BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES – 93 RESIDENTIAL LOTS – 9 TRACTS
SHEET 1 OF 8

SHEET INDEX:

SHEET 1 – COVER SHEET
SHEET 2 – OVERALL PLAT MAP
SHEETS 3–7 – LOT DETAILS AND EASEMENT INFORMATION
SHEET 8 – LINE AND CURVE TABLES

OWNER

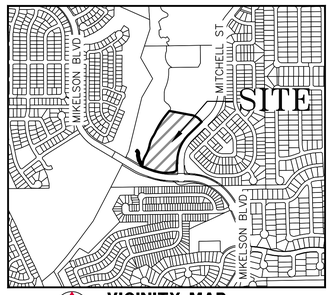
CASTLE ROCK TOWNHOMES LLC
9110 E. NICHOLS AVE., STE. 120
CENTENNIAL, CO 80112

DEVELOPER

CARDEL HOMES
9110 EAST NICHOLS AVENUE, SUITE 120
DENVER, CO 80112
720–598–0323

SURVEYOR:

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



VICINITY MAP
SCALE 1" = 1,000'

TRACT SUMMARY TABLE					
TRACT/PRIVATE DRIVE	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	909	0.021	LANDSCAPE	OWNER/HOA	OWNER/HOA
TRACT B	75,044	1.723	LANDSCAPE	OWNER/HOA	OWNER/HOA
TRACT C	33,634	0.772	LANDSCAPE & DRAINAGE	OWNER/HOA	OWNER/HOA
TRACT D	1,206	0.028	LANDSCAPE	OWNER/HOA	OWNER/HOA
TRACT E	859	0.020	LANDSCAPE	OWNER/HOA	OWNER/HOA
TRACT F	4,329	0.099	LANDSCAPE	OWNER/HOA	OWNER/HOA
ZOLA SAGE CR.	38,427	0.882	ACCESS & UTILITY	OWNER/HOA	OWNER/HOA
DAISY ROSE CR.	35,541	0.816	ACCESS & UTILITY	OWNER/HOA	OWNER/HOA
ROSIE BELLE WY.	4,104	0.094	ACCESS & UTILITY	OWNER/HOA	OWNER/HOA
TOTAL	194,053	4.455			

LAND SUMMARY TABLE			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (93)	195,444	4.487	50%
TRACTS/PRIVATE DRIVES (9)	194,053	4.455	50%
ROW	–	–	–
TOTALS	389,497	8.942	100%

PROPERTY DESCRIPTION

TRACT C, BELLA MESA FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2021 UNDER RECEPTION NO. 2021132396, COUNTY OF DOUGLAS, STATE OF COLORADO,

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO TOWN OF CASTLE ROCK IN DEED RECORDED OCTOBER 9, 2023 UNDER RECEPTION NO. 2023043307.

BEING THE SAME PROPERTY CONVEYED TO FOURTH INVESTMENT USA, LLC, A COLORADO LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE WITHOUT MERGER FROM BELLA MESA LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED JUNE 15, 2017, FILED AUGUST 17, 2017 IN INSTRUMENT NO. 2017053591 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, COLORADO.

CONTAINING AN AREA OF 8.942 ACRES, (389,497 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 LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME OF **BELLA MESA SOUTH FILING NO. 1 PLAT**.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. PRIVATE DRIVES SHALL BE DEDICATED TO THE HOA FOR OWNERSHIP AND MAINTENANCE. ANY TRACTS AND PRIVATE DRIVES TO BE DEDICATED TO THE HOA WILL BE CONVEYED BY SEPARATE INSTRUMENT.

OWNER:

CASTLE ROCK TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF _____)

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

BY _____

AS _____, OF CASTLE ROCK TOWNHOMES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO REPLAT 1 TRACT INTO 93 PLATTED LOTS, 9 TRACTS, EASEMENTS AND STREETS.

2) LAND TITLE GUARANTEE COMPANY ORDER NO. RND70912040 WITH A COMMITMENT DATE OF 09/18/2026 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.

3) 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.

4) BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTHEAST BOUNDARY OF TRACT C, BELLA MESA FILING NO. 1, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 79°20'48" EAST, A DISTANCE OF 315.38 FEET.

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) 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.

7) 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.

8) BY GRAPHIC PLOTTING THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER FLOOD AREAS – ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND IN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0306G, MAP REVISED MARCH 16, 2016.

9) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN–FOOT FRONT LOT UTILITY EASEMENT THAT ADJOINS PUBLIC RIGHT–OF–WAY. 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.

10) 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. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). 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.

11) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THAT 20' UTILITY EASEMENT RECORDED UNDER RECEPTION NUMBER 2006064806 IN 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 _____, 20__.

_____ _____
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)ss
COUNTY OF_____)

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

BY _____ AS _____ OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

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

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

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OAKS OF CASTLE ROCK DEVELOPMENT AGREEMENT, RECORDED ON THE 9TH DAY OF JULY, 2004 AT RECEPTION NO. 2004071579 AND ACCORDINGLY 60.5 SFE ARE SFES ARE DEDUCTED FOR DOMESTIC/RESIDENTIAL USE AND 6.67 SFES ARE DEDUCTED FOR IRRIGATION METER(S).

SURVEYORS CERTIFICATE

I, JAMES E. LYNCH, 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 EXISTING AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__

FOR REVIEW
DO NOT RECORD

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 37933
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.

COVER SHEET
PROJECT NO.: PL26–0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 1 OF 8

LAST REVISED: 09/25/2026

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

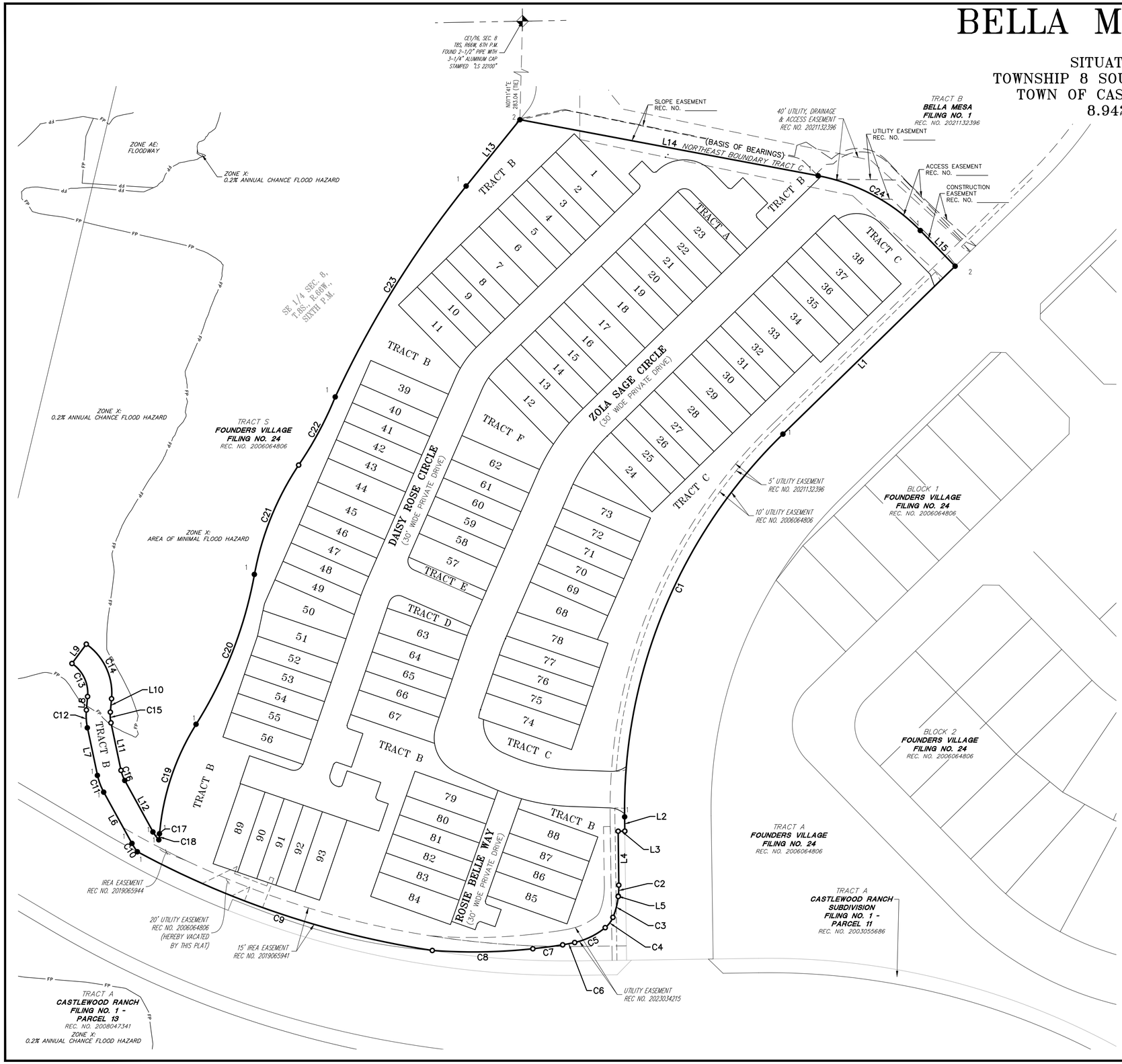
AzTec Proj. No: 54826-08 Drawn By: BAM

DEVELOPER
CARDEL HOMES
9110 EAST NICHOLS AVENUE, SUITE 120
DENVER, CO 80112
(720) 598–0323

DATE OF PREPARATION:	06-01-2026
SCALE:	N/A
SHEET 1 OF 8	

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES – 93 RESIDENTIAL LOTS – 9 TRACTS
SHEET 2 OF 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°43'23"W	250.11'
L2	S00°48'41"E	14.88'
L3	N89°15'30"E	6.92'
L4	S00°40'21"E	56.09'
L5	S06°02'16"W	0.41'
L6	N28°47'05"W	60.84'
L7	N11°55'33"W	50.60'
L8	N05°10'20"E	14.02'
L9	N36°31'01"E	25.01'
L10	S05°10'20"W	14.02'
L11	S11°55'33"E	50.53'
L12	S28°47'05"E	60.92'
L13	N38°57'17"E	88.78'
L14	S79°20'48"E	315.38'
L15	S44°16'37"E	51.87'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	46°32'04"	545.00'	442.64'
C2	6°42'38"	97.50'	11.42'
C3	16°34'43"	77.50'	22.42'
C4	28°13'00"	27.50'	13.54'
C5	26°18'32"	77.50'	35.59'
C6	4°03'22"	179.63'	12.72'
C7	2°38'13"	679.63'	31.28'
C8	10°23'06"	577.50'	104.67'
C9	19°45'04"	942.50'	324.90'
C10	9°24'40"	62.50'	10.27'
C11	16°32'34"	64.62'	18.66'
C12	17°05'53"	62.50'	18.65'
C13	60°53'09"	37.50'	39.85'
C14	59°59'37"	62.50'	65.44'
C15	17°05'53"	37.50'	11.19'
C16	16°27'19"	39.62'	11.38'
C17	15°40'25"	37.50'	10.26'
C18	3°01'38"	121.00'	6.39'
C19	27°20'43"	254.00'	121.23'
C20	21°47'26"	442.00'	168.10'
C21	23°16'56"	304.00'	123.53'
C22	12°13'48"	377.52'	80.58'
C23	13°49'00"	1072.72'	258.68'
C24	35°04'10"	200.00'	122.42'

LEGEND

- FOUND SECTION CORNER AS DESCRIBED HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933" FLUSH WITH GROUND
- 1 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162" FLUSH WITH GROUND
- 2 FOUND 1" BRASS TAG STAMPED "PLS 38162"
- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- (ROW) RIGHT-OF-WAY
- DRAINAGE EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
- U.E. UTILITY EASEMENT
- SANITARY WATER EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- (#) BLOCK NUMBER

N

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

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

OVERALL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 2 OF 8

AZTEC CONSULTANTS, INC.
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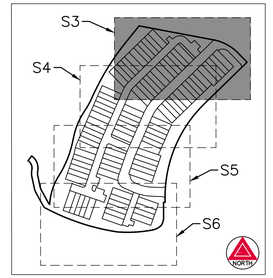
AzTec Proj. No.: 54826-08 Drawn By: BAM

DEVELOPER
CARDEL HOMES
9110 EAST NICHOLS AVENUE, SUITE 120
DENVER, CO 80112
(720) 598-0323

DATE OF PREPARATION:	06-01-2026
SCALE:	1" = 50'
SHEET 2 OF 8	

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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8.942 ACRES - 93 RESIDENTIAL LOTS - 9 TRACTS
SHEET 3 OF 8



KEY MAP
SCALE: 1" = 300'

TRACT S
FOUNDERS VILLAGE
FILING NO. 24
REC. NO. 2006064806

TRACT B
BELLA MESA
FILING NO. 1
REC. NO. 2021132396

N38°57'17"E 88.78'

Δ=13°49'00" R=072.72' L=258.88'

TRACT B
75,044 SF
1.723 AC

PEDESTRIAN EASEMENT

SLOPE EASEMENT REC. NO.

CONSTRUCTION EASEMENT REC. NO.

40' UTILITY, DRAINAGE & ACCESS EASEMENT REC NO. 2021132396

S79°20'48"E 315.38'

(BASIS OF BEARINGS)
NORTHEAST BOUNDARY TRACT C

ACCESS EASEMENT REC. NO.

UTILITY EASEMENT REC. NO.

L=3.38'

Δ=35°04'10" R=200.00' L=122.42'

L=119.04'

S44°16'37"E 51.87'

DAISY ROSE CR
35,541 SF
0.816 AC

DAISY ROSE CIRCLE
(30' WIDE PRIVATE DRIVE)

ZOLA SAGE CR
38,427 SF
0.882 AC

ZOLA SAGE CIRCLE
(30' WIDE PRIVATE DRIVE)

TRACT A
909 SF
0.021 AC

TRACT C
33,634 SF
0.772 AC

S45°43'23"W 250.11'

S45°43'23"W 220.09'

5' UTILITY EASEMENT REC NO. 2021132396

10' UTILITY EASEMENT REC NO. 2006064806

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

SEE SHEET 8
FOR LINE &
CURVE TABLES

SEE SHEET 4

SEE SHEET 4

LEGEND

- FOUND SECTION CORNER AS DESCRIBED HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933" FLUSH WITH GROUND
- 1 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162" FLUSH WITH GROUND
- 2 FOUND 1" BRASS TAG STAMPED "PLS 38162"

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
(ROW)	RIGHT-OF-WAY
	DRAINAGE EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
U.E.	UTILITY EASEMENT
	SANITARY WATER EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

FOR REVIEW
DO NOT RECORD

N

0' 10' 20' 40'
SCALE: 1" = 20'

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 3 OF 8

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DATE OF PREPARATION:	06-01-2026
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SHEET 3 OF 8	

BELLA MESA SOUTH FILING NO. 1

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES – 93 RESIDENTIAL LOTS – 9 TRACTS

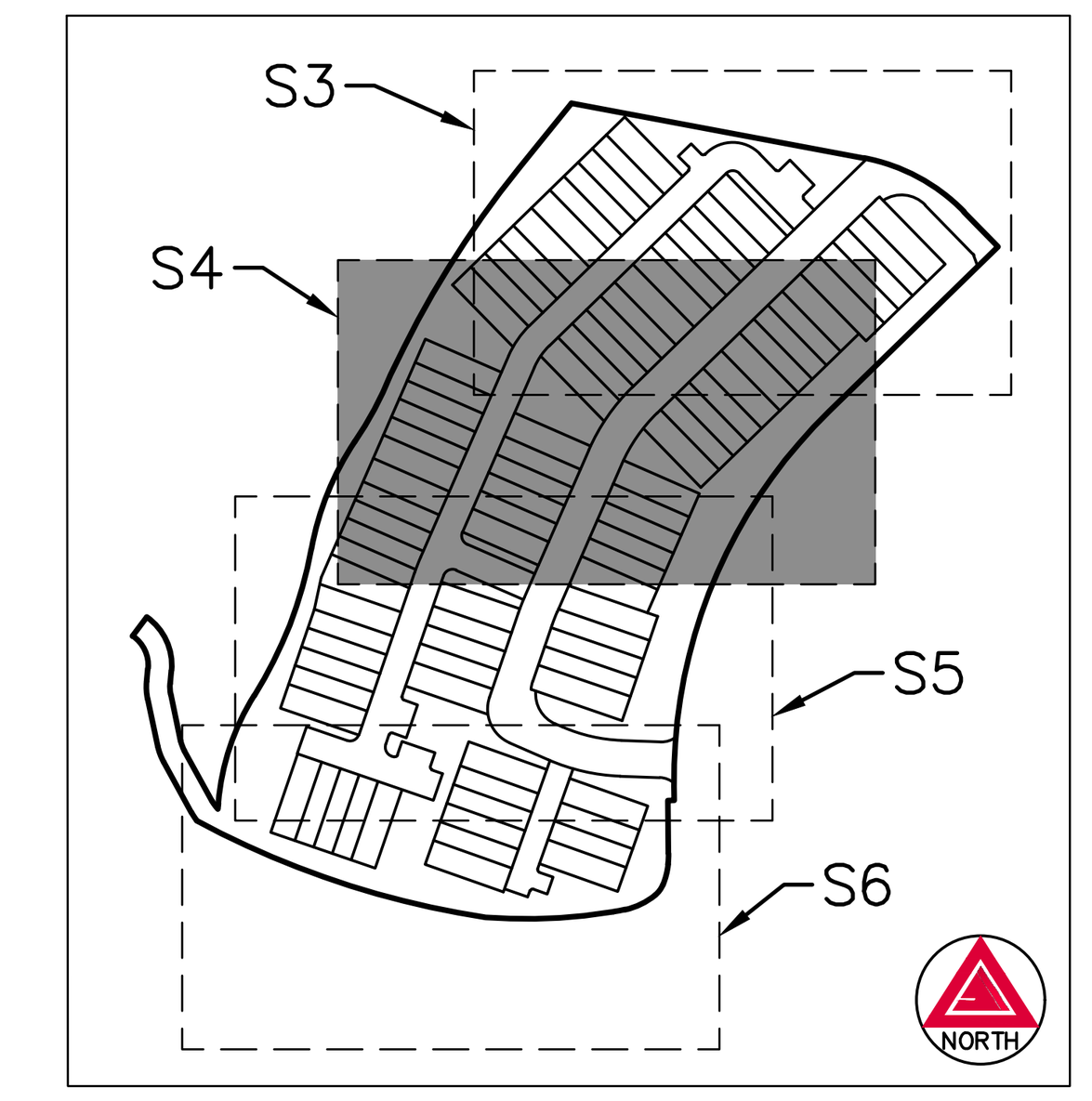
SEE SHEET 3

SEE SHEET 3



SEE SHEET 5

SEE SHEET 5



KEY MAP
SCALE: 1" = 300'

LEGEND

- FOUND SECTION CORNER AS DESCRIBED HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933" FLUSH WITH GROUND
- 1 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162" FLUSH WITH GROUND
- 2 FOUND 1" BRASS TAG STAMPED "PLS 38162"
- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- (ROW) RIGHT-OF-WAY
- DRAINAGE EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
- U.E. UTILITY EASEMENT
- SANITARY WATER EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

SEE SHEET 8 FOR LINE & CURVE TABLES

N
SCALE: 1" = 20'

FOR REVIEW DO NOT RECORD

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 4 OF 8

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.: 54826-08
Drawn By: BAM

DEVELOPER
CARDEL HOMES
9110 EAST NICHOLS AVENUE, SUITE 120
DENVER, CO 80112
(720) 598-0323

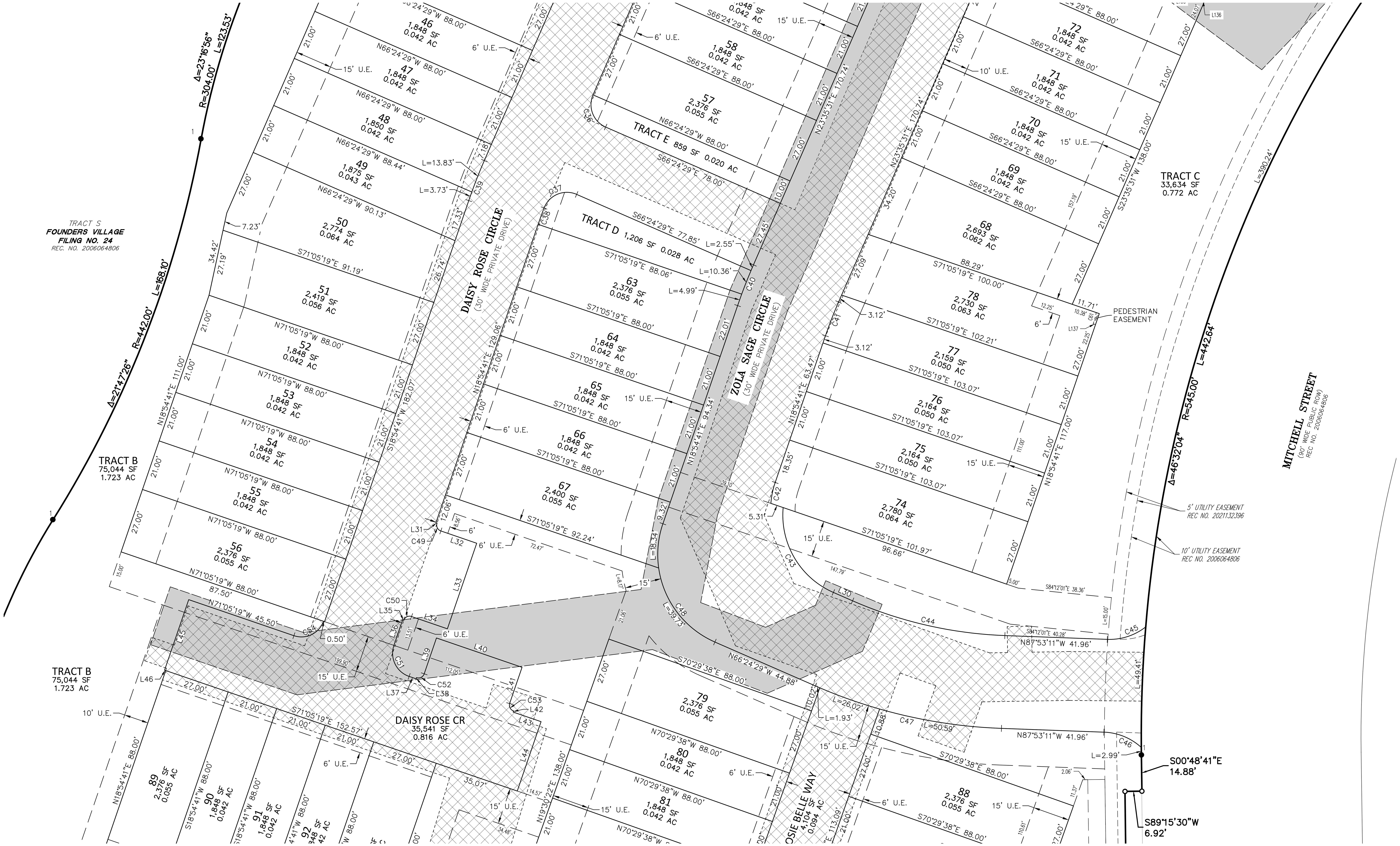
DATE OF PREPARATION:	06-01-2026
SCALE:	1" = 20'
SHEET 4 OF 8	

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES – 93 RESIDENTIAL LOTS – 9 TRACTS

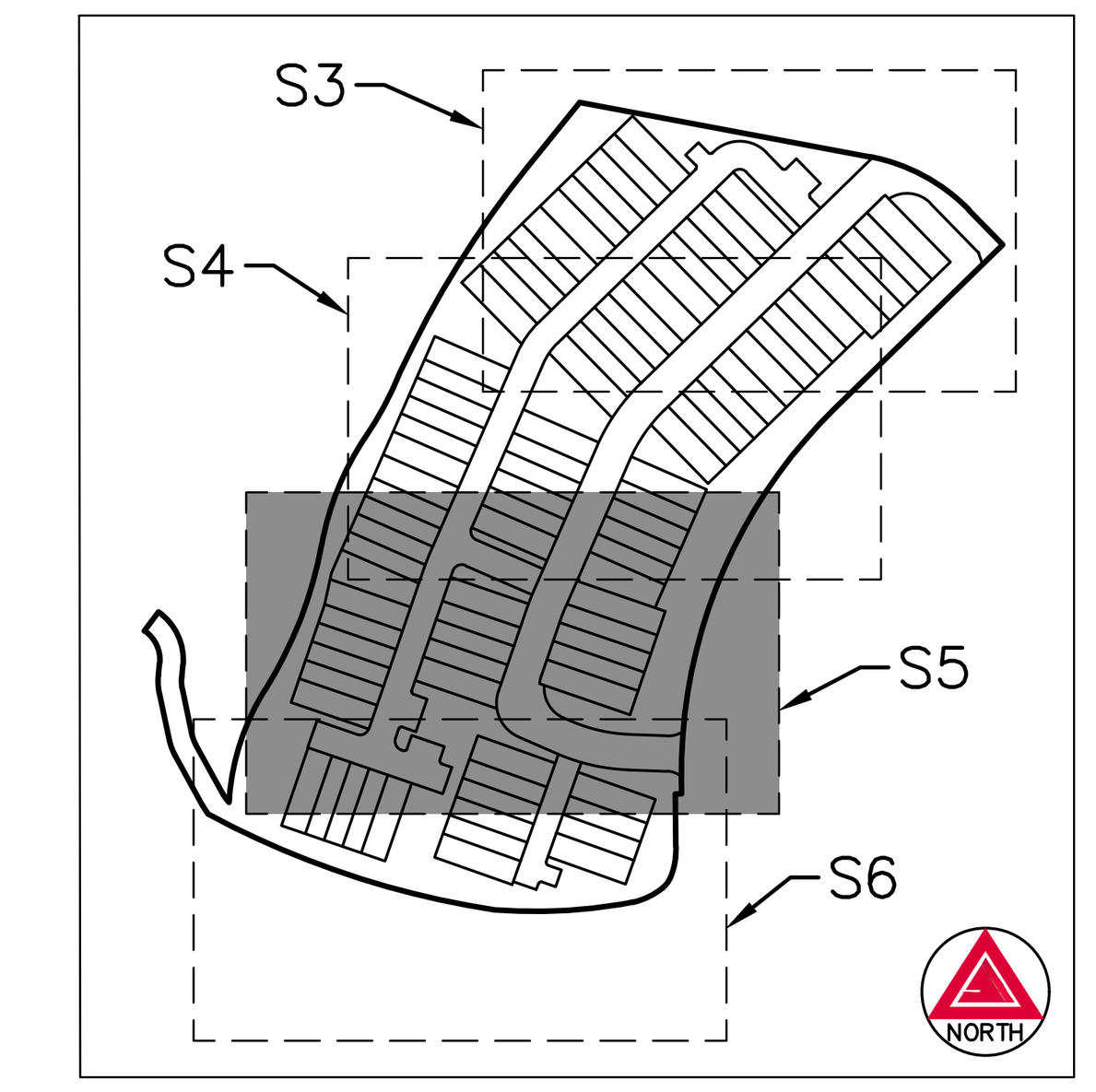
SEE SHEET 4

SEE SHEET 4



SEE SHEET 6

SEE SHEET 6



KEY MAP
SCALE: 1" = 300'

LEGEND

FOUND SECTION CORNER AS DESCRIBED HEREON

SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933" FLUSH WITH GROUND

1 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162" FLUSH WITH GROUND

2 FOUND 1" BRASS TAG STAMPED "PLS 38162"

AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
(ROW) RIGHT-OF-WAY

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)

U.E. UTILITY EASEMENT

SANITARY WATER EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)

(NR) DENOTES NON-RADIAL LINE
(R) DENOTES RADIAL LINE
\# BLOCK NUMBER

SEE SHEET 8
FOR LINE &
CURVE TABLES

N

0' 10' 20' 40'
SCALE: 1" = 20'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 5 OF 8

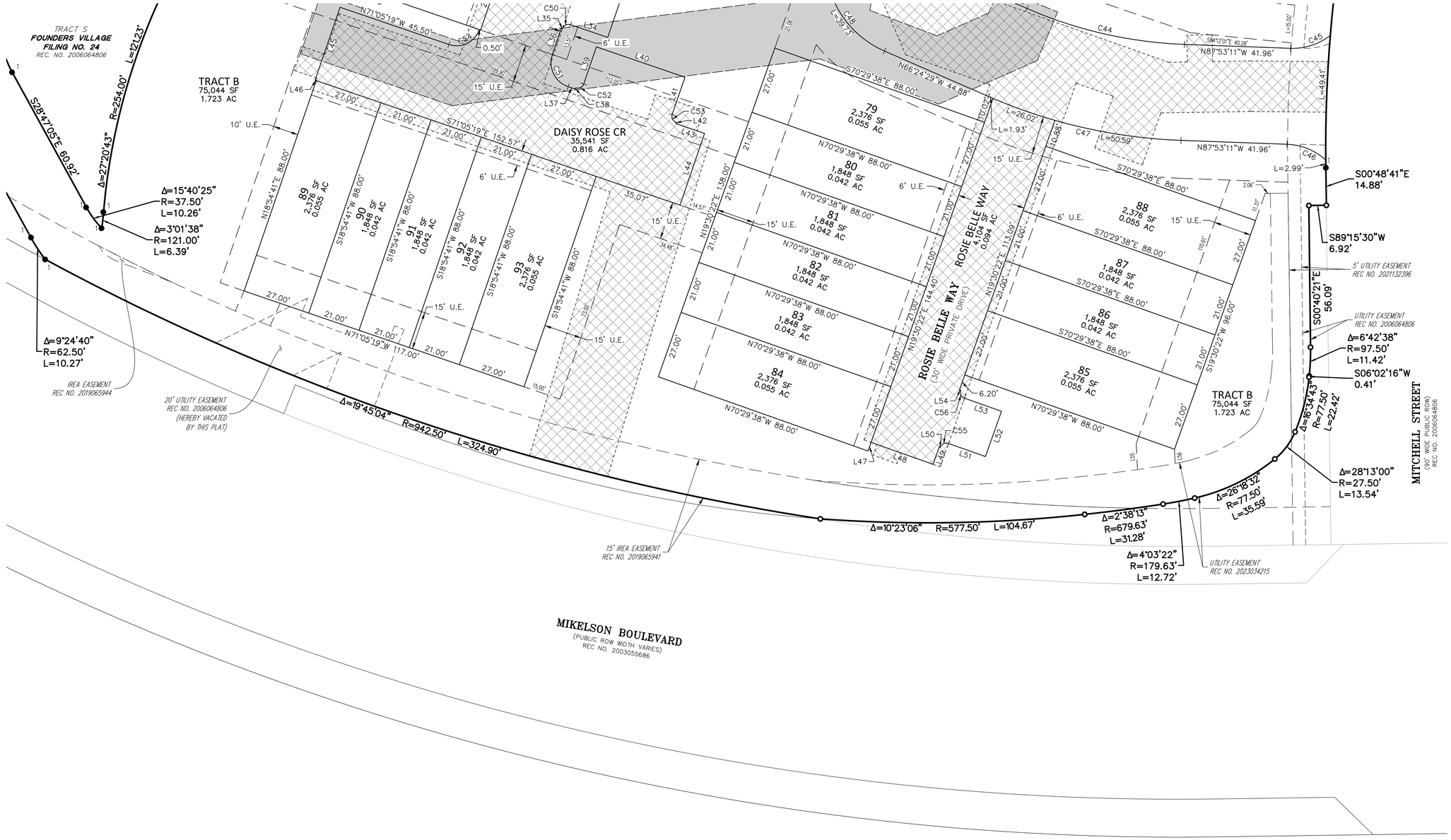
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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Drawn By: BAM

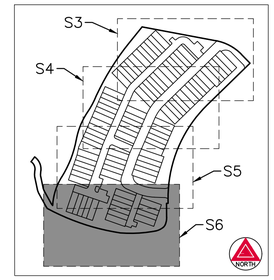
DEVELOPER
CARDEL HOMES
9110 EAST NICHOLS AVENUE, SUITE 120
DENVER, CO 80112
(720) 598-0323

DATE OF PREPARATION:	06-01-2026
SCALE:	1" = 20'
SHEET 5 OF 8	

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES - 93 RESIDENTIAL LOTS - 9 TRACTS
SHEET 6 OF 8





KEY MAP
SCALE: 1" = 300'

LEGEND

- FOUND SECTION CORNER AS DESCRIBED HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933" FLUSH WITH GROUND
- 1 FOUND NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "PLS 38162" FLUSH WITH GROUND
- 2 FOUND 1" BRASS TAG STAMPED "PLS 38162"

AC ACRES
SF SQUARE FEET
REC. NO. RECEPTION NUMBER
(ROW) RIGHT-OF-WAY
DRAINAGE EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
U.E. UTILITY EASEMENT
SANITARY WATER EASEMENT DEDICATED WITH THIS PLAT (SEE SHEET 7)
(NR) DENOTES NON-RADIAL LINE
(R) DENOTES RADIAL LINE
(#) BLOCK NUMBER

SEE SHEET 8
FOR LINE &
CURVE TABLES

N
0' 10' 20' 40'
SCALE: 1" = 20'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 6 OF 8

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AzTec Proj. No.: 54826-08 Drawn By: BAM

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(720) 598-0323

DATE OF PREPARATION:	06-01-2026
SCALE:	1" = 20'
SHEET 6 OF 8	

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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8.942 ACRES – 93 RESIDENTIAL LOTS – 9 TRACTS

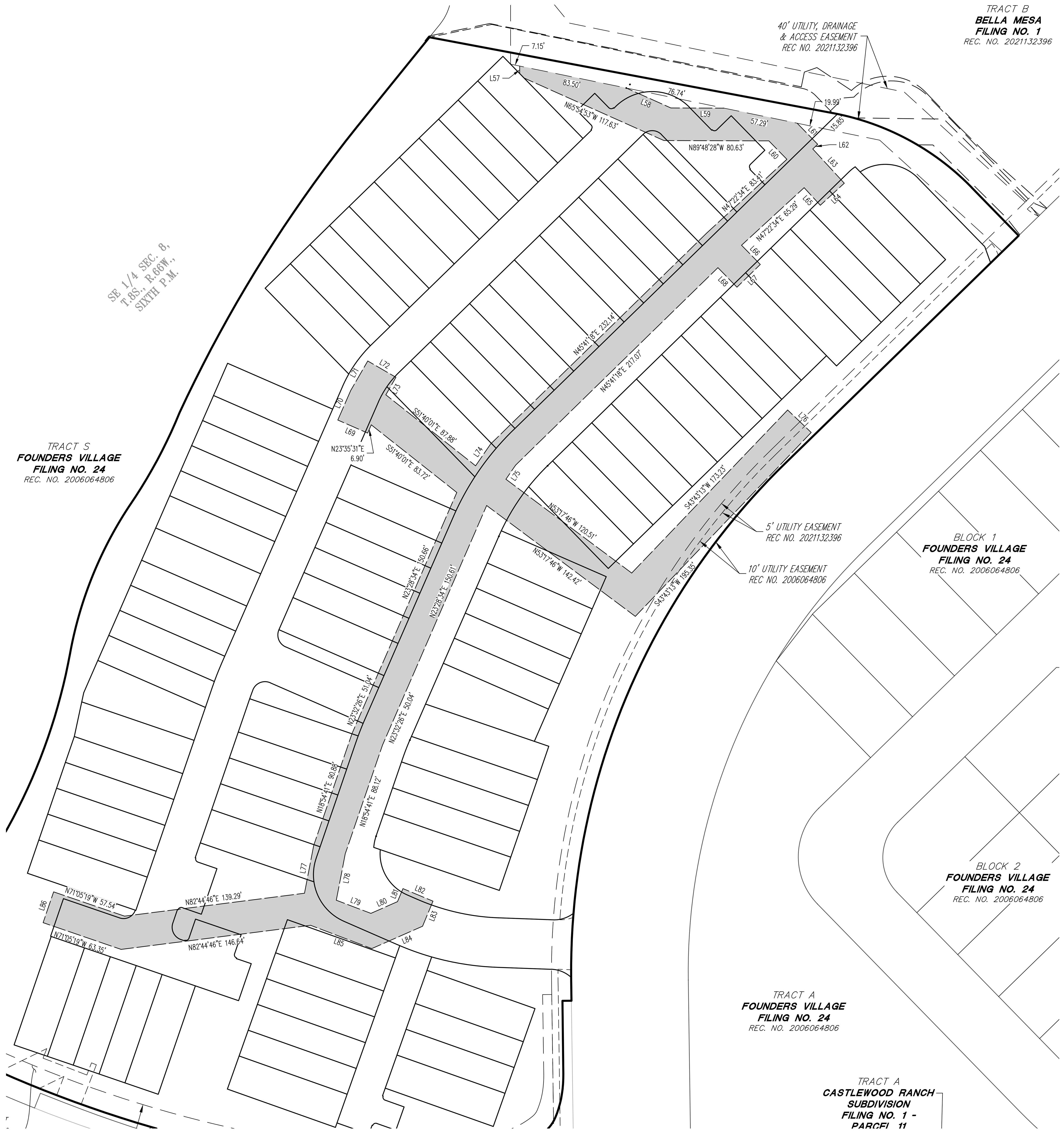
SEE SHEET 8 FOR LINE & CURVE TABLES

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

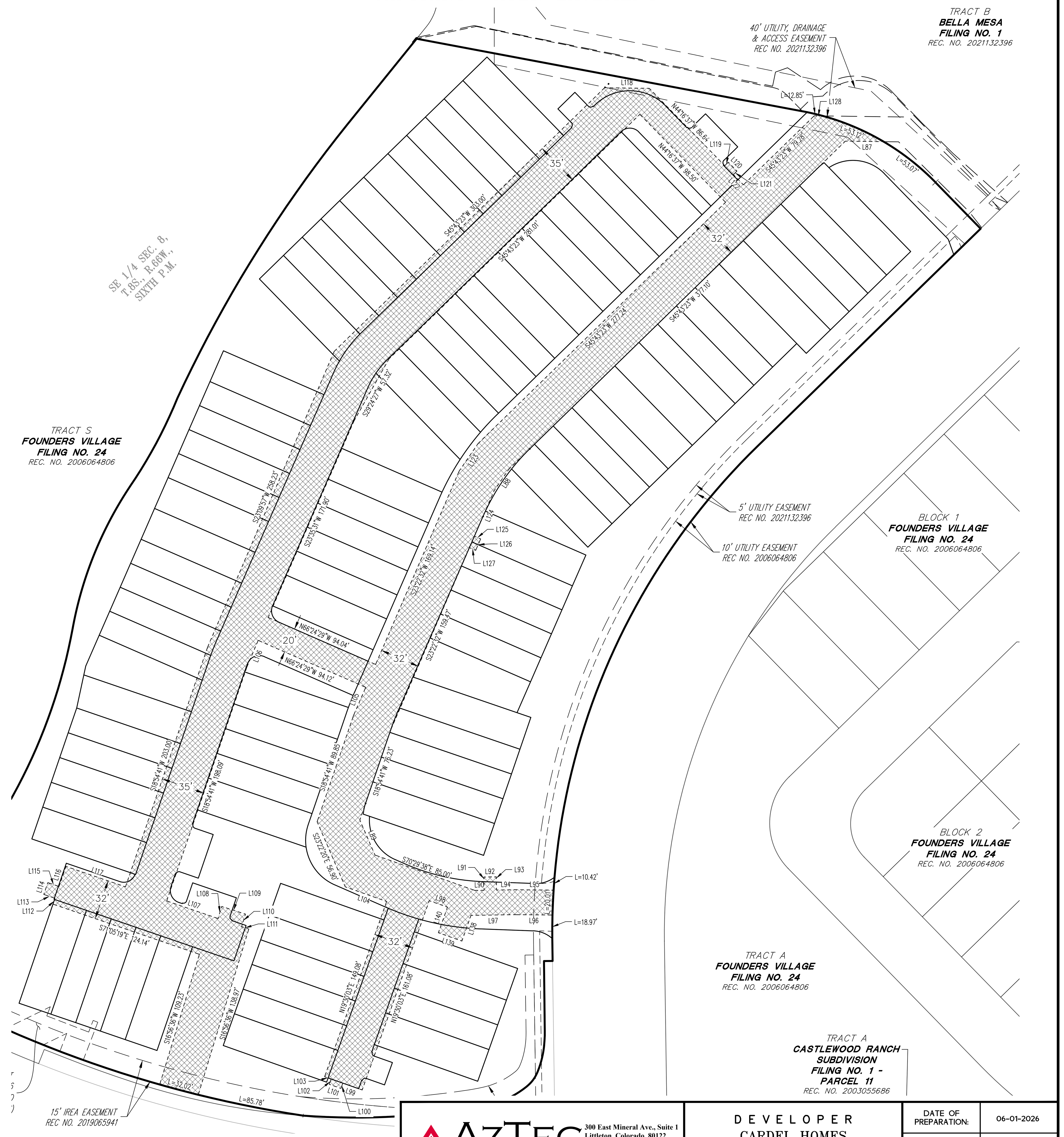
FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DRAINAGE EASEMENT



SANITARY WATER EASEMENT



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DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 7 OF 8

AzTec Proj. No.: 54826-08 Drawn By: BAM

DEVELOPER
CARDEL HOMES
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DENVER, CO 80112
(720) 598-0323

DATE OF PREPARATION:	06-01-2026
SCALE:	1" = 50'

BELLA MESA SOUTH FILING NO. 1

TRACT C, BELLA MESA FILING NO. 1
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
8.942 ACRES - 93 RESIDENTIAL LOTS - 9 TRACTS
SHEET 8 OF 8

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°43'23"W	250.11'
L2	S00°48'41"E	14.88'
L3	N89°15'30"E	6.92'
L4	S00°40'21"E	56.09'
L5	S06°02'16"W	0.41'
L6	N28°47'05"W	60.84'
L7	N11°55'33"W	50.60'
L8	N05°10'20"E	14.02'
L9	N36°31'01"E	25.01'
L10	S05°10'20"W	14.02'
L11	S11°55'33"E	50.53'
L12	S28°47'05"E	60.92'
L13	N38°57'17"E	88.78'
L14	S79°20'48"E	315.38'
L15	S44°16'37"E	51.87'
L16	S19°40'59"E	12.19'
L17	S44°16'37"E	16.50'
L18	S45°43'23"W	0.50'
L19	S45°43'23"W	15.50'
L20	S44°16'37"E	37.00'
L21	N45°43'23"E	15.50'
L22	N45°43'23"E	0.50'
L23	S44°16'37"E	24.50'
L24	N45°43'23"E	2.00'
L25	N44°16'37"W	0.50'
L26	N44°16'37"W	15.50'
L27	S45°43'23"W	19.00'
L28	S44°16'37"E	15.50'
L29	S44°16'37"E	0.50'
L30	S66°24'29"E	8.57'
L31	N71°05'19"W	0.50'
L32	N71°05'19"W	15.50'
L33	N18°54'41"E	37.00'
L34	S71°05'19"E	15.50'
L35	S71°05'19"E	0.50'
L36	N18°54'41"E	11.00'
L37	S71°05'19"E	3.00'
L38	N18°54'41"E	0.50'
L39	N18°54'41"E	15.50'
L40	S71°05'19"E	37.01'
L41	N18°54'41"E	15.68'
L42	N18°54'41"E	0.50'
L43	S71°05'19"E	12.07'
L44	N18°54'41"E	30.00'
L45	S18°54'41"W	30.50'
L46	S71°05'19"E	0.50'
L47	N19°30'22"E	3.61'

LINE TABLE		
LINE	BEARING	LENGTH
L48	N70°29'38"W	26.00'
L49	N19°30'22"E	7.32'
L50	N70°29'38"W	0.50'
L51	N70°29'38"W	15.50'
L52	S19°30'22"W	19.00'
L53	S70°29'38"E	15.50'
L54	S70°29'38"E	0.50'
L55	S02°45'47"E	10.29'
L56	S02°45'47"E	5.64'
L57	N00°00'00"E	5.74'
L58	N65°54'53"W	37.59'
L59	N89°48'28"W	40.84'
L60	N44°16'37"W	19.76'
L61	N44°16'37"W	22.56'
L62	N45°43'23"E	5.23'
L63	N42°37'26"W	35.71'
L64	N47°22'34"E	25.00'
L65	N42°37'26"W	18.37'
L66	N44°16'37"W	20.61'
L67	N45°43'23"E	25.00'
L68	N44°16'37"W	20.97'
L69	N66°24'29"W	25.00'
L70	N23°35'31"E	24.76'
L71	N29°58'21"E	26.13'
L72	N60°01'39"W	25.00'
L73	N29°58'21"E	15.56'
L74	N34°33'03"E	20.29'
L75	N34°33'03"E	13.15'
L76	S46°16'47"E	25.00'
L77	N10°53'18"E	37.46'
L78	N10°53'18"E	36.36'
L79	N69°10'12"W	28.40'
L80	S66°14'01"W	22.34'
L81	N22°38'43"E	10.86'
L82	S67°21'17"E	25.00'
L83	S22°38'43"W	20.86'
L84	S66°14'01"W	42.59'
L85	N69°10'12"W	50.25'
L86	N18°54'41"E	25.00'
L87	S89°16'37"E	30.66'
L88	S34°33'03"W	20.40'
L89	S23°22'20"E	30.57'
L90	N89°02'56"E	7.40'
L91	N00°57'04"W	10.64'
L92	N89°02'56"E	10.00'
L93	S00°57'04"E	10.64'
L94	N89°02'56"E	15.17'

LINE TABLE		
LINE	BEARING	LENGTH
L95	S89°26'11"E	30.60'
L96	S89°26'11"E	29.65'
L97	N89°02'56"E	35.91'
L98	S70°29'38"E	15.50'
L99	S70°29'57"E	16.50'
L100	N19°30'22"E	4.50'
L101	S70°29'38"E	10.00'
L102	S19°30'22"W	4.50'
L103	S70°29'38"E	5.50'
L104	S70°29'38"E	35.23'
L105	S23°22'32"W	24.83'
L106	S22°53'27"W	23.49'
L107	S71°05'19"E	43.47'
L108	S17°06'49"W	10.14'
L109	S72°03'52"E	20.00'
L110	S17°06'49"W	10.48'
L111	S71°05'19"E	6.11'
L112	N18°54'41"E	5.00'
L113	N71°05'19"W	9.50'
L114	N18°54'41"E	10.00'
L115	S71°05'19"E	9.50'
L116	N18°54'41"E	17.00'
L117	S71°05'19"E	50.50'
L118	N89°16'37"W	35.86'
L119	S45°43'23"W	4.00'
L120	N44°16'37"W	10.00'
L121	N45°43'23"E	4.00'
L122	N44°16'37"W	11.50'
L123	S34°33'03"W	26.66'
L124	S23°21'43"W	40.13'
L125	N66°24'29"W	5.42'
L126	N23°35'31"E	10.00'
L127	S66°24'25"E	5.40'
L128	S89°16'37"E	6.87'
L129	S79°20'48"E	4.27'
L130	S44°16'37"E	1.00'
L131	N45°43'23"E	1.00'
L132	N44°16'37"W	1.01'
L133	S44°16'37"E	1.00'
L134	N45°43'23"E	1.00'
L135	N23°35'31"E	1.00'
L136	N66°24'29"W	1.00'
L137	S71°05'19"E	1.02'
L138	N19°30'22"E	21.78'
L139	S70°29'38"E	20.00'
L140	S19°30'22"W	21.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	46°32'04"	545.00'	442.64'
C2	6°42'38"	97.50'	11.42'
C3	16°34'43"	77.50'	22.42'
C4	28°13'00"	27.50'	13.54'
C5	26°18'32"	77.50'	35.59'
C6	4°03'22"	179.63'	12.72'
C7	2°38'13"	679.63'	31.28'
C8	10°23'06"	577.50'	104.67'
C9	19°45'04"	942.50'	324.90'
C10	9°24'40"	62.50'	10.27'
C11	16°32'34"	64.62'	18.66'
C12	17°05'53"	62.50'	18.65'
C13	60°53'09"	37.50'	39.85'
C14	59°59'37"	62.50'	65.44'
C15	17°05'53"	37.50'	11.19'
C16	16°27'19"	39.62'	11.38'
C17	15°40'25"	37.50'	10.26'
C18	3°01'38"	121.00'	6.39'
C19	27°20'43"	254.00'	121.23'
C20	21°47'26"	442.00'	168.10'
C21	23°16'56"	304.00'	123.53'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C22	12°13'48"	377.52'	80.58'
C23	13°49'00"	1072.72'	258.68'
C24	35°04'10"	200.00'	122.42'
C25	24°35'39"	5.00'	2.15'
C26	79°11'23"	35.00'	48.37'
C27	10°07'27"	34.50'	6.10'
C28	90°00'00"	2.50'	3.93'
C29	90°00'00"	2.50'	3.93'
C30	90°00'00"	40.00'	62.83'
C31	90°00'00"	2.50'	3.93'
C32	90°00'00"	2.50'	3.93'
C33	90°00'00"	10.00'	15.71'
C34	22°07'52"	102.00'	39.40'
C35	22°07'52"	72.00'	27.81'
C36	90°00'00"	10.00'	15.71'
C37	92°28'34"	10.00'	16.14'
C38	2°12'16"	185.00'	7.12'
C39	4°40'50"	215.00'	17.56'
C40	4°40'50"	219.00'	17.89'
C41	4°40'50"	181.00'	14.79'
C42	14°31'37"	34.50'	8.75'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C43	71°33'09"	34.50'	43.08'
C44	21°28'42"	171.50'	64.29'
C45	40°16'57"	24.00'	16.87'
C46	40°19'16"	24.00'	16.89'
C47	13°50'05"	209.50'	50.59'
C48	85°19'10"	39.00'	58.08'
C49	90°00'07"	2.50'	3.93'
C50	90°00'02"	2.50'	3.93'
C51	90°00'00"	10.00'	15.71'
C52	89°59'57"	2.50'	3.93'
C53	86°17'10"	2.50'	3.76'
C54	90°00'00"	9.50'	14.92'
C55	90°00'00"	2.50'	3.93'
C56	90°00'00"	2.50'	3.93'
C57	12°49'53"	21.50'	4.81'
C58	19°54'55"	38.33'	13.32'
C59	74°57'35"	2.00'	2.62'
C60	75°11'58"	2.00'	2.62'
C61	12°42'00"	21.50'	4.77'

FOR REVIEW
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DETAIL SHEET
PROJECT NO.: PL26-0011
BELLA MESA SOUTH FILING NO. PLAT SHEET 8 OF 8

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DATE OF PREPARATION:	06-01-2026
SCALE:	N/A
SHEET 8 OF 8	