

2005005273 5 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$41.00
5 PGS

2005005273
01/18/2005 11:07 AM

PLAT IDENTIFICATION SHEET

Castle Rock Development Company
Village Homes of Colorado, Inc.

GRANTOR(owner)

Meadows 16 – Parcels 1, 2, 3, 4, 1st Amendment

GRANTEE(name of plat)

Meadows, The

Subdivision/Condo Name

16

Filing

Phase

Lot

Building

Block

Unit

33

7

67

4

8

67

OLD LEGAL(Section)

(Township)

(Range)

2004105760

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

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

FINAL PLAT

A RE-PLAT OF LOTS 1-41, BLOCK 34; LOTS 1-16, BLOCK 35; LOTS 1-7, BLOCK 36;
 LOTS 1-27, BLOCK 37; LOTS 1-23, BLOCK 38; LOTS 1-10, BLOCK 39; LOTS 1-11, BLOCK 40; LOTS 1-9, BLOCK 41 OF
 THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, A PARCEL OF LAND LOCATED IN THE
 WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH A PORTION OF SECTION 4
 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

129 Lots
 Sheet 1 of 4

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE AND LIENHOLDER 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, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4, 1ST AMENDMENT". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL 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.

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS PLAT AMENDMENT IS TO INCREASE THE LOT WIDTHS IN PARCEL 4 TO 55 FEET AND DECREASE THE NUMBER OF LOTS FROM 144 TO 129.

LEGAL DESCRIPTION

LOTS 1-41, BLOCK 34; LOTS 1-16, BLOCK 35; LOTS 1-7, BLOCK 36; LOTS 1-27, BLOCK 37; LOTS 1-23, BLOCK 38; LOTS 1-10, BLOCK 39; LOTS 1-11, BLOCK 40; LOTS 1-9, BLOCK 41 INCLUSIVE, AND TRACTS 4-B, 4-D, 4-E & 4-F, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, RECEPTION NO. 2004105760.

THE ABOVE PARCEL OF LAND CONTAINS 1,371,470 SQUARE FEET OR 31.485 ACRES MORE OR LESS. EXECUTED THIS _____ DAY OF _____, 2004.

OWNER: (TRACTS)

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Jim Riley AS: PRESIDENT

NOTARY CERTIFICATE
 STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF December, 2004 BY Jim Riley
 AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 11-01-07
 NOTARY PUBLIC Steph J. Seim

OWNER: (LOTS)

VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION

BY: Dawn D. Ely AS: PRESIDENT

NOTARY CERTIFICATE
 STATE OF COLORADO

COUNTY OF Arapahoe

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF December, 2004 BY Dawn D. Ely
 AS President OF VILLAGE HOMES OF COLORADO, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 7-7-2006
 NOTARY PUBLIC Christine L. Elstrom

MORTGAGEE:

COMPASS BANK, AN ALABAMA BANKING CORPORATION

BY: H. Shaw Thomas AS: SENIOR VICE PRESIDENT

NOTARY CERTIFICATE
 STATE OF COLORADO

COUNTY OF Arapahoe

DEED OF TRUST RECEPTION NO. 2004105760 DATED NOVEMBER 18, 2004
 SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF December, 2004 BY H. Shaw Thomas
 AS Senior Vice President OF COMPASS BANK, AN ALABAMA BANKING CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 5/24/2006
 NOTARY PUBLIC Laura Steiner

MEADOWS FILING No. 16 Parcel 4, 1st Amendment Land Area Summary Table

Designation	Acres
STREET R.O.W.'S	7.804
SUBDIVISION LOTS	19.344
PUBLIC DEDICATIONS	-
PUBLIC OPEN SPACE	-
PRIVATE OPEN SPACE	4.537
FUTURE DEVELOPMENT	-
MEADOWS #16 Parcel 4	31.485
Single Family Lots	129
SFC's	-

OWNERS/DEVELOPERS

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

VILLAGE HOMES OF COLORADO, INC
 #8 Dry Creek Circle
 Littleton, Colorado 80120
 303 795-1976

MEADOWS FILING No. 16 - Parcel 4, 1st Amendment Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT 4-B	20,340	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 4-D	9,545	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/RAIN/PUBLIC ACCESS
TRACT 4-E	145,412	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/RAIN/PUBLIC ACCESS
TRACT 4-F	14,599	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/RAIN/PUBLIC ACCESS
TRACT 4-I	7,753	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/RAIN/PUBLIC ACCESS

NOTES:

1. 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."

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

3. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IS CONSIDERED TO BEAR SOUTH 00°25'00" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

4. INDICATES A SET NO. 5 REBAR WITH PLASTIC CAP OR A BRASS DISC STAMPED PLS 26285.

5. N/R INDICATES A NON-RADIAL LINE.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.

7. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS 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 SUBDIVIDERS 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.

8. 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.

9. THERE ARE NO VARIANCES FROM THE AMENDED MEADOWS PRELIMINARY PUD PLAN FOR THIS SUBDIVISION.

10. 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 10'; 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 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.

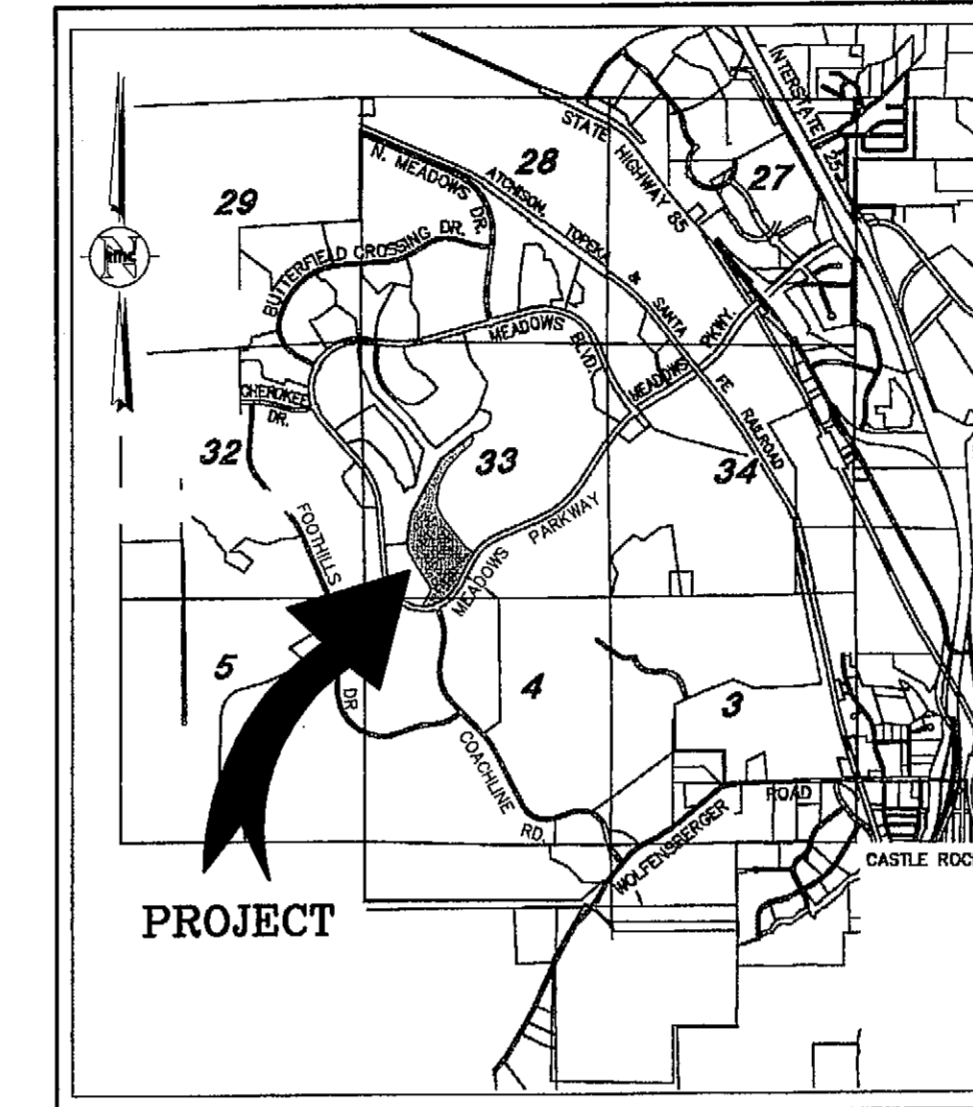
11. TRACTS 4-B, 4-D, 4-E, 4-F & 4-I ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY FOR THE MEADOWS FILING NO. 16, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.

12. 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, ROUND COVER MUST REPLACE GROUND COVER, ECT. 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.

13. THE FOLLOWING LOTS ARE WITHIN THE MINOR SKYLINE/RIDGELINE MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGELINE PROTECTION REGULATIONS:
 BLOCK 34, LOTS 1-38; BLOCK 37, LOTS 8-15; BLOCK 39, LOTS 4-6; BLOCK 40, LOTS 1-3, 9, 10; BLOCK 41, LOTS 7-8.

14. RETAINING WALLS LOCATED WITHIN PUBLIC AND PRIVATE OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.

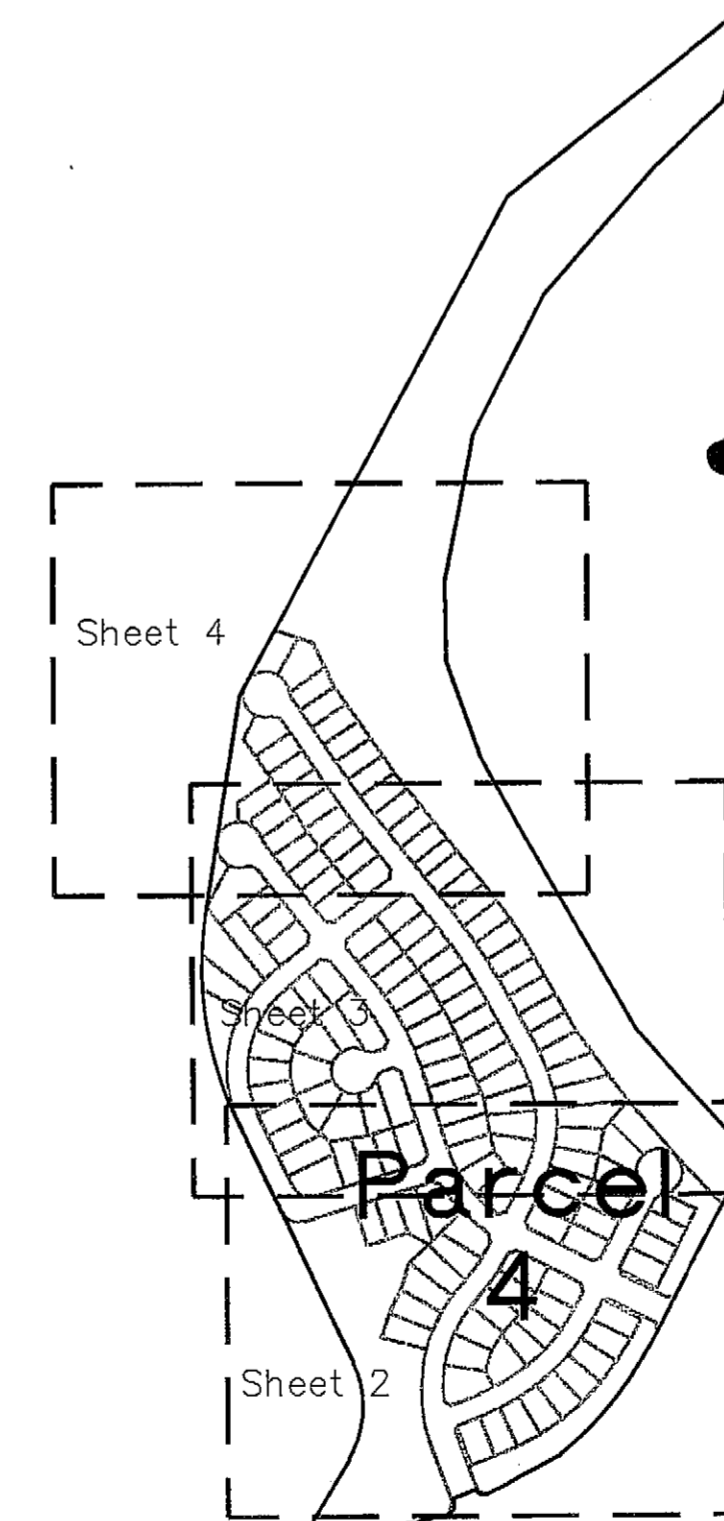
VICINITY MAP



4000' 2000' 0' 4000'
 SCALE 1" = 4000'

Sheet Index

Sheets Plotted at 1" = 50'



SURVEYORS CERTIFICATE

I, THOMAS W. CASE, 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 DECEMBER, 2003 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 IS TRUE AND CORRECT WITH DAY OF December, 2004.

Thomas W. Case
 THOMAS W. CASE
 LICENSE NO. 6285
 FOR AND ON BEHALF OF
 TETRA TECH - RMC, INC.
 8301 E. PRENTICE AVENUE, SUITE 101
 GREENWOOD VILLAGE, COLORADO 80111

TITLE CERTIFICATE

Panda Becker 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 3rd DAY OF January, 2005.

Panda Becker
 AUTHORIZED REPRESENTATIVE
 TITLE INSURANCE COMPANY

STATE OF COLORADO }
 COUNTY OF Douglas }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF January, 2005 BY Panda Becker
 AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES 9-1-07

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

NOTARY PUBLIC Susan I. Rasmussen

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 12 SFE ARE CREDITED TO 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 9th DAY OF January, 2004.

Christine Elstrom
 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:
Sally A. Muen TOWN CLERK
Mark Stans TOWN MANAGER

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF DOUGLAS }ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:07 AM ON THE 18 DAY OF January, 2005, RECEPTION NO. 2005005273

DOUGLAS COUNTY CLERK AND RECORDER

Tulayna Poir
 DEPUTY



The Meadows Filing 16-Parcels 1, 2, 3, 4, 1st Amendment
 Final Plat
 Sheet 1 of 4

ENGINEER/SURVEYOR:

TETRA TECH RMC, INC.
 8301 East Prentice Avenue Suite 101
 Greenwood Village, Colorado 80111
 303 741-6000

TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 Rev. Date: 12/09/04 Rev. Date: 12/14/04
 Date: 11/29/04 Job No. 3572.044.22 Drawn By: jcc
 Drawing Path: I:\3572_044_22\Drawings\Survey\Drawings\Plat\FINAL\357204422.dwg

SHEET INDEX

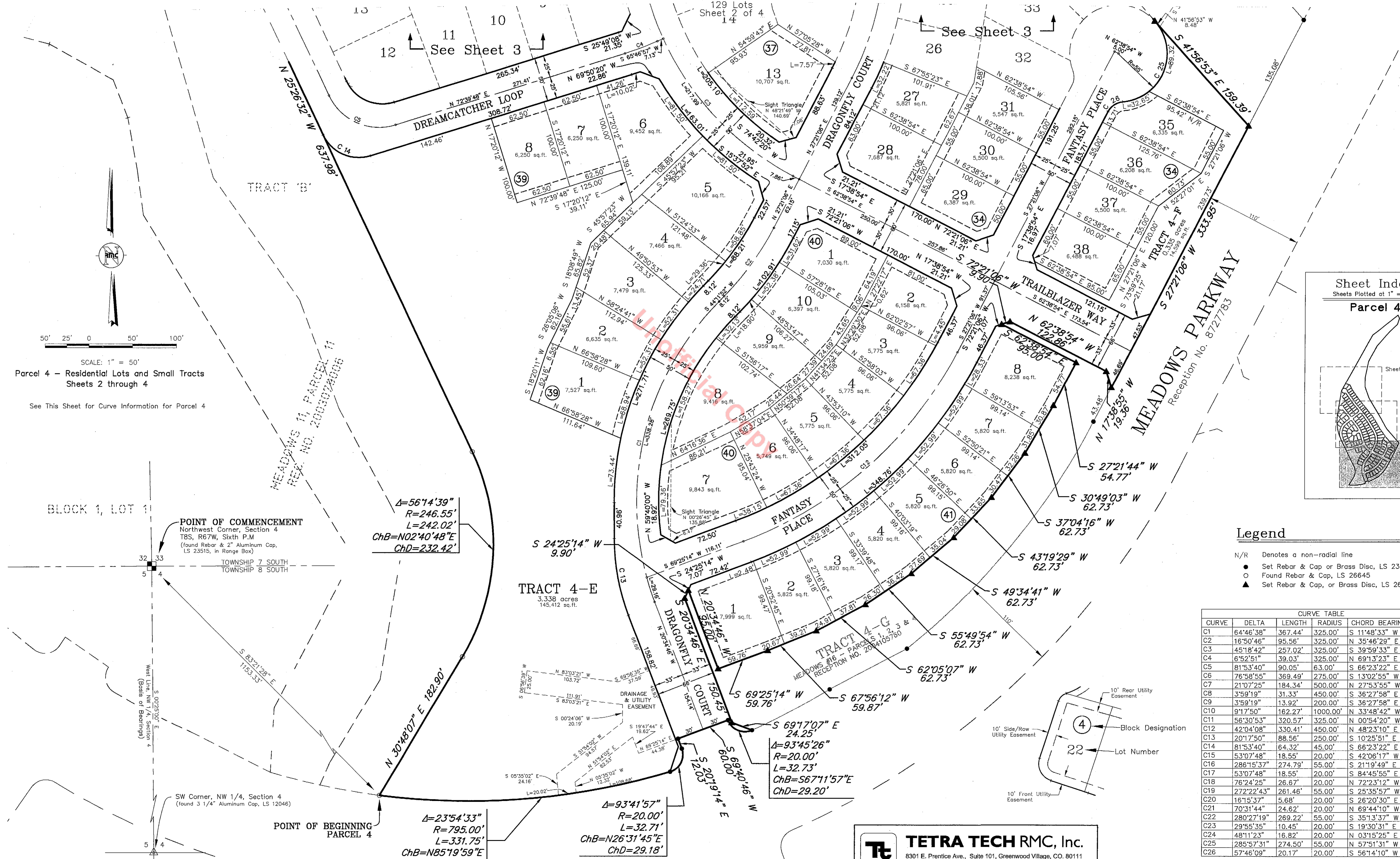
SHEET 1 OF 4... COVER SHEET
 SHEETS 2 - 4... Parcel 4 @ 1" = 50'

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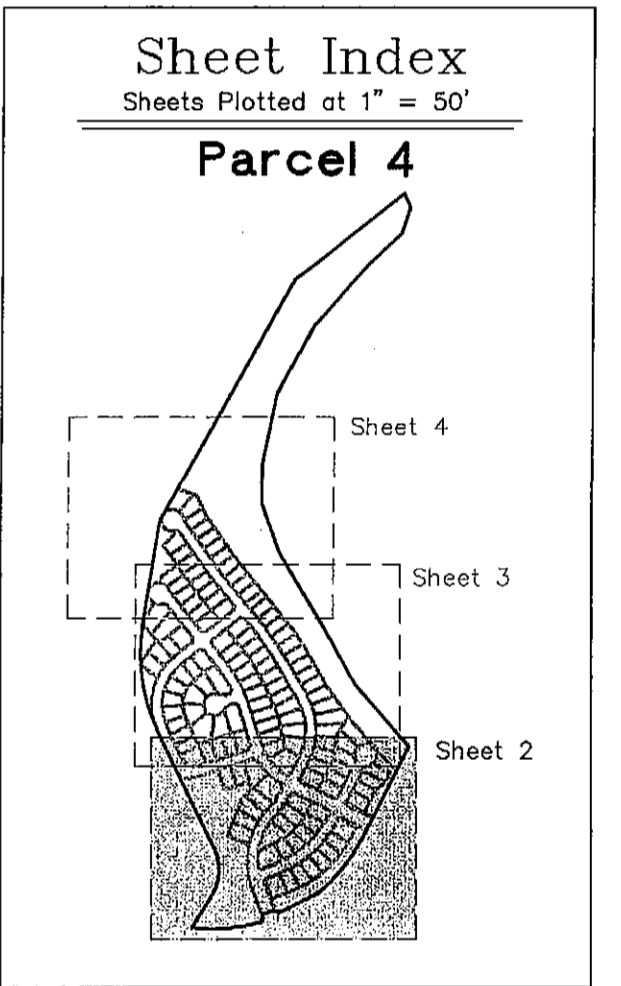
THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3, 4, 1st AMENDMENT

FINAL PLAT

A RE-PLAT OF LOTS 1-41, BLOCK 34; LOTS 1-16, BLOCK 35; LOTS 1-7, BLOCK 36;
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SCALE: 1" = 50'
 Parcel 4 - Residential Lots and Small Tracts
 Sheets 2 through 4
 See This Sheet for Curve Information for Parcel 4



- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - ▲ Set Rebar & Cap, or Brass Disc, LS 26285

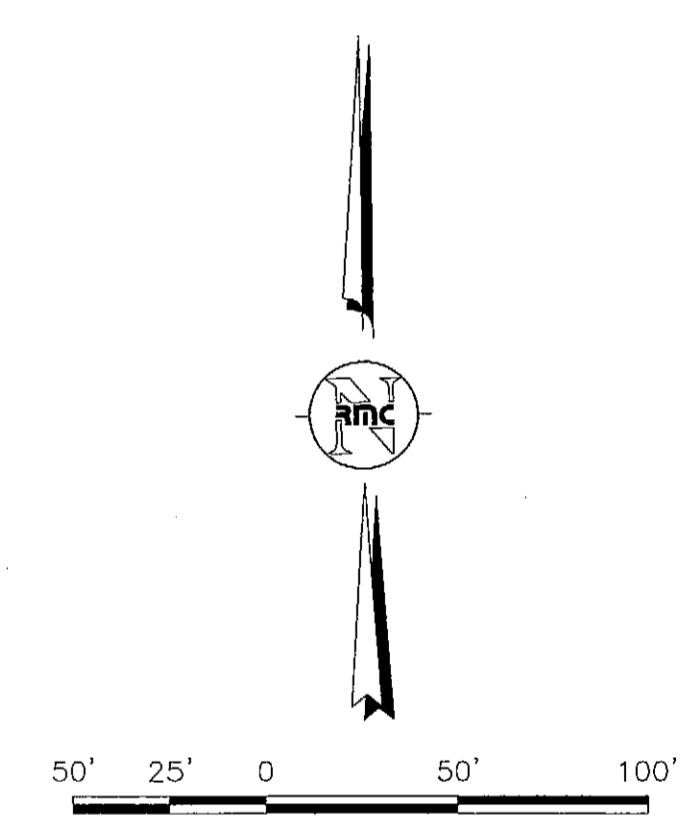
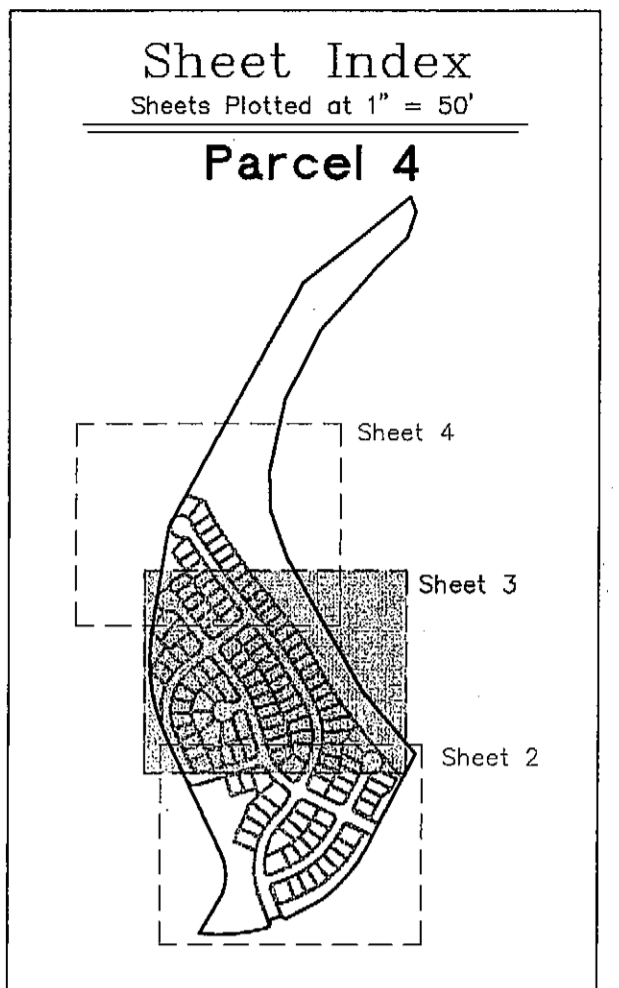
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	64°46'38"	367.44'	325.00'	S 11°48'33" W	348.18'
C2	16°50'46"	95.56'	325.00'	N 35°46'29" E	95.21'
C3	45°18'42"	257.02'	325.00'	S 39°59'33" E	250.38'
C4	6°52'51"	39.03'	325.00'	N 69°13'23" E	39.01'
C5	81°53'40"	90.05'	63.00'	S 66°23'22" E	82.58'
C6	76°58'55"	369.49'	275.00'	S 13°02'55" W	342.32'
C7	21°07'25"	184.34'	500.00'	N 27°53'55" W	183.30'
C8	3°59'19"	31.33'	450.00'	S 36°27'58" E	31.32'
C9	3°59'19"	13.92'	200.00'	S 36°27'58" E	13.92'
C10	9°17'50"	162.27'	1000.00'	N 33°48'42" W	162.09'
C11	56°30'53"	320.57'	325.00'	N 00°54'20" W	307.73'
C12	42°04'08"	330.41'	450.00'	N 48°23'10" E	323.04'
C13	20°17'50"	88.56'	250.00'	S 10°25'51" E	88.10'
C14	81°53'40"	64.32'	45.00'	S 66°23'22" E	56.98'
C15	53°07'48"	18.55'	20.00'	S 42°06'17" W	17.89'
C16	286°15'37"	274.79'	55.00'	S 21°19'49" E	66.00'
C17	53°07'48"	18.55'	20.00'	S 84°45'55" E	17.89'
C18	76°24'25"	26.67'	20.00'	N 72°23'12" W	24.74'
C19	272°22'43"	261.46'	55.00'	S 25°35'57" W	76.15'
C20	16°15'37"	5.68'	20.00'	S 26°20'30" E	5.66'
C21	70°31'44"	24.62'	20.00'	N 69°44'10" W	23.09'
C22	280°27'19"	269.22'	55.00'	S 35°13'37" W	70.37'
C23	29°55'35"	10.45'	20.00'	S 19°30'31" E	10.33'
C24	48°11'23"	16.82'	20.00'	N 03°15'25" E	16.33'
C25	285°57'31"	274.50'	55.00'	N 57°51'31" W	66.23'
C26	57°46'09"	20.17'	20.00'	S 56°14'10" W	19.32'

TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.8000 FAX 303.741.6106
 Rev. Date: 12/09/04 Rev. Date: 12/14/04
 Date: 11/29/04 Job No: 3572.044.22
 Drawing Path: L:\3572_044_22\Drawings\Survey\Drawings\Plat\FINAL\357204422.dwg

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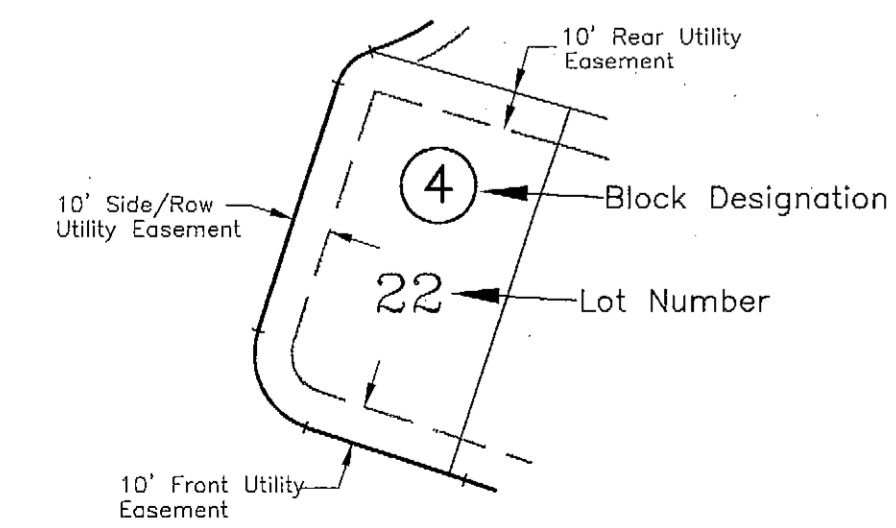
TRACT 4-C
 MEADOWS 11 - PARCELS 1, 2, 3 & 4
 RECEPTION NO. 2004105760

TRACT 4-I
 MEADOWS 11, PARCEL 10
 REC. NO. 20030158405
 MEADOWS 11, PARCEL 11
 REC. NO. 2003076006

$\Delta=34^{\circ}42'27''$
 $R=850.00'$
 $L=514.90'$
 $ChB=508^{\circ}05'18''E$
 $ChD=507.06'$

TRACT 4-D
 0.219 acres
 9,545 sq.ft.

TRACT 'A'



Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- ▲ Set Rebar & Cap, or Brass Disc, LS 26285

TETRA TECH RMC, Inc.
 8301 E. Prentiss Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 Rev. Date: 12/09/04 Date: 11/29/04
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 Drawing Path: L:\3572_044_22\Draw\SURVEY\DWG\PLAT\FINAL_357204422.dwg

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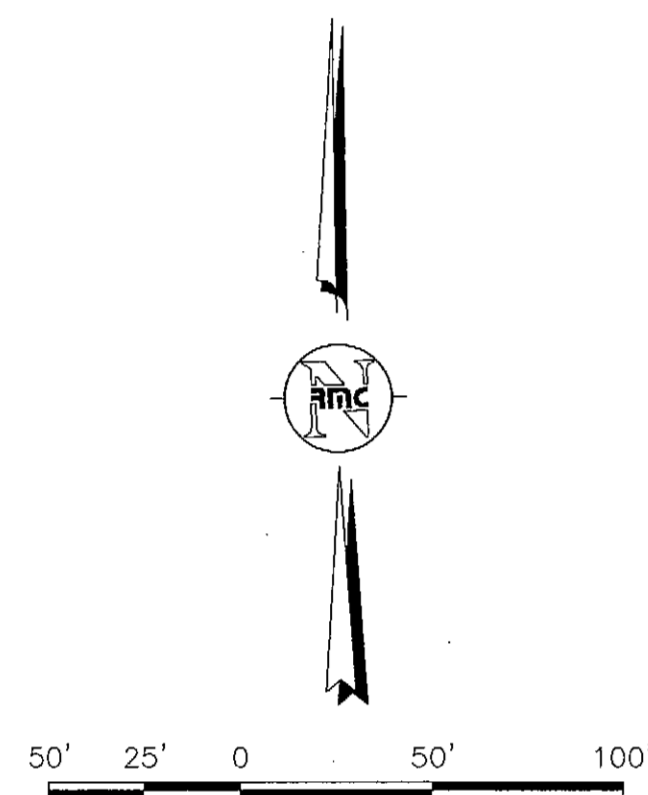
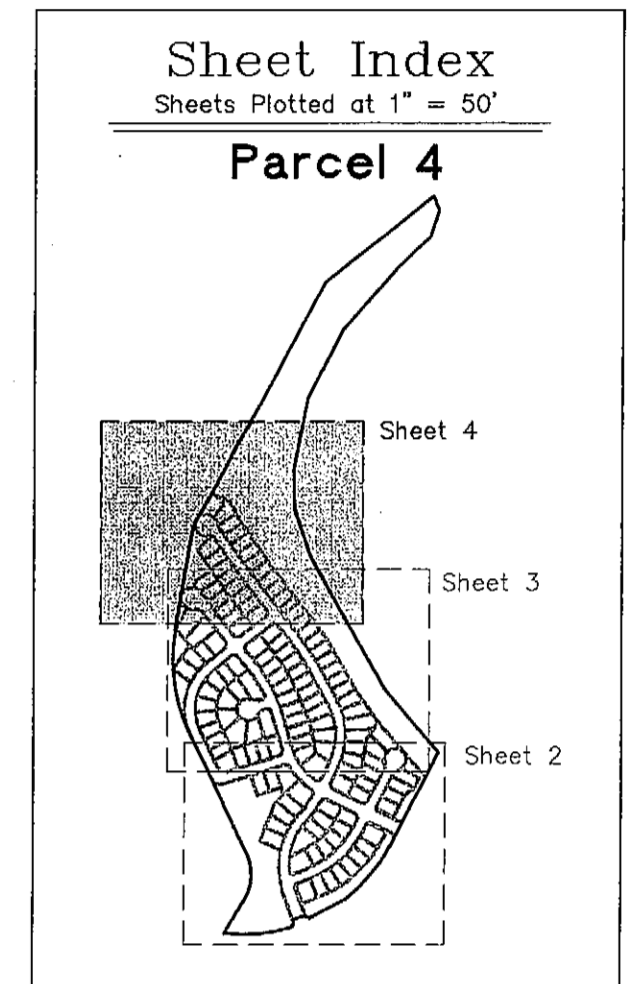
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A RE-PLAT OF LOTS 1-41, BLOCK 34; LOTS 1-16, BLOCK 35; LOTS 1-7, BLOCK 36;
 LOTS 1-27, BLOCK 37; LOTS 1-23, BLOCK 38; LOTS 1-10, BLOCK 39; LOTS 1-11, BLOCK 40; LOTS 1-9, BLOCK 41 OF
 THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, A PARCEL OF LAND LOCATED IN THE
 WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH A PORTION OF SECTION 4
 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

129 Lots
 Sheet 4 of 4

TRACT 4-A
 MEADOWS #16 - PARCELS 1, 2, 3 & 4
 RECEPTION NO. 2004105780

30' Utility Easement
 by Separate Document



SCALE: 1" = 50'

Parcel 4 - Residential Lots and Small Tracts
 Sheets 2 through 4

See Sheet 2 for Curve Information for Parcel 4

$A=70'11'32''$
 $R=55.00'$
 $L=67.38'$
 $ChB=S26'31'09''E$
 $ChD=63.24'$

TRACT 4-C
 MEADOWS #16 - PARCELS 1, 2, 3 & 4
 RECEPTION NO. 2004105780

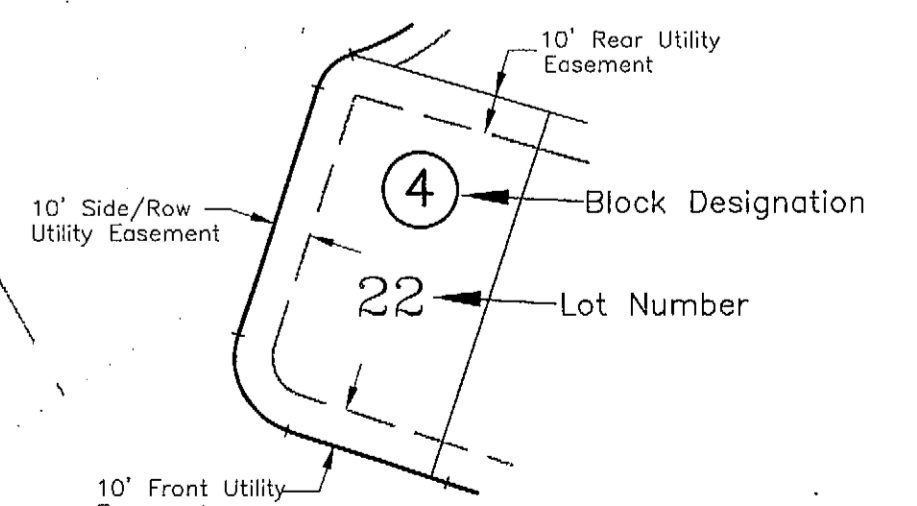
TRACT 'B'
 $N 09'15'55'' E$
 $7.43'$

TRACT 4-I
 0.178 acres
 7,753 sq.ft.

MEADOWS 11, PARCEL 10
 REC. NO. 20030158405

MEADOWS 11, PARCEL 11
 REC. NO. 2003076006

TRACT 4-I
 MEADOWS #16 - PARCELS 1, 2, 3 & 4
 RECEPTION NO. 2004105780



Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- ▲ Set Rebar & Cap, or Brass Disc, LS 26285

TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 Rev. Date: 12/09/04 Job No. 3572.044.22 Drawn By: jca
 Date: 11/29/04
 Drawing Path: L:\3572_044_22\Drawings\Survey\Drawings\FINAL\357204422.dwg