

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
2 PGS

2003076006
05/21/2003 03:10 PM



2003076006 2 PGS

GRANTOR:
(owner/signer)

Castle Rock Development Co

GRANTEE:
(subdivision name or name of plat)

Meadows # 11
Parcel 11

LEGAL:
(section-township-range)

33-7-67
4-8-67

THE MEADOWS FILING NO. 11 - PARCEL 11

BEING A PART OF THE SW 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST
AND A PART OF THE NW 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "THE MEADOWS FILING NO. 11 - PARCEL 11". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, ALL SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND SIDEWALK EASEMENTS ALLOWING PUBLIC ACCESS, TOGETHER WITH TRACTS A AND B.

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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 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 WEST ONE-QUARTER CORNER OF SAID SECTION 33, WHENCE THE SW CORNER OF SAID SECTION 33 BEARS SOUTH 01°17'17" EAST, THENCE SOUTH 16°17'37" EAST, A DISTANCE OF 1665.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS RECORDED AT RECEPTION NUMBER 8727783 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 85°09'15" EAST A DISTANCE OF 490.55 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°24'49" AN ARC DISTANCE OF 391.85 FEET, HAVING A RADIUS OF 850.00 FEET AND A CHORD BEARING SOUTH 12°14'07" EAST A DISTANCE OF 388.39 FEET; THENCE SOUTH 25°26'32" EAST A DISTANCE OF 637.98 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°14'39" AN ARC DISTANCE OF 242.02 FEET, HAVING A RADIUS OF 246.55 FEET AND A CHORD BEARING SOUTH 02°40'48" WEST, A DISTANCE OF 232.42 FEET; THENCE SOUTH 30°48'07" WEST A DISTANCE OF 182.90 FEET TO THE EASTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY AND A POINT OF CURVATURE; THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°07'18" AN ARC DISTANCE OF 126.57 FEET, HAVING A RADIUS OF 795.00 FEET AND A CHORD BEARING NORTH 78°09'05" WEST, A DISTANCE OF 126.43 FEET;
 - 2) THENCE NORTH 63°04'03" WEST, A DISTANCE OF 98.88 FEET TO A POINT OF CURVATURE;
 - 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°18'05" AN ARC DISTANCE OF 99.78 FEET, HAVING A RADIUS OF 783.00 FEET AND A CHORD BEARING NORTH 62°48'27" WEST, A DISTANCE OF 99.71 FEET TO A POINT OF CURVATURE;
 - 4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°45'25" AN ARC DISTANCE OF 32.73 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 12°16'41" WEST, A DISTANCE OF 29.20 FEET;
 - 5) THENCE NORTH 55°23'59" WEST, A DISTANCE OF 60.00 FEET;
 - 6) THENCE SOUTH 34°36'01" WEST, A DISTANCE OF 12.03 FEET TO A POINT OF CURVATURE;
 - 7) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°41'57" AN ARC DISTANCE OF 32.71 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 81°26'59" WEST, A DISTANCE OF 29.18 FEET TO A POINT OF CURVATURE;
 - 8) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°51'17" AN ARC DISTANCE OF 850.13 FEET, HAVING A RADIUS OF 795.00 FEET AND A CHORD BEARING NORTH 28°16'24" WEST, A DISTANCE OF 632.16 FEET;
 - 9) THENCE NORTH 04°50'45" WEST, A DISTANCE OF 584.18 FEET TO THE TRUE POINT OF BEGINNING
- SAID PARCEL OF LAND CONTAINS 733,233 SQUARE FEET OR 16.833 ACRES, MORE OR LESS.

EXECUTED THIS 15th DAY OF MAY, 2003.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

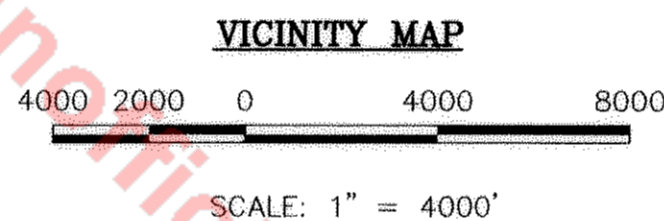
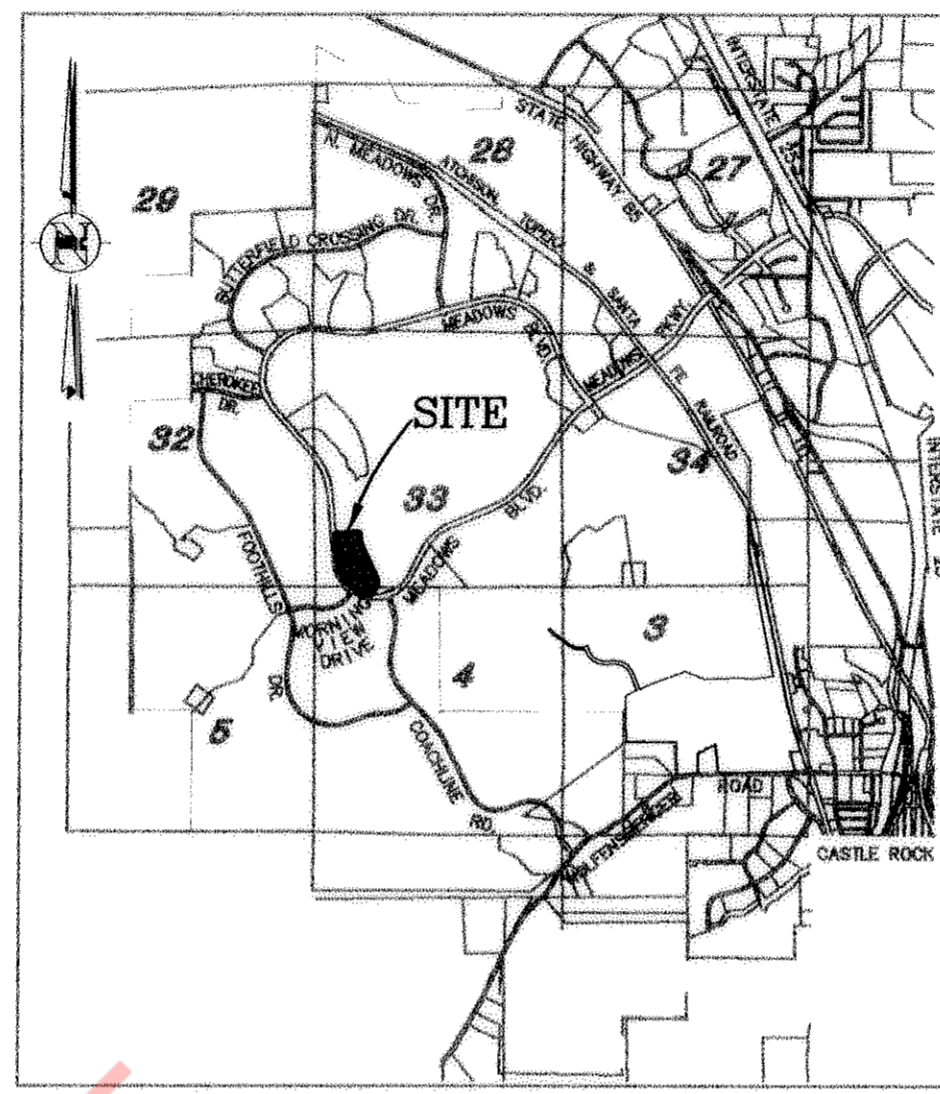
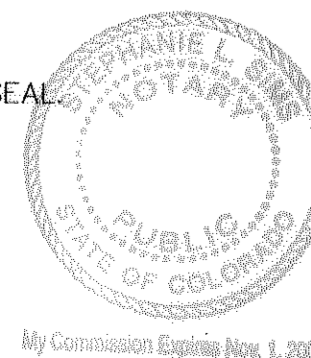
BY: SC Thomas AS: PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF MAY, 2003 BY SC Thomas
AS PRESIDENT, OF CASTLE ROCK DEVELOPMENT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL _____ MY COMMISSION EXPIRES 11-1-03
NOTARY PUBLIC Joseph J. Sani



MEADOWS FILING NO. 11 - PARCEL 11 Land Use Summary Table

TRACT	ACRES	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
TRACT "A"	4.277	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
TRACT "B"	3.745	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAIN.
LOT 1, BLOCK 1	8.811	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TOTAL	16.833				

OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303 394-5500

ENGINEER/SURVEYOR:

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 East Prentice Ave. Suite 101
Greenwood Village, Colorado 80111
303 741-6000

SHEET INDEX

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

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave. Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 779-5648
Date: 04/03/03 Job No. 3572.016.00 FAX (303) 779-5648
DRAWING NAME: S:\3572_016_00\DWG\PLAT\PARCEL-11\3572016bndy.DWG DRAWN BY: TJS

NOTES:

- 1) 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."
- 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 WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 BEARS SOUTH 01°17'17" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- 4) INDICATES A SET No. 5 REBAR WITH PLASTIC CAP STAMPED PLS 25645.
- 5) ALL TRACTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LINES AND ALONG LOCAL STREET RIGHTS-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES.
- 6) TRACT 'A' IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR OPEN SPACE AND DRAINAGE PURPOSES.
- 7) TRACT 'B' IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR OPEN SPACE PURPOSES.
- 8) LOT 1, BLOCK 1 IS TO BE CONVEYED TO THE MEADOWS NEIGHBORHOOD COMPANY AS PRIVATE OPENSOURCE BY SEPARATE INSTRUMENT.
- 9) N/R INDICATES A NON-RADIAL LINE.
- 10) THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FILING 11 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED DECEMBER 3, 1999, IN BOOK 1784 AT PAGE 1877, AT RECEPTION No. 99101232 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 4 SFE ARE DEBITED FROM THE WATER BANK.
- 11) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT IMPLEMENTATION POLICY.

SURVEYORS CERTIFICATE

I, JOHN R. WEST, JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING AUGUST, 2002 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.

I ATTEST THE ABOVE ON THIS 15 DAY OF May, 2003.

JOHN R. WEST, JR. P.L.S. 25645
FOR AND ON BEHALF OF
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVENUE, SUITE 101
GREENWOOD VILLAGE, COLORADO 80111

TITLE CERTIFICATE

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty, 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 9th DAY OF May, 2003.

AUTHORIZED REPRESENTATIVE
TITLE INSURANCE COMPANY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF MAY, 2003.

KATHLEEN A. SELLMAN
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 CLERK

TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 21st DAY OF MAY, 2003, AT 3:10 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2003076006

DOUGLAS COUNTY CLERK AND RECORDER

THE MEADOWS FILING NO. 11 - PARCEL 11

BEING A PART OF THE SW 1/4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST
AND A PART OF THE NW 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST

OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

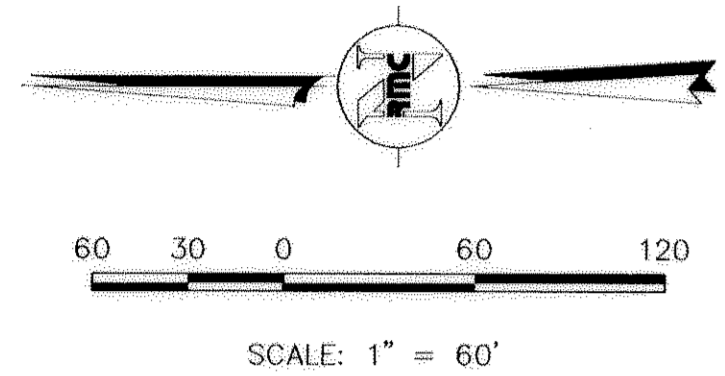
FINAL PLAT

SHEET 2 OF 2

SOUTH 1/4 CORNER SECTION 33
T7S, R67W, 6TH PM
(FOUND ALUM. CAP, PLS NO. 23042)

SW 1/4
SEC 33

MEADOWS BLVD.
Reception Number 8727783



Legend

- ◆ FOUND SECTION CORNER AS INDICATED
- FOUND/SET REBAR & CAP, PLS 25645

POINT OF BEGINNING

POINT OF COMMENCEMENT

WEST 1/4 CORNER SECTION 33
T7S, R67W, 6TH PM
(FOUND #5 REBAR W/CAP, PLS NO. 6935
UPGRADED TO 30"x3/4" REBAR WITH 2" ALUM. CAP.
PLS NO. 25645)

MEADOWS BLVD.
Reception Number 8727783

BASIS OF BEARINGS
West Line SW 1/4 Section 33
S 01°17'17" E 2769.05'

THE MEADOWS FILING NO. 11,
PARCEL 6, RECEPTION NO. 99101241

SE 1/4
SEC 32

NW 1/4
SEC 4

SOUTHWEST CORNER SECTION 33
T7S, R67W, 6TH PM
(FOUND 3" BRASS CAP ON PIPE, SET IN
CONCRETE MARKED LS 2690)

Rocky Mountain Consultants, Inc.	
CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING	8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648
Date: 4/04/03	Job No. 3572.016.00
DRAWING NAME: S:\3572_016_00\DWG\PLAT\PARCEL-11\3572016bndy.dwg	