

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99101239

DATE: 12-3-99

TIME: 14:42

FEE: \$ 20/ (2 Pages)

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

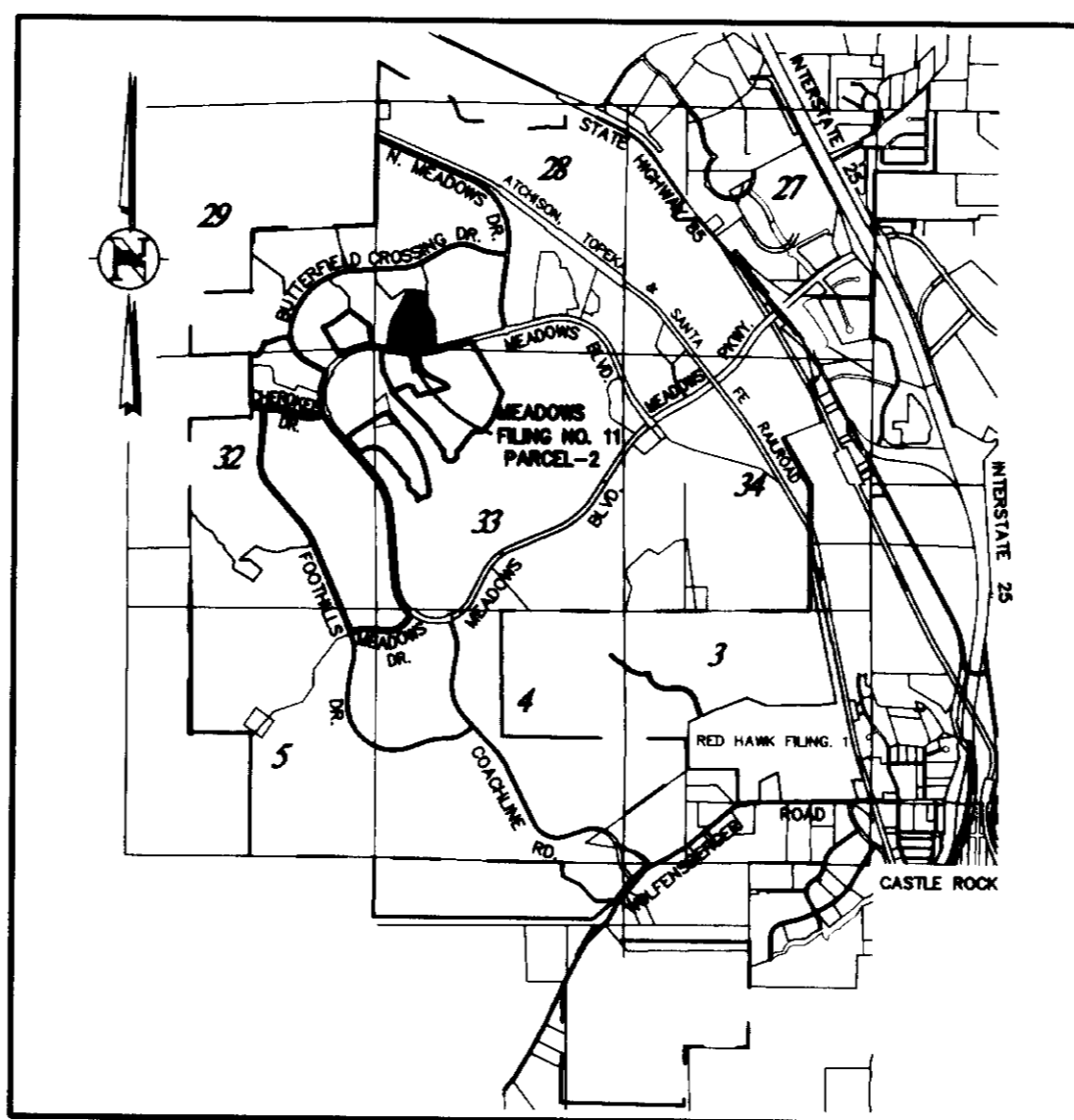
GRANTEE: The Meadows # 11
(SUBDIVISION NAME OR NAME OF PLAT) Parcel 2

LEGAL: 28+33, 7, 67
(SECTION-TOWNSHIP-RANGE)

THE MEADOWS FILING NO. 11 - PARCEL 2

LOCATED IN THE SW 1/4 OF SECTION 28 AND THE NW 1/4 OF SECTION 33,
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'

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 28, 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 Southwest corner of said Section 28; Thence North 77°44'35" East, a distance of 353.71 feet to a point on 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 Southeast corner of BUTTERFIELD CROSSING PARK, a plat recorded at reception number 8727780 of the records of said Douglas County, and the TRUE POINT OF BEGINNING.

Thence along the Easterly line of said BUTTERFIELD CROSSING PARK the following three (3) courses:

- 1) North 01°00'01" East, a distance of 227.42 feet;
- 2) Thence North 13°36'49" East, a distance of 334.00 feet;
- 3) Thence North 28°28'25" East, a distance of 475.38 feet;

Thence South 81°56'40" East, a distance of 467.08 feet to a point on the Westerly line of THE MEADOWS FILING NO. 1, a plat recorded at reception number 8733897 of the records of said Douglas County; Thence along said Westerly line of THE MEADOWS FILING NO. 1 the following four (4) courses:

- 1) South 01°52'00" West, a distance of 70.83 feet;
- 2) Thence South 29°41'09" East, a distance of 325.25 feet;
- 3) Thence South 00°44'46" East, a distance of 347.71 feet;
- 4) Thence South 04°01'14" East, a distance of 210.06 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 the following two (2) courses:

- 1) along the arc of said curve to the right through a central angle of 20°05'02" an arc distance of 681.78 feet, having a radius of 1945.00 feet and a chord bearing South 87°28'58" West, a distance of 678.30 feet;
- 2) Thence North 82°28'31" West, a distance of 274.45 feet to the TRUE POINT OF BEGINNING.

Said parcel of land contains 782,284 square feet or 17.959 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. 9325
8301 E. PRENTICE AVENUE, SUITE 101 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. 181 AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-6500
CONTACT: JIM RILEY

DEVELOPER/APPLICANT

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 181 AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-6500
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

NOTES:

- 1) 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.
- 2) DATE OF SURVEY: MARCH, 1999.
- 3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED BY A FOUND BRASS CAP, LS NO. 7134 AT THE SW CORNER OF SAID SECTION 28, AND A FOUND BRASS CAP AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 28, LS NO. 2690, SAID LINE BEARING NORTH 89°26'39" WEST.
- 4) THERE ARE 53 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
- 5) ALL THE LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN: FRONT LOT AT ROW 7; SIDE LOT AT ROW 15; SIDE LOT BETWEEN LOTS 3; REAR LOT 10' TOGETHER KNOWN AS THE UTILITY EASEMENTS; OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS, AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON. SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
- 6) 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."
- 7) TRACT C IS TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY, FOR THE MEADOWS FILING NO. 11 - PARCEL 2, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.
- 8) ALL BLOCK CORNER RADII ARE 18.00' UNLESS NOTED.
- 9) N/R INDICATES A NON-RADIAL LINE
- 10) 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.
- 11) THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS 11 SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED 12-3-99, 1999 IN BOOK _____ AT PAGE _____ AT RECEPTION NUMBER 99101232 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 53 SFE ARE DEBITED FROM THE WATER BANK.

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 2. 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. TRACT _____ AS DESCRIBED AND SHOWN HEREON.

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:

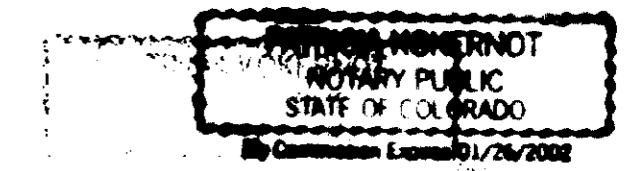
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

DC Thomas
PRESIDENT

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

BY: *Patricia Kobernot*

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-2002

MORTGAGEE:

CASTLE ROCK LAND COMPANY, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

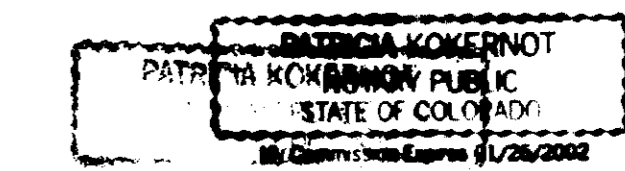
Mark T. Nickless

AS ATTORNEY-IN-FACT FOR DONALD L. STURM, MANAGER

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

BY: *Patricia Kobernot*

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.

AUTHORIZED REPRESENTATIVE

Eric Stearns
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:

Gally Q. New
TOWN CLERK

TOWN OF CASTLE ROCK
Mark Mazzu
ACCOUNT TOWN MANAGER

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 14:42 P.M. ON THE 03 DAY OF December, 1999.

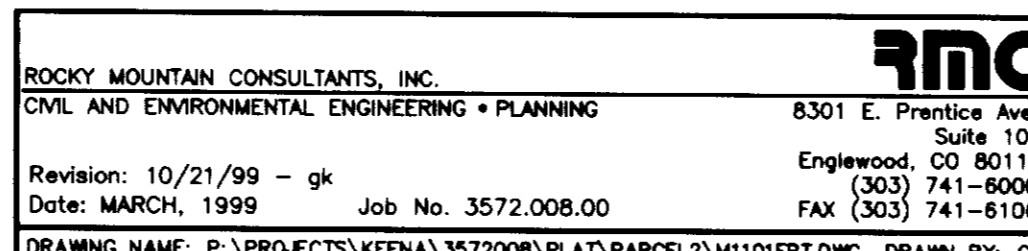
IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 99101239

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Sheryl Muehl*
DEPUTY



THE MEADOWS FILING NO. 11 - PARCEL 2
FINAL PLAT
SHEET 1 OF 2



ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8106
Revision: 10/21/99 - gk
Date: MARCH, 1999 Job No. 3572.008.00
DRAWING NAME: P:\PROJECTS\KEENA\3572008\PLAT\PARCEL2\W1101FPT.DWG DRAWN BY: GK

THE MEADOWS FILING NO. 11 - PARCEL 2

LOCATED IN THE SW 1/4 OF SECTION 28,
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

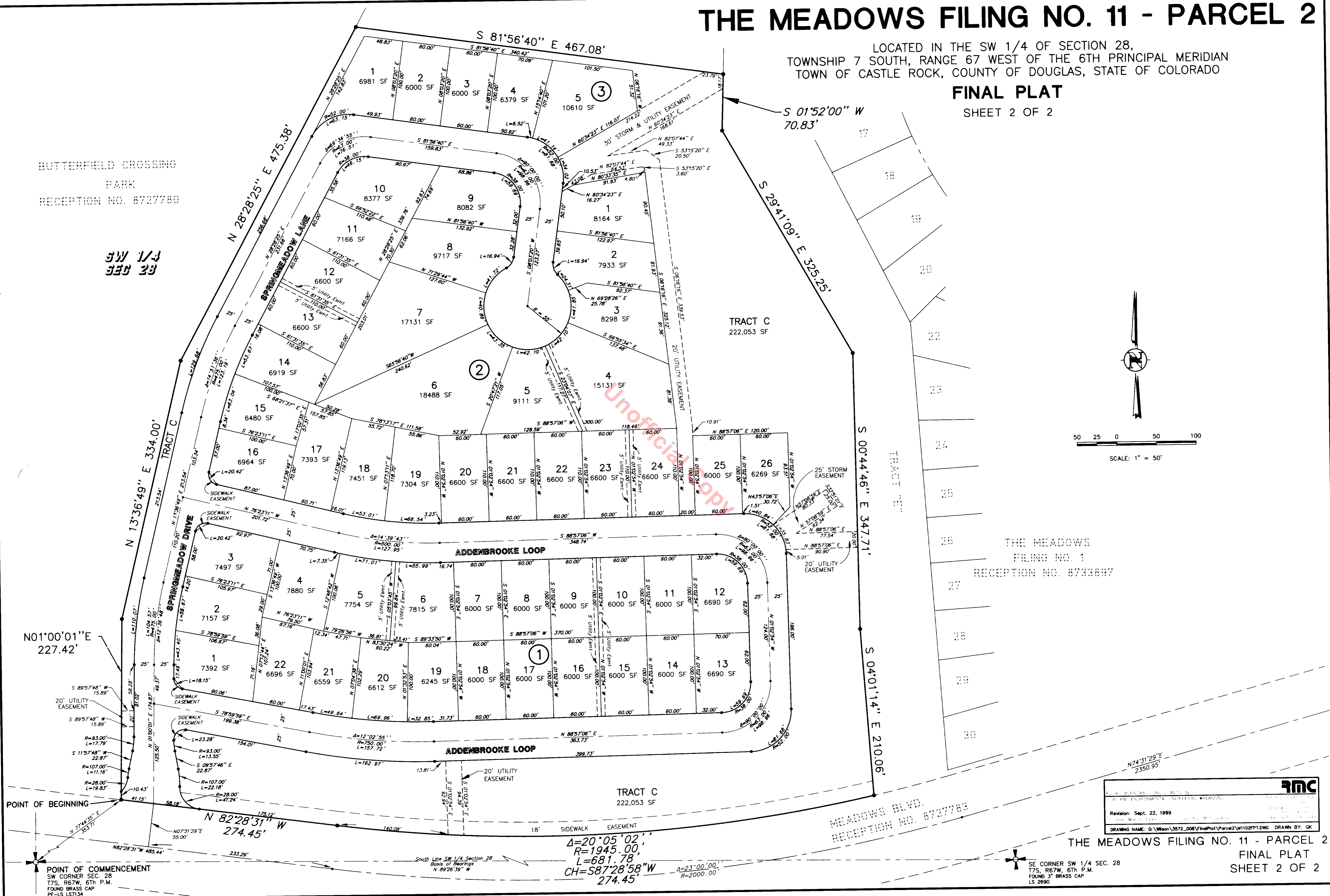
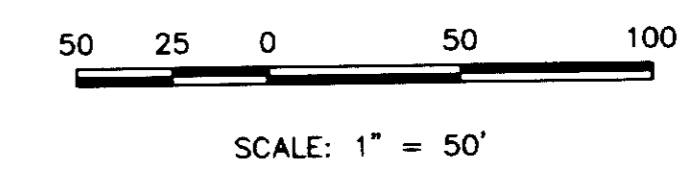
BUTTERFIELD CROSSING
PARK
RECEPTION NO. 8727780

SW 1/4
SE 23

TRACT C
222,053 SF

TRACT C
222,053 SF

THE MEADOWS
FILING NO. 1
RECEPTION NO. 8733897



South Line SW 1/4 Section 28
Basis of Bearings
N 89°26'39" W

$A=20^{\circ}05'02''$
 $R=1945.00'$
 $L=681.78'$
 $CH=S87^{\circ}28'58''W$
 $274.45'$

SE CORNER SW 1/4 SEC. 28
T7S, R67W, 6TH P.M.
FOUND 3" BRASS CAP
LS 2690

RMC

Revision: Sept. 22, 1999

DRAWING NAME: G:\Wson\3572_008\FinalPlat\Parcel2\M1102FPT.DWG DRAWN BY: GK

THE MEADOWS FILING NO. 11 - PARCEL 2
FINAL PLAT
SHEET 2 OF 2