

PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER:
TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

SHEET 1 OF 7

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 10 LOTS, 4 TRACTS AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC UTILITY, SIGHT DISTANCE, SIGNAGE, LIGHTING AND PUBLIC ACCESS EASEMENTS AND RIGHT-OF-WAY AS 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, 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

SEE SHEET 2 OF 7 FOR DESCRIPTION OF THE PROPERTY.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT PLATTED LOTS AND UNPLATTED LAND INTO 10 LOTS, 4 TRACTS AND PUBLIC RIGHT-OF-WAY.

OWNER:

PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

BY: NAME: DONALD G. PROVOST
ITS: MANAGER

NOTARY CERTIFICATE

STATE OF Colorado
COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF August, 2015
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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-14-15

NOTARY PUBLIC [Signature]

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 INSTRUMENT RECORDED OCTOBER 22, 2014 AT RECEPTION NO. 2014061102, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION

BY: JANE KACHADURIAN, MANAGING DIRECTOR

SIGNED THIS 3rd DAY OF August, 2015.

NOTARY CERTIFICATE

STATE OF Colorado
COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF August, 2015, BY JANE KACHADURIAN AS MANAGING DIRECTOR OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: 12-14-15

BY Paul Donahue
MAYOR
ATTEST: Sally Misare
TOWN CLERK

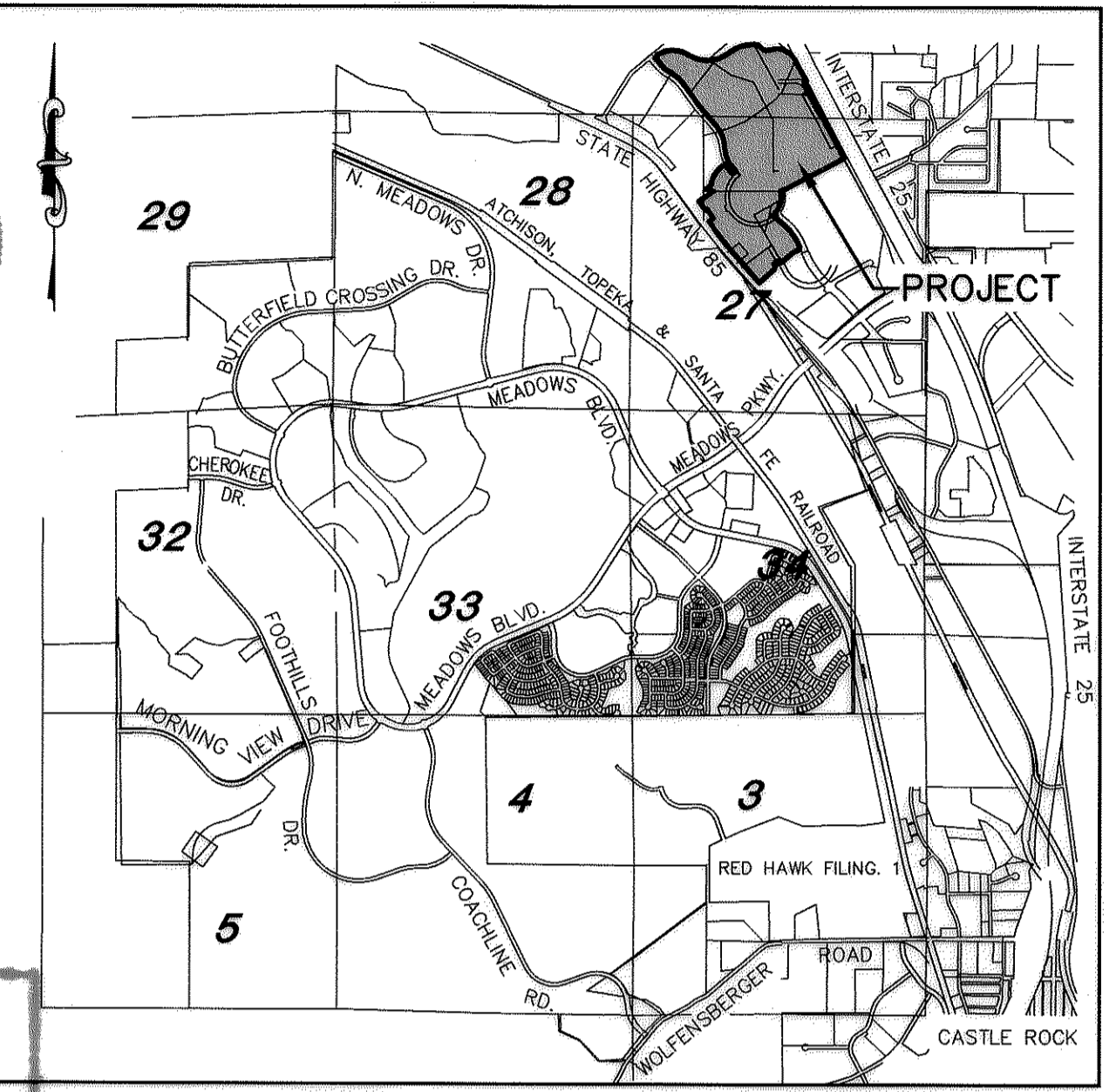
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August 2015 BY Paul Donahue AS MAYOR AND BY Sally Misare AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

5/24/2019

MY COMMISSION EXPIRES 5/24/2019
[Signature]
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 108291429
My Commission Expires: 5/24/2019



VICINITY MAP Scale: 1" = 3000'

SHEET INDEX:

- SHEET 1 — COVER SHEET
- SHEET 2 — KEY MAP, LEGAL DESCRIPTION
- SHEETS 3-5 — PLAT MAP
- SHEET 6 — ROW & EASEMENT DETAIL
- SHEET 7 — LINE & CURVE TABLES

OWNERS/DEVELOPERS

PROMENADE CASTLE ROCK, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5750 DTC Parkway, Suite 210
Greenwood Village, Colorado 80111
303-771-4004

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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 31st DAY OF July, 2015.

David W. Knapp
AUTHORIZED REPRESENTATIVE

[Signature]
VICE PRESIDENT
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF Arapahoe

LAURA J. RIVERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134042910
MY COMMISSION EXPIRES 07/22/2017

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF July, 2015

BY David W. Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-22-2017

NOTARY PUBLIC [Signature]

SURVEYORS CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 29, 2014 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 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.

DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38064
FOR AND 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 PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 7 DAY OF August, 2015.

[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 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

8-7-15
DATE

August 7, 2015
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:09 PM ON THE 13th DAY OF August, 2015.

AT RECEPTION NO. 2015052859

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

PROJECT NO.: PL15-0001
PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 1 OF 7

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABN70441499-3 WITH AN EFFECTIVE DATE OF JULY 20, 2015 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 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 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING SOUTH 89°10'24" EAST, A DISTANCE OF 2668.84 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 10 LOTS AND 4 TRACTS 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.
- 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 PRELIMINARY DATE OF JULY 11, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONES "A" AND "X", WITH ZONE "A" BEING DEFINED AS "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD"; "NO BASE FLOOD ELEVATIONS DETERMINED". "ZONE X" IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. THE APPROXIMATE LIMITS OF ZONE "A" HAVE BEEN DEPICTED ON SHEET 2 HEREON AND ZONE "X" BEING EVERYTHING OUTSIDE OF ZONE "A".
- A BLANKET ACCESS EASEMENT IS HEREBY GRANTED ACROSS THE ENTIRETY OF LOT 1, BLOCK 6, AND TRACT B FOR THE BENEFIT OF TRACT C.

GENERAL NOTES-CONTINUED:

- THE PROMENADE AT CASTLE ROCK PLANNED DEVELOPMENT PLAN [PLAT] CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND §24-69-101, 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 WITH THIS PLAN.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES A PORTION OF ATRIUM DRIVE CREATED BY THE FINAL PLATS FOR CASTLE PINES COMMERCIAL FILINGS 5 AND 6, A PORTION OF ATRIUM WAY CREATED BY THE FINAL PLAT FOR CASTLE PINES COMMERCIAL FILING 12 AND A PORTION OF CASTLEGATE DRIVE WEST CREATED BY THE FINAL PLAT FOR CASTLE PINES COMMERCIAL FILING 6, ALL DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF TOWN COUNCIL TO VACATE THIS RIGHT-OF-WAY.
- 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. 3.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS A PORTION OF THE WATERLINE EASEMENT RECORDED IN BOOK 1401 AT PAGE 535 DEPICTED HEREON, PROVIDED HOWEVER THAT UNTIL THE WATER LINE LOCATED IN THIS EASEMENT IS REMOVED, THE TOWN WILL RETAIN THE RIGHT TO REASONABLE ACCESS FOR MAINTENANCE.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL OF THAT SLOPE EASEMENT SE-222 RECORDED UNDER RECEPTION NO. 2014032304 DEPICTED HEREON, PROVIDED HOWEVER THAT UNTIL THE SLOPE LOCATED WITHIN THIS EASEMENT IS REMOVED, THE TOWN WILL RETAIN THE RIGHT TO REASONABLE ACCESS FOR MAINTENANCE.
- 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 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 BLOCK 1 SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015051501; AND THE BLOCK 4A SHOPPING CENTER, PROMENADE AT CASTLE ROCK DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER REC. NO. 2015040928.

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

BLOCK	LOT	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
1	1	1,107,704	25.429	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
2	1	481,327	11.050	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
3	1	663,498	15.232	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
3	2	666,389	15.298	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
4	1	997,519	22.900	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
4	2	295,698	6.788	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
5	1	379,808	8.719	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
6	1	601,307	13.804	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
6	2	448,777	10.302	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
6	3	41,554	0.954	FUTURE DEVELOPMENT	PROMENADE	PROMENADE
SUB TOTAL (LOTS)		5,683,581	130.476			
TRACT A		196,037	4.500	PRIVATE OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
TRACT B		188,028	4.317	PRIVATE OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
TRACT C		300	0.007	DIRECTOR'S PARCELS	PROMENADE	PROMENADE
TRACT D		230,164	5.284	PRIVATE OPEN SPACE	METRO. DISTRICT	METRO. DISTRICT
SUB TOTAL (TRACTS)		614,529	14.108	PROMENADE=PROMENADE CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY		
DEDICATED RIGHT-OF-WAY		503,856	11.567	METRO. DISTRICT=PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 3		
TOTAL FILING NO. 1		6,801,966	156.151			

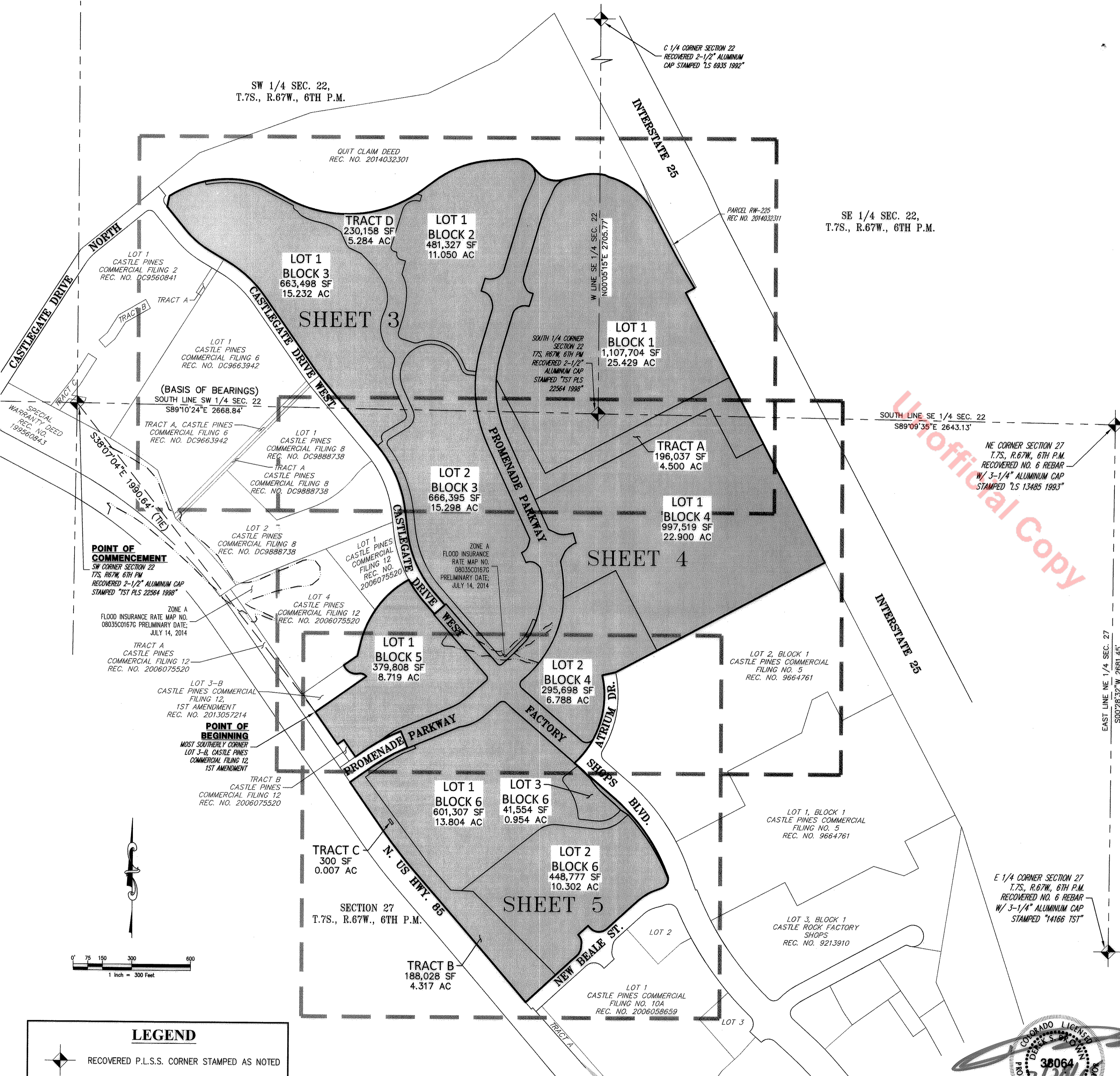
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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: 2015-02-02
SCALE: N/A
SHEET 1 OF 7
COVER SHEET

PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 2 OF 7



KEY MAP

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 2, CASTLE PINES COMMERCIAL FILING NO. 12 AS RECORDED UNDER RECEPTION NO. 2006075520 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE; LOT 3-A, CASTLE PINES COMMERCIAL FILING NO. 12, 1ST AMENDMENT AS RECORDED UNDER RECEPTION NO. 2013057214, IN SAID RECORDS ALONG WITH A PART OF THE SOUTH HALF OF SECTION 22 AND A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO BEAR SOUTH 89°10'24" EAST, A DISTANCE OF 2868.84 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 38°07'04" EAST, A DISTANCE OF 1990.64 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3-B, OF SAID FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID LOT 3-B THE FOLLOWING THREE (3) COURSES:

1. NORTH 54°54'49" EAST, A DISTANCE OF 317.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°47'46" WEST;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°54'36", AN ARC LENGTH OF 43.22 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 68.50 FEET;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°43'32", AN ARC LENGTH OF 95.32 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF LOT 4, OF SAID FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 12;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHEASTERLY BOUNDARY OF LOT 1, OF SAID FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 12 THE FOLLOWING THREE (3) COURSES:

1. DEPARTING SAID NORTHEASTERLY BOUNDARY, NON-TANGENT TO SAID CURVE, NORTH 54°54'49" EAST, A DISTANCE OF 84.99 FEET;
2. NORTH 13°34'33" EAST, A DISTANCE OF 68.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'21", AN ARC LENGTH OF 414.28 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF CASTLEGATE DRIVE WEST AS SHOWN ON THE FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 6, RECORDED UNDER RECEPTION NUMBER 9663942, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°39'23" EAST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'11", AN ARC LENGTH OF 132.84 FEET;
2. TANGENT TO SAID CURVE, SOUTH 41°19'48" EAST, A DISTANCE OF 85.04 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, NORTH 48°40'12" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID CASTLEGATE DRIVE WEST;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF CASTLEGATE DRIVE WEST AS SHOWN ON SAID FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 6 AND ON THE FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 2, RECORDED UNDER RECEPTION NUMBER 9560841, IN SAID RECORDS THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 41°19'48" WEST, A DISTANCE OF 85.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 585.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°46'21", AN ARC LENGTH OF 342.90 FEET;
3. TANGENT TO SAID CURVE, NORTH 06°33'27" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 635.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'26", AN ARC LENGTH OF 371.91 FEET;
5. NORTH 40°06'53" WEST, A DISTANCE OF 435.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 695.00 FEET;
6. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'06", AN ARC LENGTH OF 76.57 FEET;
7. TANGENT TO SAID CURVE, NORTH 35°12'47" WEST, A DISTANCE OF 440.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 635.00 FEET;
8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°02'03", AN ARC LENGTH OF 266.37 FEET;
9. TANGENT TO SAID CURVE, NORTH 59°14'50" WEST, A DISTANCE OF 105.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 480.00 FEET;
10. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC LENGTH OF 160.57 FEET;
11. NORTH 39°14'50" WEST, A DISTANCE OF 153.14 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NUMBER 2014032301, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES:

1. DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 12°04'35" EAST, A DISTANCE OF 56.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 554.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 32°34'09" EAST;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°52'53", AN ARC LENGTH OF 482.75 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 63°00'55" EAST, A DISTANCE OF 135.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 652.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 30°11'00" EAST;
4. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°04'39", AN ARC LENGTH OF 763.31 FEET;
5. TANGENT TO SAID CURVE, NORTH 53°06'21" EAST, A DISTANCE OF 38.19 FEET;
6. NORTH 53°06'31" EAST, A DISTANCE OF 22.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 548.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37°00'46" EAST;
7. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'32", AN ARC LENGTH OF 310.93 FEET;
8. NON-TANGENT TO SAID CURVE, NORTH 85°57'56" EAST, A DISTANCE OF 134.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 107.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 02°03'28" EAST;
9. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°46'24", AN ARC LENGTH OF 91.51 FEET;
10. TANGENT TO SAID CURVE, SOUTH 43°17'04" EAST, A DISTANCE OF 48.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 126.50 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'45", AN ARC LENGTH OF 132.50 FEET;
12. TANGENT TO SAID CURVE, NORTH 78°42'11" EAST, A DISTANCE OF 113.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 248.50 FEET;
13. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'08", AN ARC LENGTH OF 110.97 FEET;
14. NON-TANGENT TO SAID CURVE, SOUTH 63°07'40" EAST, A DISTANCE OF 19.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 379.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 15°13'12" WEST;
15. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°06'02", AN ARC LENGTH OF 304.95 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARCEL RW-225 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2014032311, IN SAID RECORDS;

PROPERTY DESCRIPTION-CONTINUED

THENCE DEPARTING SAID SOUTHERLY BOUNDARY ALONG SAID WESTERLY BOUNDARY, NON-TANGENT TO SAID CURVE, SOUTH 27°45'21" EAST, A DISTANCE OF 160.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,199.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 62°19'08" EAST;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF PARCEL RW-226 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2014032311, IN SAID RECORDS, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°45'36", AN ARC LENGTH OF 275.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 9876640, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NON-TANGENT TO SAID CURVE, SOUTH 62°14'42" WEST, A DISTANCE OF 50.90 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PARCEL 5-2 AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 2014061067, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 27°45'18" EAST, A DISTANCE OF 1,544.90 FEET TO THE NORTHERLY CORNER OF LOT 2, BLOCK 1, CASTLE PINES COMMERCIAL FILING 5 FINAL PLAT RECORDED UNDER RECEPTION NUMBER 9664761, IN SAID RECORDS;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2, BLOCK 1, SOUTH 62°13'17" WEST, A DISTANCE OF 1,205.69 FEET TO THE NORTHEAST CORNER OF ATRIUM DRIVE RIGHT-OF-WAY AS SHOWN ON SAID CASTLE PINES COMMERCIAL FILING 5 FINAL PLAT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY SAID ATRIUM DRIVE, SOUTH 77°17'24" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID ATRIUM DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 468.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 77°15'51" WEST;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 60°09'15", AN ARC LENGTH OF 491.35 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 49°21'27" EAST, A DISTANCE OF 65.16 FEET;

THENCE SOUTH 43°42'53" EAST, A DISTANCE OF 25.66 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF FACTORY SHOPS BOULEVARD AS SHOWN ON THE FINAL PLAT OF CASTLE PINES COMMERCIAL FILING NO. 5, RECORDED UNDER RECEPTION NUMBER 9664761, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 19°04'31" WEST;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF FACTORY SHOPS BOULEVARD THE FOLLOWING THREE (3) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°34'02", AN ARC LENGTH OF 15.06 FEET;
2. TANGENT TO SAID CURVE, SOUTH 49°21'27" EAST, A DISTANCE OF 168.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 945.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°06'53", AN ARC LENGTH OF 480.20 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF NEW BEALE STREET AS SHOWN ON THE FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 10A, RECORDED UNDER RECEPTION NUMBER 2006058659, IN SAID RECORDS AND THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF NEW BEALE STREET THE FOLLOWING TWELVE (12) COURSES:

1. DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°31'26", AN ARC LENGTH OF 79.00 FEET;
2. TANGENT TO SAID CURVE, SOUTH 70°16'52" WEST, A DISTANCE OF 28.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 287.50 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°31'08", AN ARC LENGTH OF 113.00 FEET;
4. TANGENT TO SAID CURVE, SOUTH 47°45'44" WEST, A DISTANCE OF 210.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 94.25 FEET;
6. TANGENT TO SAID CURVE, NORTH 42°14'16" WEST, A DISTANCE OF 15.00 FEET;
7. SOUTH 47°45'44" WEST, A DISTANCE OF 70.00 FEET;
8. SOUTH 42°14'16" EAST, A DISTANCE OF 7.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET;
9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°01'12", AN ARC LENGTH OF 45.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 80.00 FEET;
10. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'02", AN ARC LENGTH OF 11.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65.00 FEET;
11. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°23'50", AN ARC LENGTH OF 52.64 FEET;
12. TANGENT TO SAID CURVE, SOUTH 47°45'44" WEST, A DISTANCE OF 353.02 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SANTA FE DRIVE AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 2001027515, IN SAID RECORDS;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF SANTA FE DRIVE THE FOLLOWING THREE (3) COURSES:

1. DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 40°54'21" WEST, A DISTANCE OF 862.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2,769.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'00", AN ARC LENGTH OF 281.11 FEET;
3. TANGENT TO SAID CURVE, NORTH 35°05'21" WEST, A DISTANCE OF 291.82 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF ATRIUM WAY AS SHOWN ON SAID FINAL PLAT OF CASTLE PINES COMMERCIAL FILING 12;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF ATRIUM WAY THE FOLLOWING TWO (2) COURSES:

1. DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 54°54'49" EAST, A DISTANCE OF 134.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 955.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'01", AN ARC LENGTH OF 209.46 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, NORTH 22°31'10" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ATRIUM WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,045.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°31'10" EAST;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF ATRIUM WAY THE FOLLOWING TWO (2) COURSES:

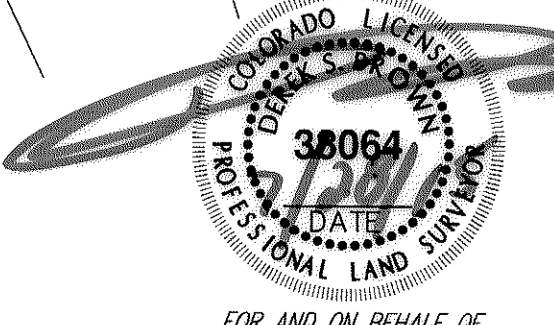
1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'01", AN ARC LENGTH OF 229.20 FEET;
2. TANGENT TO SAID CURVE, SOUTH 54°54'49" WEST, A DISTANCE OF 37.63 FEET TO THE EASTERLY CORNER OF TRACT B, SAID CASTLE PINES COMMERCIAL FILING 12;

THENCE ALONG THE NORTHEASTERLY AND NORTHWESTERLY BOUNDARIES OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

1. DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, NORTH 35°05'11" WEST, A DISTANCE OF 104.36 FEET;
2. SOUTH 54°54'49" WEST, A DISTANCE OF 39.39 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 3-A, SAID CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY OF TRACT B, ALONG SAID WESTERLY BOUNDARY, NORTH 35°05'11" WEST, A DISTANCE OF 199.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 156.151 ACRES, (6,801,966 SQUARE FEET), MORE OR LESS.



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. PROJECT NO.: PL15-0001 PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 2 OF 7

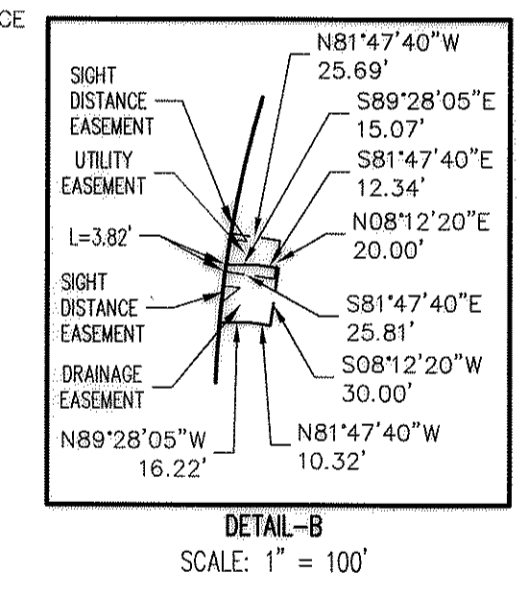
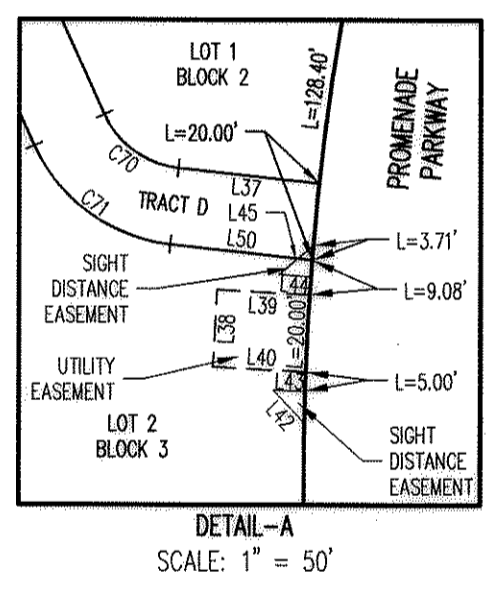
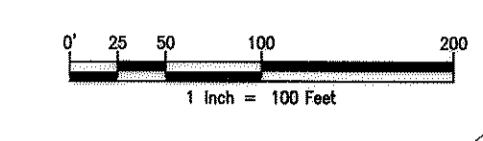
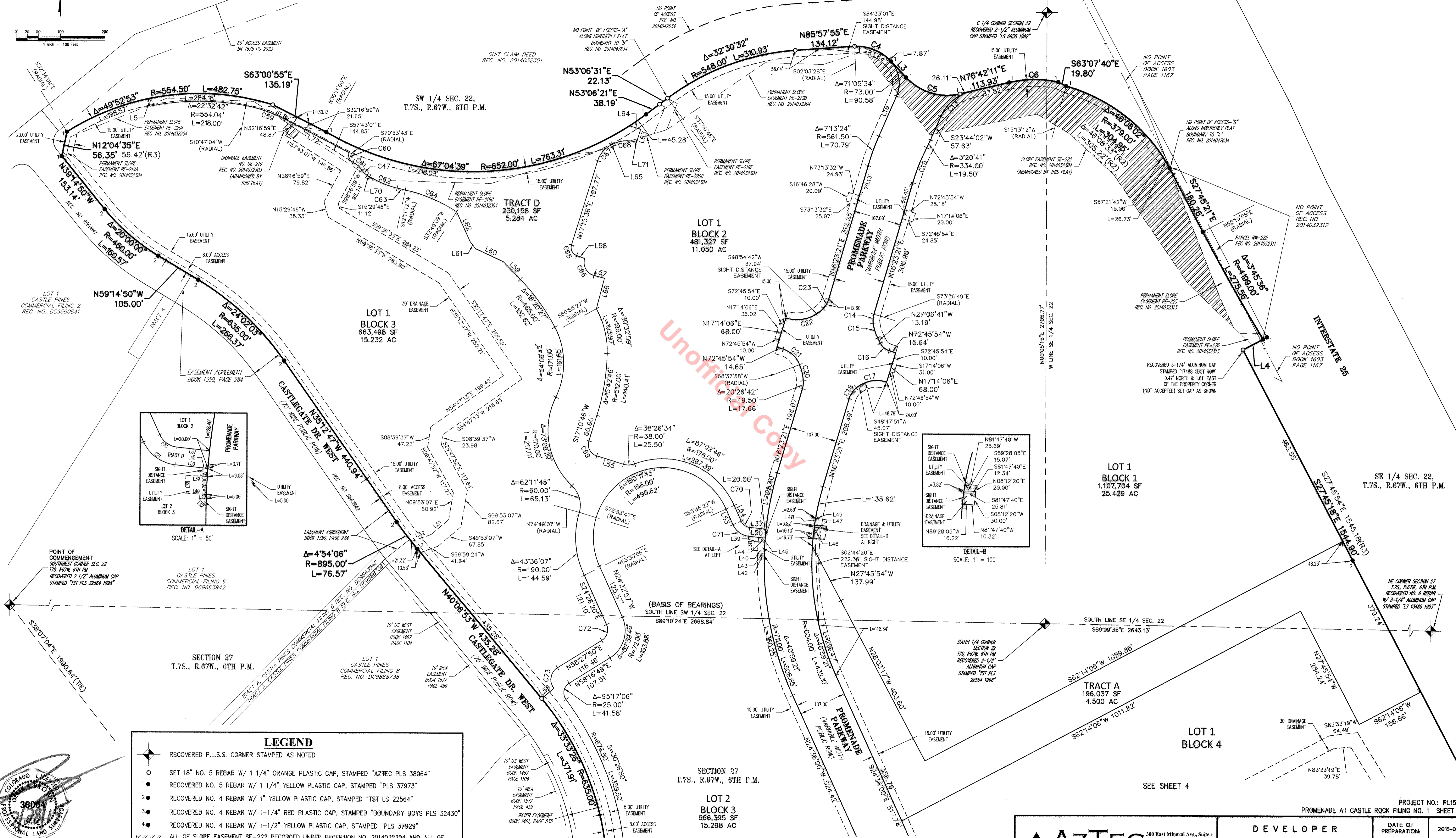
AZTEC CONSULTANTS, INC.
 390 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

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:	2015-02-02
SCALE:	1"=300'
SHEET 2 OF 7 KEY MAP, LEGAL DESCRIPTION	

PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 7



LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "PLS 37973"
- RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "TST LS 22564"
- RECOVERED NO. 4 REBAR W/ 1-1/4" RED PLASTIC CAP, STAMPED "BOUNDARY BOYS PLS 32430"
- RECOVERED NO. 4 REBAR W/ 1-1/2" YELLOW PLASTIC CAP, STAMPED "PLS 37929"

ALL OF SLOPE EASEMENT SE-222 RECORDED UNDER RECEPTION NO. 2014032304 AND ALL OF DRAINAGE EASEMENT UE-219 RECORDED UNDER RECEPTION NO. 2014032303 TO BE ABANDONED BY THIS PLAT.

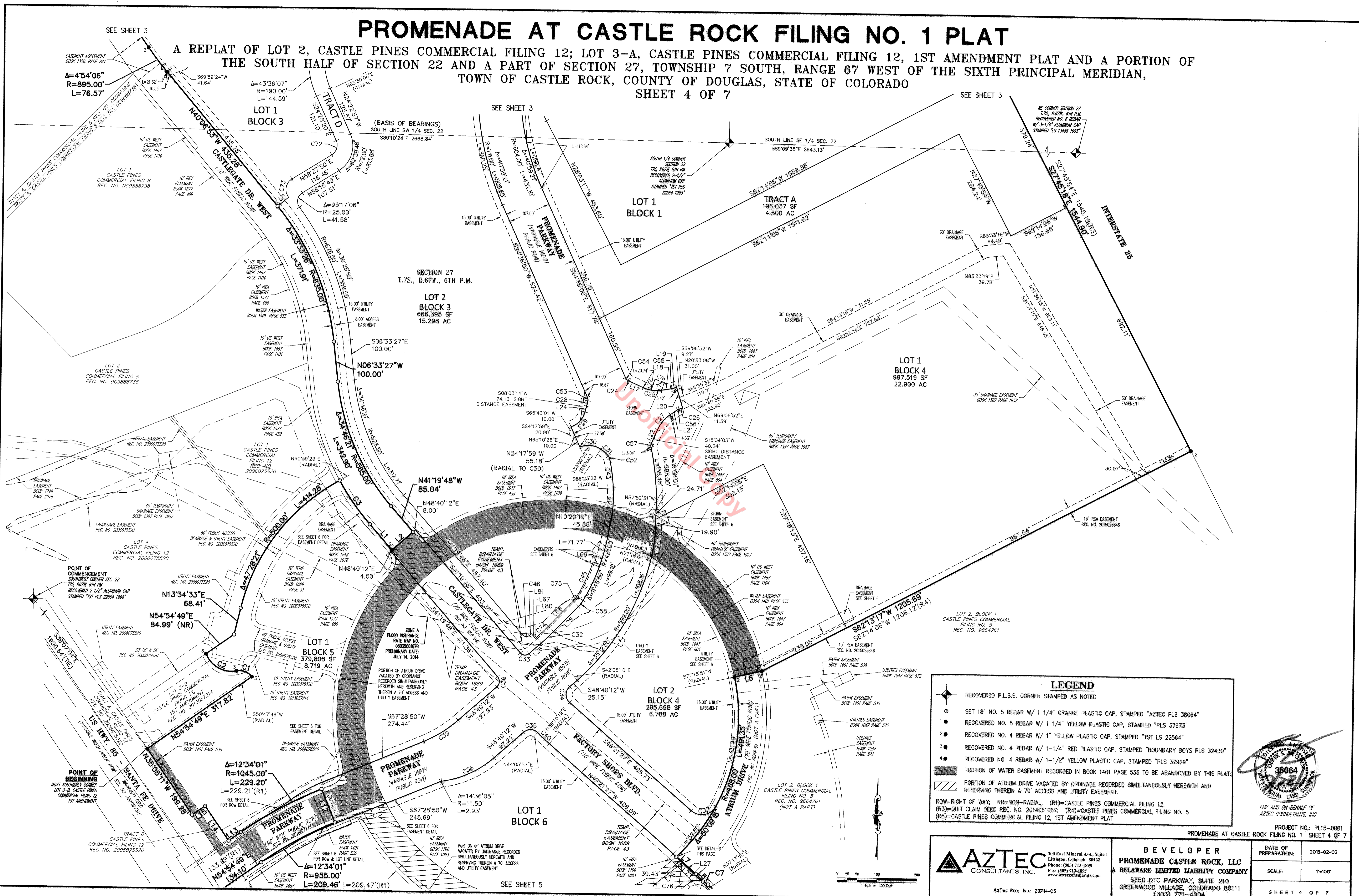
ROW=RIGHT OF WAY; NR=NON-RADIAL; (R2)=QUIT CLAIM DEED REC. NO. 2014032301; (R3)=QUIT CLAIM DEED REC. NO. 2014061067;



<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.: 23714-05</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: 2015-02-02</p> <p>SCALE: 1"=100'</p>
	<p>PROJECT NO.: PL15-0001 PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 3 OF 7</p> <p>SHEET 3 OF 7 PLAT MAP</p>	

PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 4 OF 7



LEGEND

- Recovered P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "PLS 37973"
- RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "TST LS 22564"
- RECOVERED NO. 4 REBAR W/ 1-1/4" RED PLASTIC CAP, STAMPED "BOUNDARY BOYS PLS 32430"
- RECOVERED NO. 4 REBAR W/ 1-1/2" YELLOW PLASTIC CAP, STAMPED "PLS 37929"
- PORTION OF WATER EASEMENT RECORDED IN BOOK 1401 PAGE 535 TO BE ABANDONED BY THIS PLAT.
- PORTION OF ATRIUM DRIVE VACATED BY ORDINANCE RECORDED SIMULTANEOUSLY HERewith AND RESERVING THEREIN A 70' ACCESS AND UTILITY EASEMENT.

ROW=RIGHT OF WAY; NR=NON-RADIAL; (R1)=CASTLE PINES COMMERCIAL FILING 12; (R3)=QUIT CLAIM DEED REC. NO. 2014061067; (R4)=CASTLE PINES COMMERCIAL FILING NO. 5 (R5)=CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT



PROJECT NO.: PLS15-0001
PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 4 OF 7

AZTEC CONSULTANTS, INC.	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 DELAWARE LIMITED LIABILITY COMPANY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004	DATE OF PREPARATION: 2015-02-02
	Aztec Proj. No.: 23714-05		SCALE: 1"=100'

SHEET 4 OF 7
PLAT MAP

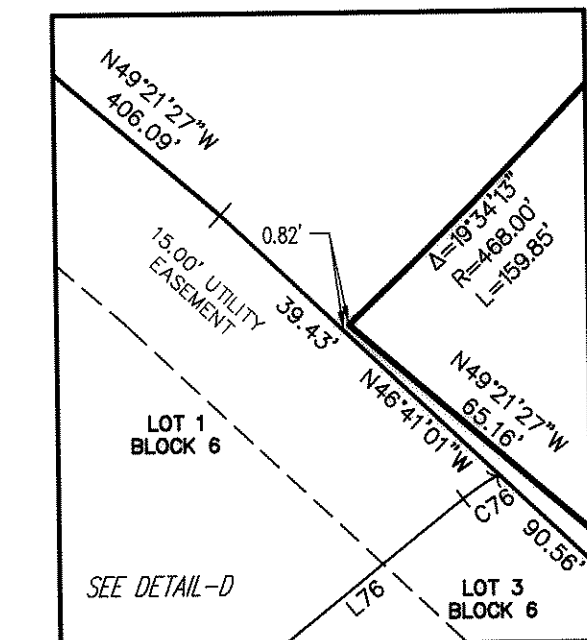
PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 5 OF 7

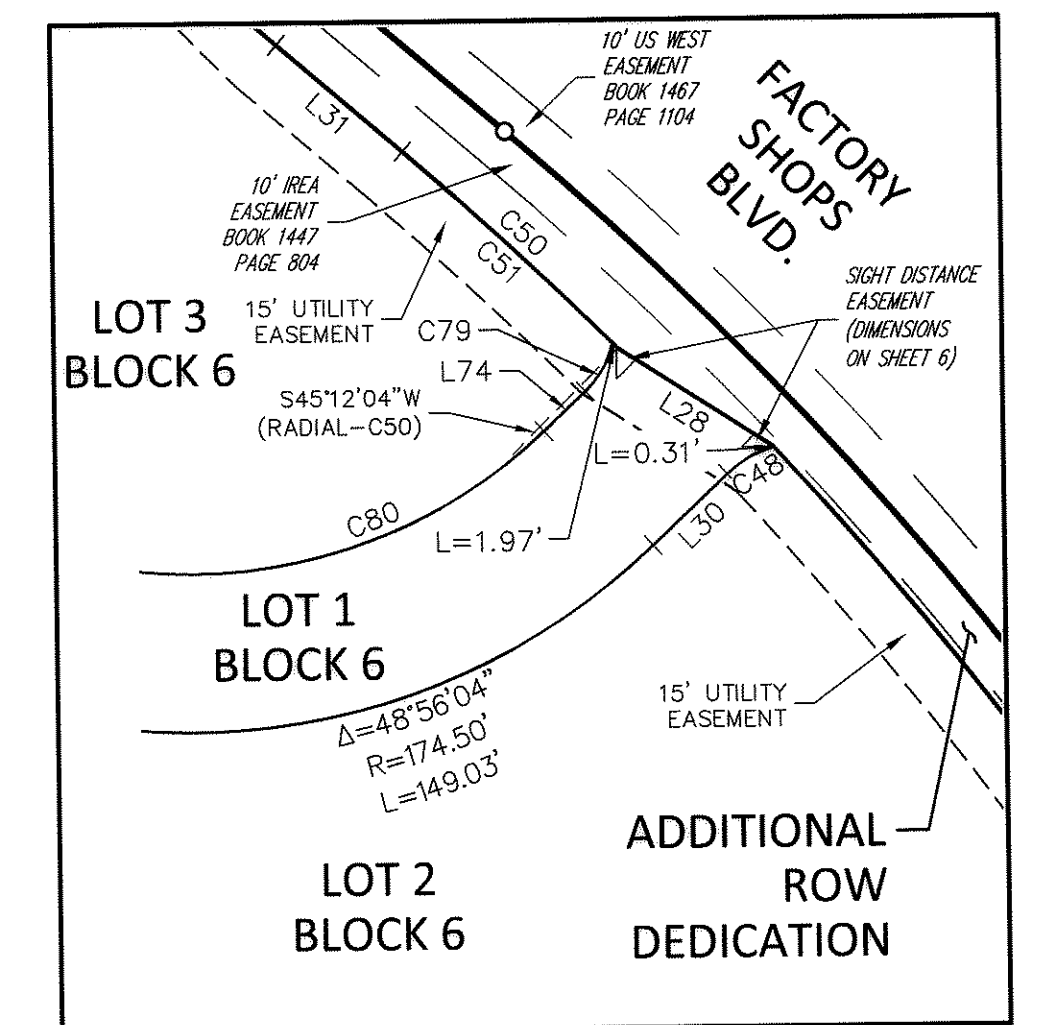
SEE SHEET 4 OF 6

LOT 2, BLOCK 1
CASTLE PINES COMMERCIAL
FILING NO. 5
REC. NO. 9664761

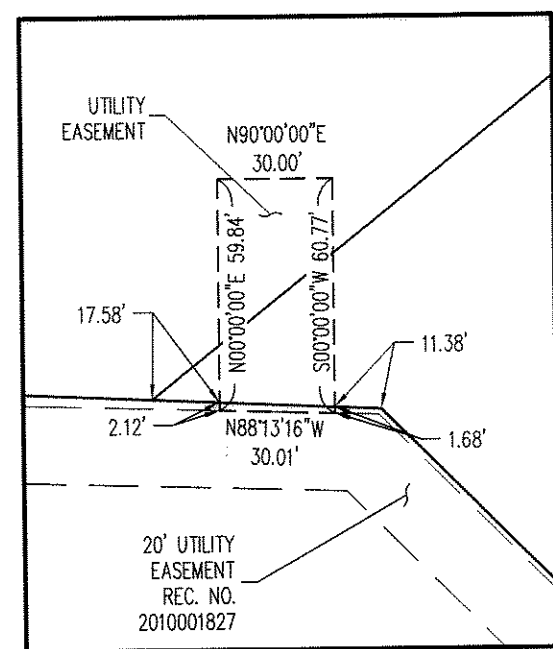
SECTION 27
T.7S., R.67W., 6TH P.M.



DETAIL-D
SCALE: 1" = 20'



DETAIL-C
SCALE: 1" = 50'

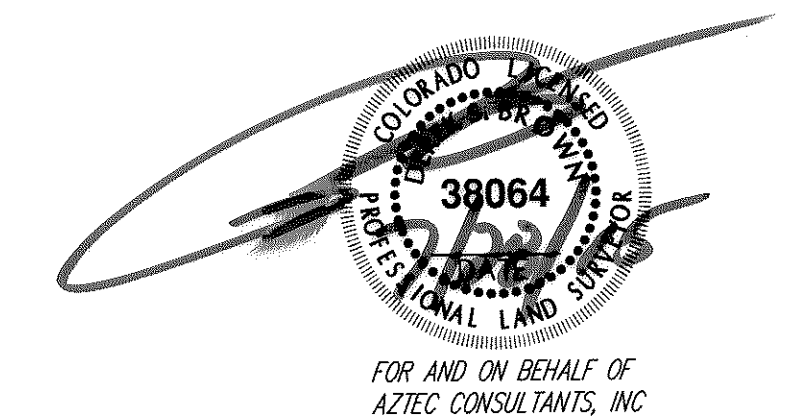
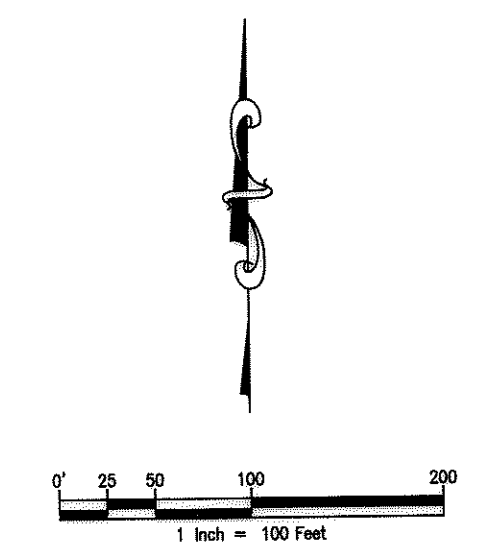
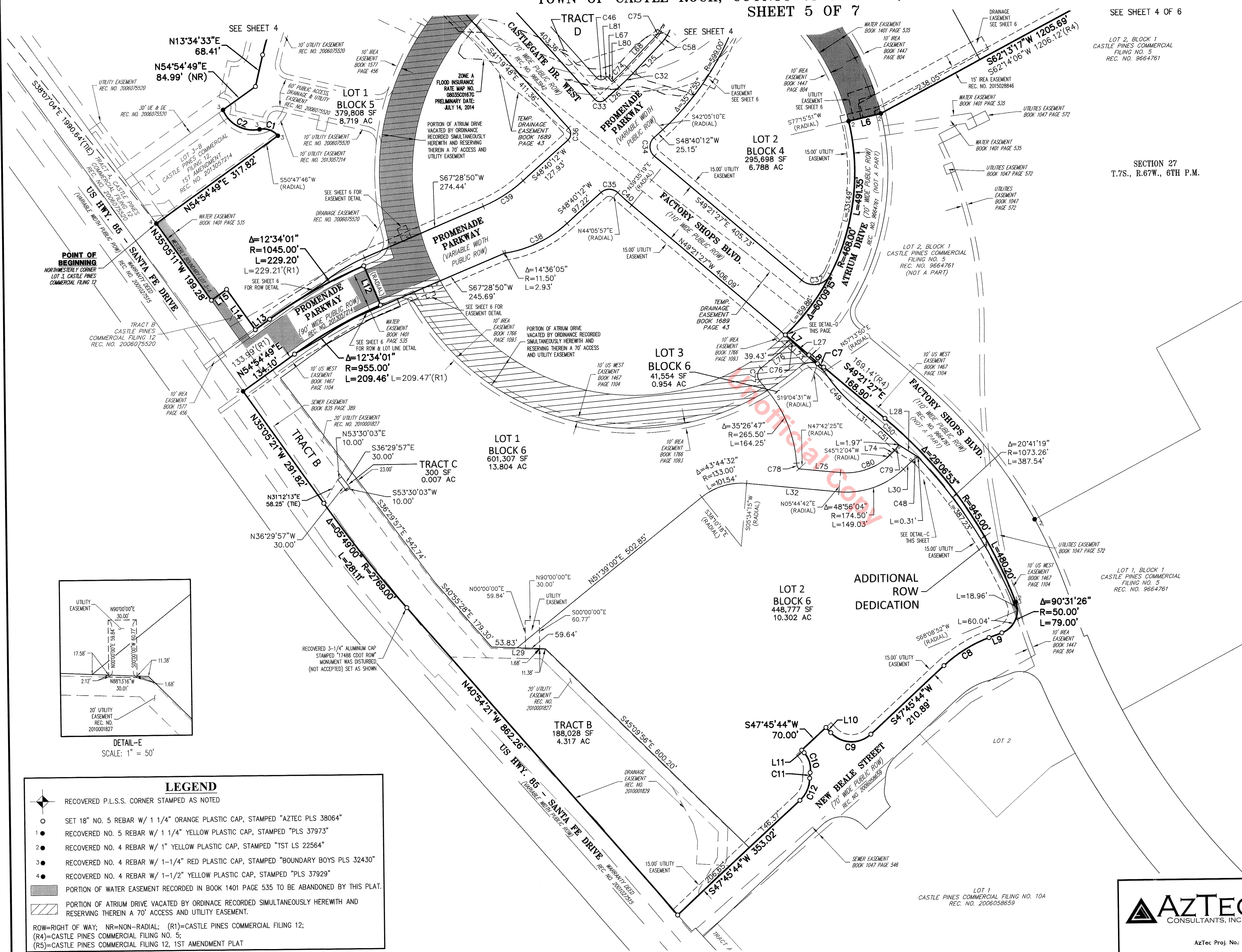



DETAIL-E
SCALE: 1" = 50'

LEGEND

- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR W/ 1 1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- ① RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP, STAMPED "PLS 37973"
- ② RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP, STAMPED "TST LS 22564"
- ③ RECOVERED NO. 4 REBAR W/ 1-1/4" RED PLASTIC CAP, STAMPED "BOUNDARY BOYS PLS 32430"
- ④ RECOVERED NO. 4 REBAR W/ 1-1/2" YELLOW PLASTIC CAP, STAMPED "PLS 37929"
- ▨ PORTION OF WATER EASEMENT RECORDED IN BOOK 1401 PAGE 535 TO BE ABANDONED BY THIS PLAT.
- ▨ PORTION OF ATRIUM DRIVE VACATED BY ORDINANCE RECORDED SIMULTANEOUSLY HERewith AND RESERVING THEREIN A 70' ACCESS AND UTILITY EASEMENT.

ROW=RIGHT OF WAY; NR=NON-RADIAL; (R1)=CASTLE PINES COMMERCIAL FILING 12; (R4)=CASTLE PINES COMMERCIAL FILING NO. 5; (R5)=CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT

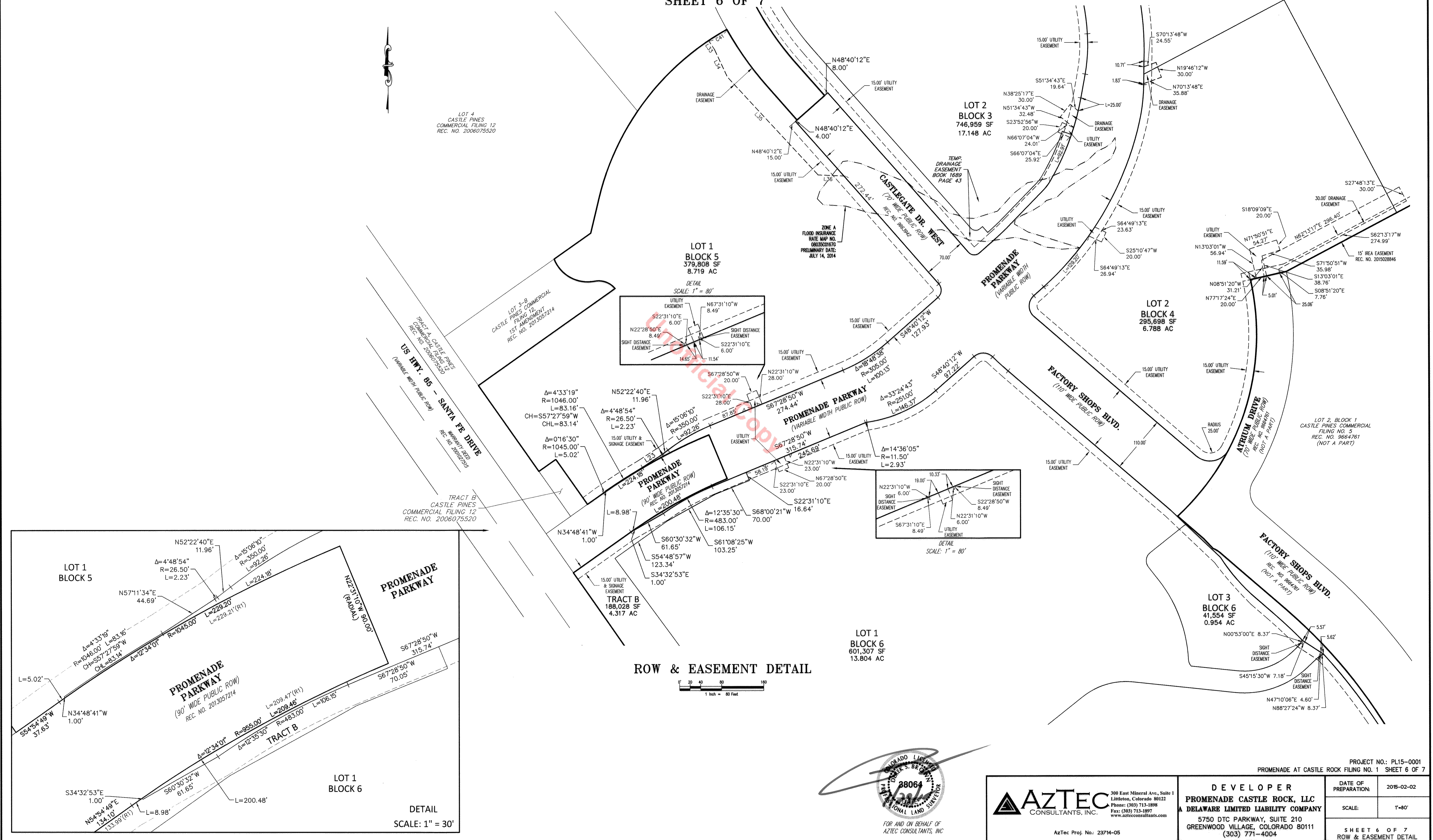


 <p>Aztec CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>Aztec Proj. No.: 2374-05</p>	<p>DEVELOPER PROMENADE CASTLE ROCK, LLC DELAWARE LIMITED LIABILITY COMPANY</p> <p>5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, COLORADO 80111 (303) 771-4004</p>	<p>DATE OF PREPARATION: 2015-02-02</p> <p>SCALE: T-100'</p> <p>SHEET 5 OF 7 PLAT MAP</p>
	<p>PROJECT NO.: PL15-0001 PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 5 OF 6</p>	

PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 6 OF 7



PROJECT NO.: PL15-0001
PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 6 OF 7

	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: 2015-02-02 SCALE: 1"=80' SHEET 6 OF 7 ROW & EASEMENT DETAIL
	AzTec Proj. No.: 23714-05		



PROMENADE AT CASTLE ROCK FILING NO. 1 PLAT

A REPLAT OF LOT 2, CASTLE PINES COMMERCIAL FILING 12; LOT 3-A, CASTLE PINES COMMERCIAL FILING 12, 1ST AMENDMENT PLAT AND A PORTION OF THE SOUTH HALF OF SECTION 22 AND A PART 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 7 OF 7

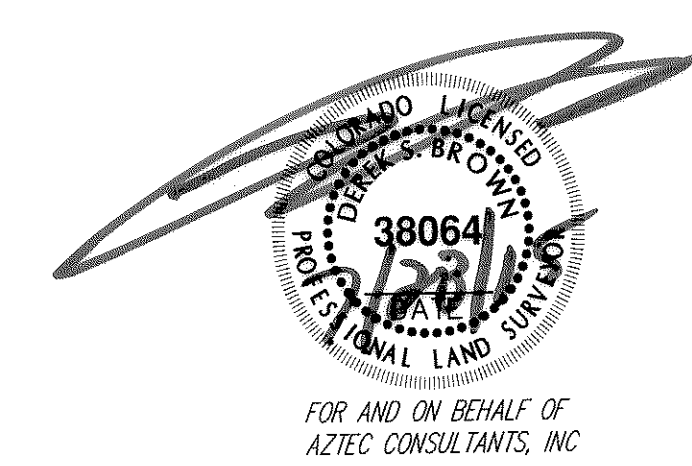
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S41°19'48"E	85.04'
L2	N48°40'12"E	70.00'
L3	S43°17'04"E	48.95'
L4	S62°14'42"W	50.90'
L5	S12°03'05"E	17.33'
L6	S77°17'24"W	70.00'
L7	S49°21'27"E	65.16'
L8	S43°42'53"E	25.68'
L9	S70°16'52"W	28.91'
L10	N42°14'16"W	15.00'
L11	S42°14'16"E	7.53'
L12	N22°31'10"W	90.00'
L13	S54°54'49"W	37.63'
L14	N35°05'11"W	104.36'
L15	S54°54'49"W	39.39'
L16	N23°36'45"E	98.53'
L17	S65°41'03"E	38.08'
L18	N80°38'36"E	23.90'
L19	N73°23'50"E	13.37'
L20	S16°36'10"E	54.36'
L21	S55°43'40"W	22.21'
L22	S23°33'45"W	37.51'
L23	N57°11'34"E	44.69'
L24	N14°44'26"E	15.01'
L25	N44°13'24"E	87.85'
L26	N48°40'12"E	40.94'
L27	N46°41'01"W	129.99'
L28	N57°06'02"W	47.76'
L29	N87°23'29"W	113.47'
L30	N46°48'38"E	26.76'
L31	N49°21'31"W	42.90'
L32	N84°06'31"W	195.85'
L33	N33°32'34"W	19.99'
L34	N24°57'13"W	57.94'
L35	N42°36'24"W	253.63'
L36	N87°36'24"W	49.11'
L37	S83°57'29"E	36.97'
L38	S02°56'04"W	20.00'
L39	N87°03'56"W	24.22'
L40	S87°03'56"E	24.24'
L41	S00°55'22"W	44.60'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L42	S43°52'37"E	11.62'
L43	N88°16'54"W	8.25'
L44	N85°52'26"W	8.23'
L45	N49°43'22"E	11.57'
L46	S51°18'44"W	12.48'
L47	S82°57'38"E	8.80'
L48	S80°37'42"E	8.85'
L49	N34°54'03"W	12.61'
L50	S83°57'29"E	37.25'
L51	N49°53'07"E	51.61'
L52	N69°59'24"E	47.03'
L53	N24°11'12"W	38.09'
L54	N24°11'12"W	38.05'
L55	N72°47'24"W	62.81'
L56	S50°34'06"W	35.48'
L57	S75°10'41"E	24.42'
L58	N70°23'14"W	19.13'
L59	S44°22'32"E	55.04'
L60	S65°02'18"E	68.99'
L61	S37°43'41"E	20.00'
L62	S24°20'17"E	73.50'
L63	N17°14'39"E	30.65'
L64	N72°45'21"W	26.28'
L65	N61°49'01"E	5.46'
L66	S14°49'19"W	70.36'
L67	S41°19'48"E	15.00'
L68	N44°13'24"E	87.90'
L69	S71°06'43"E	18.50'
L70	S59°31'06"E	6.12'
L71	S72°45'21"E	1.13'
L72	S62°31'43"E	162.33'
L73	N46°41'01"W	90.56'
L74	N46°48'38"E	15.00'
L75	S84°15'18"E	88.33'
L76	S51°39'15"W	81.73'
L77	N19°16'17"E	29.36'
L78	S70°43'43"E	25.00'
L79	S19°16'17"W	20.51'
L80	N48°40'12"E	3.79'
L81	N48°40'12"E	6.15'

Δ=79°43'33"(R5)
Δ=11°59'04" 132.82'(R1)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	61°54'36"	40.00'	43.22'	N70°09'32"W 41.15
C2	79°43'32"	68.50'	95.32'	N61°15'04"W 87.81
C3	11°59'11"	635.00'	132.84'	S35°20'13"E 132.60
C4	48°46'24"	107.50'	91.51'	S67°40'16"E 88.77
C5	60°00'45"	126.50'	132.50'	S73°17'26"E 126.52
C6	25°35'08"	248.50'	110.97'	N89°29'45"E 110.05
C7	21°34'02"	40.00'	15.06'	S60°08'28"E 14.97
C8	22°31'08"	287.50'	113.00'	S59°01'18"W 112.27
C9	90°00'00"	60.00'	94.25'	N87°14'16"W 84.85
C10	52°01'12"	50.00'	45.40'	S16°13'40"E 43.85
C11	8°25'02"	80.00'	11.75'	S05°34'25"W 11.74
C12	46°23'50"	65.00'	52.64'	S24°33'49"W 51.21
C13	52°58'10"	100.00'	92.45'	N50°13'07"E 89.19
C14	23°25'49"	49.50'	20.24'	N04°40'16"E 20.10
C15	20°04'03"	98.00'	34.32'	N17°04'40"W 34.15
C16	45°39'13"	33.00'	26.29'	N49°56'18"W 25.60
C17	56°55'22"	73.00'	72.52'	N78°46'25"E 69.58
C18	33°55'23"	49.50'	29.31'	N33°21'02"E 28.88
C19	10°41'22"	454.50'	84.79'	S21°44'02"W 84.67
C20	18°52'30"	113.00'	37.23'	N13°29'36"W 37.06
C21	51°23'52"	58.00'	52.03'	N47°03'58"W 50.30
C22	62°33'37"	83.00'	90.63'	N75°57'17"E 86.19
C23	28°17'08"	49.50'	24.44'	N30°31'55"E 24.19
C24	3°04'19"	64.50'	3.46'	S64°08'54"E 3.46
C25	33°40'21"	79.50'	46.72'	S82°31'14"E 46.05
C26	4°23'44"	117.50'	9.01'	S73°43'55"W 9.01
C27	32°09'55"	89.00'	49.96'	S39°38'42"W 49.31
C28	10°02'56"	79.50'	13.94'	N13°34'40"E 13.93
C29	55°40'00"	54.50'	52.95'	N42°34'26"E 50.89
C30	58°04'33"	54.50'	55.24'	N85°15'43"W 52.91
C31	16°17'38"	89.50'	25.45'	N48°50'20"W 25.37
C32	5°04'46"	470.00'	41.67'	N46°07'49"E 41.65
C33	90°00'00"	15.00'	23.56'	S86°19'48"E 21.21
C34	98°01'39"	26.00'	44.48'	S00°20'38"E 39.25
C35	85°25'45"	26.00'	38.77'	N88°36'56"W 35.27
C36	90°00'00"	18.00'	28.27'	N03°40'12"E 25.46
C37	102°47'40"	40.00'	71.76'	N79°14'43"E 62.52
C38	33°24'43"	251.00'	146.37'	N65°22'34"E 144.31
C39	18°48'38"	305.00'	100.13'	N58°04'31"E 99.68
C40	5°33'51"	407.00'	39.53'	S47°37'45"E 39.51

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	4°38'58"	500.00'	40.57'	S58°43'21"W 40.56
C42	11°47'04"	346.00'	71.16'	N06°48'54"E 71.04
C43	8°43'44"	481.00'	73.28'	N07°58'15"W 73.21
C44	13°56'57"	316.00'	76.93'	N03°21'50"E 76.74
C45	11°48'25"	462.50'	95.31'	N24°47'30"E 95.14
C46	90°00'00"	12.50'	19.63'	S86°19'48"E 17.68
C47	26°58'07"	35.00'	16.47'	S46°02'02"E 16.32
C48	27°31'15"	29.50'	14.17'	S60°34'16"W 14.03
C49	16°35'21"	357.31'	103.45'	S41°03'50"E 103.09
C50	4°33'35"	952.35'	75.79'	N47°04'43"W 75.77
C51	4°26'27"	952.35'	73.82'	N47°08'17"W 73.80
C52	28°21'24"	15.00'	7.42'	N26°30'49"W 7.35
C53	33°09'12"	15.00'	8.68'	N08°01'24"W 8.56
C54	38°00'44"	15.00'	9.95'	S43°36'22"E 9.77
C55	7°14'45"	15.00'	1.90'	N77°01'13"E 1.90
C56	15°48'23"	15.00'	4.14'	S63°37'51"W 4.13
C57	36°35'07"	15.00'	9.58'	S05°16'11"W 9.42
C58	13°31'07"	83.00'	19.58'	N37°27'50"E 19.54
C59	16°41'13"	322.00'	93.78'	N70°52'19"W 93.45
C60	83°18'10"	17.75'	25.81'	S22°32'49"E 23.60
C61	31°38'55"	49.00'	27.07'	N48°22'26"W 26.72
C62	16°50'06"	230.00'	67.58'	S67°56'09"E 67.34
C63	2°27'15"	440.42'	18.86'	S77°34'49"E 18.86
C64	20°33'57"	349.73'	125.53'	N67°31'50"W 124.86
C65	87°38'50"	19.00'	29.06'	S26°33'49"E 26.31
C66	92°45'36"	30.00'	48.57'	S28°47'53"E 43.44
C67	44°33'25"	59.00'	45.88'	S39°32'19"W 44.73
C68	45°25'38"	69.00'	54.71'	S84°31'50"W 53.29
C69	89°58'09"	27.00'	42.40'	S27°48'19"E 38.17
C70	59°46'16"	24.00'	25.04'	S54°04'20"E 23.92
C71	59°46'16"	44.00'	45.90'	S54°04'20"E 43.85
C72	82°56'10"	28.00'	40.53'	N16°59'45"E 37.08
C73	97°53'43"	31.00'	52.97'	S09°30'58"W 46.75
C74	5°05'32"	451.50'	40.13'	N46°07'26"E 40.11
C75	13°31'41"	65.00'	15.35'	N37°27'33"E 15.31
C76	10°34'35"	24.50'	4.52'	S56°56'32"W 4.52
C77	90°00'00"	19.50'	30.63'	S06°39'15"W 27.58
C78	39°23'37"	19.50'	13.41'	S22°35'47"E 13.14
C79	34°27'03"	24.50'	14.73'	N29°35'07"E 14.51
C80	48°56'04"	133.50'	114.02'	N71°16'40"E 110.58



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DATE OF PREPARATION:	2015-02-02
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SHEET 7 OF 7 LINE & CURVE TABLES	

PROJECT NO.: PL15-0001
PROMENADE AT CASTLE ROCK FILING NO. 1 SHEET 7 OF 7