

PLAT IDENTIFICATION SHEET

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

2003162249
11/10/2003 03:02 PM



GRANTOR:

(owner/signer)

- ✓ Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
- ✓ Castle Rock Development Company

GRANTEE:

(subdivision name or name of plat)

- ✓ The Meadows Filing 11, Parcels 8 & 9
Final Plat

LEGAL:

(section-township-range)

32,33-7-67

THE MEADOWS FILING No. 11 - PARCELS 8 & 9

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32 AND THE WEST HALF OF SECTION 33, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE AND LIENHOLDER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A BLOCK AND LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE MEADOWS FILING No. 11 - PARCELS 8 & 9". 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, 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.

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 33 AND THE EAST HALF OF SECTION 32, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 01°17'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 37°35'46" WEST, A DISTANCE OF 233.33 FEET TO THE SOUTHEAST CORNER OF TRACT 'C' OF THE MEADOWS FILING No. 11 - PARCEL 6, A SUBDIVISION RECORDED AT RECEPTION NUMBER 99101241 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AT RECEPTION NUMBER 8727783, SAID DOUGLAS COUNTY RECORDS, THE FOLLOWING 3 (THREE) COURSES:

- 1) SOUTH 41°24'47" EAST, A DISTANCE OF 104.51 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°34'02", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 922.23 FEET AND A CHORD WHICH BEARS SOUTH 23°07'46" EAST, A DISTANCE OF 906.65 FEET;
- 3) SOUTH 04°50'45" EAST, A DISTANCE OF 22.90 FEET TO THE NORTHEAST CORNER OF TRACT 'D', SAID MEADOWS FILING No. 11 - PARCEL 6;

THENCE DEPARTING SAID WESTERLY LINE, ALONG THE EASTERLY LINE OF SAID MEADOWS FILING No. 11 - PARCEL 6, THE FOLLOWING 8 (EIGHT) COURSES:

- 1) SOUTH 89°24'06" WEST, A DISTANCE OF 316.82 FEET;
- 2) NORTH 34°08'42" WEST, A DISTANCE OF 666.38 FEET;
- 3) NORTH 20°40'57" WEST, A DISTANCE OF 32.61 FEET;
- 4) NORTH 07°11'15" WEST, A DISTANCE OF 49.47 FEET;
- 5) NORTH 11°01'33" EAST, A DISTANCE OF 48.32 FEET;
- 6) NORTH 32°08'52" EAST, A DISTANCE OF 49.41 FEET;
- 7) NORTH 47°44'23" EAST, A DISTANCE OF 56.72 FEET;
- 8) NORTH 48°35'13" EAST, A DISTANCE OF 271.78 FEET TO THE "POINT OF BEGINNING".

CONTAINING 8.695 ACRES OR 378,739 SQUARE FEET, MORE OR LESS.

EXECUTED THIS 31ST DAY OF October, 2003.

OWNER: Lot 1

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

[Signature]
AUTHORIZED AGENT

NOTARY CERTIFICATE

STATE OF UTAH }
COUNTY OF SALT LAKE }ss

ON THIS 31ST DAY OF October, 2003, PERSONALLY APPEARED BEFORE ME KERRY E. RYDGE, PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED AGENT OF CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNED THIS 31ST DAY OF October, 2003.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY PUBLIC FOR THE STATE OF UTAH

OWNER: Lot 2

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

By: JC Thomas AS: PRESIDENT

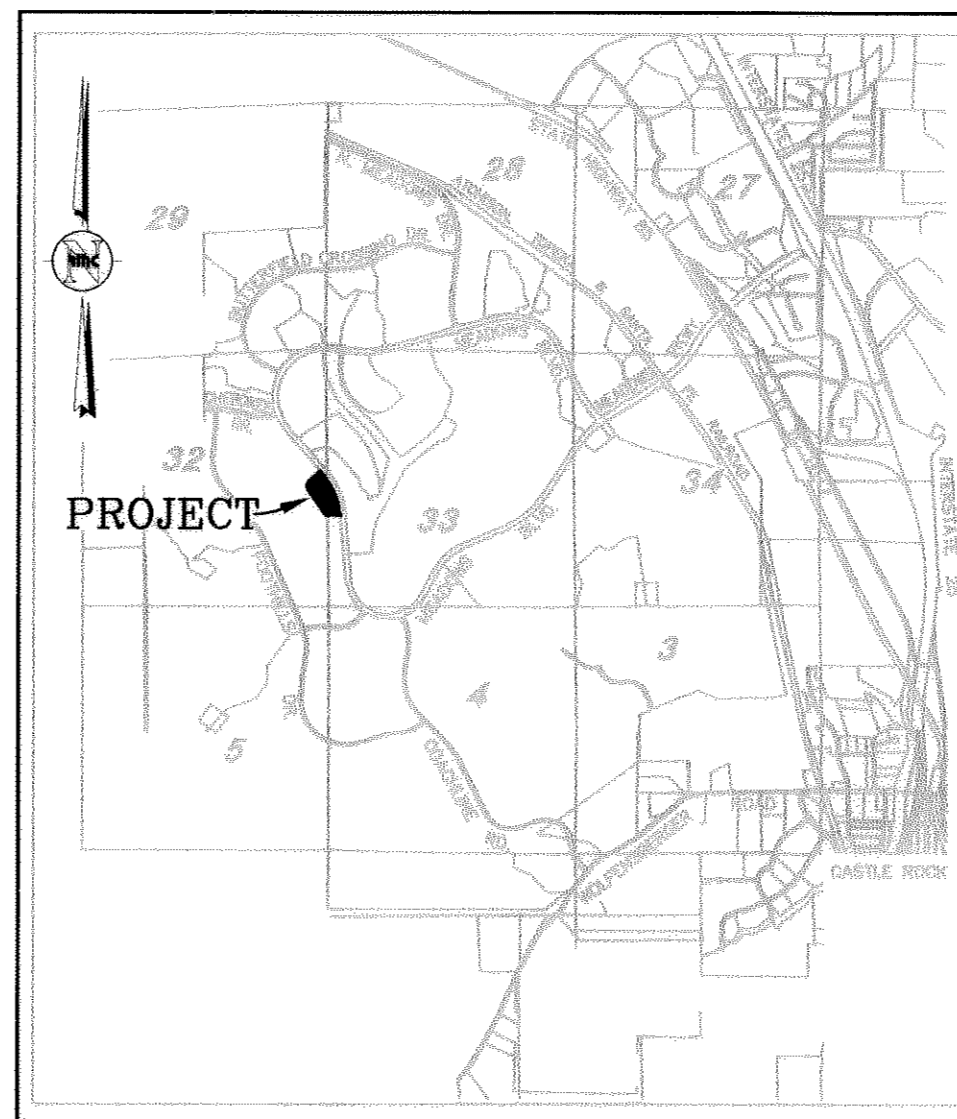
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF November, 2003 BY JC Thomas AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/6/05
NOTARY PUBLIC *[Signature]*



VICINITY MAP

SCALE: 1" = 4000'

4000' 2000' 0' 4000'

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 OR A BRASS DISC STAMPED PLS 23515.
- 5) N/R INDICATES A NON-RADIAL LINE.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
7. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUB-DIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- 8) NO PORTION OF THE HEREIN DESCRIBED PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN OF THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, DATED SEPTEMBER 30, 1987.
- 9) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE TRIANGLE.

OWNER

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
FACILITIES MANAGEMENT DEPARTMENT
REAL ESTATE ACQUISITIONS SECTION
TWELFTH FLOOR
50 EAST NORTH TEMPLE STREET
SALT LAKE CITY, UTAH 84150-6320
(801) 240-4470 - PHONE
(801) 240-4956 - FAX

ENGINEER/SURVEYOR:

TETRA TECH - RMC, INC.
8301 East Prentice Avenue Suite 101
Greenwood Village, Colorado 80111
303 741-6000

TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL. 303.741.6000 FAX 303.741.6106
Date: 10/23/03 Job No. 3572.052.01 Drawn By: PCH
Drawing Path Name: S:\3572_052_01\DWG\PLAT\FINAL\357205201FP.DWG

SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, 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 SEPTEMBER, 2003 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 17th DAY OF OCTOBER, 2003.

[Signature]
PATRICK C. O'HEARN P.L.S. 23515

FOR AND ON BEHALF OF
TETRA TECH - RMC, INC.
8301 E. PRENTICE AVENUE, SUITE 101
GREENWOOD VILLAGE, COLORADO 80111

TITLE CERTIFICATE

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 4th DAY OF November, 2003.

AUTHORIZED REPRESENTATIVE
TITLE INSURANCE COMPANY

STATE OF COLORADO }
COUNTY OF }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF November, 2003 BY Eric Stearns AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 10-20-04
NOTARY PUBLIC Daniel P. Haubert
HAUBERT

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FILING No. 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 8 SFE ARE DEBITED FROM THE WATER BANK.

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 04th DAY OF November, 2003.

[Signature]
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 OF CASTLE ROCK
[Signature] TOWN CLERK
[Signature] TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:02 AM/PM ON THE 10th DAY OF NOV, 2003, AT RECEPTION No. 2003162419

DOUGLAS COUNTY CLERK AND RECORDER

By: Beth Justice
DEPUTY

SHEET INDEX

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

