

# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

## 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 AND EASEMENTS AS SHOWN ON THIS PLAN UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 16 - PARCEL 6 & 7 THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF ALL STREETS AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT F WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.

FINAL PLAT  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4,  
THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE**  
THE PURPOSE OF THIS PLAT IS TO CREATE PLATTED LOTS, TRACTS, AND STREETS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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 RIGHTS AS SHOWN ON THIS PLAN AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

### PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PART OF THAT BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 8754291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO-STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°51'05"EAST, A DISTANCE OF 1286.58 FEET.

### PARCEL A

BEGINNING AT SAID EAST 1/16 CORNER OF SECTIONS 9 AND 4;  
THENCE NORTH 01°46'40" EAST, A DISTANCE OF 538.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COACHLINE ROAD AS RECORDED AT RECEPTION NO. 8706572, IN SAID RECORDS;

- 1) NORTH 70°29'41" EAST, A DISTANCE OF 413.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 517.48 FEET;
  - 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101°26'40", AN ARC LENGTH OF 916.22 FEET;
  - 3) SOUTH 08°03'39" EAST, A DISTANCE OF 174.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 608.00 FEET;
  - 4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°53'29", AN ARC LENGTH OF 433.92 FEET;
  - 5) SOUTH 48°57'08" EAST, A DISTANCE OF 37.19 FEET TO THE NORTHERLY BOUNDARY OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018019967, IN SAID RECORDS;
- THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:
- 1) DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 02°12'05" EAST, A DISTANCE OF 93.47 FEET;
  - 2) SOUTH 35°33'44" WEST, A DISTANCE OF 140.13 FEET;
  - 3) SOUTH 34°52'43" WEST, A DISTANCE OF 198.37 FEET;
  - 4) SOUTH 28°31'29" WEST, A DISTANCE OF 129.30 FEET;
  - 5) SOUTH 61°47'38" EAST, A DISTANCE OF 22.05 FEET TO THE WESTERLY RIGHT-OF-WAY OF WOLFENSBURGER ROAD;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:
- 1) SOUTH 32°30'47" WEST, A DISTANCE OF 81.81 FEET;
  - 2) SOUTH 30°53'34" WEST, A DISTANCE OF 249.68 FEET;
  - 3) SOUTH 38°19'17" WEST, A DISTANCE OF 236.07 FEET;
  - 4) SOUTH 38°52'48" WEST, A DISTANCE OF 21.96 FEET;
  - 5) SOUTH 37°54'31" WEST, A DISTANCE OF 0.28 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9;
- THENCE ALONG SAID SOUTH LINE NORTH 89°47'36" WEST, A DISTANCE OF 2057.48 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 9;
- THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 89°19'30" WEST, A DISTANCE OF 2713.62 FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTION 9 AND SECTION 8;
- THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 01°15'11" WEST, A DISTANCE OF 1304.93 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
- THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SOUTH 88°56'32" EAST, A DISTANCE OF 2732.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;
- THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SOUTH 89°51'24" EAST, A DISTANCE OF 1286.99 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 167.623 ACRES, (7,301,664 SQUARE FEET), MORE OR LESS.  
TOGETHER WITH:  
**PARCEL B**

COMMENCING AT SAID EAST 1/16 CORNER OF SECTIONS 9 AND 4;

- 1) THENCE SOUTH 80°08'48" EAST, A DISTANCE OF 1407.44 FEET TO THE EASTERLY RIGHT-OF-WAY OF COACHLINE ROAD AS RECORDED AT RECEPTION NO. 8706572 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 620.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°50'23" EAST;
  - 2) THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:  
1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°05'57", AN ARC LENGTH OF 412.27 FEET;  
2) NORTH 08°03'39" WEST, A DISTANCE OF 130.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 602.52 FEET;  
3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°56'12", AN ARC LENGTH OF 567.19 FEET;
- THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 28°00'09" EAST, A DISTANCE OF 40.93 FEET TO THE EASTERLY BOUNDARY OF THAT BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 8754291, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 635.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°49'48" WEST;
- THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:
- 1) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°07'17", AN ARC LENGTH OF 477.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°11'51" WEST;
  - 2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°21'58", AN ARC LENGTH OF 637.90 FEET;
  - 3) SOUTH 49°26'11" EAST, A DISTANCE OF 69.44 FEET TO THE NORTHERLY BOUNDARY OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018019967, IN SAID RECORDS;
- THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:
- 1) SOUTH 60°38'47" WEST, A DISTANCE OF 9.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 568.52 FEET;
  - 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°26'11", AN ARC LENGTH OF 311.93 FEET;
  - 3) SOUTH 29°12'30" WEST, A DISTANCE OF 47.79 FEET;
  - 4) SOUTH 55°08'57" WEST, A DISTANCE OF 53.02 FEET;
  - 5) NORTH 68°35'17" WEST, A DISTANCE OF 113.18 FEET;
  - 6) SOUTH 40°45'46" WEST, A DISTANCE OF 19.15 FEET TO THE POINT OF BEGINNING.

PARCEL A AND B CONTAIN A COMBINED AREA OF 173.060 ACRES, (7,538,491 SQUARE FEET,) MORE OR LESS.

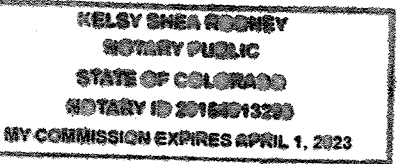
### OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY: Stephanie McLean AS: President

### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Douglas }  
SUBSCRIBED AND SWORN BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2019 BY  
Stephanie McLean AS: President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Wally Roney MY COMMISSION EXPIRES 04-01-2023



### SHEET INDEX

- SHEET 1 COVER SHEET
- SHEETS 2-3 OVERALL SITE
- SHEETS 4-7 LOT DETAIL

### SURVEYOR

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

### OWNERS/DEVELOPERS

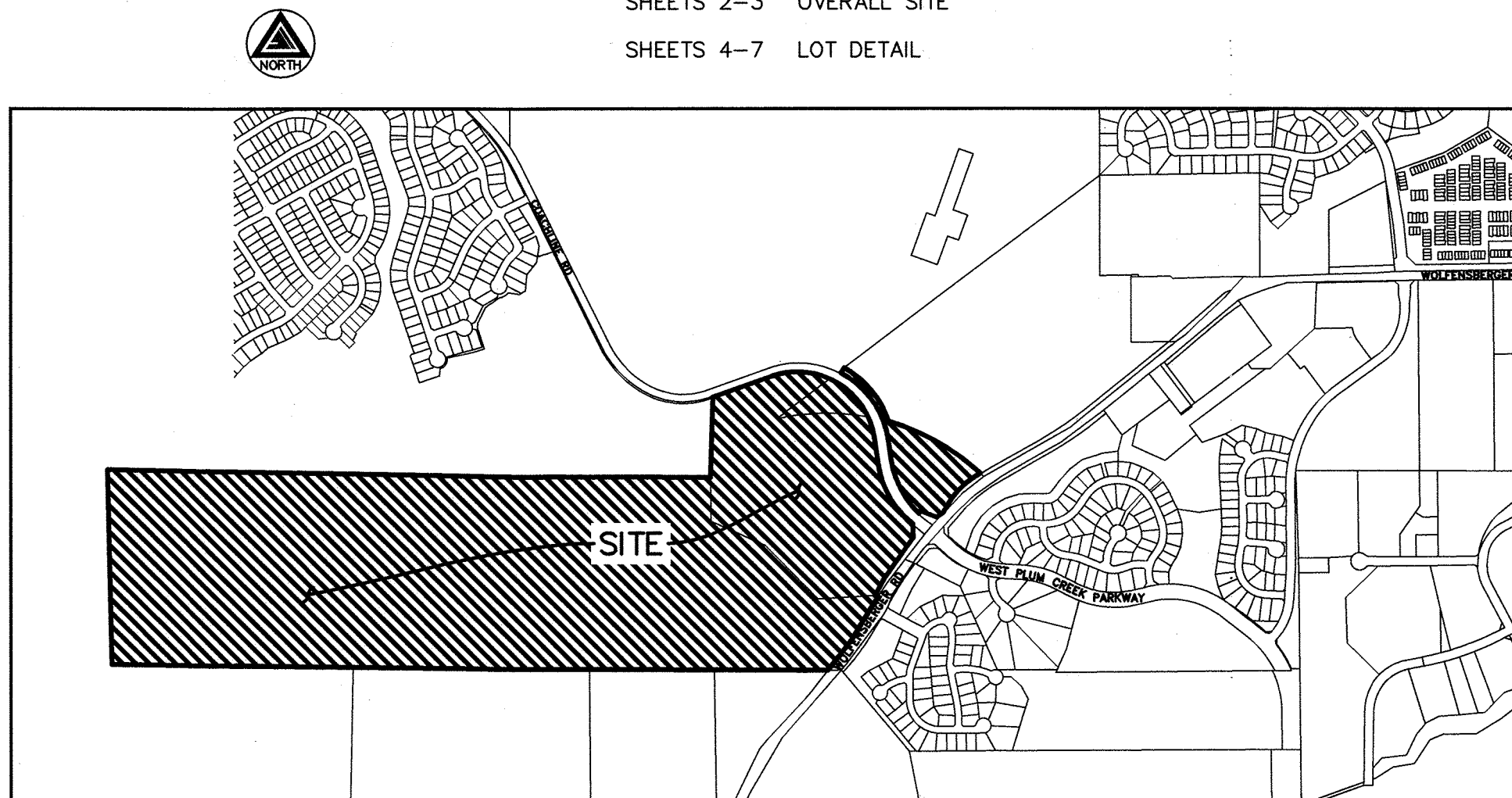
CASTLE ROCK DEVELOPMENT COMPANY, A  
COLORADO CORPORATION  
3033 EAST 1ST AVENUE, SUITE 305  
DENVER, COLORADO 80206  
303-394-5500

### LAND PLANNER

CORE CONSULTANTS  
1950 W LITTLETON BLVD, SUITE 109  
LITTLETON, COLORADO 80120  
303-703-4444

### THE MEADOWS FILING NO. 16 - PARCEL 6 & 7 FINAL PLAT LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
SUBDIVISION LOTS (57)	7.636
PRIVATE TRACTS (5)	28.895
PUBLIC TRACTS (1)	134.423
DEDICATED ROW	2.106
THE MEADOWS FILING NO. 16 - PARCEL 6 & 7	173.060



VICINITY MAP  
SCALE: 1" = 1000'

### GENERAL NOTES:

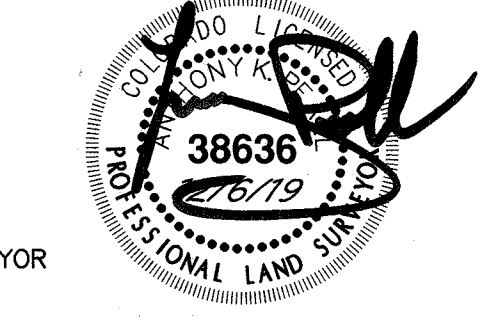
1. LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70584167 WITH AN EFFECTIVE DATE OF 05-16-2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END (EAST 1/16 CORNER SECTIONS 9 AND 4) BY A 3-1/4" ALUMINUM CAP STAMPED "LS 12064 TARANTO-STANTON & TAGGE 1984" AND AT THE EAST END (NORTHEAST CORNER SECTION 9) BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995", AND ASSUMED TO BEAR SOUTH 89°51'05"EAST, A DISTANCE OF 1286.58 FEET.
4. (NR) INDICATES A NON-RADIAL LINE.
5. THERE ARE 57 LOTS AND 6 TRACTS IN THIS SUBDIVISION PLAT.
6. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C01696, REVISED MARCH 16, 2016.
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. 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.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
10. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
11. 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 45 DAYS 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.
12. THE UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND UTILITY FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS THE PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
13. BUILDING PERMITS SHALL BE RESTRICTED FOR LOTS LOCATED PARTIALLY OR WHOLLY WITHIN THE CURRENT EFFECTIVE FEMA SHADED ZONE X 100-YEAR FLOODPLAIN, UNTIL CHANNEL IMPROVEMENTS ARE COMPLETE AND FLOOD MODIFICATION CERTIFICATE IS APPROVED.
14. TRACTS A, B, C, D AND E WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.

### THE MEADOWS FILING NO. 16 - PARCEL 6 & 7 TRACT SUMMARY TABLE

TRACT	SQ.FT.	ACRES	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	LAND USE	USAGE TYPE
A	1,105,060	25.300	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
B	104,857	2.407	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
C	29,669	0.681	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
D	9,863	0.226	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
E	12,220	0.281	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
F	5,855,473	134.423	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE
TOTAL	7,117,142	163.318				

### SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, 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 JANUARY 31, 2018 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38636  
FOR AND ON 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.

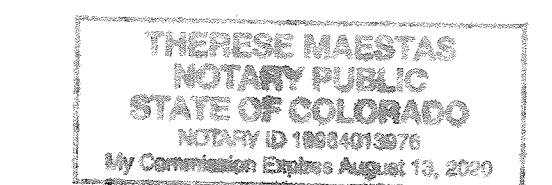
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### TITLE CERTIFICATE

I, Scott 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 10<sup>th</sup> DAY OF December, 2019.

Scott Bennett  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY



### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Anchorage }  
SUBSCRIBED AND SWORN BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2019 BY  
Scott Bennett AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Therese Maestas  
MY COMMISSION EXPIRES 8-13-2020

### 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 61.33 IRRIGATION 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, THIS 12 DAY OF December, 2019.  
[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.

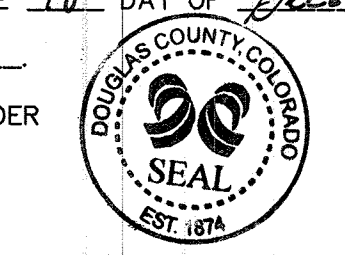
ATTEST:  
Rosaline Belcher  
ASSE. TOWN CLERK  
12-16-19  
DATE



TOWN OF CASTLE ROCK  
John Galin  
TOWN MANAGER  
12-16-2019  
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 3:22 PM ON THE 18<sup>th</sup> DAY OF December, 2019, AT  
RECEPTION NO. 2019086961  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Daniel Wood  
DEPUTY



COVER SHEET  
PROJECT NO.: PL19-0009  
THE MEADOWS FILING NO. 16 PARCEL 6 & 7

**AZTEC CONSULTANTS, INC.**  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

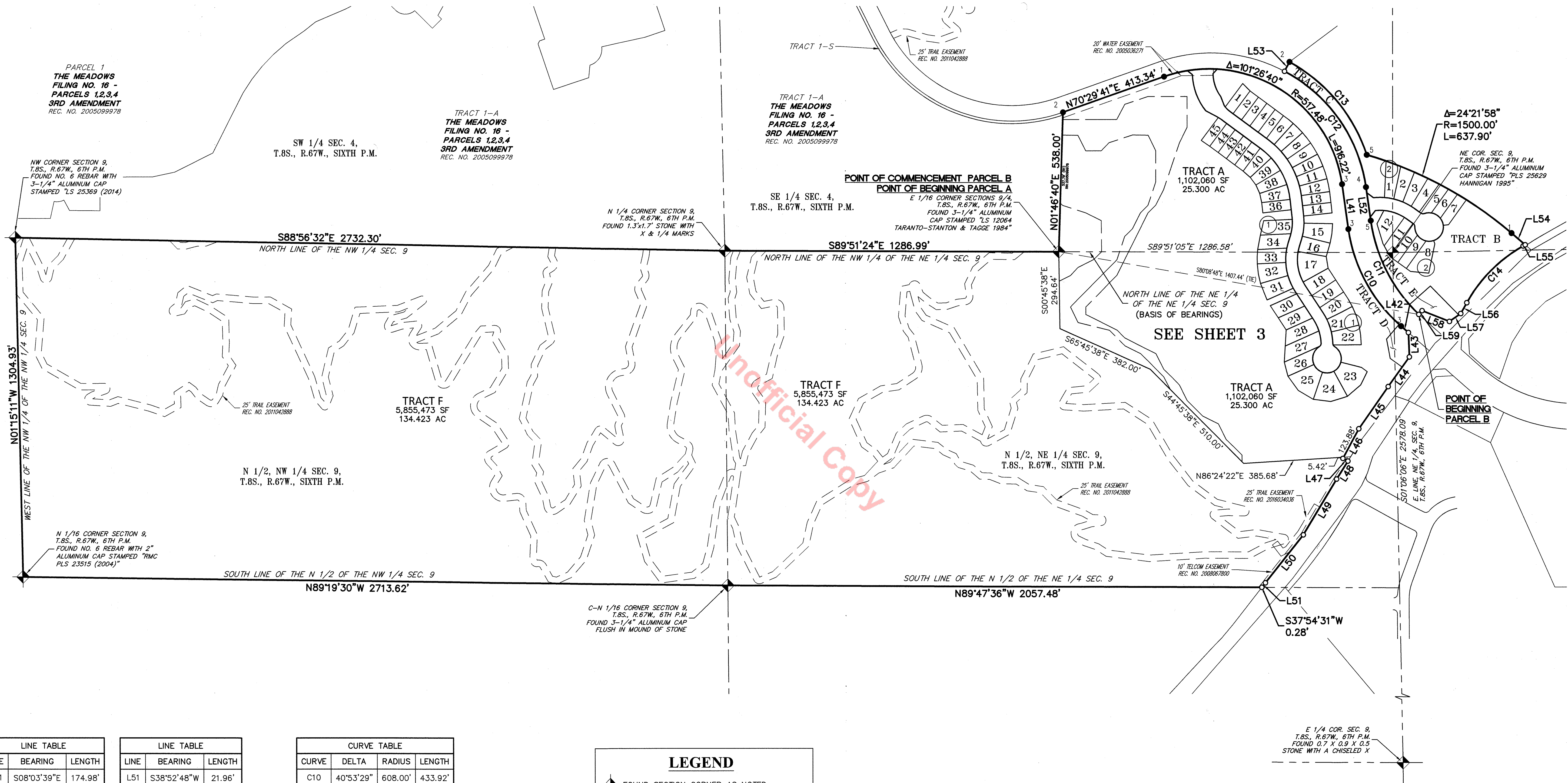
**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE, SUITE 305,  
DENVER, COLORADO 80206

DATE OF PREPARATION: 04-12-2019  
SCALE: N/A  
SHEET 1 OF 7

LAST REVISED: 11/18/2019  
Aztec Proj. No.: 17018-19  
Drawn By: BAM

# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

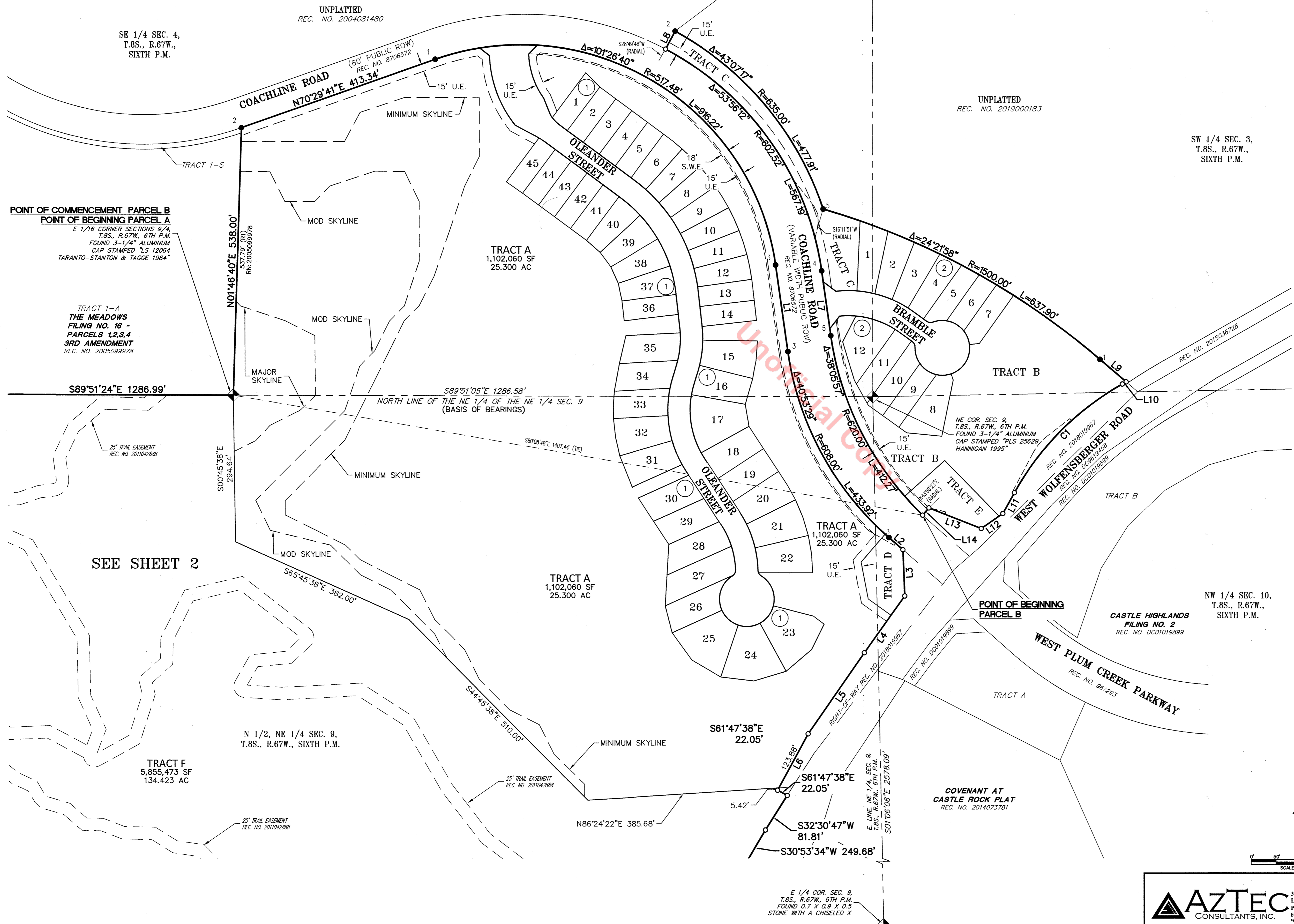
FINAL PLAT  
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 THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4,  
THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**

- ◆ FOUND SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND NO. 4 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
- FOUND BENT NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"

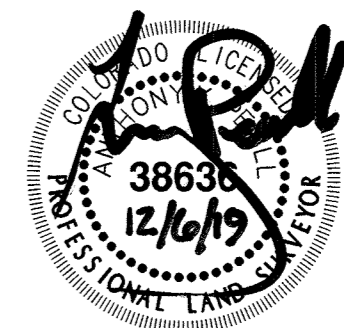
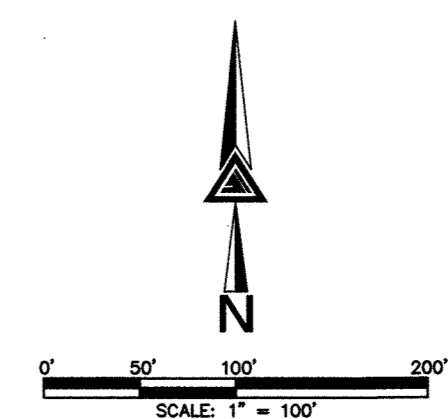
ROW RIGHT-OF-WAY  
(R) RECORD DISTANCE  
REC. NO. 9754291  
(R1) RECORD DISTANCE  
REC. NO. 2005099978  
## BLOCK NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S08°03'39"E	174.98'
L2	S48°57'08"E	37.19'
L3	S02°12'05"E	93.47'
L4	S35°33'44"W	140.13'
L5	S34°52'43"W	198.37'
L6	S28°31'29"W	129.30'
L7	N08°03'39"W	130.75'
L8	N28°00'09"E	40.93'
L9	S49°26'11"E	69.44'
L10	S60°38'47"W	9.01'
L11	S29°12'30"W	47.79'
L12	S55°08'57"W	53.02'
L13	N68°35'17"W	113.18'
L14	S40°45'46"W	19.15'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	31°26'11"	568.52'	311.93'



FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. THE MEADOW FILING NO. 16 PARCEL 6 & 7

**AZTEC CONSULTANTS, INC.** 300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE, SUITE 305,  
DENVER, COLORADO 80206

DATE OF PREPARATION: 04-05-2019  
SCALE: 1" = 100'  
SHEET 3 OF 7

OVERALL SHEET PROJECT NO.: PL19-0009  
Aztec Proj. No: 17018-19 Drawn By: BAM

SE 1/4 SEC. 4,  
T.8S., R.67W.,  
SIXTH P.M.

UNPLATTED  
REC. NO. 2004081480

UNPLATTED  
REC. NO. 2019000183

SW 1/4 SEC. 3,  
T.8S., R.67W.,  
SIXTH P.M.

POINT OF COMMENCEMENT PARCEL B  
POINT OF BEGINNING PARCEL A  
E 1/16 CORNER SECTIONS 9/4,  
T.8S., R.67W., 6TH P.M.  
FOUND 3-1/4" ALUMINUM  
CAP STAMPED "LS 12084  
TARANTO-STANTON & TADGE 1984"

TRACT 1-A  
THE MEADOWS  
FILING NO. 16 -  
PARCELS 1,2,3,4  
3RD AMENDMENT  
REC. NO. 2005099978

TRACT A  
1,102,060 SF  
25.300 AC

TRACT A  
1,102,060 SF  
25.300 AC

TRACT A  
1,102,060 SF  
25.300 AC

TRACT F  
5,855,473 SF  
134.423 AC

N 1/2, NE 1/4 SEC. 9,  
T.8S., R.67W., SIXTH P.M.

S61°47'38"E  
22.05'

S61°47'38"E  
22.05'

S32°30'47"W  
81.81'

S30°53'34"W 249.68'

E 1/4 COR. SEC. 9,  
T.8S., R.67W., 6TH P.M.  
FOUND 0.7 X 0.9 X 0.5  
STONE WITH A CHISELED X

POINT OF BEGINNING  
PARCEL B

CASTLE HIGHLANDS  
FILING NO. 2  
REC. NO. D001019899

NW 1/4 SEC. 10,  
T.8S., R.67W.,  
SIXTH P.M.

COVENANT AT  
CASTLE ROCK  
REC. NO. 2014073781

SEE SHEET 2

25' TRAIL EASEMENT  
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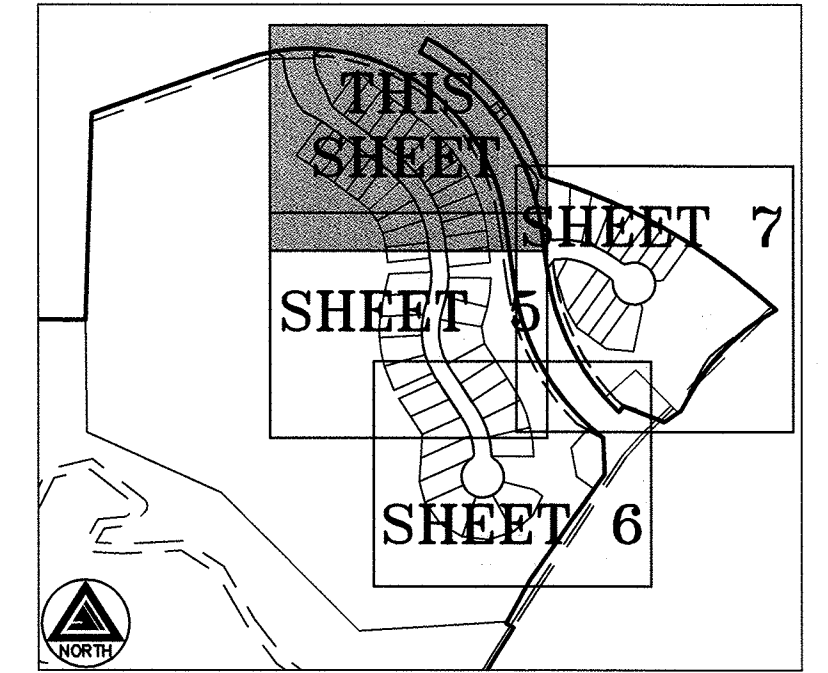
25' TRAIL EASEMENT  
REC. NO. 201042888

25' TRAIL EASEMENT  
REC. NO. 201042888

# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4,  
THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



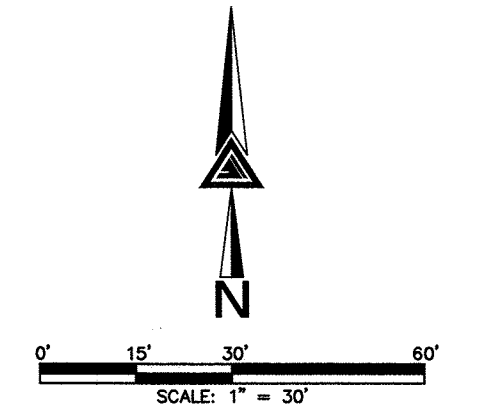
KEY MAP  
SCALE: 1" = 500'

### LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
  - FOUND NO. 4 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
  - FOUND BENT NO. 5 REBAR WITH NO CAP
  - FOUND NO. 5 REBAR WITH NO CAP
  - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
- ROW RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
S.W.E. SIDEWALK EASEMENT  
(TYP.) DENOTES TYPICAL  
## BLOCK NUMBER

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L15	S52°01'40"E	25.10'	L24	S36°24'52"E	25.31'
L16	N44°22'20"E	24.67'	L25	S33°03'40"E	25.31'
L17	S58°55'41"E	8.10'	L26	S29°42'27"E	25.31'
L18	N39°02'10"W	2.86'	L27	S26°21'15"E	25.31'
L19	S52°44'31"E	24.15'	L28	S23°00'03"E	25.31'
L20	S49°45'05"E	24.16'	L29	S19°38'51"E	25.31'
L21	S46°28'28"E	25.31'	L30	S16°17'39"E	25.31'
L22	S43°07'16"E	25.31'	L31	S12°56'26"E	25.31'
L23	S39°46'04"E	25.31'	L32	S09°35'14"E	25.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	2°52'40"	19.42'	0.98'
C3	5°32'05"	93.50'	9.03'
C4	17°25'32"	19.42'	5.91'
C5	14°21'26"	93.50'	23.43'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC. THE MEADOW FILING NO. 16 PARCEL 6 & 7

DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY

DETAIL SHEET  
PROJECT NO.: PL19-0009

DATE OF PREPARATION: 04-05-2019

SCALE: 1" = 30'

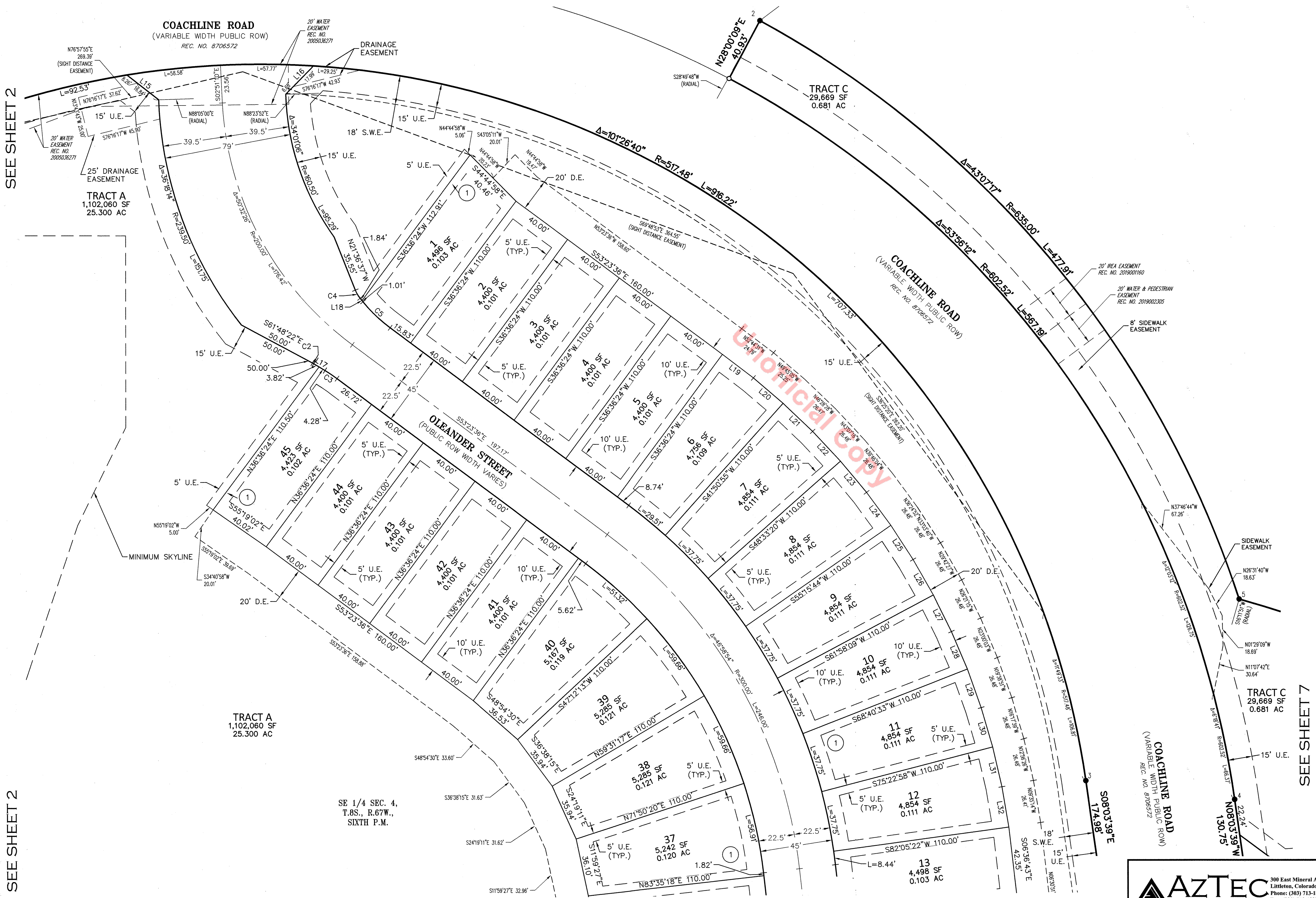
SHEET 4 OF 7

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

Aztec Proj. No.: 17018-19

Drawn By: BAM

3033 E. 1ST AVENUE, SUITE 305,  
DENVER, COLORADO 80206



SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SEE SHEET 7

# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

FINAL PLAT

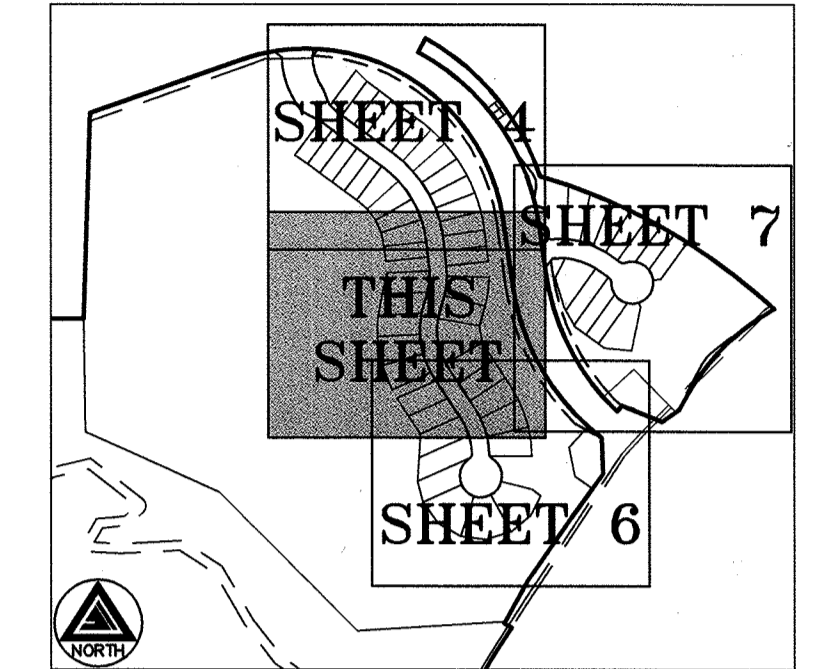
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4,  
THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

SEE SHEET 7

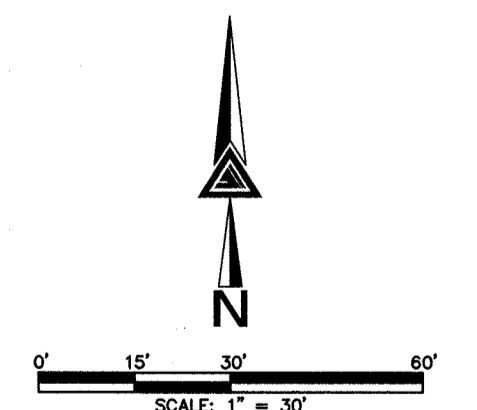


KEY MAP  
SCALE: 1" = 500'

### LEGEND

- 3 ● FOUND BENT NO. 5 REBAR WITH NO CAP
  - 4 ● FOUND NO. 5 REBAR WITH NO CAP
  - 5 ● FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
- ROW RIGHT-OF-WAY  
U.E. UTILITY EASEMENT  
S.W.E. SIDEWALK EASEMENT  
(TYP.) DENOTES TYPICAL  
(NR) DENOTES NON-RADIAL  
## BLOCK NUMBER

LINE	BEARING	LENGTH
L31	S12°56'26"E	25.31'
L32	S09°35'14"E	25.31'
L33	S04°18'05"W	27.62'
L34	S00°27'33"E	27.62'
L36	N53°24'02"W	31.89'
L37	N38°07'44"E	31.89'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

PROJECT NO.: PL19-0009  
THE MEADOWS FILING NO. 16 PARCEL 6 & 7

DETAIL SHEET

DATE OF PREPARATION: 04-05-2019

SCALE: 1" = 30'

SHEET 5 OF 7

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
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DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY

3033 E. 1ST AVENUE, SUITE 305,  
DENVER, COLORADO 80206

AzTec Proj. No: 17018-19

Drawn By: BAM

TRACT A  
1,102,060 SF  
25.300 AC

SE 1/4 SEC. 4,  
T.8S., R.67W.,  
SIXTH P.M.

N89°51'05"W 1286.58'  
NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 9  
(BASIS OF BEARINGS)

NE 1/4 SEC. 9,  
T.8S., R.67W.,  
SIXTH P.M.

TRACT A  
1,102,060 SF  
25.300 AC

SEE SHEET 2

SEE SHEET 6

SEE SHEET 7



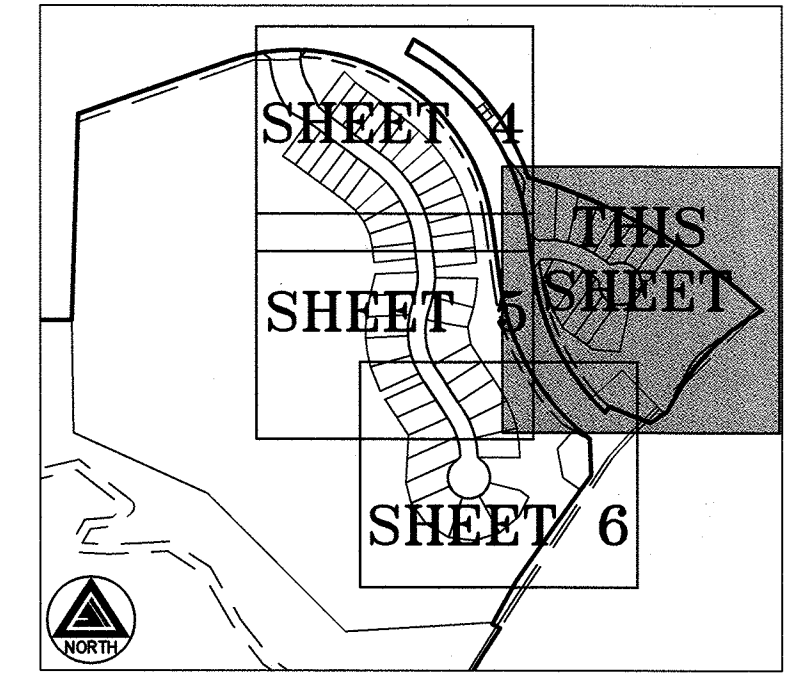
# THE MEADOWS FILING NO. 16 - PARCEL 6 & 7

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 & THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 4

SEE SHEET 6



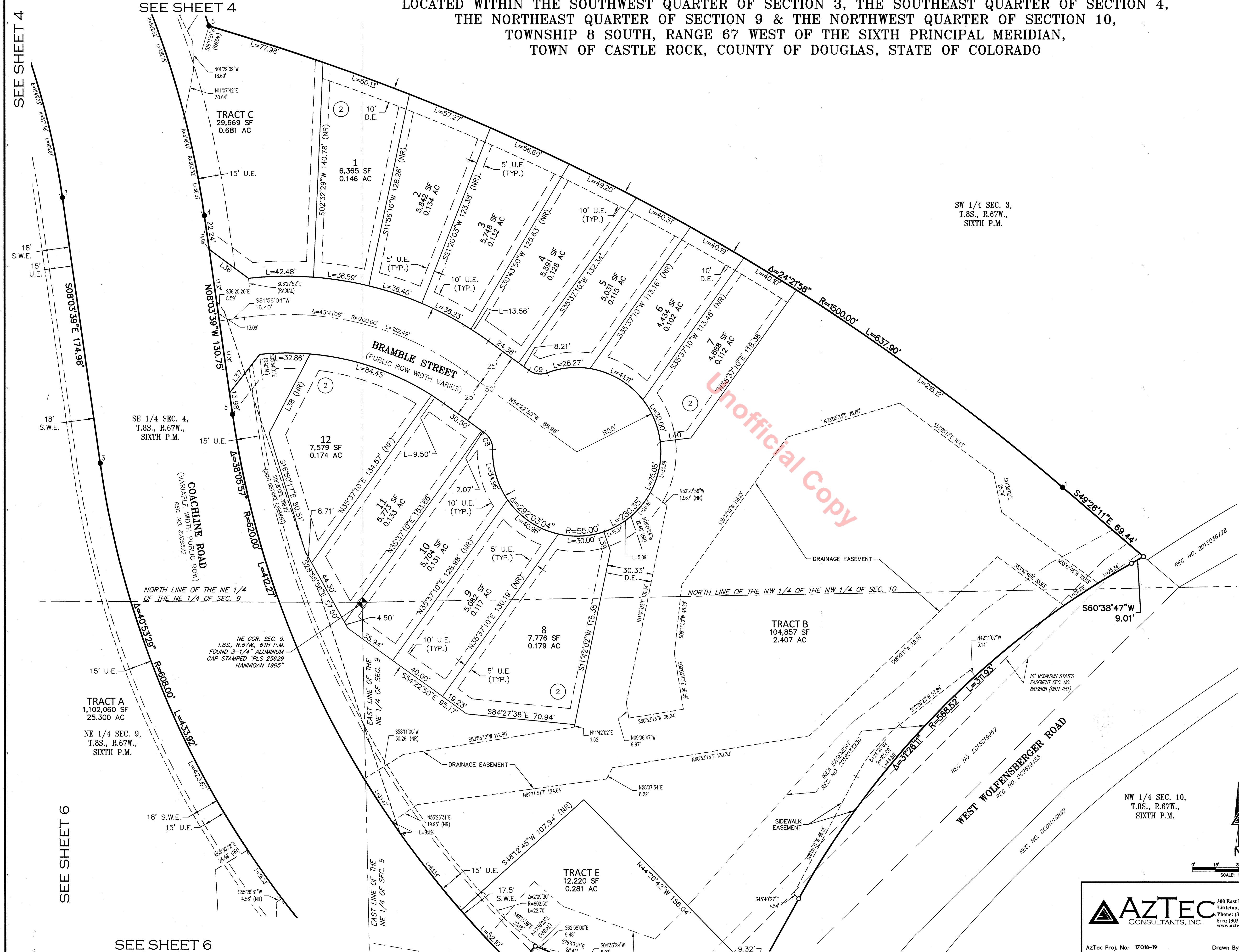
KEY MAP  
SCALE: 1" = 500'

**LEGEND**

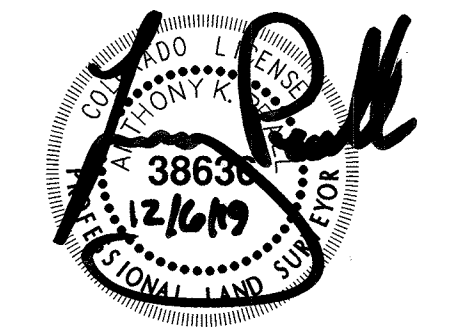
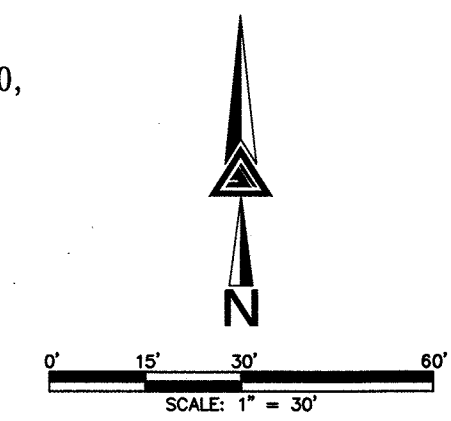
- ◆ FOUND SECTION CORNER AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND BENT NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "PLS 22564 TST"
- ROW RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- (TYP.) DENOTES TYPICAL
- (NR) DENOTES NON-RADIAL
- (##) BLOCK NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L36	N53°24'02"W	31.89'
L37	N38°07'44"E	31.89'
L38	N27°23'07"E	58.00'
L39	S18°41'24"E	13.20'
L40	S83°07'31"W	20.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	56°01'32"	13.00'	12.71'
C9	56°01'32"	13.00'	12.71'



Unofficial Copy



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
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Phone: (303) 713-1898  
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www.aztecconsultants.com

**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 E. 1ST AVENUE, SUITE 305,  
DENVER, COLORADO 80206

DATE OF PREPARATION:	04-05-2019
SCALE:	1" = 30'
SHEET 7 OF 7	