

C:\Users\kenn\OneDrive\Documents\THE MEADOWS FILING NO. 21, AMENDMENT NO. 1.dwg
11/13/2025 10:00:00 AM
11/13/2025 10:00:00 AM
11/13/2025 10:00:00 AM

LEGAL DESCRIPTION

LOT 1, THE MEADOWS FILING NO. 21, AS RECORDED UNDER RECEPTION NO. 2008027591 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGES 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. 21, AMENDMENT NO. 1**, 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 _____.

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 22, 2017 AT RECEPTION NO. 2017019333, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

VECTRA BANK COLORADO, N.A., A NATIONAL BANKING CORPORATION

SIGNED THIS ____ DAY OF _____, 20__.

NOTARY BLOCK

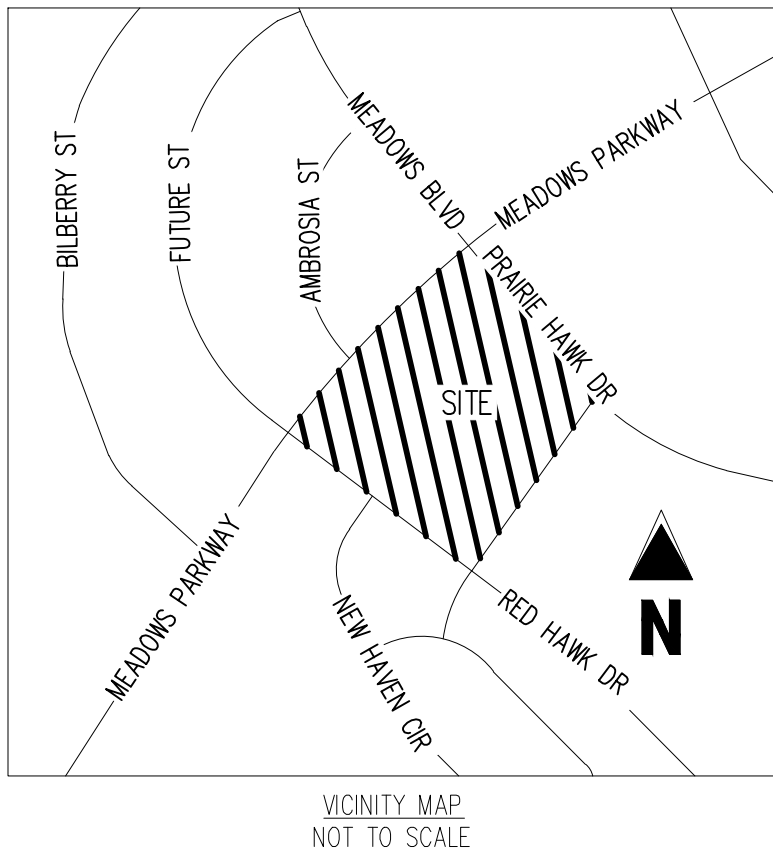
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____
20____ BY _____ AS _____ OF _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____.

THE MEADOWS FILING NO. 21, AMENDMENT NO. 1

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



SUMMARY TABLE:

LOT 1A	5.238 AC	PRIVATE
LOT 2A	1.522 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. 08035C0169G, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016, 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 JANUARY 2, 2026 AT 8:00 AM.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- A BLANKET PRIVATE SHARED ACCESS EASEMENT IS HEREBY DEDICATED BY THIS PLAT, ON AND ACROSS LOT 1A FOR THE BENEFIT OF THE OWNERS OF LOT 2A.
- LOTS 1A AND 2A ARE SUBJECT TO THE TERMS, CONDITIONS, AND AGREEMENTS AS SET FORTH IN THE SHARED PARKING AGREEMENT, RECORDED AT RECEPTION NO. _____ ON _____, 202__.

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 DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ 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 PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

SURVEYOR'S STATEMENT:

I, BRIAN J. DENNIS, 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.

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

DATE

Galloway

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



THE MEADOWS FILING NO. 21,
AMENDMENT NO. 1

FINAL PLAT

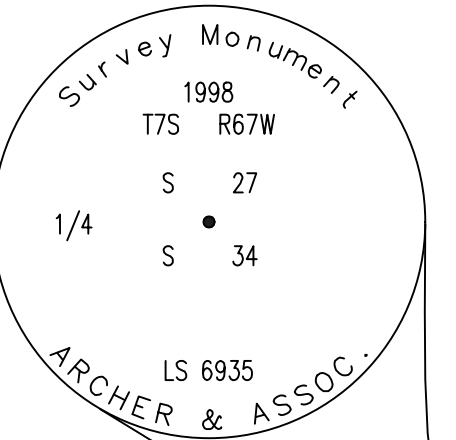
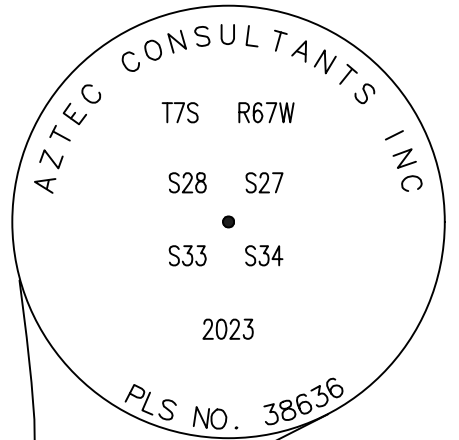
A REPLAT OF LOT 1, THE MEADOWS FILING NO. 21
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

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

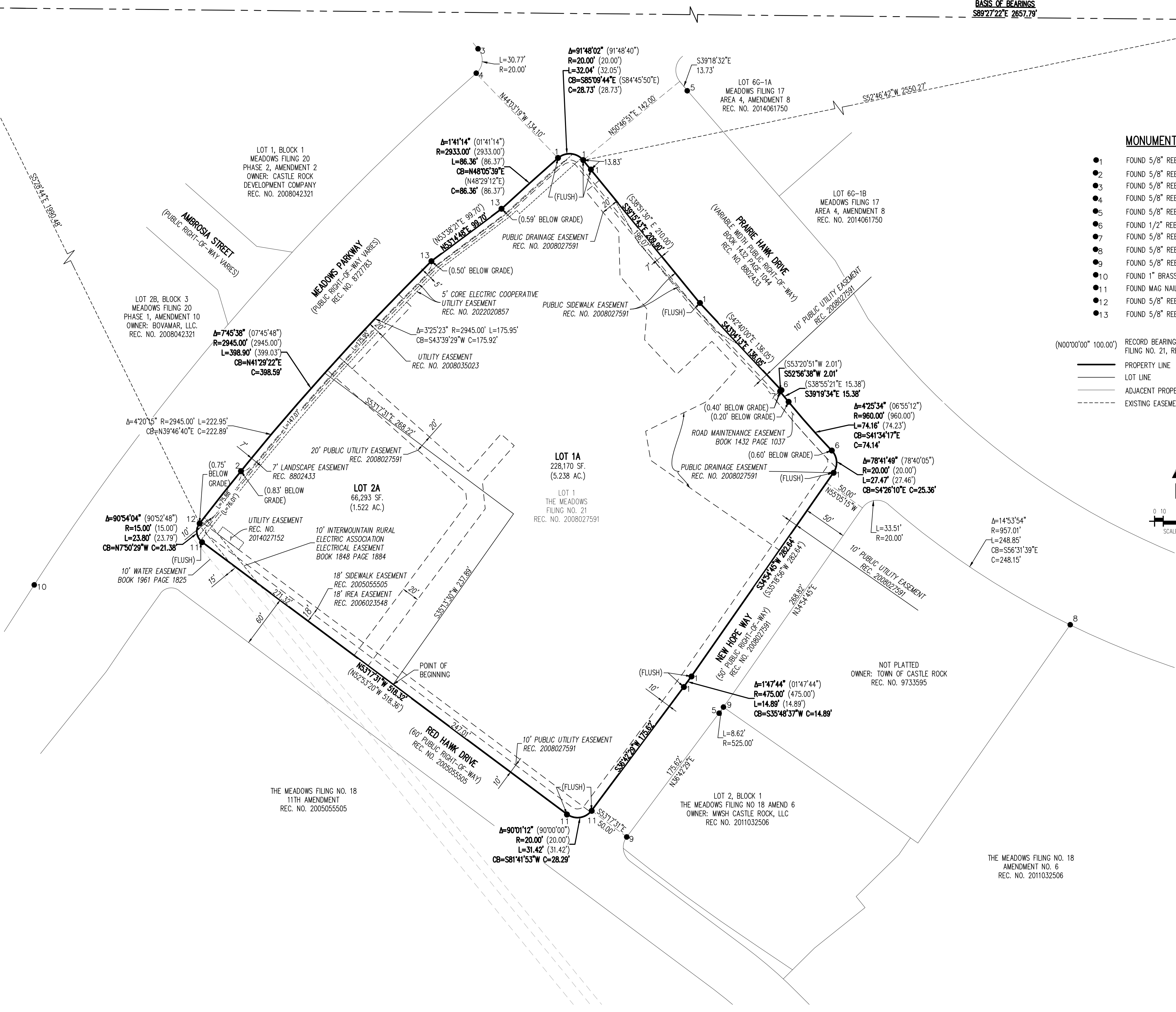
THE MEADOWS FILING NO. 21, AMENDMENT NO. 1

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



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

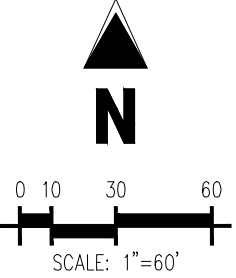
NORTH ONE-QUARTER SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
FOUND 2-1/2" ALUMINUM CAP
STAMPED AS SHOWN



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



THE MEADOWS FILING NO. 21,
AMENDMENT NO. 1
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

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

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