

THE MEADOWS FILING NO. 16 - PARCEL 6

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

SHEET INDEX

| | |
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| SHEET 1 | COVER SHEET |
| SHEETS 2 | OVERALL SITE |
| SHEETS 3-10 | LOT DETAIL |

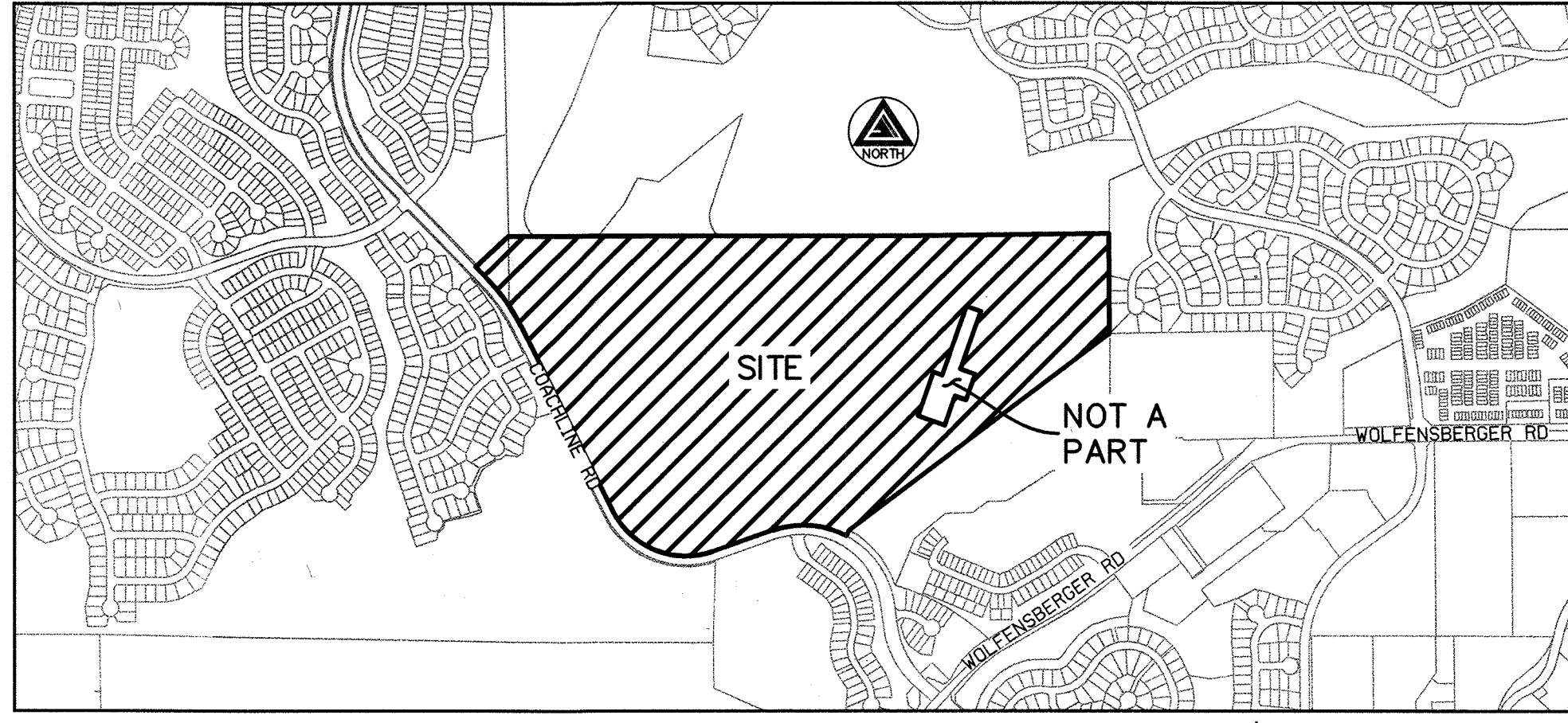
SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898

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 FINAL PLAT**
LAND AREA SUMMARY TABLE

| DESIGNATION | ACREAGE |
|---|---------|
| SUBDIVISION LOTS (77) | 16.341 |
| PRIVATE TRACTS (8) | 33.292 |
| PUBLIC TRACTS (5) | 80.800 |
| DEDICATED ROW | 5.927 |
| THE MEADOWS FILING NO. 16 - PARCEL 6 | 136.360 |



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70739326.1 WITH AN EFFECTIVE DATE OF 04/05/2023 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.
- 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.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 4 BY A 2" STEEL PIPE WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 12046 1984 TSM" AND AT THE EAST QUARTER CORNER OF SAID SECTION 4 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 1995", AND IS ASSUMED TO BEAR SOUTH 89°56'30"EAST, A DISTANCE OF 2,630.79 FEET.
- (NR) INDICATES A NON-RADIAL LINE.
- THERE ARE 77 LOTS AND 13 TRACTS IN THIS SUBDIVISION PLAT.
- 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. 08035C0169G, REVISED MARCH 16, 2016.
- 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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.
- THE UTILITY EASEMENTS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 THAT ANY NECESSARY CROSSING OF THE TOWN'S INSTALLATION IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, AC UNITS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRUCH INTO UTILITY EASEMENTS.
- 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.
- TRACTS A-E WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK.
- TRACTS F-M WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE DOCUMENT.
- THE HOA SHALL ALLOW THE TOWN TO CONSTRUCT AND MAINTAIN TRAILS WITHIN THE HOA OWNED TRACTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THAT PORTION OF THE 30-FOOT-WIDE WATER EASEMENT RECORDED IN BOOK 1540 AT PAGE 135 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AS DEPICTED HEREON.

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

| TRACT | SQ.FT. | ACRES | OWNERSHIP | SURFACE MAINTENANCE | UTILITY MAINTENANCE | LAND USE |
|-------|-----------|---------|-------------------------|-------------------------|---------------------|-------------------------------|
| A | 985,771 | 22.630 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| B | 187,969 | 4.315 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| C | 2,079,364 | 47.736 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| D | 161,976 | 3.718 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| E | 104,583 | 2.401 | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| F | 287,907 | 6.609 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| G | 319,091 | 7.325 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| H | 634,358 | 14.563 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| I | 197,017 | 4.523 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| J | 2,167 | 0.050 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| K | 1,773 | 0.041 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| L | 3,868 | 0.089 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| M | 3,993 | 0.092 | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION | TOWN OF CASTLE ROCK | OPEN SPACE/DRAINAGE/UTILITIES |
| TOTAL | 4,969,837 | 114.092 | | | | |

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 - PARCEL 6. 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.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES 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 ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

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: Robert C. Hamisch AS: VICE PRESIDENT LAND DEVELOPMENT
SIGNED THIS 16TH DAY OF APRIL, 2023

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS
SUBSCRIBED AND SWORN BEFORE ME THIS 16TH DAY OF APRIL, 2023 BY
Robert C. Hamisch VP Land Development of CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Eyad Alkhatib MY COMMISSION EXPIRES 12-28-2025

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL 6, MEADOWS FILING 16 PRELIMINARY PLAT AND FINAL PD SITE PLAN, RECORDED UNDER RECEPTION NO. 2004065186 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTH HALF OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

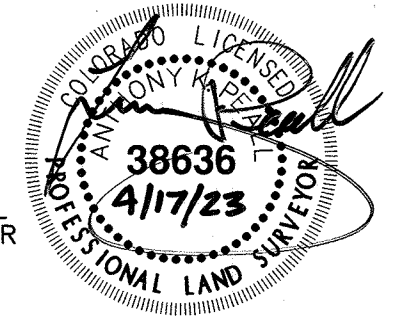
- BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 89°21'22" EAST, A DISTANCE OF 1,298.22 FEET;
THENCE SOUTH 00°13'15" EAST, A DISTANCE OF 656.22 FEET;
THENCE SOUTH 53°00'06" WEST, A DISTANCE OF 2,129.49 FEET TO THE MOST NORTHERLY CORNER OF TRACT C, THE MEADOWS FILING NO. 16 - PARCEL 6 & 7, AS RECORDED UNDER RECEPTION NUMBER 2019086961 IN SAID RECORDS;
THENCE SOUTH 27°59'43" WEST, ALONG THE NORTHERLY BOUNDARY OF TRACT C, A DISTANCE OF 40.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COACHLINE ROAD AS RECORDED UNDER RECEPTION NUMBER 8706572 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 602.52 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 28°00'34" WEST;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING SIX (6) COURSES:
1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'37", AN ARC LENGTH OF 499.62 FEET;
2. SOUTH 70°29'57" WEST, A DISTANCE OF 413.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 530.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°00'29", AN ARC LENGTH OF 767.84 FEET;
4. NORTH 26°29'34" WEST, A DISTANCE OF 1,351.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,230.00 FEET;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'25", AN ARC LENGTH OF 367.24 FEET;
6. NORTH 43°35'59" WEST, A DISTANCE OF 123.68 FEET;
THENCE NORTH 46°24'01" EAST, A DISTANCE OF 292.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;
THENCE SOUTH 89°56'30" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 2,630.79 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONVEYED TO THE TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION IN SPECIAL WARRANTY DEED RECORDED JUNE 26, 2015, UNDER RECEPTION NO. 2015044054.
CONTAINING A NET AREA OF 136.360 ACRES, (5,939,845 SQUARE FEET), MORE OR LESS.

PURPOSE

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

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 _____ 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 1.6.B.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 Bennetts, 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 20TH DAY OF APRIL, 2023.

Scott Bennetts
AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS
SUBSCRIBED AND SWORN BEFORE ME THIS 20TH DAY OF APRIL, 2023 BY
SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Edgar
MY COMMISSION EXPIRES FEBRUARY 10, 2024

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 IRREGULAR FEES ARE DEBITED TO THE WATER BANK. 14.67 SFE'S ARE DEBITED FROM

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 23rd DAY OF August, 2023.

Edgar
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

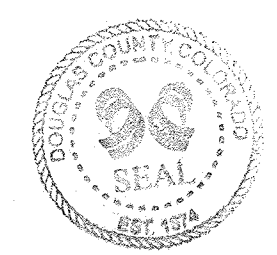
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
Lisa Anderson TOWN CLERK
April Corn TOWN MANAGER
Aug 23, 2023 DATE
August 23, 2023 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 9:14 AM ON THE 26th DAY OF September, 2023, AT RECEPTION NO. 2023041367

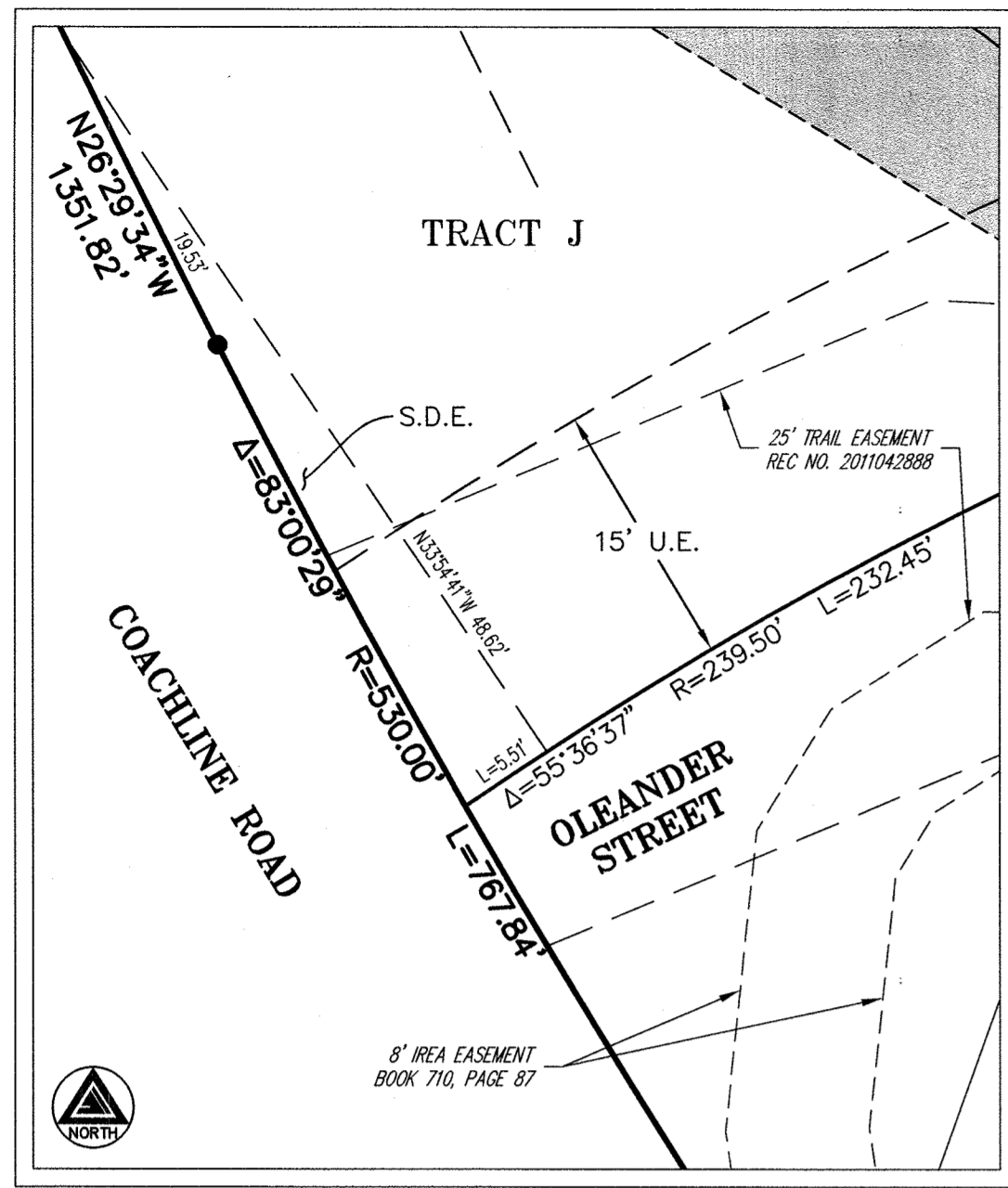
DOUGLAS COUNTY CLERK AND RECORDER
BY: Mitchell Weimer DEPUTY



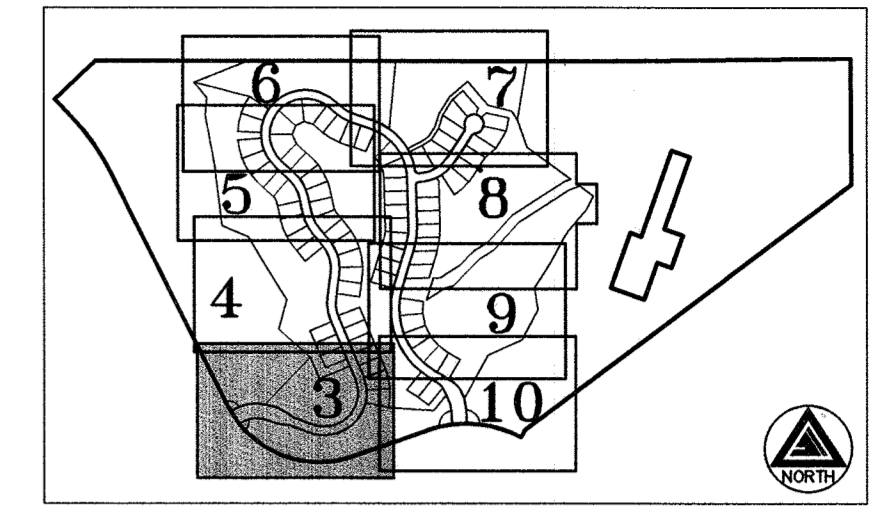
THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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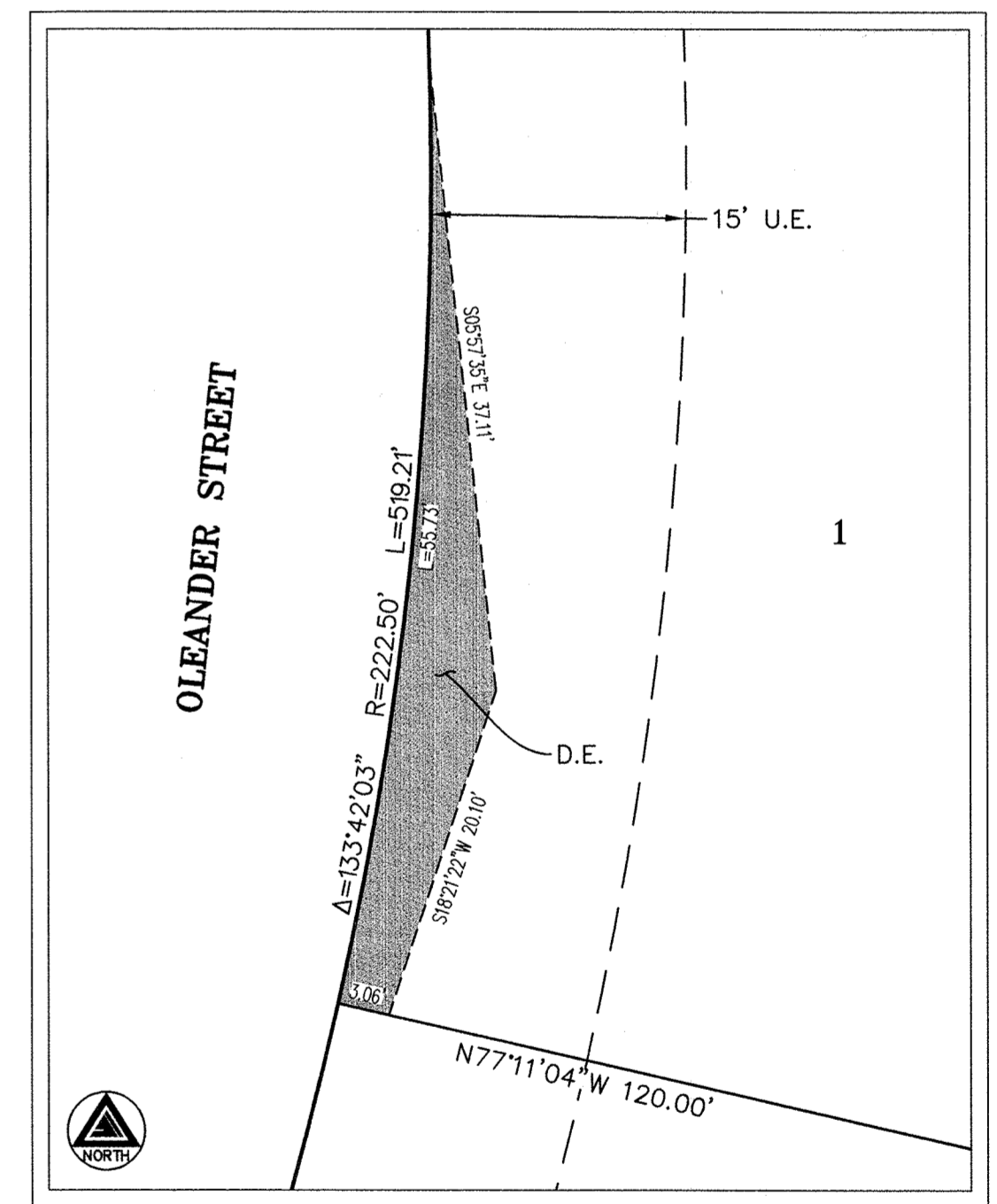
DETAIL "A"
SCALE: 1" = 10'



KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 5 REBAR WITH NO CAP
- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- ▨ VARIABLE WIDTH DRAINAGE EASEMENT



DETAIL "B"
SCALE: 1" = 10'

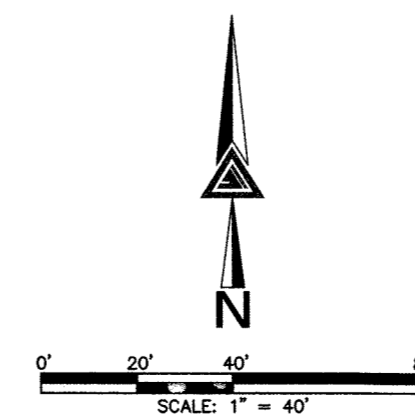


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L14 | S56°03'52"W | 4.06' |
| L15 | S68°56'47"E | 40.81' |
| L16 | S51°58'51"E | 28.43' |
| L17 | S68°56'47"E | 40.81' |
| L18 | S85°54'44"E | 28.43' |
| L19 | S21°13'00"E | 5.70' |
| L20 | S22°10'13"E | 5.70' |
| L22 | S08°37'16"W | 50.10' |
| L23 | S00°13'56"W | 50.10' |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|--------|
| C3 | 16°57'56" | 100.00' | 29.61' |
| C4 | 16°57'56" | 100.00' | 29.61' |
| C5 | 16°57'56" | 100.00' | 29.61' |
| C6 | 16°57'56" | 100.00' | 29.61' |
| C14 | 90°00'00" | 34.50' | 54.19' |
| C15 | 90°00'00" | 19.50' | 30.63' |



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com

AzTec Proj. No.: 17022-07 Drawn By: BAM

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY

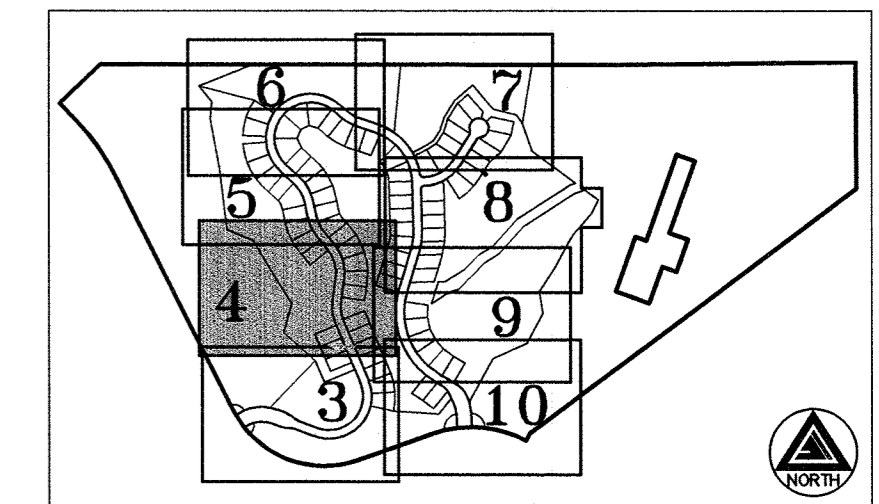
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 07-08-2022 |
| SCALE: | 1" = 40' |
| SHEET 3 OF 10 | |

THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

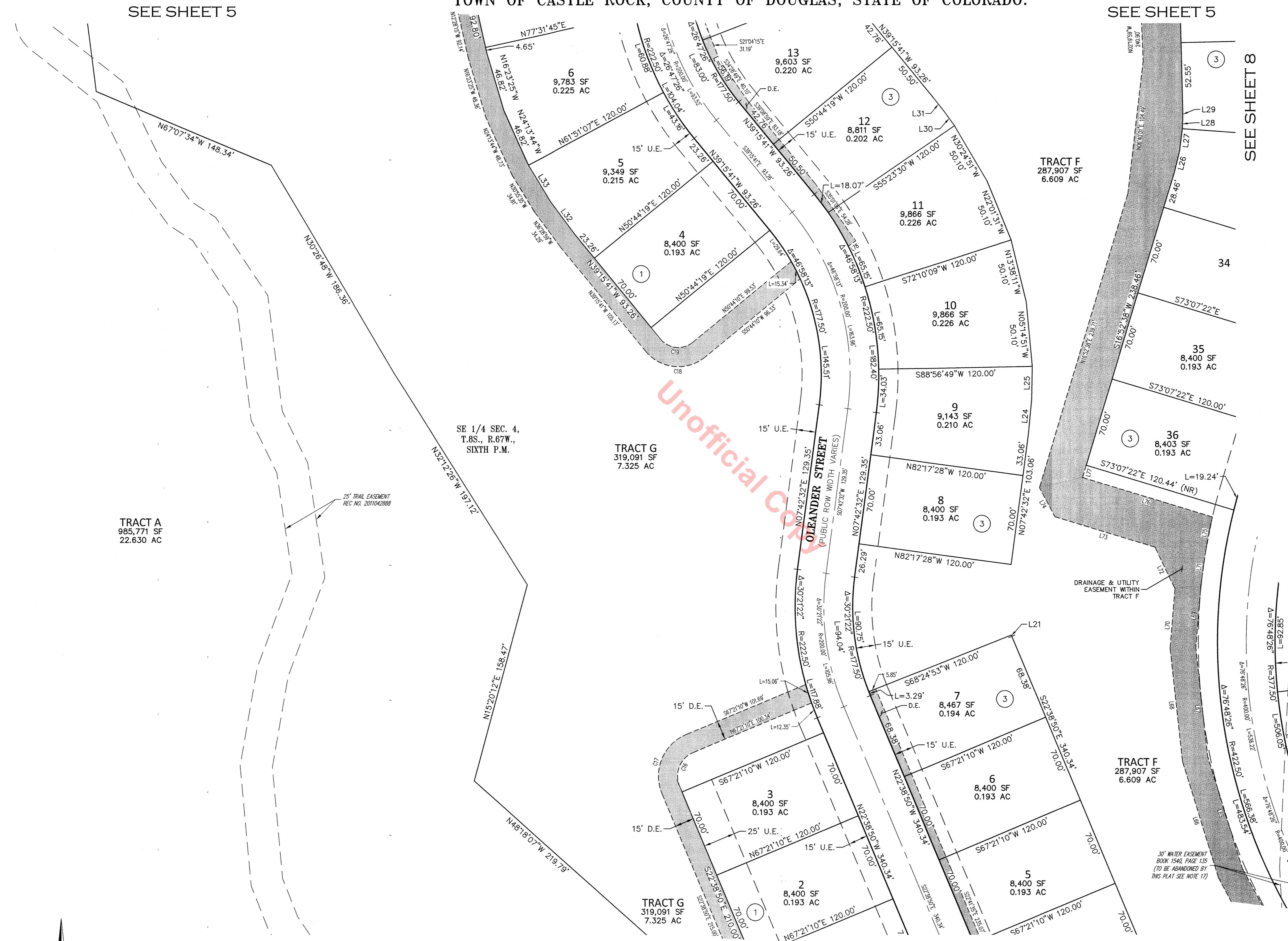
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 1000'

LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- VARIABLE WIDTH DRAINAGE EASEMENT



LINE TABLE

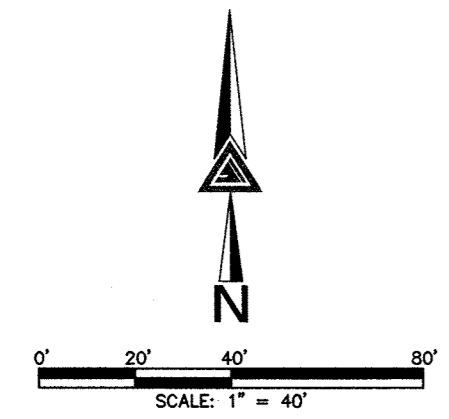
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L21 | S22°06'59"E | 1.07' |
| L24 | N05°31'06"E | 26.18' |
| L25 | N01°08'15"E | 26.18' |
| L26 | S13°40'39"W | 17.58' |
| L27 | S07°16'39"W | 17.58' |
| L28 | S02°43'30"W | 7.44' |
| L29 | S00°01'10"W | 7.44' |
| L30 | N35°46'18"W | 13.91' |
| L31 | N38°05'53"W | 13.91' |
| L32 | N36°28'59"W | 33.20' |
| L33 | N30°55'35"W | 33.20' |
| L64 | S28°07'22"E | 77.77' |
| L65 | S17°07'22"E | 90.54' |
| L66 | S17°07'22"E | 94.39' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L67 | S06°07'22"E | 85.13' |
| L68 | N06°07'22"W | 88.98' |
| L69 | S04°52'38"W | 49.37' |
| L70 | S04°52'42"W | 46.56' |
| L71 | S08°09'56"W | 26.80' |
| L72 | N25°48'12"W | 35.86' |
| L73 | N73°07'22"W | 81.56' |
| L74 | N28°07'22"W | 25.74' |
| L75 | N11°17'26"E | 26.80' |
| L76 | N73°07'22"W | 105.98' |
| L77 | S16°52'38"W | 10.00' |
| L78 | S53°52'20"W | 7.10' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C16 | 90°00'00" | 20.00' | 31.42' |
| C17 | 90°00'00" | 35.00' | 54.98' |
| C18 | 90°00'00" | 33.00' | 51.84' |
| C19 | 90°00'00" | 18.00' | 28.27' |



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

AZTEC
CONSULTANTS, INC.

390 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 17022-07 Drawn By: BAM

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY

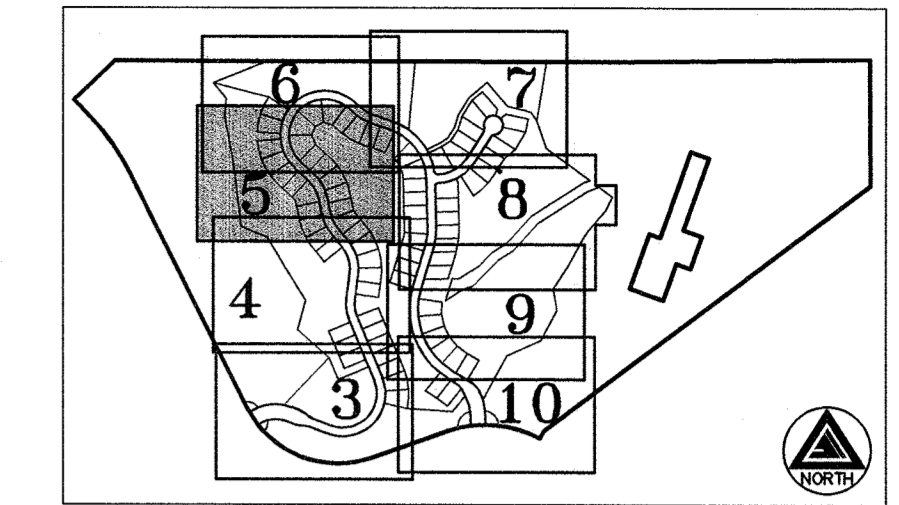
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 07-08-2022 |
| SCALE: | 1" = 40' |
| SHEET 4 OF 10 | |

THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
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" = 1000'

LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- VARIABLE WIDTH DRAINAGE EASEMENT

SEE SHEET 7

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

TRACT G
319,091 SF
7.325 AC

TRACT F
287,907 SF
6.609 AC

TRACT F
287,907 SF
6.609 AC

TRACT A
985,771 SF
22.630 AC

TRACT G
319,091 SF
7.325 AC

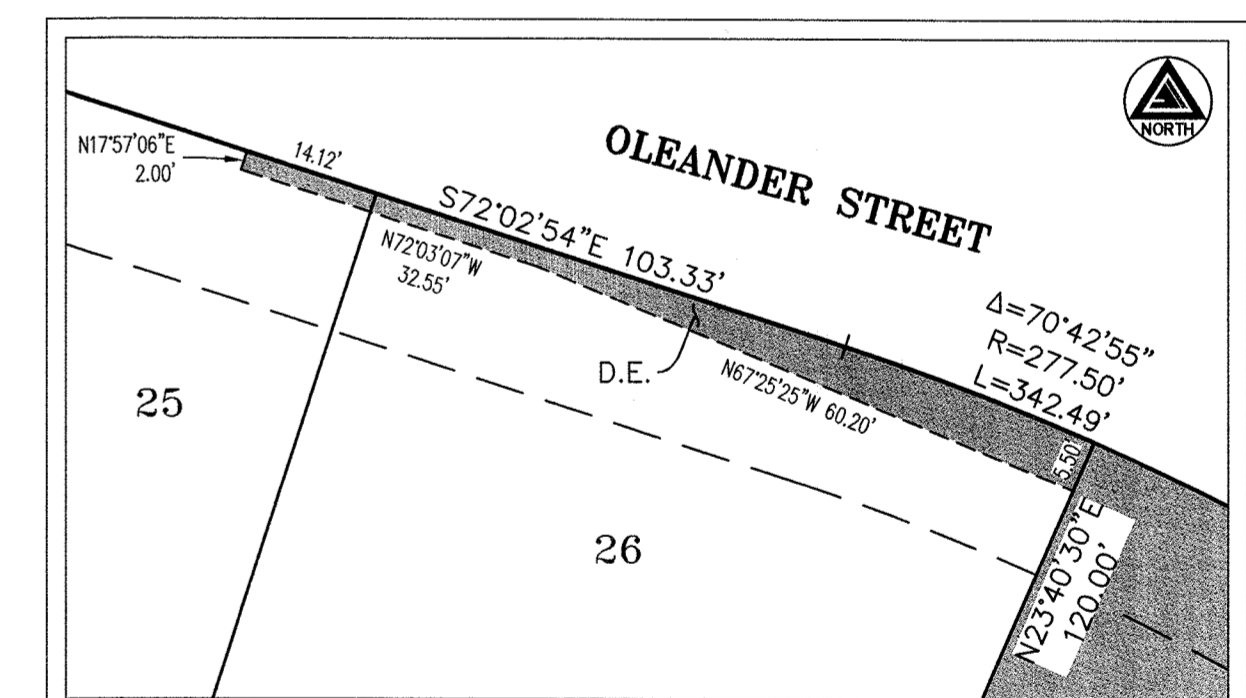
SE 1/4 SEC. 4,
T.8S., R.67W.,
SIXTH P.M.

SEE SHEET 4

SEE SHEET 4

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L30 | N35°46'18"W | 13.91' |
| L31 | N38°05'53"W | 13.91' |
| L33 | N30°55'35"W | 33.20' |
| L34 | N30°11'36"W | 18.12' |
| L35 | N16°47'53"W | 8.68' |
| L36 | N14°31'36"W | 24.57' |
| L37 | N18°38'18"W | 24.57' |
| L38 | N21°25'43"W | 17.91' |
| L39 | N39°20'38"W | 17.91' |
| L40 | N45°25'40"W | 35.35' |
| L41 | N39°40'48"W | 35.35' |
| L42 | N40°10'46"W | 32.36' |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L43 | N45°35'39"W | 32.36' |
| L44 | N46°59'52"W | 3.07' |
| L45 | S50°56'36"E | 6.22' |
| L46 | S48°18'06"E | 46.61' |
| L47 | S48°58'23"E | 8.03' |
| L48 | S50°18'57"E | 8.03' |
| L49 | S48°18'06"E | 46.61' |
| L50 | S48°18'06"E | 46.61' |
| L51 | S68°50'09"E | 12.80' |
| L52 | S70°58'39"E | 12.80' |
| L53 | S69°11'12"E | 15.73' |
| L54 | S40°25'15"E | 30.08' |

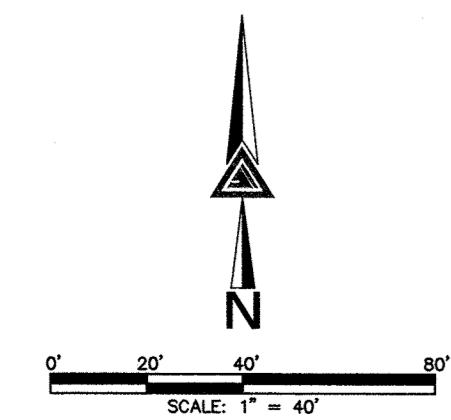


DETAIL "C"
SCALE: 1" = 20'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6



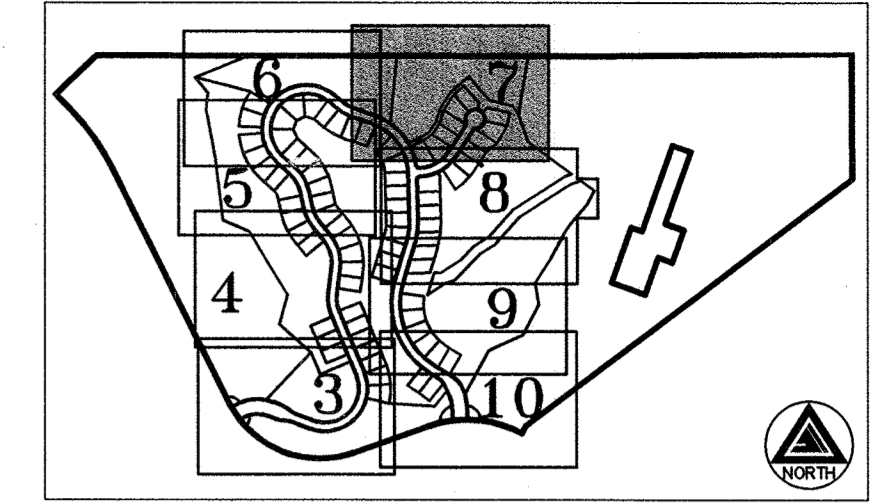
| | | |
|--|---|--|
| <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> | <p>DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY</p> <p>3033 E. 1ST AVENUE, SUITE 305, DENVER, COLORADO 80206</p> | <p>DATE OF PREPARATION: 07-08-2022</p> <p>SCALE: T = 40'</p> |
| | <p>LOT DETAIL PROJECT NO.: PL22-0008 THE MEADOWS FILING NO. 16 - PARCEL 6</p> | <p>SHEET 5 OF 10</p> |

AzTec Proj. No: 17022-07 Drawn By: BAM

THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
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" = 1000'

LEGEND

- D.E. DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- VARIABLE WIDTH DRAINAGE EASEMENT

LINE TABLE

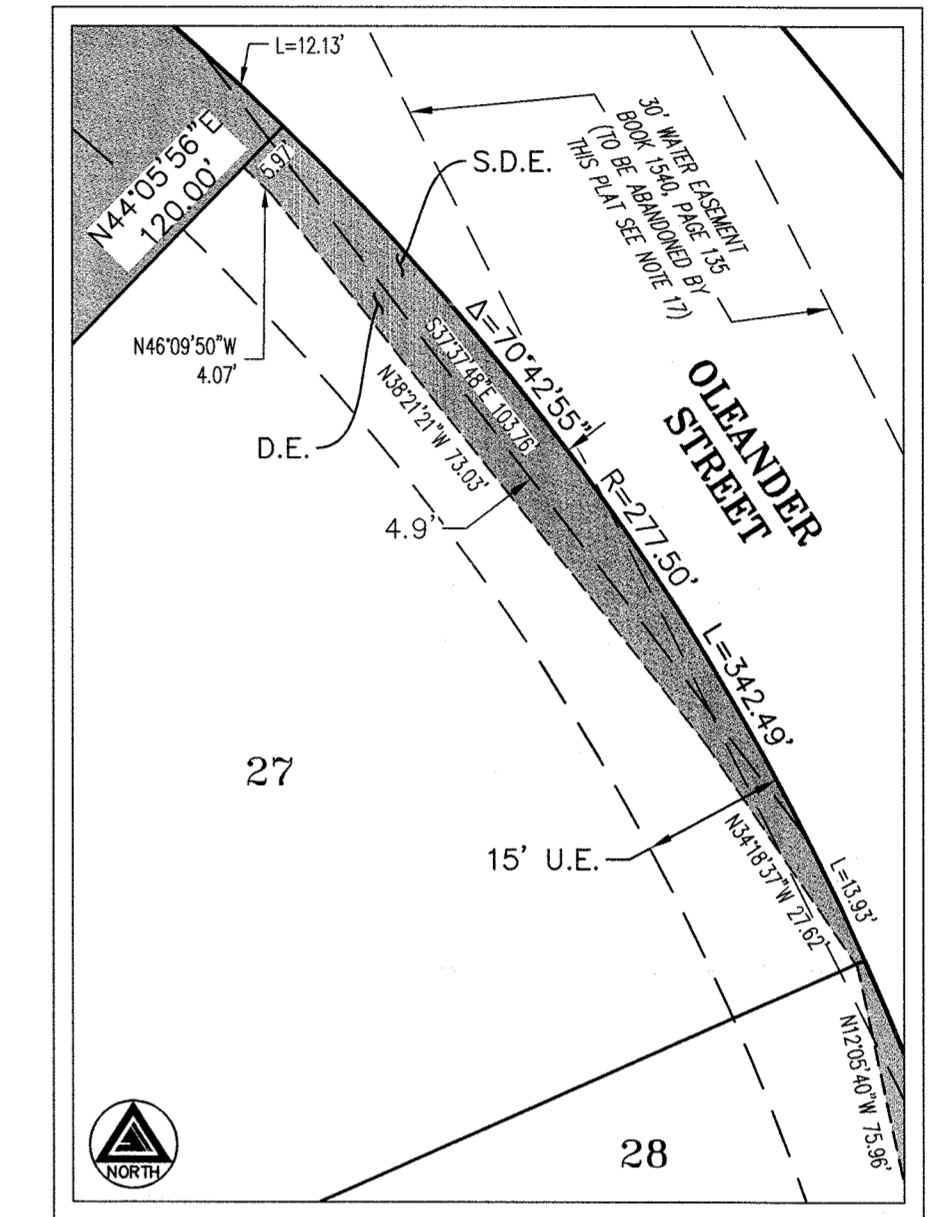
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L53 | S69°11'12"E | 15.73' |
| L54 | S40°25'15"E | 30.08' |
| L55 | S29°27'36"E | 30.08' |
| L59 | S13°37'34"W | 36.02' |
| L60 | S47°48'28"W | 36.02' |

CURVE TABLE

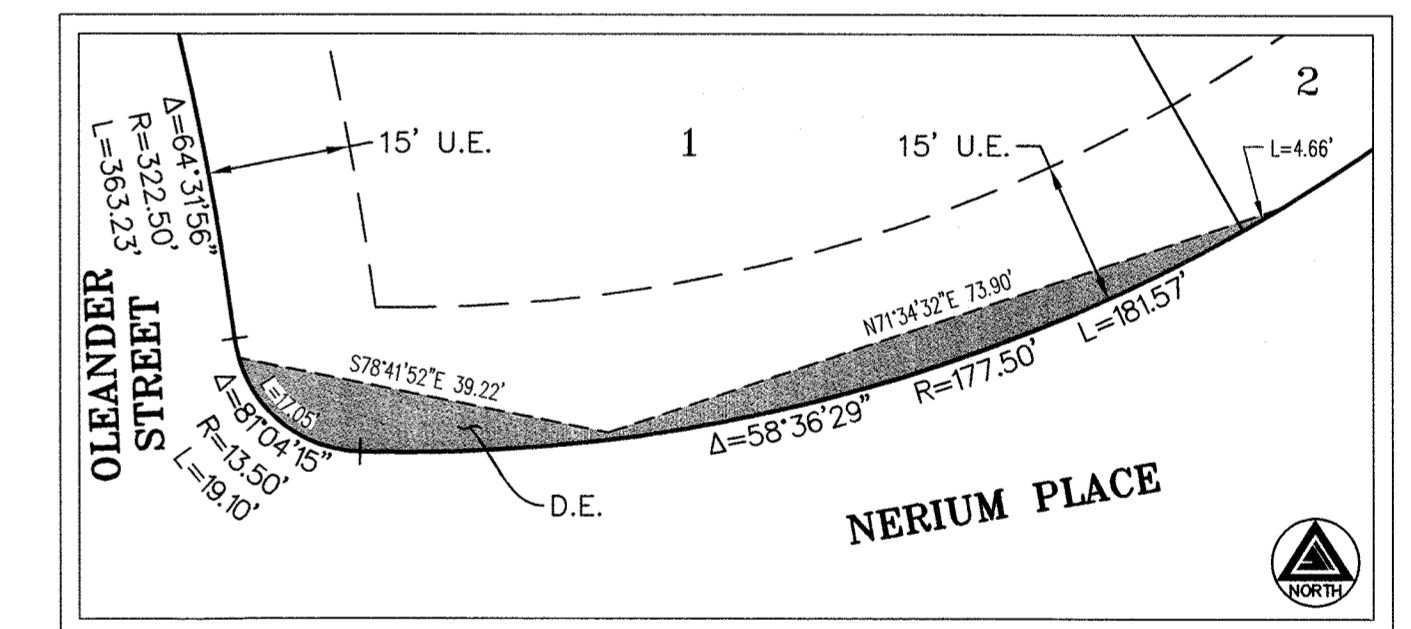
| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C9 | 52°37'00" | 20.00' | 18.37' |
| C10 | 52°37'00" | 20.00' | 18.37' |
| C20 | 90°00'00" | 20.25' | 31.81' |
| C21 | 90°00'00" | 35.25' | 55.37' |
| C22 | 71°33'11" | 20.25' | 25.29' |
| C23 | 41°29'59" | 35.25' | 25.53' |
| C24 | 17°28'19" | 34.50' | 10.52' |
| C25 | 34°21'07" | 19.50' | 11.69' |

CURVE TABLE

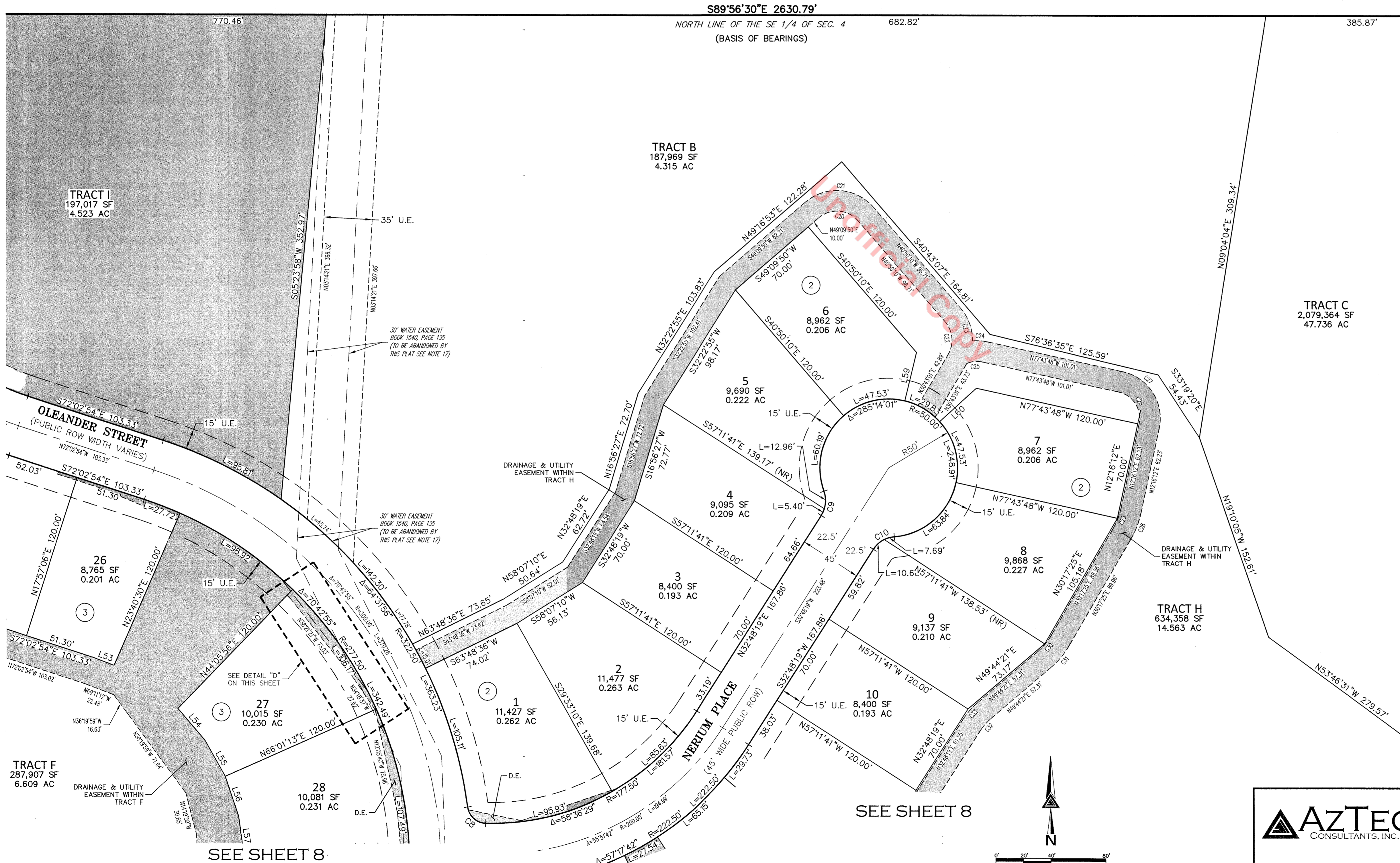
| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C26 | 90°00'00" | 19.50' | 30.63' |
| C27 | 90°00'00" | 34.50' | 54.19' |
| C28 | 18°01'13" | 65.00' | 20.44' |
| C29 | 18°01'13" | 50.00' | 15.73' |
| C30 | 19°26'57" | 44.50' | 15.11' |
| C31 | 19°26'57" | 59.50' | 20.20' |
| C32 | 16°56'03" | 40.50' | 11.97' |
| C33 | 16°56'03" | 55.50' | 16.40' |



DETAIL "D"
SCALE: 1" = 20'



DETAIL "E"
SCALE: 1" = 20'



SEE SHEET 6

SEE SHEET 6

SEE SHEET 8

SEE SHEET 8



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 07-08-2022 |
| SCALE: | 1" = 40' |
| SHEET 7 OF 10 | |

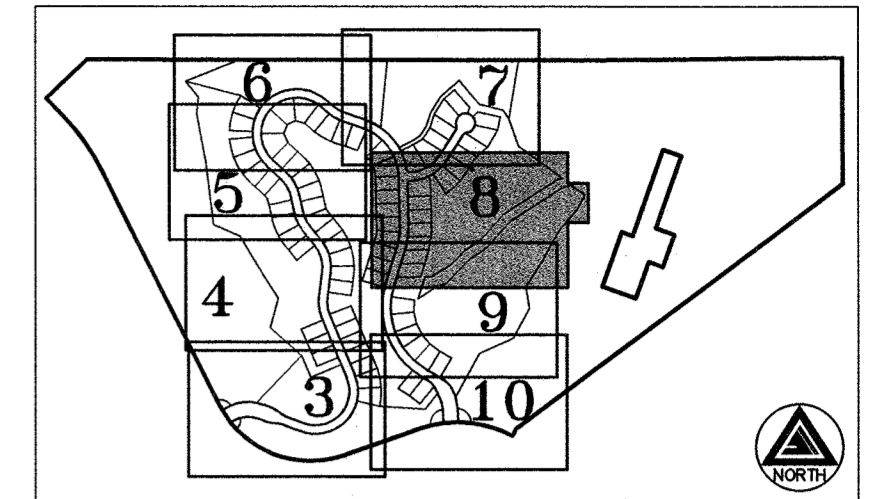
AzTec Proj. No.: 17022-07

Drawn By: BAM

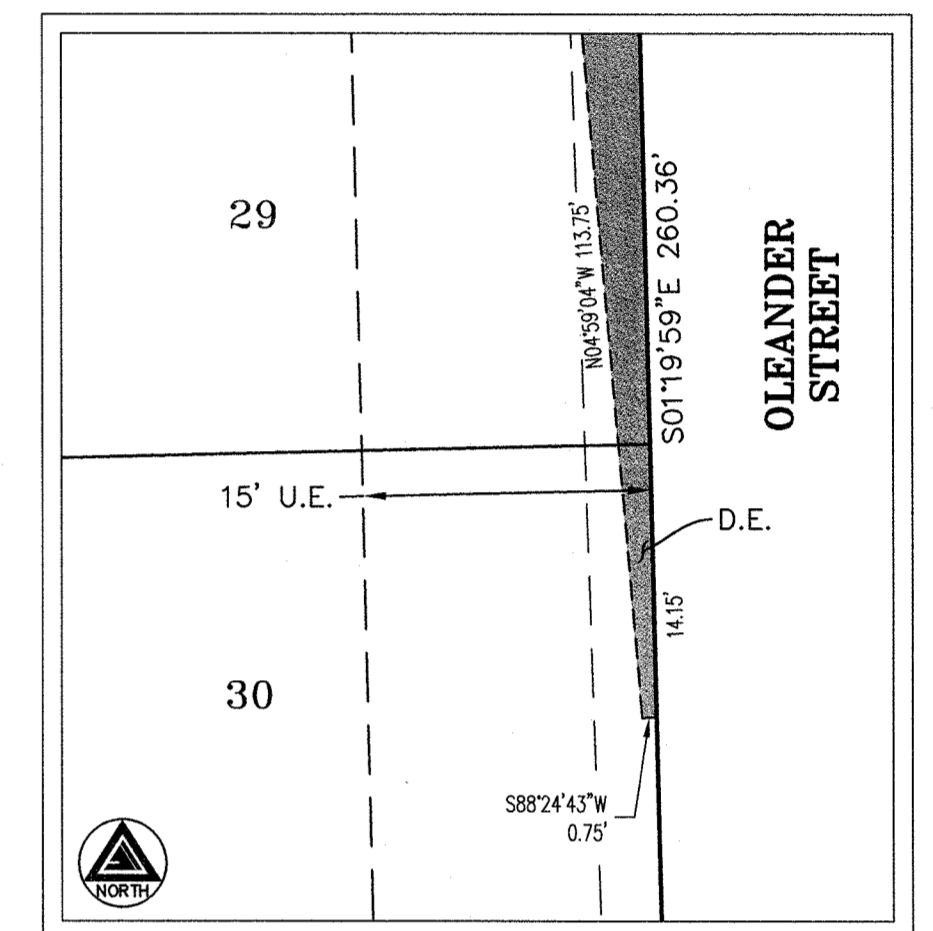
THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

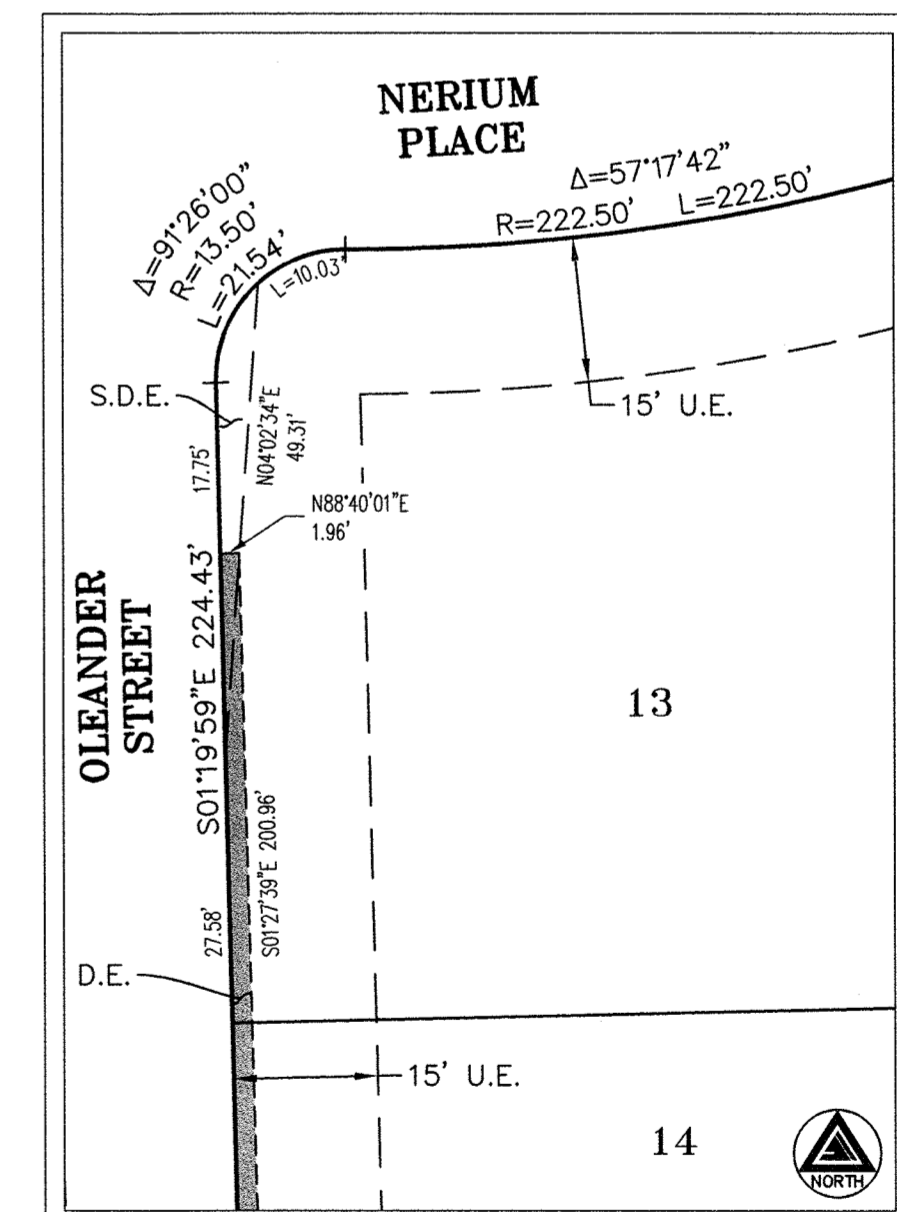
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 1000'



DETAIL "F"
SCALE: 1" = 10'



DETAIL "G"
SCALE: 1" = 20'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- VARIABLE WIDTH DRAINAGE EASEMENT

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

TRACT H
634,358 SF
14.563 AC

TRACT C
2,079,364 SF
47.736 AC

TRACT H
634,358 SF
14.563 AC

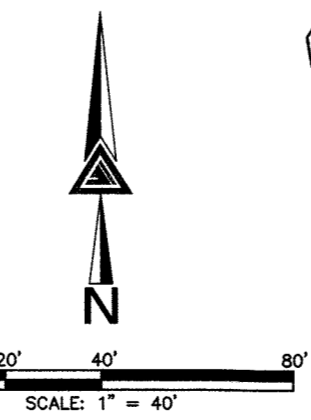
TRACT C
2,079,364 SF
47.736 AC

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L26 | S13°40'39"W | 17.58' |
| L27 | S07°16'39"W | 17.58' |
| L28 | S02°43'30"W | 7.44' |
| L29 | S00°01'10"W | 7.44' |
| L55 | S29°27'36"E | 30.08' |
| L56 | S18°31'03"E | 29.98' |
| L57 | S07°37'22"E | 29.98' |
| L58 | S25°40'07"E | 21.62' |
| L61 | S15°46'45"W | 16.96' |
| L80 | N36°57'20"W | 1.00' |
| L81 | S73°45'39"W | 6.46' |
| L82 | S69°56'38"W | 34.90' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C7 | 91°26'00" | 13.50' | 21.54' |
| C8 | 81°04'15" | 13.50' | 19.10' |
| C32 | 16°56'03" | 40.50' | 11.97' |
| C33 | 16°56'03" | 55.50' | 16.40' |
| C34 | 4°00'52" | 44.50' | 3.12' |
| C35 | 4°00'52" | 59.50' | 4.17' |
| C36 | 7°43'41" | 59.50' | 8.03' |
| C37 | 7°43'41" | 44.50' | 6.00' |
| C38 | 8°23'20" | 44.50' | 6.52' |
| C39 | 8°23'20" | 59.50' | 8.71' |



SEE SHEET 7

SEE SHEET 7

SEE SHEET 5

SEE SHEET 4

SEE SHEET 9

SEE SHEET 9

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY

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

DATE OF PREPARATION: 07-08-2022

SCALE: 1" = 40'

SHEET 8 OF 10

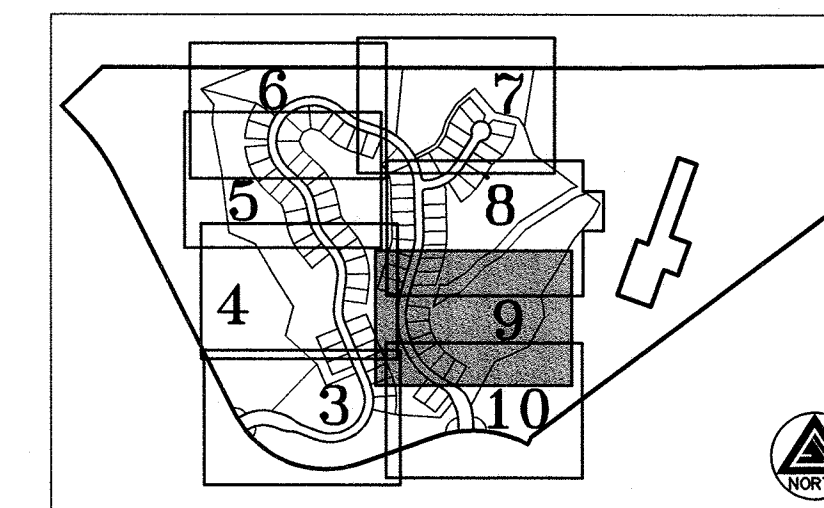
AzTec Proj. No.: 17022-07

Drawn By: BAM

THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

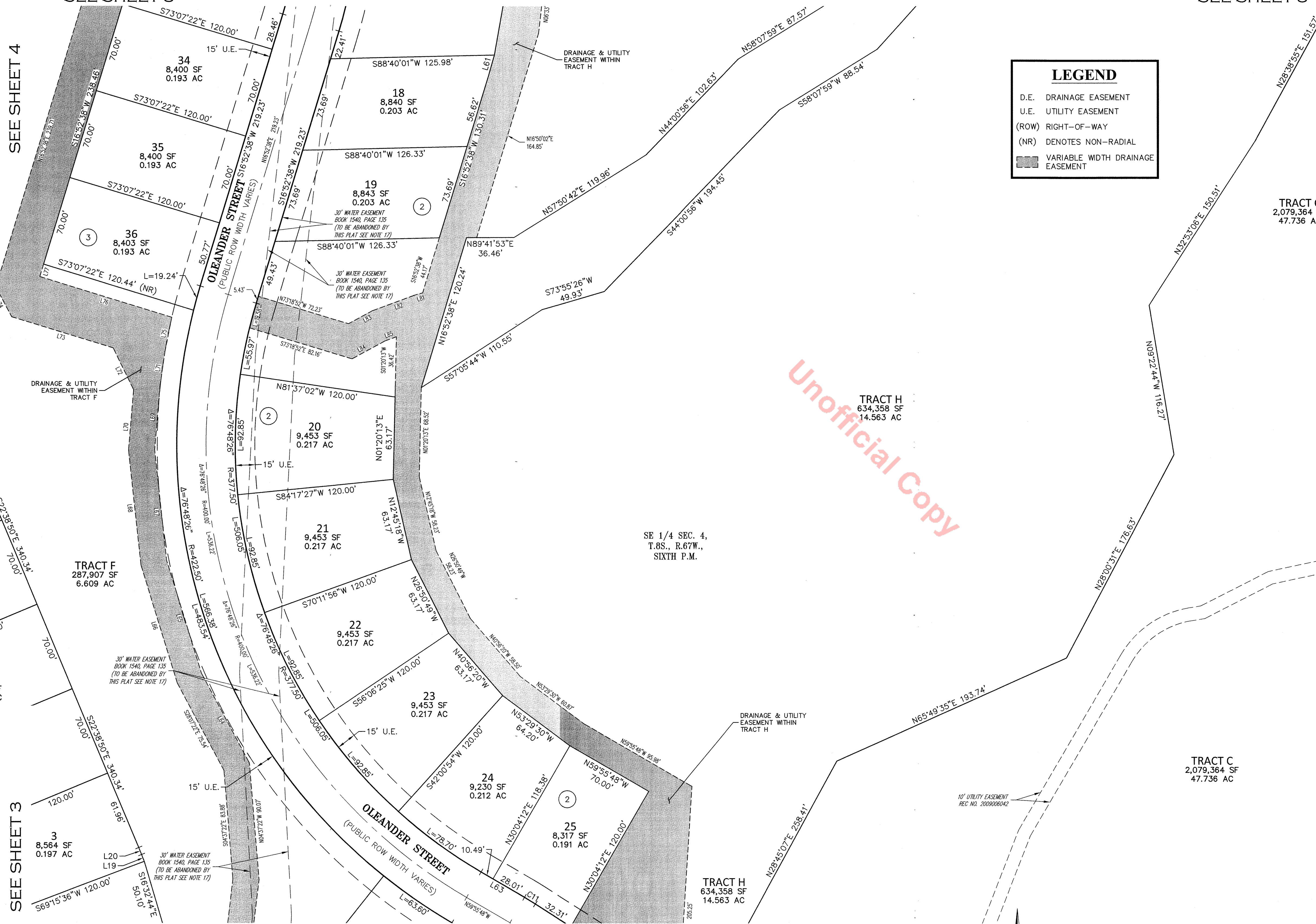


KEY MAP
SCALE: 1" = 1000'

SEE SHEET 8

SEE SHEET 8

SEE SHEET 4



LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL
- [Symbol] VARIABLE WIDTH DRAINAGE EASEMENT

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L19 | S21°13'00"E | 5.70' |
| L20 | S22°10'13"E | 5.70' |
| L61 | S15°46'45"W | 16.96' |
| L63 | S59°55'48"W | 38.50' |
| L70 | S04°52'42"W | 46.56' |
| L71 | S08°09'56"W | 26.80' |
| L72 | N25°48'12"W | 35.86' |

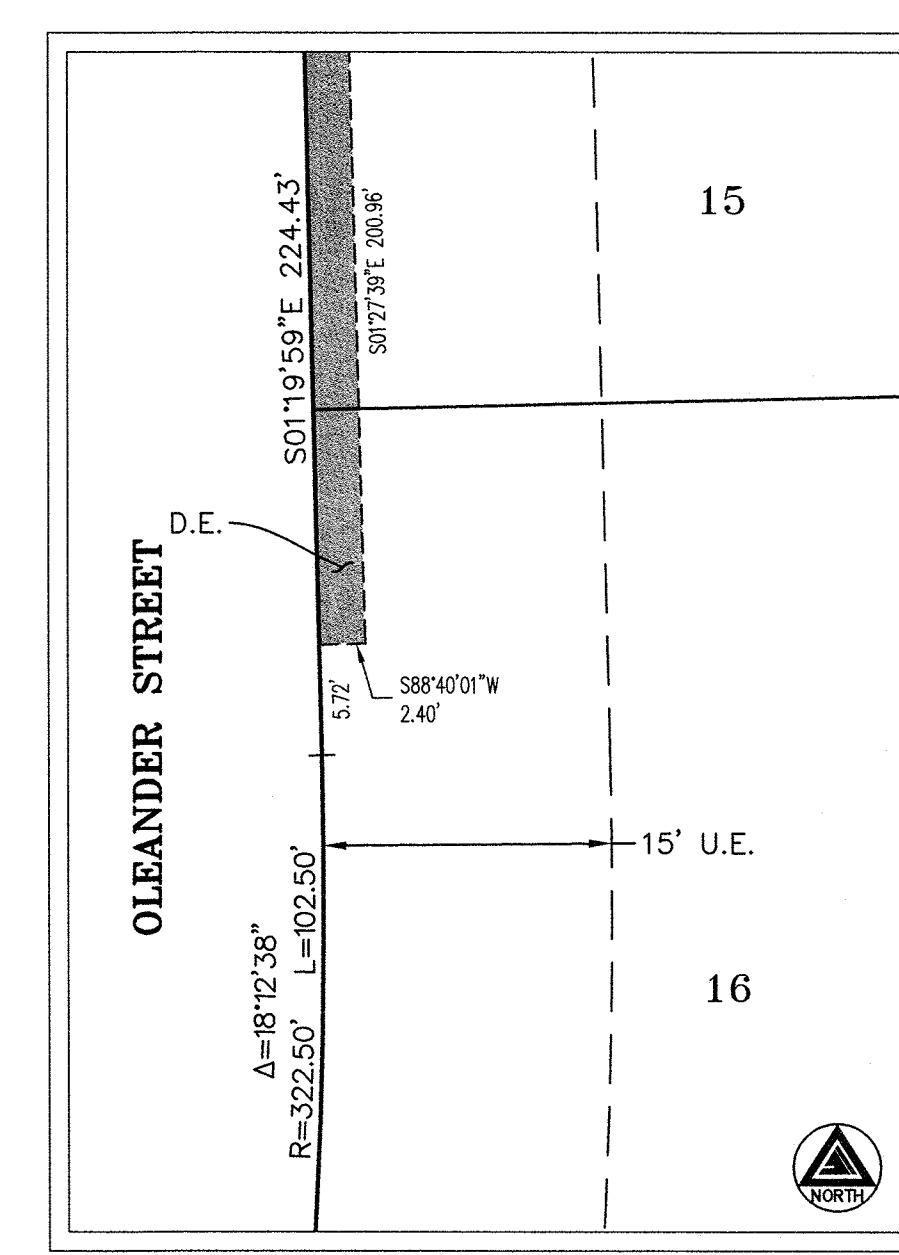
LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L73 | N73°07'22"W | 81.56' |
| L74 | N28°07'22"W | 25.74' |
| L81 | S73°45'39"W | 6.46' |
| L82 | S69°56'38"W | 34.90' |
| L83 | S61°41'08"W | 20.53' |
| L84 | N61°41'08"E | 29.08' |
| L85 | N69°56'38"E | 9.02' |

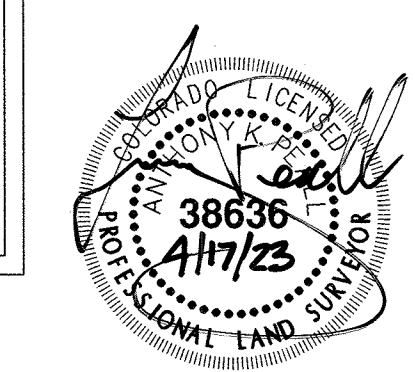
CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|----------|---------|--------|
| C11 | 2°30'08" | 222.50' | 9.72' |

Unofficial Copy



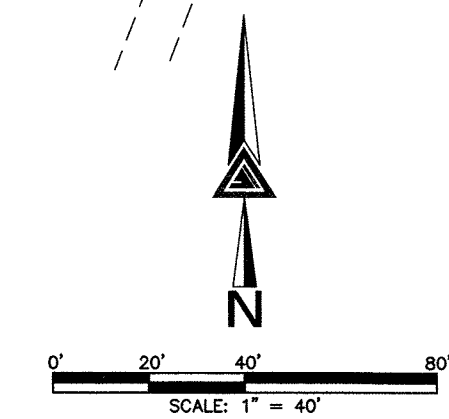
DETAIL "H"
SCALE: 1" = 10'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 10

SEE SHEET 10



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY

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

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 07-08-2022 |
| SCALE: | 1" = 40' |
| SHEET 9 OF 10 | |

AzTec Proj. No.: 17022-07

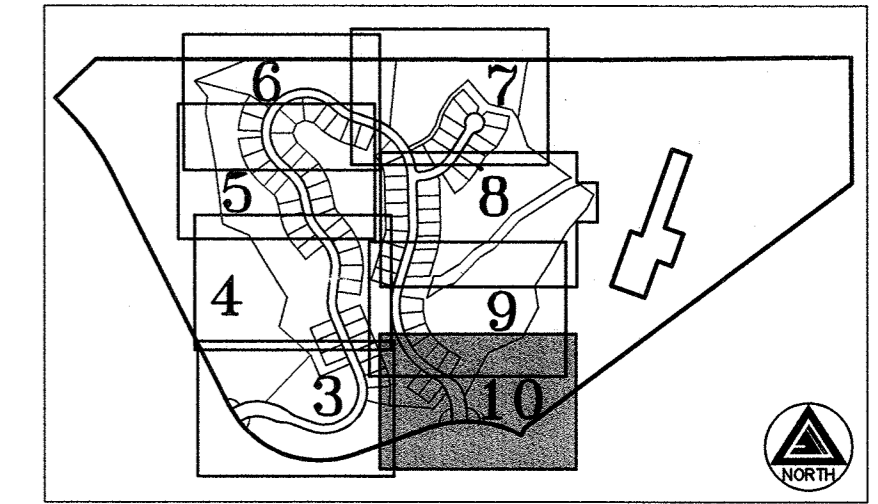
Drawn By: BAM

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

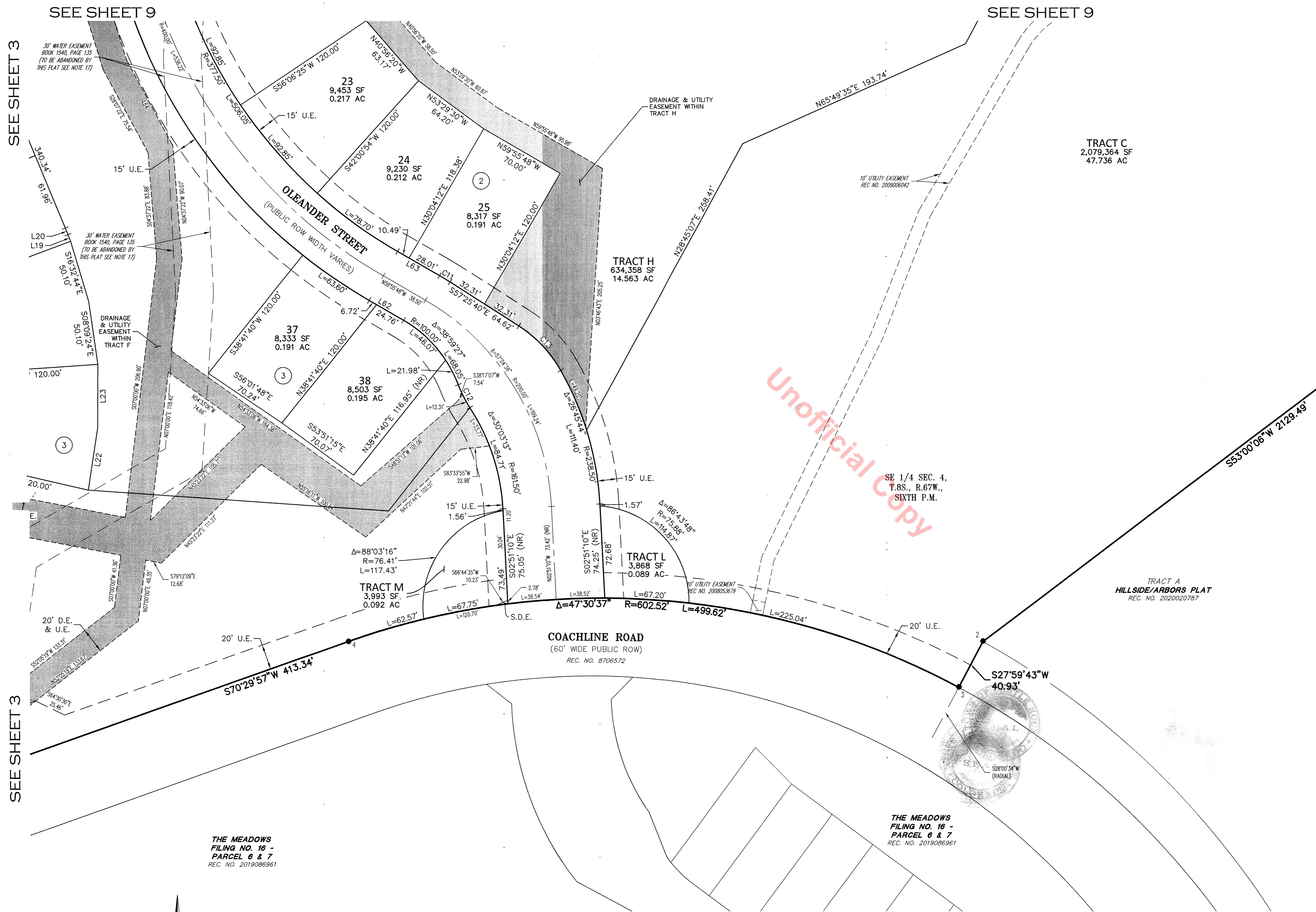
THE MEADOWS FILING NO. 16 - PARCEL 6

FINAL PLAT

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3 & THE SOUTH HALF OF SECTION 4,
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" = 1000'



LEGEND

- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "TST PLS 22564"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH NO CAP

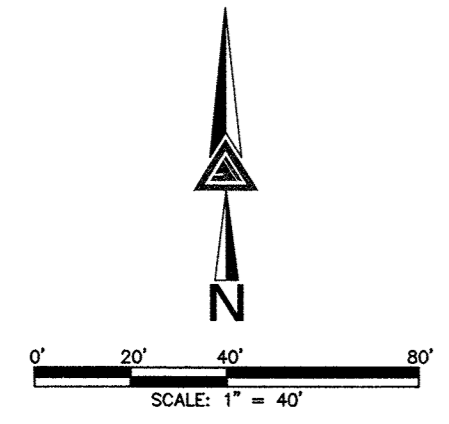
S.D.E. SIGHT DISTANCE EASEMENT
U.E. UTILITY EASEMENT
(ROW) RIGHT-OF-WAY
(NR) DENOTES NON-RADIAL
Variable Width Drainage Easement

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L19 | S21°13'00"E | 5.70' |
| L20 | S22°10'13"E | 5.70' |
| L22 | S08°37'16"W | 50.10' |
| L23 | S00°13'56"W | 50.10' |
| L62 | S59°55'48"E | 31.48' |
| L63 | S59°55'48"E | 38.50' |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|--------|
| C11 | 2°30'08" | 222.50' | 9.72' |
| C12 | 11°58'02" | 100.00' | 20.89' |
| C13 | 27°48'46" | 100.00' | 48.54' |



THE MEADOWS FILING NO. 16 - PARCEL 6 & 7
REC. NO. 2019086961

THE MEADOWS FILING NO. 16 - PARCEL 6 & 7
REC. NO. 2019086961



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LOT DETAIL
PROJECT NO.: PL22-0008
THE MEADOWS FILING NO. 16 - PARCEL 6

AZTEC
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300 East Mineral Ave., Suite 1
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DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE, SUITE 305,
DENVER, COLORADO 80206

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 07-08-2022 |
| SCALE: | 1" = 40' |
| SHEET 10 OF 10 | |

AzTec Proj. No.: 17022-07

Drawn By: BAM

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