

# YOUR STORAGE CENTER AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

EXHIBIT 2

(INCLUDES AN AMENDMENT TO A PORTION OF THE PLUM CREEK WEST P.U.D.)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**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 SOUTHEASTERLY 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 POINT OF BEGINNING.

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.

**PDP STANDARD NOTES**

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- A PORTION OF THIS SITE LIES WITHIN FEMA FLOOD ZONE AH AND ZONE X PER MAP NUMBER 08035C0301G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- A CLOMR WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK TANK 4 BLUE WATER PRESSURE ZONE.
- ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

**PLANNING COMMISSION RECOMMENDATION:**

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

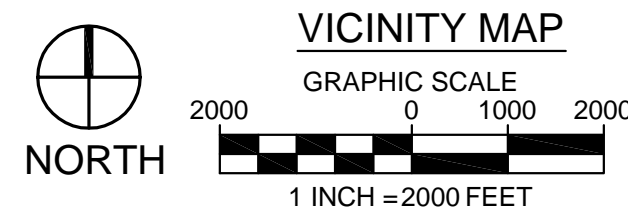
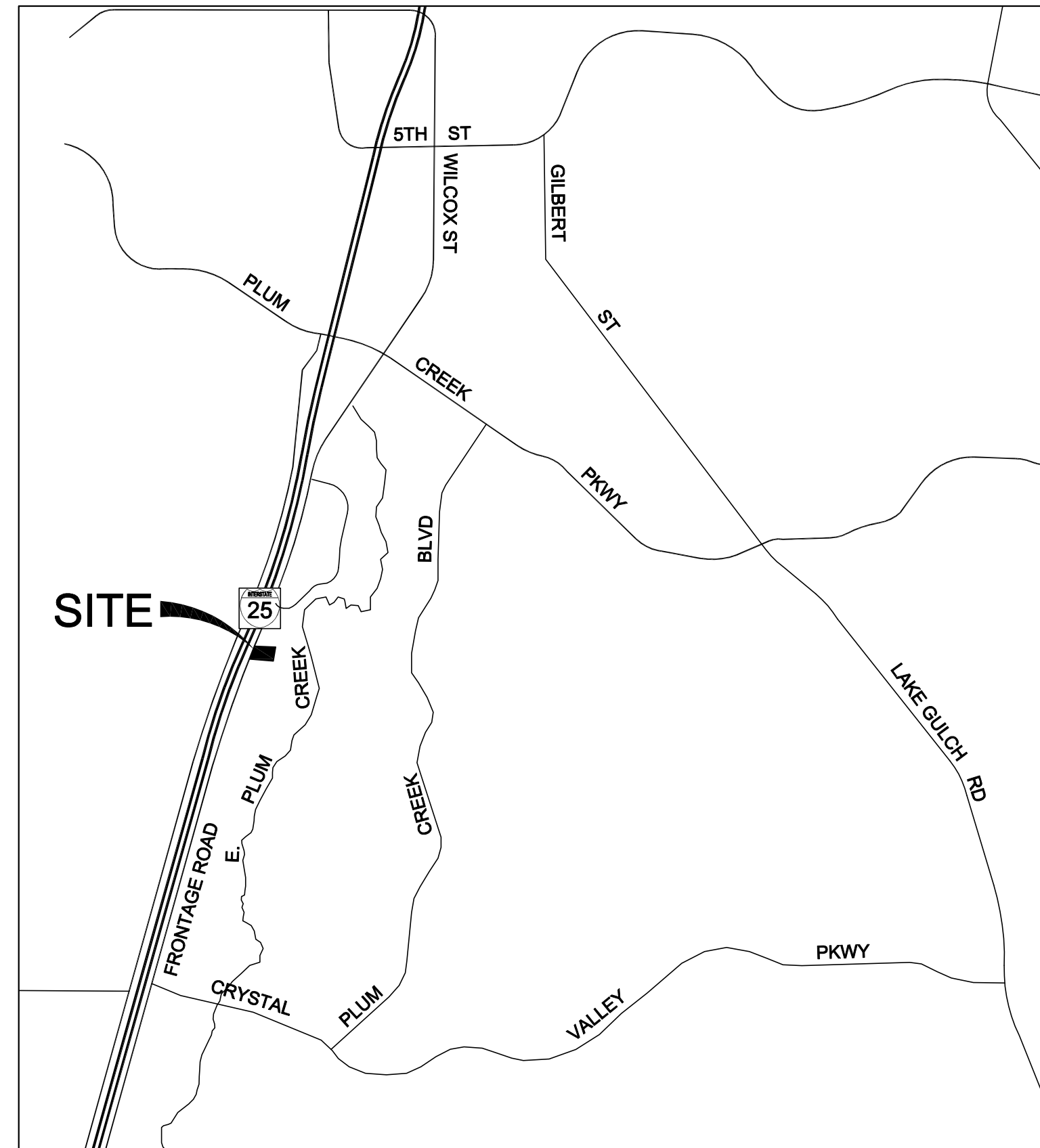
**TOWN COUNCIL APPROVAL:**

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**SHEET INDEX**  
1 - COVER SHEET  
2 - PLANNED DEVELOPMENT PLAN

SUMMARY TABLE		
USE AREA	ACRES	% OF TOTAL
LIGHT INDUSTRIAL (LI)	2.33	78%
OPEN SPACE		
	PRIVATE	0.60
	PUBLIC	0
R.O.W. DEDICATION	0.06	2%
PUBLIC LAND DEDICATION*	0	0
TOTAL	2.99	100%

\*CASH-IN-LIEU OF PUBLIC LAND DEDICATION

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

CACTUS MOON MAIZELAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ BY \_\_\_\_\_, AS \_\_\_\_\_ OF

CACTUS MOON MAIZELAND, LLC .

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**TITLE CERTIFICATION:**

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, 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 CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE AND TITLE

\_\_\_\_\_  
TITLE INSURANCE COMPANY

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, AD, \_\_\_\_\_ BY \_\_\_\_\_, AS AUTHORIZED REPRESENTATIVE OF

\_\_\_\_\_  
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, DAVID E. ARCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

DAVID E. ARCHER & ASSOCIATES, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATE:**

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017; RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_  
DEPUTY

**OWNER**  
CACTUS MOON MAIZELAND LLC  
2407 MORNINGVIEW TRAIL  
CASTLE ROCK, CO 80109  
CONTACT: MIKE HUMPHREY  
PHONE: (303) 594-1194  
mike@yourstoragecenter.com

**APPLICANT**  
YOUR STORAGE CENTER AT  
CASTLE ROCK LLC  
2407 MORNINGVIEW TRAIL  
CASTLE ROCK, CO 80109  
CONTACT: MIKE HUMPHREY  
PHONE: (303) 594-1194  
mike@yourstoragecenter.com

**PLANNER**  
APERIO PROPERTY CONSULTANTS  
18006 E. GRAND AVE.  
AURORA, CO 80015  
CONTACT: AARON THOMPSON  
PHONE: (303) 317-3000  
aaron@aperiopc.com

**CIVIL ENGINEER**  
KELLY DEVELOPMENT SERVICES  
9301 SCRUB OAK LANE  
LONE TREE, CO 80124  
CONTACT: GREG KELLY  
PHONE: (303) 888-6338  
greg@kellydev.com

**SURVEYOR**  
DAVID E. ARCHER & ASSOC., INC.  
105 WILCOX  
CASTLE ROCK, CO 80104  
CONTACT: MIKE ARCHER  
PHONE: (303) 688-4642  
mike.archer@davidearcher.com

*Aperio*  
Property Consultants, llc

18006 E. GRAND AVE.  
AURORA, CO 80015  
PHONE 303.317.3000

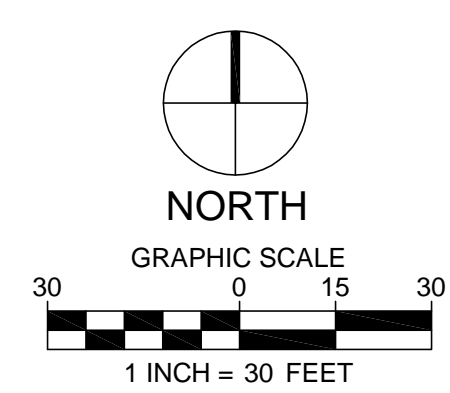
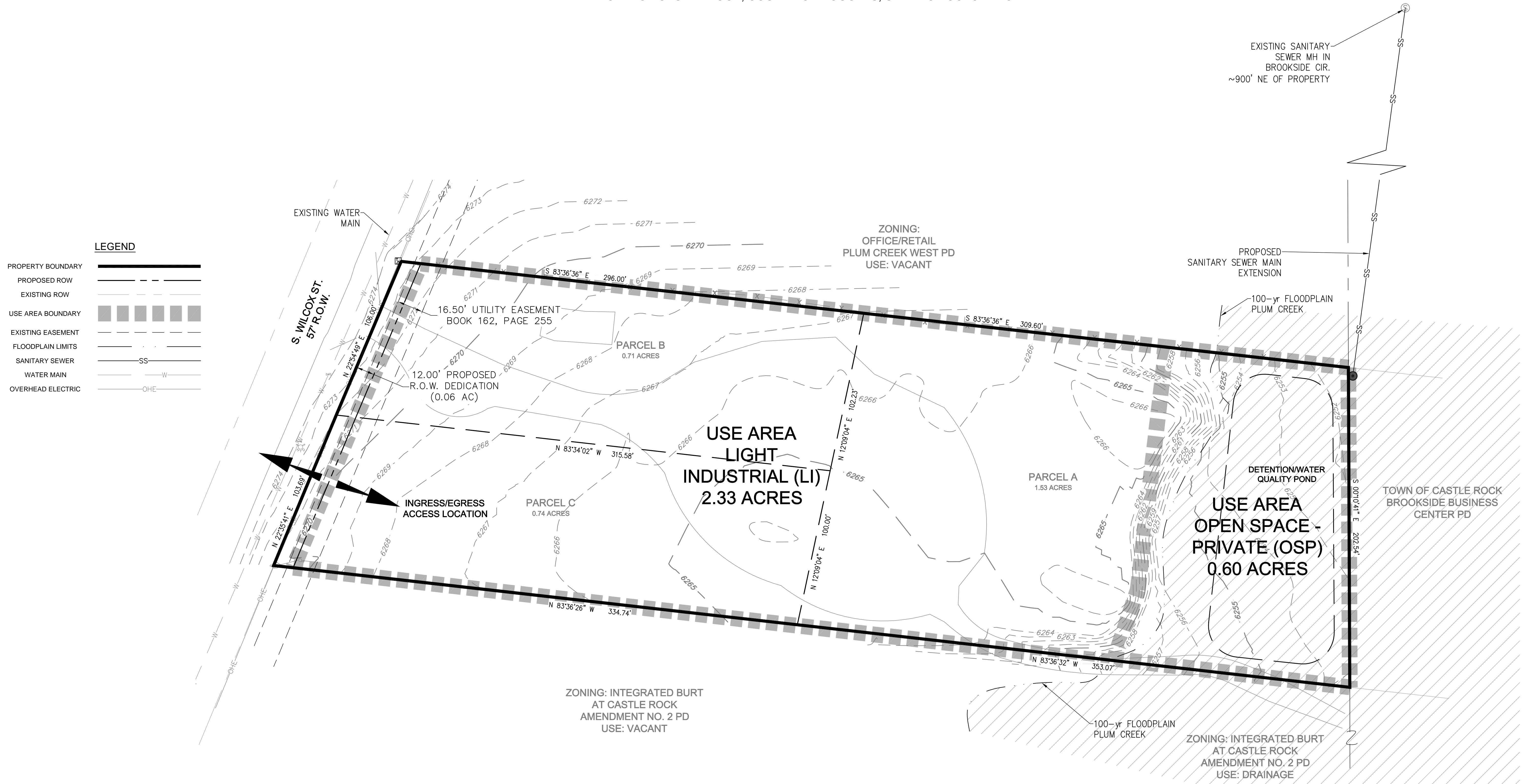
**1 OF 2**  
COVER SHEET

YOUR STORAGE CENTER AT CASTLE ROCK  
PLANNED DEVELOPMENT PLAN

PROJECT NO. PDP17-0005

# YOUR STORAGE CENTER AT CASTLE ROCK PLANNED DEVELOPMENT PLAN

(INCLUDES AN AMENDMENT TO A PORTION OF THE PLUM CREEK WEST P.U.D.)  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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