

THE MEADOWS FILING NO. 19-PARCEL 2N 2ND AMENDMENT

A REPLAT OF LOT 4 AND TRACT A, THE MEADOWS FILING NO. 19-PARCEL 2N,
BEING A PART OF THE NORTH HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
11.148 ACRES - PL24-0002

PROPERTY DESCRIPTION

LOT 4 AND TRACT A, THE MEADOWS FILING NO. 19-PARCEL 2N AS RECORDED AT RECEPTION NO. 2022039140 OF THE RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PLAT BOUNDARY CONTAINS 11.148 ACRES, (485,581 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 1 LOT AND 1 TRACT AND A STREET AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 19-PARCEL 2N 2ND AMENDMENT. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND DESCRIBED AND SHOWN HEREON.

OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Robert C. Hanisch, Jr.
ROBERT C. HANISCH, JR.

AS: _____ PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF OCTOBER, 2025

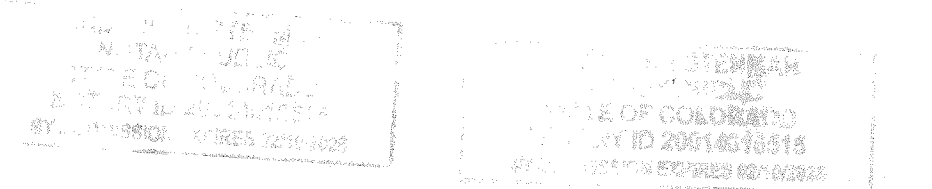
BY: _____ ROBERT C. HANISCH, JR.

AS: _____ PRESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

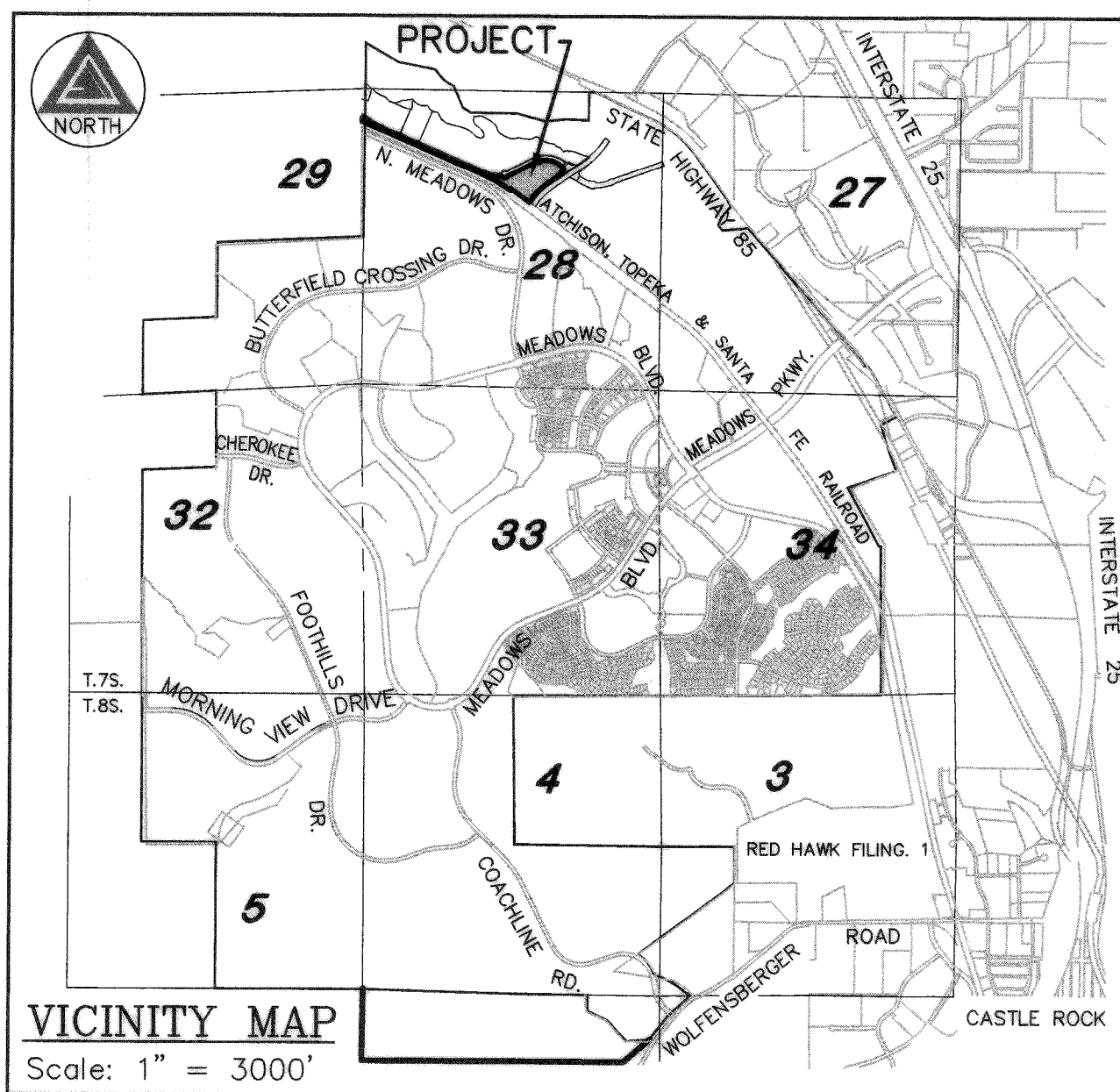
NOTARY PUBLIC _____

MY COMMISSION EXPIRES FEBRUARY 10, 2028



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003, AT RECEPTION NO. 2003102970.



SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - OVERALL BOUNDARY SHEET
SHEET 3 - LOT DETAIL SHEET

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 305
Denver, Colorado 80206
303-394-5500

SURVEYOR

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue, Suite 1
Littleton, Colorado 80122
303-713-1898

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. RND70833925 (PIB70833925.29258493) EFFECTIVE SEPTEMBER 22, 2025 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING OWNERSHIP, 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.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" BRASS CAP STAMPED "PLS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR SOUTH 00°04'11" WEST, A DISTANCE OF 5266.05 FEET.
- 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.
- BY GRAPHIC SCALING THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0167G, MAP REVISED MARCH 16, 2016.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MEADOWS METROPOLITAN DISTRICT #5, 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.
- 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.
- THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT 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 NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

TABLE LEGEND

U = UTILITY
D = DRAINAGE
LS = LANDSCAPING
FD = FUTURE DEVELOPMENT
POS = PRIVATE OPEN SPACE
TOCR = TOWN OF CASTLE ROCK
CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY
MMD#5 = THE MEADOWS METROPOLITAN DISTRICT #5

THE MEADOWS FILING NO. 19 - PARCEL 2N 2ND AMENDMENT
LAND USE SUMMARY TABLE

LOT #	SQ.FT.	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 4	436,544	10.022	CR DEV CO	FD	FD
TOTAL LOT AREA	436,544	10.022			
TRACT A	49,037	1.126	CR DEV CO	OPEN SPACE	LS U POS D
TOTAL AREA	485,581	11.148			

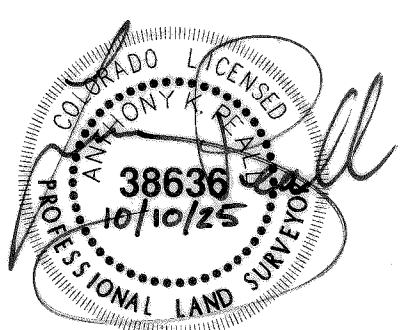
SURFACE MAINTENANCE

MMD #5

LAST REVISED
2025-10-09

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.



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.

TITLE CERTIFICATE

I, Scott Bennett, 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 17th DAY OF October, 2025.

BY: Scott Bennett OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF ADAMS }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF October, 2025

BY: Scott Bennett OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES FEBRUARY 10, 2028

NOTARY PUBLIC _____

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 17 DAY OF October, 2025.

Scott Bennett
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:

TOWN OF CASTLE ROCK

Lisa Anderson
TOWN CLERK

Scott Bennett
TOWN MANAGER

10-17-2025
DATE

10-17-2025
DATE

THE MEADOWS FILING NO. 19-PARCEL 2N 2ND AMENDMENT SHEET 1 OF 3

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT CO. 3033 EAST 1ST AVE, SUITE 305 DENVER, COLORADO 80206 (303) 394-5500		DATE OF PREPARATION 2024-03-20
			SCALE N/A
	Aztec Proj. No. 17021-14 Drawn By RBA		SHEET 1 OF 3

THE MEADOWS FILING NO. 19-PARCEL 2N 2ND AMENDMENT

A REPLAT OF LOT 4 AND TRACT A, THE MEADOWS FILING NO. 19-PARCEL 2N,
BEING A PART OF THE NORTH HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
11.148 ACRES - PL24-0002

LOT 3D
THE MEADOWS
FILING NO.
19-PARCEL 2N,
AMENDMENT NO. 1
REC. NO. 2022075360

LOT 3C
THE MEADOWS
FILING NO.
19-PARCEL 2N,
AMENDMENT NO. 1
REC. NO. 2022075360

NW 1/4 SEC. 28,
T.7S., R.67W.,
SIXTH P.M.

NE 1/4 SEC. 28,
T.7S., R.67W.,
SIXTH P.M.

EAST LINE OF THE NORTHWEST 1/4 SECTION 28

TIMBER MILL PARKWAY
(PUBLIC ROW WIDTH VARIES)
REC. NO. 2022039140

15' UTILITY EASEMENT
REC. NO. 2022039140

LOT 4
436,544 SF
10.022 AC

SLOPE EASEMENT
REC. NO. 2013060325

20' WATER LINE EASEMENT
REC. NO. 2020111106

40' WATER LINE EASEMENT
REC. NO. 2020047142

15' REA EASEMENT
REC. NO. 2018060476
REC. NO. 2018060605

N MEADOWS DRIVE
(PUBLIC ROW WIDTH VARIES)
REC. NO. 20130360324

TRACT A
49,037 SF
1.126 AC

$\Delta=32^{\circ}26'15''$
 $R=529.00'$ $L=299.49'$

$L=143.41'$

$L=106.87'$

$L=156.08'$

$L=42.06'$

$L=397.19'$

$\Delta=17^{\circ}40'36''$

$R=2914.93'$

$L=594.06'$

$S00^{\circ}08'51''W$

30.37'

$S00^{\circ}08'51''W$

30.37'

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30.37'

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L3

L5

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L9

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