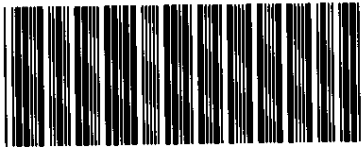


# PLAT IDENTIFICATION SHEET



2003055669 9 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$91.00  
9 PGS

# 2003055669  
04/21/2003 03:11 PM

## GRANTOR:

(owner/signer)

Castle Rock Development Co.

## GRANTEE:

(subdivision name or name of plat)

The Meadows Filing No. 12

## LEGAL:

(section-township-range)

32-7-67

5-8-67

# THE MEADOWS FILING No. 12

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 9

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "THE MEADOWS FILING No. 12". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, ALL SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND SIDEWALK EASEMENTS ALLOWING PUBLIC ACCESS, TOGETHER WITH TRACTS 'M' AND 'N' FOR OPEN SPACE PURPOSES. TRACTS 'M', 'L' AND LOT 1, BLOCK 11 ARE TO BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 45°20'06" WEST, 1972.57 FEET TO THE SOUTHEAST CORNER OF THE MEADOWS FILING NO. 6; A PLAT RECORDED AT RECEPTION NO. 8814214 OF THE DOUGLAS COUNTY RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF FOOTHILLS DRIVE, AS RECORDED AT RECEPTION NUMBER 8727782 OF THE DOUGLAS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID FOOTHILLS DRIVE SOUTH 23°30'11" EAST, 53.02 FEET TO THE NORTHEAST CORNER OF THE MEADOWS FILING NO. 11 - PARCEL 12; THENCE ALONG THE BOUNDARY OF SAID PARCEL 12 THE FOLLOWING SIX (6) COURSES:

1) SOUTH 66°29'49" WEST, 144.60 FEET; 2) THENCE SOUTH 51°23'47" WEST, 337.10 FEET; 3) THENCE SOUTH 38°36'13" EAST, 200.00 FEET; 4) THENCE NORTH 51°23'47" EAST, 197.06 FEET; 5) THENCE NORTH 52°51'42" EAST, 178.96 FEET; 6) THENCE NORTH 61°11'58" EAST, 54.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID FOOTHILLS DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1) SOUTH 23°30'11" EAST, 1758.72 FEET TO A POINT OF CURVE; 2) THENCE 32.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°14'18", HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 22°36'59" WEST, 28.63 FEET TO A POINT OF TANGENT; 3) THENCE SOUTH 68°44'14" WEST, 0.10 FEET;

THENCE SOUTH 21°15'53" EAST, 70.00 FEET; THENCE SOUTH 68°44'30" WEST, 123.42 FEET TO A POINT OF CURVE; THENCE 295.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°32'31", HAVING A RADIUS OF 1165.00 FEET AND A CHORD BEARING SOUTH 81°28'15" WEST, 294.89 FEET TO A POINT OF TANGENT; THENCE SOUTH 54°11'59" WEST, 740.78 FEET TO A POINT OF CURVE; THENCE 858.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°07'08", HAVING A RADIUS OF 585.00 FEET AND A CHORD BEARING NORTH 83°44'27" WEST, 783.78 FEET TO A POINT OF TANGENT; THENCE NORTH 41°40'53" WEST, 586.10 FEET TO A POINT OF CURVE; THENCE 820.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°42'25", HAVING A RADIUS OF 965.00 FEET AND A CHORD BEARING NORTH 66°02'06" WEST, 795.86 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°56'42" WEST, 455.76 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL DESCRIBED IN BOOK 760 AT PAGE 148; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1) NORTH 00°53'41" WEST, 774.70 FEET; 2) THENCE NORTH 00°13'03" EAST, 230.70 FEET; 3) THENCE NORTH 01°41'48" WEST, 405.32 FEET; 4) THENCE NORTH 22°34'46" WEST, 79.10 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SW 1/4 OF SAID SECTION 32;

THENCE ALONG SAID WEST LINE, NORTH 00°41'35" WEST, 903.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID MEADOWS FILING NO. 6; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID MEADOWS FILING NO. 6, THE FOLLOWING TWENTY-THREE (23) COURSES:

1) SOUTH 35°24'51" EAST, 105.57 FEET; 2) THENCE SOUTH 58°54'51" EAST, 70.00 FEET; 3) THENCE SOUTH 20°54'51" EAST, 74.00 FEET; 4) THENCE SOUTH 46°24'51" EAST, 203.00 FEET; 5) THENCE SOUTH 56°54'51" EAST, 219.00 FEET; 6) THENCE SOUTH 31°24'51" EAST, 241.00 FEET; 7) THENCE SOUTH 61°24'51" EAST, 129.00 FEET; 8) THENCE SOUTH 13°24'51" EAST, 87.00 FEET; 9) THENCE SOUTH 40°29'28" EAST, 313.13 FEET; 10) THENCE SOUTH 02°18'38" WEST, 190.00 FEET; 11) THENCE SOUTH 61°31'02" EAST, 370.00 FEET; 12) THENCE SOUTH 50°01'45" EAST, 120.00 FEET; 13) THENCE NORTH 38°36'13" EAST, 310.00 FEET; 14) THENCE NORTH 53°49'00" WEST, 339.67 FEET; 15) THENCE SOUTH 88°44'17" WEST, 226.55 FEET; 16) THENCE NORTH 49°22'15" EAST, 459.97 FEET; 17) THENCE SOUTH 67°24'51" EAST, 227.07 FEET; 18) THENCE SOUTH 76°39'53" EAST, 48.85 FEET; 19) THENCE SOUTH 85°51'50" EAST, 134.95 FEET; 20) THENCE NORTH 72°48'43" EAST, 134.20 FEET; 21) THENCE NORTH 64°07'45" EAST, 129.76 FEET; 22) THENCE NORTH 86°07'42" EAST, 317.35 FEET; 23) THENCE NORTH 66°29'49" EAST, 140.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 139.639 ACRES, MORE OR LESS.

EXECUTED THIS 2<sup>ND</sup> DAY OF April, 2003.

**OWNER:**  
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

By: *AC Thomas* AS: **PRESIDENT**

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DENVER } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>RD</sup> DAY OF April, 2003 BY *SC Thomas*  
AS **President** OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 11-1-03  
NOTARY PUBLIC *Debbie C. Fransua*

**OWNER:**  
CAPITAL PACIFIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

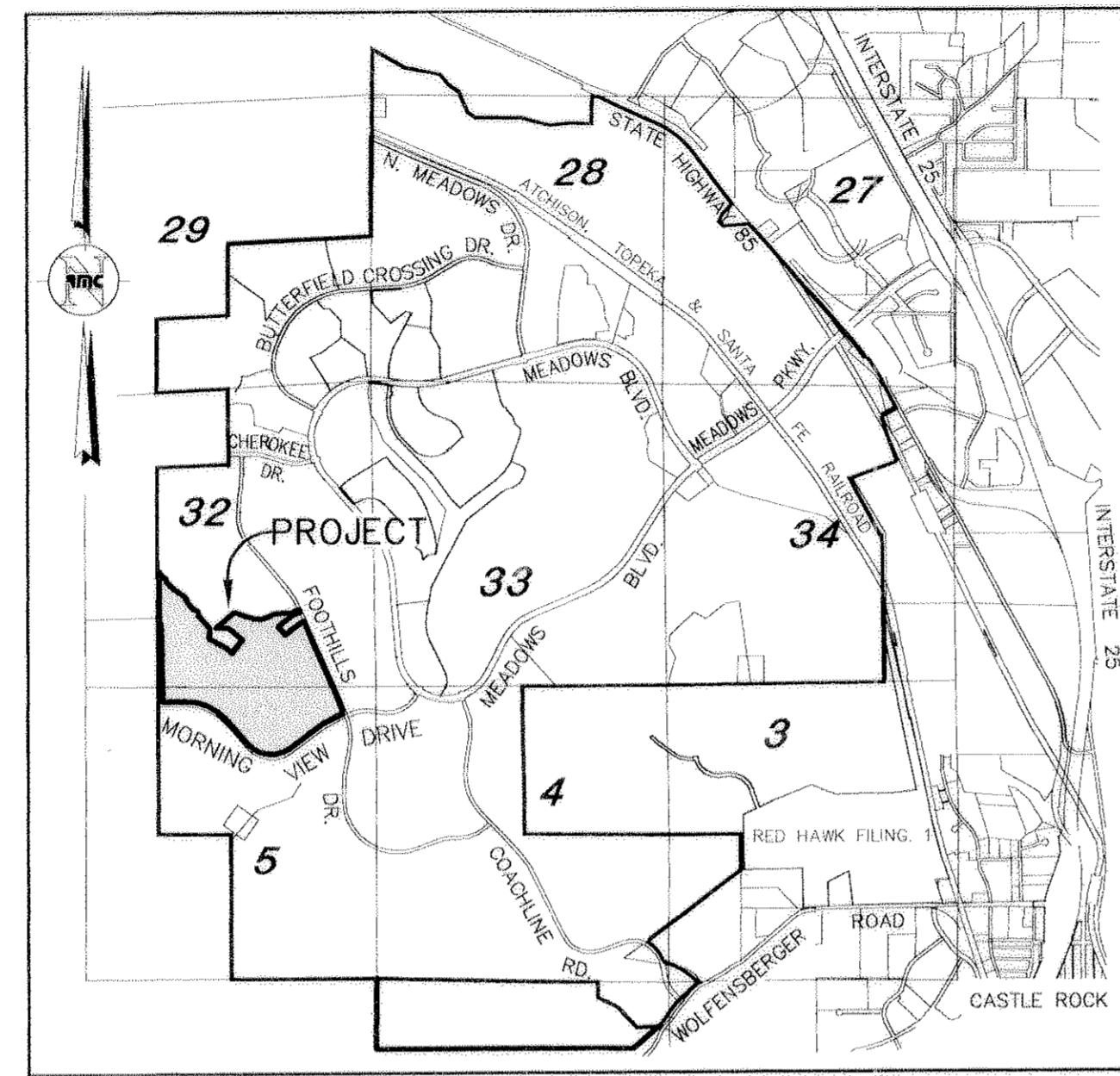
By: *Danielle Nether* AS: **PRESIDENT**

## NOTARY CERTIFICATE

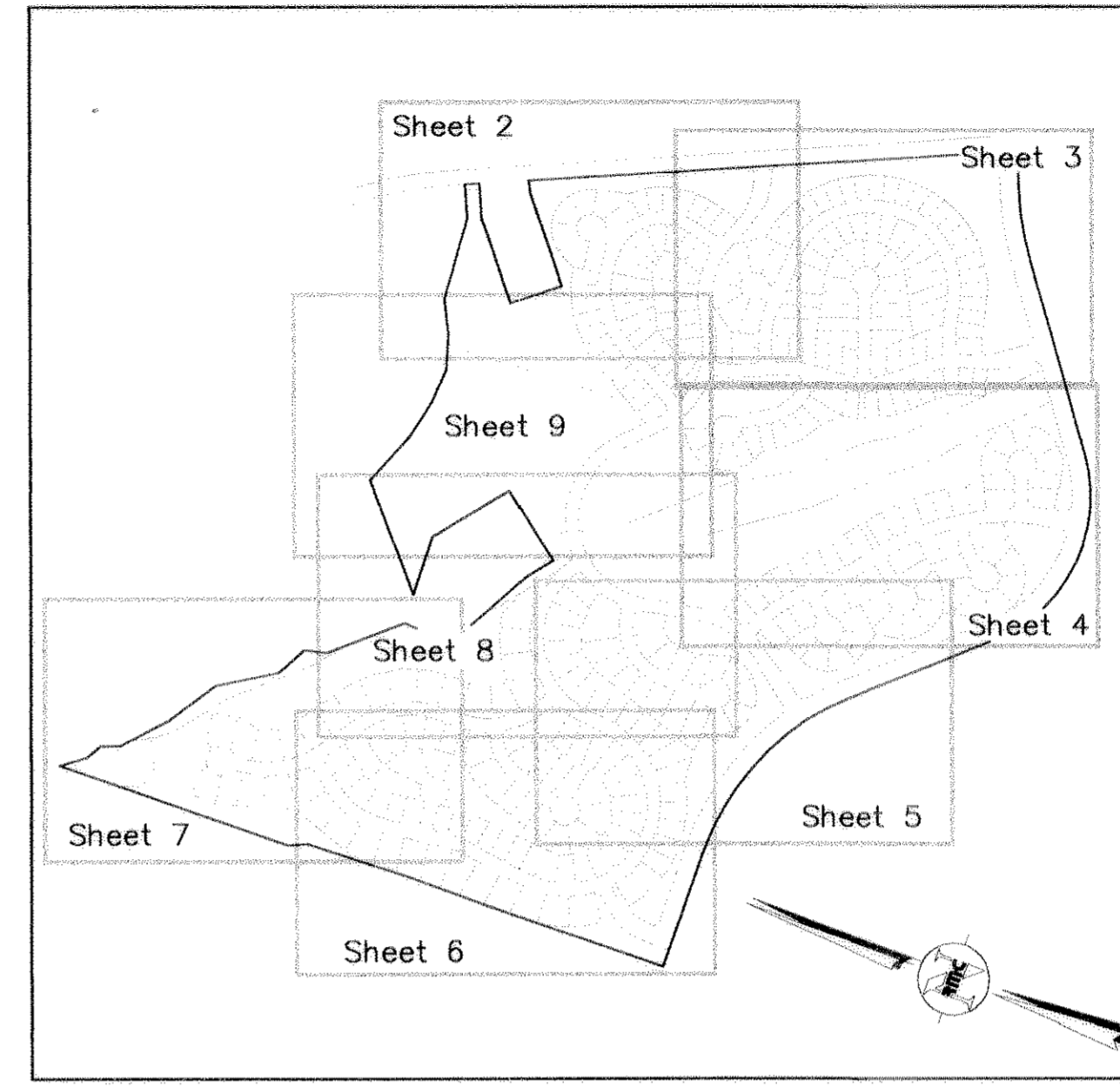
STATE OF COLORADO }  
COUNTY OF DENVER } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>RD</sup> DAY OF April, 2003 BY *Danielle Nether*  
AS **President**, CAPITAL PACIFIC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 7-23-03  
NOTARY PUBLIC *Debbie C. Fransua*



VICINITY MAP Scale: 1" = 3000'



Sheet Index Not To Scale

## MEADOWS FILING NO. 12 Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT "A"	285,167	TOWN OF CASTLE ROCK	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT "B"	196,291	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "C"	277,621	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN/PUBLIC ACCESS
TRACT "D"	103,680	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "E"	111,263	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL/PUBLIC ACCESS
TRACT "F"	32,059	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "G"	290,462	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL/DRAIN/PUBLIC ACCESS
TRACT "H"	37,360	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "I"	6,543	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "J"	10,230	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT "K"	288,904	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN/PUBLIC ACCESS
TRACT "L"	252,840	TOWN OF CASTLE ROCK	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./UTILITY/DRAIN/PUBLIC ACCESS
TRACT "M"	71,547	TOWN OF CASTLE ROCK	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./UTILITY/DRAIN/PUBLIC ACCESS
TRACT "N"	18,276	TOWN OF CASTLE ROCK	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./UTILITY/DRAIN/PUBLIC ACCESS

## MORTGAGEE:

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY CORP.

By: *John Fox* AS: **Authorized Agent**

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DENVER } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>RD</sup> DAY OF April, 2003 BY *John Fox*  
AS **Authorized Agent** OF CASTLE ROCK LAND CO., LLC.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 11-1-03  
NOTARY PUBLIC *Debbie C. Fransua*

## 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 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.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 BEARS NORTH 89°40'57" EAST. 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 25645.
- THERE ARE 326 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
- ALL 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 10'; 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.

## MEADOWS FILING NO. 12 Land Area Summary Table

Designation	Acres
STREET R.O.W.'S	35.646
SUBDIVISION LOTS	58.492
PUBLIC TRACTS	14.413
PRIVATE TRACTS	31.088
<b>Meadows Filing 12</b>	<b>139.639</b>

## OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT COMPANY  
3033 East 1st Avenue, Suite 410  
Denver, Colorado 80206  
303 394-5500

## OWNER/DEVELOPER

CAPITAL PACIFIC HOLDINGS, LLC  
1353 West 120th Avenue, Suite 203  
Westminster, Colorado 80234  
303 255-0302

## ENGINEER/SURVEYOR:

ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 East Prentice Ave., Suite 101  
Greenwood Village, Colorado 80111  
303 741-6000

## NOTES:

- THERE ARE NO VARIANCES FROM THE AMENDED MEADOWS PRELIMINARY PUD PLAN APPROVED FOR THIS SUBDIVISION.
- TRACTS "B" THROUGH "K" ARE 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.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS FILING NO. 12 SUBDIVISION IMPROVEMENTS AGREEMENT, BEING RECORDED SIMULTANEOUSLY HERewith AND ACCORDINGLY 330 SFE ARE DEBITED FROM THE WATER BANK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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 EASEMENT.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY 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 SCRUB MUST REPLACE A SCRUB, 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.
- PORTIONS OF THE HEREIN DESCRIBED PROPERTY ARE AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN OF THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, DATED SEPTEMBER 30, 1987.
- THE FOLLOWING LOTS EXCEED THE TOWN OF CASTLE ROCK MAXIMUM ALLOWABLE WATER PRESSURE OF 125 PSI. INDIVIDUAL WATER SERVICE PRESSURE REDUCING VALVES SHALL BE INSTALLED PRIOR TO OBTAINING A BUILDING PERMIT:  
Block 2, Lots 20 to 26, Block 3, Lots 1 to 34 and Block 4, Lots 16 to 37.
- THERE ARE NO AREAS DESIGNATED AS REGULATED WETLAND WITHIN THE FINAL PLAT OF THE MEADOWS FILING NO. 12.

## SURVEYORS CERTIFICATE

I, JOHN R. WEST, JR., 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 MARCH, 2002 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 2<sup>ND</sup> DAY OF April, 2003.

JOHN R. WEST, JR. P.L.S. 25645

FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 E. PRENTICE AVENUE, SUITE 101  
GREENWOOD VILLAGE, COLORADO 80111

## TITLE CERTIFICATE

I, *Eric Stearns*, 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 3<sup>RD</sup> DAY OF April, 2003.

*Eric Stearns*  
AUTHORIZED REPRESENTATIVE

AS TITLE OFFICER OF  
LAND TITLE GUARANTEE COMPANY

## 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 3<sup>RD</sup> DAY OF April, 2003.

*Kathleen A. Sellman*  
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  
TOWN CLERK *Sally Munn*  
TOWN MANAGER *Mark Stearns*

## DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }  
COUNTY OF DOUGLAS } ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 21<sup>ST</sup> DAY OF April, 2003, AT 3:11 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2003052609

*Tulayna Row*  
DOUGLAS COUNTY CLERK AND RECORDER

## Sheet Summary

Sheet 1 Cover Sheet  
Sheets 2-9 Plat Graphics

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave., Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 779-5648  
Date: 03/28/2003 Job No. 3572.031.01  
DRAWING NAME: S:\35720310\DWG\PLAT\35720310FP1.DWG DRAWN BY: PCDH

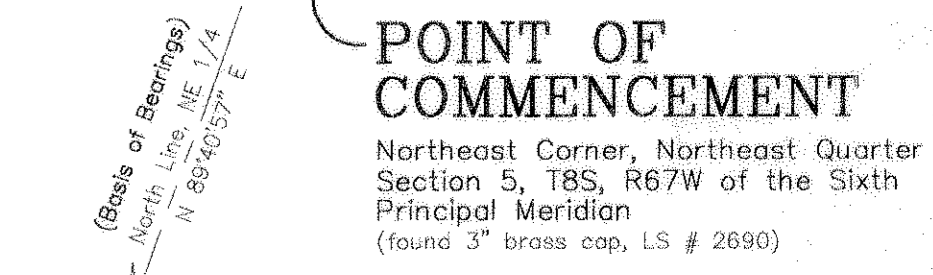
THE MEADOWS FILING No. 12  
FINAL PLAT SHEET 1 OF 9

# THE MEADOWS FILING No. 12

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

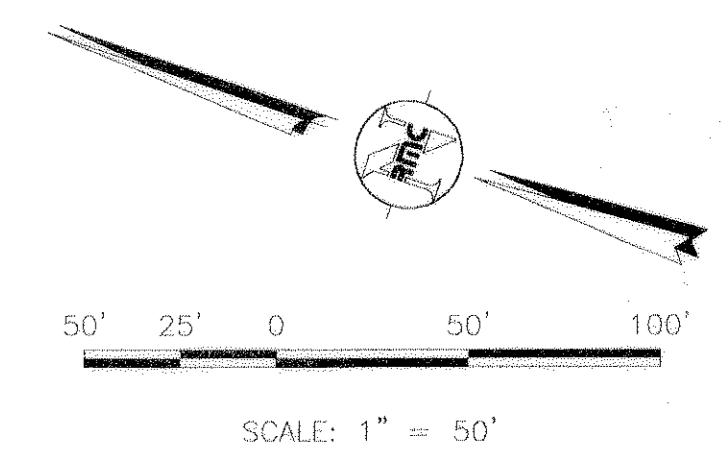
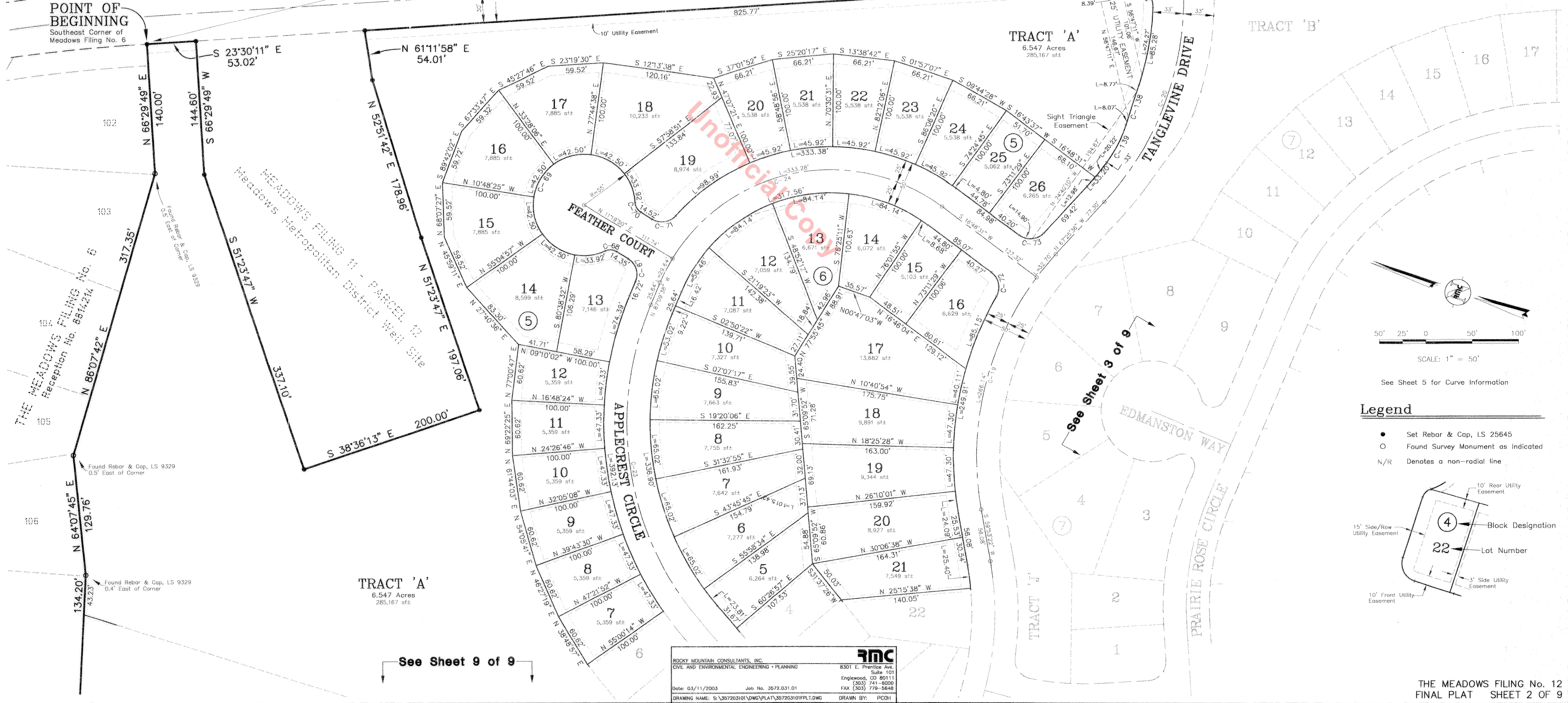
Sheet 2 of 9



THE MEADOWS FILING No. 11, Parcel 6  
Reception No. 99101241

FOOTHILLS DRIVE  
Reception No. 8727785

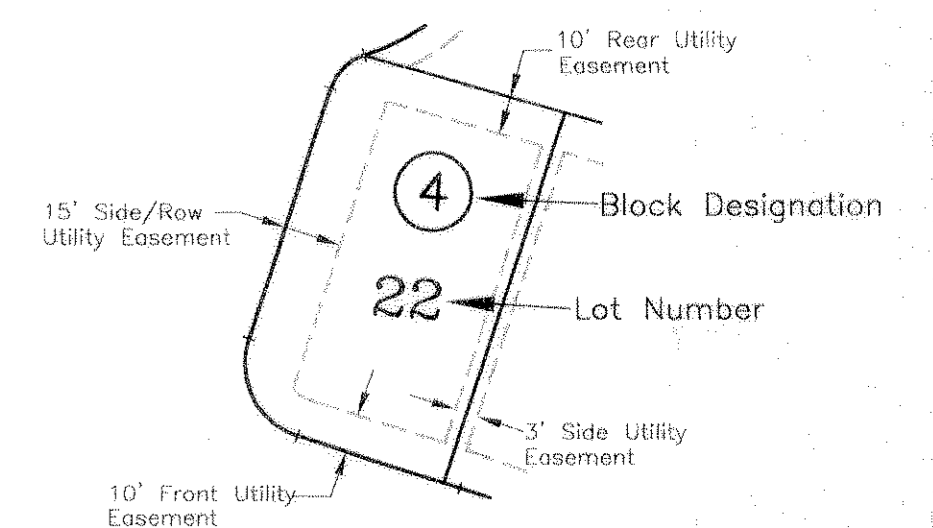
POINT OF BEGINNING  
Southeast Corner of Meadows Filing No. 6



See Sheet 5 for Curve Information

### Legend

- Set Rebar & Cap, LS 25645
- Found Survey Monument as Indicated
- N/R Denotes a non-radial line



See Sheet 9 of 9

<b>RMCI</b>	
ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING	
Date: 03/11/2003 Job No. 3572.031.01 DRAWING NAME: S:\35720310\DWG\PLAT\35720310\FPL1.DWG	8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5649
DRAWN BY: PCDH	

# THE MEADOWS FILING No. 12

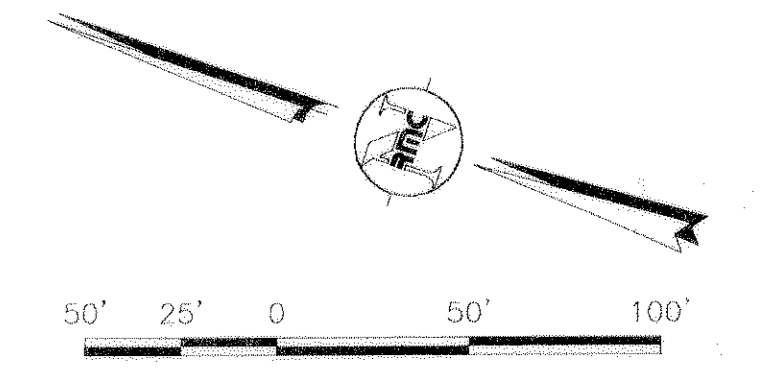
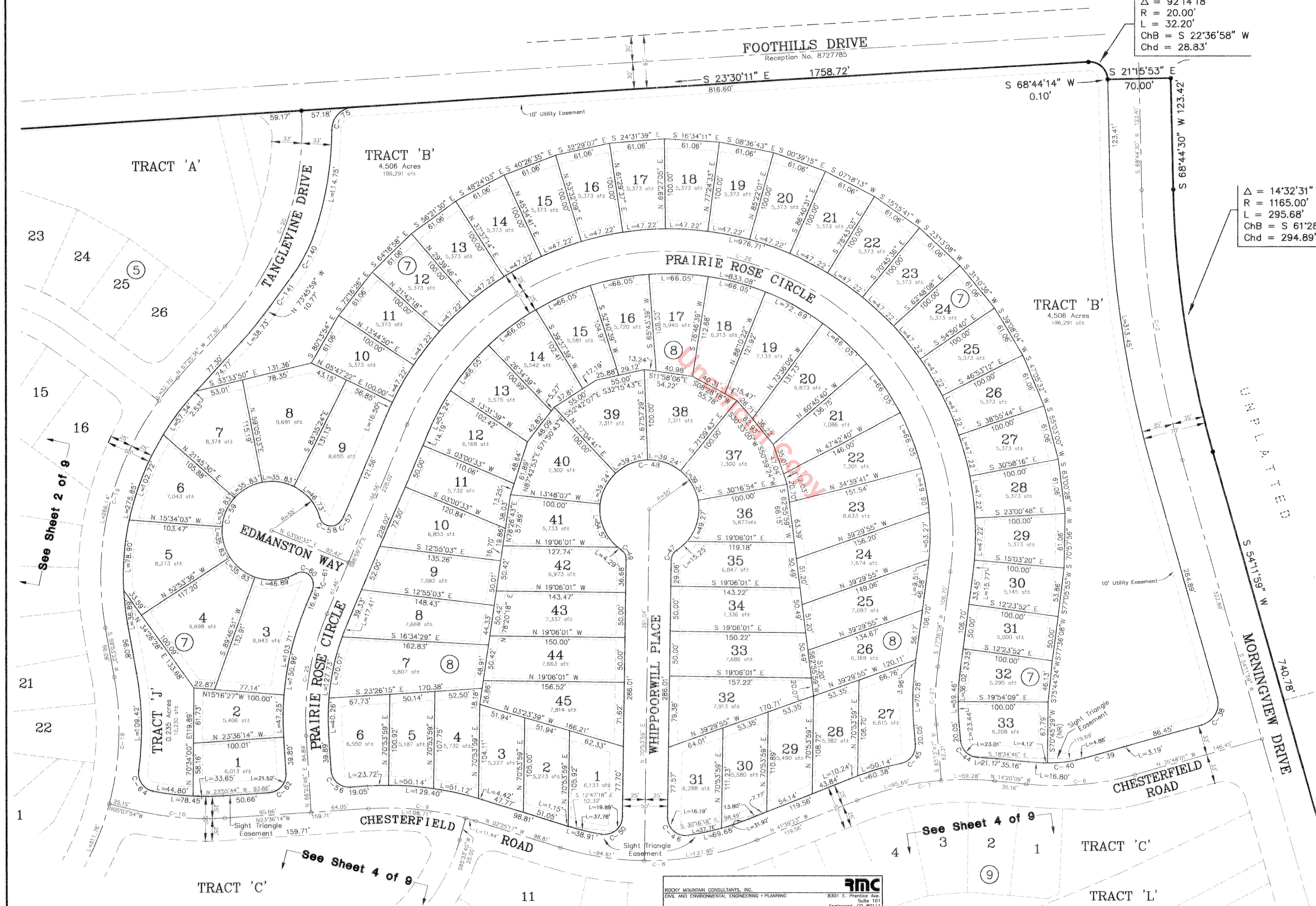
FINAL PLAT

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Sheet 3 of 9

Δ = 92°14'18"  
R = 20.00'  
L = 32.20'  
ChB = S 22°36'58" W  
Chd = 28.83'

Δ = 14°32'31"  
R = 1165.00'  
L = 295.68'  
ChB = S 61°28'15" W  
Chd = 294.89'



SCALE: 1" = 50'  
See Sheet 5 for Curve Information

**Legend**

- Set Rebar & Cap, LS 25645
- Found Survey Monument as Indicated
- N/R Denotes a non-radial line

- Block Designation
- Lot Number
- 10' Front Utility Easement
- 15' Side/Rear Utility Easement
- 10' Rear Utility Easement

**ROCKY MOUNTAIN CONSULTANTS, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-8800  
FAX (303) 778-5648

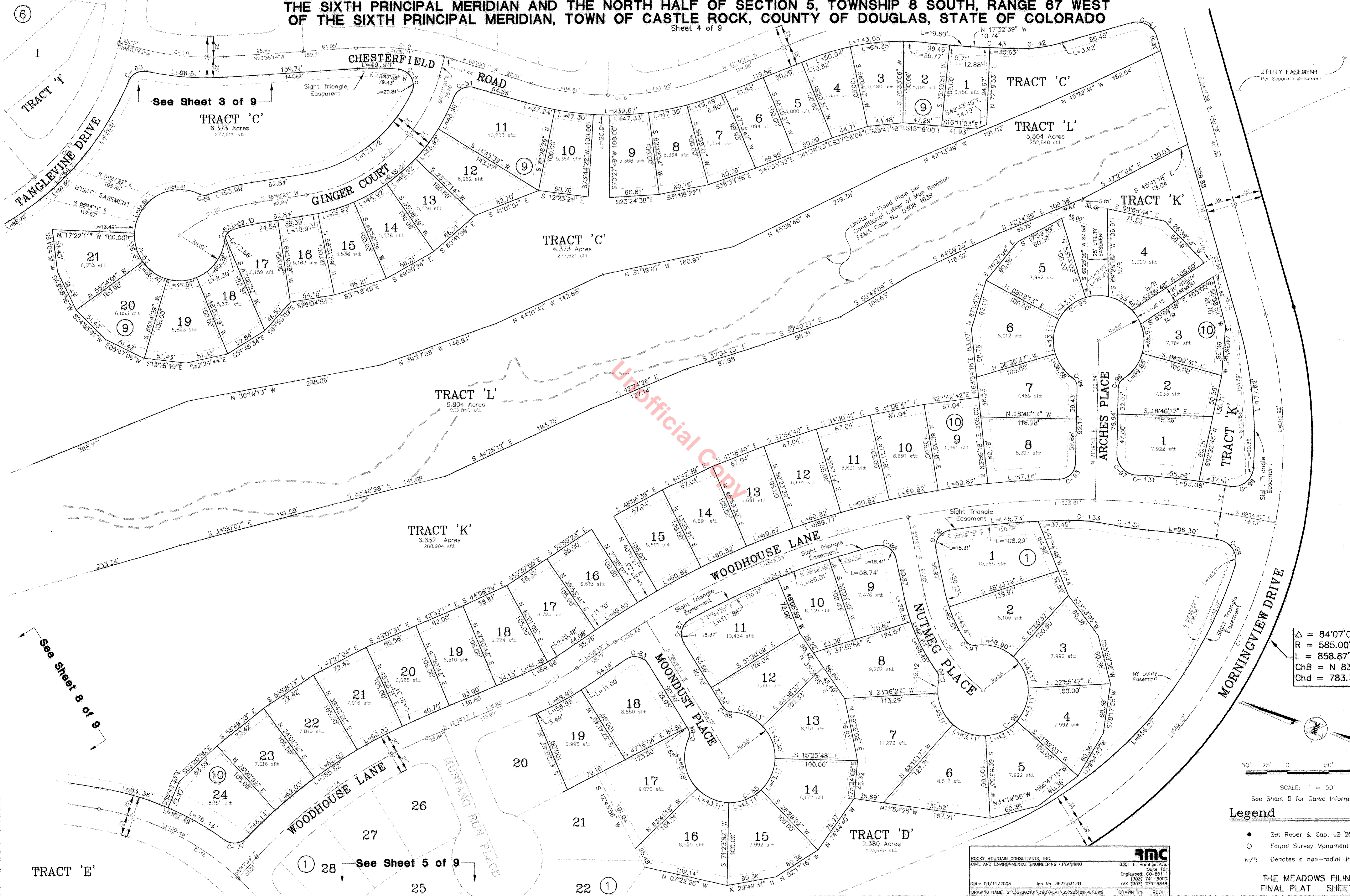
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DRAWING NAME: S:\357203101\WORK\PLAT\357203101P12.DWG DRAWN BY: PCCH

# THE MEADOWS FILING No. 12

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 4 of 9



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$\Delta = 84'07.08"$   
 $R = 585.00'$   
 $L = 858.87'$   
 $ChB = N 83'44.27" W$   
 $Chd = 783.78'$

50' 25' 0 50' 100'

SCALE: 1" = 50'

See Sheet 5 for Curve Information

**Legend**

- Set Rebar & Cap, LS 25645
- Found Survey Monument as Indicated
- N/R Denotes a non-radial line

<b>ROCKY MOUNTAIN CONSULTANTS, INC.</b> CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		<b>RMC</b> 8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648
Date: 03/11/2003	Job No. 3572.031.01	DRAWN BY: PCOH

THE MEADOWS FILING No. 12  
FINAL PLAT SHEET 4 OF 9

See Sheet 3 of 9

See Sheet 5 of 9

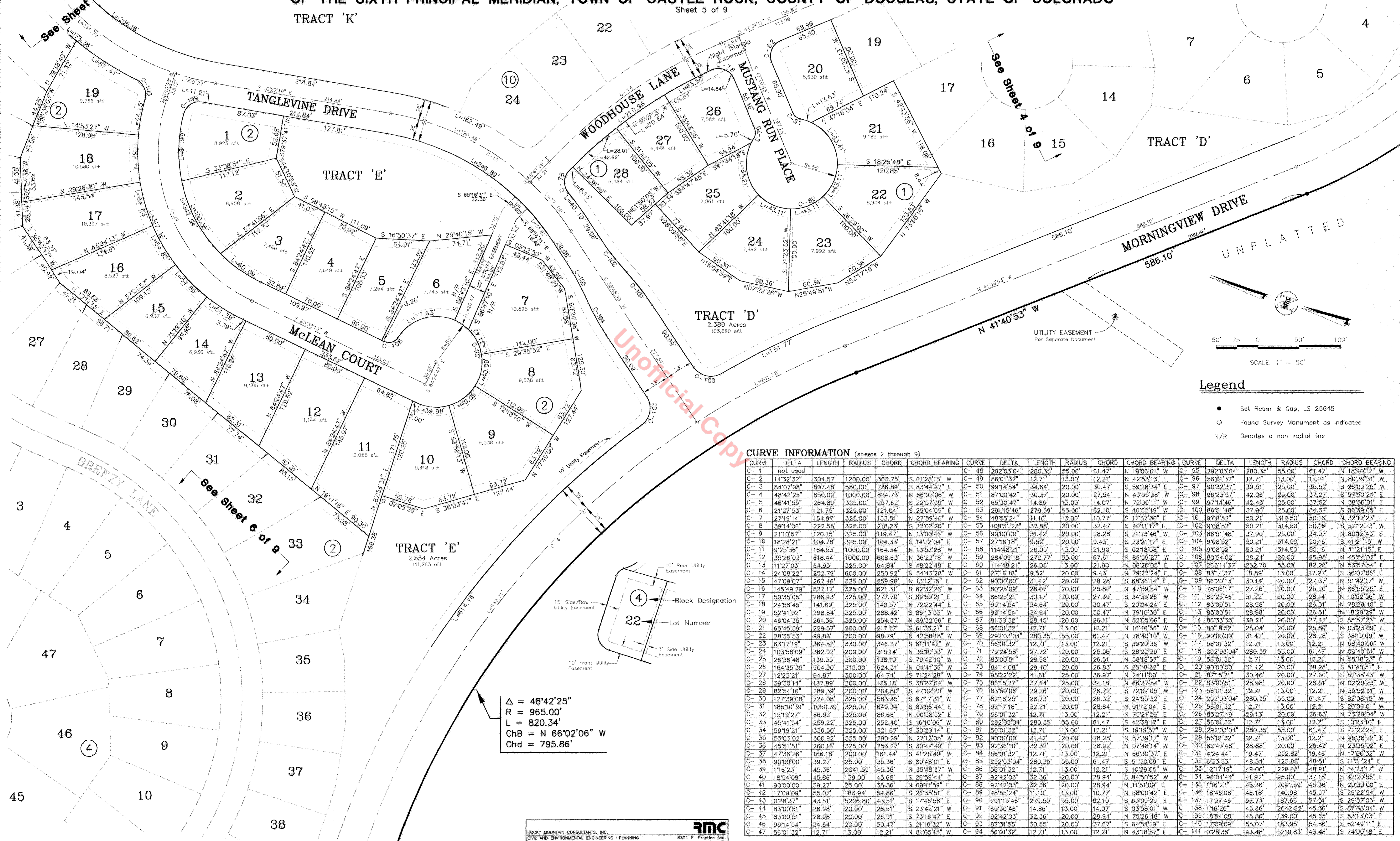
TRACT 'E'

# THE MEADOWS FILING No. 12

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 5 of 9



**Legend**

- Set Rebar & Cap, LS 25645
- Found Survey Monument as Indicated
- N/R Denotes a non-radial line

SCALE: 1" = 50'

**CURVE INFORMATION** (sheets 2 through 9)

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING	CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C-1	not used					C-48	292°03'04"	280.35'	55.00'	61.47'	N 19°06'01" W
C-2	14°32'32"	304.57'	1200.00'	303.75'	S 61°28'15" W	C-49	56°01'32"	12.71'	13.00'	12.21'	N 42°53'13" E
C-3	84°07'08"	807.48'	550.00'	736.89'	S 83°44'27" E	C-50	99°14'54"	34.64'	20.00'	30.47'	S 59°28'34" E
C-4	48°42'25"	850.09'	1000.00'	824.73'	N 66°02'06" W	C-51	87°00'42"	30.37'	20.00'	27.54'	N 45°55'38" W
C-5	46°41'55"	264.89'	325.00'	257.62'	S 22°57'39" W	C-52	65°30'47"	14.86'	13.00'	14.07'	N 72°00'11" W
C-6	21°27'53"	121.25'	325.00'	121.04'	S 25°04'05" E	C-53	291°15'46"	279.59'	55.00'	62.10'	S 40°52'19" W
C-7	27°19'14"	154.97'	325.00'	153.51'	N 27°59'46" W	C-54	48°55'24"	11.10'	13.00'	10.77'	S 17°57'30" E
C-8	39°14'06"	222.55'	325.00'	218.23'	S 22°02'20" E	C-55	108°31'23"	37.88'	20.00'	32.47'	N 40°11'17" E
C-9	21°10'57"	120.15'	325.00'	119.47'	N 13°00'46" W	C-56	90°00'00"	31.42'	20.00'	28.28'	S 21°23'46" W
C-10	18°28'21"	104.78'	325.00'	104.33'	S 14°22'04" E	C-57	27°16'18"	9.52'	20.00'	9.43'	S 73°21'17" E
C-11	9°25'36"	164.53'	1000.00'	164.34'	N 13°57'28" W	C-58	114°48'21"	26.05'	13.00'	21.90'	S 02°18'58" E
C-12	35°26'03"	618.44'	1000.00'	608.63'	N 36°23'18" E	C-59	284°09'18"	27.72'	55.00'	67.61'	N 86°59'27" W
C-13	11°27'03"	64.95'	325.00'	64.84'	S 48°22'48" E	C-60	114°48'21"	26.05'	13.00'	21.90'	N 02°05'05" E
C-14	24°08'22"	252.79'	600.00'	250.92'	N 54°43'28" W	C-61	27°16'18"	9.52'	20.00'	9.43'	N 79°22'24" E
C-15	47°09'07"	287.46'	325.00'	259.88'	S 86°13'53" W	C-62	90°00'00"	31.42'	20.00'	28.28'	S 68°36'14" E
C-16	145°49'29"	827.17'	325.00'	288.42'	S 86°13'53" W	C-63	80°25'09"	28.07'	20.00'	25.82'	N 47°59'54" W
C-17	50°35'05"	286.93'	325.00'	277.70'	S 69°50'21" E	C-64	86°25'21"	30.17'	20.00'	27.39'	S 34°35'26" W
C-18	24°58'45"	141.89'	325.00'	140.57'	N 72°22'44" E	C-65	99°14'54"	34.64'	20.00'	30.47'	S 20°04'24" E
C-19	52°41'02"	298.84'	325.00'	288.42'	S 86°13'53" W	C-66	99°14'54"	34.64'	20.00'	30.47'	N 79°10'30" E
C-20	46°04'35"	261.36'	325.00'	254.37'	N 89°32'06" E	C-67	81°30'32"	28.45'	20.00'	26.11'	N 52°05'06" E
C-21	65°45'59"	229.57'	200.00'	217.17'	S 61°33'21" E	C-68	56°01'32"	12.71'	13.00'	12.21'	N 16°40'56" W
C-22	28°35'53"	99.83'	200.00'	98.79'	N 42°58'18" W	C-69	292°03'04"	280.35'	55.00'	61.47'	N 78°40'10" W
C-23	63°17'19"	364.52'	330.00'	346.27'	S 61°11'42" W	C-70	56°01'32"	12.71'	13.00'	12.21'	S 39°20'36" W
C-24	103°58'09"	362.92'	200.00'	315.14'	N 35°10'33" W	C-71	79°24'58"	27.72'	20.00'	25.56'	S 28°22'39" E
C-25	26°36'48"	139.35'	300.00'	138.10'	S 79°42'10" W	C-72	83°00'51"	28.98'	20.00'	26.51'	N 58°18'57" E
C-26	164°35'35"	904.90'	315.00'	624.31'	N 04°44'39" W	C-73	84°14'08"	29.40'	20.00'	26.83'	S 25°18'32" E
C-27	122°3'21"	64.87'	300.00'	64.74'	S 71°24'28" W	C-74	95°22'22"	41.61'	25.00'	36.97'	N 24°11'00" E
C-28	39°30'14"	137.89'	200.00'	135.18'	S 38°27'04" W	C-75	86°15'27"	37.64'	25.00'	34.18'	N 66°37'54" W
C-29	82°54'16"	289.39'	200.00'	264.80'	S 47°02'20" W	C-76	83°00'06"	29.26'	20.00'	26.72'	S 72°07'05" W
C-30	127°39'08"	724.08'	325.00'	583.35'	S 67°17'31" W	C-77	82°18'25"	28.73'	20.00'	26.32'	S 24°55'32" E
C-31	185°10'39"	1050.39'	325.00'	649.34'	S 83°56'44" E	C-78	92°17'18"	32.21'	20.00'	28.84'	N 01°12'04" E
C-32	15°19'27"	86.92'	325.00'	86.66'	N 00°58'52" E	C-79	56°01'32"	12.71'	13.00'	12.21'	S 75°21'29" E
C-33	45°41'54"	259.22'	325.00'	252.40'	S 16°10'06" W	C-80	292°03'04"	280.35'	55.00'	61.47'	S 42°39'17" E
C-34	59°19'21"	336.50'	325.00'	321.67'	S 30°20'14" W	C-81	56°01'32"	12.71'	13.00'	12.21'	S 19°19'57" W
C-35	53°03'02"	300.92'	325.00'	290.29'	N 27°12'05" W	C-82	90°00'00"	31.42'	20.00'	28.28'	N 87°39'17" W
C-36	45°51'51"	260.16'	325.00'	253.27'	S 30°47'40" E	C-83	92°36'10"	32.32'	20.00'	28.92'	N 07°48'14" W
C-37	47°36'26"	166.18'	200.00'	161.44'	S 41°25'49" W	C-84	56°01'32"	12.71'	13.00'	12.21'	N 66°30'37" E
C-38	90°00'00"	39.27'	25.00'	35.36'	S 80°48'01" W	C-85	292°03'04"	280.35'	55.00'	61.47'	S 51°30'09" E
C-39	11°6'23"	45.36'	2041.59'	45.36'	N 35°48'37" W	C-86	56°01'32"	12.71'	13.00'	12.21'	S 10°29'05" W
C-40	18°54'09"	45.86'	139.00'	45.65'	S 26°59'44" W	C-87	92°42'03"	32.36'	20.00'	28.94'	N 84°50'52" W
C-41	90°00'00"	39.27'	25.00'	35.36'	N 09°11'59" E	C-88	92°42'03"	32.36'	20.00'	28.94'	N 11°51'09" E
C-42	17°09'09"	55.07'	183.94'	54.86'	S 26°35'51" E	C-89	48°55'24"	11.10'	13.00'	10.77'	S 58°00'42" W
C-43	0°28'37"	43.51'	5226.80'	43.51'	S 17°46'58" E	C-90	291°15'46"	279.59'	55.00'	62.10'	S 63°09'29" E
C-44	83°00'51"	28.98'	20.00'	26.51'	S 23°42'21" W	C-91	65°30'46"	14.86'	13.00'	14.07'	S 03°58'01" W
C-45	83°00'51"	28.98'	20.00'	26.51'	S 73°16'47" E	C-92	92°42'03"	32.36'	20.00'	28.94'	N 75°26'48" W
C-46	99°14'54"	34.64'	20.00'	30.47'	S 21°16'32" W	C-93	87°31'55"	30.55'	20.00'	27.67'	S 64°54'19" E
C-47	56°01'32"	12.71'	13.00'	12.21'	N 81°05'15" W	C-94	56°01'32"	12.71'	13.00'	12.21'	N 43°18'57" E

$\Delta = 48°42'25"$   
 $R = 965.00'$   
 $L = 820.34'$   
 $ChB = N 66°02'06" W$   
 $Chd = 795.86'$

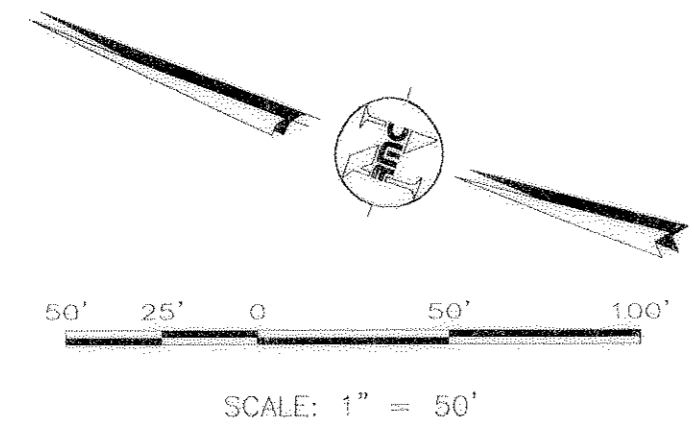
**RM**  
 ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 8301 E. Prentice Ave., Suite 101  
 Englewood, CO 80111  
 (303) 741-8000  
 FAX (303) 779-5648  
 Date: 03/11/2003 Job No. 3572.031.01  
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# THE MEADOWS FILING No. 12

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

28 29 30 Sheet 6 of 9



See Sheet 5 for Curve Information

**Legend**

- Set Rebar & Cap, LS 25645
- Found Survey Monument as Indicated
- N/R Denotes a non-radial line

15' Side/Row Utility Easement

10' Front Utility Easement

④ Block Designation

22 Lot Number

3' Side Utility Easement

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FAX (303) 791-8648

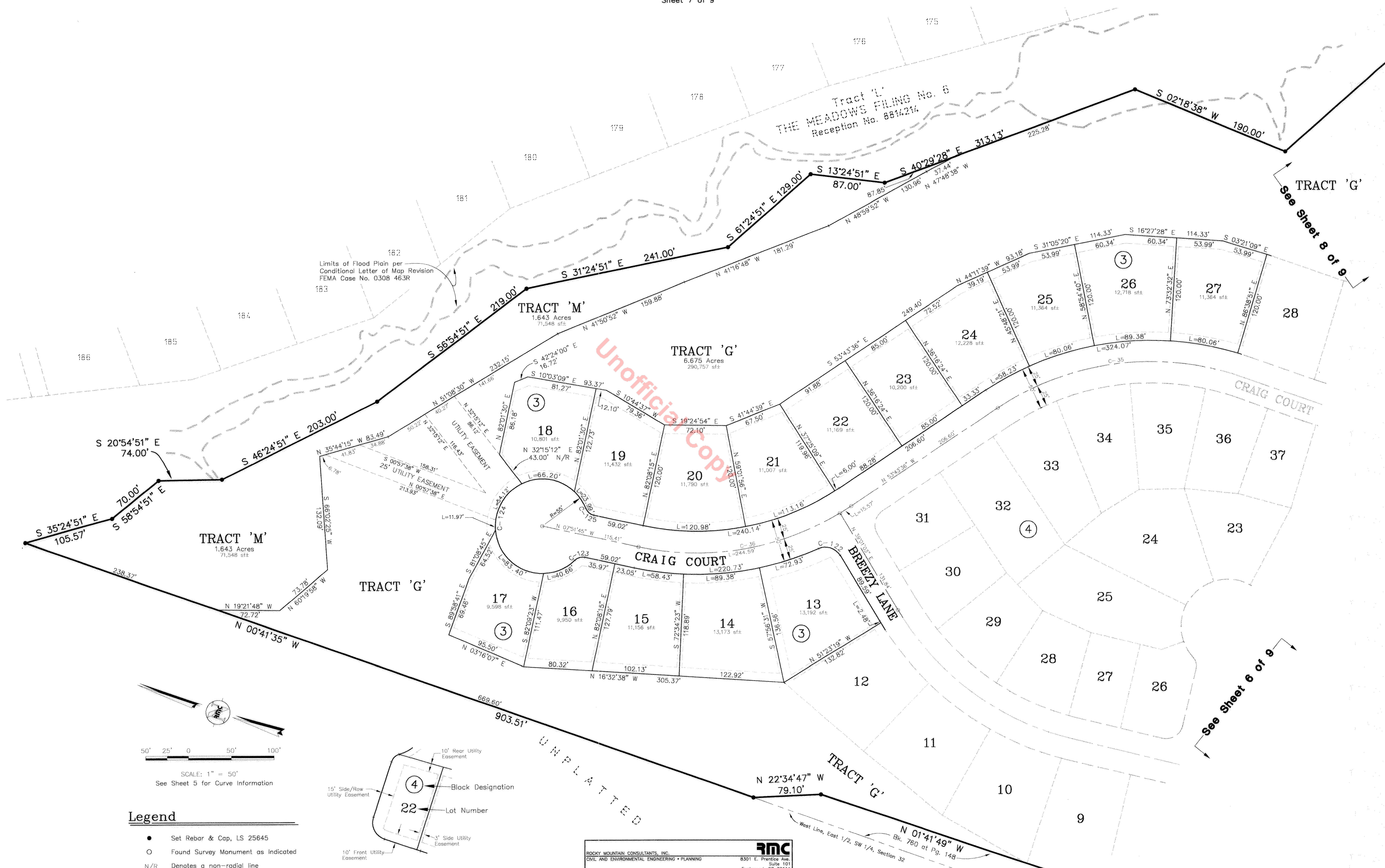
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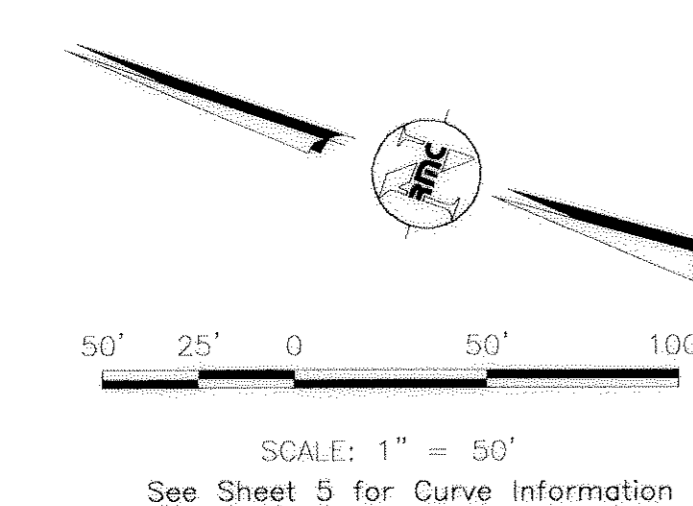
FINAL PLAT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

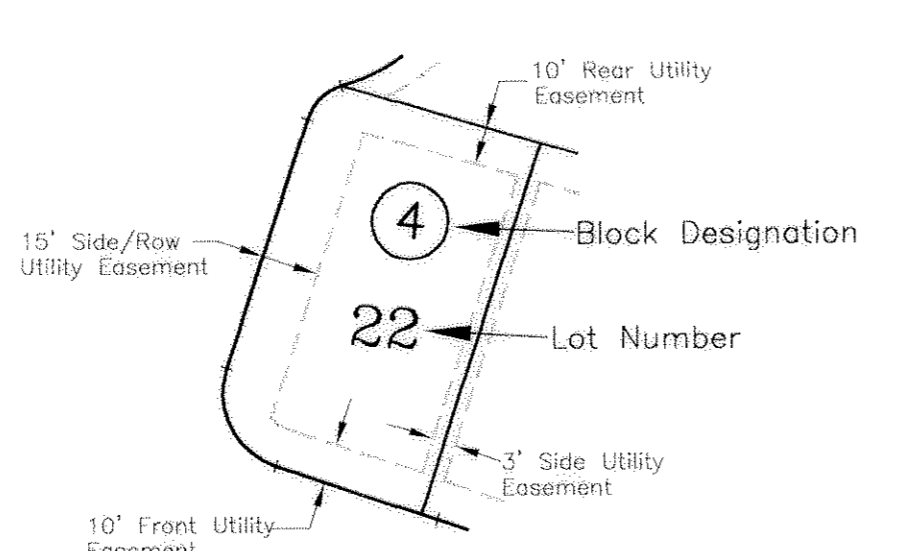
Sheet 7 of 9



Limits of Flood Plain per  
Conditional Letter of Map Revision  
FEMA Case No. 0308 463R



- Legend**
- Set Rebar & Cap, LS 25645
  - Found Survey Monument as Indicated
  - N/R Denotes a non-radial line



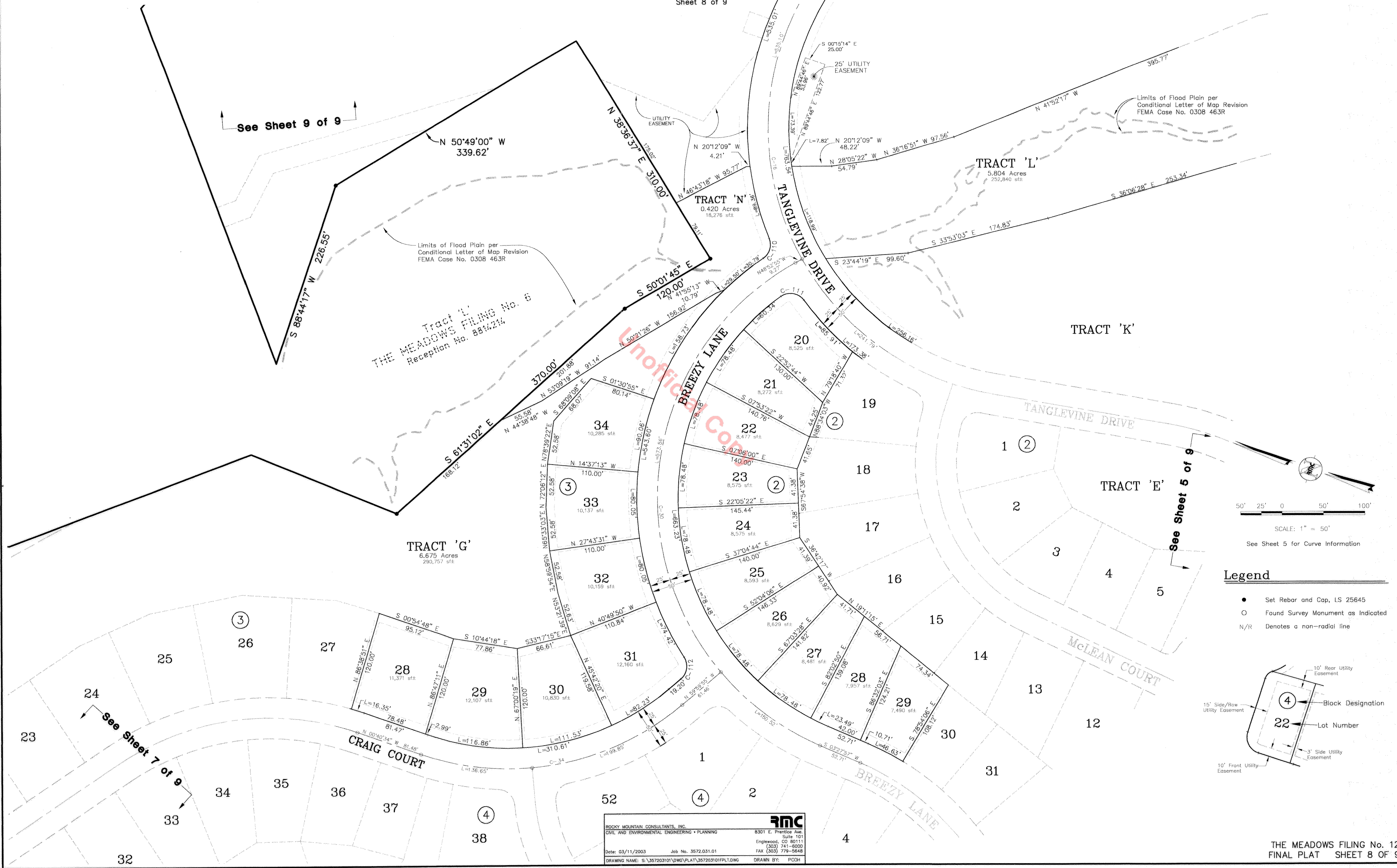
<b>ROCKY MOUNTAIN CONSULTANTS, INC.</b> CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING 8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 779-5648		

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FINAL PLAT

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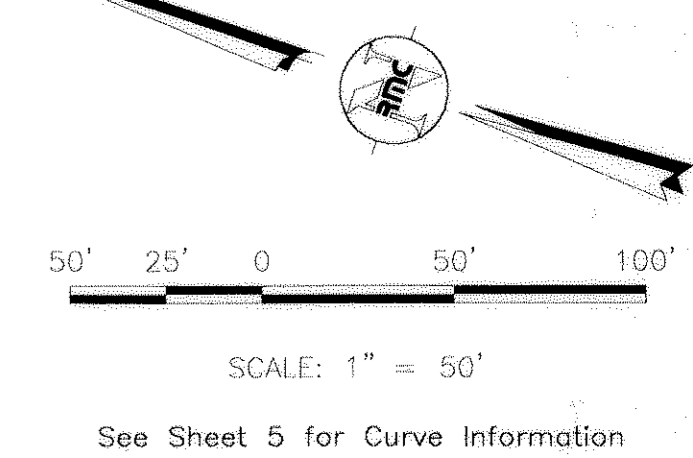
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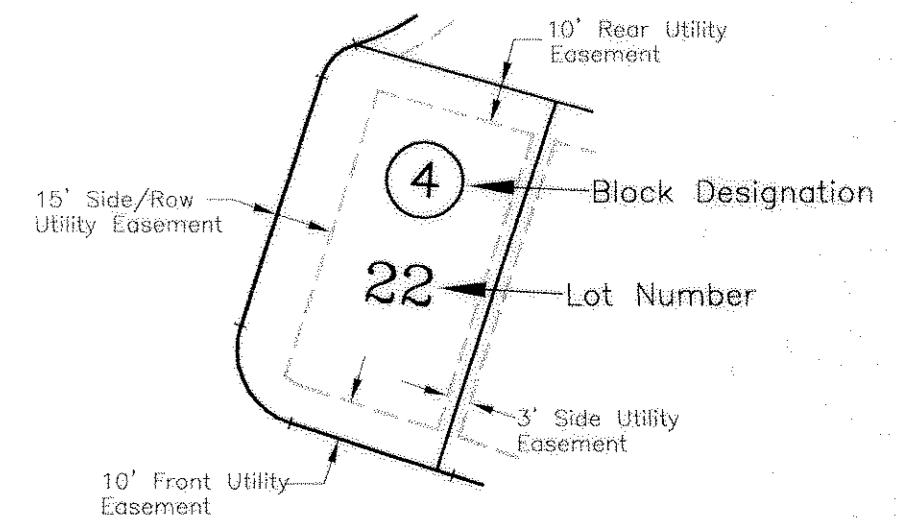
See Sheet 9 of 9

See Sheet 5 of 9

See Sheet 7 of 9



- Legend**
- Set Rebar and Cap, LS 25645
  - Found Survey Monument as Indicated
  - N/R Denotes a non-radial line



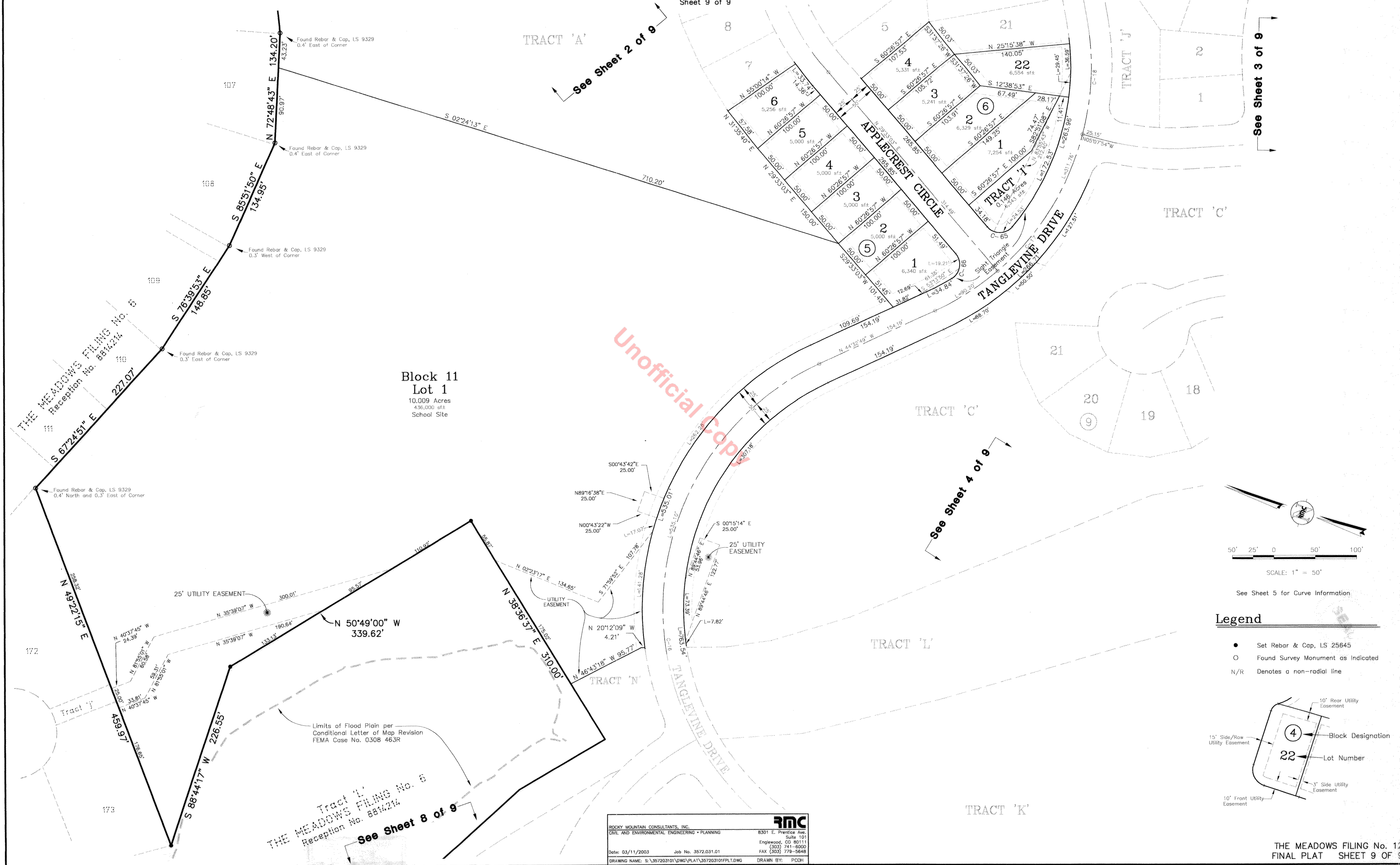
**Rocky Mountain Consultants, Inc. RMC**  
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8301 E. Prentice Ave. Suite 101  
Englewood, CO 80111  
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(303) 779-5648  
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# THE MEADOWS FILING No. 12

FINAL PLAT

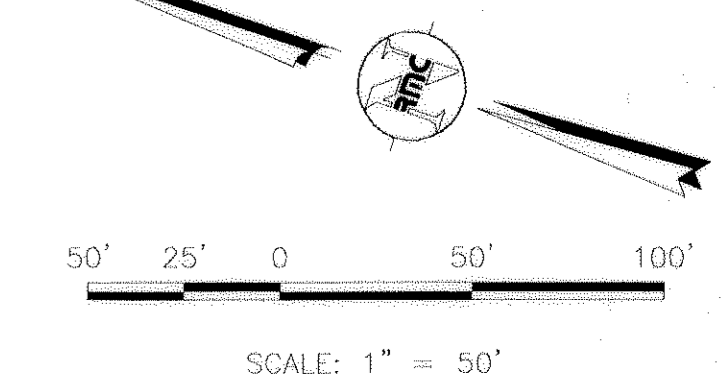
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTH HALF OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 9 of 9

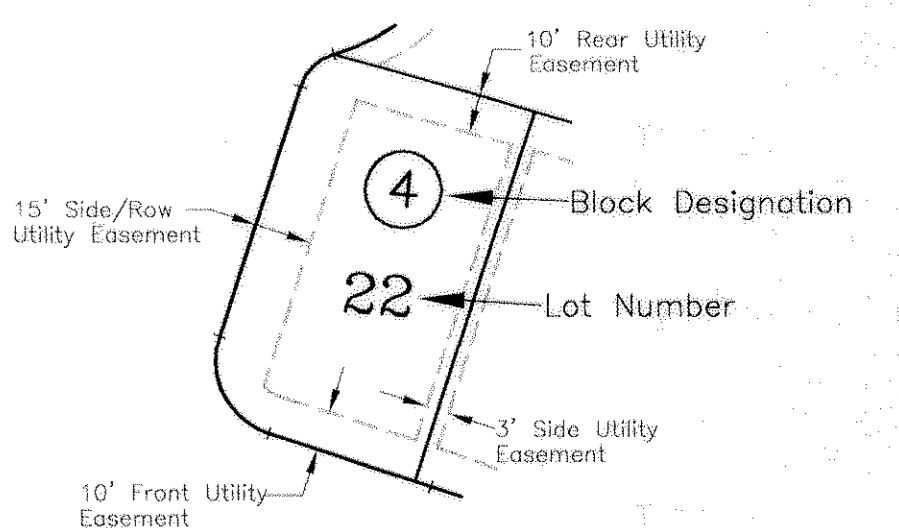


Block 11  
Lot 1  
10.009 Acres  
436,000 sqft  
School Site

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- Legend**
- Set Rebar & Cap, LS 25645
  - Found Survey Monument as Indicated
  - N/R Denotes a non-radial line



Tract 'L'  
THE MEADOWS FILING No. 6  
Reception No. 8814214  
See Sheet 8 of 9

<b>RMCI</b>	
ROCKY MOUNTAIN CONSULTANTS, INC.	
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING	
Date: 03/11/2003      Job No. 3572.031.01	
DRAWING NAME: S:\357203101\DWG\PLAT\357203101FPL1.DWG      DRAWN BY: PCOH	
8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6900 FAX (303) 779-5648	