

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$0.00
3 PGS



2005002120 3 PGS

2005002120
01/06/2005 03:45 PM

PLAT IDENTIFICATION SHEET

Douglas County Board of Commissioners

GRANTOR(owner)

Meadows 14 Final Plat

GRANTEE(name of plat)

Meadows, The

Subdivision/Condo Name

14

Filing

Phase

Lot

Building

Block

Unit

27, 34

7

67

OLD LEGAL(Section)

(Township)

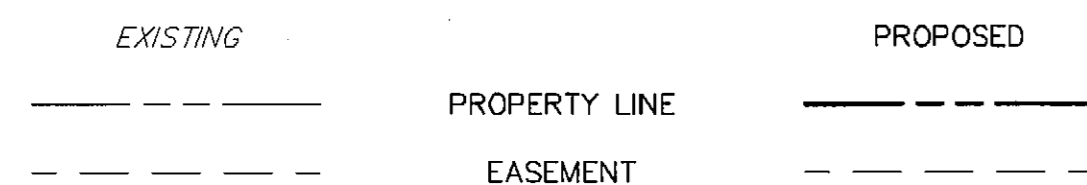
(Range)

Cross reference#s (reception#s Book - Page)

FINAL PLAT MEADOWS FILING NO. 14

THE SE 1/4 OF 27 AND THE NE 1/4 OF SECTION 34 TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2

LEGEND



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, 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 SOUTHEAST CORNER OF SAID SECTION 27; THENCE N69°45'38" W 2268.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEADOWS PARKWAY (TRACT B) AS SHOWN ON THE FINAL PLAT OF MEADOWS PARKWAY PHASE 1, (RECEPTION NO. 8722230) AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE N48°34'34"E, 130.14 FEET; 2) THENCE S83°25'15"E, 52.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 85 AND THE WESTERLY LINE OF TRACT A OF SAID MEADOWS PARKWAY PHASE 1; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEADOWS PARKWAY AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND WESTERLY LINE OF TRACT A THE FOLLOWING SIX (6) CONSECUTIVE COURSES: 1) THENCE S38°41'45"E, 185.20 FEET; 2) THENCE S50°50'19"W, 110.25 FEET; 3) THENCE S48°28'30"E, 506.68 FEET; 4) THENCE S56°47'54"E, 81.90 FEET; 5) THENCE S35°30'00"E, 292.54 FEET; 6) THENCE S37°50'03"E, 190.51 FEET; THENCE DEPARTING SAID WESTERLY LINE OF TRACT A AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE S28°20'01"E, 279.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S61°39'59"W, 199.24 FEET; THENCE 738.88 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,271.32 FEET, A CENTRAL ANGLE OF 08°01'52" AND A CHORD BEARING S18°03'37"E, 738.28 FEET; THENCE ALONG A NON-TANGENT LINE N21°51'53"W, 260.32 FEET; THENCE 468.81 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,780.00 FEET, A CENTRAL ANGLE OF 04°38'50" AND A CHORD WHICH BEARS N24°11'19"W, 468.68 FEET; THENCE ALONG A NON-TANGENT LINE S61°40'53"W, 25.00 FEET; THENCE 43.22 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5755.00 FEET, A CENTRAL ANGLE OF 00°25'49" AND A CHORD WHICH BEARS N26°43'11"W, 43.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE CONTINUING 592.90 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5,755.00 FEET, A CENTRAL ANGLE OF 05°54'10", AND A CHORD WHICH BEARS N29°53'10"W, 592.63 FEET TO A POINT OF TANGENCY; 2) THENCE N32°50'14" W 876.73 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.975 ACRES(347,382 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N00°04'44"E, AND IS MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 27 BEING A 2 1/2" ALUMINUM CAP (LS #17686) ON AN AXLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 27 BEING A 3/4" ALUMINUM CAP (LS # 14166).

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE PROPERTY AS SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 080060 0186C FOR THE TOWN OF CASTLE ROCK, COLORADO REVISED JUNE 23, 2003.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATION SHOWN HEREON.
- THERE ARE NO COVENANTS PERTINENT TO THIS PARCEL.
- 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 SUBDIVIDER'S 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- THE SIGHT TRIANGLES ARE LOCATED IN THE PUBLIC R.O.W. AND ARE NOT SHOWN ON THIS PLAT.

BASIS OF BEARINGS:

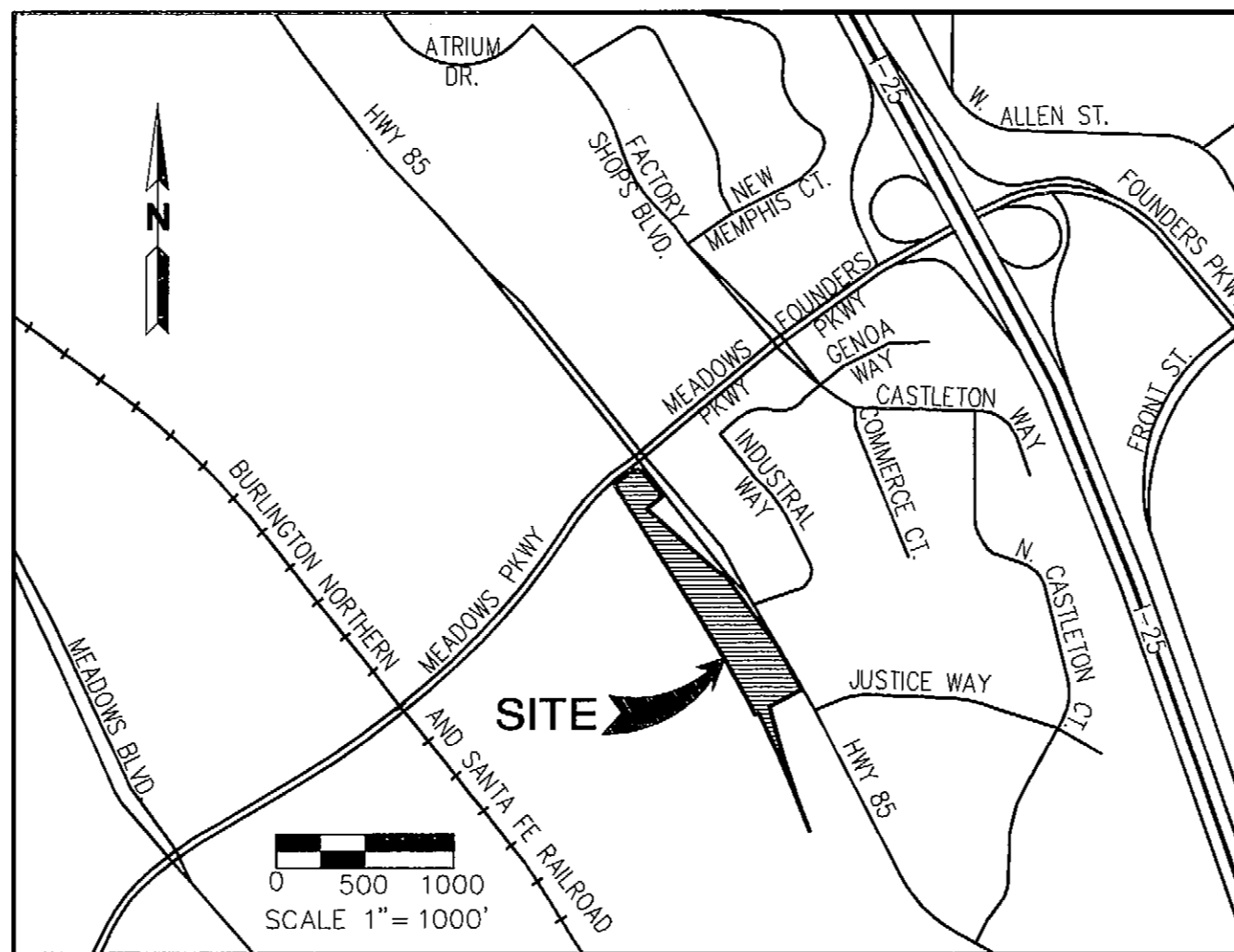
THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°04'44" EAST AND IS MONUMENTED AS SHOWN HEREON.

BENCHMARK:

THE PROJECT BENCHMARK IS USGS BENCHMARK D355, A BRASS DISK SET IN CONCRETE SOUTHEAST OF THE SEWER TREATMENT PLANT LYING ON THE WEST SIDE OF THE RAILROAD TRACKS IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. ELEVATION IS 6014.88 FEET NGVD 1988 DATUM. (TOWN OF CASTLE ROCK) ELEVATION IS 6011.88 FEET NGVD 1929 DATUM. (THE MEADOWS VERTICAL DATUM)

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DEVELOPMENT AGREEMENT, RECORDED ON THE 10th DAY OF JULY, 2003 AT RECEPTION NO. 2003102970, AND ACCORDINGLY 24 SFE ARE DEBITED FROM THE WATER BANK.



VICINITY MAP

INDEX:

- SHEET 1 FINAL PLAT COVER SHEET
- SHEET 2 FINAL PLAT

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREON, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE (1) LOT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF MEADOWS FILING NO. 14. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY AND DRAINAGE 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.

EXECUTED THIS 2nd DAY OF November, 2004.

OWNER
OWNER(S): Melanie A. Worley
DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF November, 2004.

BY Melanie A. Worley AND _____

WITNESS MY HAND AND OFFICIAL SEAL OF MY COMMISSION EXPIRES: Oct. 12, 2007

Joyce M. McClain
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, WAYNE WRAY HARRIS PE, PLS, 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 ON MAY 17, 2004, 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 AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

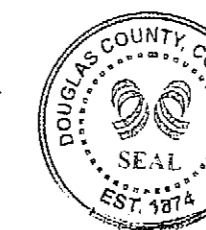
Wayne W. Harris
REGISTERED LAND SURVEYOR
11-11-04

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:45 P.M. ON THE 16th DAY OF January, 2004, RECEPTION NO. 2005002120

DOUGLAS COUNTY CLERK AND RECORDER

BY: T. Wray Koe
DEPUTY



TITLE CERTIFICATE

I, Laryce L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty, 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 9th DAY OF December, 2004.

Laryce L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE

Land Title Guaranty Co.
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF December, 2004, BY Laryce L. Nitsch

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-1-07

Susan I. Rasmussen
NOTARY PUBLIC

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

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.

Shelly Mc
TOWN CLERK

Mark Stearns
TOWN MANAGER

STATEMENT OF THE DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 22 DAY OF

December, 2004.

Christina
DIRECTOR OF DEVELOPMENT SERVICES

OWNER/DEVELOPER

DOUGLAS COUNTY
DEPARTMENT OF PUBLIC WORKS
OPERATIONS DIVISION
3030 NORTH INDUSTRIAL WAY
CASTLE ROCK, COLORADO 80104
(303)660-7480
FAX (303)814-3319
ATTN: DENNY GIBSON
OPERATIONS MANAGER

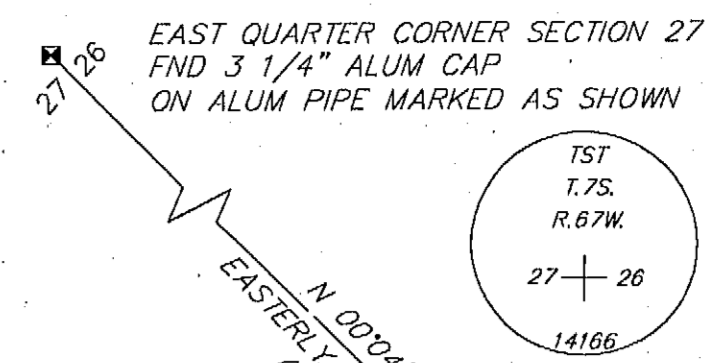
NOVEMBER 11, 2004
SEPTEMBER 30, 2004
AUGUST 31, 2004
JULY 21, 2004
JUNE 7, 2004

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST DOLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

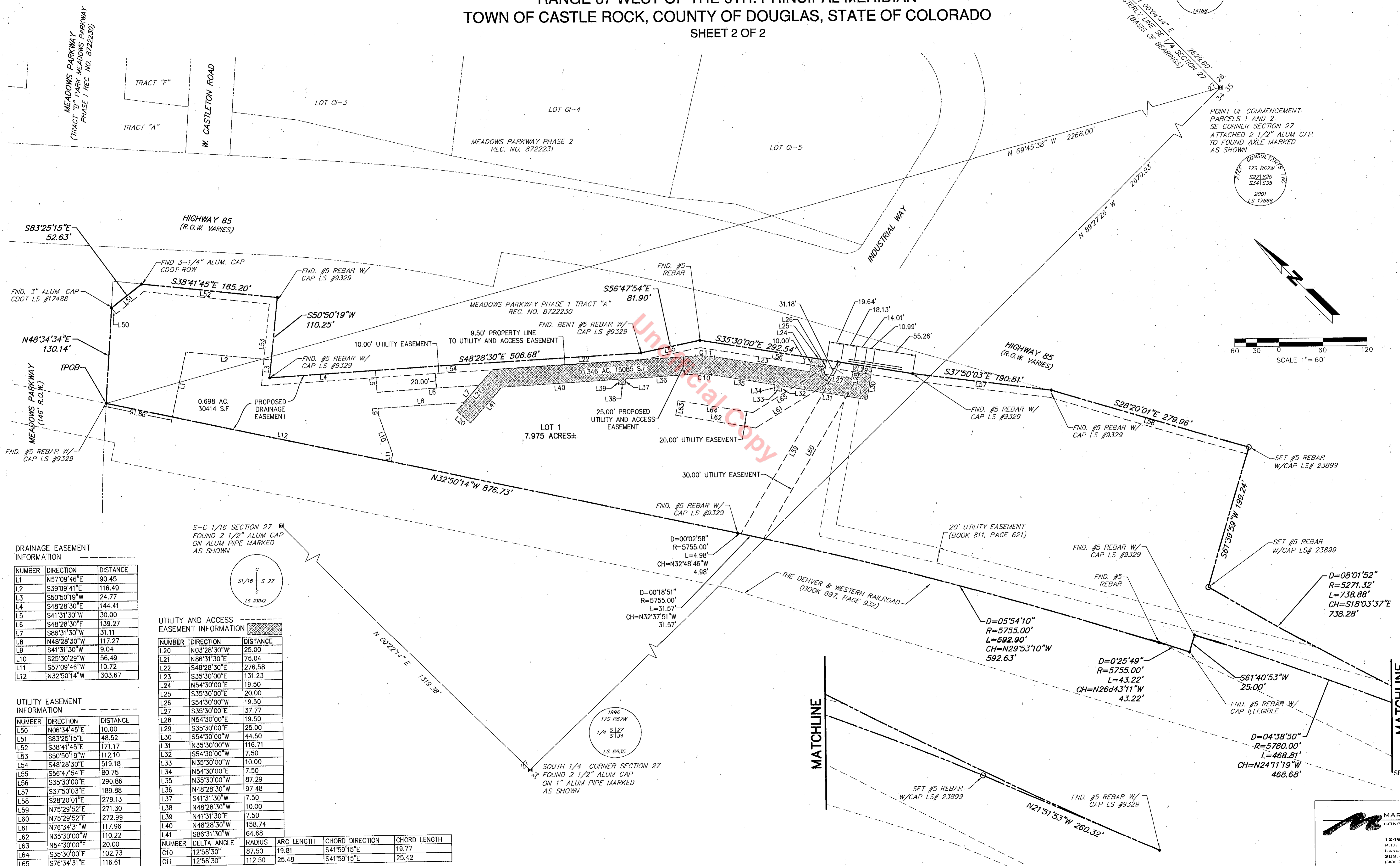
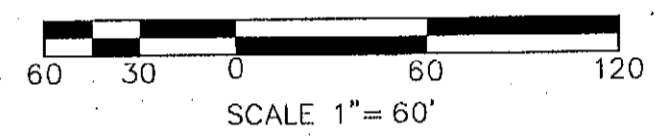
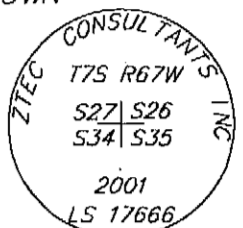
FINAL PLAT MEADOWS FILING NO. 14

THE SOUTH HALF OF 27 AND THE NORTH HALF OF SECTION 34 TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE 6TH. PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



POINT OF COMMENCEMENT
PARCELS 1 AND 2
SE CORNER SECTION 27
ATTACHED 2 1/2" ALUM CAP
TO FOUND AXLE MARKED
AS SHOWN



DRAINAGE EASEMENT INFORMATION

NUMBER	DIRECTION	DISTANCE
L1	N57°09'46"E	90.45
L2	S39°09'41"E	116.49
L3	S50°50'19"W	24.77
L4	S48°28'30"E	144.41
L5	S41°31'30"W	30.00
L6	S48°28'30"E	139.27
L7	S86°31'30"W	31.11
L8	N48°28'30"W	117.27
L9	S41°31'30"W	9.04
L10	S25°30'29"W	56.49
L11	S57°09'46"W	10.72
L12	N32°50'14"W	303.67

UTILITY AND ACCESS EASEMENT INFORMATION

NUMBER	DIRECTION	DISTANCE
L20	N03°28'30"W	25.00
L21	N88°31'30"E	75.04
L22	S48°28'30"E	276.58
L23	S35°30'00"E	131.23
L24	N54°30'00"E	19.50
L25	S35°30'00"E	20.00
L26	S54°30'00"W	19.50
L27	S35°30'00"E	37.77
L28	N54°30'00"E	19.50
L29	S35°30'00"E	25.00
L30	S54°30'00"W	44.50
L31	N35°30'00"W	116.71
L32	S54°30'00"W	7.50
L33	N35°30'00"W	10.00
L34	N54°30'00"E	7.50
L35	N35°30'00"W	87.29
L36	N48°28'30"W	97.48
L37	S41°31'30"W	7.50
L38	N48°28'30"W	10.00
L39	N41°31'30"E	7.50
L40	N48°28'30"W	158.74
L41	S86°31'30"W	64.68

UTILITY EASEMENT INFORMATION

NUMBER	DIRECTION	DISTANCE
L50	N06°34'45"E	10.00
L51	S83°25'15"E	48.52
L52	S38°41'45"E	171.17
L53	S50°50'19"W	112.10
L54	S48°28'30"E	519.18
L55	S56°47'54"E	80.75
L56	S35°30'00"E	290.86
L57	S37°50'03"E	189.88
L58	S28°20'01"E	279.13
L59	N75°29'52"E	271.30
L60	N75°29'52"E	272.99
L61	N76°34'31"W	117.96
L62	N35°30'00"W	110.22
L63	N54°30'00"E	20.00
L64	S35°30'00"E	102.73
L65	S76°34'31"E	116.61

Job Number: 15435.C.02 Sheet Number: 1
 Location: G:\HARRIS\DC\Imagery\F-PLAT Drawn By: Hammack
 Project Manager: S.E.P. Designed By: S.E.P.
 Model Space: PLAN
 Paper Space: PLAN
 Plot Date: 07/09/04 hammack
 Plot View(s): PLAN
 Other View: F-PLAT_2.DWG
 Dwg. Name: F-PLAT_2.DWG
 X References:

SEPTEMBER 30, 2004
AUGUST 31, 2004
JULY 21, 2004
JUNE 7, 2004

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FAX 303.431.4028