

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99101238

DATE: 12-3-99

TIME: 14:41

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR:
(OWNER/SIGNER)

Castle Rock Development
Company

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Meadows # 11
Parcel 1
a replat of final # 10

LEGAL:

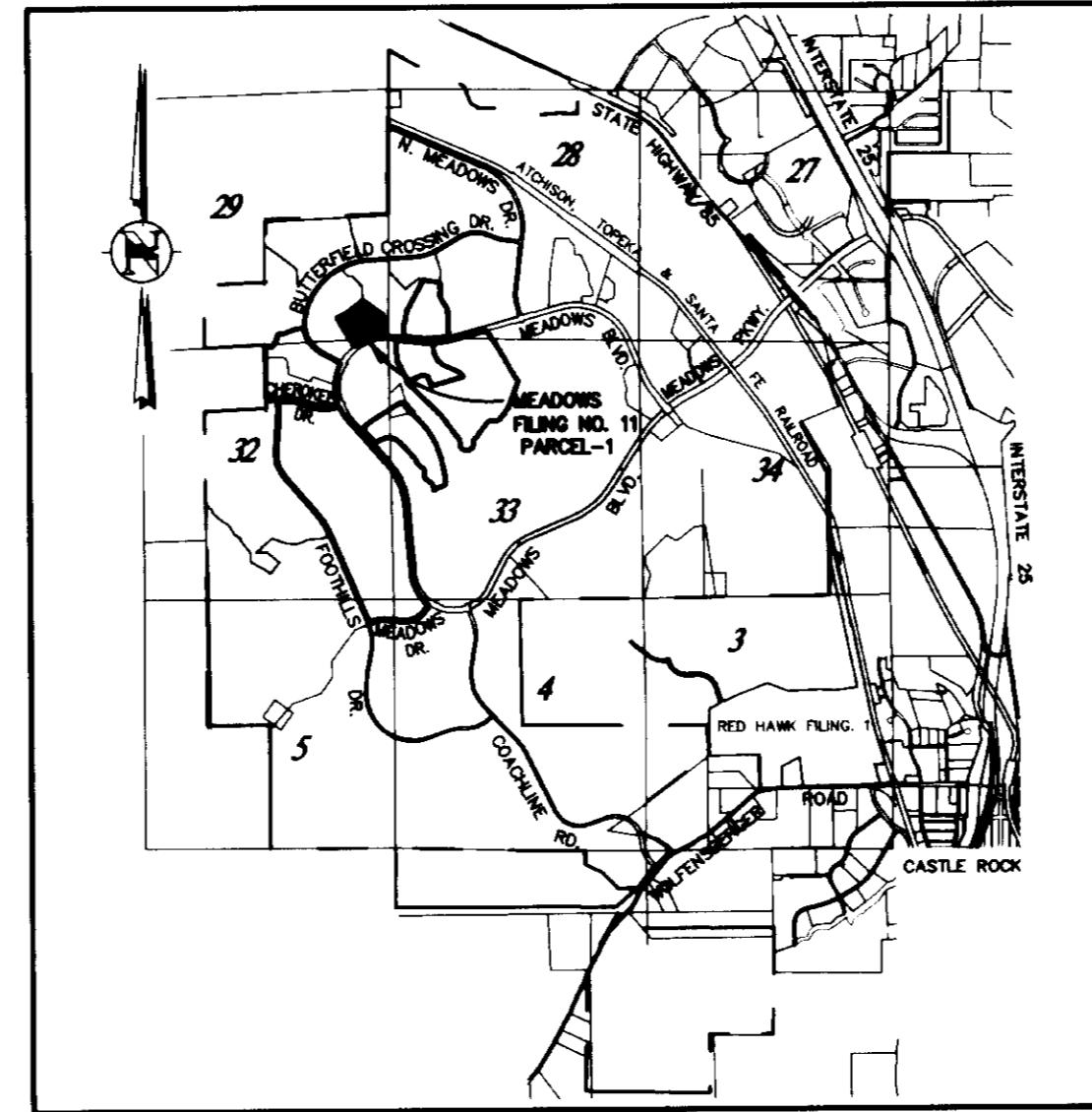
(SECTION-TOWNSHIP-RANGE)

32, 7, 67

THE MEADOWS FILING NO. 11 - PARCEL 1, A REPLAT OF FILING NO. 10

LOCATED IN THE SE 1/4 OF SECTION 29, AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PLAT SHEET 1 OF 2



VICINITY MAP
SCALE 1" = 4000'

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, 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 SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 79°17'00" WEST, A DISTANCE OF 717.38 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF TRACT F OF THE MEADOWS FILING NO. 2, A PLAT RECORDED AT RECEPTION NUMBER 8721781 OF THE RECORDS OF SAID DOUGLAS COUNTY AND THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD, AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE BOUNDARY OF SAID THE MEADOWS FILING NO. 2 THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 31°24'04" WEST, A DISTANCE OF 706.98 FEET;
- 2) THENCE NORTH 67°46'50" EAST, A DISTANCE OF 200.94 FEET;
- 3) THENCE NORTH 52°51'34" EAST, A DISTANCE OF 472.59 FEET TO A POINT ON THE WESTERLY LINE OF BUTTERFIELD CROSSING PARK, A PLAT RECORDED AT RECEPTION NUMBER 8727780 OF THE RECORDS OF SAID DOUGLAS COUNTY;

THENCE, ALONG SAID WESTERLY LINE OF BUTTERFIELD CROSSING PARK THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 53°32'38" EAST, A DISTANCE OF 516.11 FEET;
 - 2) THENCE SOUTH 08°37'13" EAST, A DISTANCE OF 417.39 FEET TO A POINT ON A CURVE AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°46'44" AN ARC DISTANCE OF 728.60 FEET, HAVING A RADIUS OF 1105.00 FEET AND A CHORD BEARING SOUTH 69°56'25" WEST, A DISTANCE OF 715.47 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 571,971 SQUARE FEET OR 13.131 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I, DUWAYNE M. PHILLIPS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 30, 1999, 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 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.


COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, ENGLEWOOD, COLORADO 80111

10/26/99
DATE

SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 FINAL PLAT

OWNER


CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 18TH AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
CONTACT: JIM RILEY

DEVELOPER/APPLICANT

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 18TH AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
CONTACT: JIM RILEY

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE (303) 741-8000
CONTACT: MARK T. NICKLESS


ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
Rev. 10/21/99 gk
Date: MARCH 1999 Job No. 3572.008.00 FAX (303) 741-8106
DRAWING NAME: P:\PROJECTS\KEENA\3572008\PLAT\PARCEL1\M1101P1.DWG DRAWN BY: GK

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 11, PARCEL 1, A REPLAT OF FILING NO. 10. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON AND DEDICATE TO THE MEADOWS PROPERTY OWNERS ASSOCIATION, INC. TRACTS A AND B, AS DESCRIBED.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 29 DAY OF OCTOBER, 1999.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

J.C. Thomas
PRESIDENT

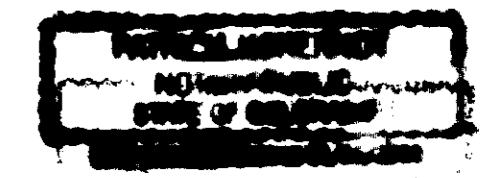
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF October, 1999.

BY: Patricia Khamet

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-2002



MORTGAGEE:

CASTLE ROCK LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

Ami Fy

AS ATTORNEY-IN-FACT FOR DANIEL L. STUBBS, MANAGER

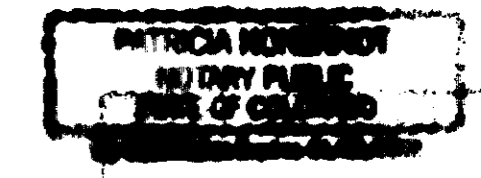
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BY: Patricia Khamet

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-2002



TITLE CERTIFICATE

I, Eric Stearns, BEING 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 1st DAY OF November, 1999.

Eric Stearns
AUTHORIZED REPRESENTATIVE

AS TITLE OFFICER
LAND TITLE GUARANTEE COMPANY

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 1st DAY OF November, 1999.

John Franklin
COMMUNITY DEVELOPMENT DIRECTOR

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

Sally A. Mason
TOWN CLERK

John Franklin
ACTING TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 14:41 P.M. ON THE 3rd DAY OF Dec, 1999.
IN BOOK N/A, PAGE N/A, MAP N/A, RECEPTION NO. 99101238

DOUGLAS COUNTY CLERK AND RECORDER

BY: Sheryl Muehlstein
DEPUTY



THE MEADOWS FILING NO. 11 - PARCEL 1, A REPLAT OF FILING NO. 10
FINAL PLAT
SHEET 1 OF 2

THE MEADOWS FILING NO. 11 - PARCEL 1, A REPLAT OF FILING NO. 10

LOCATED IN THE SE 1/4 OF SECTION 29,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

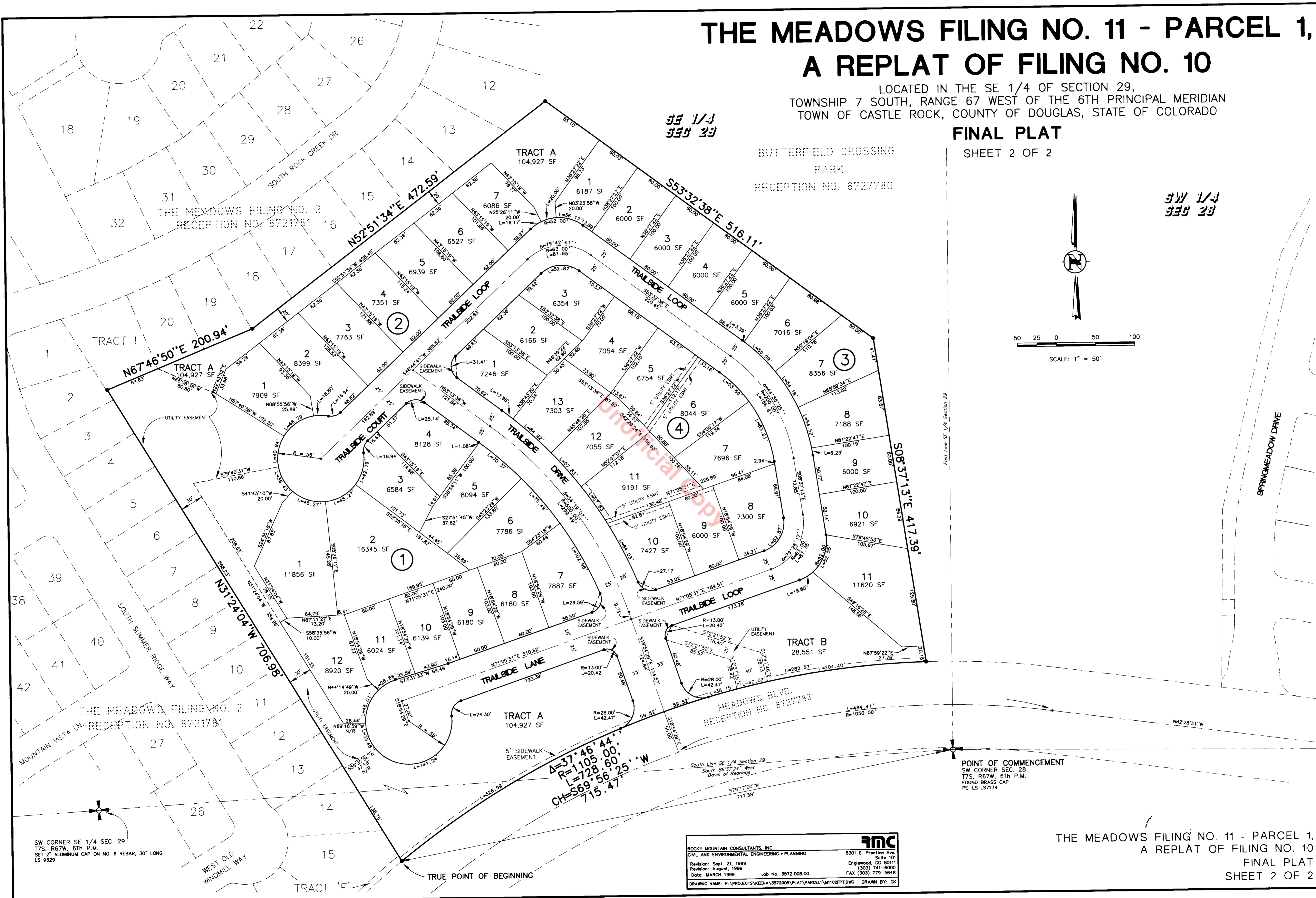
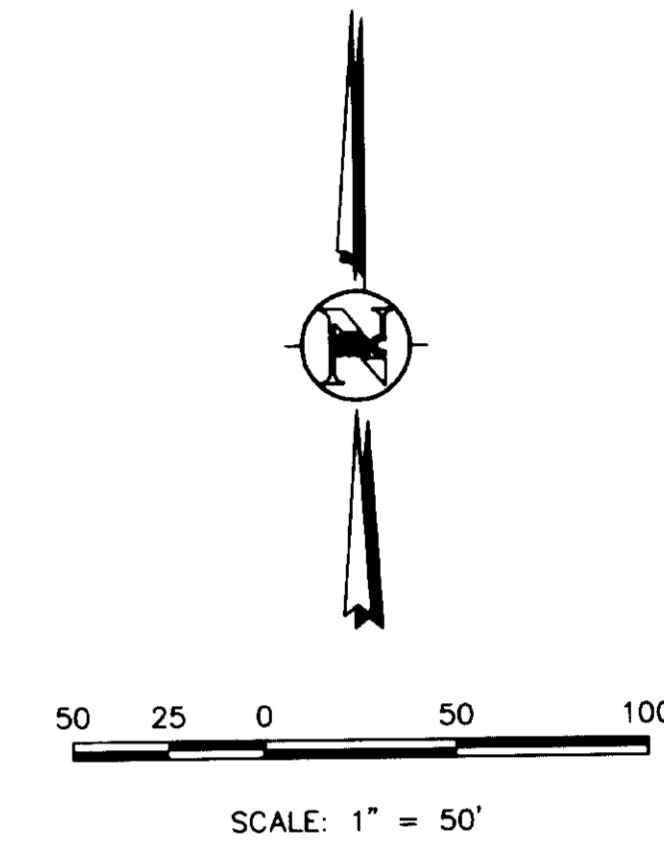
FINAL PLAT

SHEET 2 OF 2

SE 1/4
SEC 29

BUTTERFIELD CROSSING
PARK
RECEPTION NO. 8727780

SW 1/4
SEC 29



SW CORNER SE 1/4 SEC. 29
T7S, R67W, 6TH P.M.
SET 2" ALUMINUM CAP ON NO. 6 REBAR, 30" LONG
LS 9329

POINT OF COMMENCEMENT
SW CORNER SEC. 28
T7S, R67W, 6TH P.M.
FOUND BRASS CAP
PE-LS L57134

RMCC	
ROCKY MOUNTAIN CONSULTANTS, INC.	
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING	8301 E. Prentice Ave. Suite 101 Englewood, CO 80111
Revision: Sept. 21, 1999	(303) 741-6000
Revision: August, 1999	FAX (303) 779-5648
Date: MARCH 1999	Job No. 3572.008.00
DRAWING NAME: P:\PROJECTS\KEDNA\3572008\PLAT\PARCEL1\M1102PFL.DWG DRAWN BY: GK	

THE MEADOWS FILING NO. 11 - PARCEL 1,
A REPLAT OF FILING NO. 10
FINAL PLAT
SHEET 2 OF 2