

BELLA MESA NORTH FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

293.205 ACRES – 2 LOTS – SB_____–_____

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PART OF THAT CERTAIN QUIT CLAIM DEED AS RECORDED AT RECEPTION NO. 2014010037 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, AND ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR NORTH 89°29'00" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°29'00" EAST, A DISTANCE OF 1315.69 FEET TO THE CENTER–WEST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°30'29" EAST, A DISTANCE OF 1315.09 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4, ALSO BEING A POINT ON THE WEST BOUNDARY OF CASTLEWOOD NORTH, A SUBDIVISION RECORDED UNDER RECEPTION NO. 153352, IN SAID RECORDS;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER AND ALONG THE WEST LINE OF SAID CASTLEWOOD NORTH, SOUTH 00°22'07" EAST, A DISTANCE OF 1309.77 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 4;

THENCE CONTINUING ALONG SAID WEST LINE OF CASTLEWOOD NORTH AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SOUTH 00°22'07" EAST, A DISTANCE OF 1309.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9, ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 142, AT PAGE 212, IN SAID RECORDS;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 142, AT PAGE 212, SOUTH 00°35'24" EAST, A DISTANCE OF 1331.27 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 9, ALSO BEING THE NORTHEAST CORNER OF CASTLEWOOD RANCH FILING NO. 2 – PARCEL 11, A SUBDIVISION RECORDED AT RECEPTION NO. 2006091502, IN SAID RECORDS;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9 AND ALONG THE NORTH LINE OF SAID CASTLEWOOD RANCH FILING NO. 2 – PARCEL 11, AND ALONG THE NORTH LINES OF THE FOLLOWING SUBDIVISIONS: CASTLEWOOD RANCH FILING NO. 2 – PARCEL 1, RECEPTION NO. 200303136; CASTLEWOOD RANCH FILING NO. 2 – PARCEL 8, RECEPTION NO. 2004043911 AND CASTLEWOOD RANCH FILING NO. 2 – PARCEL 9, RECEPTION NO. 2004043913, IN SAID RECORDS, SOUTH 89°45'44" WEST, A DISTANCE OF 2651.14 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 8 AND 9, ALSO BEING THE NORTHWEST CORNER OF SAID CASTLEWOOD RANCH FILING NO. 2 – PARCEL 9, ALSO BEING A POINT ON THE EAST LINE OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION RECORDED AT RECEPTION NO. 2006084806, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FOUNDERS VILLAGE FILING NO. 24 THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 78°03'56" WEST, A DISTANCE OF 139.86 FEET;
- 2) NORTH 82°58'53" WEST, A DISTANCE OF 180.71 FEET;
- 3) NORTH 00°10'17" EAST, A DISTANCE OF 442.62 FEET;
- 4) NORTH 89°59'28" WEST, A DISTANCE OF 1007.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2006093611, IN SAID RECORDS;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND ALONG THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 2006093611, NORTH 00°30'26" WEST, A DISTANCE OF 816.96 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL "A" IN RECEPTION NO. 2012031487, IN SAID RECORDS;

THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 41°07'15" EAST, A DISTANCE OF 1267.41 FEET;
- 2) NORTH 08°14'03" EAST, A DISTANCE OF 370.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, IN SAID RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED IN BOOK 1175, AT PAGE 932, NORTH 45°28'41" EAST, A DISTANCE OF 604.43 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID WEST LINE, NORTH 00°08'29" EAST, A DISTANCE OF 883.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 293.205 ACRES (12,772,020 SQUARE FEET), MORE OR LESS.

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 2 LOTS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF BELLA MESA NORTH FINAL PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL 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.

OWNERSHIP CERTIFICATE

FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ }SS

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

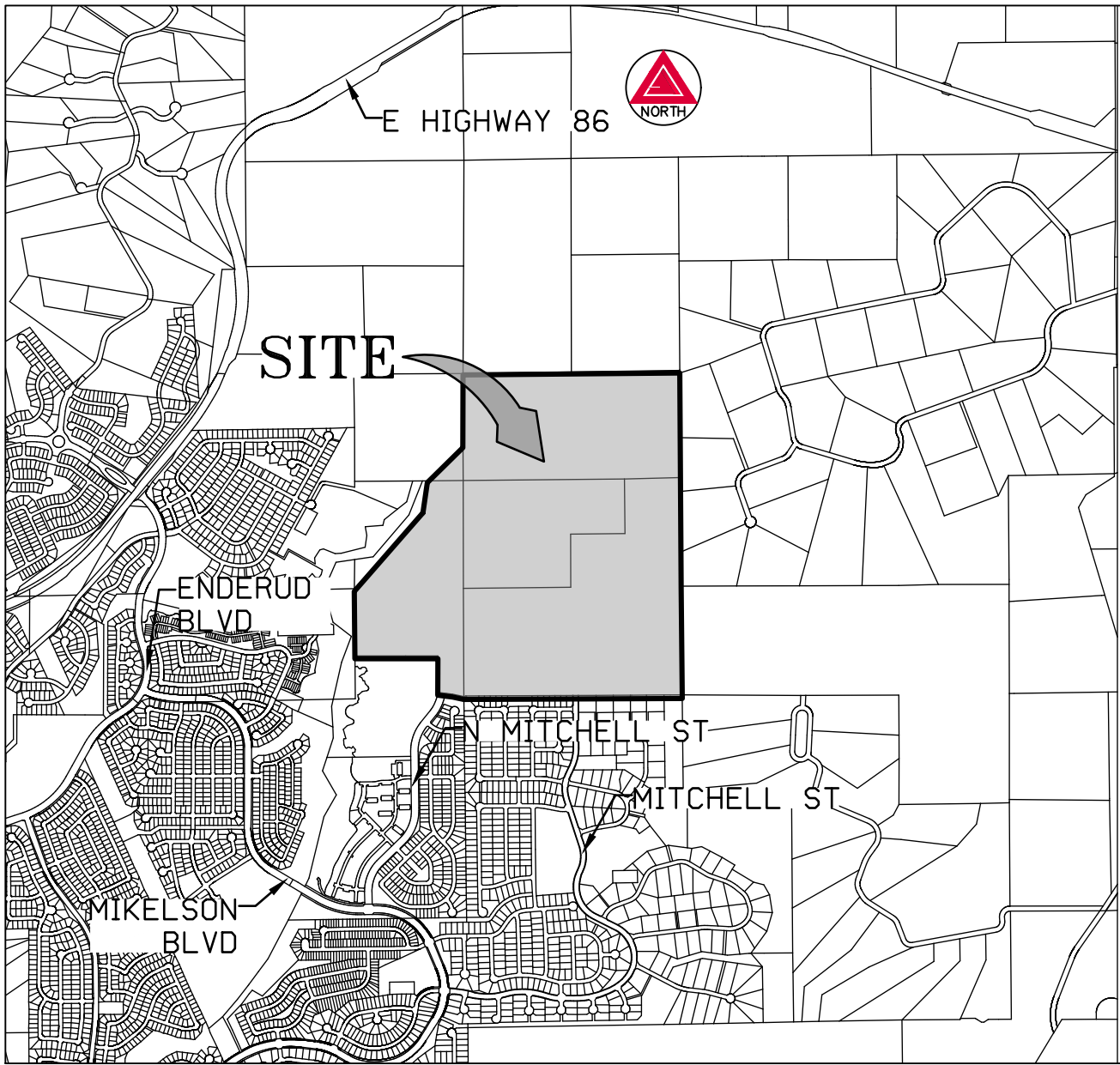
BY _____

AS _____, OF FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP

Scale: 1" = 2000'

GENERAL NOTES:

1. _____ COMPANY COMMITMENT ORDER NO. _____ WITH AN EFFECTIVE DATE OF _____, 2021 AT 5:30 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: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR NORTH 89°29'00" EAST, A DISTANCE OF 1315.69 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.
4. THERE ARE 2 LOTS 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. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND FLOODWAY AREA – ZONE AE, AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0193G, MAP REVISED MARCH 16, 2016 AND MAP INDEX NO. 08035C0306G, MAP REVISED MARCH 16, 2016. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

TITLE CERTIFICATE

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____ 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____.

BY: _____ OF STEWART TITLE GUARANTY COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ }SS

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

BY _____ OF _____ COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 18, 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 FINAL 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.

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 1.6.B.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.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

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

ATTEST: _____ TOWN OF CASTLE ROCK

TOWN CLERK

TOWN MANAGER

DATE

DATE

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 _____ M. ON THE _____ DAY

OF _____, 20____ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

LAST REVISED: 2/1/2022

AzTec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	2021/10/14
	SCALE:	N/A
	SHEET 1 OF 3	

AzTec Proj. No.: 54821-13 Drawn By: RBA

A PARCEL OF LAND LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 4, THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 5, THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 8
AND THE NORTH HALF OF THE NORTHWEST
QUARTER OF SECTION 9,
ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE
SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.
293.205 ACRES - 2 LOTS - SB____-____

SECTION CORNER MONUMENT AS DESCRIBED

- SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "ATZEC LSC 38636"
- 1 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829"
- 2 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829 42.02" W.C."
- 3 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829 34.53" W.C."
- 4 ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ATZEC PLS 38064"

(R) RECORD INFORMATION PER QUITCLAIM DEED RECORDED UNDER REC. NO. 2014010037

(P) RECORD INFORMATION PER PLAT OF FOUNDERS VILLAGE FILING NO. 24

ROW RIGHT-OF-WAY



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	2021/10/14
SCALE:	1" = 200'
S H E E T 2 O F 3	

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

AzTec Proj. No.: 54821-13 Drawn By: RBA

BELLA MESA NORTH FINAL PLAT

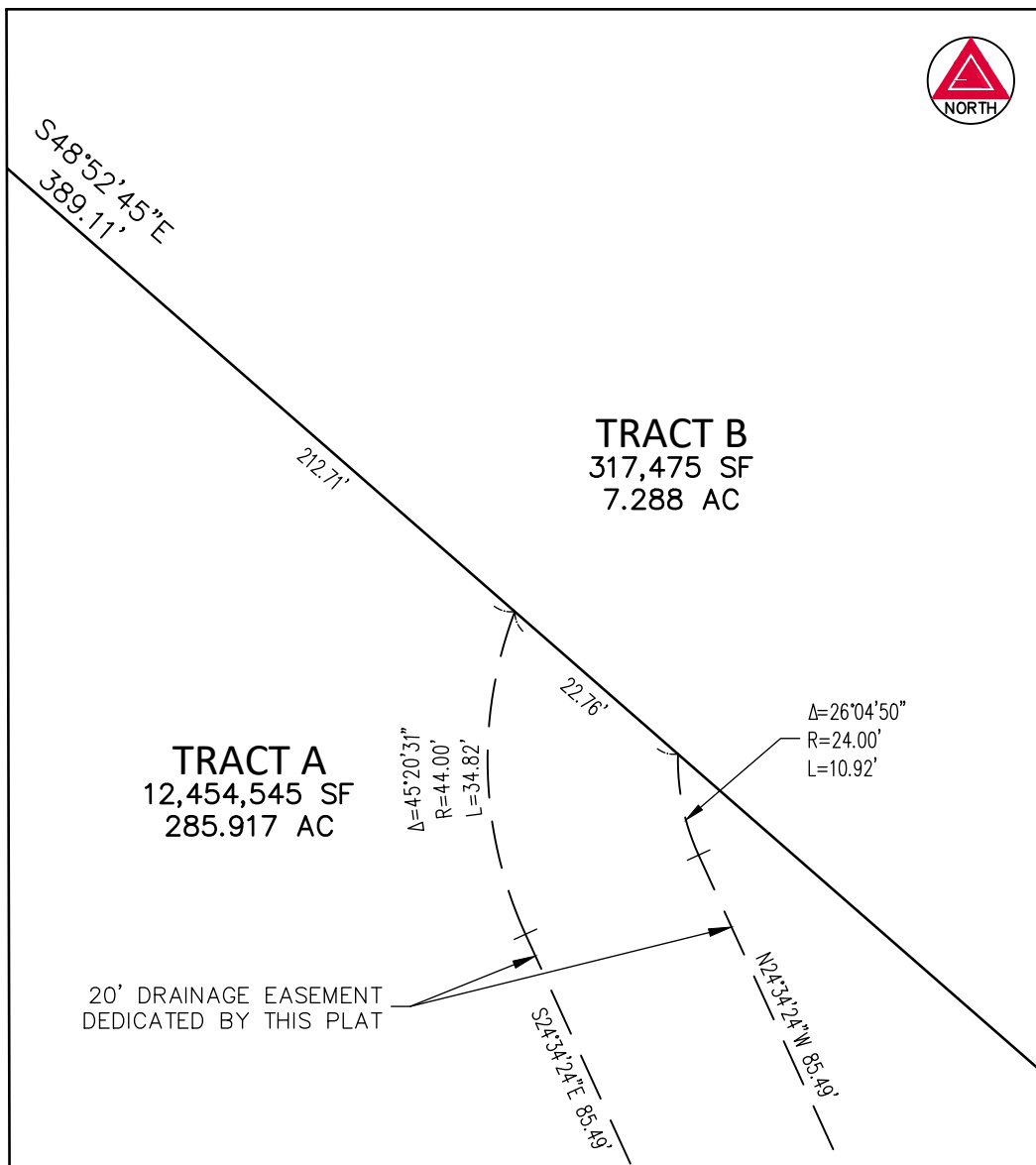
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
293.205 ACRES - 2 LOTS - SB-----

MONUMENT SYMBOL LEGEND

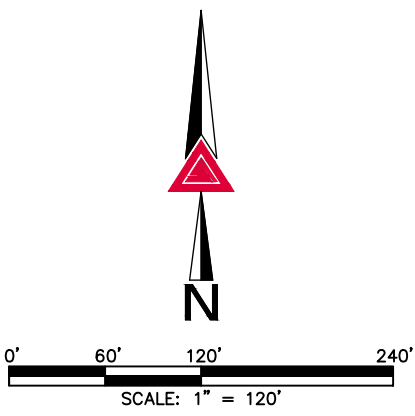
- ◆ SECTION CORNER MONUMENT AS DESCRIBED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829"
- 2 ● RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829 42.02' W.C."
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- 4 ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- (R) RECORD INFORMATION PER QUITCLAIM DEED RECORDED UNDER REC. NO. 2014010037
- (P) RECORD INFORMATION PER PLAT OF FOUNDERS VILLAGE FILING NO. 24
- ROW RIGHT-OF-WAY

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	32°41'26"	120.00'	68.47'
C2	18°15'31"	120.00'	38.24'
C3	9°23'59"	170.00'	27.89'
C4	18°15'31"	80.00'	25.49'
C5	41°03'31"	116.00'	83.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°55'26"W	17.82'
L2	N71°48'50"W	16.54'
L3	N39°07'25"W	35.62'
L4	N20°51'53"W	35.44'
L5	N30°15'52"W	48.86'
L6	N20°51'53"W	35.44'
L7	S00°10'17"W	60.92'



DETAIL B
SCALE: 1" = 20'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
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AzTec Proj. No.: 54821-13 Drawn By: RBA

DATE OF PREPARATION:	2021/10/14
SCALE:	1" = 120'
SHEET 3 OF 3	