

THE MEADOWS FILING NO. 17, AREA NO. 3

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
17.362 ACRES – PL26-0013

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34, ALL IN 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 WHENCE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 89°27'31" WEST A DISTANCE OF 2657.54 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 46°54'54" WEST A DISTANCE OF 843.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MEADOWS PARKWAY AS RECORDED UNDER RECEPTION NO. 8722230 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF MEADOWS PARKWAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 51°54'09" EAST A DISTANCE OF 176.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2,022.99 FEET;
2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'48", AN ARC LENGTH OF 687.80 FEET;
3. NORTH 32°25'21" EAST A DISTANCE OF 64.07 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 21°48'59" EAST A DISTANCE OF 39.91 FEET;

THENCE SOUTH 32°06'09" EAST, A DISTANCE OF 55.32 FEET;

THENCE SOUTH 49°02'29" EAST, A DISTANCE OF 112.64 FEET;

THENCE SOUTH 36°13'50" EAST, A DISTANCE OF 59.60 FEET;

THENCE SOUTH 46°45'28" EAST, A DISTANCE OF 40.10 FEET;

THENCE SOUTH 41°06'13" EAST, A DISTANCE OF 76.87 FEET;

THENCE SOUTH 11°38'34" WEST, A DISTANCE OF 75.86 FEET;

THENCE SOUTH 00°00'01" WEST, A DISTANCE OF 22.32 FEET;

THENCE SOUTH 14°28'51" EAST, A DISTANCE OF 27.49 FEET;

THENCE SOUTH 05°50'29" EAST, A DISTANCE OF 42.87 FEET;

THENCE SOUTH 10°00'55" EAST, A DISTANCE OF 76.76 FEET;

THENCE SOUTH 29°22'38" WEST, A DISTANCE OF 48.23 FEET;

THENCE SOUTH 19°52'11" WEST, A DISTANCE OF 65.73 FEET;

THENCE SOUTH 03°34'44" EAST, A DISTANCE OF 41.29 FEET;

THENCE SOUTH 15°57'25" EAST, A DISTANCE OF 31.25 FEET;

THENCE SOUTH 43°37'29" EAST, A DISTANCE OF 24.91 FEET;

THENCE SOUTH 66°49'02" EAST, A DISTANCE OF 48.51 FEET;

THENCE SOUTH 01°37'38" EAST, A DISTANCE OF 65.65 FEET;

THENCE SOUTH 10°05'17" EAST, A DISTANCE OF 39.24 FEET;

THENCE SOUTH 25°31'51" EAST, A DISTANCE OF 41.86 FEET;

THENCE SOUTH 35°36'51" EAST, A DISTANCE OF 37.24 FEET;

THENCE SOUTH 42°17'44" EAST, A DISTANCE OF 149.03 FEET;

THENCE SOUTH 68°09'47" WEST, A DISTANCE OF 214.38 FEET;

THENCE SOUTH 48°02'07" WEST, A DISTANCE OF 91.52 FEET;

THENCE SOUTH 22°53'01" WEST, A DISTANCE OF 133.71 FEET;

THENCE SOUTH 13°22'31" EAST, A DISTANCE OF 151.30 FEET;

THENCE SOUTH 21°35'24" EAST, A DISTANCE OF 66.28 FEET;

THENCE SOUTH 55°12'17" WEST, A DISTANCE OF 126.16 FEET TO THE NORTHEASTERLY BOUNDARY OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD AS RECORDED IN BOOK 1113 PAGE 1427 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5,779.65 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°05'15" WEST;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF SAID RAILROAD THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'23", AN ARC LENGTH OF 333.53 FEET;
2. NORTH 38°13'08" WEST, A DISTANCE OF 807.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 17.361 ACRES, (756,265 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 1 LOT AND 3 TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP ALL UTILITY EASEMENTS AND SIDEWALK & TRAFFIC SIGNAL EASEMENTS AS DESCRIBED AND SHOWN HEREON.

TRACT C WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR THE PURPOSE OF OPEN SPACE AND UTILITIES.

OWNERSHIP CERTIFICATE

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

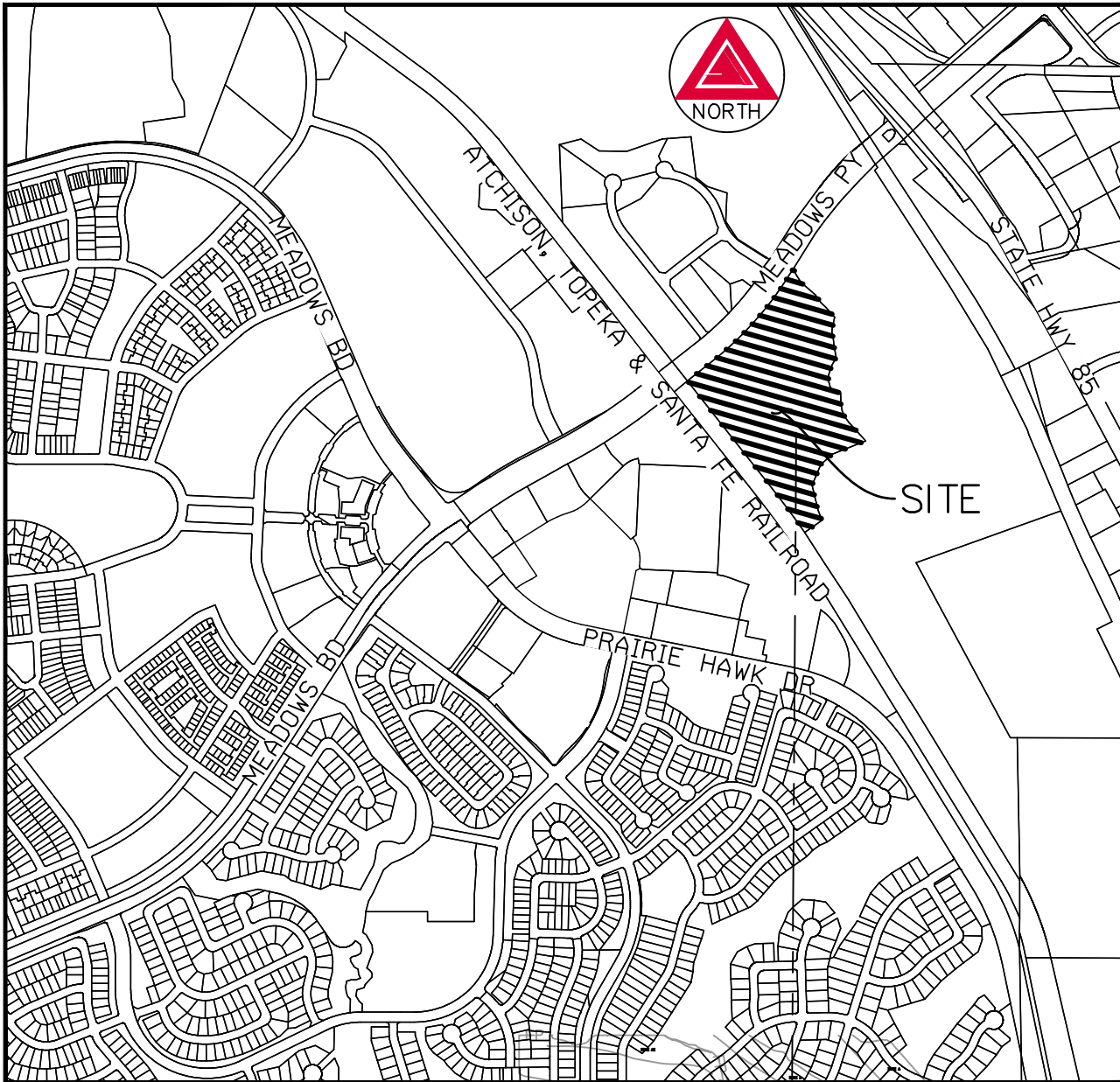
BY: _____

AS: _____, OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY

COMMISSION EXPIRES _____



VICINITY MAP

Scale: 1" = 1000'

GENERAL NOTES:

1. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. RND70906495 EFFECTIVE 07/13/2026 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING OWNERSHIP, 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. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935" AND AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38064 2012", ASSUMED TO BEAR NORTH 89°27'31" WEST, A DISTANCE OF 2,657.54 FEET.
4. 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.
5. BY GRAPHIC SCALING THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN 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. 08035C01696, MAP REVISED MARCH 16, 2016.
6. LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MEADOWS METROPOLITAN DISTRICT #4, 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 45 DAYS 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.
7. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. 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. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
8. UTILITY EASEMENTS AS SHOWN HEREON 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 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

SHEET INDEX

SHEET 1 – COVER SHEET

SHEET 2 – PLAT MAP DETAIL

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

THE MEADOWS FILING NO. 17, AREA NO. 3

LAND USE SUMMARY TABLE

LOT #	SQ.FT.	ACRES	OWNERSHIP & MAINTENANCE	PURPOSE	USAGE TYPE
LOT 1	622,668	14.294	CRDC	FD	FD
SUBTOTAL	622,668	14.294			
TRACT A	21,406	0.491	MD	OPEN SPACE	OS UTIL
TRACT B	101,569	2.332	MD	OPEN SPACE	OS UTIL DR
TRACT C	10,622	0.244	TOCR	OPEN SPACE	OS UTIL
SUBTOTAL	133,597	3.067			
TOTAL	756,265	17.361			

TOCR = TOWN OF CASTLE ROCK

CRDC = CASTLE ROCK DEVELOPMENT COMPANY

MD = MEADOWS METROPOLITAN DISTRICT #4

DR = DRAINAGE

UTIL = UTILITIES

OS = OPEN SPACE

FD = FUTURE DEVELOPMENT

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.

BY: _____ OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)SS

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2026

BY: _____ OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

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 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 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 _____

COVER SHEET
PROJECT NO.: PL26-0013
THE MEADOWS FILING NO. 17, AREA NO. 3 SHEET 1 OF 2

LAST REVISED
2026-09-01



AzTec Proj. No.: 17025-10

Drawn By: RBA

DEVELOPER
CASTLE ROCK DEVELOPMENT CO.

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

DATE OF PREPARATION:

01/05/2026

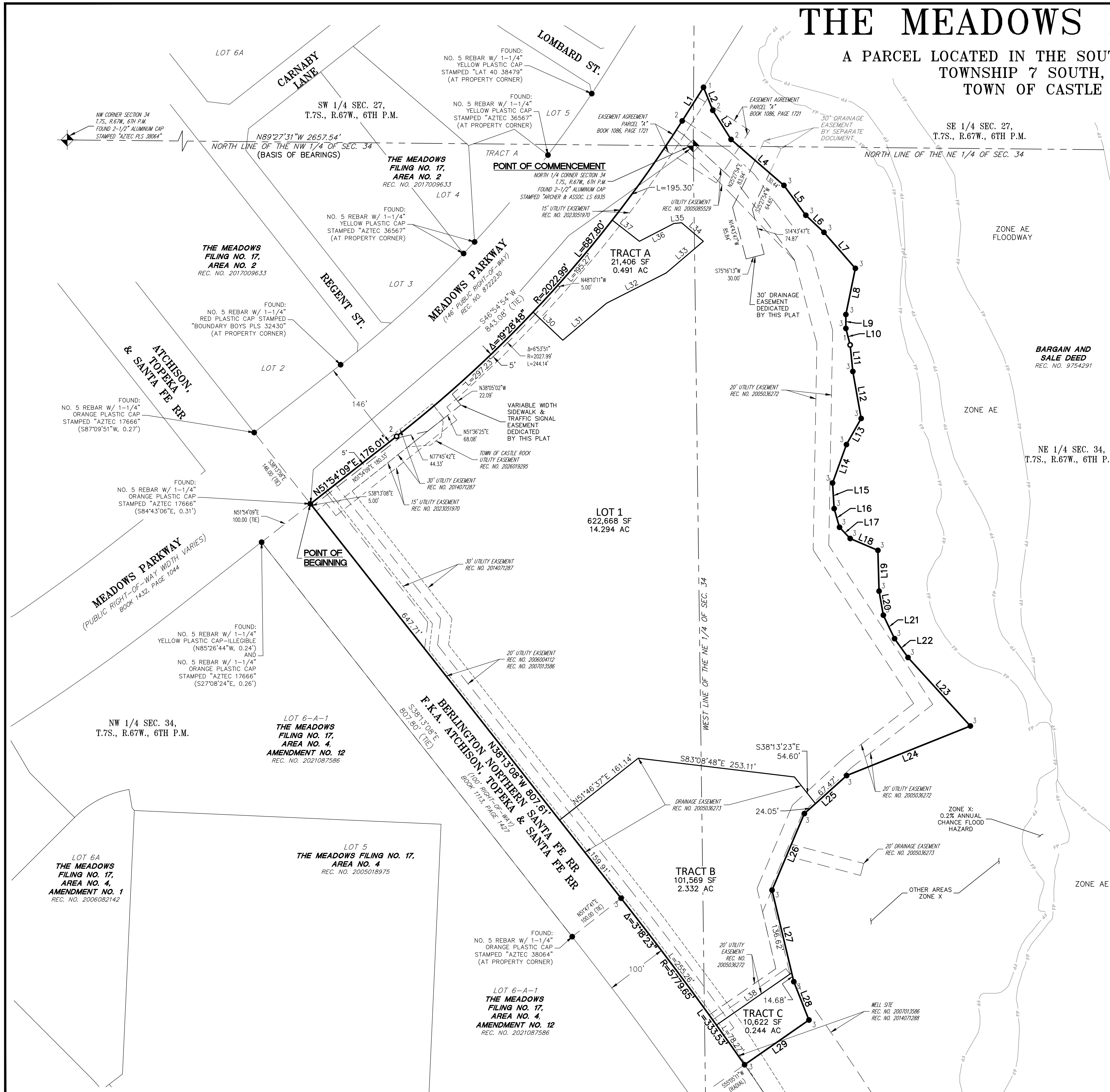
SCALE:

N/A

SHEET 1 OF 2

THE MEADOWS FILING NO. 17, AREA NO. 3

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 27, AND THE NORTH HALF OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
17.362 ACRES - PL26-0013



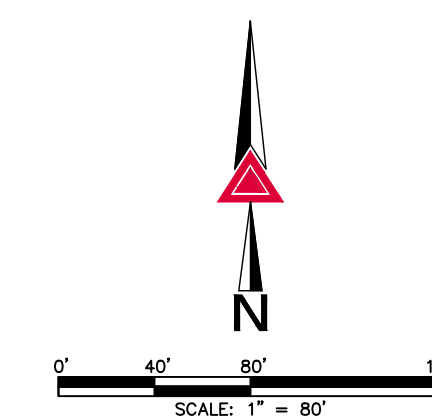
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N32°25'21"E	64.07'	L21	S25°31'51"E	41.86'
L2	S21°48'59"E	39.91'	L22	S35°36'51"E	37.24'
L3	S32°06'09"E	55.32'	L23	S42°17'44"E	149.03'
L4	S49°02'29"E	112.64'	L24	S68°09'47"W	214.38'
L5	S36°13'50"E	59.60'	L25	S48°02'07"W	91.52'
L6	S46°45'28"E	40.10'	L26	S22°53'01"W	133.71'
L7	S41°06'13"E	76.87'	L27	S13°22'31"E	151.30'
L8	S11°38'34"W	75.86'	L28	S21°35'24"E	66.28'
L9	S00°00'01"W	22.32'	L29	S55°12'17"W	126.16'
L10	S14°28'51"E	27.49'	L30	S46°30'57"E	65.81'
L11	S05°50'29"E	42.87'	L31	N49°45'53"E	92.21'
L12	S10°00'55"E	76.76'	L32	N63°05'55"E	107.60'
L13	S29°22'38"W	48.23'	L33	N49°35'02"E	78.56'
L14	S19°52'11"W	65.73'	L34	S49°34'25"E	46.05'
L15	S03°34'44"E	41.29'	L35	N84°15'00"E	12.45'
L16	S15°57'25"E	31.25'	L36	S62°40'01"W	62.39'
L17	S43°37'29"E	24.91'	L37	S52°02'47"E	55.43'
L18	S66°49'02"E	48.51'	L38	N55°13'52"E	147.35'
L19	S01°37'38"E	65.65'			
L20	S10°05'17"E	39.24'			

MONUMENT SYMBOL LEGEND

- SECTION CORNER AS DESCRIBED
- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 17666" (AT PROPERTY CORNER)
- 2 FOUND 1" BRASS DISK STAMPED "AZTEC LS 38636"
- 3 FOUND NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND PROPERTY CORNER MONUMENT AS NOTED

LEGEND

- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT



 AzTec Proj. No.: 17025-10 Drawn By: RBA	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT CO.		DATE OF PREPARATION:	01/05/2026
		3033 EAST 1ST AVE., SUITE 305 DENVER, COLORADO 80206 (303) 394-5500		SCALE:	1" = 80'
				SHEET 2 OF 2	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PLAT MAP DETAIL
PROJECT NO.: PL26-0013
THE MEADOWS FILING NO. 17, AREA NO. 3 SHEET 2 OF 2