BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE PARCEL OF UNPLATTED LAND INTO 230 LOTS AND 14 TRACTS.

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. 2003033136; CASTLEWOOD RANCH FILING NO. 2 – PARCEL B, 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. 2006064806, 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 OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, 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 **BELLA MESA NORTH FILING NO. 1 FINAL PLAT**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, AND FOR PURPOSES OF OWNERSHIP BLANKET DRAINAGE EASEMENTS OVER TRACTS L AND N AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A, K, AND O WILL BE DEDICATED VIA SPECIAL WARRANTY DEED FOR THE PURPOSE OF OPEN SPACE, DRAINAGE AND/OR UTILITIES.
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.

CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

AS: _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026

BY_____, AS_____OF CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

LENDER

FOURTH INVESTMENT USE, LLC, A COLORADO LIMITED LIABILITY COMPANY

AS AGENT FOR LENDERS UNDER THE DEED OF TRUST RECORDED NOVEMBER 13, 2025 AT RECEPTION NUMBER 2025054730.

BY: _____

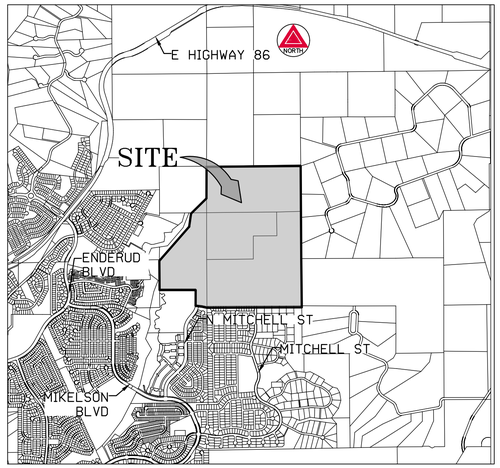
NAME: _____

AS: _____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2026

BY_____, AS_____OF
FOURTH INVESTMENT USE, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP
Scale: 1" = 2000'

TITLE CERTIFICATE

I, _____ AN AUTHORIZED REPRESENTATIVE OF FIDELITY NATIONAL TITLE INSURANCE 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF _____)

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

BY _____ OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – PLAT MAP OVERALL
SHEET 3 – OVERALL LOTS
SHEET 4–7 LOT DETAILS
SHEET 8 – EASEMENT DETAILS

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

OWNERS

CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112
303-725-3490

GENERAL NOTES:

1. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 2341928, WITH A COMMITMENT DATE OF NOVEMBER 4, 2025 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 16 TRACTS 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.
7. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT OR AS SPECIFIED IN THE TRACT TABLE. 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 OR DESIGNEE. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
8. PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL OF THE PERMANENT DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2005107040 AND THE 90–FOOT ACCESS EASEMENT RECORDED AT RECEPTION NO. 2022041691 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AS DEPICTED HEREON.
9. SLOPE EASEMENTS AS SHOWN HEREON ARE TO PROTECT THE SLOPE DESIGNED THROUGH THE EASEMENT. OWNERS OF LOTS OR TRACTS CONTAINING A SLOPE EASEMENT ARE PROHIBITED FORM CHANGING THE GRADES ESTABLISHED BY THE DEVELOPER. THE TOWN OF CASTLE ROCK HAS THE RIGHT TO RE–ESTABLISH THESE GRADES IF THEY ARE ALTERED BY THE OWNER.
10. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15–FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS–OF–WAY AND SHALL HAVE 5–FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, SUB–SURFACE COLLECTION SYSTEMS, 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 OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS. WHERE SLOPE EASEMENTS ARE COMBINED WITH UTILITY EASEMENTS, GRADE RESTRICTION APPLY IN ACCORDANCE WITH THE OVERLOT GRADING PLANS FOR THE SUBDIVISION. **FOR 15–FOOT FRONT LOT UTILITY EASEMENTS ONLY, A BLANKET DRAINAGE EASEMENT SHALL BE APPLIED FOR MAINTENANCE OF PUBLIC STORM SEWER.**
11. THE DEVELOPER OF THE PROJECT SHALL NOT UTILIZE BLASTING TO CONSTRUCT THE FOURTEEN (14) HOMES LOCATED ON THE SOUTHERN BOUNDARY OF THE PROJECT IMMEDIATELY ADJACENT TO THE CASTLEWOOD RANCH NEIGHBORHOOD AS SHOWN ON THE SITE DEVELOPMENT PLAN AS BLOCK 10, LOTS 1–10 AND BLOCK 12, LOTS 1–4.
12. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. 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.
13. IN ORDER FOR A TEMPORARY CERTIFICATE OF OCCUPANCY TO BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION THE LIFT STATION ASSOCIATED WITH THIS DEVELOPMENT MUST BE ONLINE.
14. THE UTILITY EASEMENTS AS SHOWN HEREON ARE ALSO DESIGNATED FOR PURPOSE OF SURFACE DRAINAGE AND ARE TO BE CONSIDERED A COMBINED DRAINAGE AND UTILITY EASEMENT.
15. TRACTS A, K AND O WILL BE DEDICATED VIA SPECIAL WARRANTY DEED AT A LATER DATE.
16. A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED ACROSS ALL TRAILS CONSTRUCTED WITHIN THE TRACTS PLATTED HEREON.

BELLA MESA NORTH FINAL PLAT – LAND/TRACT SUMMARY TABLE

PARCEL NAME	SQ.FT.	ACREAGE	USE	OWNER	MAINTENANCE
TRACT A	3,749,995	86.088	OPEN SPACE, DRAINAGE	TOWN OF CASTLE ROCK	**TOCR/HOA/METRO DISTRICT
TRACT B	230,151	5.284	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT C	488,525	11.215	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT D	40,525	0.930	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT E	18,803	0.432	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT F	55,879	1.283	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT G	50,244	1.153	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT H	569,515	13.074	OPEN SPACE, UTILITIES, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT I	176,482	4.051	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT J	273,519	6.279	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT K	29,982	0.688	OPEN SPACE, DRAINAGE	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT L	208,738	4.792	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT M	54,555	1.252	OPEN SPACE, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT N	288,398	6.621	OPEN SPACE, UTILITIES, DRAINAGE	BELLA MESA METRO DISTRICT	BELLA MESA METRO DISTRICT
TRACT O	440,105	10.103	OPEN SPACE, DRAINAGE	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
TRACT P	3,816,119	87.606	FUTURE DEVELOPEMENT	CASTLE ROCK NORTH HOMES	CASTLE ROCK NORTH HOMES
TOTAL TRACT AREA	10,491,535	240.851	NOTE: IN THE EVENT THAT THE METRO DISTRICT SUBMITS A DISSOLUTION PETITION, THE METRO DISTRICT SHALL PROVIDE AN ASSUMPTION OF THE MAINTENANCE OBLIGATIONS EITHER THROUGH A MILL LEVY OR THROUGH A CONTRACT WITH THE HOA TO WHICH THE TOWN IS A PARTY TO.		

** HOA/METRO DISTRICT SHALL BE RESPONSIBLE FOR TRAIL AND AMENITY MAINTENANCE, INCLUDING BUT NOT LIMITED TO TRAILS BENCHES, TRASH RECEPTACLES, PET WASTE STATION, AND SIGNAGE. TOWN WILL BE RESPONSIBLE FOR MAINTENANCE IN THE REST FO TRACT A AND O INCLUDING ANY TRAILS CONSTRUCTED BY THE TOWN.

TOCR = TOWN OF CASTLE ROCK

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.

COLORADO LICENSED ANTHONY K. PEALL 38636 PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR REVIEW

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 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 PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

ATTEST: TOWN OF CASTLE ROCK

_____ _____
TOWN CLERK TOWN MANAGER

_____ _____
DATE DATE

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE _____ AGREEMENT, RECORDED ON THE _____ DAY OF _____, _____ AT RECEPTION NO. _____ AND ACCORDINGLY, _____ SFE ARE DEBITED FROM THE WATER BANK.

LAND AREA SUMMARY TABLE

DESIGNATION	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (230)	1,570,605	36.057	12.30
OPEN SPACE	6,675,416	153.245	52.26
FUTURE DEVELOPEMENT	3,816,119	87.606	29.88
RIGHT–OF–WAY	709,880	16.297	5.56
BELLA MESA NORTH FILING NO. 1 FINAL PLAT	12,772,020	293.205	100.00

LAST REVISED: 10/22/2026

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

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.: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	N/A

BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS

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."
- 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 "AZTEC PLS 38064"

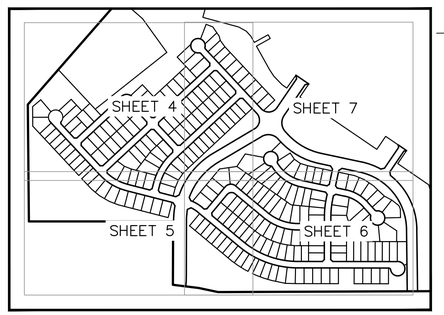
(R) RECORD INFORMATION PER QUITCLAIM DEED RECORDED UNDER REC. NO. 2014010037

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

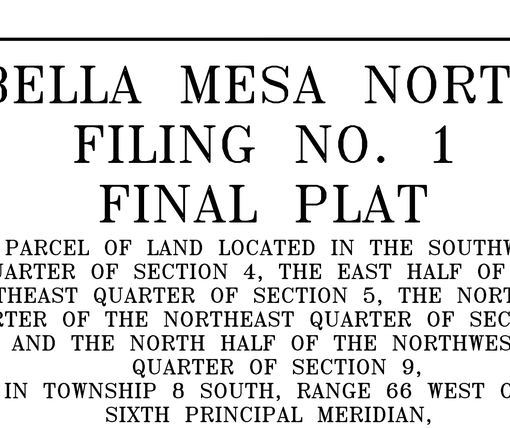
D.E. DRAINAGE EASEMENT ROW RIGHT-OF-WAY

U.E. UTILITY EASEMENT

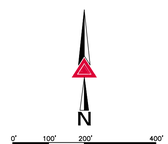
S.E. SLOPE EASEMENT (##) BLOCK NUMBER



KEY MAP
Scale: 1" = 500'



DETAIL A
SCALE: 1" = 20'





FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

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.: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

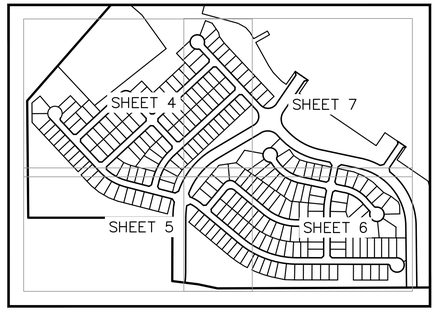
DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 200'

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 – 230 LOTS, 16 TRACTS

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."
- 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 "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
- D.E. DRAINAGE EASEMENT ROW RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- S.E. SLOPE EASEMENT
- (##) BLOCK NUMBER



KEY MAP
Scale: 1" = 500'

PARCEL A
UNPLATTED
REC. NO. 2012031487

LIMITS OF "ZONE AE" PER F.I.R.M. 08035C0193G

TRACT H

SE 1/4, SE 1/4 SEC. 5, T.8S., R.66W., SIXTH P.M.

W LINE SW 1/4 OF SEC. 4

TRACT P

SW 1/4, SW 1/4 SEC. 4, T.8S., R.66W., SIXTH P.M.

N41°07'17"E 1267.41' (R)
N41°07'15"E 1267.41'

TRACT N
(A DRAINAGE EASEMENT IN ITS ENTIRETY)

E 1/16 COR. SEC. 8 & 5, T8S, R66W, 6TH P.M., RECOVERED STONE MOUND WITH 3-1/4" ALUMINUM CAP STAMPED "JR ENGINEERING 1990 RLS 10377"

TRACT M

S LINE SE 1/4 SE 1/4 OF SEC. 5

TREK LINE ST
RIO ZUMA PL
PEACEKEEPER ST
GOLDMARK LN
WIND CHASER ST
SUMMIT PASS POINT

TRACT G

S LINE SW 1/4 OF SEC. 4

NE COR. SEC. 8, T8S, R66W, 6TH P.M., RECOVERED 1" AXLE

TRACT I

NW 1/4, NW 1/4 SEC. 9, T.8S., R.66W., SIXTH P.M.

N. MITCHELL STREET
TRACT F
MITCHELL STREET
TRACT E
OPEN PASS ST
PEAK LINE PL
PEAK LINE PT
FINDERS WAY RD
KID CORRAL ST
SUMMIT PASS PLACE
TRACT D
TRACT C

E LINE NE 1/4 NE 1/4 OF SEC. 8

UNPLATTED
REC. NO. 2006093611

N00°30'26"W 816.96'

TRACT J

NE 1/4, NE 1/4 SEC. 8, T.8S., R.66W., SIXTH P.M.

N89°59'28"W 1007.65'
N90°00'00"W 1007.74' (P)

TRACT B

N00°10'17"E
442.62'
N00°09'45"E
442.62' (P)

TRACT T
FOUNDERS VILLAGE NO. 24
REC. NO. 2006064806

WEST LINE NE 1/4 NE 1/4 OF SEC. 8

NE 1/16 COR. SEC. 8, T8S, R66W, 6TH P.M., RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1990 PLS 10377"

S LINE NE 1/4 NE 1/4 OF SEC. 8

SE 1/4, NE 1/4 SEC. 8, T.8S., R.66W., SIXTH P.M.

N82°59'25"W
180.71' (P)
N82°58'53"W
180.71'

N 1/16 COR. SEC. 8 & 9, T8S, R66W, 6TH P.M., RECOVERED NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1995 PLS 28656"

S89°45'44"W 2651.14'
S89°44'37"W 2651.14' (R)
S LINE NE 1/2 NW 1/4 OF SEC. 9

N78°03'56"W
139.86'
N78°04'28"W
139.86' (P)

EDGE CLIFF ST.

MITCHELL STREET
(90' WIDE PUBLIC ROW)
REC. NO. 2006064806

FOUNDERS VILLAGE FILING NO. 24
REC. NO. 2006064806

CASTLEWOOD RANCH F2-PAR. 9
REC. NO. 2004043913

PEABODY STREET
REC. NO. 2004043913

CASTLEWOOD RANCH F2-PAR. 8
REC. NO. 2004043911

ARDMORE STREET
REC. NO. 2004043911

N
0' 60' 120' 240'
SCALE: 1" = 120'

COLORADO LICENSED
TIMOTHY K. FITZGERALD
38636
PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

AZTEC CONSULTANTS, INC.
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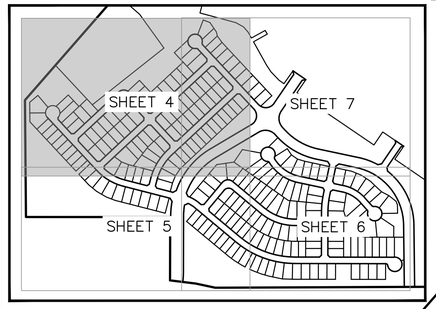
AzTec Proj. No.: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 120'

BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS



KEY MAP
Scale: 1" = 500'

SEE SHEET 2

SEE SHEET 7

SEE SHEET 5

TRACT N
288,398 SF
6.621 AC
(A DRAINAGE EASEMENT IN ITS ENTIRETY)

TRACT H
569,515 SF
13.074 AC

TRACT M
54,555 SF
1.252 AC

TRACT J
273,519 SF
6.279 AC

TRACT P
3,816,119 SF
87.606 AC

TRACT G
50,244 SF
1.153 AC

TRACT F
55,879 SF
1.283 AC

TREK LINE ST (45' WIDE PUBLIC ROW)
GOLDMARK LN (45' WIDE PUBLIC ROW)
SUMMIT PASS POINT (45' WIDE PUBLIC ROW)
RIO ZUMA PL (45' WIDE PUBLIC ROW)
WIND CHASER ST (45' WIDE PUBLIC ROW)
N. MITCHELL STREET (72' WIDE PUBLIC ROW)

SEE SHEET 7
FOR LINE & CURVE TABLES

SEE SHEET 2
FOR MONUMENT SYMBOL LEGEND

SCALE: 1" = 50'

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 50'

SHEET 4 OF 8

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS

SEE SHEET 4

SEE SHEET 7

SEE SHEET 6

TRACT J
273,519 SF
6.279 AC

TRACT T
FOUNDERS VILLAGE NO. 24
REC. NO. 2006064806

TRACT F
55,879 SF
1.283 AC

TRACT G
20,244 SF
0.465 AC

TRACT B
230,151 SF
5.284 AC

TREK LINE ST (45' WIDE PUBLIC ROW)

WIND CHASER ST (45' WIDE PUBLIC ROW)

N. MITCHELL STREET (72' WIDE PUBLIC ROW)

SUMMIT PASS POINT (45' WIDE PUBLIC ROW)

SUMMIT PASS PLACE (45' WIDE PUBLIC ROW)

FINDERS WAY RD (45' WIDE PUBLIC ROW)

KINDLERS WAY RD (45' WIDE PUBLIC ROW)

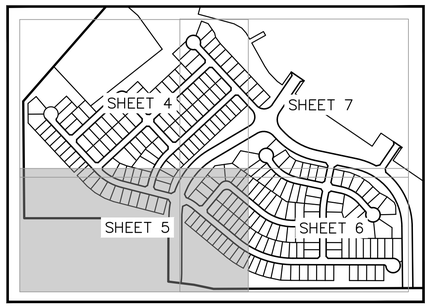
N. MITCHELL STREET (VARIABLE WIDTH PUBLIC ROW)

DRAINAGE EASEMENT SEE SHEET 8

N89°59'28"W 1007.65'

N00°10'17"E 442.62'

N82°58'53"W 180.71'



KEY MAP
Scale: 1" = 500'

SEE SHEET 7
FOR LINE &
CURVE TABLES

SEE SHEET 2
FOR MONUMENT
SYMBOL LEGEND

0' 25' 50' 100'
SCALE: 1" = 50'

COLORADO LICENSED
ANTHONY K. FRATTONE
PROFESSIONAL LAND SURVEYOR
38636

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

AzTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
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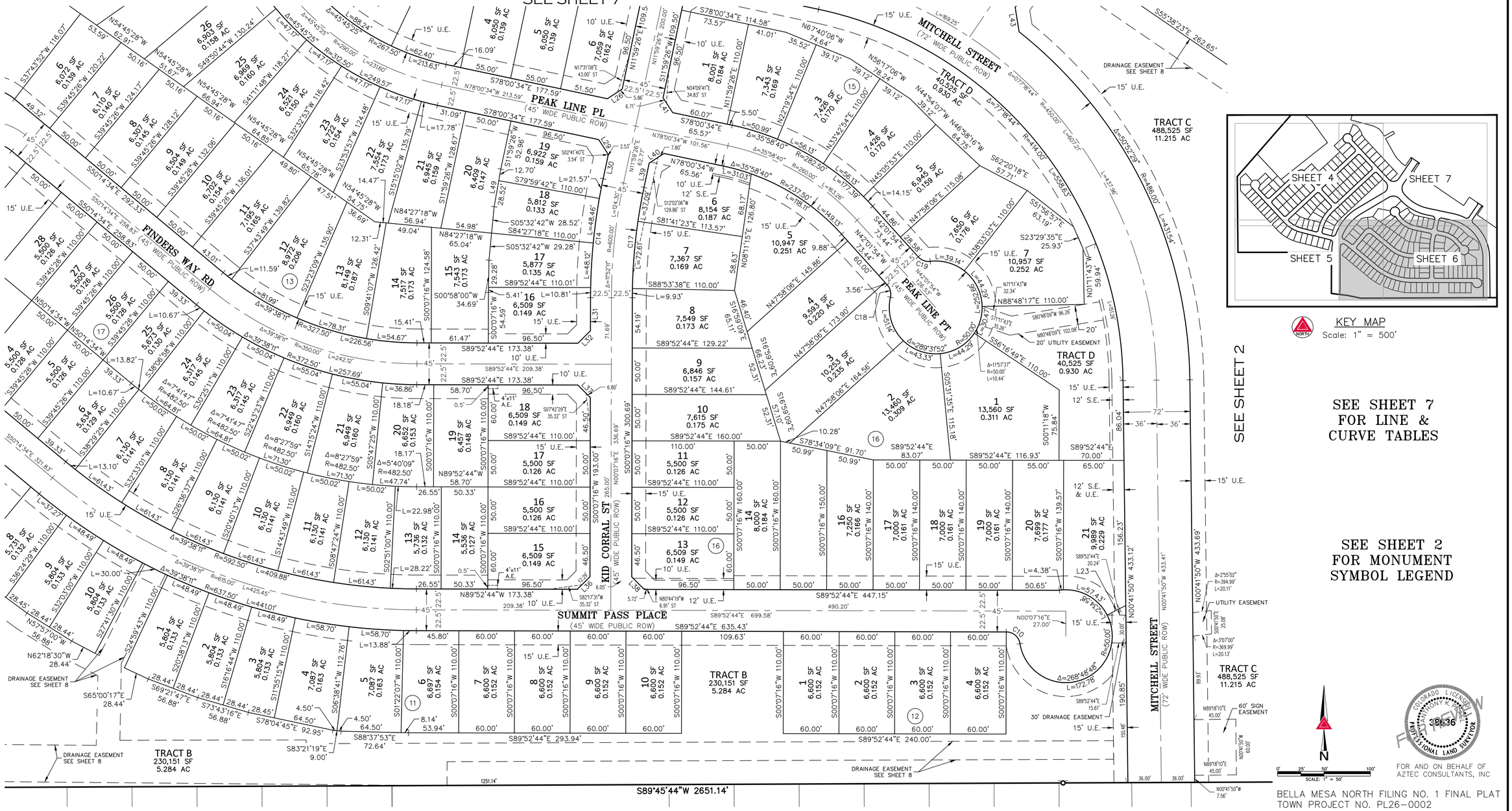
AzTec Proj. No.: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 50'

BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS



KEY MAP
Scale: 1" = 500'

SCALE: 1" = 50'

COLORADO LICENSED
FOR REVIEW
PROFESSIONAL LAND SURVEYOR
28636

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

AZTEC CONSULTANTS, INC.
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Littleton, Colorado 80122
Phone: (303) 713-1898
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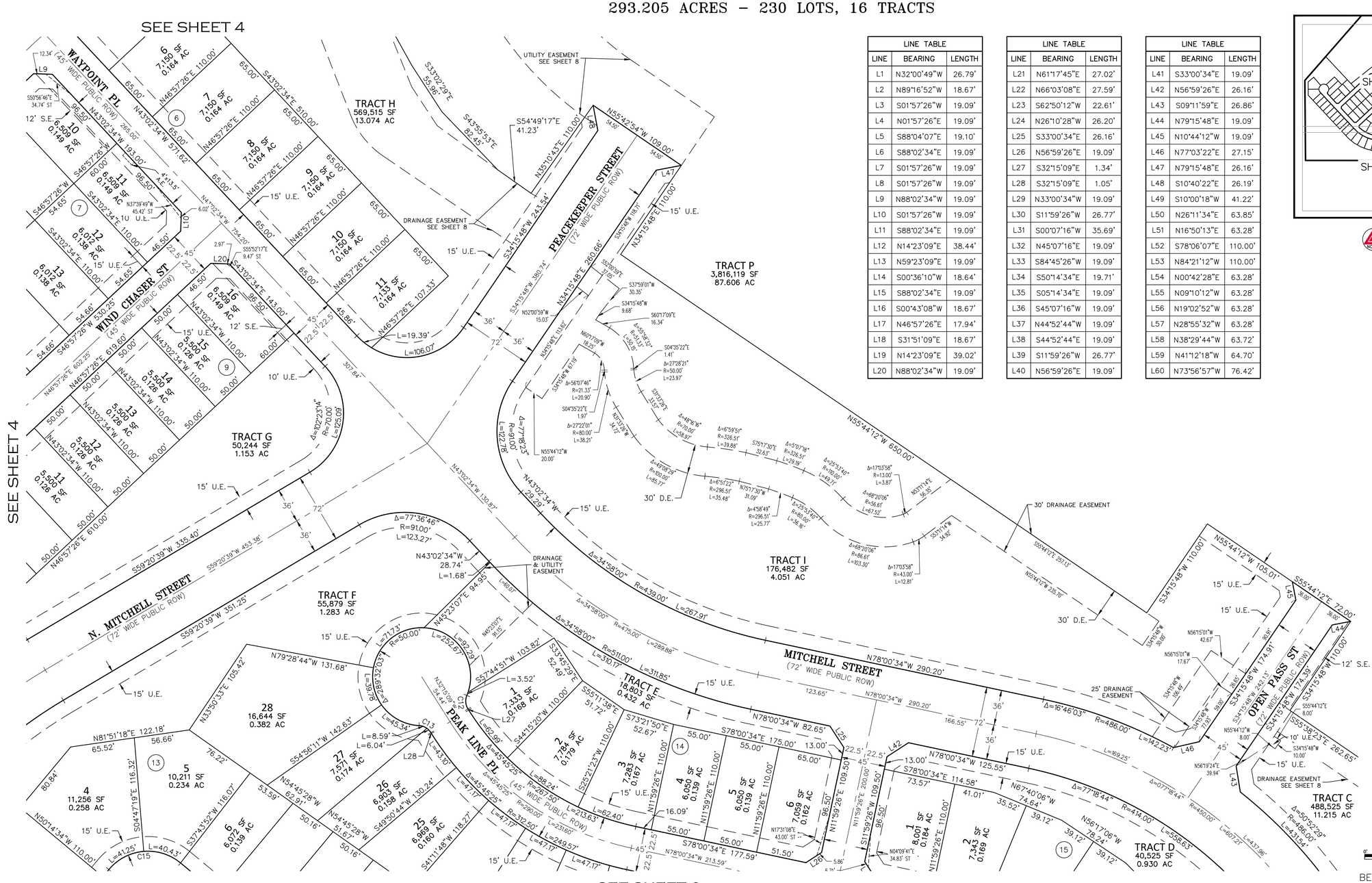
AzTec Proj. No: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 50'

BELLA MESA NORTH FILING NO. 1 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 – 230 LOTS, 16 TRACTS

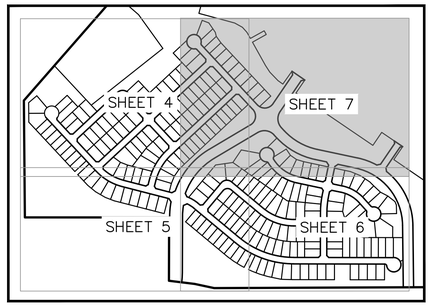


LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°00'49"W	26.79'
L2	N89°16'52"W	18.67'
L3	S01°57'26"W	19.09'
L4	N01°57'26"E	19.09'
L5	S88°04'07"E	19.10'
L6	S88°02'34"E	19.09'
L7	S01°57'26"W	19.09'
L8	S01°57'26"W	19.09'
L9	N88°02'34"W	19.09'
L10	S01°57'26"W	19.09'
L11	S88°02'34"E	19.09'
L12	N14°23'09"E	38.44'
L13	N59°23'09"E	19.09'
L14	S00°36'10"W	18.64'
L15	S88°02'34"E	19.09'
L16	S00°43'08"W	18.67'
L17	N46°57'26"E	17.94'
L18	S31°51'09"E	18.67'
L19	N14°23'09"E	39.02'
L20	N88°02'34"W	19.09'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N61°17'45"E	27.02'
L22	N66°03'08"E	27.59'
L23	S62°50'12"W	22.61'
L24	N26°10'28"W	26.20'
L25	S33°00'34"E	26.16'
L26	N56°59'26"E	19.09'
L27	S32°15'09"E	1.34'
L28	S32°15'09"E	1.05'
L29	N33°00'34"W	19.09'
L30	S11°59'26"W	26.77'
L31	S00°07'16"W	35.69'
L32	N45°07'16"E	19.09'
L33	S84°45'26"W	19.09'
L34	S50°14'34"E	19.71'
L35	S05°14'34"E	19.09'
L36	S45°07'16"W	19.09'
L37	N44°52'44"W	19.09'
L38	S44°52'44"E	19.09'
L39	S11°59'26"W	26.77'
L40	N56°59'26"E	19.09'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S33°00'34"E	19.09'
L42	N56°59'26"E	26.16'
L43	S09°11'59"E	26.86'
L44	N79°15'48"E	19.09'
L45	N10°44'12"W	19.09'
L46	N77°03'22"E	27.15'
L47	N79°15'48"E	26.16'
L48	S10°40'22"E	26.19'
L49	S10°00'18"W	41.22'
L50	N26°11'34"E	63.85'
L51	N16°50'13"E	63.28'
L52	S78°06'07"E	110.00'
L53	N84°21'12"W	110.00'
L54	N00°42'28"E	63.28'
L55	N09°10'12"W	63.28'
L56	N19°02'52"W	63.28'
L57	N28°55'32"W	63.28'
L58	N38°29'44"W	63.72'
L59	N41°12'18"W	64.70'
L60	N73°56'57"W	76.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°28'20"	555.00'	101.44'
C2	80°42'14"	15.00'	21.13'
C3	90°00'03"	40.50'	63.62'
C4	90°00'00"	52.00'	81.68'
C5	54°45'56"	15.00'	14.34'
C6	54°45'56"	15.00'	14.34'
C7	86°49'19"	70.00'	106.07'
C8	9°23'19"	465.00'	76.20'
C9	14°17'14"	227.50'	56.73'
C10	80°42'14"	15.00'	21.13'
C11	18°54'52"	272.50'	89.96'
C12	54°45'56"	15.00'	14.34'
C13	55°51'55"	15.00'	14.63'
C14	11°52'11"	622.50'	128.96'
C15	90°00'00"	52.00'	81.68'
C16	90°00'00"	40.50'	63.62'
C17	11°52'11"	577.50'	119.64'
C18	54°45'56"	15.00'	14.34'
C19	54°45'59"	15.00'	14.34'
C20	6°15'06"	477.50'	52.10'
C21	43°15'22"	50.00'	37.75'



KEY MAP
Scale: 1" = 500'

SCALE: 1" = 50'

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26-0002

COLORADO LICENSED ANTHONY K. FRAMEWORK 38636 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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.: 54821-13 Drawn By: GLW

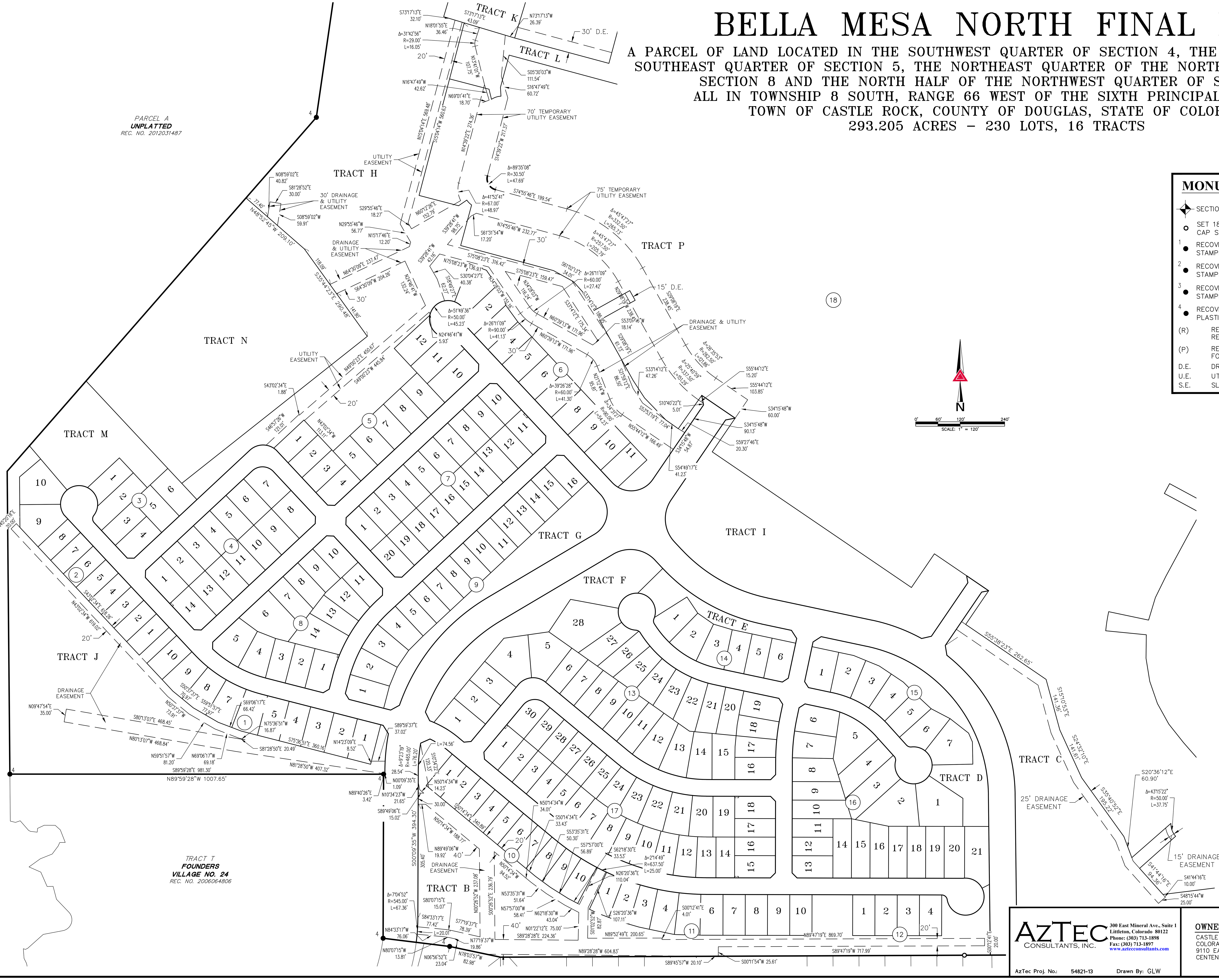
OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 50'

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 – 230 LOTS, 16 TRACTS



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."

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 "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
D.E.	DRAINAGE EASEMENT
ROW	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
S.E.	SLOPE EASEMENT
(##)	BLOCK NUMBER

N

SCALE: 1" = 120'

SEE SHEET 2 FOR MONUMENT SYMBOL LEGEND

COLORADO LICENSED ANTHONY K. PEALL 38636 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

BELLA MESA NORTH FILING NO. 1 FINAL PLAT
TOWN PROJECT NO. PL26–0002

AZTEC CONSULTANTS, INC.
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AzTec Proj. No.: 54821-13 Drawn By: GLW

OWNERS
CASTLE ROCK NORTH HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY
9110 EAST NICHOLS AVENUE, SUITE 120
CENTENNIAL, CO 80112

DATE OF PREPARATION:	01/23/2026
SCALE:	1" = 120'
SHEET 8 OF 8	