

THE MEADOWS FILING NO. 16 PARCEL NO. 5 PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29,
ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
Sheet 1 of 5

PURPOSE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PARCEL INTO LOTS AND TRACTS.

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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 16, PARCEL NO. 5. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, STREETS, SIGNAGE AND LIGHTING, AND 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

PARCEL 5, THE MEADOWS FILING NO. 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN, AS RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND CONSIDERING THE WEST LINE OF SAID SOUTHWEST QUARTER TO BEAR SOUTH 01°17'17" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 34°39'36" WEST, A DISTANCE OF 1087.55 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727783 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 16 (SIXTEEN) COURSES:

- 1) NORTH 41°24'47" WEST, A DISTANCE OF 318.21 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°58'01", AN ARC LENGTH OF 103.04 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 38°26'47" WEST, A DISTANCE OF 103.00 FEET TO A NON-TANGENT POINT;
- 3) NORTH 25°40'58" WEST, A DISTANCE OF 99.10 FEET TO A NON-TANGENT POINT OF CURVE;
- 4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°51'16", AN ARC LENGTH OF 100.44 FEET, A RADIUS OF 983.00 FEET AND A CHORD WHICH BEARS NORTH 26°51'03" WEST, A DISTANCE OF 100.40 FEET TO A POINT OF COMPOUND CURVE;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 22°33'52" EAST, A DISTANCE OF 29.01 FEET TO A NON-TANGENT POINT;
- 6) NORTH 20°56'50" WEST, A DISTANCE OF 60.00 FEET;
- 7) SOUTH 89°03'10" WEST, A DISTANCE OF 12.02 FEET TO A POINT OF CURVE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 64°28'39" WEST, A DISTANCE OF 29.00 FEET TO A POINT OF COMPOUND CURVE;
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°37'45", AN ARC LENGTH OF 542.27 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 02°11'36" WEST, A DISTANCE OF 542.33 FEET TO A NON-TANGENT POINT;
- 10) NORTH 23°24'47" EAST, A DISTANCE OF 99.23 FEET TO A NON-TANGENT POINT OF CURVE;
- 11) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°51'24", AN ARC LENGTH OF 100.48 FEET, A RADIUS OF 983.00 FEET AND A CHORD WHICH BEARS NORTH 22°15'32" EAST, A DISTANCE OF 100.44 FEET TO A POINT OF COMPOUND CURVE;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°58'34", AN ARC LENGTH OF 32.45 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 71°40'31" EAST, A DISTANCE OF 29.01 FEET TO A NON-TANGENT POINT;
- 13) NORTH 28°09'48" EAST, A DISTANCE OF 60.00 FEET;
- 14) NORTH 61°50'12" WEST, A DISTANCE OF 12.02 FEET TO A POINT OF CURVE;
- 15) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°56'22", AN ARC LENGTH OF 32.44 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 15°22-01" WEST, A DISTANCE OF 29.00 FEET TO A POINT OF COMPOUND CURVE;
- 16) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°49'43", AN ARC LENGTH OF 1021.62 FEET, A RADIUS OF 995.00 FEET AND A CHORD WHICH BEARS NORTH 60°31'02" EAST, A DISTANCE OF 977.33 FEET TO A NON-TANGENT POINT AT THE NORTHWESTERLY CORNER OF THE PLAT OF THE MEADOWS FILING NO. 11-PARCEL 10, A SUBDIVISION RECORDED AS RECEPTION NUMBER 20030158045 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

OWNERS/DEVELOPERS

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

MORTGAGEE

CASTLE ROCK LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303-394-5500

SURVEYOR

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898

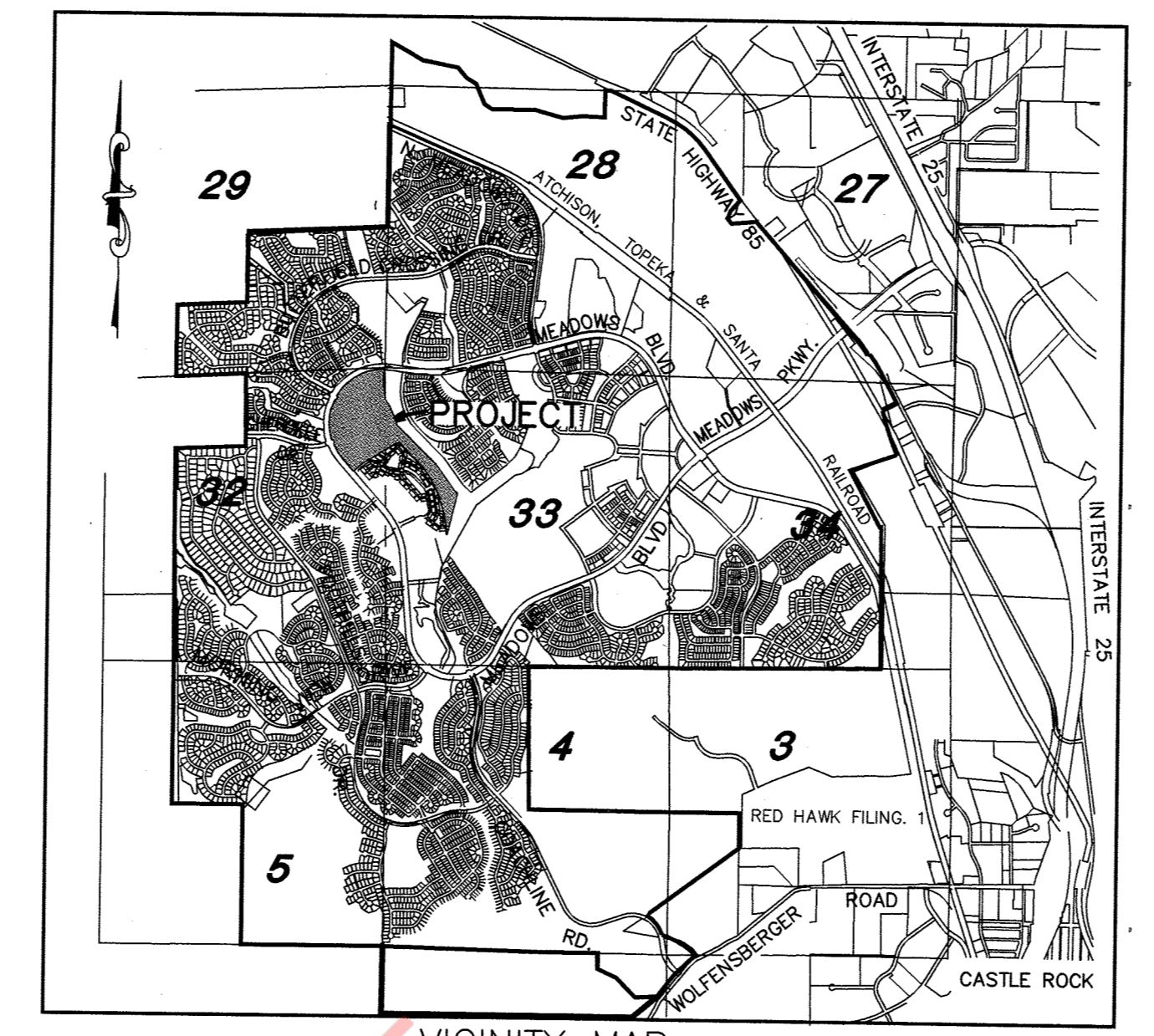
PROPERTY DESCRIPTION (CONTINUED)

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 9 (NINE) COURSES:

- 1) SOUTH 04°00'37" WEST, A DISTANCE OF 182.31 FEET;
- 2) SOUTH 06°31'45" EAST, A DISTANCE OF 372.64 FEET;
- 3) SOUTH 33°39'40" EAST, A DISTANCE OF 129.29 FEET;
- 4) SOUTH 24°08'28" EAST, A DISTANCE OF 256.65 FEET;
- 5) SOUTH 19°30'45" EAST, A DISTANCE OF 160.00 FEET;
- 6) SOUTH 45°39'22" EAST, A DISTANCE OF 1030.58 FEET;
- 7) SOUTH 35°54'26" EAST, A DISTANCE OF 610.46 FEET;
- 8) SOUTH 46°25'04" EAST, A DISTANCE OF 60.19 FEET;
- 9) SOUTH 13°37'08" WEST, A DISTANCE OF 774.25 FEET;

THENCE NORTH 02°05'05" EAST, A DISTANCE OF 63.45 FEET; THENCE NORTH 05°50'13" WEST, A DISTANCE OF 72.12 FEET; THENCE NORTH 09°10'52" WEST, A DISTANCE OF 188.92 FEET; THENCE NORTH 14°29'33" WEST, A DISTANCE OF 210.51 FEET TO A NON-TANGENT POINT OF CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°51'24", AN ARC LENGTH OF 1171.35 FEET, A RADIUS OF 1820.93 FEET AND A CHORD WHICH BEARS NORTH 32°54'36" WEST, A DISTANCE OF 1151.26 FEET TO A NON-TANGENT POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°28'31", AN ARC LENGTH OF 65.32 FEET, A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS NORTH 45°05'44" WEST, A DISTANCE OF 65.19 FEET; THENCE NORTH 38°51'29" WEST, A DISTANCE OF 223.35 FEET; THENCE SOUTH 68°08'43" WEST, A DISTANCE OF 112.84 FEET; THENCE SOUTH 57°55'08" WEST, A DISTANCE OF 693.10 FEET; THENCE SOUTH 48°35'13" WEST, A DISTANCE OF 211.87 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 46.438 ACRES, (2,022,827 SQUARE FEET), MORE OR LESS.



VICINITY MAP
Scale: 1" = 3000'

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - GENERAL NOTES & TABLES
- SHEETS 3-5 - PLAT MAP

SURVEYORS CERTIFICATE

I, JAMES E. LYNCH, 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 NOVEMBER 21, 2013 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.



JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 37933
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

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, Satt Bennett, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 25 DAY OF April, 2016.

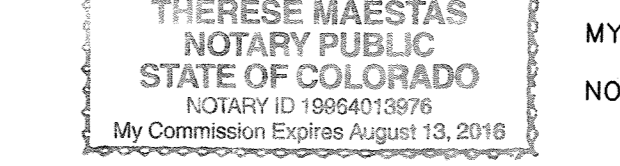
Satt Bennett
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF Arapahoe }^{ss}

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF April, 2016 BY Satt Bennett AS Authorized Representative OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 8-13-16
NOTARY PUBLIC Therese Maestas

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 16, PARCEL NO. 5 IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: [Signature] AS: President

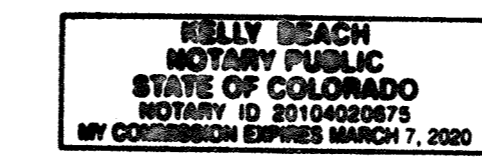
NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF Denver }^{ss}

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF April, 2016 BY James Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-7-20
NOTARY PUBLIC Kelly Brant



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 16, PARCEL NO. 5, IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

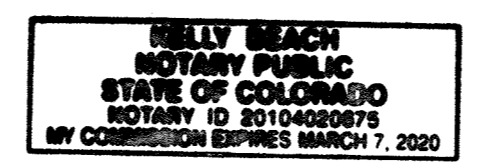
CASTLE ROCK LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: [Signature] AS: Officer

NOTARY CERTIFICATE
STATE OF COLORADO
COUNTY OF Denver }^{ss}

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF April, 2016 BY John A. Fox AS Officer OF CASTLE ROCK LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-7-20
NOTARY PUBLIC Kelly Brant



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. 2003102970 AND ACCORDINGLY 173 SFE 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, THIS 20 DAY OF April, 2016.

[Signature]
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.

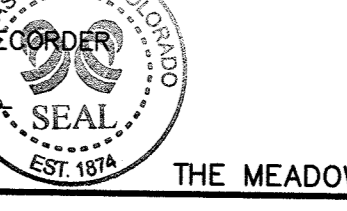
ATTEST:
[Signature] TOWN CLERK
[Signature] TOWN MANAGER
4-29-16 DATE
4-29-16 DATE



DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:25 PM ON THE 27th DAY OF May, 2016, AT RECEPTION NO. 2016028267

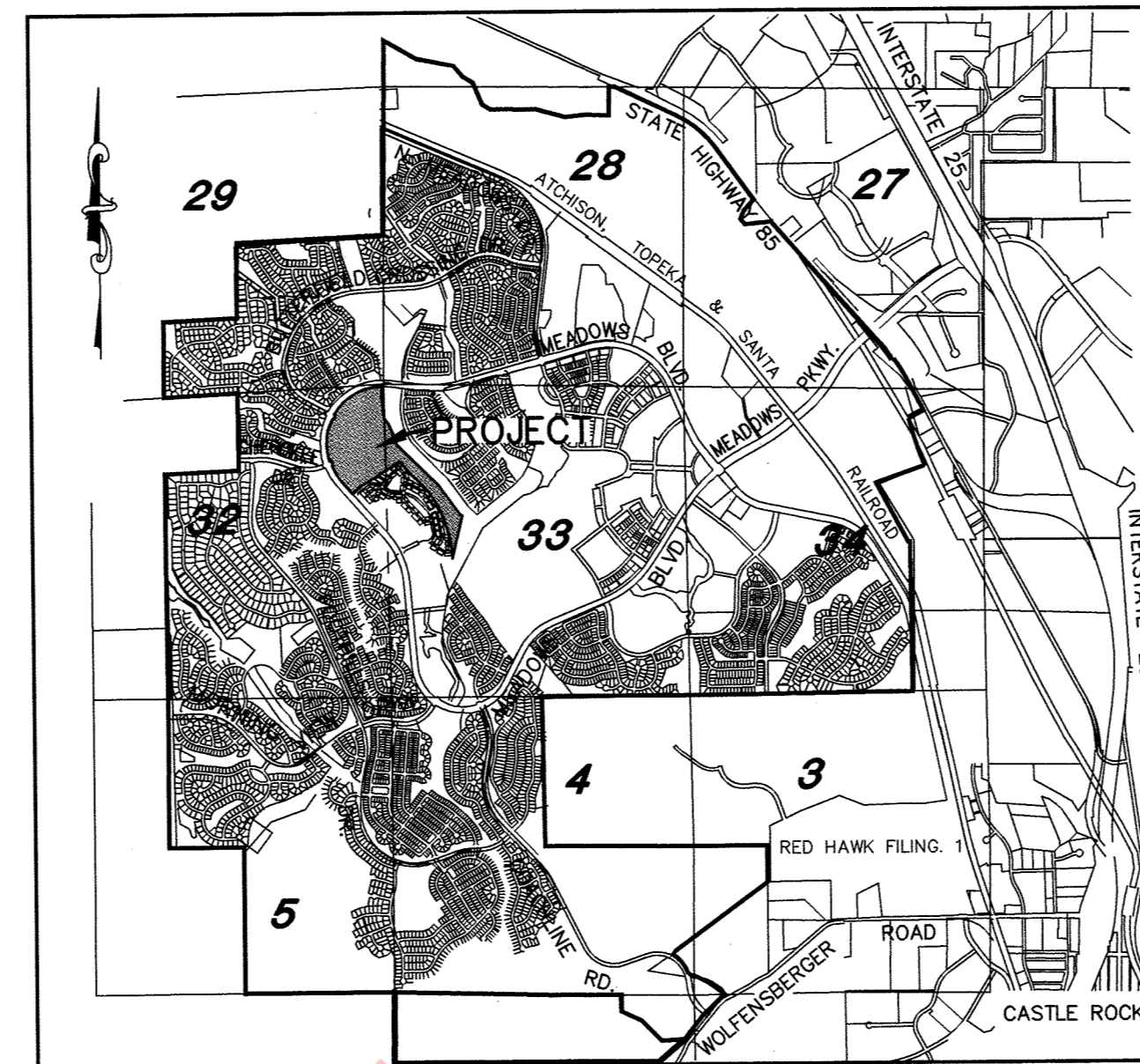
DOUGLAS COUNTY CLERK AND RECORDER
BY: Sody Blausen DEPUTY



 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 17013-25	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500	DATE OF PREPARATION: 2015-12-02
		SCALE: N/A
PROJECT NO.: PL15-0004 THE MEADOWS FILING NO. 16, PARCEL NO. 5 SHEET 1 OF 5		SHEET 1 OF 5

THE MEADOWS FILING NO. 16 PARCEL NO. 5 PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29,
ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
Sheet 2 of 5



VICINITY MAP
Scale: 1" = 3000'

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A
COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
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300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
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MEADOWS FILING NO. 16, PARCEL NO. 5

Land Area Summary Table

Designation	Acreage
SUBDIVISION LOTS (160)	22,846
PRIVATE TRACTS (11)	17,089
PUBLIC ROW	6,503
MEADOWS FILING 16	46,438

MEADOWS FILING NO. 16, PARCEL NO. 5

Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	PURPOSE	USAGE TYPE
TRACT A	36,079	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT B	45,974	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT C	4,446	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT D	4,092	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS
TRACT E	34,902	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT F	74,594	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS
TRACT G	15,760	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT H	3,422	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT I	2,554	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT J	8,381	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT K	514,181	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS
TOTAL TRACT AREA	744,385				

GENERAL NOTES:

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70453982 WITH AN EFFECTIVE DATE OF MAY 15, 2015, AT 5:00 P.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.
- 2) 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.
- 3) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33 BEARS NORTH 01°15'58" WEST AND IS MONUMENTED AS SHOWN HEREON.
- 4) N/R INDICATES A NON-RADIAL LINE.
- 5) THERE ARE 160 LOTS IN THIS PLAT.
- 6) ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBERS 08035C0168F, AND 08035C0169F, THIS PARCEL IS WITHIN ZONE X OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 7) DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 8) THE UTILITY EASEMENTS AS SHOWN HEREON 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.
- 9) NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 10) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 11) 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 COST FOR LABOR, EQUIPMENT AND MATERIALS AT A 25% FEE.
- 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 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.
- 13) TRACTS A, B, C, D, E, G, H, I, AND J ARE FOR OPEN SPACE, UTILITY, DRAINAGE, PRIVATE ACCESS AND SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. SAID TRACTS WILL BE MAINTAINED BY THE SUBDIVIDER/HOMEBUILDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- 14) THE OWNERSHIP OF TRACT F WILL TRANSFER VIA DEED AT A LATER DATE.
- 15) TRACT K WILL BE CONVEYED TO THE TOWN BY SEPARATE DOCUMENT.

Official Copy



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROJECT NO.: PL15-0004
THE MEADOWS FILING NO. 16, PARCEL NO. 5 SHEET 2 OF 5

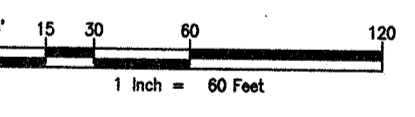
<p>300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p style="font-size: 0.8em;">AzTec Proj. No: 17013-25</p>	<p>DEVELOPER</p> <p>CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500</p>	<p>DATE OF PREPARATION: 2015-12-02</p>
	<p>SCALE: N/A</p>	<p>SHEET 2 OF 5</p>

THE MEADOWS FILING NO. 16 PARCEL NO. 5 PLAT

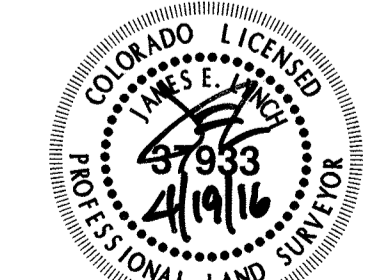
LOCATED WITHIN THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29,
ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 4 of 5

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	24°20'49"	200.00'	84.99'
C3	33°26'19"	200.00'	116.72'
C4	15°08'02"	200.00'	52.83'
C5	15°06'35"	350.00'	92.30'
C6	99°23'18"	63.00'	109.28'
C7	151°7'16"	250.00'	66.71'
C8	41°2'49"	350.00'	25.74'
C10	67°18'18"	13.50'	15.86'
C11	41°34'47"	13.50'	9.80'
C12	31°09'33"	13.50'	7.34'
C13	68°30'59"	13.50'	16.14'
C14	99°23'18"	53.50'	92.80'
C15	80°36'42"	53.50'	75.27'
C16	80°36'42"	63.00'	88.64'



NE1/4 SEC. 32,
T.7S., R.67W.,
SIXTH P.M.



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LINE #	DIRECTION	LENGTH
L4	N56°31'22"W	25.25'
L5	S57°49'27"W	11.50'
L6	N59°43'04"W	11.64'
L7	N06°31'43"W	18.75'
L8	S83°28'17"W	20.00'
L9	N63°41'48"W	130.40'
L10	N65°42'49"E	86.08'
L11	N69°55'38"E	39.71'
L13	N26°16'45"W	52.90'
L14	S16°20'15"E	23.33'
L15	N81°57'37"E	21.63'
L16	S18°41'48"W	21.21'
L17	N41°24'47"W	120.97'
L18	N69°41'20"E	109.97'
L19	N181°7'08"W	58.85'
L20	N141°3'36"W	59.08'
L27	N41°24'47"W	51.80'
L42	S33°28'38"W	70.95'
L43	N17°23'58"W	87.76'
L44	N181°11'34"W	68.21'

LINE #	DIRECTION	LENGTH
L45	N50°45'35"W	54.94'
L46	N30°30'25"W	50.14'
L47	N38°57'43"W	51.25'
L48	S41°24'47"E	51.80'
L49	S30°14'24"E	50.12'
L50	S27°23'12"E	50.01'
L51	S35°23'35"E	55.00'
L52	N06°39'35"E	45.33'
L53	S16°52'09"W	52.25'
L56	S31°55'50"E	50.24'
L57	S41°24'06"E	40.93'
L58	S41°24'47"E	51.80'
L59	S41°24'47"E	51.80'
L60	S36°53'41"E	50.87'
L61	S26°16'45"E	49.68'
L62	S26°16'45"E	59.69'
L63	S15°56'52"E	40.67'
L64	S41°24'47"E	59.14'
L65	S41°24'47"E	50.00'
L66	S41°24'47"E	51.68'

LINE #	DIRECTION	LENGTH
L67	S41°09'38"E	18.53'
L68	S38°59'16"E	43.35'
L69	S26°35'18"E	50.90'
L70	S26°07'31"E	50.00'
L71	S26°07'31"E	60.08'
L72	N18°43'32"W	48.06'
L73	N15°31'17"W	15.79'
L74	N13°08'06"W	32.19'
L75	N10°19'12"W	27.04'
L76	N07°45'34"W	20.92'
L77	N05°07'14"W	38.31'
L78	N02°22'36"E	1.69'
L80	N04°58'14"E	46.22'
L82	N07°34'27"E	13.00'
L106	S14°18'53"E	55.64'
L108	N08°16'52"E	40.49'
L109	S27°55'36"E	185.74'
L110	N16°42'17"W	151.67'

LINE #	DIRECTION	LENGTH
L115	S08°02'00"E	47.04'
L116	S00°27'46"W	47.04'
L117	S08°57'32"W	47.04'
L132	N69°17'32"W	20.46'
L133	S74°45'17"W	29.29'
L134	N18°17'08"W	89.41'
L135	N86°56'07"W	10.02'
L136	N24°05'03"W	13.87'
L142	S48°35'13"W	42.50'

- LEGEND**
- ▲ FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 23515"
 - FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 26545"
 - ▲ FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666"
 - SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 37933"
 - (NR) NON-RADIAL
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - ROW DENOTES RIGHT-OF-WAY
 - D.E. & U.E. DRAINAGE & UTILITY EASEMENT (ALSO SIGNAGE AND LIGHTING EASEMENT WHEN LOCATED ADJACENT TO RIGHT-OF-WAY)
 - P.A.E. PUBLIC ACCESS EASEMENT

PROJECT NO.: PL15-0004
THE MEADOWS FILING NO. 16, PARCEL NO. 5 SHEET 4 OF 5

AZTEC
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DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 410
DENVER, COLORADO
(303) 394-5500

DATE OF PREPARATION:	2015-12-02
SCALE:	T=60'
SHEET 4 OF 5	

SEE SHEET 5

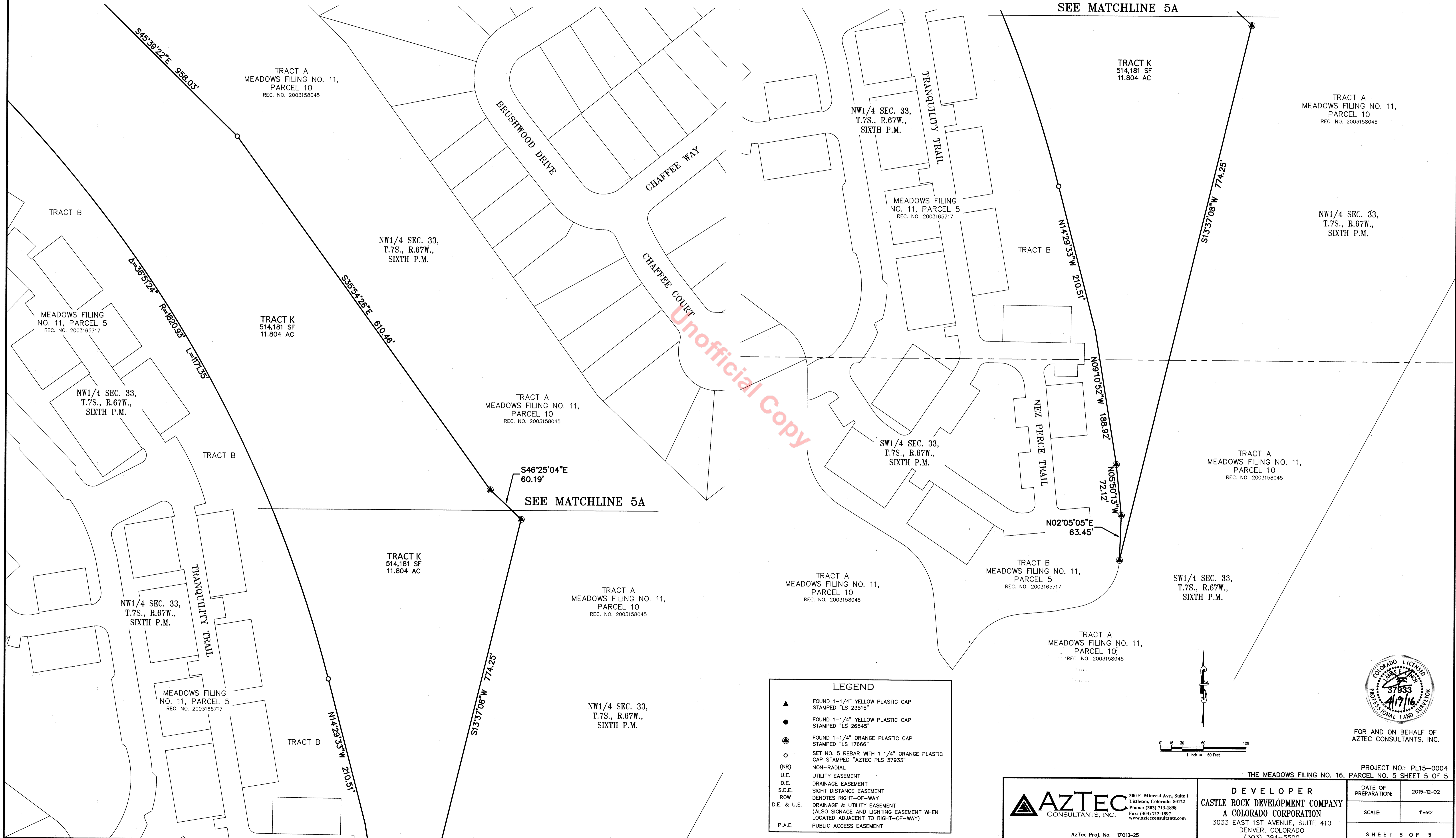
THE MEADOWS FILING NO. 16 PARCEL NO. 5 PLAT

LOCATED WITHIN THE WEST HALF OF SECTION 33, THE NORTHEAST QUARTER OF SECTION 32 AND THE SOUTHEAST QUARTER OF SECTION 29,
ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 5 of 5

SEE SHEET 4

SEE MATCHLINE 5A



LEGEND

▲	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 23515"
●	FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 26545"
●	FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17664"
○	SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 37933"
(NR)	NON-RADIAL
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
ROW	DENOTES RIGHT-OF-WAY
D.E. & U.E.	DRAINAGE & UTILITY EASEMENT (ALSO SIGNAGE AND LIGHTING EASEMENT WHEN LOCATED ADJACENT TO RIGHT-OF-WAY)
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AzTec Proj. No.: 17013-25

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PROJECT NO.: PL15-0004
THE MEADOWS FILING NO. 16, PARCEL NO. 5 SHEET 5 OF 5

DATE OF PREPARATION:	2015-12-02
SCALE:	T-60'
SHEET 5 OF 5	