THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT

A REPLAT OF LOTS 1–4, BLOCK 2 & TRACT C, THE MEADOWS FILING NO. 16–PARCEL 6 & 7,
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2	OVERALL SITE
SHEETS 3	LOT DETAIL

SURVEYOR

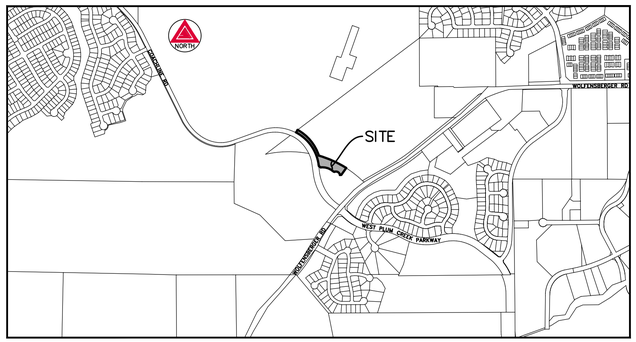
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713–1898

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 305
DENVER, COLORADO 80206
303–394–5500

LAND PLANNER

CORE CONSULTANTS
1950 W LITTLETON BLVD, SUITE 109
LITTLETON, COLORADO 80120
303–703–4444



VICINITY MAP
SCALE: 1" = 1000'

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 LOTS, BLOCKS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT** THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF ALL STREETS AND UTILITY EASEMENTS AS DESCRIBED AND 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.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1–4, BLOCK 2 AND TRACT C, THE MEADOWS FILING NO. 16–PARCEL 6 & 7, RECORDED AT RECEPTION NO. 2019086961 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL CONTAINS AN AREA OF 1.222 ACRES, (53,215 SQUARE FEET,) MORE OR LESS.

OWNERSHIP CERTIFICATE

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

_____
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

SIGNED THIS _____ DAY OF _____, 2020

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2020

BY _____ AS _____ OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70584167.1 WITH AN EFFECTIVE DATE OF 03–05–2020 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.
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: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3–1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO–STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3–1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°51'05" EAST, A DISTANCE OF 1286.58 FEET.
4. (NR) INDICATES A NON–RADIAL LINE.
5. THERE ARE 4 LOTS AND 3 TRACTS IN THIS SUBDIVISION PLAT.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, PANEL 169 OF 495, MAP NUMBER 08035C0169G WITH A MAP REVISED DATE OF MARCH 16, 2016, REVISED TO REFLECT LOMR'S EFFECTIVE DECEMBER 29, 2017 AND JULY 26, 2019, THE SUBJECT PARCEL LIES WITHIN "OTHER AREAS ZONE X". OTHER AREAS ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAP IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. 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.
8. 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. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
10. 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.
11. LANDSCAPING WITHIN THE PUBLIC RIGHTS–OF–WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
12. THE UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND UTILITY 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. 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 UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
13. TRACT C–2 AND TRACT G WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT

TRACT SUMMARY TABLE

TRACT	SQ.FT.	ACRES	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	LAND USE	USAGE TYPE
C–1	10,369	0.238	C.R.D.C.	C.R.D.C.	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
C–2	14,853	0.341	HOMEOWNER'S ASSOCIATON	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
G	4,994	0.115	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
TOTAL	30,216	0.694	C.R.D.C. = CASTLE ROCK DEVELOPMENT COMPANY			

THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT FINAL PLAT

LAND AREA SUMMARY TABLE

DESIGNATION	SQUARE FEET
SUBDIVISION LOTS (4)	22,999
PRIVATE TRACTS (3)	30,216
THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT	53,215

PURPOSE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO CREATE AN ADDITIONAL OPEN SPACE TRACT AND TO ADJUST LOT LINES TO BETTER ACCOMMODATE DIFFERENT HOUSING PRODUCT TYPES.

SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AMENDMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 31, 2018 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.

COLORADO LICENSED
ANTHONY K. PEALL
38636
PROFESSIONAL LAND SURVEYOR
FOR REVIEW

_____
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.

TITLE CERTIFICATE

I, _____ 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 _____DAY OF _____, 20__.

_____
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF _____)

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____ , 20__ BY

_____ AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS _____ DAY OF _____, 20__.

_____
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 AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

_____ _____
TOWN CLERK TOWN MANAGER

_____ _____
DATE DATE

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____M. ON THE _____ DAY OF _____, 20_____, AT RECEPTION NO._____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

COVER SHEET
PROJECT NO.: PL20–0005
THE MEADOW FILING NO. 16 PARCEL 6 & 7, 1ST AMENDMENT

LAST REVISED: 03/16/2020

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

AzTec Proj. No.: 17018-19 Drawn By: BAM

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

DATE OF PREPARATION:	02/11/2020
SCALE:	N/A

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A REPLAT OF LOTS 1–4, BLOCK 2 & TRACT C, THE MEADOWS FILING NO. 16–PARCEL 6 & 7,
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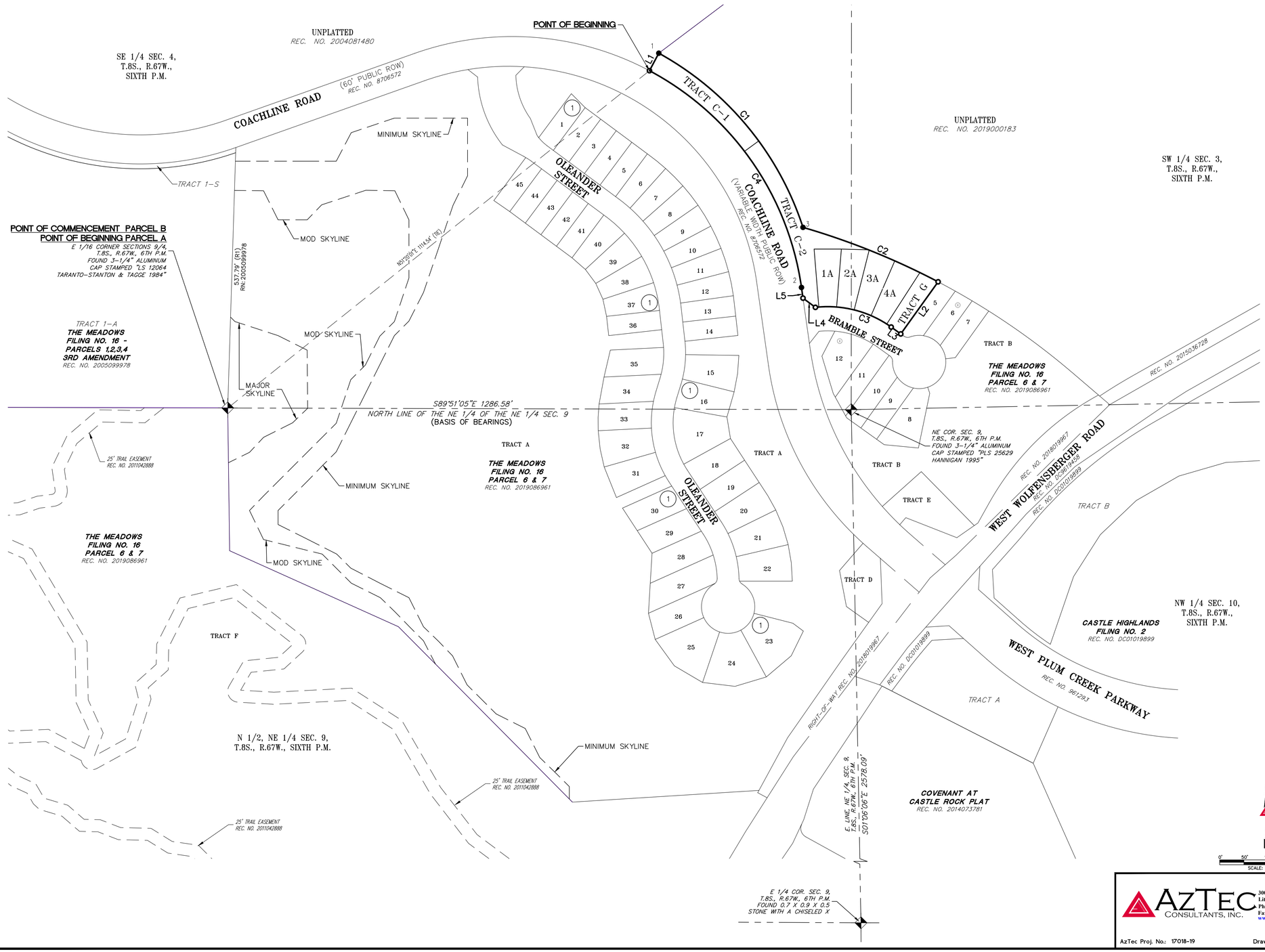

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1–1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 4 REBAR WITH NO CAP
- 2 FOUND NO. 4 REBAR WITH 1–1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
- 3 FOUND BENT NO. 5 REBAR WITH NO CAP
- 4 FOUND NO. 5 REBAR WITH NO CAP
- 5 FOUND NO. 5 REBAR WITH 1–1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"

ROW RIGHT–OF–WAY

(R) RECORD DISTANCE REC. NO. 9754291

(R1) RECORD DISTANCE REC. NO. 2005099978

(##) BLOCK NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°00'09"E	40.93'
L2	S35°37'10"W	132.34'
L3	N54°22'50"W	24.36'
L4	N53°24'02"W	31.89'
L5	N08°03'39"W	22.24'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°07'17"	635.00'	477.91'
C2	11°30'14"	1500.00'	301.17'
C3	42°05'02"	225.00'	165.26'
C4	53°56'12"	602.52'	567.19'

N

0' 50' 100' 200'
SCALE: 1" = 100'

COLORADO LICENSED ANTHONY R. FRANCHINI 38636 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

OVERALL SHEET
PROJECT NO.: PL20–0005
THE MEADOW FILING NO. 16 PARCEL 6 & 7, 1ST AMENDMENT

AZTEC CONSULTANTS, INC.
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Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 17018–19 Drawn By: BAM

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

DATE OF PREPARATION:	02/11/2020
SCALE:	1" = 100'
SHEET 3 OF 3	

THE MEADOWS FILING NO. 16 – PARCEL 6 & 7, 1ST AMENDMENT

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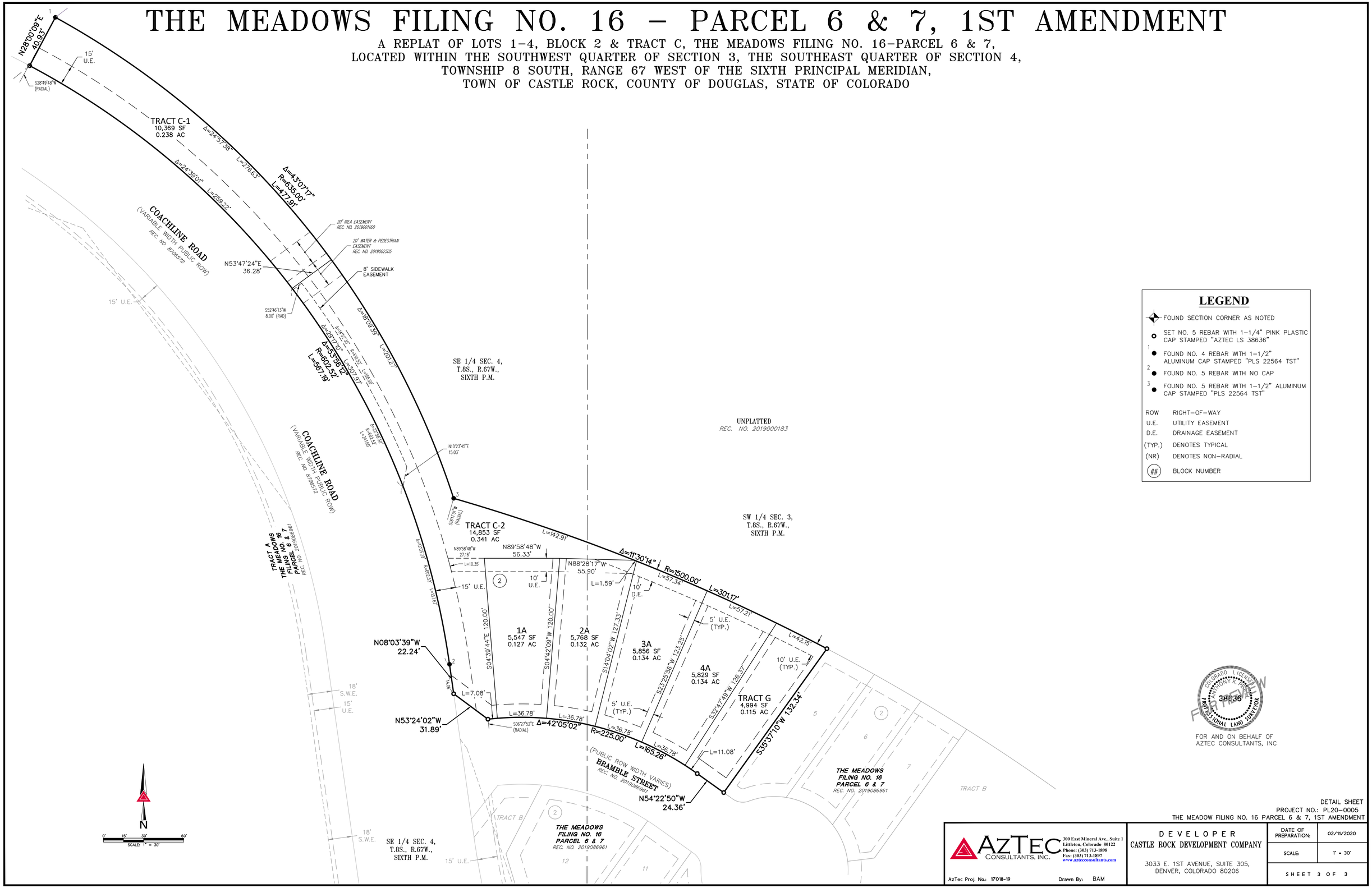

LEGEND

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ROW	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(TYP.)	DENOTES TYPICAL
(NR)	DENOTES NON–RADIAL
(##)	BLOCK NUMBER

COLORADO LICENSED
ANTHONY K. FEW
38636
PROFESSIONAL LAND SURVEYOR
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DETAIL SHEET
PROJECT NO.: PL20–0005
THE MEADOW FILING NO. 16 PARCEL 6 & 7, 1ST AMENDMENT

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DATE OF PREPARATION:	02/11/2020
SCALE:	1" = 30'
SHEET 3 OF 3	