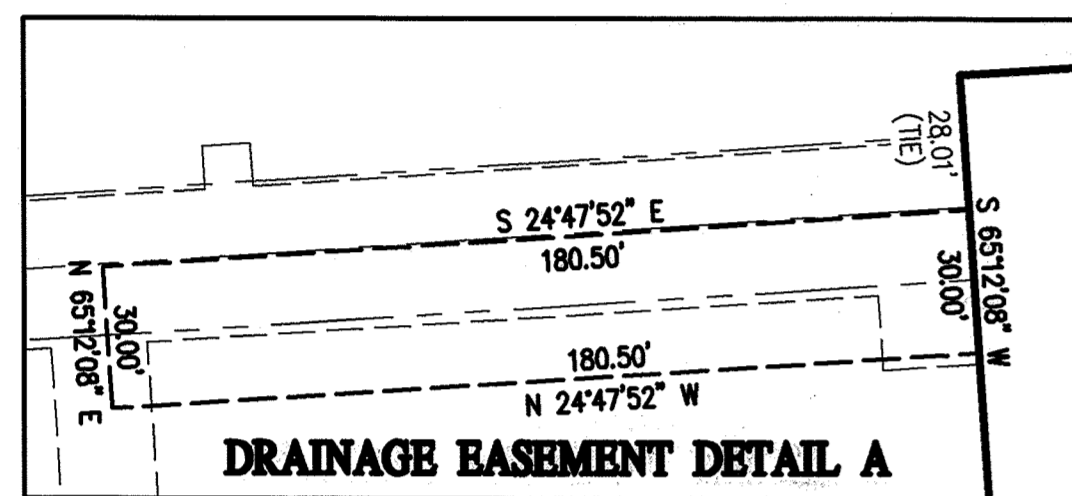
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LOT 2A-1A, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 19  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK  
 COUNTY OF DOUGLAS, STATE OF COLORADO



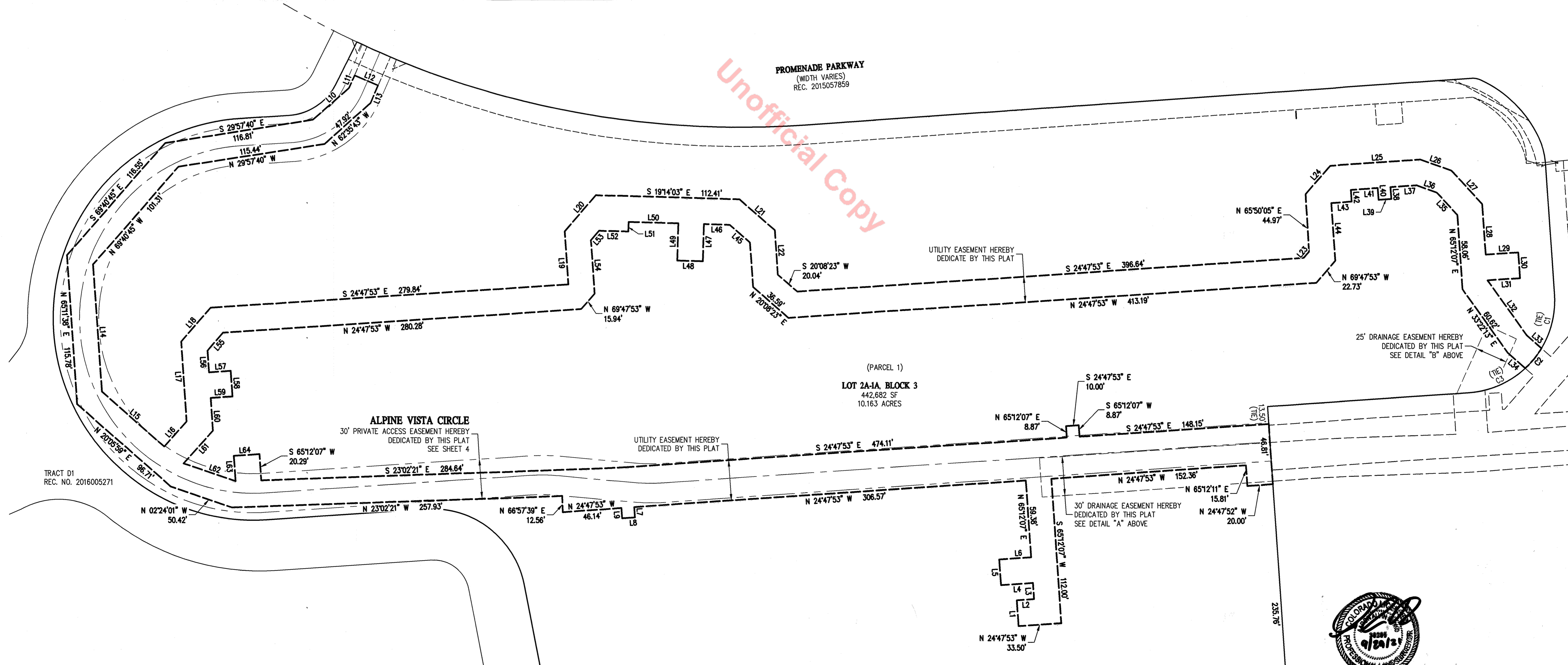
### LEGEND

- ALLOT CORNER AS DESCRIBED
- FOUND REBAR WITH 1-1/4" ORANGE PLASTIC CAP PLS 38064 UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "BASELINE CORP. PLS 38285"
- FOUND NAIL AND 3/4" BRASS WASHER MARKED "BASELINE CORP. PLS 38285"
- SUBJECT BOUNDARY
- LOT LINE
- EASEMENT EXTING
- UTILITY EASEMENT DEDICATED BY THIS PLAT
- DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- ACCESS EASEMENT DEDICATED BY THIS PLAT
- ROADWAY CENTERLINE

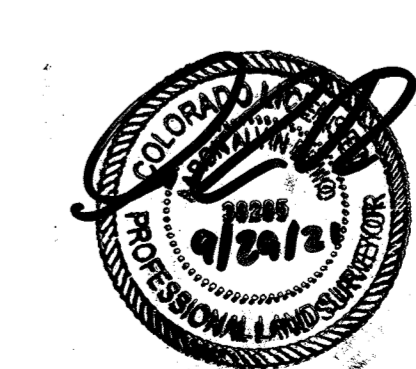


LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 65°12'07" E	20.00'	L14	S 65°04'26" W	98.96'	L27	S 26°10'26" W	35.30'	L40	N 65°12'07" E	9.00'	L53	N 69°51'37" W	9.76'
L2	S 24°47'53" E	13.50'	L15	S 20°05'59" W	64.43'	L28	S 65°12'07" W	39.43'	L41	N 24°47'53" W	21.06'	L54	S 65°12'07" W	41.79'
L3	N 65°12'07" E	12.62'	L16	S 69°08'11" W	26.25'	L29	S 24°47'53" E	25.50'	L42	S 65°12'20" W	9.00'	L55	N 69°47'53" W	18.31'
L4	N 24°47'53" W	25.00'	L17	N 65°12'07" E	62.02'	L30	S 65°12'07" W	20.00'	L43	N 24°47'53" W	16.08'	L56	S 65°12'07" W	16.95'
L5	N 65°12'07" E	20.00'	L18	S 69°47'53" E	34.87'	L31	N 24°49'59" W	25.50'	L44	S 65°12'07" W	44.92'	L57	S 24°47'53" E	17.00'
L6	N 24°47'53" W	25.00'	L19	N 65°12'07" E	41.34'	L32	S 33°22'13" W	52.61'	L45	N 20°04'39" E	20.98'	L58	S 65°12'07" W	20.00'
L7	S 65°12'07" W	8.00'	L20	S 69°51'37" E	37.19'	L33	S 20°13'13" W	15.12'	L46	N 19°14'03" W	20.13'	L59	N 24°47'53" W	17.00'
L8	N 24°47'53" W	10.00'	L21	S 20°04'39" W	36.41'	L34	N 20°12'59" E	18.19'	L47	S 70°45'57" W	29.00'	L60	S 65°12'07" W	25.21'
L9	N 65°12'07" E	8.00'	L22	S 65°04'39" W	34.79'	L35	N 26°10'26" E	23.27'	L48	N 19°14'03" W	20.00'	L61	N 69°08'11" W	34.40'
L10	S 62°35'43" E	37.66'	L23	S 69°47'53" E	6.17'	L36	N 01°36'41" W	16.73'	L49	N 70°45'57" E	29.00'	L62	S 02°24'01" E	42.80'
L11	S 87°28'52" E	10.83'	L24	S 69°47'53" E	29.24'	L37	N 24°47'53" W	20.53'	L50	N 19°14'03" W	38.77'	L63	N 65°12'07" E	19.68'
L12	S 02°31'08" W	20.00'	L25	S 24°47'53" E	70.60'	L38	S 65°12'07" W	9.00'	L51	S 70°45'57" W	7.50'	L64	S 24°47'53" E	20.00'
L13	N 87°28'52" W	15.24'	L26	S 01°36'41" E	25.78'	L39	N 24°47'53" W	10.00'	L52	N 19°14'03" W	23.06'			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	44.21'	69.99'	36°11'33"	N 82°39'15" E	43.48'
C2	20.08'	69.89'	16°27'46"	N 71°57'49" W	20.01'
C3	49.65'	72.14'	39°26'10"	S 44°24'51" E	48.68'



Unofficial Copy



AARON ALVIN DEMO, PLS  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION

Engineering · Planning · Surveying  
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DESIGNED BY	DATE	PREPARED BY	DATE
DEW	09/27/2021	DEW	09/27/2021
DRAWN BY		REVISION DESCRIPTION	
DEW		TOWN COMMENTS	
CHECKED BY		PREPARED FOR	
AAD		FDG PROMENADE 3A ASSOCIATES, LLC	
		DUGLAS COUNTY	
		TOWN OF CASTLE ROCK	
		PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 23	
		FINAL PLAT - UTILITY AND DRAINAGE EASEMENT LAYOUTS	
		FOR AND ON BEHALF OF BASELINE CORPORATION	
		INITIAL SUBMITTAL	01/14/2021
		DRAWING SIZE	24" X 36"
		SURVEY FROM	SURVEY DATE
			01/13/2021
		JOB NO.	003494
		DRAWING NAME	3494-PLAT.dwg
		SHEET	3 OF 4

