

# PLAT IDENTIFICATION SHEET

RECEPTION # : DC00037900

DATE: 6/2/00

TIME 15:12

FEE: \$ 10 ( 1 P)

GRANTOR: Castle Rock Dev. Co.  
(OWNER/SIGNER)

GRANTEE: The Meadows # 11  
(SUBDIVISION NAME OR NAME OF PLAT)  
Parcel 14

LEGAL: 33-7-67  
(SECTION-TOWNSHIP-RANGE)

# THE MEADOWS FILING NO. 11 - PARCEL 14

A PART OF THE SOUTH HALF, SECTION 33, TOWNSHIP 7 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 1 OF 1

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33, 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 SOUTH QUARTER CORNER OF SAID SECTION 33, THENCE NORTH 44°11'05" WEST, A DISTANCE OF 145.10 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 44°11'05" WEST, A DISTANCE OF 345.76 FEET; THENCE NORTH 61°32'27" WEST, A DISTANCE OF 181.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEADOWS BOULEVARD AS SHOWN ON THE FINAL PLAT OF MEADOWS BOULEVARD, RECORDED AT RECEPTION NUMBER 8727783 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:  
1. NORTH 27°21'06" EAST, A DISTANCE OF 407.93 FEET TO A POINT OF CURVE;  
2. THENCE 187.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101°7'59" AND A RADIUS OF 1045.00 FEET, THE CHORD OF WHICH BEARS NORTH 32°30'06" EAST, A DISTANCE OF 187.60 FEET; THENCE SOUTH 38°41'24" EAST, A DISTANCE OF 373.21 FEET; THENCE SOUTH 43°01'10" EAST, A DISTANCE OF 76.68 FEET; THENCE SOUTH 18°48'34" WEST, A DISTANCE OF 536.43 FEET TO THE TRUE POINT OF BEGINNING.

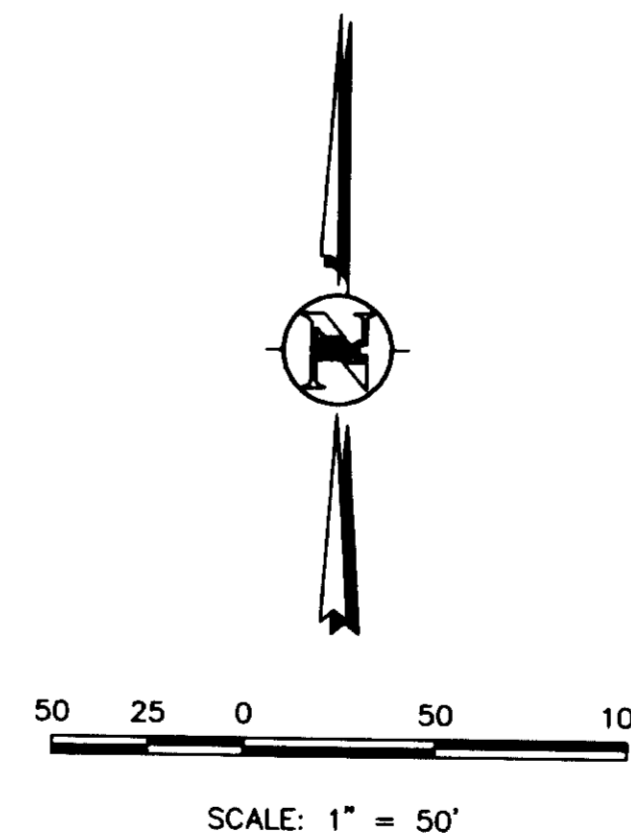
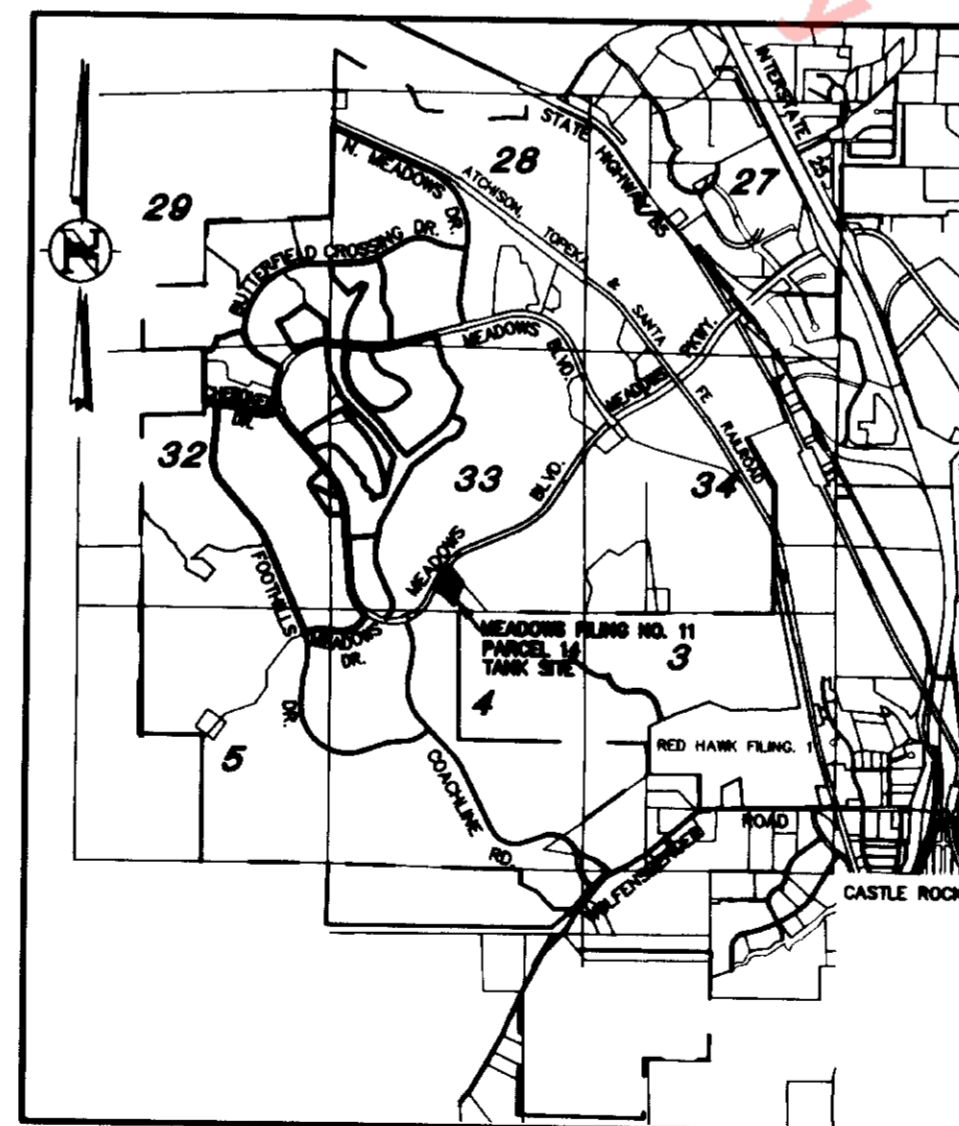
SAID PARCEL CONTAINS 248,618 SQUARE FEET, OR 5.707 ACRES, MORE OR LESS.

### NOTES:

- BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY UNLESS NOTED.
- DATE OF SURVEY: SEPTEMBER, 1999.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 89°29'13" EAST.
- THERE IS 1 LOT IN THIS SUBDIVISION.
- 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."
- 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.

LOT 1, BLOCK 1  
248,618 SF  
5.707 ACRES

SE 1/4  
SEC 33



POINT OF COMMENCEMENT  
S1/4 COR. SEC. 33  
T 7 S, R 67 W, 6th P.M.  
FND. 3.25" ALUM. CAP LS# 23042

BASIS OF BEARINGS  
South Line SE 1/4 Section 33  
N 89°29'13" E 2627.68'

SE COR. SEC. 33  
T 7 S, R 67 W, 6th P.M.  
FND. 1.0" ALUM. CAP LS# 6935

SW 1/4  
SEC 33

TRUE POINT  
OF BEGINNING

South Line SW 1/4 Section 33

East Line SW 1/4 Section 33

### 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 14.

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 2nd DAY OF May, 2000.

### OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, a Colorado corporation  
J.C. Thomas  
PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF Feb., 2000.

BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-27-2003



### MORTGAGEE:

CASTLE ROCK LAND CO., LLC, a Colorado limited liability company  
[Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF Feb., 2000.

BY: [Signature]

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-27-2003



### 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 10th DAY OF MARCH, 2000.

AUTHORIZED REPRESENTATIVE

[Signature]  
TITLE OFFICER OF  
LAND TITLE GUARANTEE COMPANY

### 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 COUNTY OF DOUGLAS, TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329  
8301 E. PRENTICE AVENUE, SUITE 101, ENGLEWOOD, COLORADO 80111

### STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 7th DAY OF JANUARY, 2000.

[Signature]  
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 CONDITIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.



[Signature]  
TOWN OF CASTLE ROCK  
TOWN MANAGER  
[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:12 P.M. ON THE 2nd DAY OF JUNE, 2000, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ MAP \_\_\_\_\_ RECEPTION NO. 00037900.

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature]  
DEPUTY



THE MEADOWS FILING NO. 11 - PARCEL 14  
SHEET 1 OF 1

**OWNER**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE / SUITE 840  
DENVER, COLORADO 80208  
PHONE NUMBER: (303) 394-8800  
CONTACT: JIM RILEY

**DEVELOPER/APPLICANT**  
DENVER, COLORADO 80208  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE / SUITE 840  
PHONE NUMBER: (303) 394-8800  
CONTACT: JIM RILEY

**CIVIL ENGINEER/SURVEYOR**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 E. PRENTICE AVE./SUITE 101  
ENGLEWOOD, CO 80111  
TELEPHONE (303) 741-6000  
CONTACT: MARK T. NICKLESS

**ROCKY MOUNTAIN CONSULTANTS, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave., Suite 101  
Englewood, CO 80111  
DRAWING NAME: P:\PROJECTS\KEENA\3572008\PLAT\TANK01PLA.DWG  
Date: 01/17/00 Job No. 3572.008.00 FAX (303) 741-6106