



2005061892 17 PGS

### PLAT IDENTIFICATION SHEET

Castle Rock Development Company  
Castle Rock, Town of

GRANTOR(owner)

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$161.00  
17 PGS  
# 2005061892  
07/08/2005 09:46 AM

The Meadows 16, Parcels 1, 2, 3, 4, 2<sup>nd</sup> Amendment Final Plat

GRANTEE(name of plat)

Meadows, The

Subdivision/Condo Name

16

Filing

Phase

Lot

Building

Block

Unit

OLD LEGAL(Section)	(Township)	(Range)
4, 5	8	67
2004105760	2004081485	2004081483
2003102970		

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

# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P, 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6, THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 1 of 16

## 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 LOTS, BLOCKS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4, 2nd AMENDMENT".

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

### BLOCKS 49-63

TRACTS 1-A, 1-O AND 1-P, 1-T AND LOTS 5-8 BLOCK 6 AS SHOWN ON THE RECORDED PLAT OF "THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4", A SUBDIVISION PLAT RECORDED OCTOBER 13, 2004, RECEPTION NO. 2004105760 OF THE DOUGLAS COUNTY RECORDS, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 313.679 ACRES OR 13,663,857 SQUARE FEET, MORE OR LESS.

### BLOCKS 42-48

TRACTS 2-N AND 2-O, AS SHOWN ON THE RECORDED PLAT OF "THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4", A SUBDIVISION PLAT RECORDED OCTOBER 13, 2004, RECEPTION NO. 2004105760 OF THE DOUGLAS COUNTY RECORDS, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 18.574 ACRES OR 809,081 SQUARE FEET, MORE OR LESS.

EXECUTED THIS 9<sup>th</sup> DAY OF June, 2005.

## OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Jim Riley AS: President

NOTARY CERTIFICATE  
 STATE OF COLORADO

COUNTY OF Denver } ss

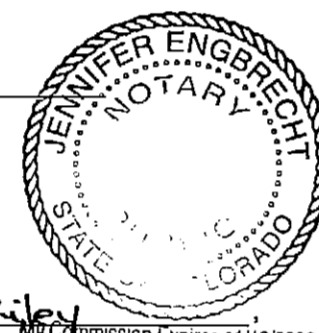
SUBSCRIBED AND SWORN BEFORE ME THIS 8<sup>th</sup> DAY OF June, 2005 BY Jim Riley

AS President, OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/2/2008

NOTARY PUBLIC Janice Engelhardt



## MORTGAGEES:

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

3033 EAST 1ST AVENUE, SUITE 200  
 DENVER, COLORADO 80206

BY: John Fox AS: Authorized Agent

NOTARY CERTIFICATE  
 STATE OF COLORADO

COUNTY OF Denver } ss

RECORDED 8-5-04 AT  
 RECEPTION No. 2004081485

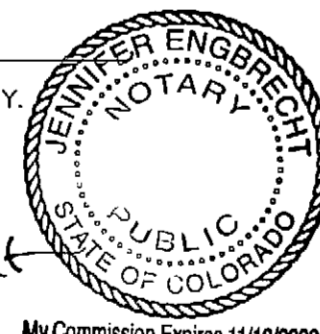
SUBSCRIBED AND SWORN BEFORE ME THIS 8<sup>th</sup> DAY OF June, 2005 BY John Fox

AS Authorized Agent, OF CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/2/2008

NOTARY PUBLIC Janice Engelhardt



## CALIFORNIA BANK AND TRUST

2000 SOUTH COLORADO BOULEVARD, #2-1200  
 DENVER, COLORADO 80222

BY: Kirk Manne AS: Senior Vice President

NOTARY CERTIFICATE  
 STATE OF COLORADO

COUNTY OF Denver } ss

RECORDED 8-5-04 AT  
 RECEPTION No. 2004081483

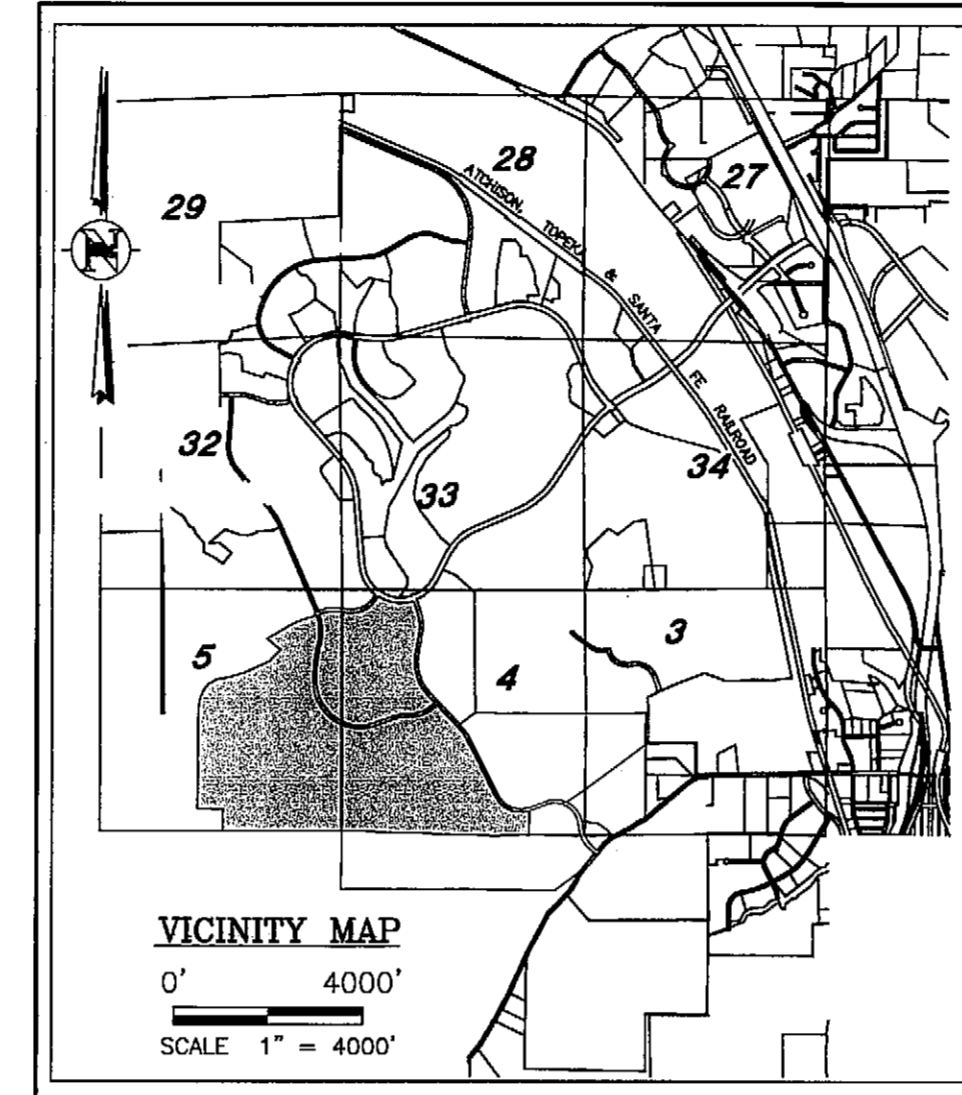
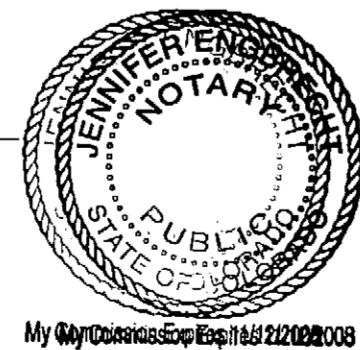
SUBSCRIBED AND SWORN BEFORE ME THIS 9<sup>th</sup> DAY OF June, 2005 BY Kirk Manne

AS Senior Vice President OF CALIFORNIA BANK AND TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/2/2008

NOTARY PUBLIC Janice Engelhardt



## PURPOSE OF AMENDMENT

THE SOLE PURPOSE OF THIS 2nd AMENDMENT IS TO RESUBDIVIDE TRACTS 1-O, 1-P, 1-T, 2-N, 2-O INTO 502 LOTS AND TO ABANDON THOSE PORTIONS OF UTILITY AND DRAINAGE EASEMENTS LYING WITHIN THE RIGHTS OF WAYS CREATED HEREON AND TO AMEND TRACT 1-A, LOTS 5-8 BLOCK 6 AS SHOWN ON THE RECORDED PLAT OF MEADOWS FILING 16, PARCELS 1,2,3,4, RECEPTION No. 2004105760, AMEND 15' SIDE LOT EASEMENTS AT RIGHT-OF-WAY, PER RECORDED P. D., TO 10' SIDE LOT EASEMENTS AT RIGHT-OF-WAY.

### MEADOWS FILING NO. 16

PARCELS 1,2,3,4  
 2nd AMENDMENT  
 BLOCKS 42-48  
 (WITHIN PARCEL 2)

Land Area Summary Table

Designation	Acreage
STREET R.O.W.'S	3.358
SUBDIVISION LOTS	14.025
PUBLIC DEDICATIONS	0.000
PUBLIC OPEN SPACE	0.000
PRIVATE OPEN SPACE	1.191
FUTURE DEVELOPMENT	0.000
BLOCKS 42-48	18.574
Single Family Lots	121

### MEADOWS FILING NO. 16

PARCELS 1,2,3,4  
 2nd AMENDMENT  
 BLOCKS 49-63  
 (WITHIN PARCEL 1)

Land Area Summary Table

Designation	Acreage
STREET R.O.W.'S	17.846
SUBDIVISION LOTS	62.128
PUBLIC DEDICATIONS	0.000
PUBLIC OPEN SPACE	232.626
PRIVATE OPEN SPACE	1.076
FUTURE DEVELOPMENT	0.000
BLOCKS 49-63	313.676
Single Family Lots	381

### MEADOWS FILING NO. 16

PARCELS 1,2,3,4  
 2nd AMENDMENT  
 Total Land Area Summary Table

Designation	Acreage
STREET R.O.W.'S	21.204
SUBDIVISION LOTS	76.153
PUBLIC DEDICATIONS	0.000
PUBLIC OPEN SPACE	232.626
PRIVATE OPEN SPACE	2.267
FUTURE DEVELOPMENT	0.000
2nd AMENDMENT	332.250
Single Family Lots	502

### MEADOWS FILING NO. 16 - Parcels 1,2,3,4, 2nd AMENDMENT

Land Use Summary Table

TRACT	ACREAGE	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT "1-A"	232.626	10,133,210	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT "1-B"	0.135	5,894	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL.
TRACT "1-C"	0.366	15,939	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./ACCESS
TRACT "1-D"	0.056	2,439	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./ACCESS
TRACT "1-E"	0.046	2,000	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./ACCESS
TRACT "1-F"	0.126	5,500	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./ACCESS
TRACT "1-T"	0.347	15,109	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./ACCESS
TRACT "2-A"	1.191	51,881	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./ACCESS

\*TRACT "2-A" ORIGINALLY TRACT "B-8" ON FINAL PD.

## NOTE:

PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND DRAINAGE EASEMENTS (AND PORTIONS THEREOF) CREATED BY THE FINAL PLAT FOR THE MEADOWS FILING 16, PARCELS 1, 2, 3 AND 4 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THESE EASEMENTS.

## OWNER:

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

BY: Ray Waterman AS MAYOR TEST: Janet Turbett AS DEPUTY TOWN CLERK

NOTARY CERTIFICATE  
 STATE OF COLORADO

COUNTY OF Douglas } ss

SUBSCRIBED AND SWORN BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2005 BY Ray Waterman

AS MAYOR AND Janet Turbett AS DEPUTY

TOWN CLERK OF TOWN OF CASTLE ROCK, COLORADO

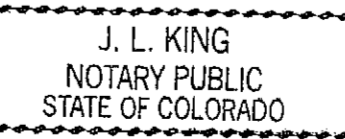
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9-21-07

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106  
 Date: 4/20/05 Job. No. 3572.044.020 Drawn By: GP  
 Drawing Path: Name: S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG

**SHEET INDEX**

SHEET 1 OF 16	COVER SHEET
SHEET 2 OF 16	NOTES AND TABLES
SHEETS 3 THROUGH 9	BLOCKS 49-63 @ 1" = 50'
SHEETS 10 THROUGH 11	BLOCKS 42-48 @ 1" = 50'
SHEETS 13 THROUGH 16	TRACT 1-A @ 1" = 100'



## SURVEYORS CERTIFICATE

I, GORDON S. PAGE III, 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 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 14<sup>th</sup> DAY OF July, 2005.

GORDON S. PAGE III P.L.S. 29048  
 FOR AND ON BEHALF OF  
 TETRA TECH - RMC, INC.



## TITLE CERTIFICATE

I, Laryce L. Nitsch, 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 9<sup>th</sup> DAY OF June, 2005.

Laryce L. Nitsch  
 AUTHORIZED REPRESENTATIVE  
 TITLE INSURANCE COMPANY

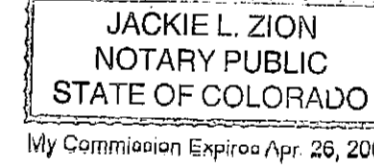
STATE OF COLORADO } ss

COUNTY OF Douglas }

SUBSCRIBED AND SWORN BEFORE ME THIS 9<sup>th</sup> DAY OF June, 2005 BY Laryce L. Nitsch  
 AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 24, 2007



NOTARY PUBLIC Jackie L. Zion

## 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 JULY 10, 2003 AT RECEPTION No. 2003102970, OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 498 SFE'S 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 21<sup>st</sup> DAY OF June, 2005.

Carl Corin  
 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

Janet Turbett  
 TOWN CLERK

Maureen Jones  
 TOWN MANAGER

## DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } ss  
 COUNTY OF DOUGLAS }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:46 PM ON THE 9<sup>th</sup> DAY OF JULY, 2005, AT RECEPTION No. 2005061892

By: Tulayna Iacc  
 DEPUTY



# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

## FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-0, 1-P, 1-T, 2-N, 2-0, LOTS 5-8 BLOCK 6, THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 2 of 16

**\*NOTE:**

ALTHOUGH 502 LOTS ARE WITHIN THE BOUNDARIES OF THIS 2ND AMENDMENT, ONLY 498 LOTS ARE PROVIDING ADDITIONAL SFE'S FROM THE ORIGINAL PLAT. THE OTHER 4 LOTS ARE BEING REPLATTED AT THIS TIME AND THE SFE'S WERE PREVIOUSLY ACCOUNTED FOR ON THE ORIGINAL PLAT.

**FLOOD PLAIN NOTE:**

MEADOWS FILING 16 PARCELS 1,2,3 & 4 2ND AMENDMENT IS CROSSED BY THE FLOOD PLAIN FOR THE 6400 WEST AND EAST FORK TRIBUTARIES TO EAST PLUM CREEK. THE FLOOD INSURANCE RATE MAP (FIRM) DOUGLAS COUNTY, MAP NUMBER 08035C0168F, PRELIMINARY EFFECTIVE DATE 03/05/2004 SHOWS THE 6400 WEST TRIBUTARY IN ZONE A. THE FLOOD INSURANCE RATE MAP (FIRM) DOUGLAS COUNTY, MAP NUMBER 08035C0169F, PRELIMINARY EFFECTIVE DATE 03/05/2004 SHOWS THE 6400 EAST TRIBUTARY IN ZONE A. THE ABOVE LISTED MAPS ARE A COMPILATION OF THE LETTER OF MAP REVISION FEMA CASE NUMBER 02-08-462P-080050 EFFECTIVE DATE 1/24/2003 AND THE FLOOD INSURANCE RATE MAP (FIRM) DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 080050 0170C, EFFECTIVE DATE 09/03/1987. A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA AT THE COMPLETION AND CERTIFICATION OF THE OVERLOT GRADING TO REVISE THE EXISTING FLOOD PLAIN. UNTIL THE LETTER OF MAP REVISION HAS BEEN APPROVED AND RECORDED BY FEMA, NO BUILDING PERMIT WILL BE ISSUED FOR THOSE LOTS AFFECTED, AS SHOWN HEREON.

**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 SECTION 9, BEING ALSO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. IS CONSIDERED TO BEAR SOUTH 88°56'32" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- THE SOLE PURPOSE OF THIS 2nd AMENDMENT IS TO RESUBDIVIDE TRACTS 1-0, 1-P, 1-T, 2-N, 2-0 INTO 502 LOTS AND TO ABANDON THOSE PORTIONS OF UTILITY AND DRAINAGE EASEMENTS LYING WITHIN THE RIGHTS OF WAYS CREATED HEREON AND TO AMEND TRACT 1-A, LOTS 5-8 BLOCK 6 AS SHOWN ON THE RECORDED PLAT OF MEADOWS FILING 16, PARCELS 1,2,3,4, RECEPTION NO. 2004105760. AMEND 15' SIDE LOT EASEMENTS AT RIGHT-OF-WAY, PER RECORDED P. D., TO 10' SIDE LOT EASEMENTS AT RIGHT-OF-WAY.
- MONUMENTATION AS SHOWN AND INDICATED HEREON.
- N/R INDICATES A NON-RADIAL LINE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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.
- 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.
- ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE 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 10'; SIDE LOTS AT STREET LIGHTS 5'; 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 SUB-STANTIALLY 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.
- TRACTS 1-B THROUGH 1-F, 1-T AND TRACT 2-A, ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY FOR THE MEADOWS FILING NO. 16, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAIL/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.
- 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.
- TETRA TECH RMC DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. P145013705, DATED MAY 16, 2005, AT 5:00 P.M..

LINE	BEARING	DISTANCE
L1	S 39°24'51" E	21.21'
L2	S 50°35'09" W	21.21'
L3	S 40°47'28" E	21.21'
L4	S 49°17'32" W	21.21'
L5	N 84°30'44" E	20.50'
L6	S 05°28'16" E	21.90'
L7	S 82°36'47" W	21.21'
L8	N 07°23'13" W	21.21'
L9	S 85°45'21" W	20.86'
L10	S 01°42'38" E	19.79'
L11	N 89°10'31" W	22.23'
L12	N 49°25'42" E	18.96'
L13	N 35°04'53" W	21.02'
L14	N 58°32'10" E	20.91'
L15	N 32°32'09" W	21.12'
L16	N 42°25'58" E	20.70'
L17	N 50°17'48" W	20.70'
L18	N 31°48'04" W	21.21'
L19	N 58°11'56" W	21.21'
L20	S 24°04'43" W	21.21'
L21	N 65°51'29" W	21.21'
L22	S 66°01'13" E	21.37'
L23	N 19°46'53" E	22.93'
L24	N 55°19'03" E	19.89'
L25	S 39°09'09" W	21.21'
L26	N 45°00'00" W	21.21'
L27	S 45°00'00" W	21.21'
L28	S 06°16'39" W	22.36'
L29	N 88°32'00" W	21.80'
L30	S 77°50'01" E	21.21'
L31	N 12°08'59" E	21.21'
L32	S 12°09'59" W	21.21'
L33	S 77°50'01" E	21.21'
L34	N 15°04'09" E	21.21'
L35	S 74°55'51" W	21.21'
L36	S 15°04'09" W	21.21'
L37	N 74°55'51" W	21.21'
L38	N 74°05'36" W	21.21'
L39	S 15°54'22" W	21.21'
L40	S 00°09'16" E	21.21'
L41	S 89°50'44" W	21.21'
L42	S 00°25'08" W	21.00'
L43	N 89°29'57" W	21.45'
L44	S 89°50'44" W	21.21'
L45	S 00°09'16" E	21.21'
L46	N 44°34'02" W	21.52'
L47	N 33°57'55" E	21.52'
L48	S 63°22'16" E	21.21'
L49	N 26°37'44" E	21.21'
L50	S 84°18'53" W	20.66'
L51	N 10°40'37" W	19.73'
L52	N 17°32'47" W	21.23'
L53	S 74°39'43" W	21.90'
L54	N 63°36'31" W	21.21'
L55	N 26°23'29" E	21.21'
L56	N 63°36'31" W	21.21'
L57	N 26°23'29" E	21.21'
L58	S 64°46'24" W	17.55'
L59	N 80°13'42" E	20.02'
L60	N 60°41'57" W	22.75'
L61	S 35°37'35" W	19.87'
L62	N 45°09'16" W	27.19'
L63	N 60°35'43" E	15.47'

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	90°00'00"	98.86'	63.00'	N 39°24'51" W	89.10'
C2	180°00'01"	172.79'	55.00'	N 05°35'09" E	110.00'
C3	122°37'	24.03'	1000.00'	S 04°53'50" W	24.03'
C4	180°00'01"	172.79'	55.00'	N 04°11'32" E	110.00'
C5	122°37'	24.03'	1000.00'	S 04°53'50" W	24.03'
C6	13°30'37"	47.16'	200.00'	N 45°37'54" W	47.05'
C7	53°07'48"	18.55'	20.00'	S 65°26'29" E	17.89'
C8	286°15'37"	274.79'	55.00'	N 51°07'25" E	66.00'
C9	53°07'48"	18.55'	20.00'	N 12°18'41" W	17.89'
C10	21°02'22"	7.34'	20.00'	S 37°06'02" E	7.30'
C11	275°10'16"	264.15'	55.00'	N 89°25'56" E	74.19'
C12	28°46'03"	27.50'	20.00'	N 08°10'02" E	25.38'
C13	21°42'30"	75.78'	200.00'	N 37°28'06" W	75.32'
C14	8°32'19"	149.02'	1000.00'	N 41°52'57" E	148.89'
C15	4°05'52"	71.52'	1000.00'	N 50°20'17" W	71.50'
C16	15°36'00"	88.49'	325.00'	S 06°26'08" W	88.21'
C17	15°42'50"	109.70'	400.00'	N 06°29'33" E	109.36'
C18	15°20'13"	53.54'	200.00'	S 70°01'01" E	53.38'
C19	41°18'08"	15.02'	200.00'	N 73°29'58" W	15.01'
C20	20°27'39"	71.42'	200.00'	S 65°25'13" E	71.04'
C21	62°51'29"	21.94'	20.00'	S 38°36'38" E	20.86'
C22	285°23'54"	273.96'	55.00'	S 30°07'09" W	66.66'
C23	46°17'33"	16.16'	20.00'	N 89°26'01" W	15.72'
C24	7°48'58"	54.57'	400.00'	S 73°22'10" E	54.52'
C25	15°39'21"	124.87'	200.00'	S 51°01'35" E	124.65'
C26	283°17'30"	271.94'	55.00'	S 05°45'46" W	68.26'
C27	66°25'19"	23.19'	20.00'	S 77°19'40" W	21.91'
C28	27°32'53"	384.64'	800.00'	S 00°34'31" W	380.95'
C29	91°18'11"	48.71'	300.00'	S 89°16'49" E	48.66'
C30	10°11'20"	53.35'	300.00'	N 89°43'23" W	53.28'
C31	28°22'58"	198.14'	400.00'	S 70°59'29" W	196.13'
C32	15°20'13"	53.54'	200.00'	S 70°01'01" E	53.38'
C33	286°15'36"	274.79'	55.00'	S 33°11'55" E	66.00'
C34	53°16'57"	18.60'	20.00'	S 30°18'46" W	17.94'
C35	16°12'22"	56.57'	200.00'	S 68°41'54" W	56.38'
C36	82°09'00"	29.61'	200.00'	N 64°50'13" E	29.59'
C37	5°07'38"	17.90'	200.00'	S 66°30'54" W	17.89'
C38	53°07'48"	18.55'	20.00'	S 89°29'00" E	17.89'
C39	286°15'37"	274.79'	55.00'	S 51°01'01" E	66.00'
C40	53°07'48"	18.55'	20.00'	S 37°23'11" W	17.89'
C41	31°22'57"	109.55'	200.00'	S 36°38'46" E	108.18'
C42	53°07'48"	18.55'	20.00'	N 25°44'20" W	17.89'
C43	286°15'37"	274.79'	55.00'	N 37°41'46" E	66.00'
C44	53°07'48"	18.55'	20.00'	S 78°52'08" E	17.89'
C45	17°10'43"	197.41'	525.00'	S 21°47'17" E	156.82'
C46	44°34'02"	278.35'	525.00'	N 15°11'19" E	225.10'
C47	53°07'48"	18.55'	20.00'	N 26°33'54" E	17.89'
C48	286°15'37"	274.79'	55.00'	S 90°00'00" E	66.00'
C49	53°07'48"	18.55'	20.00'	S 26°33'54" E	17.89'
C50	62°36'09"	218.52'	200.00'	N 58°41'56" E	207.81'
C51	29°18'03"	166.20'	325.00'	N 75°20'59" W	164.40'
C52	9°48'18"	55.43'	325.00'	S 89°06'51" W	55.38'
C53	40°42'39"	568.43'	800.00'	S 47°45'11" W	556.55'
C54	231°5'46"	182.41'	400.00'	N 56°28'37" E	181.29'
C55	9°04'43"	51.50'	325.00'	S 37°22'22" E	51.44'
C56	15°13'26"	160.75'	605.00'	S 37°32'34" E	160.28'
C57	17°06'39"	149.32'	500.00'	S 51°30'49" W	148.77'
C58	47°02'30"	266.84'	325.00'	N 66°28'45" E	259.40'
C59	25°13'36"	143.09'	325.00'	S 77°23'12" W	141.84'
C60	80°24'57"	350.81'	250.00'	S 07°22'00" W	322.73'
C61	5°53'01"	51.34'	500.00'	S 60°06'30" W	51.32'
C62	2°58'51"	26.01'	500.00'	N 61°33'35" E	26.01'
C63	0°50'13"	14.61'	1000.00'	S 60°29'16" W	14.61'
C64	0°50'13"	14.61'	1000.00'	N 60°29'16" E	14.61'
C65	11°33'35"	65.57'	325.00'	S 65°50'56" W	65.48'
C66	54°04'38"	363.37'	385.00'	N 45°24'35" W	350.03'
C67	29°13'36"	165.78'	325.00'	N 45°14'21" E	163.99'
C68	7°10'14"	37.29'	298.00'	S 61°16'04" W	37.27'
C69	63°13'00"	413.75'	375.00'	N 13°14'14" E	393.08'
C70	180°00'00"	172.79'	55.00'	S 05°18'04" E	110.00'
C71	90°00'00"	314.16'	200.00'	N 00°09'16" W	282.84'
C72	73°23'55"	19.22'	15.00'	S 08°08'47" W	17.93'
C73	284°24'04"	273.01'	55.00'	S 66°21'08" E	67.42'
C74	110°01'01"	8.12'	15.00'	S 45°10'25" E	8.02'
C75	36°10'47"	128.29'	200.00'	S 00°31'07" E	124.20'
C76	37°56'27"	132.44'	200.00'	N 52°25'16" E	130.03'
C77	7°32'54"	65.87'	500.00'	N 67°37'02" E	65.82'
C78	17°32'02"	6.12'	20.00'	N 57°32'01" E	6.10'
C79	275°06'50"	264.09'	55.00'	N 06°19'25" E	74.23'
C80	72°29'20"	25.30'	20.00'	N 72°21'50" W	23.65'
C81	53°07'48"	18.55'	20.00'	S 45°10'25" E	17.89'
C82	286°15'37"	274.79'	55.00'	N 71°23'29" E	66.00'
C83	53°07'48"	18.55'	20.00'	N 07°57'24" E	17.89'
C84	16°03'38"	168.19'	600.00'	S 37°07'27" E	167.64'

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

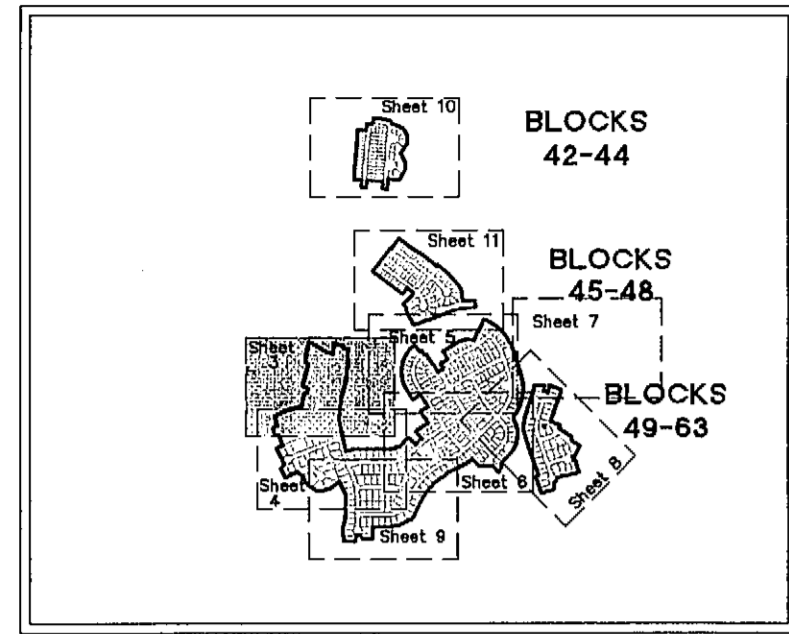
Date: 4/20/05 Job No. 3572.044.020 Drawn By GP  
 Drawing Path Name: S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG



# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P, 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6, THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

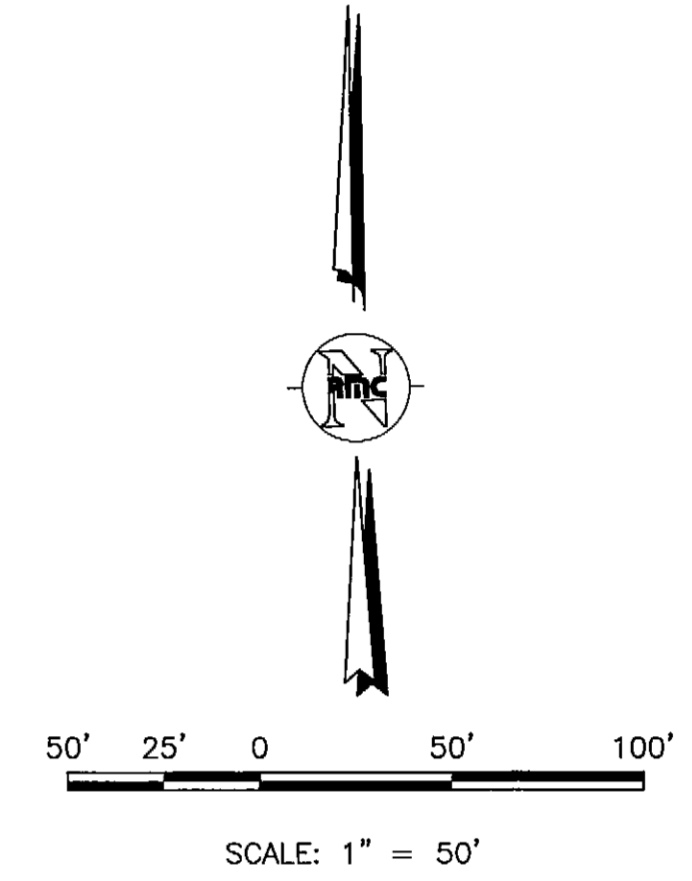


Sheet Index  
 Sheets Plotted at 1" = 50'

TRACT 1-A  
 232.626 acres  
 10,133,210 sq. ft.



See Sheet 5

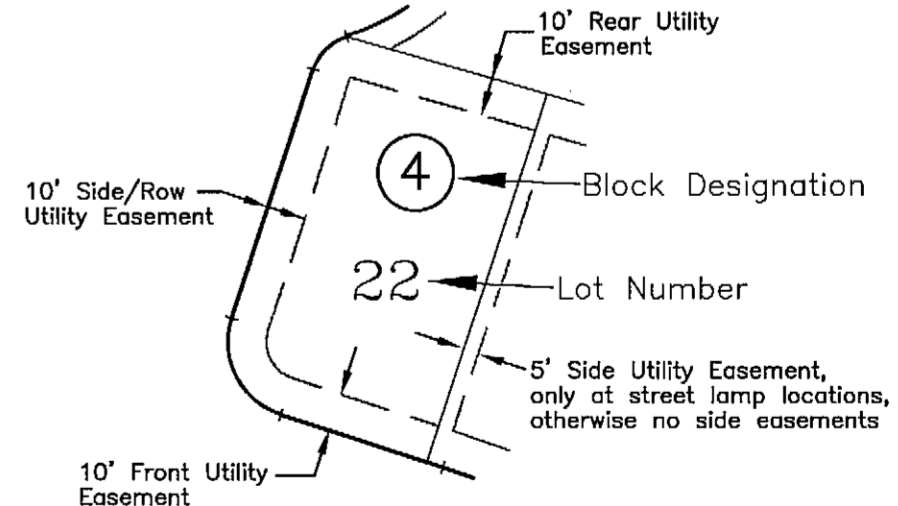


See Sheet 5

See Sheet 2 for Line and Curve Information

**Legend**

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

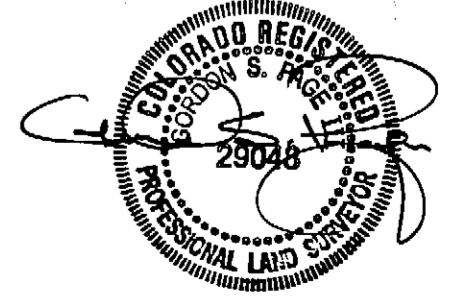


$\Delta=27^{\circ}32'53''$   
 $R=775.00'$   
 $L=372.62'$   
 $ChB=S00^{\circ}34'31''W$   
 $ChD=369.05'$

See Sheet 4

$\Delta=166^{\circ}00'59''$   
 $R=55.00'$   
 $L=159.36'$   
 $ChB=S07^{\circ}48'28''E$   
 $ChD=109.18'$   
 $N 65^{\circ}04'49'' E$   
 $30.81'$   
 25' DRAINAGE EASEMENT  
 RECEPTION No. 2004105760

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106  
 Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path: Name: S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG



S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG SHEET 3 OF 7 7/20/05 7:33:27 AM Doug Bueckel, Tetra Tech RMC, Inc., Tetra Tech RMC, Inc.

# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

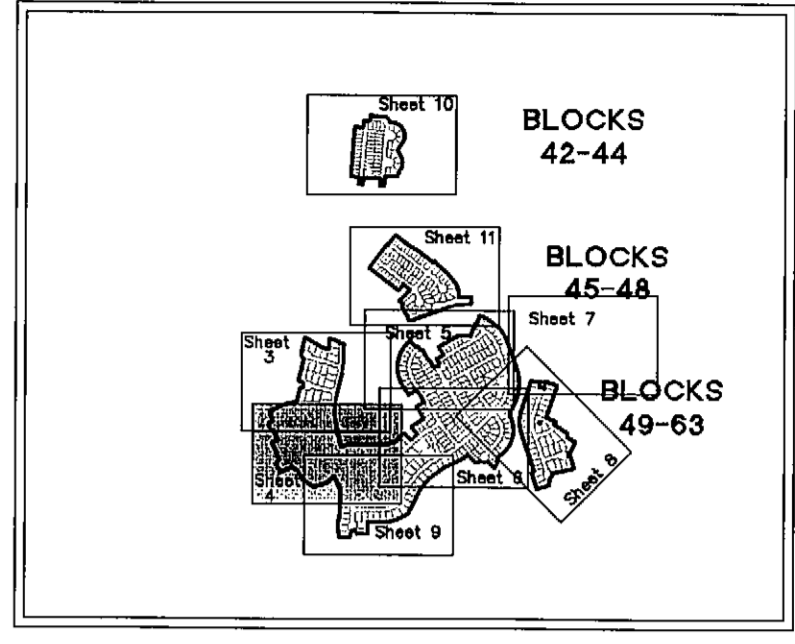
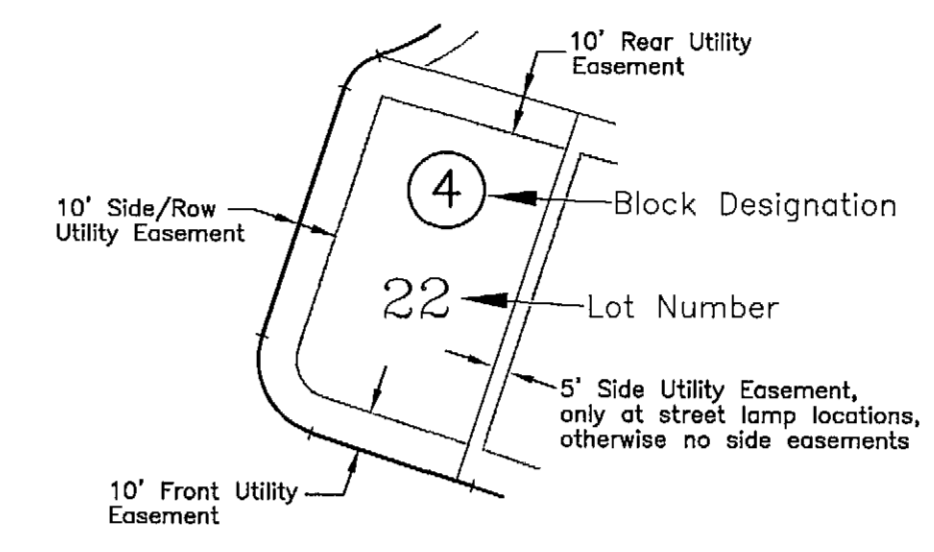
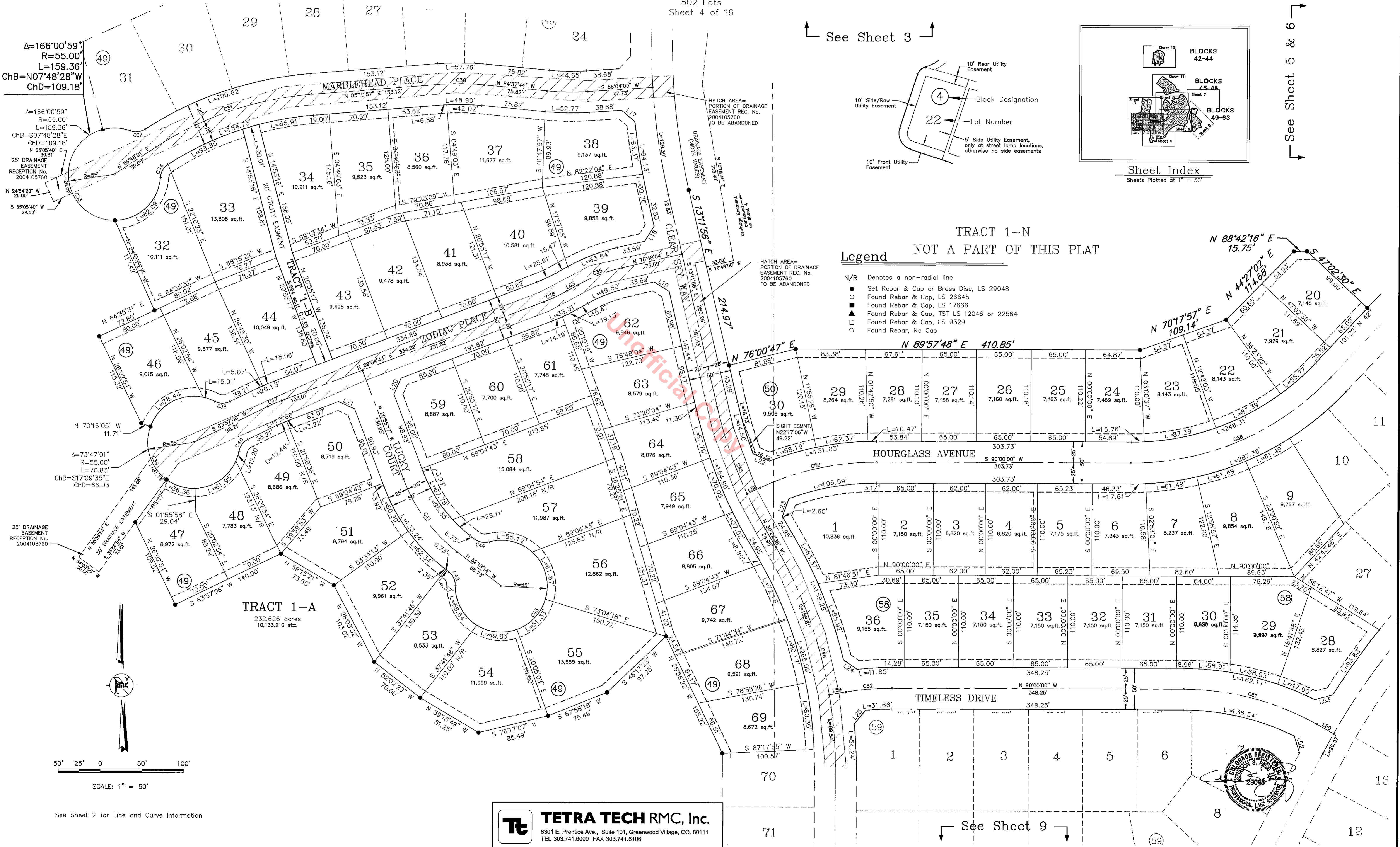
FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 4 of 16

See Sheet 3

See Sheet 5 & 6



TRACT 1-N  
 NOT A PART OF THIS PLAT

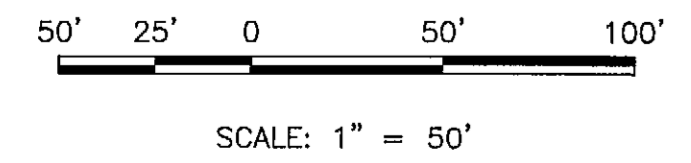
- Legend**
- N/R Denotes a non-radial line
  - Set Rebar & Cap or Brass Disc, LS 29048
  - Found Rebar & Cap, LS 26645
  - Found Rebar & Cap, LS 17666
  - ▲ Found Rebar & Cap, TST LS 12046 or 22564
  - Found Rebar & Cap, LS 9329
  - Found Rebar, No Cap

$\Delta=166^{\circ}00'59''$   
 $R=55.00'$   
 $L=159.36'$   
 $ChB=N07^{\circ}48'28''W$   
 $ChD=109.18'$

$\Delta=166^{\circ}00'59''$   
 $R=55.00'$   
 $L=159.36'$   
 $ChB=S07^{\circ}48'28''E$   
 $ChD=109.18'$   
 $N 65^{\circ}05'40'' W$   
 $25' DRAINAGE EASEMENT$   
 RECEPTION No. 2004105760

$\Delta=73^{\circ}47'01''$   
 $R=55.00'$   
 $L=70.83'$   
 $ChB=S17^{\circ}09'35''E$   
 $ChD=66.03'$

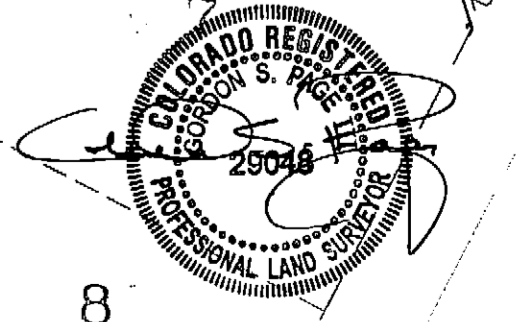
TRACT 1-A  
 232.626 acres  
 10,133,210 sq. ft.



See Sheet 2 for Line and Curve Information

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job. No. 3572.044.020 Drawn By: GP  
 Drawing Path: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG

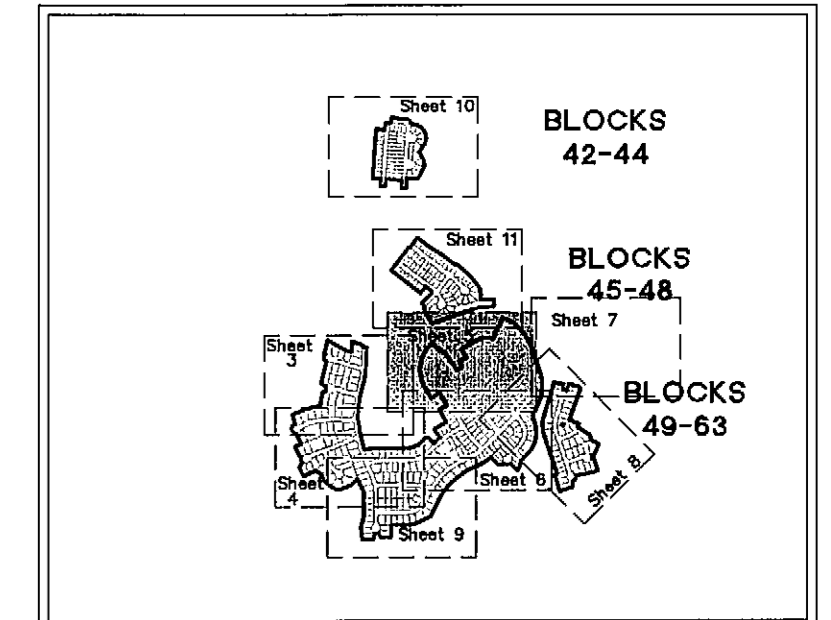


See Sheet 9

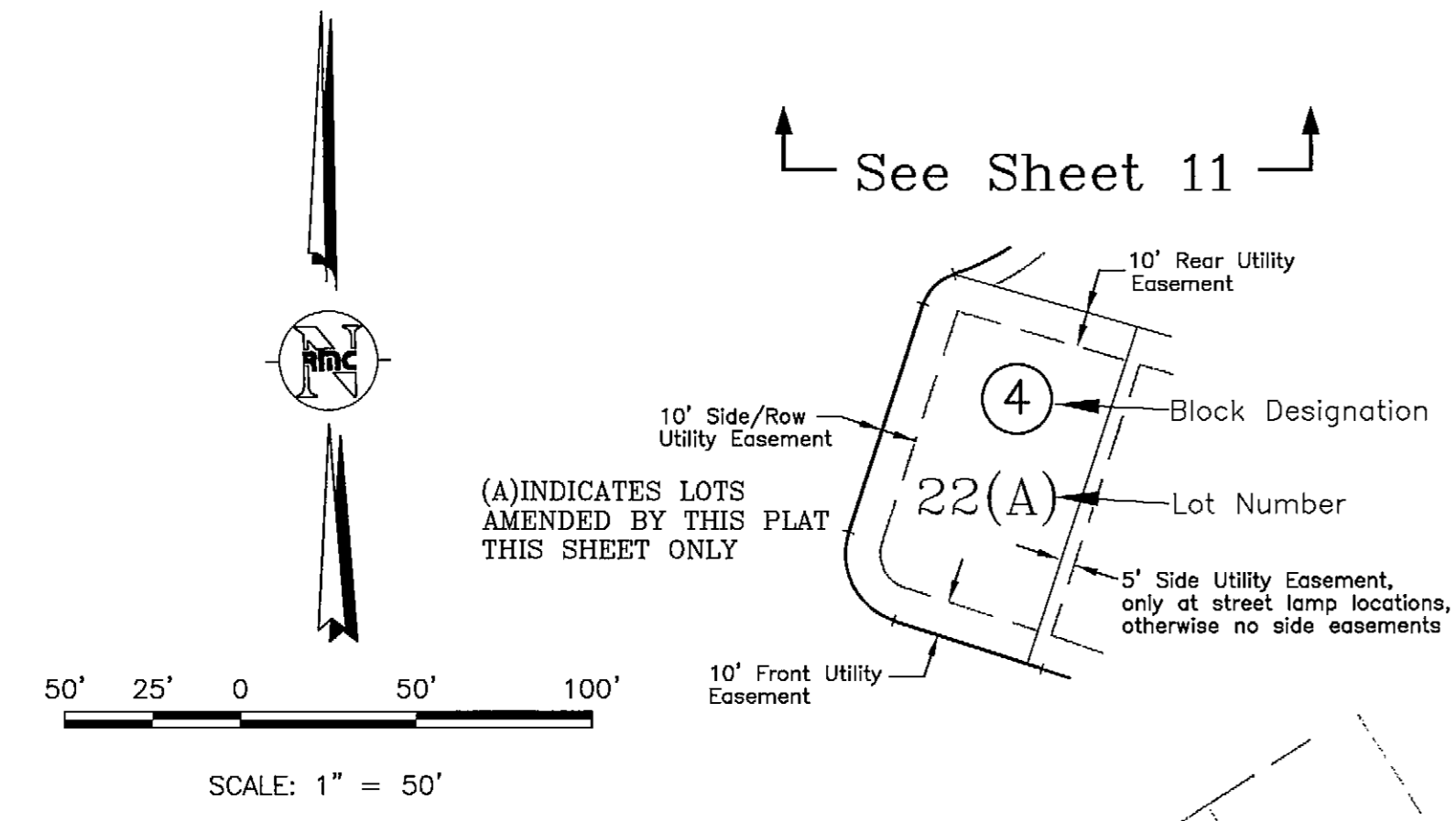
# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Sheet Index  
 Sheets Plotted at 1" = 50'

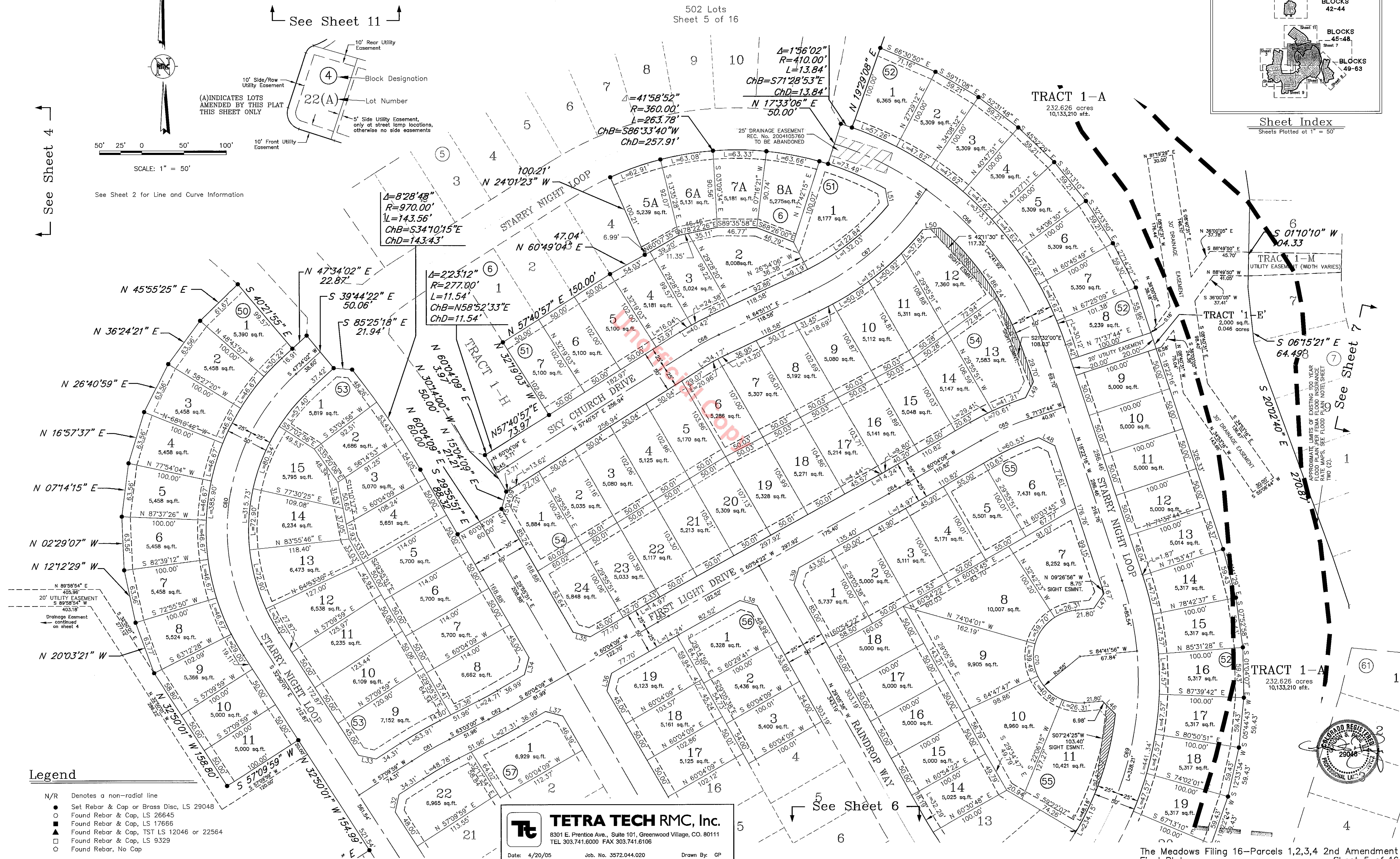


SCALE: 1" = 50'

See Sheet 2 for Line and Curve Information

See Sheet 4

See Sheet 7

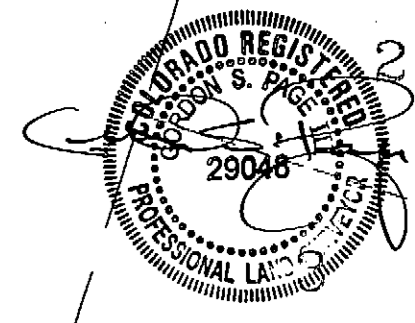


### Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path: Name: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG

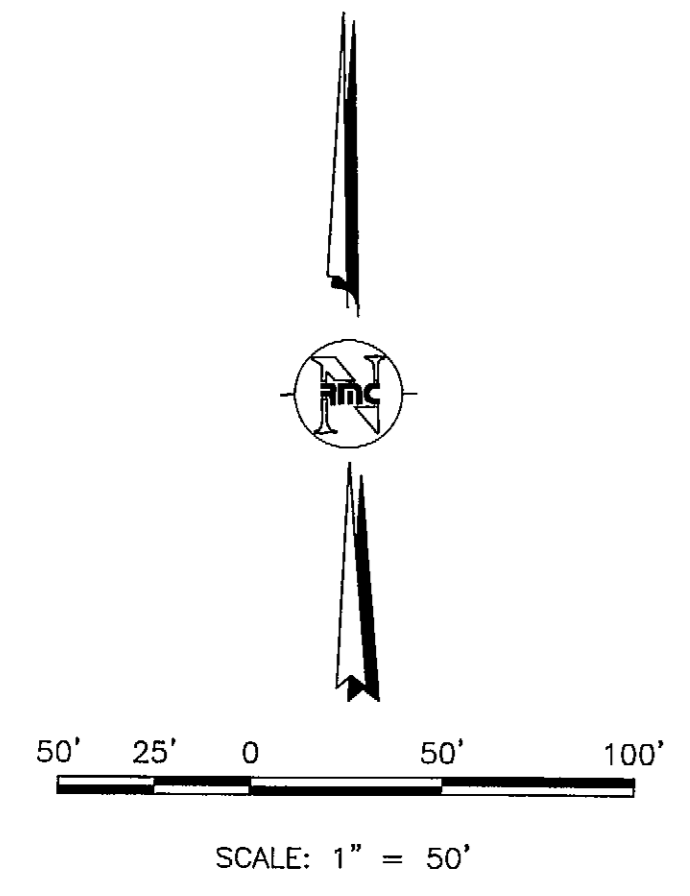


# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

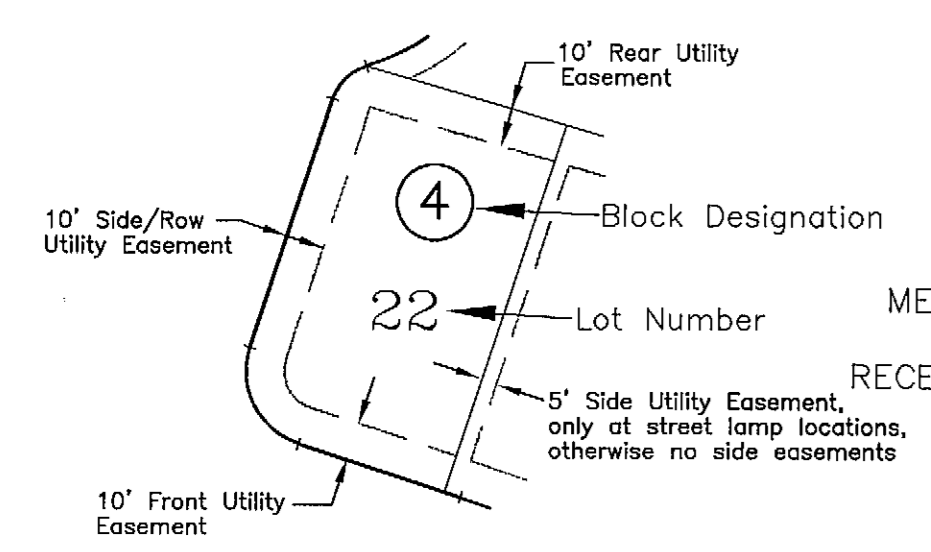
FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 6 of 16

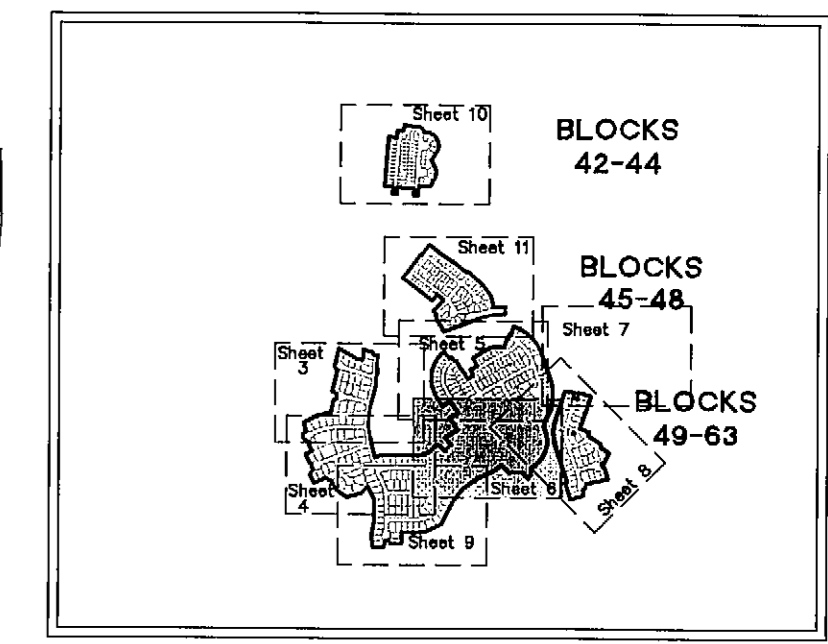


See Sheet 2 for Line and Curve Information



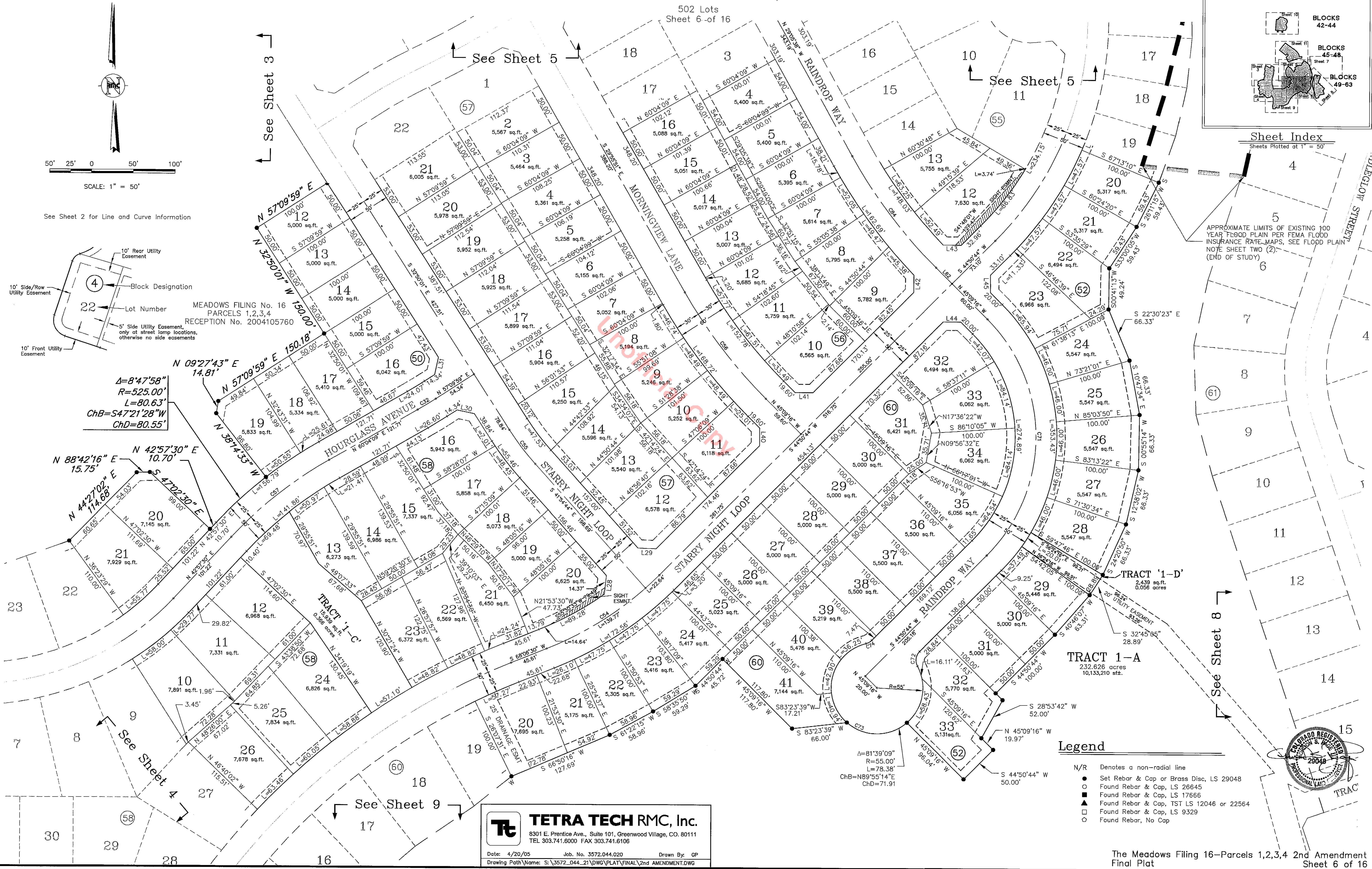
MEADOWS FILING No. 16  
 PARCELS 1,2,3,4  
 RECEPTION No. 2004105760

$A=8'47.58''$   
 $R=525.00'$   
 $L=80.63'$   
 $ChB=S47'21.28''W$   
 $ChD=80.55'$



Sheet Index  
 Sheets Plotted at 1" = 50'

APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAPS. SEE FLOOD PLAIN NOTE SHEET TWO (2). (END OF STUDY)

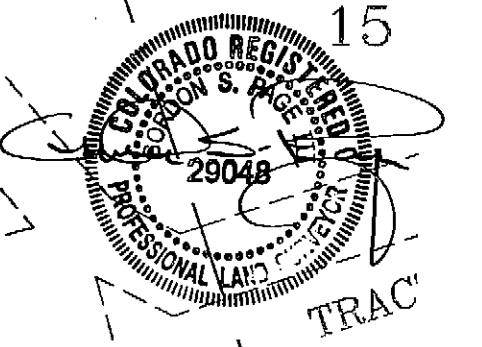


### Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- ▲ Found Rebar & Cap, LS 17666
- Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path Name: S:\3572\_044\_021\DWG\PLAT\FINAL\2nd AMENDMENT.DWG



S:\3572\_044\_021\DWG\PLAT\FINAL\2nd AMENDMENT.DWG SHEET 6 OF 16

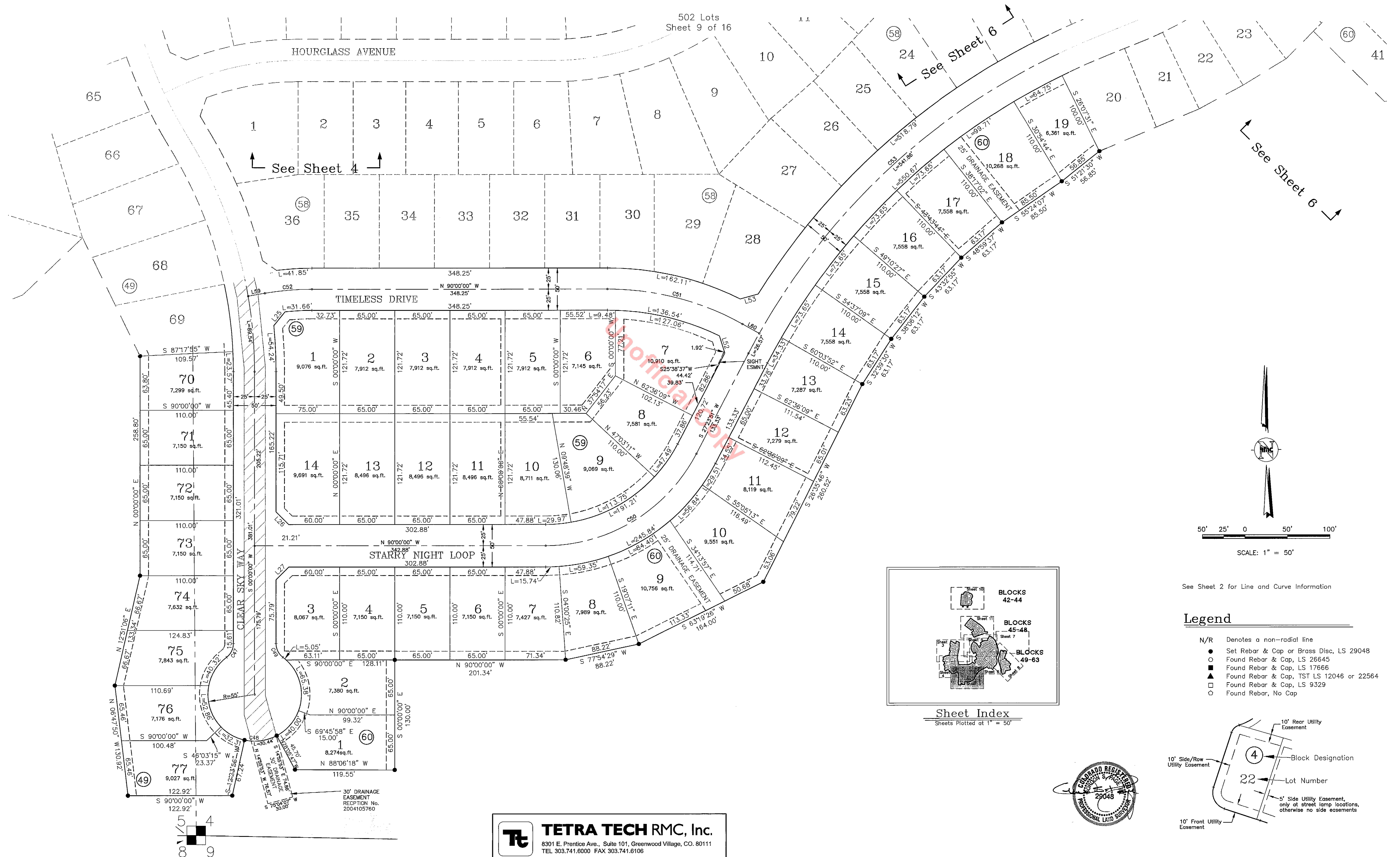




# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

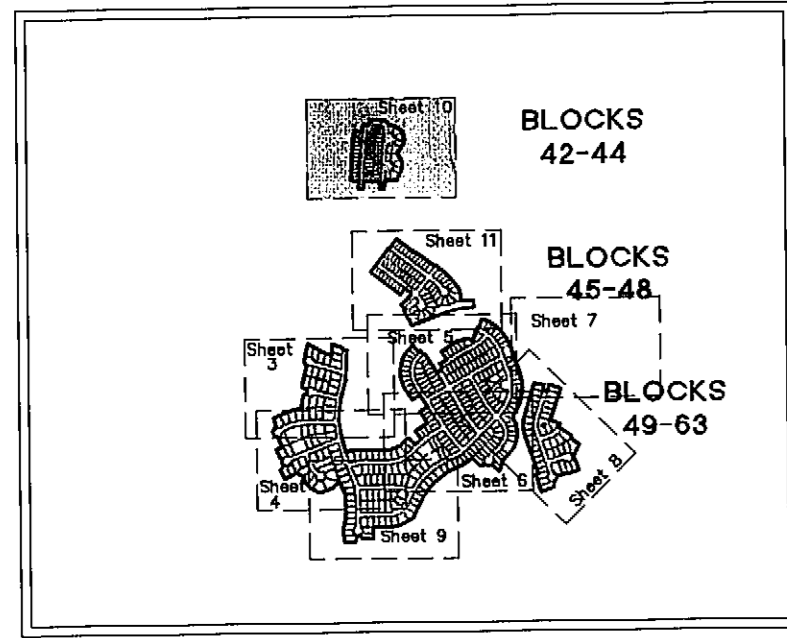


# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

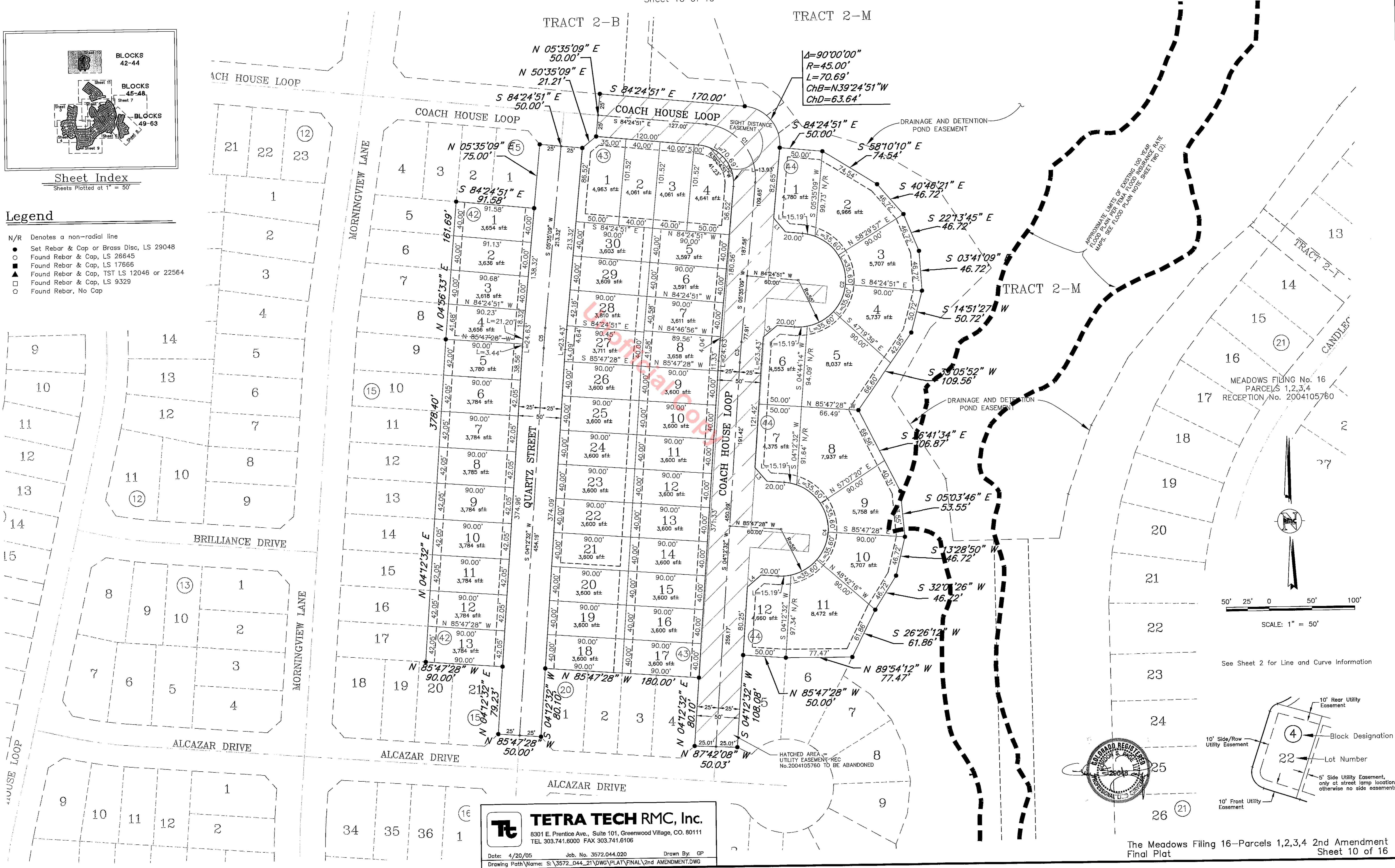
502 Lots  
 Sheet 10 of 16



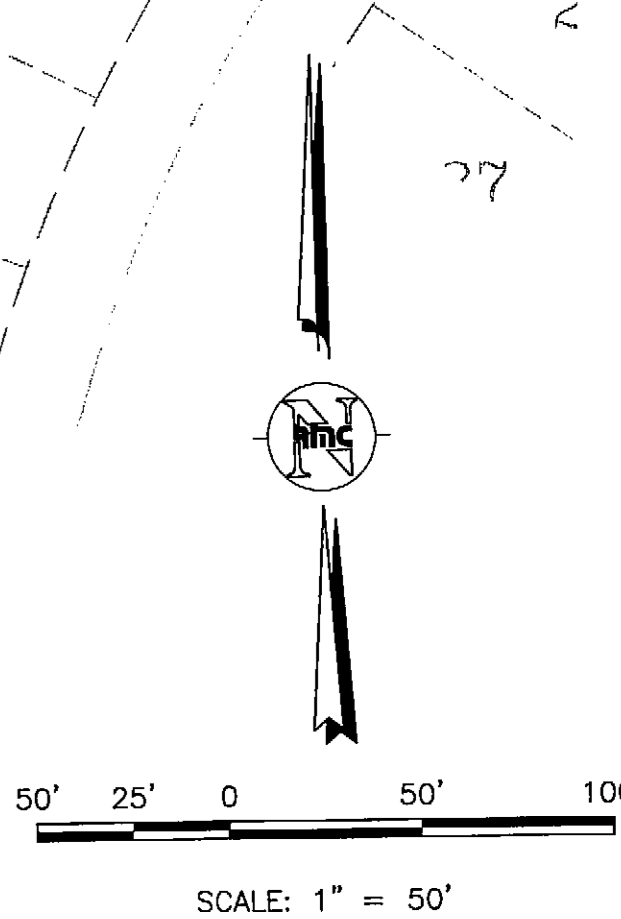
Sheet Index  
 Sheets Plotted at 1" = 50'

### Legend

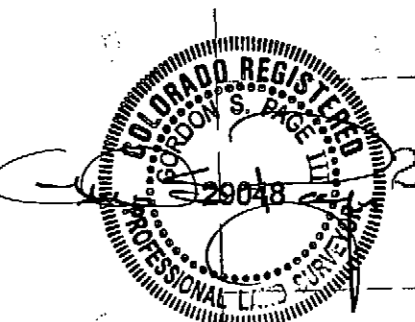
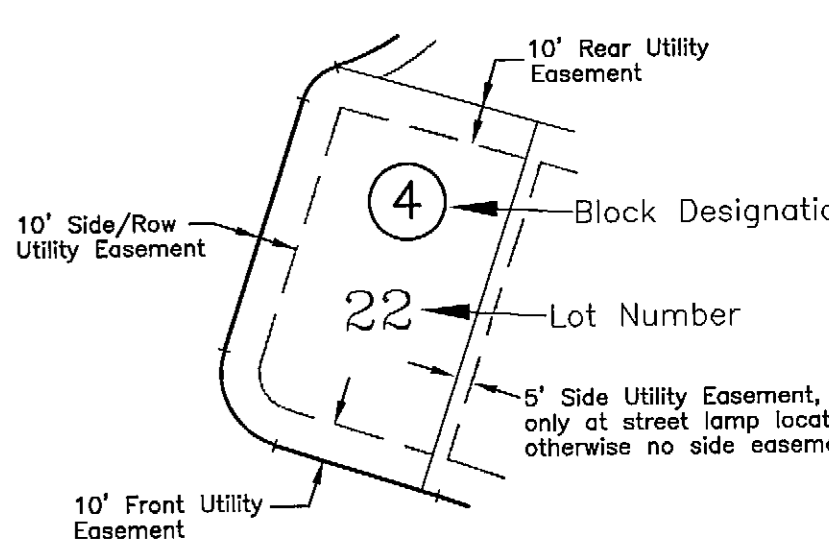
- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- ▲ Found Rebar & Cap, LS 17666
- Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



MEADOWS FILING No. 16  
 PARCELS 1,2,3,4  
 RECEPTION No. 2004105760



See Sheet 2 for Line and Curve Information



**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path: Name: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG

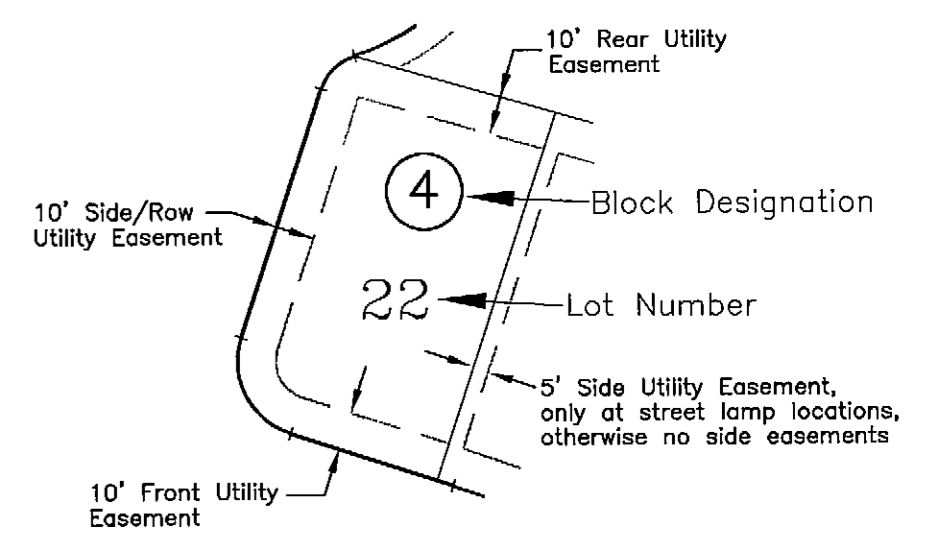
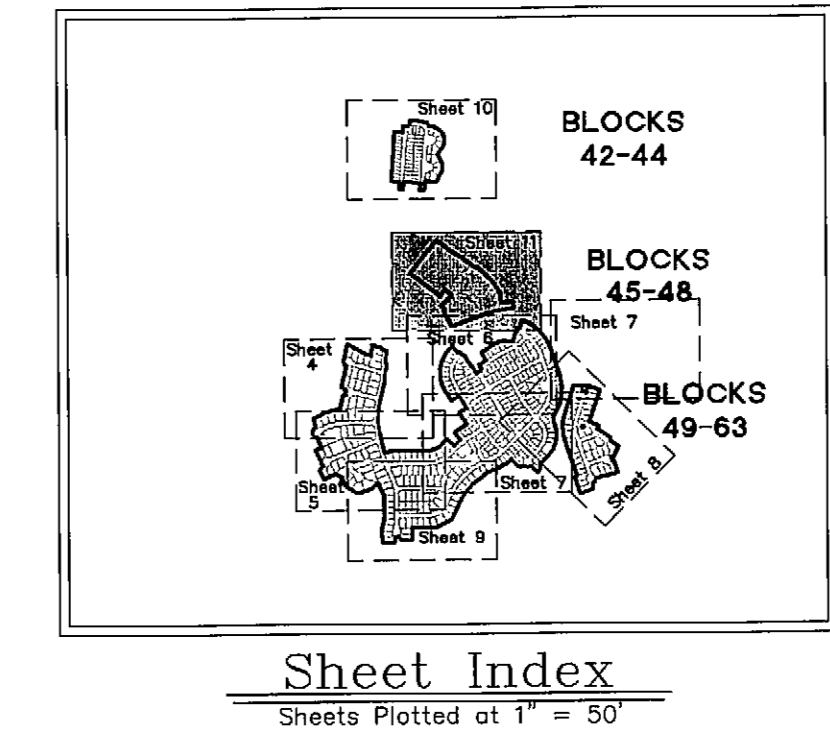
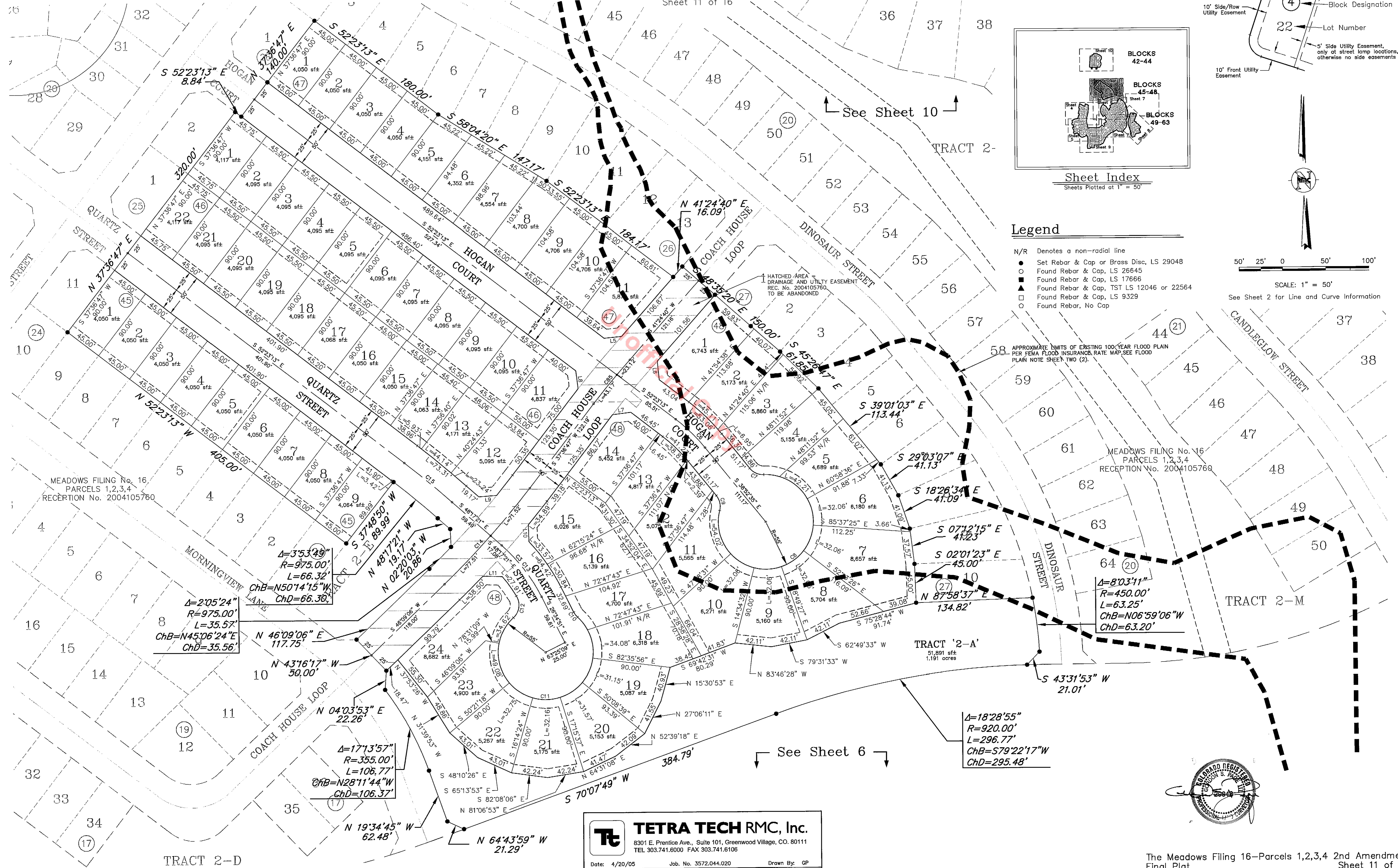
S:\3572\_044\_21\Final\2ndAmend\FINAL\2nd AMENDMENT.DWG

# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

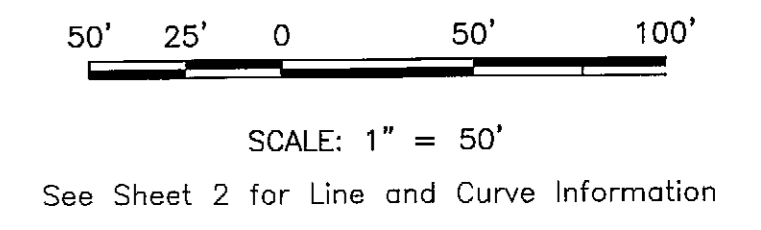
FINAL PLAT

A REPLAT OF TRACTS 1-A, 1-O, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 11 of 16



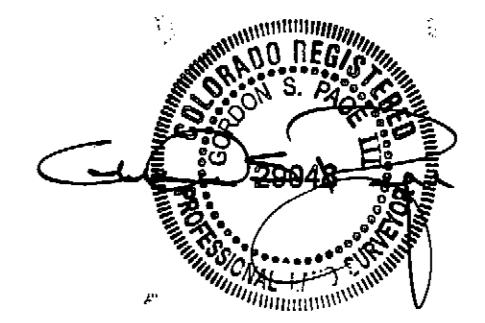
- Legend**
- N/R Denotes a non-radial line
  - Set Rebar & Cap or Brass Disc, LS 29048
  - Found Rebar & Cap, LS 26645
  - Found Rebar & Cap, LS 17666
  - ▲ Found Rebar & Cap, TST LS 12046 or 22564
  - Found Rebar & Cap, LS 9329
  - Found Rebar, No Cap



S:\3572\_044\_21 Plat 2\DWG\PLAT\FINAL\2nd AMENDMENT 10' ESMT\SHEET 11.dwg, Sheet 11, E:\24\255 7-1619 AM Data\Bentliff, Terry High RMC, Inc.\Info Tech RMC, Inc.

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path Name: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG



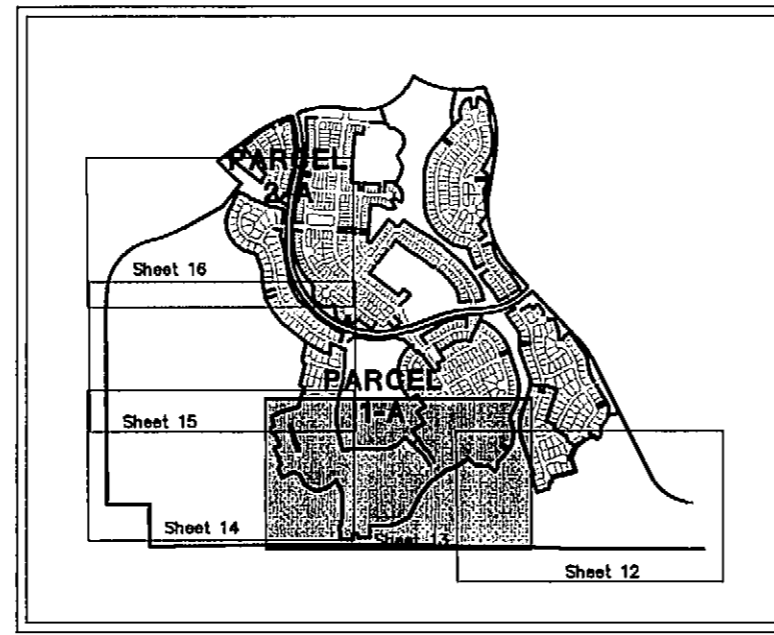


# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

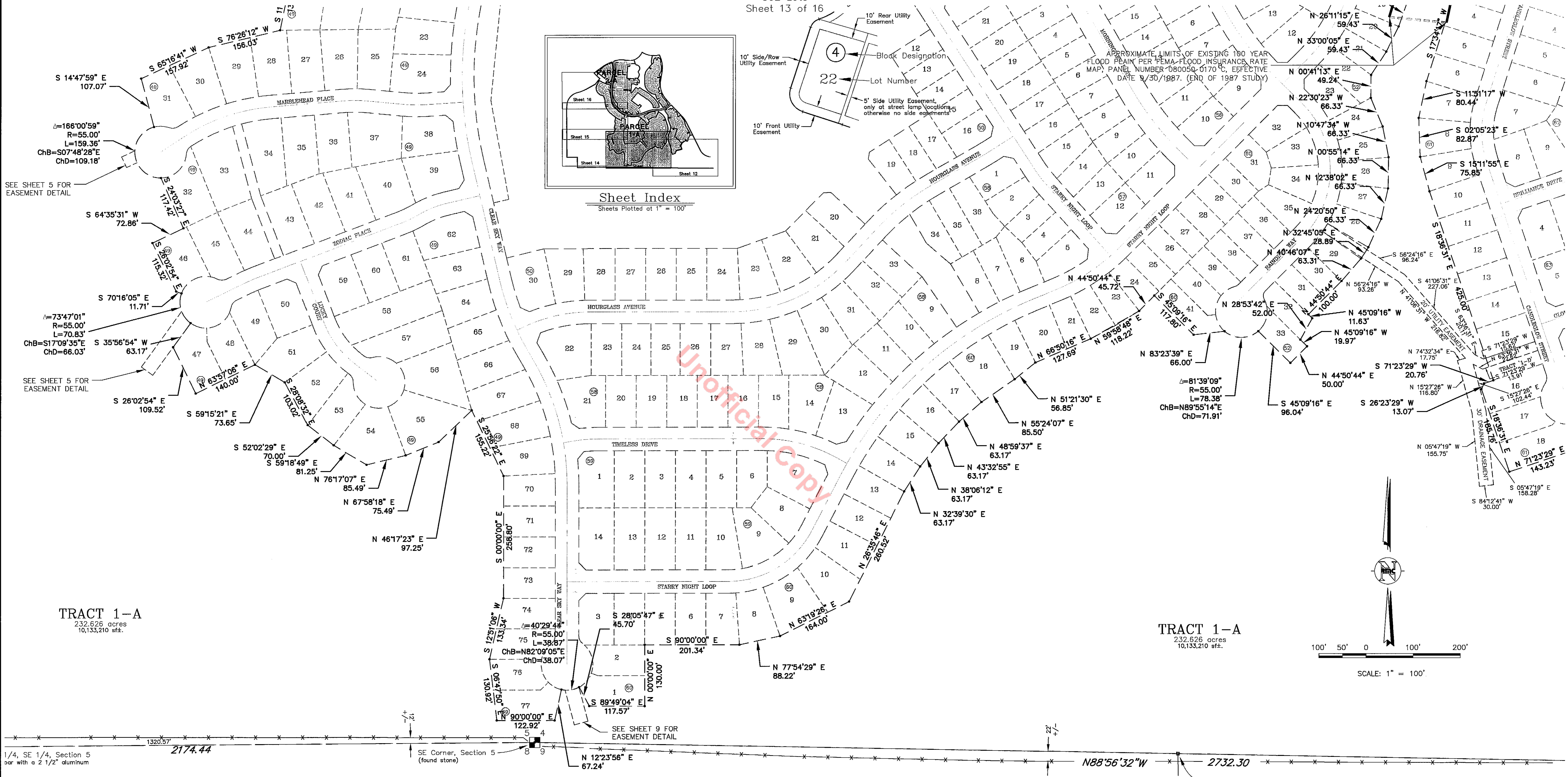
A REPLAT OF TRACTS 1-A, 1-0, 1-P 1-T, 2-N, 2-O, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 13 of 16



Sheet Index

Sheets Plotted at 1" = 100'



APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOOD PLAIN PER FEMA-FLOOD INSURANCE RATE MAP, PANEL NUMBER 080050-0170 C, EFFECTIVE DATE 9/30/1987. (END OF 1987 STUDY)

$\Delta=166^{\circ}00'59''$   
 $R=55.00'$   
 $L=159.36'$   
 $ChB=S07^{\circ}48'28''E$   
 $ChD=109.18'$

SEE SHEET 5 FOR EASEMENT DETAIL

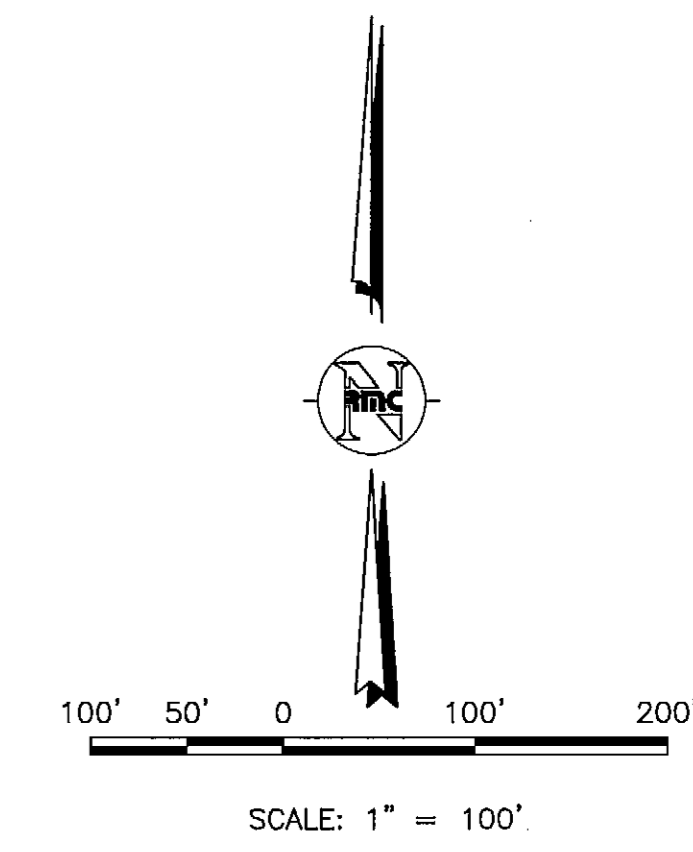
$\Delta=73^{\circ}47'01''$   
 $R=55.00'$   
 $L=70.83'$   
 $ChB=S17^{\circ}09'35''E$   
 $ChD=66.03'$

SEE SHEET 5 FOR EASEMENT DETAIL

$\Delta=81^{\circ}39'09''$   
 $R=55.00'$   
 $L=78.38'$   
 $ChB=N89^{\circ}55'14''E$   
 $ChD=71.91'$

TRACT 1-A  
 232.626 acres  
 10,133,210 sq. ft.

TRACT 1-A  
 232.626 acres  
 10,133,210 sq. ft.



1/4, SE 1/4, Section 5  
 car with a 2 1/2" aluminum

SE Corner, Section 5  
 (found stone)

SEE SHEET 9 FOR EASEMENT DETAIL

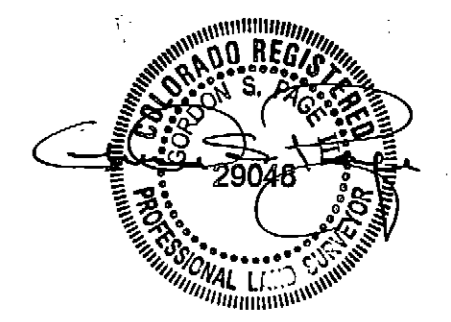
SW Corner, SE 1/4, SW 1/4, Section 4  
 (set a 30"x3/4" rebar with a 2 1/2" aluminum cap, LS 23515)

### Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path Name: S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG



S:\3572\_044\_21\DWG\PLAT\FINAL\357204421.DWG

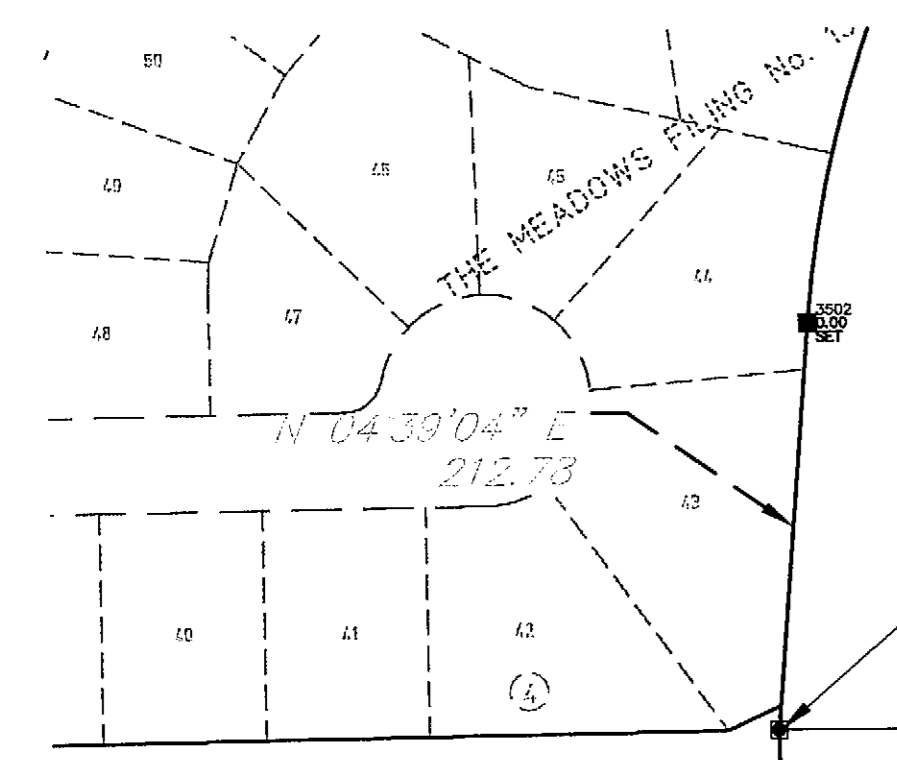


# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

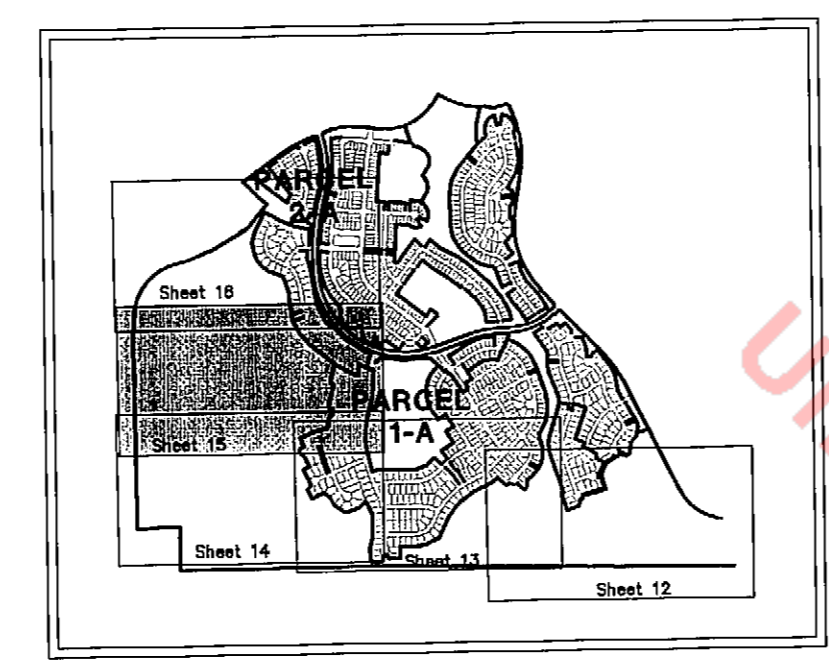
A REPLAT OF TRACTS 1-A, 1-0, 1-P 1-T, 2-N, 2-0, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 15 of 16

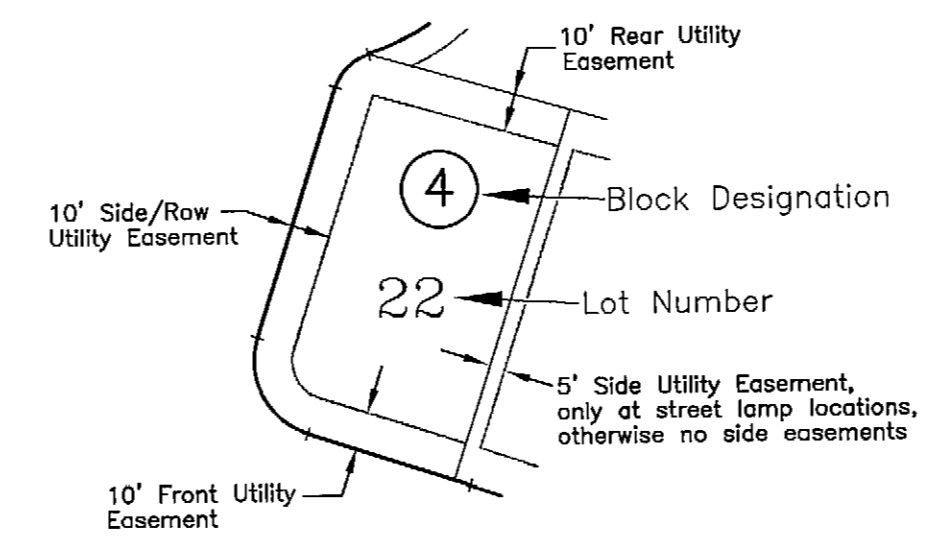


NW Corner, SE 1/4, Section 5  
 (found 1-1/2" plastic cap on no. 5 rebar replaced with a 3/4"x3/4" rebar with a 2 1/2" aluminum cap, LS 29048)

**TRACT 1-A**  
 232.626 acres  
 10,133,210 sq. ft.

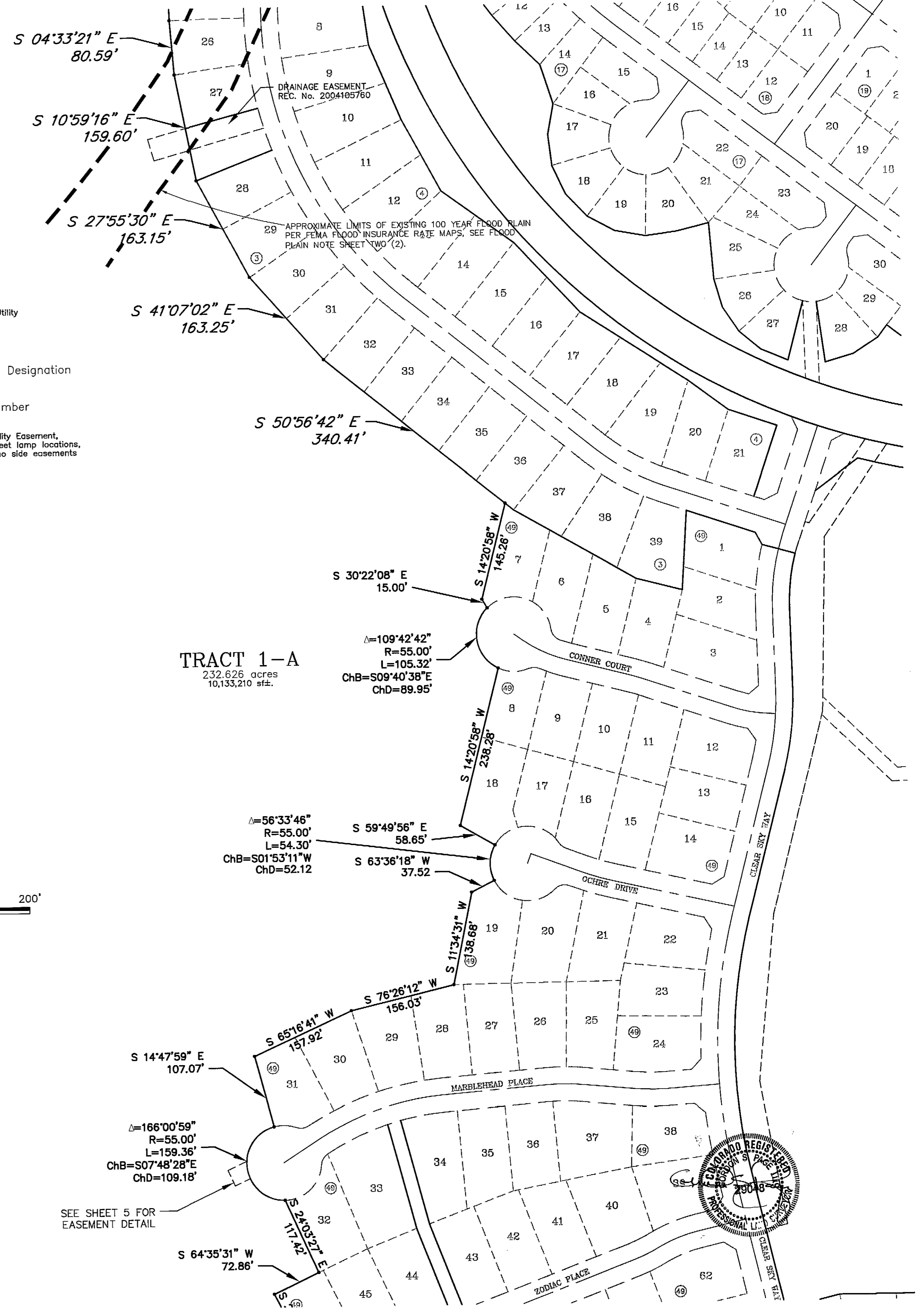
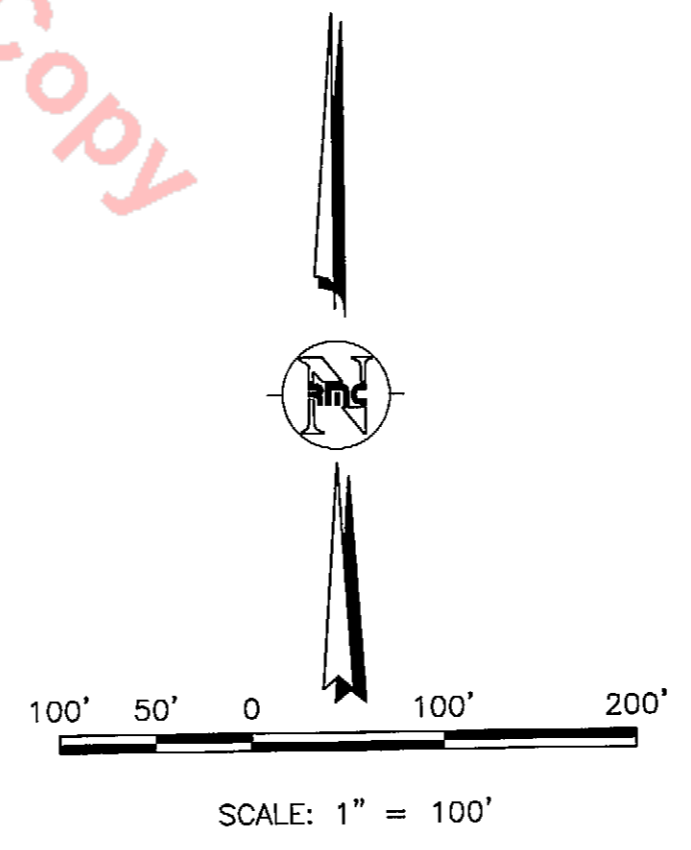


Sheet Index  
 Sheets Plotted at 1" = 100'

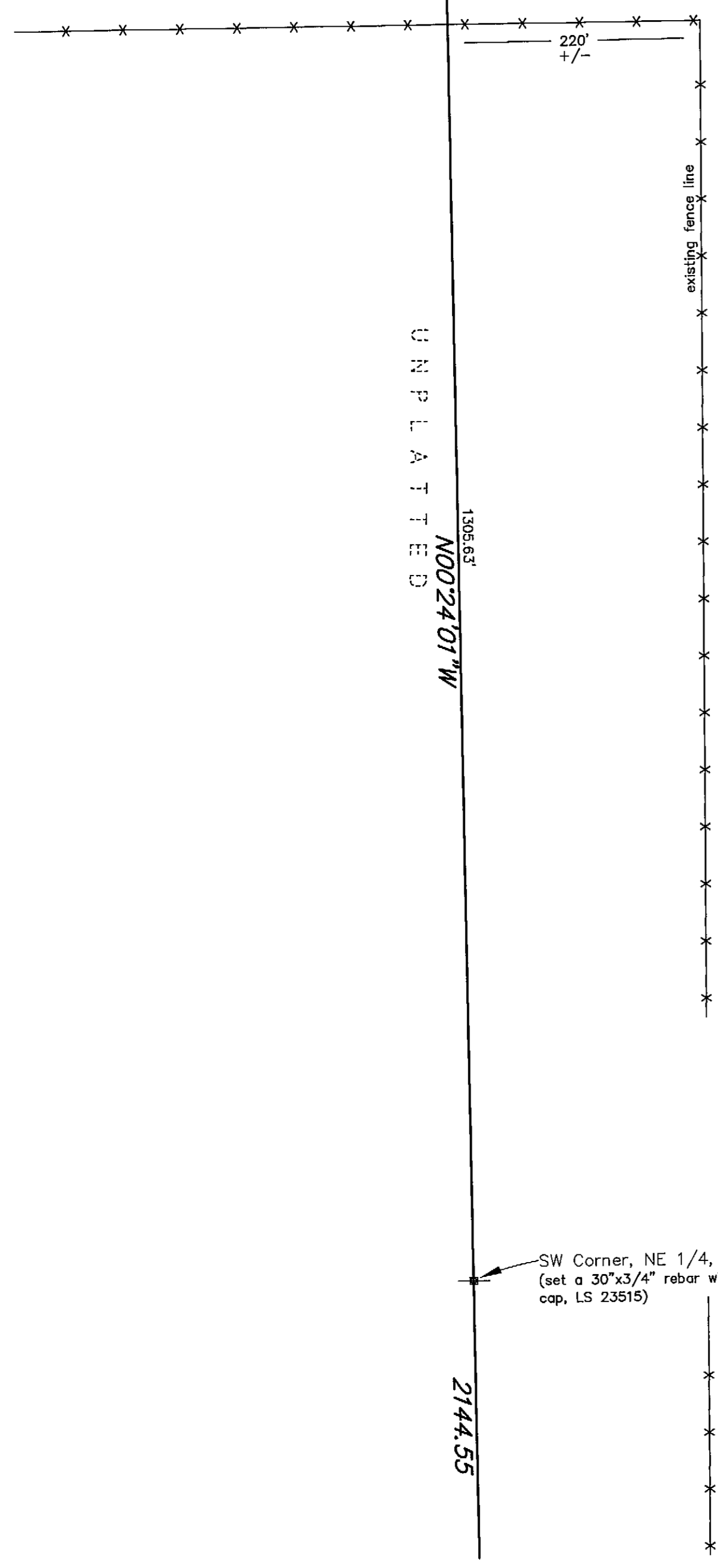


### Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



**TRACT 1-A**  
 232.626 acres  
 10,133,210 sq. ft.



**TETRA TECH RMC, Inc.**  
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111  
 TEL 303.741.8000 FAX 303.741.6106  
 Date: 4/20/05 Job. No. 3572.044.020 Drawn By: GP  
 Drawing Path Name: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG

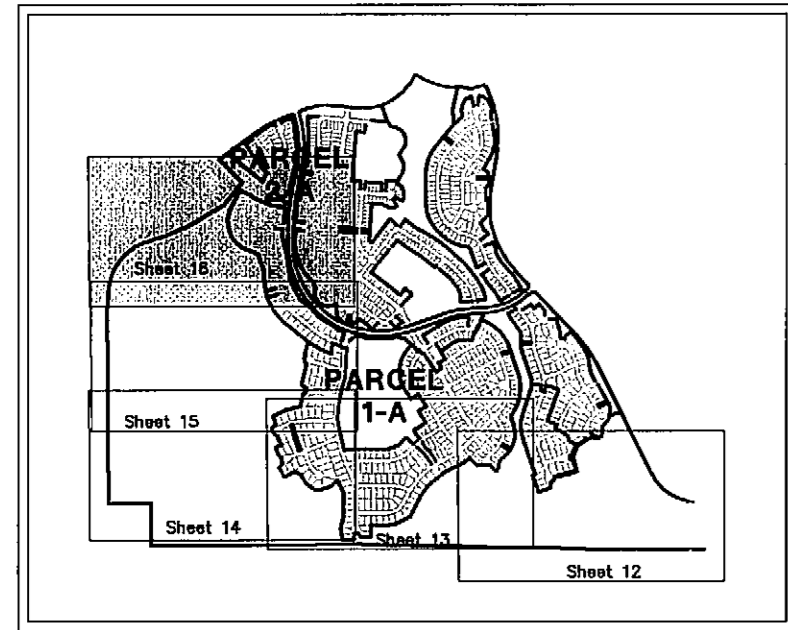
S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT 10' ESMT\SHEET 15.dwg, Sheet 15, 6/21/2005 7:44:38 AM, Doug Barnouff, Tetra Tech RMC, Inc., Tetra Tech RMC, Inc.

# THE MEADOWS FILING No. 16 - PARCELS 1,2,3,4 2nd AMENDMENT

FINAL PLAT

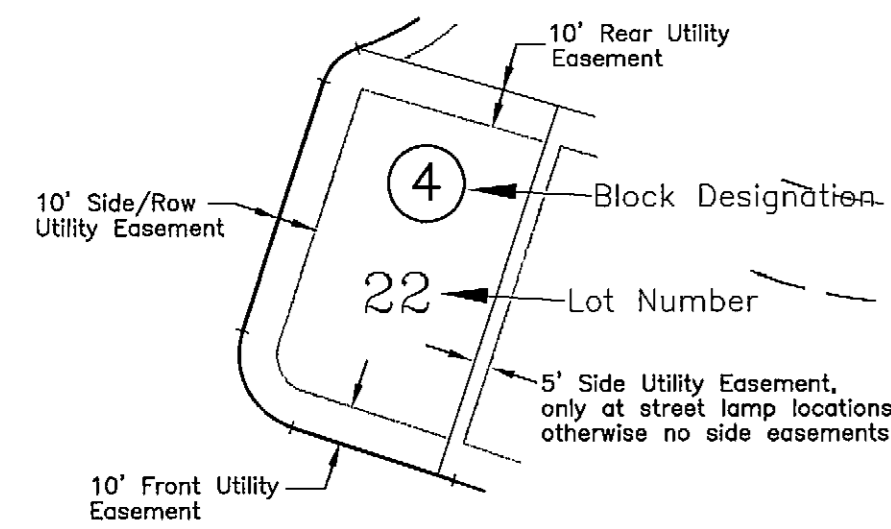
A REPLAT OF TRACTS 1-A, 1-0, 1-P 1-T, 2-N, 2-0, LOTS 5-8 BLOCK 6 THE MEADOWS FILING NO. 16, PARCELS 1,2,3, & 4, RECEPTION NO. 2004105760  
 A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 4, 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

502 Lots  
 Sheet 16 of 16



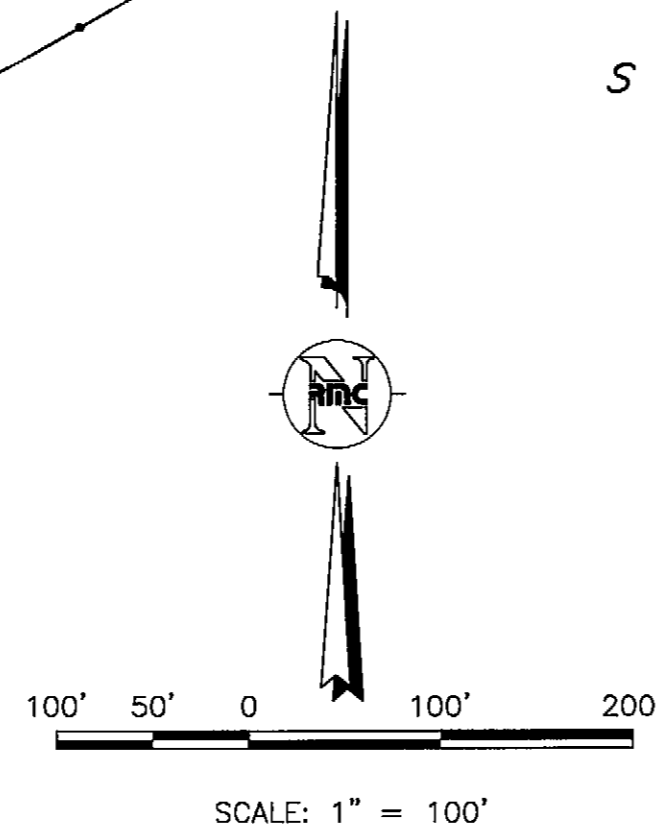
Sheet Index

Sheets Plotted at 1" = 100'



$\Delta = 18^{\circ}36'02''$   
 $R = 1152.26'$   
 $L = 374.07'$   
 $ChB = N69^{\circ}18'01''E$   
 $ChD = 372.43'$

$\Delta = 73^{\circ}56'58''$   
 $R = 600.00'$   
 $L = 774.40'$   
 $ChB = S41^{\circ}37'33''W$   
 $ChD = 721.75'$



CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C85	80°21'08"	77.13'	55.00'	S 35°17'11" E	70.97'
C86	3°55'07"	178.51'	2610.00'	S 05°16'44" W	178.47'

**TRACT 1-A**  
 232.626 acres  
 10,133,210 sq. ft.

**Legend**

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 29048
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

LINE	BEARING	DISTANCE
L64	S 77°24'33" E	103.32'
L65	S 14°32'15" W	10.87'
L66	S 24°35'50" E	98.23'
L67	S 54°48'56" E	138.85'
L68	S 47°47'49" W	21.45'
L69	N 87°33'36" W	25.22'
L70	N 02°26'24" E	162.30'
L71	N 80°41'13" W	143.24'
L72	N 67°08'30" W	166.19'
L73	N 66°11'38" W	70.40'
L74	N 45°43'02" W	31.40'
L75	N 64°26'01" W	126.15'
L76	S 25°33'59" W	255.98'

NW Corner, SE 1/4, Section 5  
 (found 1-1/2" plastic cap on no. 5 rebar  
 replaced with a 3/4"x3/4" rebar with  
 a 2 1/2" aluminum cap, LS 29048)



**TETRA TECH RMC, Inc.**

8301 E. Prentice Ave., Suite 101, Greenwood Village, CO, 80111  
 TEL 303.741.6000 FAX 303.741.6106

Date: 4/20/05 Job No. 3572.044.020 Drawn By: GP  
 Drawing Path Name: S:\3572\_044\_21\DWG\PLAT\FINAL\2nd AMENDMENT.DWG

