

THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 4

A REPLAT OF LOT 3D, 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.
10.061 ACRES - PL26-0006

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 3D, THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 1, RECORDED ON DECEMBER 12, 2022, 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 10.061 ACRES, (438,266 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 2 LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 4. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AS PLATTED AND DESCRIBED AND SHOWN HEREON.

OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Robert C. Hanisch Jr.

AS: PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF Colorado)SS

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF

May, 2026

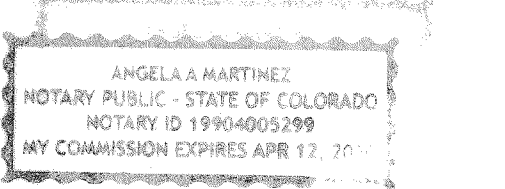
BY: Robert C. Hanisch Jr.

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Angela A. Martinez MY

COMMISSION EXPIRES 4/12/2030



TITLE CERTIFICATE

I, Scott Bennetts, 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 11th DAY OF MAY, 2026.

BY: Scott Bennetts OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF ARAPAHO)SS

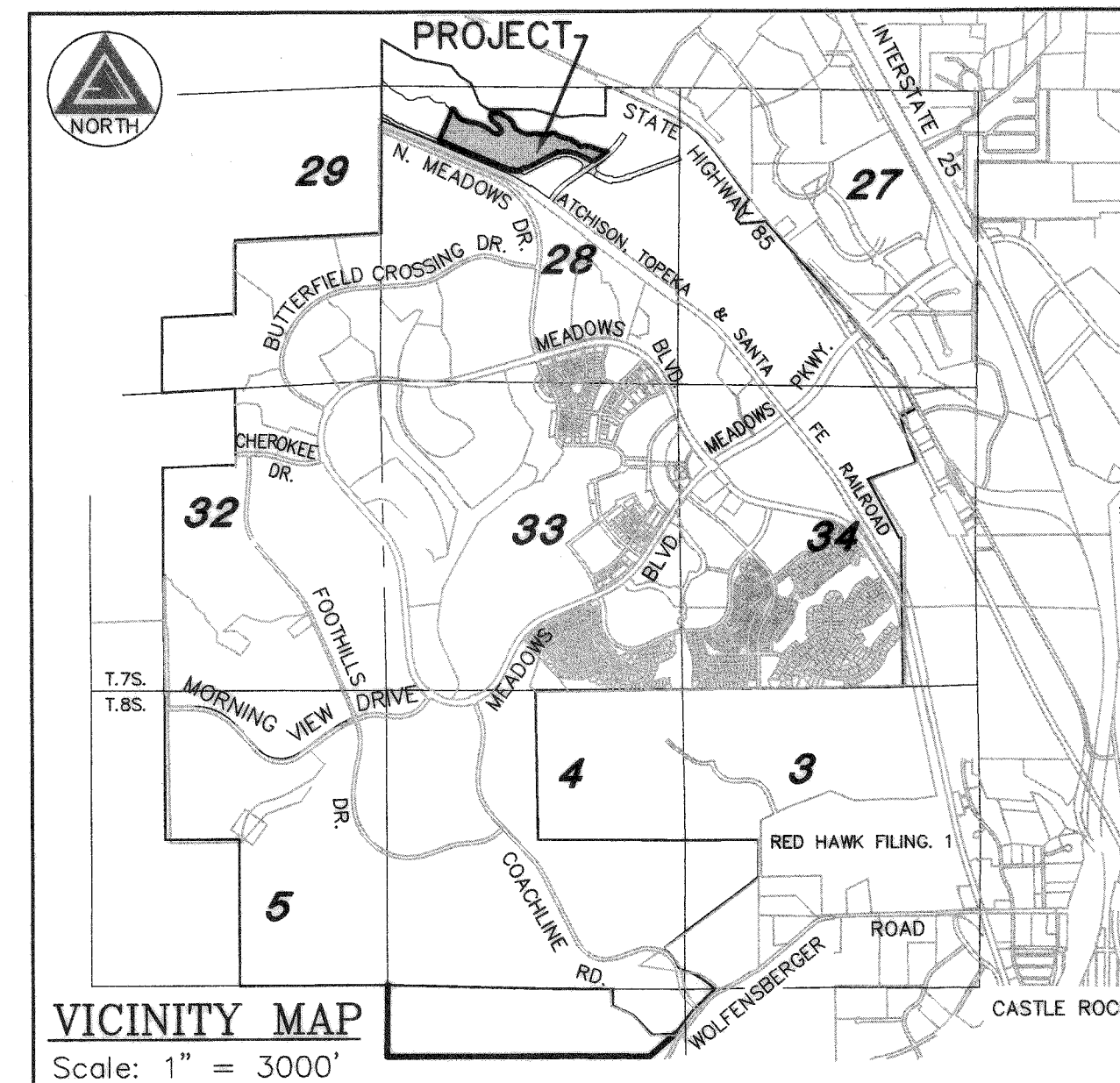
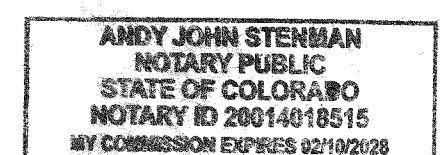
SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF May, 2026

BY: SCOTT BENNETTS OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES FEBRUARY 10, 2028

NOTARY PUBLIC Andy John Stenham



SHEET INDEX

SHEET 1 - COVER SHEET

SHEET 2 - OVERALL BOUNDARY AND LOTS SHEET

OWNERS/DEVELOPERS

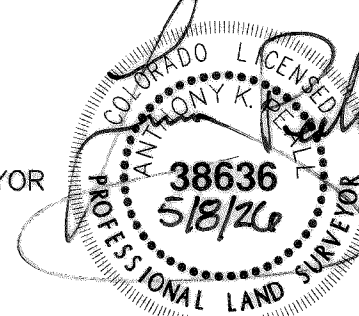
CASTLE ROCK DEVELOPMENT COMPANY, A
COLORADO CORPORATION
3033 East 1st Avenue, Suite 305
Denver, Colorado 80206
303-394-5500

SURVEYOR

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

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.

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 18 DAY OF May, 2026.

Jeff Anderson
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:

Jeff Anderson
TOWN CLERK

5/18/2026
DATE

TOWN OF CASTLE ROCK

Scott Bennetts
TOWN MANAGER

May 18, 2026
DATE



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.

THE MEADOWS FILING NO. 19 - PARCEL 2N, AMENDMENT NO. 4

LAND USE SUMMARY TABLE

LOT #	SQ.FT.	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 3D1	171,974	3.948	CR DEV CO	FD	FD
LOT 3D2	266,292	6.113	CR DEV CO	FD	FD
TOTAL AREA	438,266	10.061			

TABLE LEGEND

FD = FUTURE DEVELOPMENT

CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY

LAST REVISED
2026-05-08

AzTec Proj. No. 17025-09

Drawn By: TP



PROJECT NO.: PL26-0006 COVER SHEET
THE MEADOWS FILING NO. 19-PARCEL 2N 4TH AMENDMENT SHEET 1 OF 2

DEVELOPER
CASTLE ROCK DEVELOPMENT CO.

3033 EAST 1ST AVE., SUITE 305
DENVER, COLORADO 80206
(303) 394-5500

DATE OF PREPARATION
03/03/2026

SCALE
N/A

SHEET 1 OF 2

