

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 19 PLAT

A REPLAT OF LOTS 6-A-1A, 6-A-1B & 6-A-1C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 14 PLAT

LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

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

Sheet 1 of 3

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO TURN 3 LOTS INTO 1 LOT.

PROPERTY DESCRIPTION

LOTS 6-A-1A, 6-A-1B AND 6-A-1C, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 14 PLAT AS RECORDED ON 10/06/2022 AT RECEPTION NO. 2022065772 AND LOCATED IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 4.253 ACRES (185,256 SQ. FT.), 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 ONE LOT AS SHOWN ON THIS PLAT UNDER THE NAME OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 19 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP 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.

OWNER AS TO LOTS 6-A-1A AND 6-A-1B

CASTLE ROCK LIMELIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: AS:

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF)ss

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2026

BY

AS OF CASTLE ROCK LIMELIGHT LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

OWNER AS TO LOT 6-A-1C

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: AS:

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF)ss

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2026

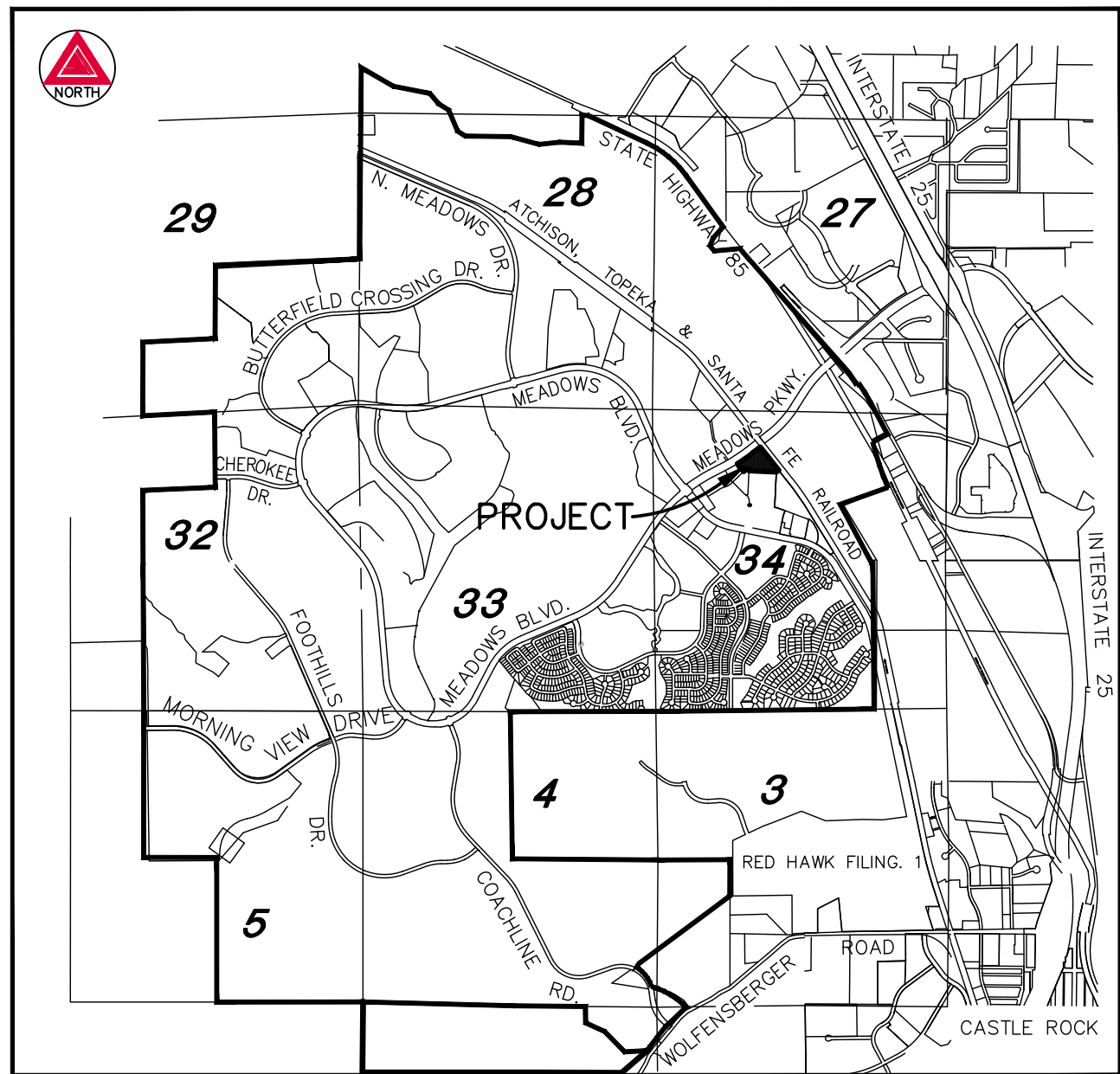
BY

AS OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC



VICINITY MAP
Scale: 1" = 3000'

DEED OF TRUST HOLDER:

WESTERRA CREDIT UNION AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST AS RECORDED NOVEMBER 1, 2024 AT REC. NO. 2024047616.

BY: AS:

NAME TITLE
STATE OF COLORADO)
COUNTY OF)ss

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF , 2026, BY

AS

OF WESTERRA CREDIT UNION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - OVERALL PLAT MAP
SHEETS 3,4 - EASEMENT INFORMATION

OWNERS/DEVELOPERS

CASTLE ROCK LIMELIGHT LLC
668 OVERLOOK DRIVE
Cuyahoga Falls, OH 44223

SURVEYOR:

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

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70870079.1 WITH AN EFFECTIVE DATE OF 09/26/2025 AT 5:00 P.M. 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.
- 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 BEARS NORTH 89°27'31" WEST AND IS MONUMENTED AS SHOWN HEREON.
- THERE IS 1 LOT IN THIS PLAT AMENDMENT.
- 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.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
- DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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 SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0169G, MAP REVISED DATE MARCH 16, 2016.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, 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 SIX (6) MONTHS 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.
- THE EASEMENT PREMISES AS DESCRIBED WITHIN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED UNDER RECEPTION NO. 2013020344 AND RECORDED UNDER RECEPTION NO. 2013046523 FALLS WITHIN LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 9 RECORDED UNDER RECEPTION NO. 2015067501. HOWEVER, THE EXACT LOCATION OF SAID EASEMENT PREMISES COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN HEREON.
- 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 TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND 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
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THAT PORTION OF THE 25-FOOT-WIDE PUBLIC ACCESS EASEMENT RECORDED AT RECEPTION NO. 2022065772 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AS DEPICTED HEREON.

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 , 2026.

AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF)ss

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , 2026

BY AS OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYORS 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 AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND 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.

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 , 2026.

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

MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 19 PLAT
LAND USE SUMMARY TABLE

LOTS/TRACTS	SQ.FT.	ACRES	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE
LOT 6-A-1A-1	185,256	4.253	CASTLE ROCK LIMELIGHT LLC	CASTLE ROCK LIMELIGHT LLC	COMMERCIAL DEVELOPMENT
TOTAL	185,256	4.253			

LAST REVISED: 2026-03-16



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

AzTec Proj. No.: 122724-01

Drawn By: TP

DEVELOPER

CASTLE ROCK LIMELIGHT LLC

668 OVERLOOK DRIVE
CUYAHOGA FALLS, OH 44223

COVER SHEET
PROJECT NO.: PL24-00
THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 19 PLAT SHEET 1 OF 3

DATE OF PREPARATION: 2024-10-15

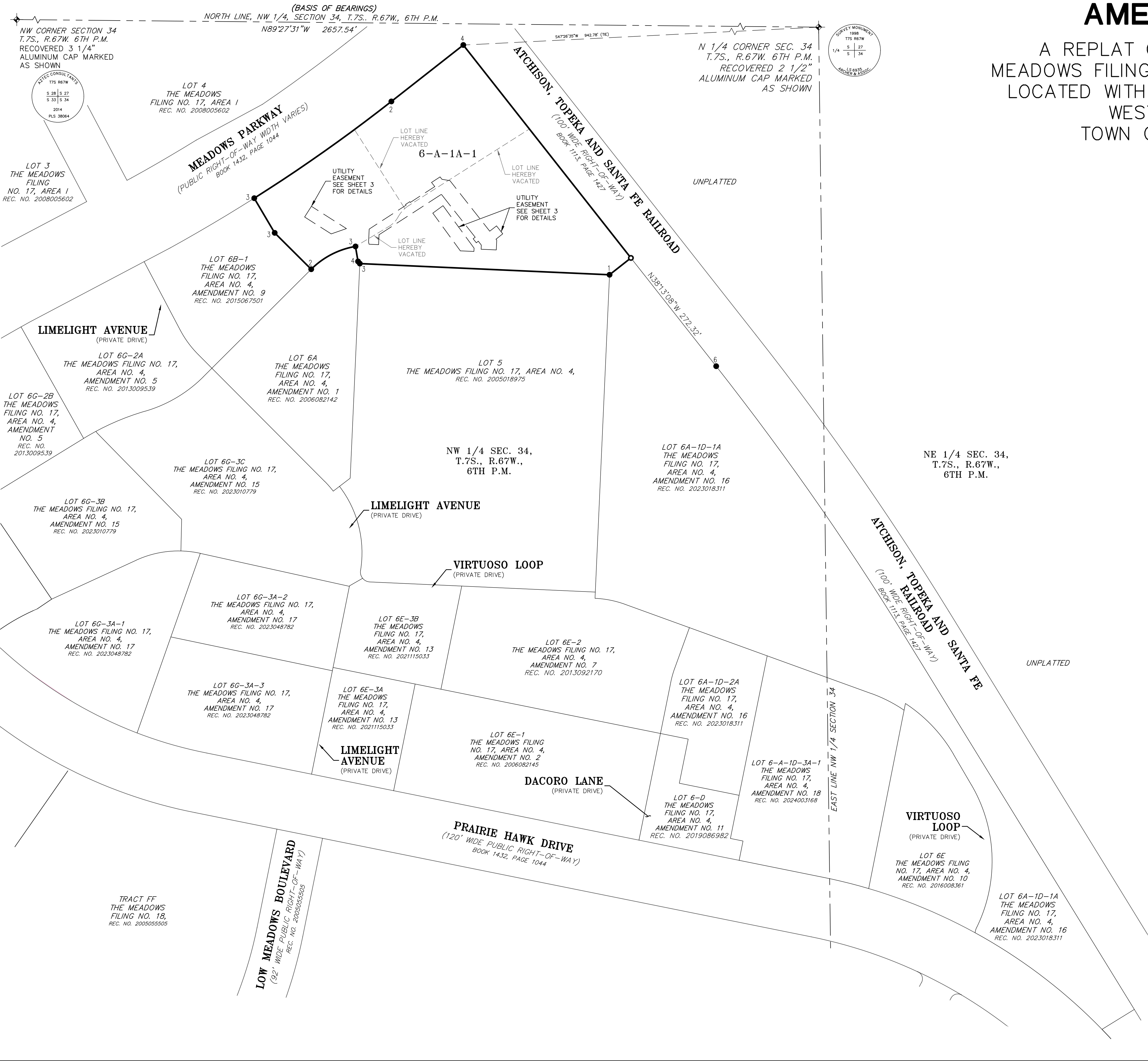
SCALE: N/A

SHEET 1 OF 3

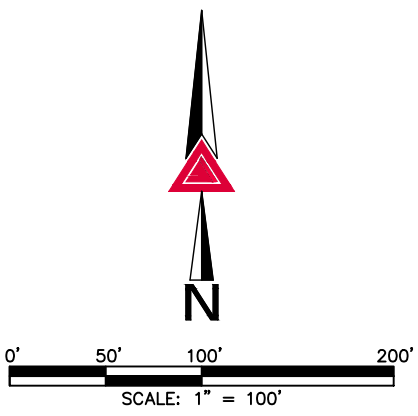
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A REPLAT OF LOTS 6-A-1A, 6-A-1B & 6-A-1C, THE
MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 14 PLAT
LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

Sheet 2 of 3



LEGEND	
1	SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
2	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLSI 32439"
3	RECOVERED 1" BRASS TAG ILLEGIBLE
4	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
(R)	RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CVL 35593"
(NR)	RADIAL BEARING
(NR)	NON-RADIAL BEARING



PLAT MAP PROJECT NO.: PL24-00___ THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 19 PLAT SHEET 1 OF 3		DEVELOPER CASTLE ROCK LIMELIGHT LLC 668 OVERLOOK DRIVE CUYAHOGA FALLS, OH 44223		DATE OF PREPARATION: 2024-10-15
AzTec Proj. No.: 122724-01		Drawn By:		SCALE: 1"=100'
AzTec Consultants, Inc. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SHEET 2 OF 3		

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

Sheet 3 of 3

