

# THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1

A REPLAT OF LOT 2, BLOCK 1, THE MEADOWS FILING NO. 11 - PARCELS 8 & 9  
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33  
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 3.111 ACRES - PL20-0017

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO REPLAT AN EXISTING LOT INTO 2 LOTS AND CREATE EASEMENTS.

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING ALL OF LOT 2, BLOCK 1, THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 AS RECORDED UNDER RECEPTION NO. 2003162249 OF THE RECORDS IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING AN AREA OF 3.111 ACRES, (135,501 SQUARE FEET), MORE OR LESS.

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITY, LIGHTING, AND ELECTRIC 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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREIN.

ASPIRANT CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 17 DAY OF March, 2021

BY: Edward Feunke  
 MANAGING MEMBER OF THE ENTITY SHOWN ABOVE

BY: Edward Feunke  
 ITS MANAGER

BY: [Signature]  
 NAME: Edward Feunke

ITS: MANAGER

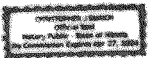
STATE OF COLORADO Illino } ss.

COUNTY OF Lava }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF March, 2021.

BY: Edward Feunke, AS MANAGER OF ASPIRANT CASTLE ROCK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

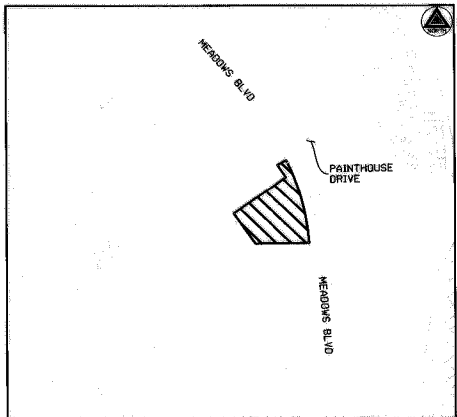


NOTARY PUBLIC

MY COMMISSION EXPIRES: April 27, 2024

**GENERAL NOTES:**

- LAND TITLE GUARANTEE COMPANY FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. ABC7083694.1 WITH AN EFFECTIVE DATE OF 12/15/2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION RECORDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEAS ANY PUBLIC LAND SURVEY MONUMENT OR LAND EVIDIARY MONUMENT OR ACCESSORY COMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING SOUTH 011°17' EAST, A DISTANCE OF 2,769.05 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
- THERE ARE 2 LOTS WITHIN THIS PLAT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DRAINAGE EASEMENTS: 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 SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 0805001606 WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS - ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK TOWN SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- LOT 2, BLOCK 1, THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, NOTES AND EASEMENTS (UNLESS OTHERWISE NOTED) RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2003162249.
- CROSS ACCESS BETWEEN THE LOTS PLATTED HEREON IS RESERVED FOR THE BENEFIT OF ALL SAID LOTS ALONG THE ALIGNMENT OF THE DRIVING LANES AND ACROSS LOT LINES AS SHOWN ON THE SITE PLANS FOR LOTS IN THIS FILING APPROVED BY THE TOWN OF CASTLE ROCK. ALL LOTS SHALL HAVE ACCESS TO MEADOWS BOULEVARD.



**SHEET INDEX:**

SHEET 1	COVER SHEET
SHEET 2	PLAT MAP & EXISTING EASEMENTS
SHEET 3	PROPOSED EASEMENTS

**DEVELOPER**  
 ASPIRANT DEVELOPMENT, LLC  
 6617 N SCOTTSDALE ROAD, SUITE 101  
 SCOTTSDALE, ARIZONA 85250  
 480-546-7900

**SURVEYOR:**  
 AZTEC CONSULTANTS, INC.  
 330 EAST MINERAL AVE., SUITE 1  
 LITTLETON, COLORADO 80122  
 303-713-1698

**THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1 - LAND SUMMARY TABLE**

BLOCK	LOT	SQ. FT.	ACREAGE	USE	OWNER	MAINTENANCE
1	2-A	74,430	1.709	FUTURE DEVELOPMENT	ASPIRANT CASTLE ROCK, LLC	ASPIRANT CASTLE ROCK, LLC
1	2-B	61,071	1.402	FUTURE DEVELOPMENT	ASPIRANT CASTLE ROCK, LLC	ASPIRANT CASTLE ROCK, LLC
<b>TOTAL - FILING NO. 11 - PARCELS 8 &amp; 9 - LOT 2A &amp; 2B, BLOCK 1</b>		<b>135,501</b>	<b>3.111</b>			

**TITLE CERTIFICATE**

I, [Signature], AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE 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 DEDICATION AND OWNERSHIP.

SIGNED THIS 17th DAY OF March, 2021.

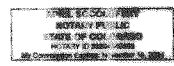
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**

STATE OF COLORADO } ss.  
 COUNTY OF Douglas }

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF March, 2021  
 BY: [Signature] AS Manager OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 2/28/2024

**SURVEYORS CERTIFICATE**

I, GERALD E. BOYSEN JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 23, 2020 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 AMENDED PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS, OR SUBDIVISION REGULATIONS.

GERALD E. BOYSEN JR., LICENSED PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 32428  
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.



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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 15th DAY OF March, 2021.

[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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
[Signature] TOWN CLERK  
[Signature] TOWN MANAGER

DATE: August 24, 2021

DATE: 08-24-2021

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT     M. ON THE     DAY OF    , 20   .

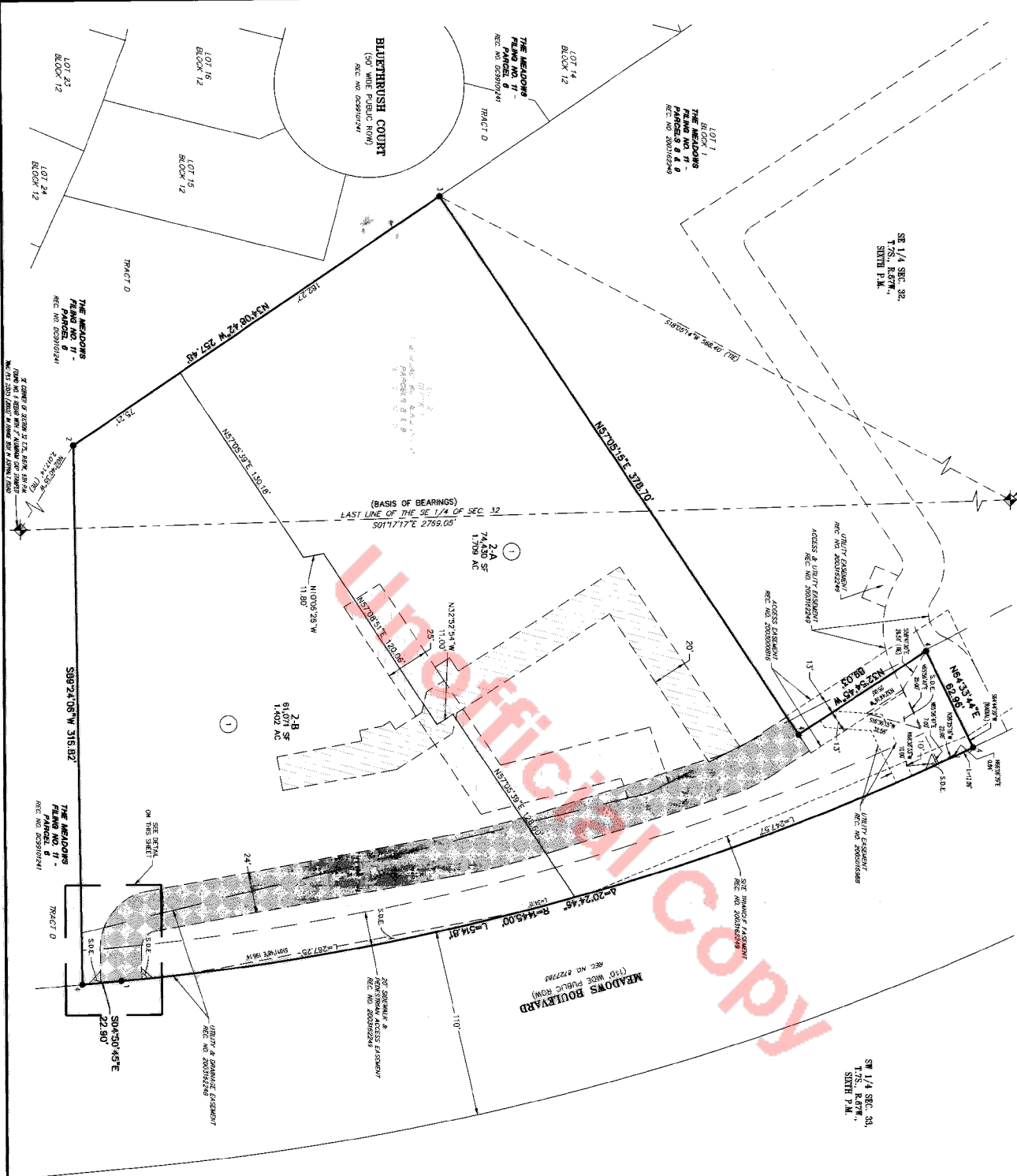
AT RECEPTION NO.      
 DOUGLAS COUNTY CLERK AND RECORDER

BY:     DEPUTY

 330 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1698 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>ASPIRANT DEVELOPMENT, LLC</b> 6617 N SCOTTSDALE ROAD, SUITE 101 SCOTTSDALE, ARIZONA (480) 546-7900	DATE OF PREPARATION: 03-20-2020 SCALE: N/A
	PROJECT NO.: PL20-0017 THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1 SHEET 1 OF 3	SHEET 1 OF 3

# THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1

A REPLAT OF LOT 2, BLOCK 1, THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. 3.111 ACRES - PL20-0017

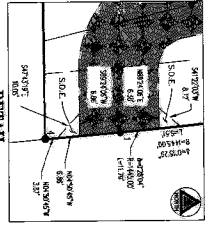


**LEGEND**

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND HOLE IN SIDEWALK WITH NO TAG - SET 1"
- BRASS MARK STAMPED "AZTEC LS 32428"
- FOUND 1-1/4" YELLOW PLASTIC CAP STAMPING ILLISIBLE
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND 1" BRASS MARK STAMPED "AZTEC LS 32428"

S.O.E. SIGHT DISTANCE EASEMENT  
ROW RIGHT-OF-WAY  
# BLOCK NUMBER

- ▬ PROPOSED ACCESS EASEMENT
- ▬ PROPOSED DRAINAGE EASEMENT
- ▬ PROPOSED UTILITY EASEMENT



SEE SHEET 3 FOR PROPOSED EASEMENT DETAILS



THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B, BLOCK 1, AMENDMENT NO. 1 SHEET 2 OF 3

**AZTEC CONSULTANTS, INC.**  
308 East Mountain Ave., Suite 101  
Castle Rock, CO 80108  
TEL: (303) 733-8888  
FAX: (303) 733-8889  
www.aztecconsultants.com

Drawn By: BMM

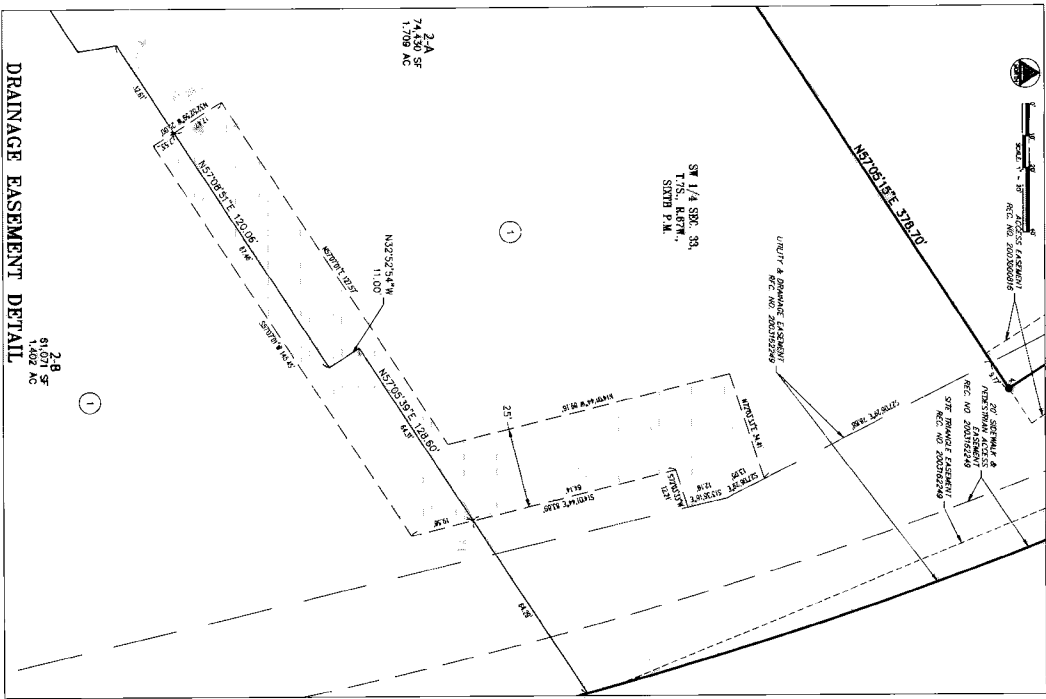
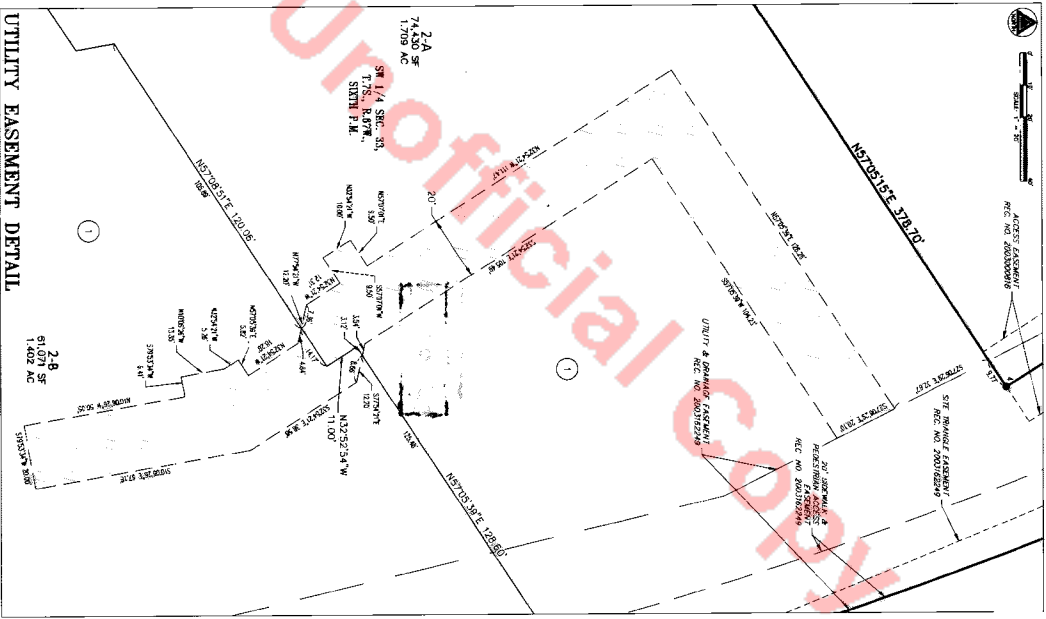
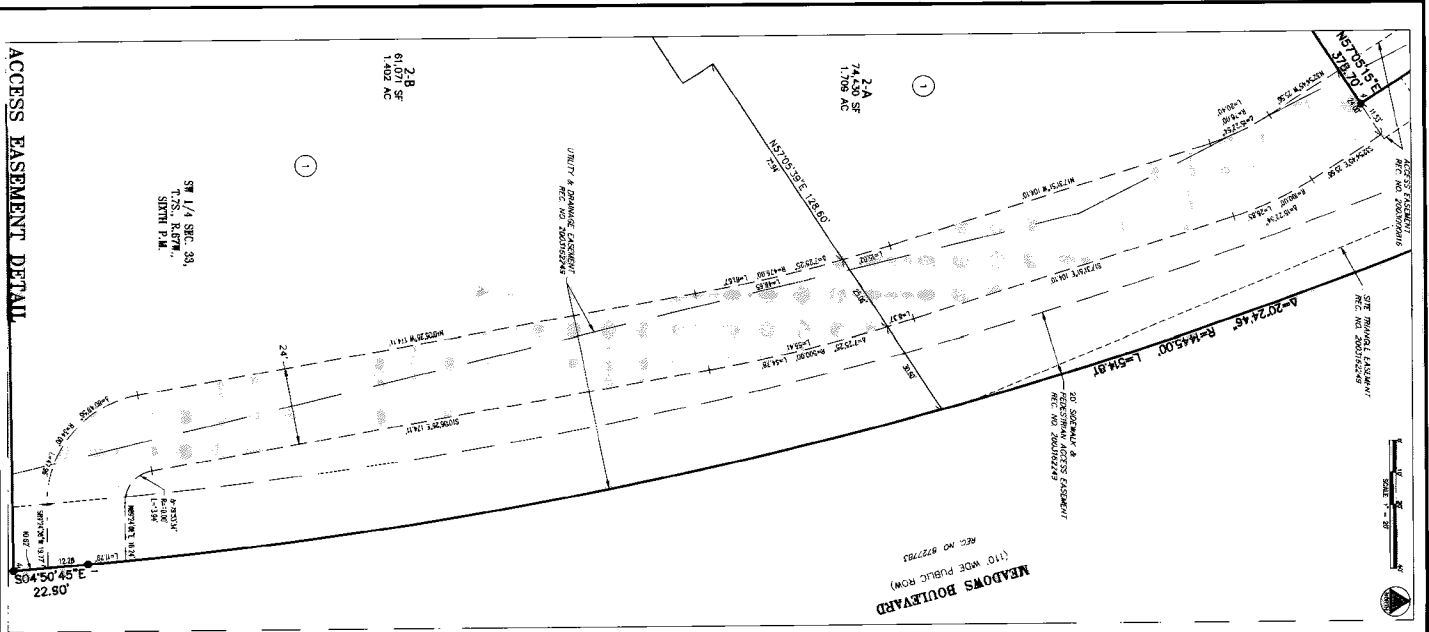
**DEVELOPER**  
ASTRIANT DEVELOPMENT, LLC  
8817 N SCOTTSDALE ROAD, SUITE 101  
SCOTTSDALE, ARIZONA  
(480) 546-7900

PROJECT NO.: PL20-0017  
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

DATE OF PREPARATION	05-20-2020
SCALE	1" = 20'
SHEET 2 OF 3	

**THE MEADOWS FILING NO. 11 - PARCELS 8 & 9 - LOT 2A & 2B,  
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
3.111 ACRES - PL20-0017



**AZTEC CONSULTANTS, INC.**  
 200 East Harvard Ave., Suite 101  
 Scottsdale, AZ 85258  
 (480) 544-7800  
 www.aztecconsultants.com

**DEVELOPER**  
**ASPRANT DEVELOPMENT, LLC**  
 6817 N. SCOTTSDALE ROAD, SUITE 101  
 SCOTTSDALE, ARIZONA  
 (480) 544-7800

PROJECT NO.: PL20-0017  
 PREPARATION DATE: 03/26/2020  
 SCALE: 1" = 30'  
 SHEET 3 OF 3