

# BELLA MESA FILING NO. 1

A REPLAT OF TRACTS I, J, K, L, M, N, O, P, Q, AND R, FOUNDERS VILLAGE FILING NO. 24,  
 BEING A PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 24.564 ACRES - PL21-0010

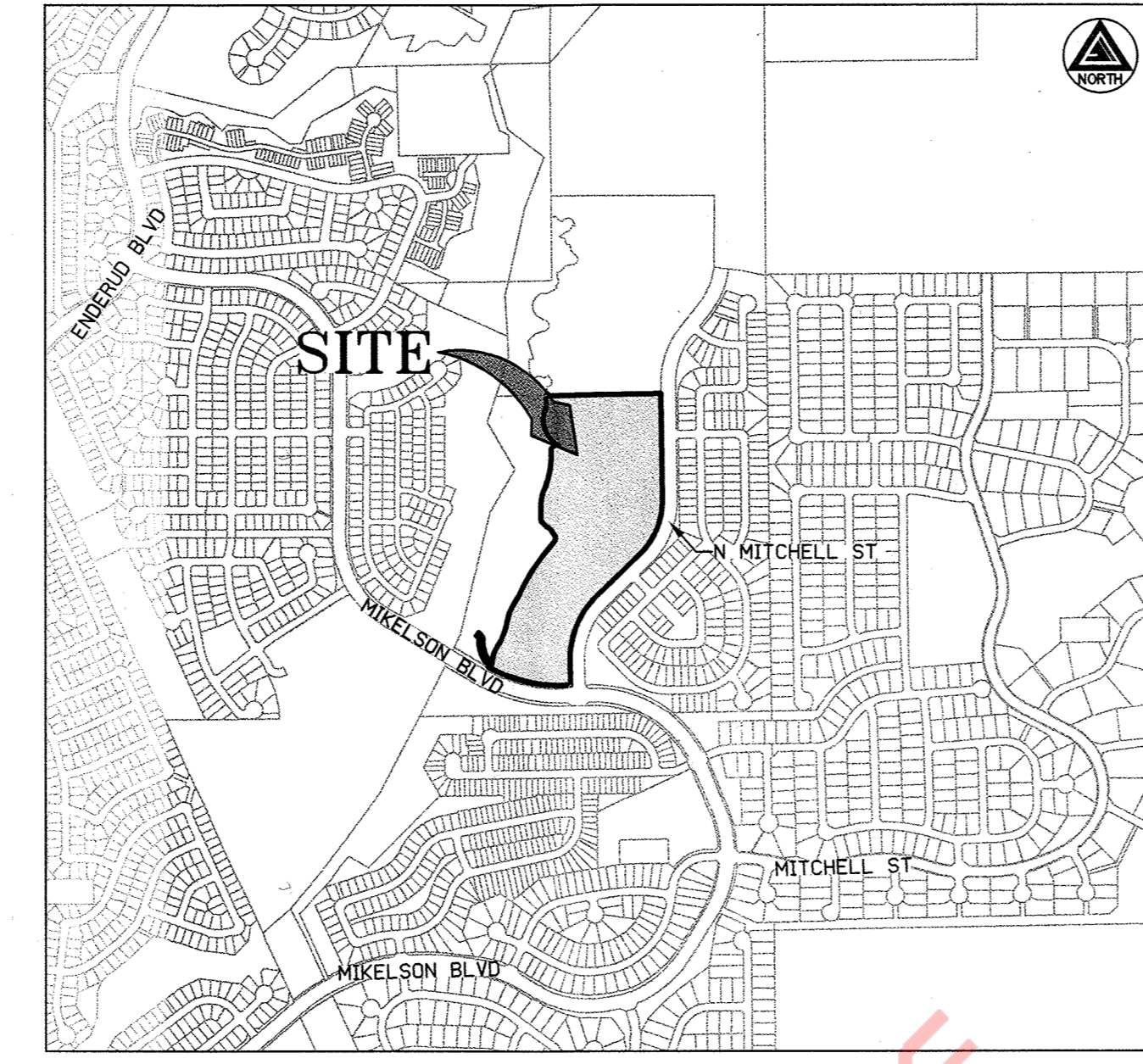
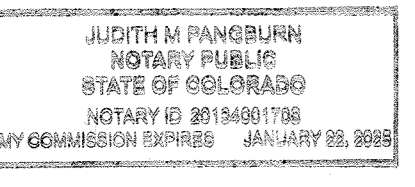
**PURPOSE**  
 THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE 10 TRACTS INTO 3 TRACTS.

**PROPERTY DESCRIPTION**  
 A PARCEL OF LAND BEING ALL OF TRACTS I, J, K, L, M, N, O, P, Q, AND R, FOUNDERS VILLAGE FILING NO. 24 RECORDED UNDER RECEPTION NO. 2006064806 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 CONTAINING AN AREA OF 24.564 ACRES, (1,070,026 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 3 TRACTS, AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF BELLA MESA FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE 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.

**OWNERSHIP CERTIFICATE**  
 FOURTH INVESTMENT USA, LLC, A COLORADO LIMITED LIABILITY COMPANY  
 BY: Maxine Heffer  
 AS: ASST VICE PRESIDENT

**NOTARY CERTIFICATE**  
 STATE OF COLORADO }  
 COUNTY OF Wapahosa }SS  
 SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF October, 2021  
 BY Judith M Pangburn  
 AS ASST VICE PRESIDENT OF FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC Judith M Pangburn  
 MY COMMISSION EXPIRES 01/22/2025



VICINITY MAP  
 Scale: 1" = 1000'

**SHEET INDEX**  
 SHEET 1 - COVER SHEET  
 SHEET 2 - EASEMENTS TO BE ABANDONED  
 SHEET 3 - PLAT MAP OVERALL & DETAIL

**OWNERS**  
 FOURTH INVESTMENT USA LLC  
 C/O INTERNATIONAL CAPITAL INC.  
 17130 Dallas Parkway Suite 240  
 Dallas, Texas 75248

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

- GENERAL NOTES:**
- STEWART TITLE GUARANTY COMPANY COMMITMENT ORDER NO. 21000310366 WITH AN EFFECTIVE DATE OF MARCH 22, 2021 AT 5:30 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.
  - BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR SOUTH 88°58'05" WEST, A DISTANCE OF 1322.91 FEET BETWEEN THE MONUMENTS SHOWN HEREIN.
  - THERE IS 3 TRACTS WITHIN THIS PLAT.
  - 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.
  - BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0306G WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN "OTHER AREAS ZONE X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - THE TOWN OF CASTLE ROCK HEREBY ABANDONS CERTAIN SITE DISTANCE, UTILITY, DRAINAGE AND ACCESS EASEMENTS AND ANY EASEMENTS WITHIN TRACTS P, Q, AND R AS DEDICATED TO THE TOWN ON THE FOUNDERS VILLAGE FILING NO. 24 PLAT RECORDED UNDER RECEPTION NO. 2006064806 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AS DEPICTED HEREIN.
  - MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS.
  - TRACT B IS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT AFTER THE RECORDING OF THIS PLAT.

**TITLE CERTIFICATE**  
 I, Laura Rihel AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE GUARANTY 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 14th DAY OF October, 2021.  
 BY: Laura Rihel OF STEWART TITLE GUARANTY COMPANY AS AN AUTHORIZED REPRESENTATIVE  
 NOTARY CERTIFICATE  
 STATE OF COLORADO }  
 COUNTY OF Denver }SS  
 SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF October, 2021  
 BY Laura Rihel OF STEWART 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 DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 21, 2018 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 AMENDED 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 38636  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

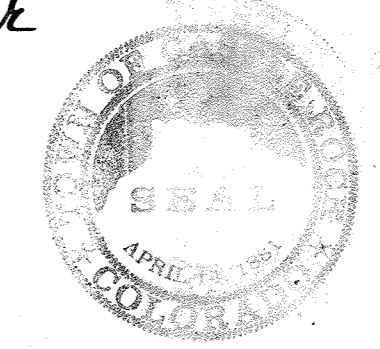
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN 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 14th DAY OF October, 2021.  
Anthony K. Peall  
 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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.  
 ATTEST:  
Robbie Schuchert ASST. TOWN CLERK  
John L. Gorn TOWN MANAGER  
 TOWN OF CASTLE ROCK  
 DATE 10-19-2021

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:36 PM ON THE 30th DAY OF November, 2021 AT RECEPTION NO. 2021132396  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Nick Muth DEPUTY



BELLA MESA FILING NO. 1 - LAND SUMMARY TABLE

PARCEL NAME	SQ.FT.	ACREAGE	USE	OWNER / MAINTENANCE
TRACT A	142,849	3.279	OPEN SPACE, UTILITIES, DRAINAGE	FOURTH INVESTMENTS, LLC
TRACT B	534,054	12.260	FUTURE SCHOOL (PLD)	TOWN OF CASTLE ROCK
TRACT C	393,124	9.025	FUTURE DEVELOPMENT	FOURTH INVESTMENTS, LLC
BELLA MESA FILING NO. 1	1,070,026	24.564		

300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1899 www.aztecconsultants.com	<b>DEVELOPER</b> DEVELOPER		DATE OF PREPARATION: 03/31/2021
	DEV STREET ADDRESS SOMEWHERE, COLORADO (303) 688-6868		SCALE: N/A
	AZTEC Proj. No.: 54821-08 Drawn By: RBA		SHEET 1 OF 3

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 24.564 ACRES - PL21-0010

### MONUMENT SYMBOL LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "SURVCON PLS 30829"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 30829"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON

### LEGEND

S.D.E. = SIGHT DISTANCE EASEMENT  
 U.D.E. = UTILITY AND DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 R = RECORD DISTANCE PER RECORDED PLAT UNDER RECEPTION NO. 2006064806

▨ FOUNDERS VILLAGE FILING 24 EASEMENT TO BE ABANDONED BY THIS PLAT

### LINE TABLE

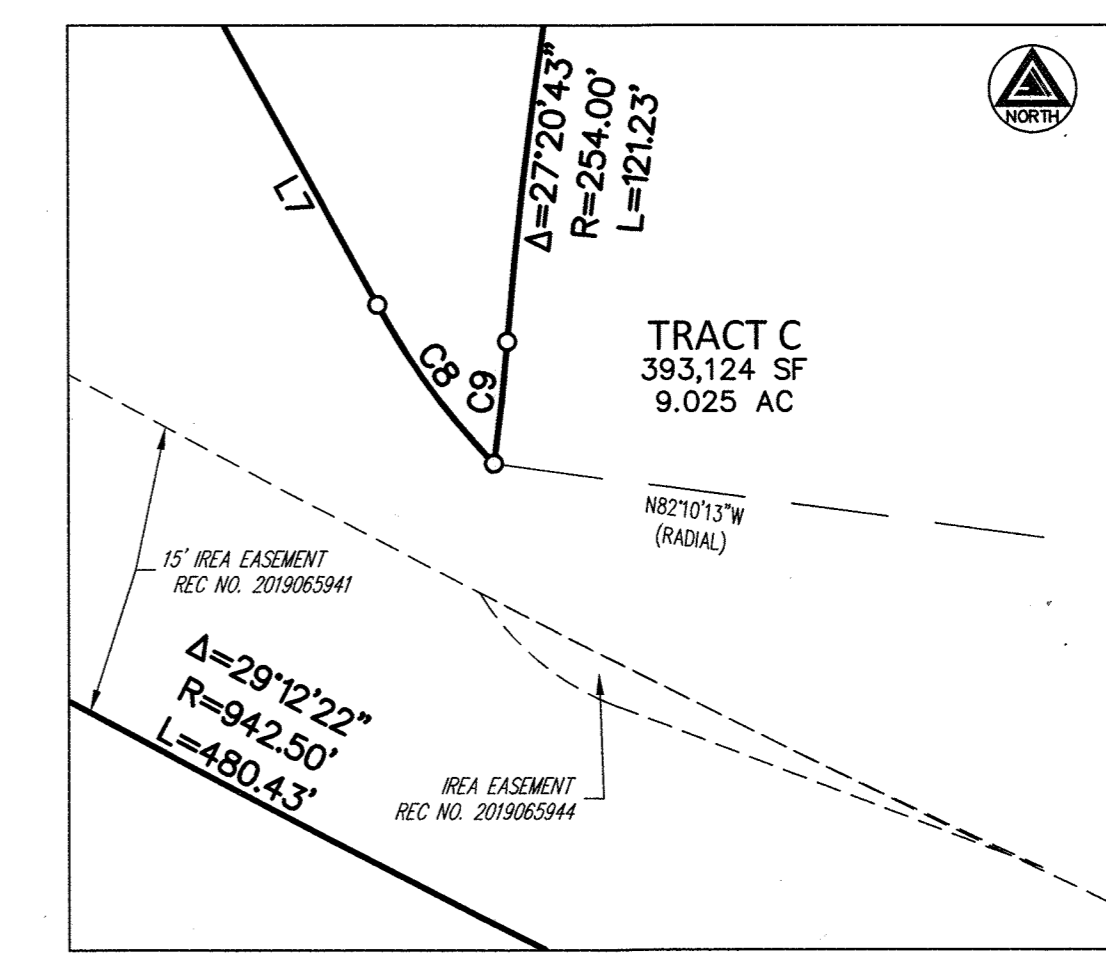
LINE	BEARING	LENGTH
L1	N28°47'05"W	60.84'
L2	N11°55'33"W	50.60'
L3	N05°10'20"E	14.02'
L4	N36°31'01"E	25.01'
L5	S05°10'20"W	14.02'
L6	S11°55'33"E	50.53'
L7	S28°47'05"E	60.92'
L8	N44°16'37"W	5.78'
L9	N44°16'37"W	30.39'
L10	N44°16'37"W	37.92'
L11	N19°17'30"E	17.01'
L12	N89°17'30"E	12.01'
L13	N89°17'30"E	70.81'
L14	N39°10'52"W	24.01'

### LINE TABLE

LINE	BEARING	LENGTH
L15	N89°17'30"E	412.13'
L16	N22°59'56"W	25.34'
L17	N22°59'56"W	53.38'
L18	S72°25'18"E	82.30'
L19	N67°08'34"E	62.51'
L20	S72°25'18"E	140.03'
L21	N89°17'30"E	104.34'
L22	N89°17'30"E	92.09'
L23	S09°41'27"E	35.57'
L24	N80°18'33"E	20.00'
L25	S09°41'27"E	30.90'
L26	N67°08'34"E	94.08'
L27	N89°17'30"E	365.40'
L28	N59°17'10"E	48.22'

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	9°24'40"	62.50'	10.27'
C2	16°32'34"	64.62'	18.66'
C3	17°05'53"	62.50'	18.65'
C4	60°53'09"	37.50'	39.85'
C5	59°59'37"	62.50'	65.44'
C6	17°05'53"	37.50'	11.19'
C7	16°27'19"	39.62'	11.38'
C8	15°40'25"	37.50'	10.26'
C9	3°01'38"	121.00'	6.39'
C10	83°13'54"	40.00'	58.11'
C11	42°43'21"	19.00'	14.17'
C12	42°43'21"	19.00'	14.17'
C13	44°52'51"	26.00'	20.37'
C14	24°34'59"	230.96'	99.09'
C15	5°22'23"	200.00'	18.76'
C16	90°00'00"	33.00'	51.84'



DETAIL A  
 SCALE 1" = 10'



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

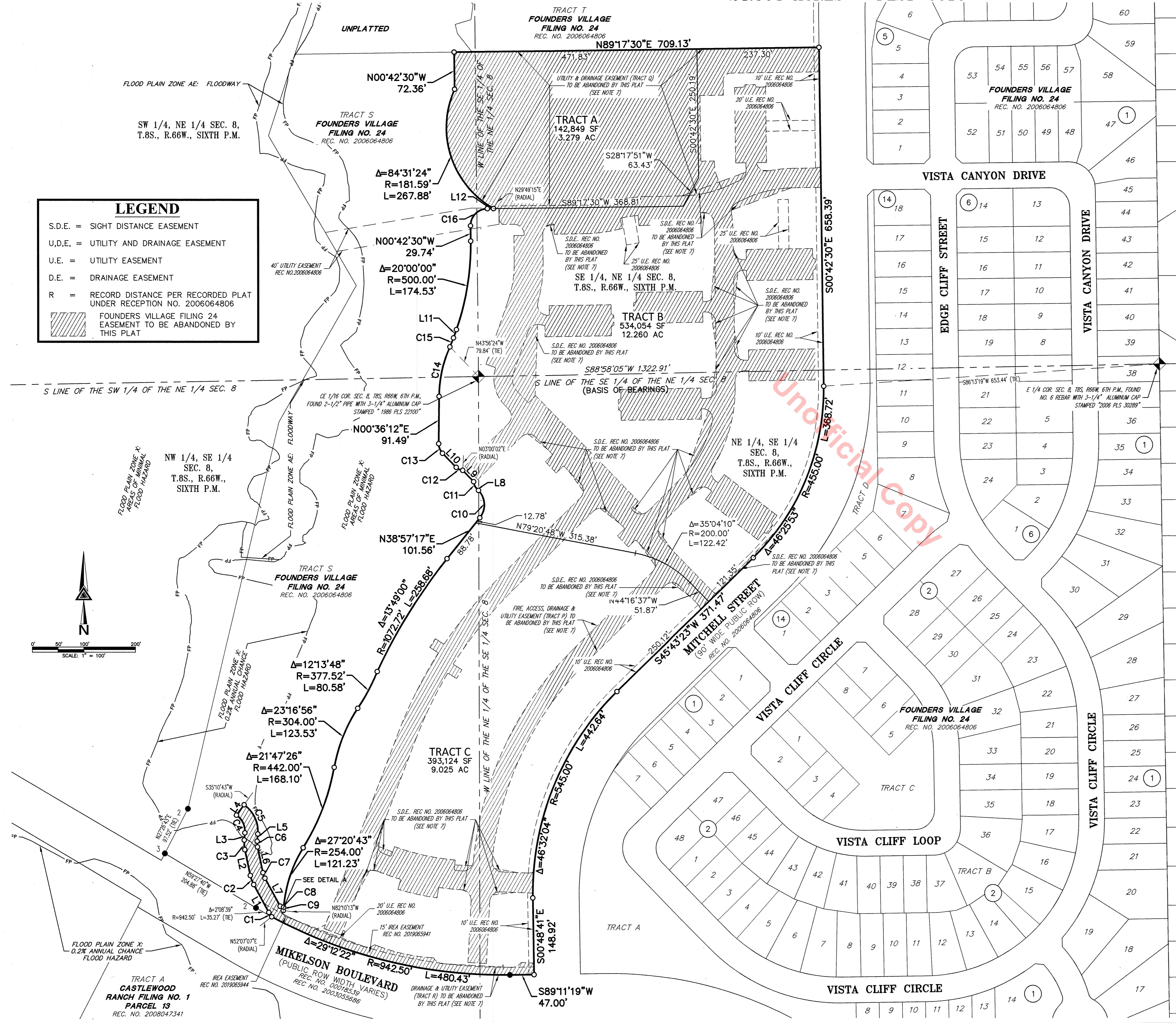
EXISTING EASEMENT DETAIL SHEET  
 PROJECT NO.: PL21-0010  
 BELLA MESA FILING NO. 1 SHEET 2 OF 3

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**DEVELOPER**  
 DEV STREET ADDRESS  
 SOMEWHERE, COLORADO  
 (303) 688-6868

DATE OF PREPARATION:	03/31/2021
SCALE:	1" = 100'
SHEET 2 OF 3	



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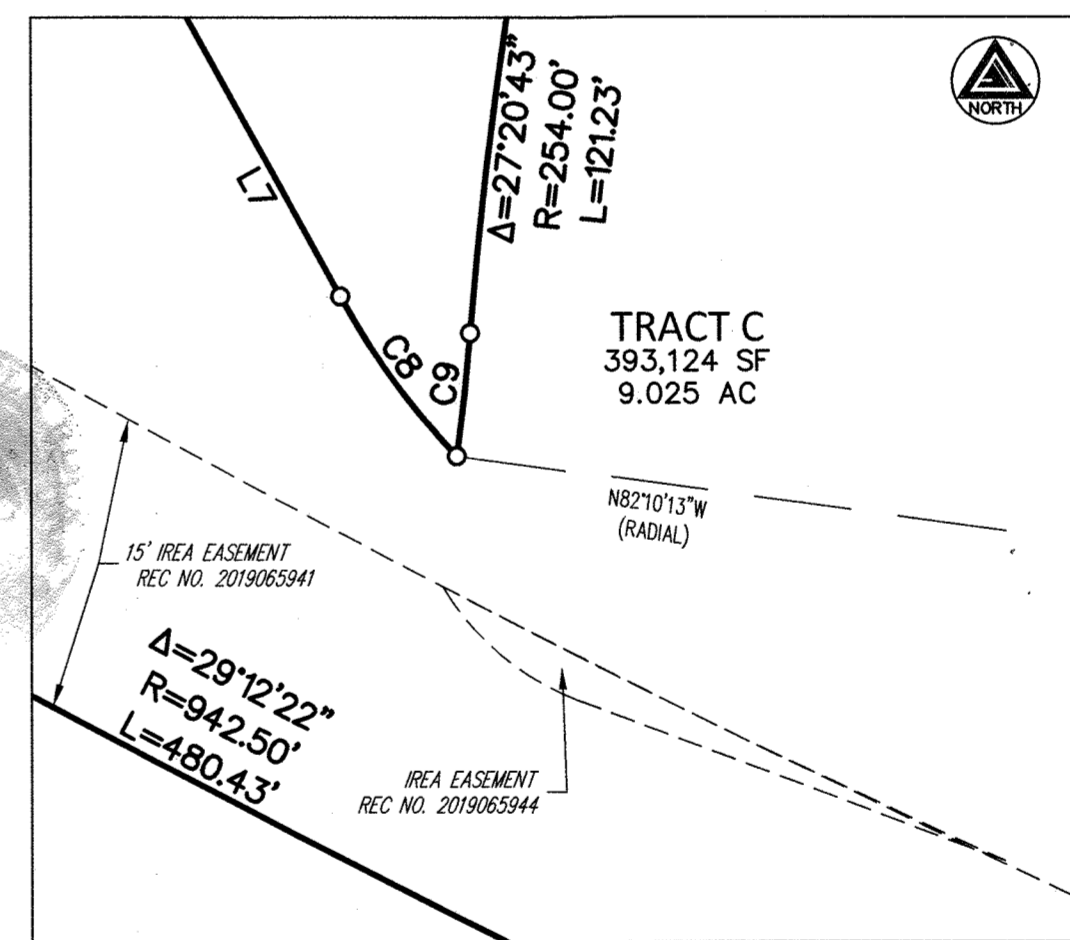
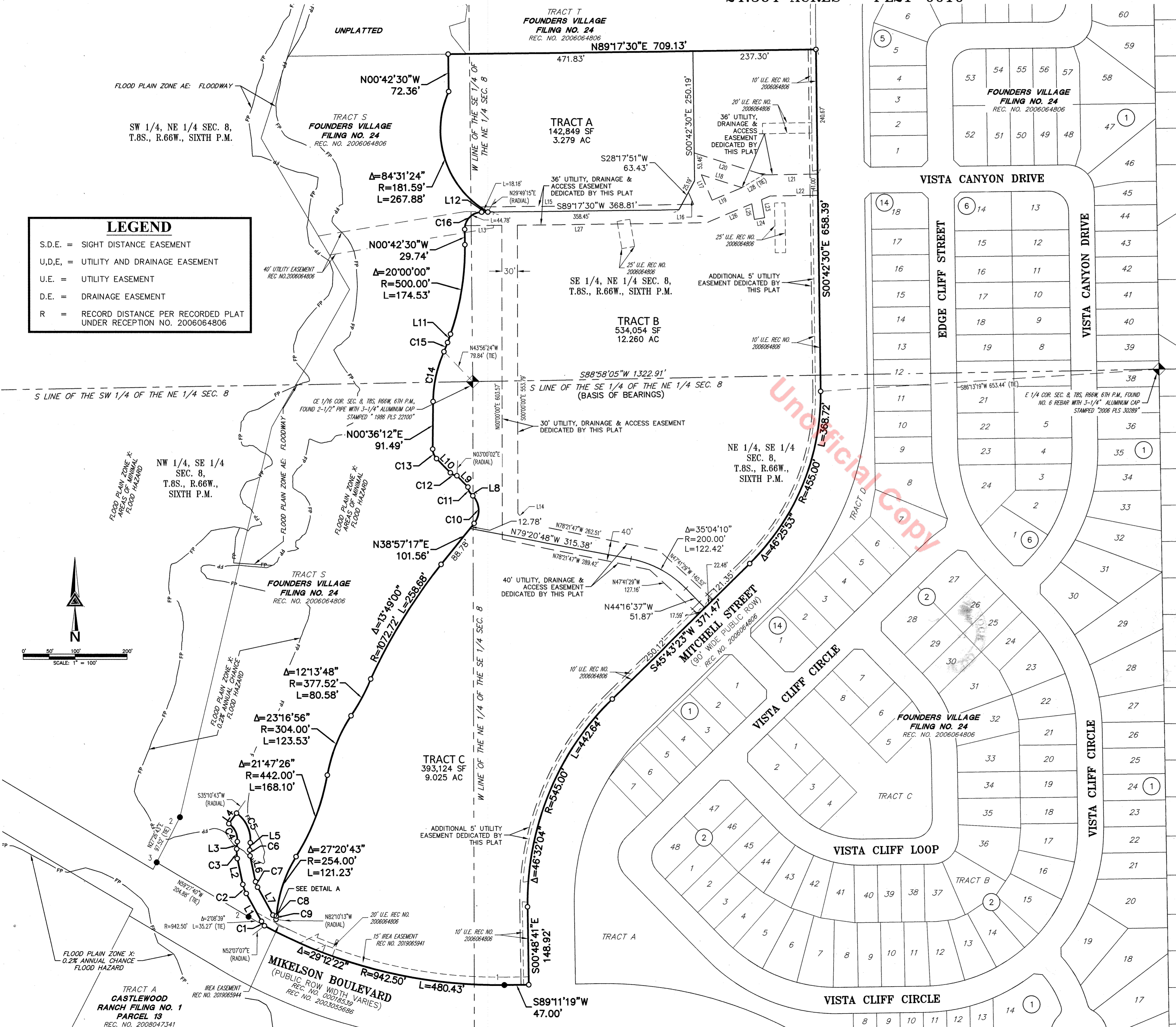
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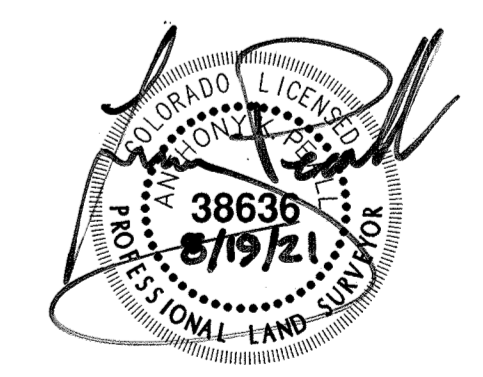
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LINE TABLE			LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	N28°47'05"W	60.84'	L15	N89°17'30"E	412.13'	C1	9°24'40"	62.50'	10.27'
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L3	N05°10'20"E	14.02'	L17	N22°59'56"W	53.38'	C3	17°05'53"	62.50'	18.65'
L4	N36°31'01"E	25.01'	L18	S72°25'18"E	82.30'	C4	60°53'09"	37.50'	39.85'
L5	S05°10'20"W	14.02'	L19	N67°08'34"E	62.51'	C5	59°59'37"	62.50'	65.44'
L6	S11°55'33"E	50.53'	L20	S72°25'18"E	140.03'	C6	17°05'53"	37.50'	11.19'
L7	S28°47'05"E	60.92'	L21	N89°17'30"E	104.34'	C7	16°27'19"	39.62'	11.38'
L8	N44°16'37"W	5.78'	L22	N89°17'30"E	92.09'	C8	15°40'25"	37.50'	10.26'
L9	N44°16'37"W	30.39'	L23	S09°41'27"E	35.57'	C9	3°01'38"	121.00'	6.39'
L10	N44°16'37"W	37.92'	L24	N80°18'33"E	20.00'	C10	83°13'54"	40.00'	58.11'
L11	N19°17'30"E	17.01'	L25	S09°41'27"E	30.90'	C11	42°43'21"	19.00'	14.17'
L12	N89°17'30"E	12.01'	L26	N67°08'34"E	94.08'	C12	42°43'21"	19.00'	14.17'
L13	N89°17'30"E	70.81'	L27	N89°17'30"E	365.40'	C13	44°52'51"	26.00'	20.37'
L14	N39°10'52"W	24.01'	L28	N59°17'10"E	48.22'	C14	24°34'59"	230.96'	99.09'
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OVERALL AND DETAIL SHEET  
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