

THE MEADOWS FILING NO. 22

FINAL PLAT
A REPLAT OF LOT 1, THE MEADOWS FILING NO. 21
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, THE MEADOWS FILING NO. 21, AS RECORDED UNDER RECEPTION NO. 208027591 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBE HEREON, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE MEADOWS FILING NO. 22**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, 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.

REPRESENTATIVE, NEW HOPE PRESBYTERIAN CHURCH, USA, A COLORADO NON-PROFIT CORPORATION

SIGNED THIS ____ DAY OF _____, 20__.

NOTARY BLOCK:

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION:

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

NEW HOPE PRESBYTERIAN CHURCH, USA, A COLORADO NON-PROFIT CORPORATION

BY _____ AS: _____

SIGNED THIS ____ DAY OFF _____, 20__.

NOTARY BLOCK

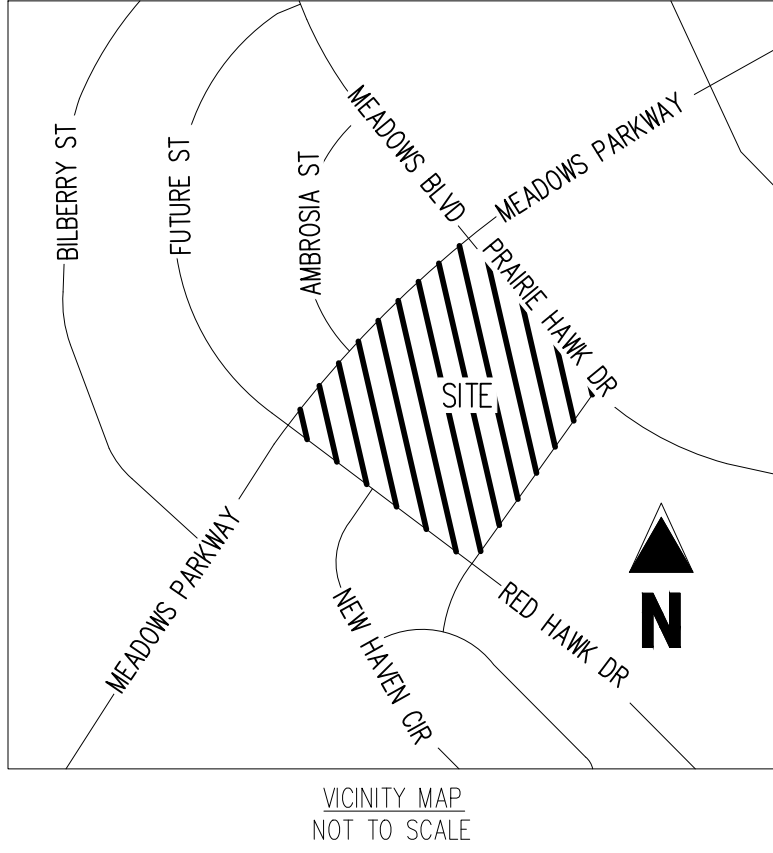
STATE OF COLORADO)
)SS
COUNTY OF _____)

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.



VICINITY MAP
NOT TO SCALE

SUMMARY TABLE:

LOT 1	5.260 AC	PRIVATE
LOT 2	1.500 AC	PRIVATE

PLAT NOTES:

- FIELD WORK COMPLETED ON: JULY 25, 2025.
- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S 89°27'22" E. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC, PLS NO. 38636"; BEING THE NORTHWEST CORNER OF SECTION 34, AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "SURVEY MONUMENT, LS 6935, ARCHER & ASSOC.", BEING THE NORTH ONE-QUARTER CORNER OF SECTION 34.
- FLOODPLAIN STATEMENT: THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0529G, HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, GALLOWAY & COMPANY RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NO. 5506-4061148, WITH A COMMITMENT DATE OF MAY 01, 2025 AT 8:00 AM.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

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.

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 PUBIC 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

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20__.

NOTARY BLOCK:

STATE OF COLORADO)
)SS
COUNTY OF _____)

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

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 OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREON, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC.

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com



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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

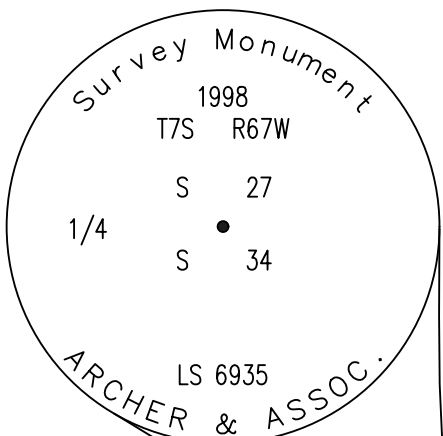
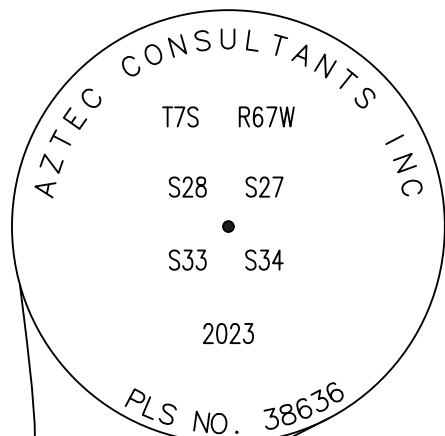
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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Project No:	NBD000002.10
Drawn By:	JTH
Checked By:	BJD
Date:	08/13/2025

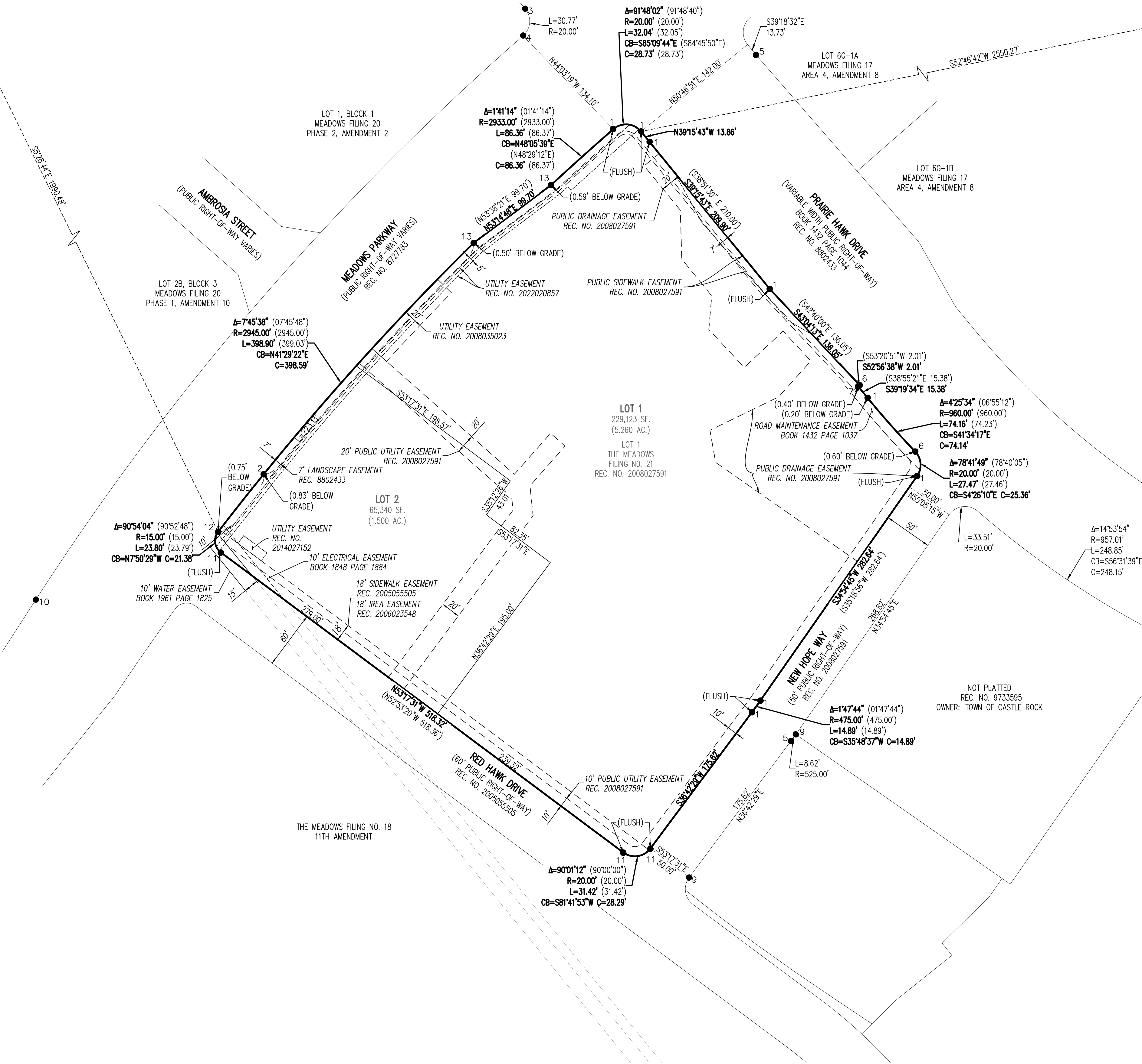
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NORTHWEST ONE-QUARTER SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
FOUND 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN

NORTH ONE-QUARTER SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
FOUND 2-1/2" ALUMINUM CAP
STAMPED AS SHOWN

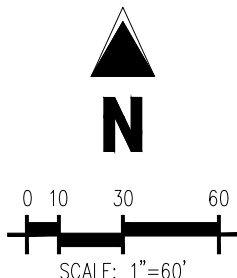


MONUMENT LEGEND

- 1 FOUND 5/8" REBAR, 1 1/4" PINK PLASTIC CAP, "PLS 36057"
- 2 FOUND 5/8" REBAR, 1 1/4" ORANGE PLASTIC CAP, "AZTEC 37665"
- 3 FOUND 5/8" REBAR, 1 1/4" ORANGE PLASTIC CAP, "AZTEC PLS 38064"
- 4 FOUND 5/8" REBAR, 1 1/4" PINK PLASTIC CAP, "AZTEC PLS 38636"
- 5 FOUND 5/8" REBAR, NO CAP
- 6 FOUND 1/2" REBAR, 1" RED PLASTIC CAP, "MVE PLS 17665"
- 7 FOUND 5/8" REBAR, 1 1/4" YELLOW PLASTIC CAP, "AZTEC PLS 36580"
- 8 FOUND 5/8" REBAR, 1 1/4" YELLOW PLASTIC CAP, "AZTEC LS 36567"
- 9 FOUND 5/8" REBAR, 1 1/4" ORANGE PLASTIC CAP, "PLS 25369"
- 10 FOUND 1" BRASS TAG, "AZTEC PLS 38064"
- 11 FOUND MAG NAIL WITH 1 1/2" ALUMINUM DISC, "ARCHER & ASSOC. PLS 36057"
- 12 FOUND 5/8" REBAR, 1 1/4" YELLOW PLASTIC CAP (BROKEN), "AZTEC"
- 13 FOUND 5/8" REBAR, 1 1/4" YELLOW PLASTIC CAP, "RMC LS 9329"

(N00°00'00" 100.00') RECORD BEARING AND DISTANCE, THE MEADOWS FILING NO. 21, REC. NO. 2008027591

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- - - - - EXISTING EASEMENT



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