THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 2

A REPLAT OF LOT 3A, THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 1 LOCATED IN 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. 6.333 ACRES – PL25-00__

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PREVIOUSLY DEDICATED DRAINAGE EASEMENT AND REPLACE WITH A NEWLY CONFIGURED DRAINAGE EASEMENT. NO CHANGES ARE BEING MADE TO THE LOT GEOMETRY.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3A, THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 1, RECORDED UNDER RECEPTION NO. 2022075360 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN 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.

CONTAINING AN AREA OF 6.333 ACRES, (275,858 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 A LOT, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF **THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 2.** THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, PUBLIC ACCESS, UTILITY, AND DRAINAGE EASEMENTS AS PLATTED AND DESCRIBED AND SHOWN HEREON.

OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: _____

AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025

BY _____

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

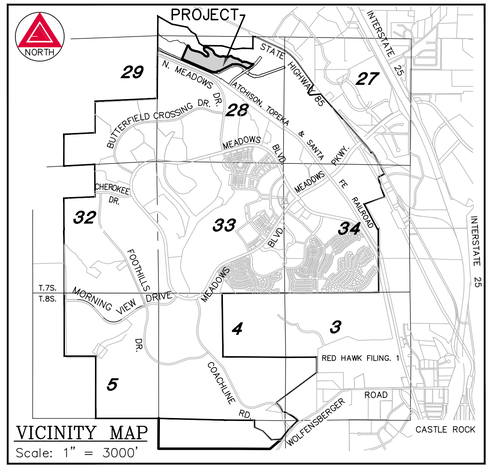
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY

COMMISSION EXPIRES _____

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.



VICINITY MAP
Scale: 1" = 3000'

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 _____, 2025.

BY: _____OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF _____)

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ , 2025

BY _____ OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

THE MEADOWS FILING NO. 19 – PARCEL 2N, AMENDMENT NO. 2
LAND USE SUMMARY TABLE

LOT #	SQ.FT.	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 3A-1	275,858	6.333	CR DEV CO	FD	FD
TOTAL LOT AREA	275,858	6.333			
TOTAL AREA	275,858	6.333			

TABLE LEGEND

FD = FUTURE DEVELOPMENT

CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY

SHEET INDEX

SHEET 1 – COVER SHEET

SHEET 2 – PLAT GRAPHICS 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:

1. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. RND70834344–3 EFFECTIVE 07/16/2025 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.
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. 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 "PELS 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
9. 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 90 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.
10. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL OF THE DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2022039140 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AS DEPICTED HEREON.

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.

COLORADO LICENSED 38636 PROFESSIONAL LAND SURVEYOR — NOT FOR RECORD — REVIEW

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 AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,

COLORADO, THIS _____ DAY OF _____, 2025.

_____
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 AMENDED 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

_____ TOWN CLERK — _____ TOWN MANAGER

_____ DATE — _____ DATE

CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

COVER SHEET
PROJECT NO.: PL25-00__
THE MEADOWS FILING NO. 19–PARCEL 2N, 2ND AMENDMENT SHEET 1 OF 2

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

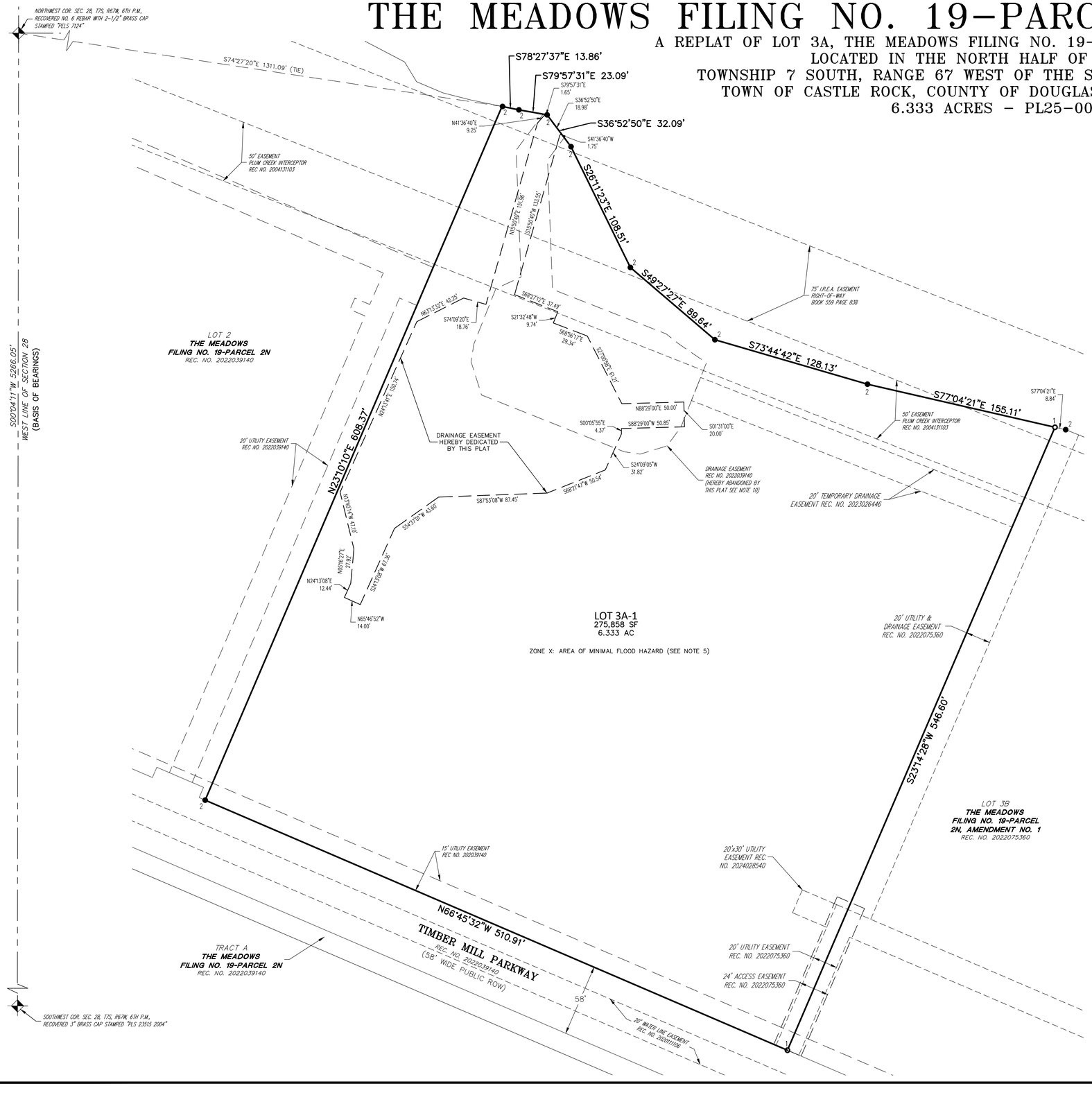
AzTec Proj. No.: 17025-07 Drawn By: TP

DEVELOPER
CASTLE ROCK DEVELOPMENT CO.
3033 EAST 1ST AVE., SUITE 305
DENVER, COLORADO 80206
(303) 394–5500

DATE OF PREPARATION:	07/14/2025
SCALE:	N/A
SHEET 1 OF 2	

THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 2

A REPLAT OF LOT 3A, THE MEADOWS FILING NO. 19–PARCEL 2N, AMENDMENT NO. 1
LOCATED IN 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.
6.333 ACRES – PL25–00__



MONUMENT SYMBOL LEGEND

1 ○	SET NO. 5 X 18" REBAR WITH 1–1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
2 ●	FOUND NO. 5 REBAR WITH 1–1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
✦	FOUND SECTION CORNER AS SHOWN HEREON
ROW	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
REC NO.	RECEPTION NUMBER

N

0' 20' 40' 80'
SCALE: 1" = 40'

COLORADO LICENSED 38636 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LOT 3A DETAIL SHEET
PROJECT NO.: PL25–00__
THE MEADOWS FILING NO. 19–PARCEL 2N, 2ND AMENDMENT SHEET 2 OF 2

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No: 17025-07 Drawn By: TP

DEVELOPER
CASTLE ROCK DEVELOPMENT CO.
3033 EAST 1ST AVE., SUITE 305
DENVER, COLORADO 80206
(303) 394–5500

DATE OF PREPARATION:	07/14/2025
SCALE:	1" = 40'
SHEET 2 OF 2	