

YOUR STORAGE CENTER AT CASTLE ROCK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE TRACT AS SHOWN ON THIS PLAT UNDER THE NAME YOUR STORAGE CENTER AT CASTLE ROCK.

THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAIN, 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.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK FOR FLOODPLAIN PURPOSES, TRACT A AS SHOWN HEREON.

OWNER: JIMS Investments LLC
Jay T. Simpson
JAY SIMPSON

BY: Jay T. Townsend AS: OWNER of JIMS Investments LLC

NOTARY BLOCK
STATE OF COLORADO)
COUNTY OF DENVER) SS
MORSHAWNE FOSTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 201503263
MY COMMISSION EXPIRES NOVEMBER 07, 2020

SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF AUGUST, 2020

BY: Jay T. Townsend AS: OWNER OF JIMS INVESTMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Morgan MY COMMISSION EXPIRES NOVEMBER 7, 2023

LEGAL DESCRIPTION

PARCEL A:
A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

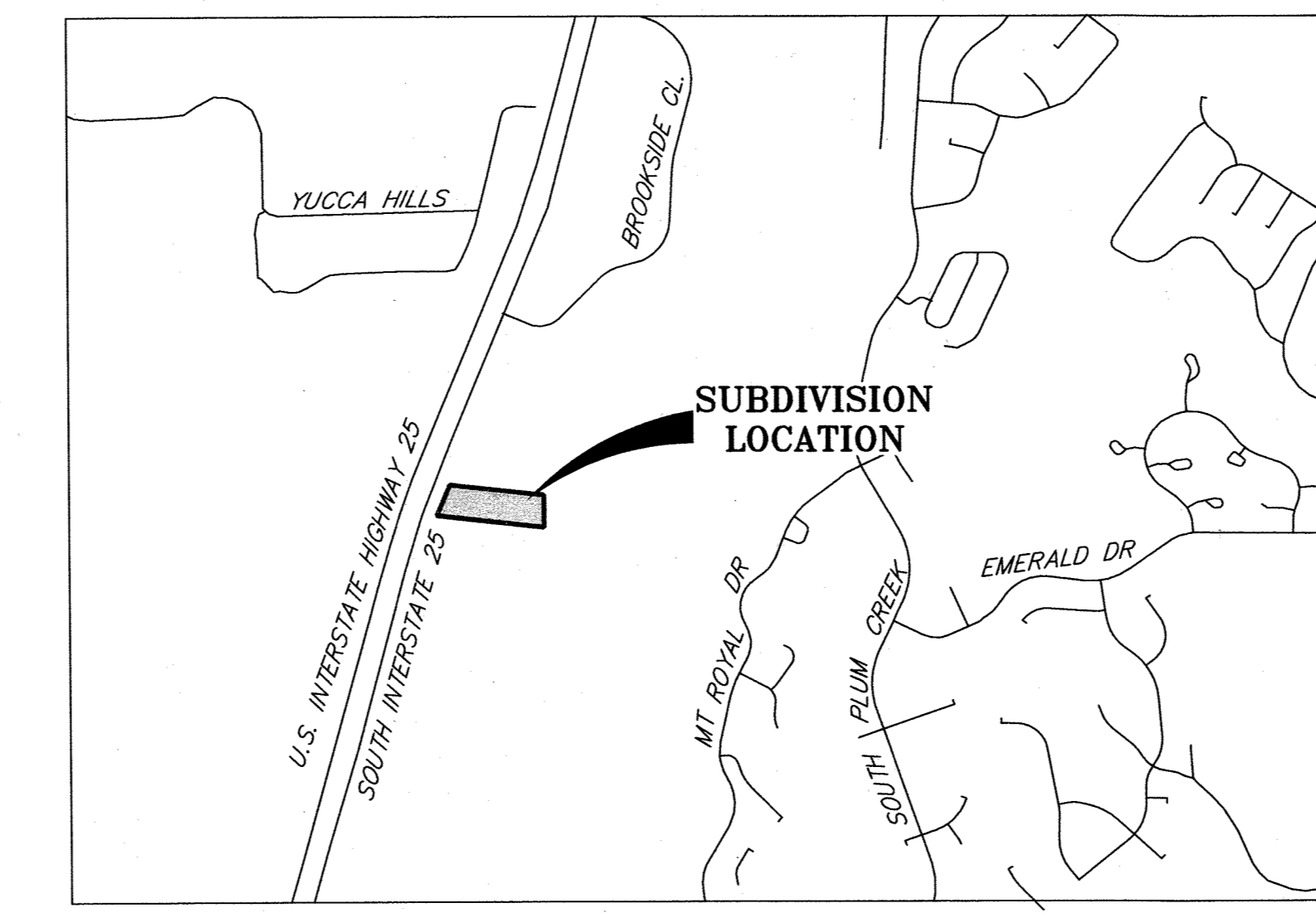
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15 TO BEAR SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 678.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 202.54 FEET; THENCE NORTH 83 DEGREES 36 MINUTES 26 SECONDS WEST A DISTANCE OF 353.07 FEET; THENCE NORTH 12 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 202.23 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 36 SECONDS EAST A DISTANCE OF 309.60 FEET TO THE POINT OF BEGINNING. THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

PARCEL B:
A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET; THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF 296.00 FEET TO A POINT ON THE EAST LINE OF INTERSTATE 25; THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 106.00 FEET; THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 315.58 FEET; THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE TOWN OF CASTLE ROCK IN SPECIAL WARRANTY DEED RECORDED AUGUST 23, 2018 UNDER RECEPTION NO. 2018051418.

PARCEL C:
A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 678.00 FEET; THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 96 DEGREES 34 MINUTES 15 SECONDS A DISTANCE OF 309.60 FEET; THENCE SOUTHWESTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 102.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ON AN ANGLE TO THE RIGHT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 315.58 FEET TO THE EAST LINE OF INTERSTATE HIGHWAY NO. 25; THENCE SOUTHERLY ON AN ANGLE TO THE LEFT OF 73 DEGREES 39 MINUTES 00 SECONDS ALONG SAID EAST LINE A DISTANCE OF 103.69 FEET; THENCE SOUTHEASTERLY ON AN ANGLE TO THE LEFT OF 106 DEGREES 21 MINUTES 00 SECONDS A DISTANCE OF 334.74 FEET; THENCE NORTHEASTERLY ON AN ANGLE TO THE LEFT OF 84 DEGREES 14 MINUTES 30 SECONDS A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO. LESS AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK IN SPECIAL WARRANTY DEED RECORDED AUGUST 23, 2018 UNDER RECEPTION NO. 2018051418.



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

- UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION, UTILITY LOCATE SERVICE, AND RECORD MAPS. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE EVIDENCE ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY. UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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 CERTIFICATE SHOWN HEREON.
- BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15. SAID LINE BEARS SOUTH 00°07'16" EAST, AND IS MONUMENTED AT THE SOUTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 22100 1986" AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "PLS 25381 2012".
- LINEAR DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS 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.
- 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.
- REAR UTILITY EASEMENT IS NOT REQUIRED WITHIN THIS SUBDIVISION.
- PORTIONS OF THE PROPERTY ARE WITHIN THE DESIGNATED FLOODPLAIN AND FLOODWAY AS PER FEMA MAP NO. 08035C0301G DATED MARCH 16, 2016.

OWNERS
YOUR STORAGE CENTER AT CASTLE ROCK, LLC A COLORADO DELINQUENT COLORADO LIMITED LIABILITY COMPANY
2407 MORNINGVIEW TRL
CASTLE ROCK, CO 80109

SURVEYOR
R&R ENGINEERS-SURVEYORS
1635 WEST 13TH AVE, SUITE 310
DENVER, CO 80204

LAND USE SUMMARY		
LOT/TRACT	AREA (AC.)	USE
LOT 1	2.180	LIGHT INDUSTRIAL
TRACT A	0.753	FLOODPLAIN

SURVEY CERTIFICATION

I, STACY LYNN JACOBS, A DULY SWORN 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 SEPTEMBER 16, 2019 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS 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.



STACY LYNN JACOBS P.L.S.
COLORADO REG. NO. 38495
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TITLE CERTIFICATE

I, Brenda Becke AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE 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 25th DAY OF August, 2020

Brenda Becke AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF Douglas) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF August, 2020

BY: Brenda Becke AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC [Signature] MY COMMISSION EXPIRES 10/1/21

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN 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:

Jessal Anderson TOWN CLERK
10-12-2020 DATE
[Signature] TOWN MANAGER
10-12-2020 DATE

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 29th DAY OF September, 2020

[Signature] DIRECTOR OF DEVELOPMENT SERVICES

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

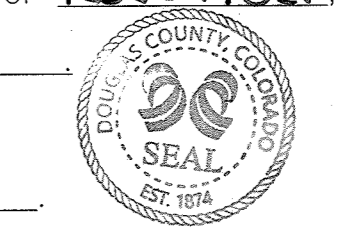
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

DOUGLAS COUNTY AT 8:31 AM ON THE 13th DAY OF November, 2020

AT RECEPTION NUMBER 202011130

DOUGLAS COUNTY CLERK AND RECORDER

BY: Mary Hamilton DEPUTY



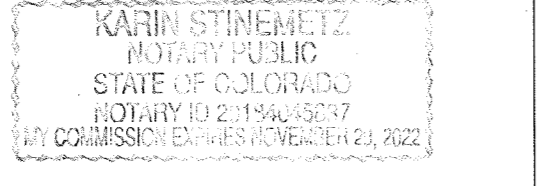
LIENHOLDER SUBORDINATION CERTIFICATE

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 319/2020 AT RECEPTION NO. 2020016837 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Randy Ridler
FIRST FIDELITY BANK
SIGNED THIS 25th DAY OF August, 2020

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF August, 2020 BY Randy Ridler

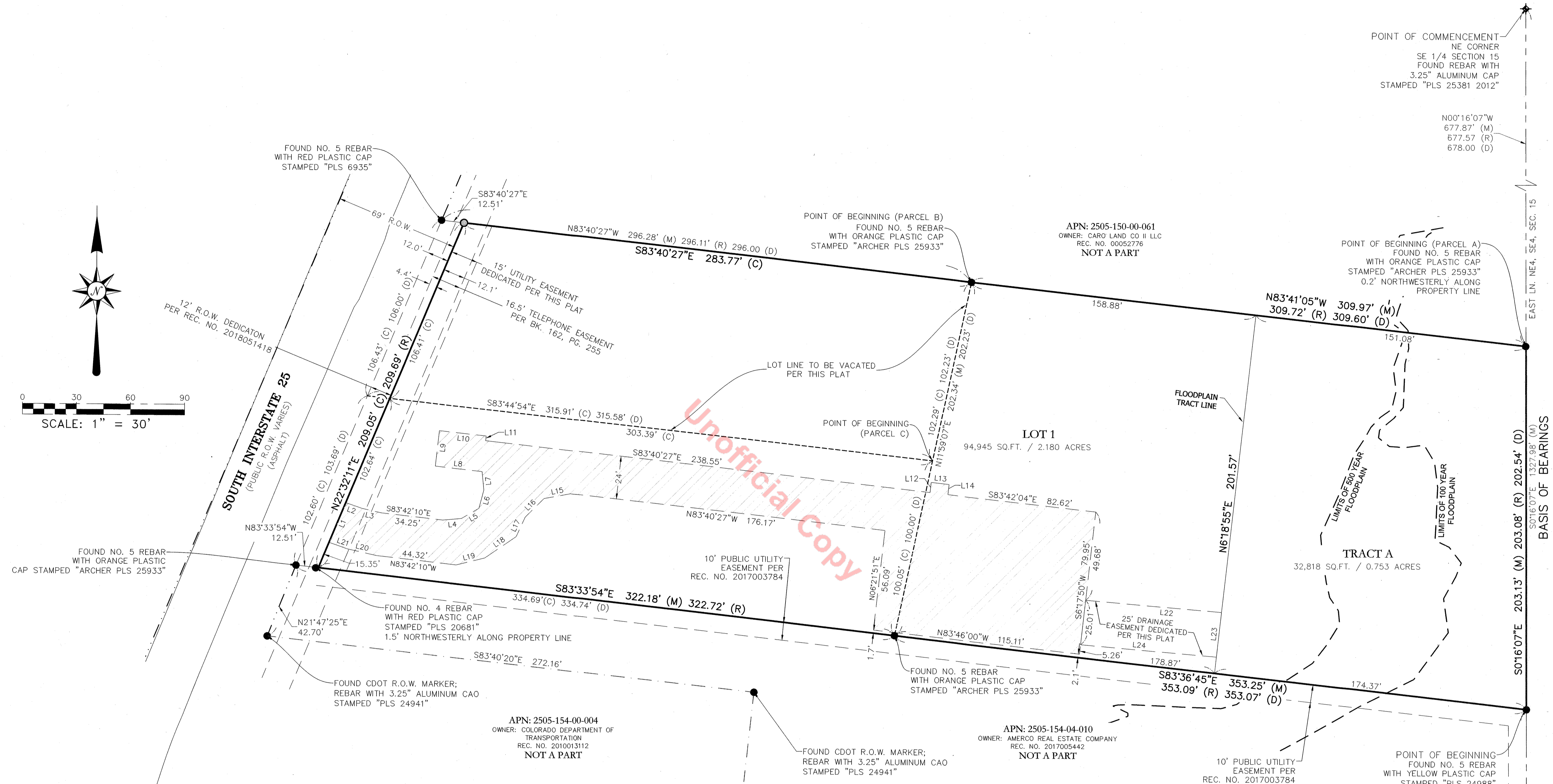
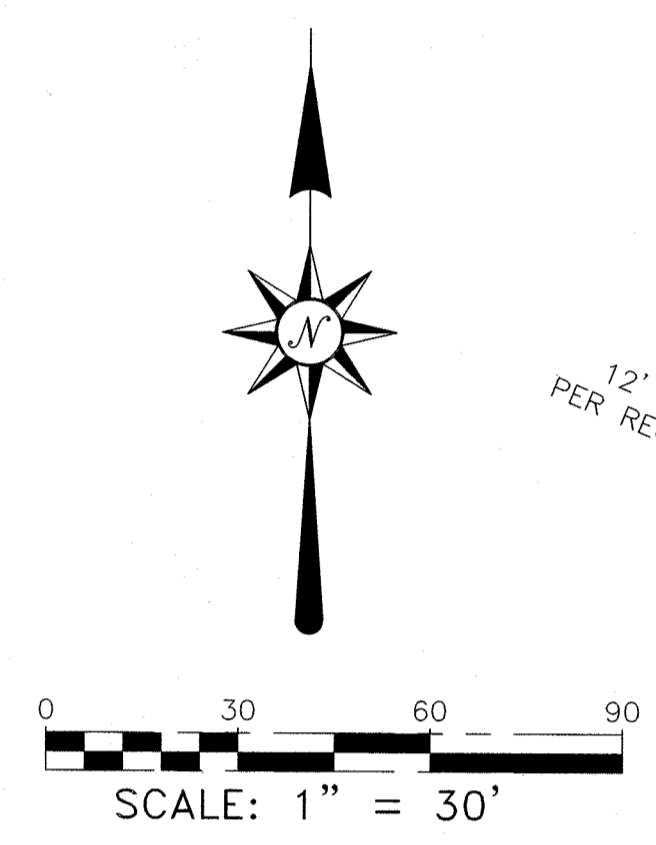
WITNESS MY HAND AND OFFICIAL SEAL.
Karin Strimmetz
NOTARY PUBLIC
MY COMMISSION EXPIRES: Nov 29, 2022



	R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.RRENGINEERS.COM	YOUR STORAGE CENTER AT CASTLE ROCK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
REVISIONS		File No. JT19133-PLAT
08/04/2020	CITY COMMENTS	Date Drawn 10/22/2019
		Drawn By JDM
		Checked By SLJ
		Job No. JT19133

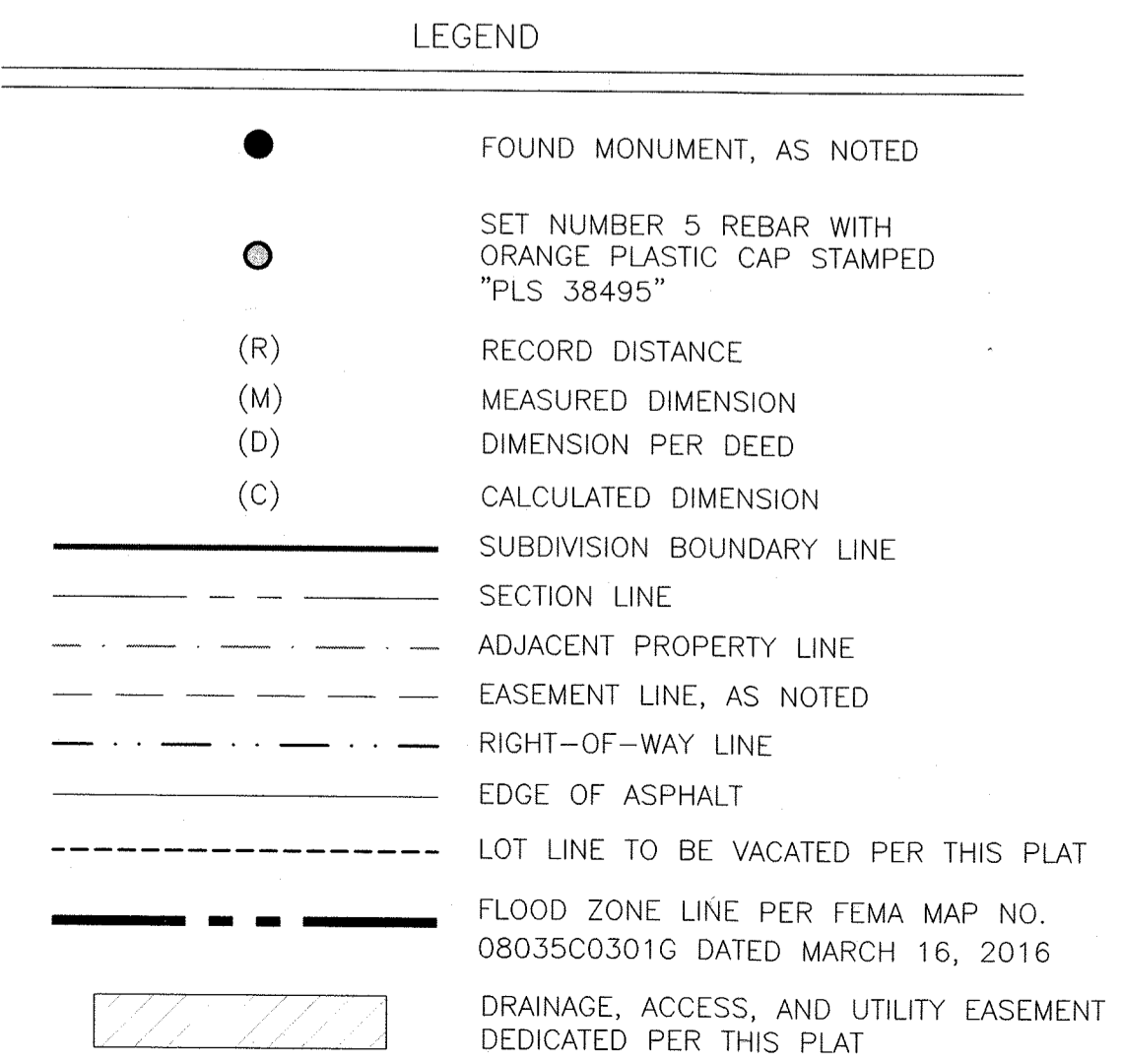
YOUR STORAGE CENTER AT CASTLE ROCK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

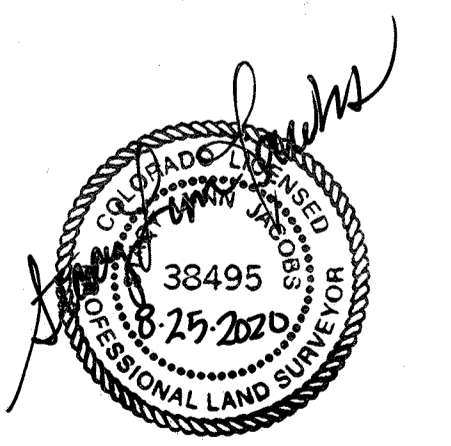


LINE #	DIRECTION	LENGTH
L1	N22°32'11"E	24.04'
L2	S70°44'40"E	9.43'
L3	S77°13'25"E	11.28'
L4	N84°28'00"E	10.26'
L5	N59°36'01"E	11.27'
L6	N14°47'14"E	10.57'
L7	N5°35'45"W	10.37'
L8	N83°40'27"W	26.10'
L9	N6°19'33"E	20.00'
L10	S83°40'27"E	26.10'
L11	S6°19'33"W	2.67'
L12	N6°19'33"E	5.67'
L13	S83°40'27"E	10.00'
L14	S6°19'33"W	5.67'

LINE #	DIRECTION	LENGTH
L15	S79°13'18"W	14.71'
L16	S45°00'46"W	14.71'
L17	S24°44'10"W	12.06'
L18	S55°16'48"W	21.15'
L19	S76°08'52"W	16.33'
L20	N77°13'25"W	16.70'
L21	N70°44'40"W	10.81'
L22	S84°59'19"E	75.77'
L23	S6°18'55"W	25.01'
L24	N84°59'19"W	75.76'



R&R ENGINEERS-SURVEYORS, INC. 1838 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 WWW.REENGINEERS.COM		YOUR STORAGE CENTER AT CASTLE ROCK LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
REVISIONS 08/04/2020 CITY COMMENTS	File No. JT19133-PLAT Date Drawn 10/27/2019 Drawn By JDM Checked By SLJ Job No. JT19133	SHEET 2 OF 2



PL20-0002