

FINAL PLAT THE MEADOWS FILING NO. 16, PARCELS 1, 2, 3 & 4, 5TH AMENDMENT

A REPLAT OF LOT 4, BLOCK 63, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 2ND AMENDMENT, RECORDED AT RECEPTION NO. 2005061892 AND LOT 7A, BLOCK 3 AND TRACT 1-H, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 3RD AMENDMENT, RECORDED AT RECEPTION NO. 2005099978 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER 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 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL 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, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 16, PARCELS 1, 2, 3, 4, 5TH AMENDMENT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY 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 UTILITY, SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

LOT 4, BLOCK 63, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 2ND AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2005061892 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, AND LOT 7A, BLOCK 3 AND TRACT 1-H, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 3RD AMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2005099978 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

CONTAINING 0.890 ACRES (38,786 SQUARE FEET), MORE OR LESS.

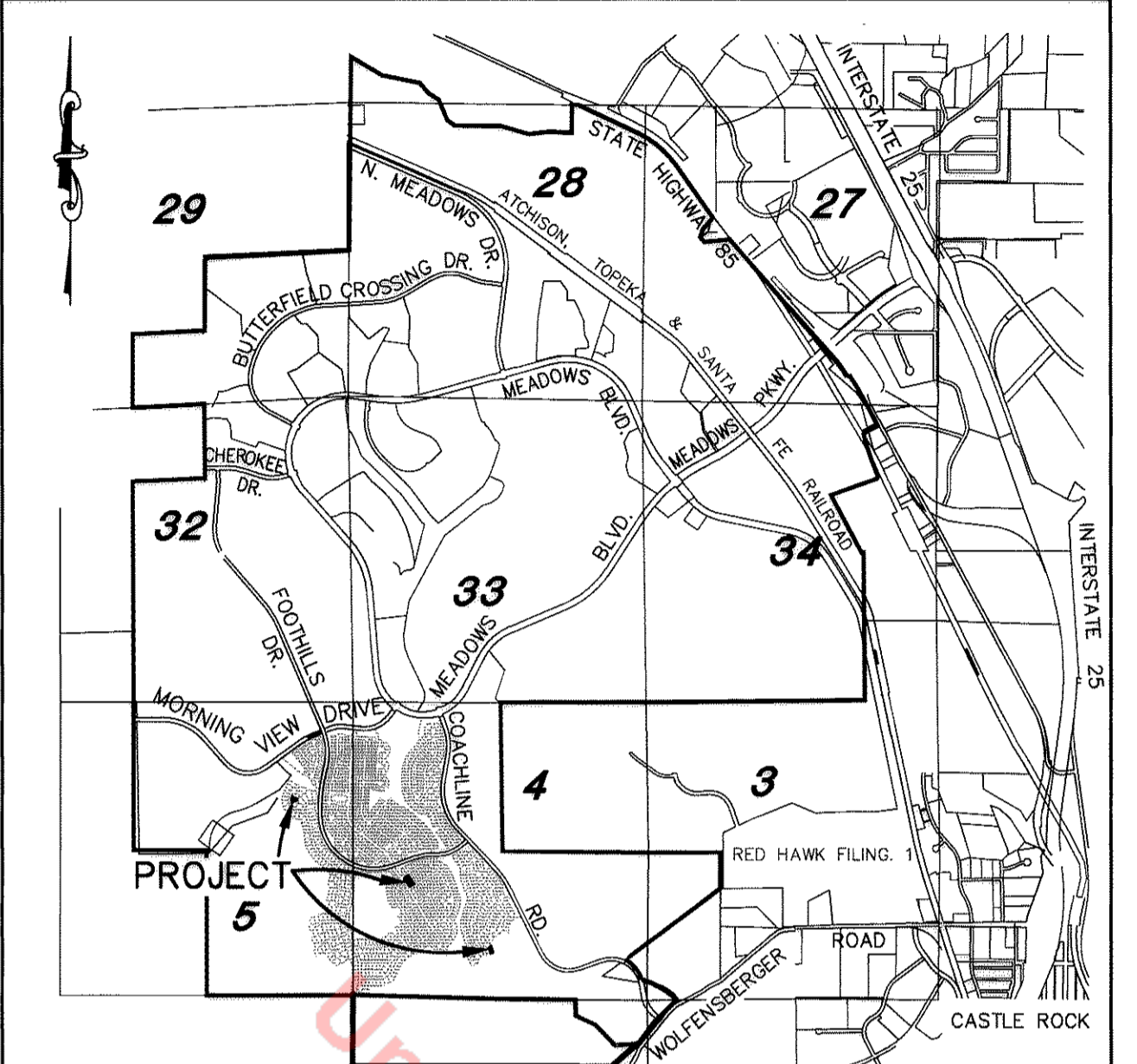
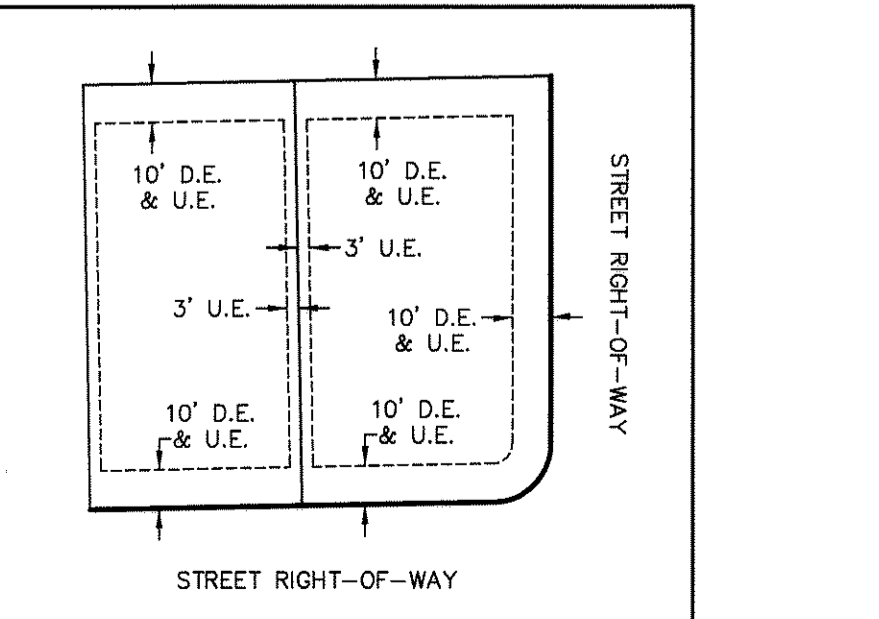
GENERAL NOTES

- TOWN & COUNTRY TITLE SERVICES COMMITMENT NO. 17566 WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 AT 7:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 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 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 BEARS NORTH 88°56'32" WEST AND IS MONUMENTED AS SHOWN HEREON.
- N/R INDICATES A NON-RADIAL LINE.
- THERE ARE 2 LOTS IN THIS SUBDIVISION.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE 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.
- THERE ARE NO AREAS DESIGNATED AS 100-YEAR FLOODPLAIN OR REGULATED WETLANDS WITHIN THIS FINAL PLAT OF THE MEADOWS FILING NO. 16 FINAL PLAT, 4TH AMENDMENT.
- 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 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 COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS PLUS A 15% FEE.
- 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 SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
- ALL LINEAL UNITS SHOWN OR NOTED HEREON ARE U.S. SURVEY FEET.

STANDARD EASEMENT NOTES:

- A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG FRONT LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
- A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG SIDE LOT LINES ABUTTING ALL STREET RIGHTS-OF-WAY.
- A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHALL EXIST ALONG ALL REAR LOT LINES.
- A 3-FOOT WIDE UTILITY EASEMENT SHALL EXIST ALONG ALL SIDE LOT LINES EXCEPT THOSE THAT ABUT STREET RIGHTS-OF-WAY.
- THESE EASEMENTS ARE STANDARD UNLESS OTHERWISE NOTED ON THE PLAT.

TYPICAL LOT EASEMENT DETAIL:



VICINITY MAP
Scale: 1" = 3000'
1 inch = 3000 ft.

OWNERS/DEVELOPERS

OAKWOOD HOMES LLC
4908 Tower Road
Denver, Colorado 80249
303-486-8500

OWNER

THE MEADOWS NEIGHBORHOOD COMPANY
3929 Meadows Blvd.
Castle Rock, Colorado 80109
303-814-2358

MORTGAGEES

COLORADO LAND HOLDINGS LLC
c/o Cheryl Carley, LLC Mgmt, Inc.
P.O. Box 93625
Las Vegas, NV 89193-3625
702-435-3757

SURVEYOR:

AZTEC CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
303-713-1898

OWNERS:

OAKWOOD HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

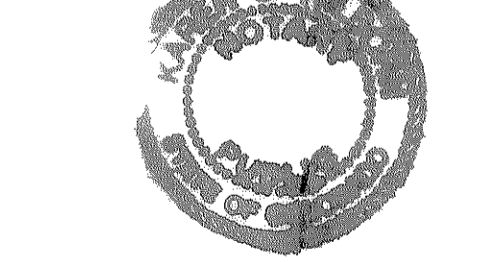
BY: Robert J. Sanderman AS: EVP/CEO

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF April, 2012 by Robert J. Sanderman AS EVP/CEO OF OAKWOOD HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 6/17/2016

NOTARY PUBLIC Karen L. Wilshaw

THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NOT FOR PROFIT CORPORATION

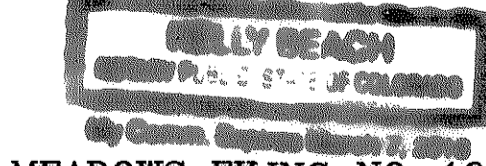
BY: Steph Fan AS: President

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF April, 2012 by Stephanie Sias AS President OF THE MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NOT FOR PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 3-7-16

NOTARY PUBLIC Kelly Beach

MEADOWS FILING NO. 16 FINAL PLAT, 5TH AMENDMENT

Land Use Summary Table

TRACT	AREA (S.F.±)	AREA (A.C.±)	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOCR UTILITIES	USAGE	USAGE TYPE
A	10,230	0.235	HOA	HOA	OPEN SPACE	POCKET PARK
B	7,767	0.178	HOA	HOA	OPEN SPACE	POCKET PARK
1-H.1	10,421	0.239	HOA	HOA	OPEN SPACE	POCKET PARK
TOTAL TRACTS:	28,418	0.652				
TOTAL LOT AREA:	10,368	0.239				
TOTAL SITE AREA:	38,786	0.890				

HOA = HOMEOWNERS ASSOCIATION

THIS SUBDIVISION PLAT CONTAINS 2 LOTS AND 3 TRACTS

SURVEYORS CERTIFICATE

I, DALE C. RUSH, A DULY LICENSED 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 14 April 2012 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.



DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
8000 S. LINCOLN STREET, SUITE 201
LITTLETON, COLORADO 80122

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.

TITLE CERTIFICATE

I, Timothy M. Killen, AUTHORIZED REPRESENTATIVE OF TOWN AND COUNTRY TITLE SERVICES, LLC 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 4th DAY OF April, 2012.

Timothy M. Killen
AUTHORIZED REPRESENTATIVE TOWN AND COUNTRY TITLE SERVICES, LLC

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF April, 2012 by Timothy M. Killen AS Authorized Representative OF TOWN AND COUNTRY TITLE SERVICES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4/1/13
NOTARY PUBLIC Deanna J. Burt

WATER RIGHTS DEDICATION STATEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10th DAY OF JULY, 2003 AT RECEPTION NO. 2003102920. ACCORDINGLY 2 SFE'S ARE DEBITED FROM THE WATER BANK.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 11 DAY OF April, 2012.

Robert J. Sanderman
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 AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Sally A. New TOWN CLERK
Mark Stearns TOWN MANAGER
DATE 4-17-12 DATE 4-17-12

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY ON THE 16th DAY OF April, 2012, AT RECEPTION NO. 2012028894

BY: Stephanie Sias DEPUTY



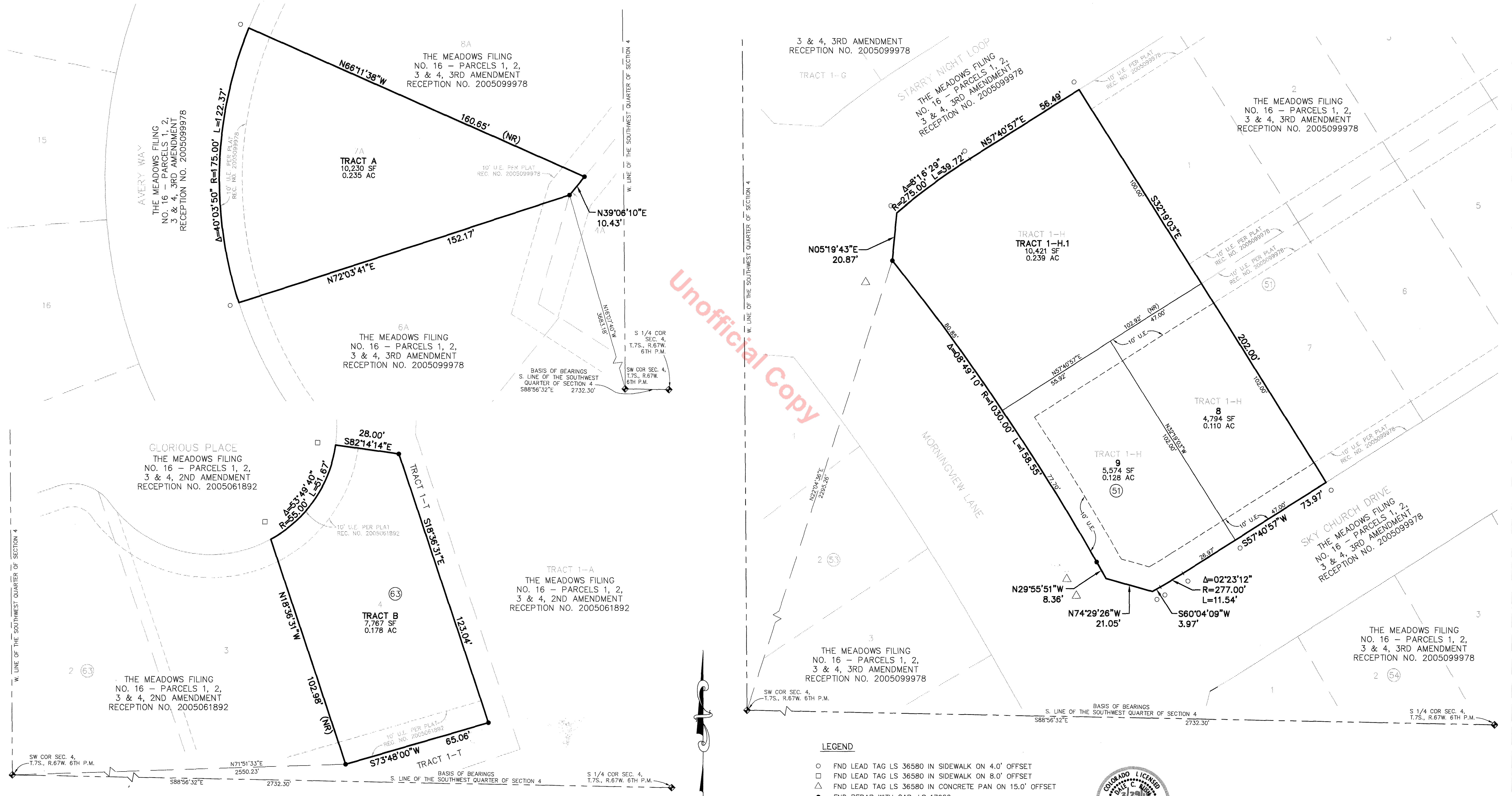
THE MEADOWS FILING 16 FINAL PLAT, 5TH AMENDMENT

	8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 3/23/2012
	Aztec Proj. No.: 19310-11	SCALE: N/A

FINAL PLAT THE MEADOWS FILING NO. 16, PARCELS 1, 2, 3 & 4, 5TH AMENDMENT

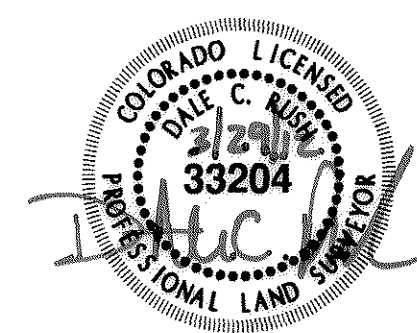
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Sheet 2 of 2



Unofficial Copy

- LEGEND**
- FND LEAD TAG LS 36580 IN SIDEWALK ON 4.0' OFFSET
 - FND LEAD TAG LS 36580 IN SIDEWALK ON 8.0' OFFSET
 - △ FND LEAD TAG LS 36580 IN CONCRETE PAN ON 15.0' OFFSET
 - FND REBAR WITH CAP, LS 17666
 - (NR) NON RADIAL
 - U.E. UTILITY EASEMENT



AZTEC CONSULTANTS, INC.
 8000 S. Lincoln St., Suite 201
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com
 AzTec Proj. No.: 19310-11

DATE OF PREPARATION:	3/23/2012
SCALE:	1" = 20'
SHEET 2 OF 2	