

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2007030312
04/17/2007 04:03 PM



2007030312 3 PGS

PLAT IDENTIFICATION SHEET

Castle Rock Development Co.
Grantor (owner)

Grantor (owner)

Meadows 12 1st Amendment
Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Filing 12 Lot F Block _____

Condo Info: Phase _____ Bldg _____ Unit _____

Section _____ Township _____ Range _____

Cross Reference numbers: (reception #s or book and page)

2003055669 _____

THE MEADOWS FILING No. 12, 1ST AMENDMENT

FINAL PLAT

A REPLAT OF TRACT F OF THE MEADOWS FILING 12,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING 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 TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 12, 1ST AMENDMENT.

THE UNDERSIGNED HEREBY DEDICATE TRACT "F-2" TO THE TOWN OF CASTLE ROCK. TRACT "F-2" IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR UTILITIES, DRAINAGE, ACCESS AND SIGNAGE, AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED HEREON.

LEGAL DESCRIPTION

TRACT F, THE MEADOWS FILING 12,
A SUBDIVISION RECORDED AT RECEPTION No. 2003055669
IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 0.632 ACRES (27,533 SQ. FT.)

OWNER

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: [Signature] AS President

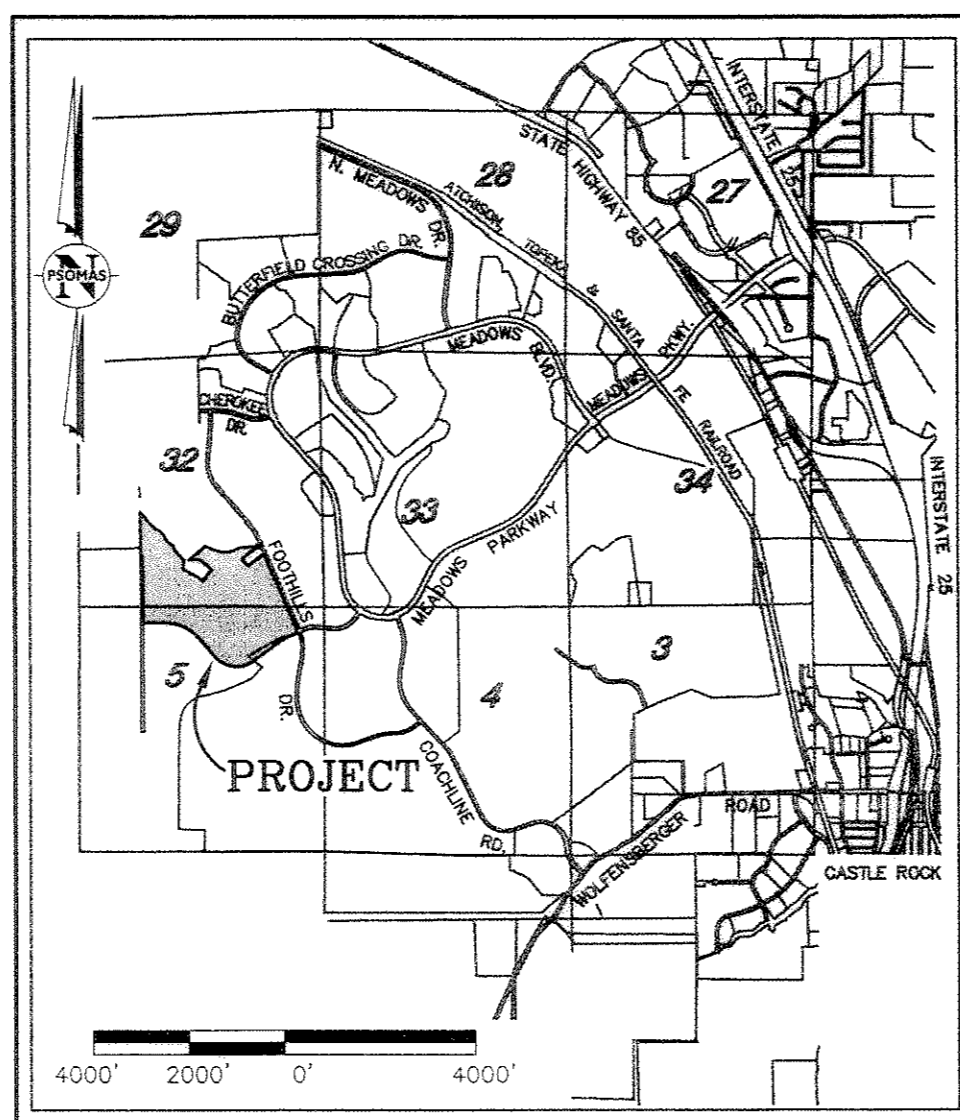
NOTARY CERTIFICATE }
STATE OF COLORADO } ss
COUNTY OF DENVER }

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF March, 2007 .

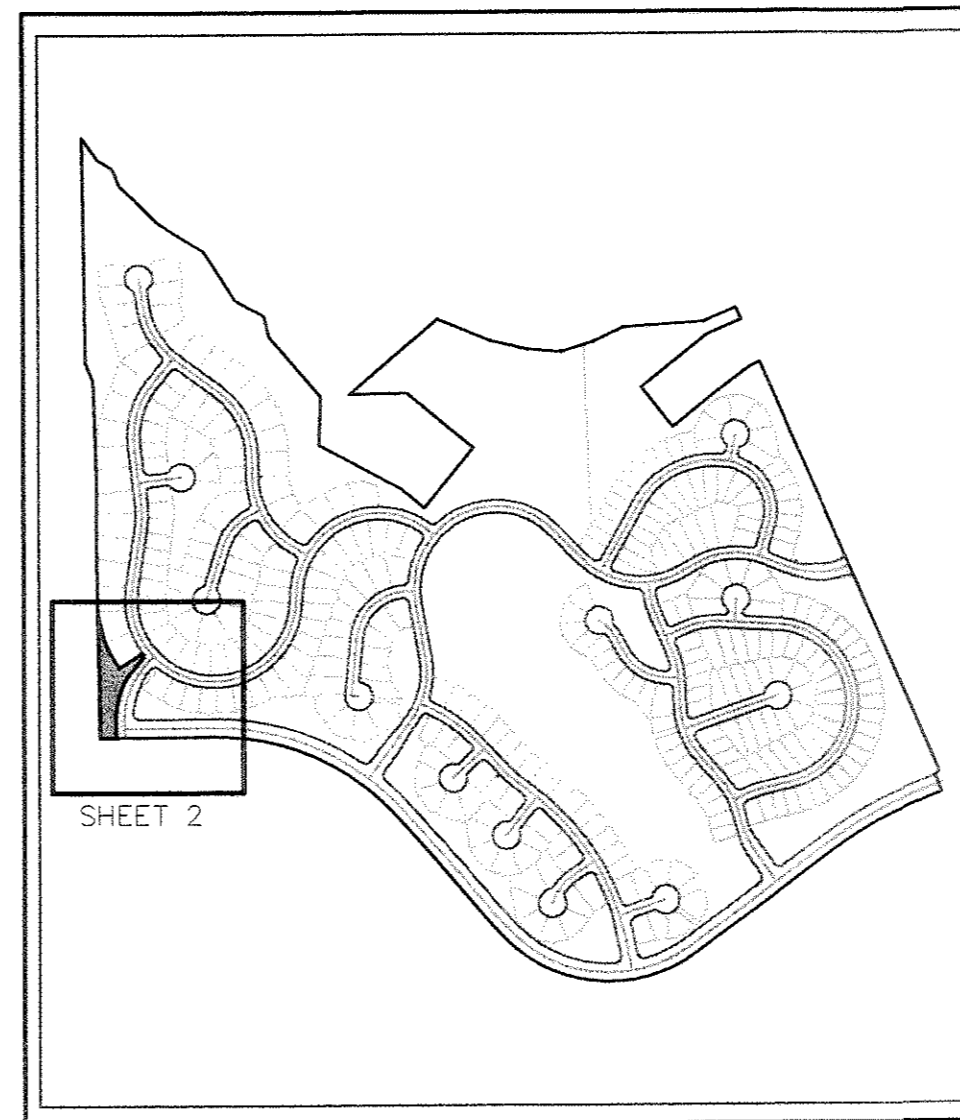
BY: [Signature] AS: President
OF CASTLE ROCK DEVELOPMENT COMPANY,
A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES March
NOTARY PUBLIC [Signature]



VICINITY MAP
SCALE 1" = 4000'



SHEET INDEX
NOT TO SCALE

LAND USE SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT F-1	27,533	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O/S	OS/PUBLIC ACCESS
TRACT F-2	4,526	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC	ACCESS

PURPOSE

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT F INTO TWO (2) TRACTS, TRACT F-1 AND TRACT F-2.

NOTES:

- 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 DEFACTS 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.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WESTERLY LINE OF TRACTS "F-1" AND "F-2" BEARS NORTH 00°53'42" WEST, SAID LINE IS MONUMENTED AS SHOWN HEREON.
- N/R INDICATES A NON-RADIAL LINE.
- INDICATES A SET NO. 5 REBAR WITH PLASTIC CAP STAMPED PLS 26285.
- BOTH TRACTS SHALL HAVE A NON-EXCLUSIVE UTILITY EASEMENT ALONG THE LOCAL STREET RIGHT-OF-WAY FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES, AND IS LOCATED AS SHOWN HEREON.
- THERE ARE NO VARIANCES FROM THE AMENDED MEADOWS PRELIMINARY PUD PLAN APPROVED FOR THIS SUBDIVISION.
- TRACT "F-1" IS TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY FOR THE MEADOWS FILING NO. 12, 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.
- TRACT "F-2" IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR UTILITIES, DRAINAGE, ACCESS AND SIGNAGE, AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FILING NO. 12 SUBDIVISION IMPROVEMENTS AGREEMENT, AND ACCORDINGLY 330-SFE-ARE DEBITED FROM THE WATER BANK.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OF THE HOMEOWNERS ASSOCIATION, IF WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
- THE HEREIN DESCRIBED PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 080049 0710 C, DATED SEPTEMBER 30, 1987.
- THERE ARE NO AREAS DESIGNATED AS REGULATED WETLANDS WITHIN THE FINAL PLAT OF THE MEADOWS FILING NO. 12, 1ST AMENDMENT.

No.	Revision	Date	By

PSOMAS

5990 Greenwood Plaza Blvd., Suite 250
Greenwood Village, CO 80111
(720) 493-2920 Fax: (720) 482-8112

Date: 02/23/2007 Job No.: 9CRD010700
DRAWING NAME: L:\9CRD010700\SURVEY\SUB\2ND MINOR PD\ DRAWN BY: TRL

SURVEYORS STATEMENT

I, THOMAS W. CASE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING FEBRUARY 2007, 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 APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 12th DAY OF March, 2007.

[Signature]
THOMAS W. CASE PLS 26285

FOR AND ON BEHALF OF PSOMAS
5990 GREENWOOD PLAZA BLVD.
BUILDING 2, SUITE 250
GREENWOOD VILLAGE, COLORADO 80111

TITLE CERTIFICATE

[Signature], 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE

LAND TITLE GUARANTEE COMPANY

BY: [Signature] AS Title Officer

NOTARY CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF DENVER }

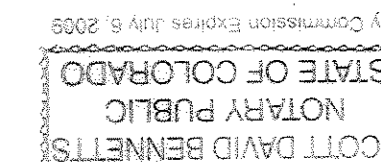
SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF March, 2007 .

BY: [Signature] AS: Title Officer
LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 3.6.2009

NOTARY PUBLIC [Signature]



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

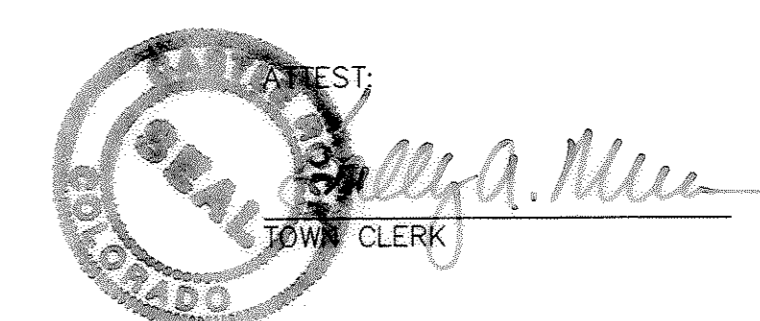
THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, STATE OF COLORADO.

[Signature]
DEVELOPMENT SERVICES DIRECTOR

3/28/07
DATE

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 THIS TOWN.



TOWN OF CASTLE ROCK

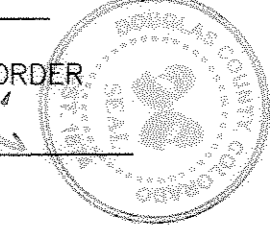
[Signature]
TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:25 P.M. ON THE 17 DAY OF April, 2007
RECEPTION NO. 2007040612

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY



PROPERTY OWNERS
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
FAX NUMBER (303) 394-5508
CONTACT: JIM RILEY

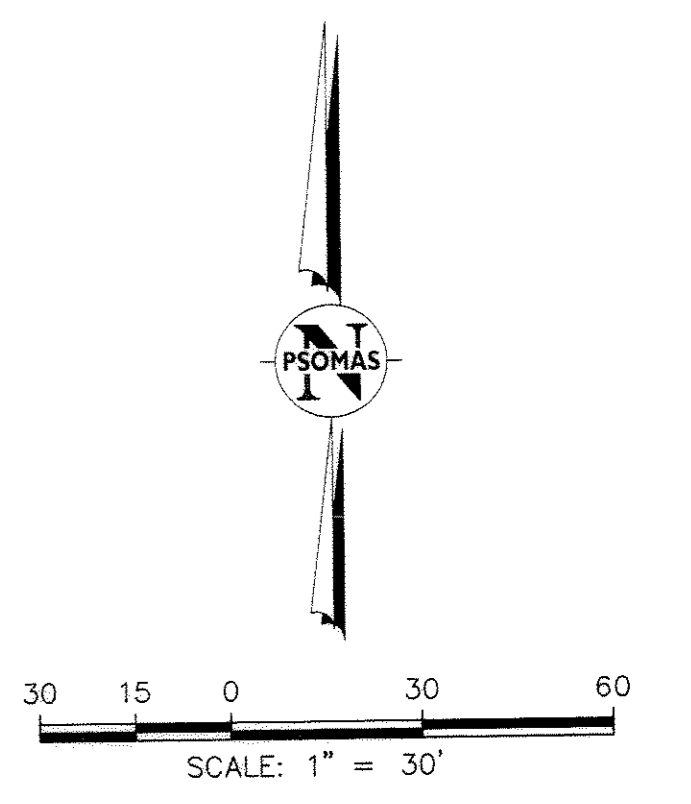
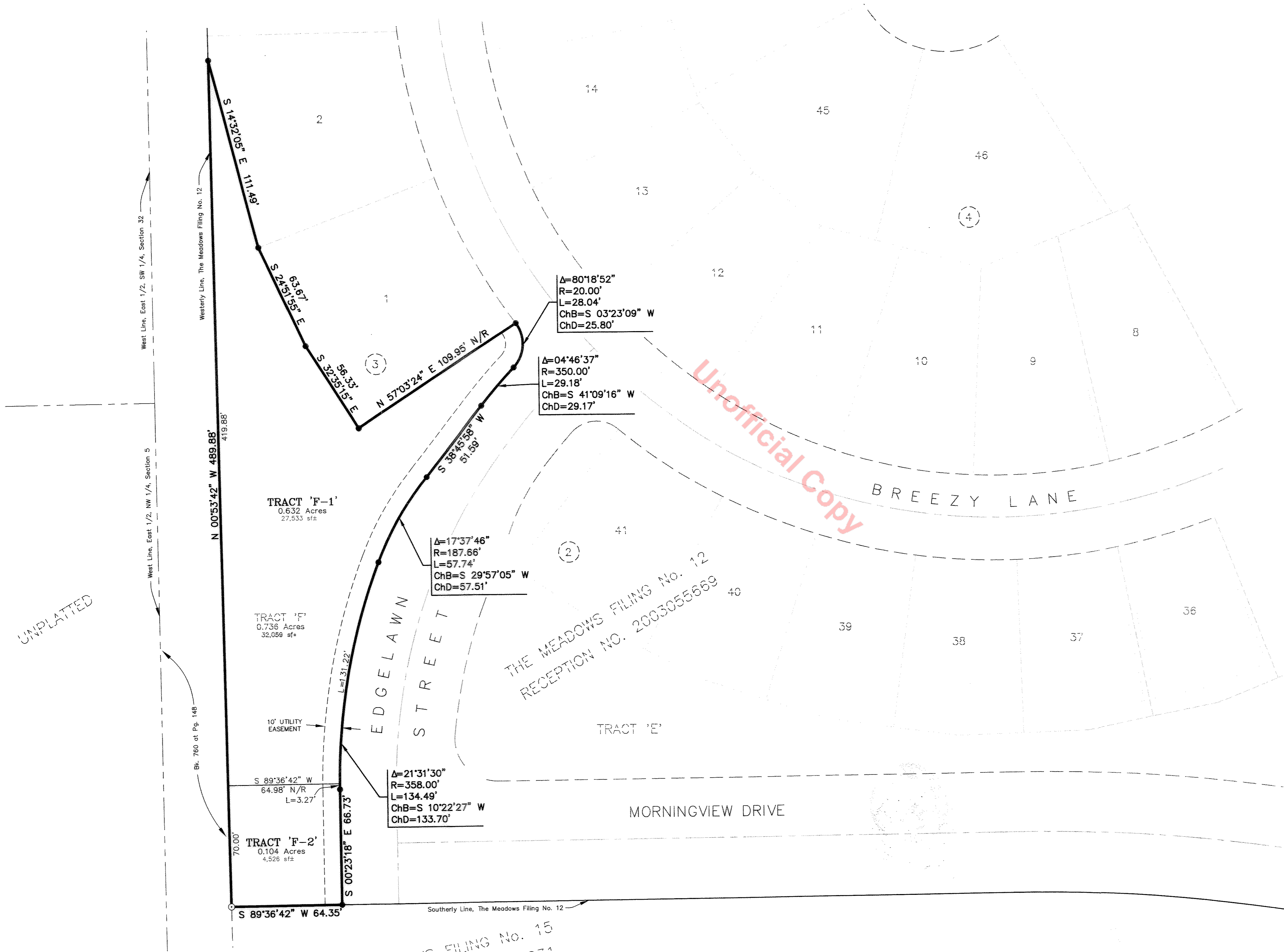
DEVELOPER / LAND PLANNER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 410
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-5500
FAX NUMBER (303) 394-5508
CONTACT: JIM RILEY

CIVIL ENGINEER / SURVEYOR
PSOMAS
5990 GREENWOOD PLAZA BOULEVARD
BUILDING #2, SUITE 250
GREENWOOD VILLAGE, COLORADO 80111
PHONE NUMBER: (720) 493-2920
FAX NUMBER (720) 482-8112
CONTACT: BLAKE R. CALVERT

THE MEADOWS FILING NO. 12, 1ST AMENDMENT

FINAL PLAT

A REPLAT OF TRACT F OF THE MEADOWS FILING 12,
IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 2



LEGEND	
○	FOUND REBAR & CAP LS #25645
●	SET REBAR & CAP LS #26285
N/R	NON-RADIAL LINE

Unofficial Copy

THE MEADOWS FILING No. 12
RECEPTION NO. 2003055689

THE MEADOWS FILING No. 15
RECEPTION NO. 2003182231

UNPLATTED

No.	Revision	Date	By:

PSOMAS
5990 Greenwood Plaza Blvd., Suite 250
Greenwood Village, CO 80111
(720) 493-2920 Fax: (720) 482-8112
Date: 02/23/2007 Job No.: 9CRD010700
DRAWING NAME: L:\9CRD010700\SURVEY\SUB_2ND MINOR PD\ DRAWN BY: TRL