

# THE MEADOWS FILING NO. 16 - PARCEL 8

FINAL PLAT  
THE EAST HALF OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10,  
LOCATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE
SHEETS 3-5	LOT DETAIL

### 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 PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 16 - PARCEL 8 THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, STREETS AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

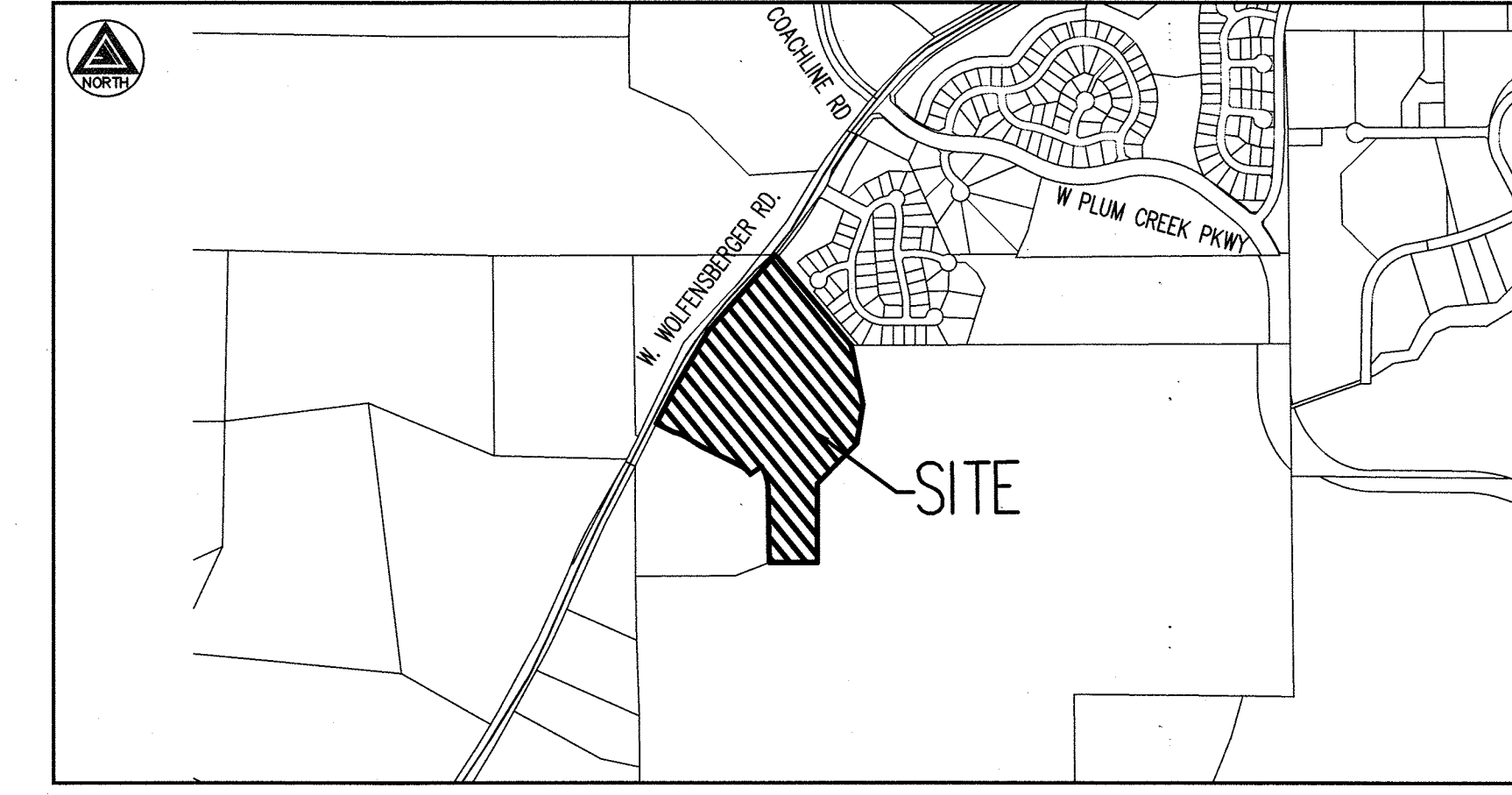
THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR 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

A PARCEL OF LYING WITHIN THE EAST HALF 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, DOUGLAS COUNTY COLORADO STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS NORTH 01°04'50" WEST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;  
THENCE SOUTH 17°56'51" WEST, A DISTANCE OF 1353.38 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 40°01'50" EAST, A DISTANCE OF 701.87 FEET;  
THENCE SOUTH 11°38'47" EAST, A DISTANCE OF 371.09 FEET;  
THENCE SOUTH 09°15'48" WEST, A DISTANCE OF 224.94 FEET;  
THENCE SOUTH 44°14'09" WEST, A DISTANCE OF 335.00 FEET;  
THENCE SOUTH 00°03'28" WEST, A DISTANCE OF 470.00 FEET;  
THENCE NORTH 89°39'23" WEST, A DISTANCE OF 285.00 FEET;  
THENCE NORTH 02°59'17" WEST, A DISTANCE OF 430.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 251.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°59'19" WEST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°55'23", AN ARC LENGTH OF 152.99 FEET;  
THENCE SOUTH 54°03'56" WEST, A DISTANCE OF 81.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 170.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 54°03'56" WEST;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'18", AN ARC LENGTH OF 81.81 FEET;  
THENCE NORTH 63°30'22" WEST, A DISTANCE OF 258.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 380.00 FEET;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°57'57", AN ARC LENGTH OF 52.83 FEET;  
THENCE NORTH 55°32'25" WEST, A DISTANCE OF 22.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;  
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°58'10", AN ARC LENGTH OF 44.51 FEET;  
THENCE NORTH 63°30'35" WEST, A DISTANCE OF 16.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 102.00 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 27.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 118.00 FEET;  
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°29'56", AN ARC LENGTH OF 31.92 FEET;  
THENCE NORTH 63°30'35" WEST, A DISTANCE OF 104.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF W. WOLFENBERGER ROAD, RECORDED AT RECEPTION NUMBER 20040191347 IN THE RECORDS OF THE CLERK AND RECORDER'S OF SAID DOUGLAS COUNTY;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:  
1) NORTH 26°25'10" EAST, A DISTANCE OF 238.84 FEET;  
2) NORTH 30°38'52" EAST, A DISTANCE OF 399.69 FEET;  
3) NORTH 41°4'54" EAST, A DISTANCE OF 607.55 FEET TO THE POINT OF BEGINNING.



VICINITY MAP  
SCALE: 1" = 1000'

### GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70567955-5 WITH AN EFFECTIVE DATE OF 08-16-2019 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 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.
- BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 25629 HANNIGAN 1995" AND AT THE EAST QUARTER CORNER BY A 0.7 X 0.9 X 0.5 STONE WITH A CHISELED X, ASSUMED TO BEAR SOUTH 01°06'06" EAST, A DISTANCE OF 2578.09'
- (NR) INDICATES A NON-RADIAL LINE.
- THERE ARE 116 LOTS AND 8 TRACTS IN THIS PLAT.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND OTHER FLOOD AREAS - SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE OF FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C02B2G, 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.
- ALL FRONT, SIDE AND REAR LOT LINE 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, STREET LIGHTS, STORM PIPES, SIGNS AND TELEPHONE LINES, AS WELL AS THE PERPETUAL RIGHT OF 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 (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.
- 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.
- 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 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.
- 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.
- THE OWNERSHIP OF TRACTS B, C, D, E AND F AS SHOWN HEREON WILL BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION VIA DEED AFTER THIS PLAT IS RECORDED.

**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

**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 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. 38630  
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, Stephanie McCarland, 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.

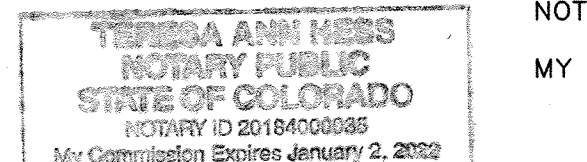
SIGNED THIS 6th DAY OF September, 2019.

Stephanie McCarland  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**  
STATE OF COLORADO  
COUNTY OF Arapahoe )<sup>ss</sup>

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF September, 2019 BY Stephanie McCarland AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC Teressa Ann Hebb  
MY COMMISSION EXPIRES January 2, 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 119.87 IRRIGATION 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 9th DAY OF September, 2019.  
Debra J. Anderson  
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:  
Debra J. Anderson TOWN CLERK  
John L. John TOWN MANAGER  
9-11-2019 DATE  
9-11-2019 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 3:42 PM. ON THE 11th DAY OF September, 2019. AT RECEPTION NO. 2019058354

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Claire Blagden DEPUTY  
COVER SHEET PROJECT NO.: PL18-0016 THE MEADOWS FILING NO. 16 PARCEL 8

### OWNERSHIP CERTIFICATE

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

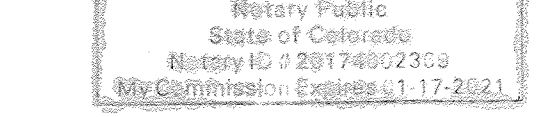
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY: Stephanie McCarland AS: President

### NOTARY CERTIFICATE

STATE OF COLORADO  
COUNTY OF Denver )<sup>ss</sup>

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF September, 2019 BY Stephanie McCarland AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC Kayla Nelson  
MY COMMISSION EXPIRES 11-17-2021

### THE MEADOWS FILING NO. 16 - PARCEL 8 TRACT SUMMARY TABLE

TRACT	SQ.FT.	ACRES	FUTURE OWNER	FUTURE MAINTENANCE	LAND USE	USAGE TYPE
A	152,592	3.503	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	UTILITY/OPEN SPACE/DRAINAGE	PRIVATE OPEN SPACE
B	185,215	4.252	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/DRAINAGE	PRIVATE OPEN SPACE
C	10,369	0.238	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	UTILITY/OPEN SPACE/DRAINAGE	PRIVATE OPEN SPACE
D	5,718	0.131	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE	PRIVATE OPEN SPACE
E	21,753	0.499	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS FUTURE RIGHT OF WAY	PRIVATE OPEN SPACE
F	69,285	1.591	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS	PRIVATE OPEN SPACE
G	11,218	0.258	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/UTILITY/PUBLIC ACCESS FUTURE RIGHT OF WAY	OPEN SPACE
H	3,512	0.081	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	OPEN SPACE/UTILITY/DRAINAGE/PUBLIC ACCESS FUTURE RIGHT OF WAY	OPEN SPACE
TOTAL	459,662	10.554				

### THE MEADOWS FILING NO. 16 - PARCEL 8 FINAL PLAT LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
SUBDIVISION LOTS (116)	12.419
TRACTS (8)	10.554
DEDICATED ROW	3.916
THE MEADOWS FILING NO. 16 - PARCEL 8	26.889



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

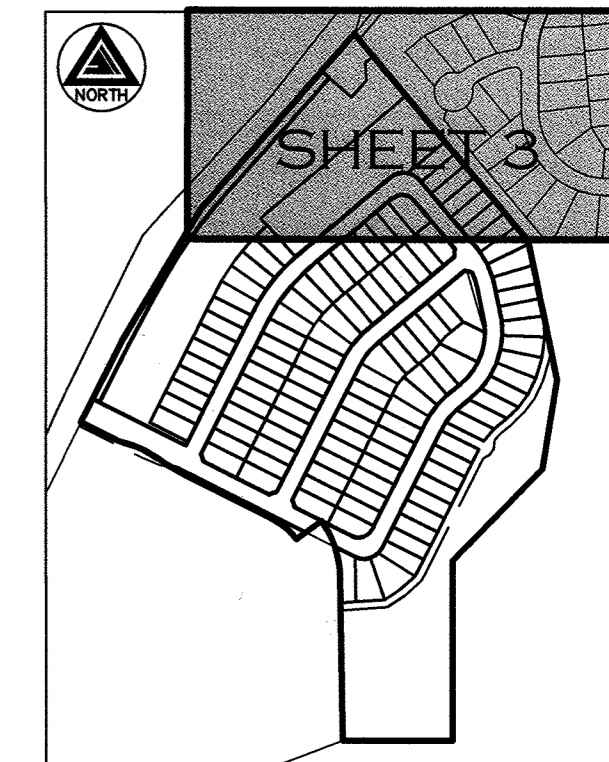
DATE OF PREPARATION:	05-01-2018
SCALE:	N/A
SHEET	1 OF 5



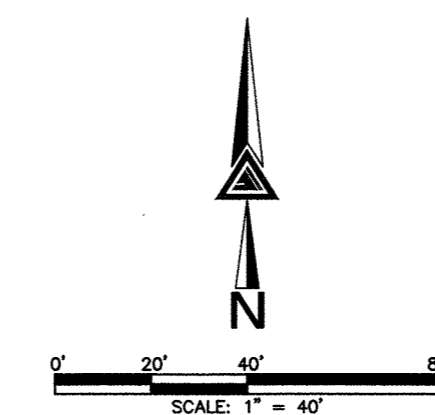
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INDEX MAP  
 SCALE 1" = 500'



**MONUMENT SYMBOL LEGEND**

- ◆ FOUND SECTION CORNER AS NOTED
- 1 ○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 2" ORANGE PLASTIC CAP STAMPED "LS 36026 SURVEY SYSTEMS"
- 2 ● FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 22564 TST"
- 3 ■ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 17666 AZTEC"
- LOTS WITHIN THE 100-YEAR FLOODPLAIN

**LEGEND**

- ① = BLOCK NUMBER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

SEE SHEET 2  
 FOR LINE  
 AND CURVE  
 TABLES



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC

LOT DETAIL SHEET  
 PROJECT NO.: PL18-0016  
 THE MEADOW FILING NO. 16 PARCEL 8

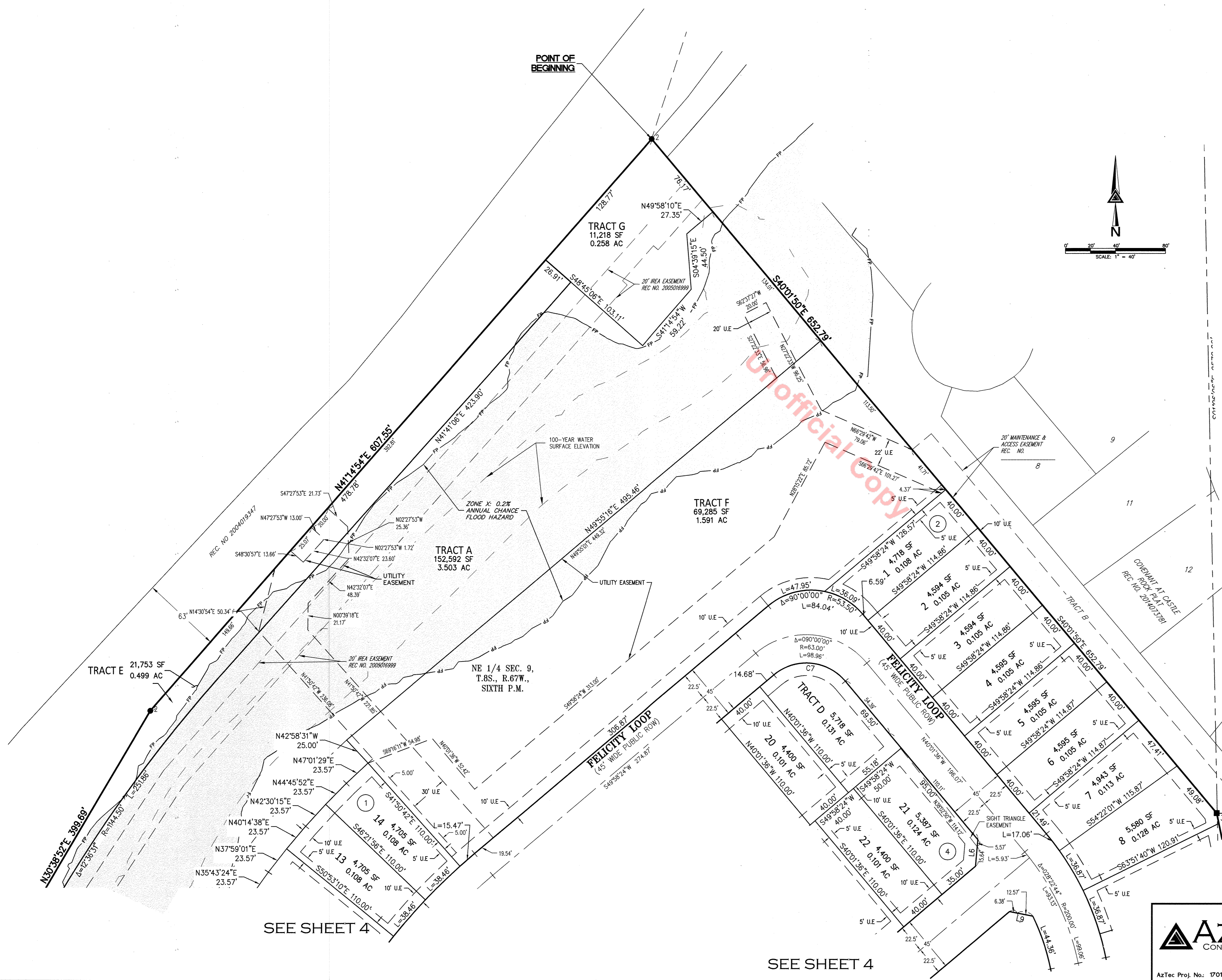
**AZTEC**  
 CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY	DATE OF PREPARATION:	05-01-2018
	SCALE:	1" = 40'
3033 E. 1ST AVENUE, SUITE 305, DENVER, COLORADO 80206		SHEET 3 OF 5

AzTec Proj. No.: 17018-10 Drawn By: RBA

SEE SHEET 4

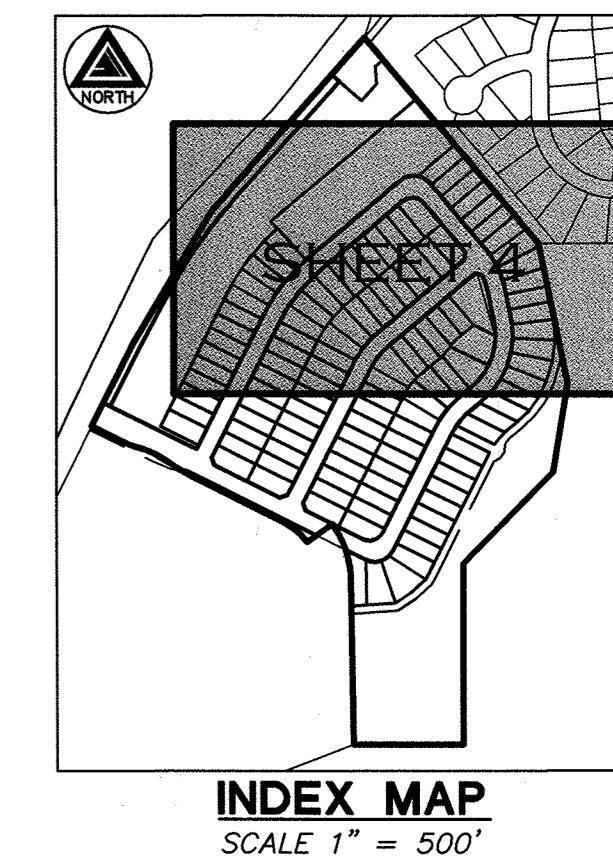
SEE SHEET 4



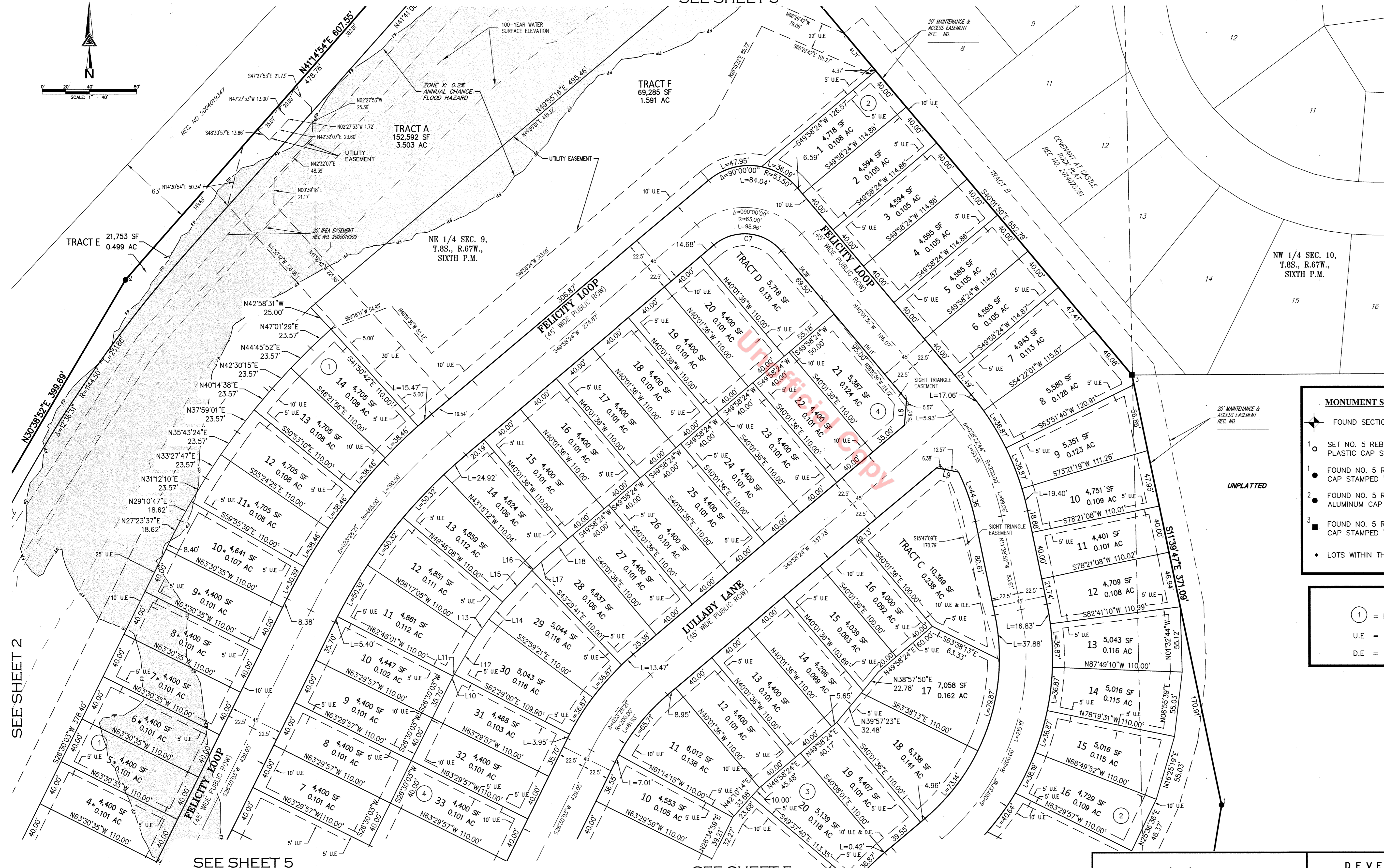
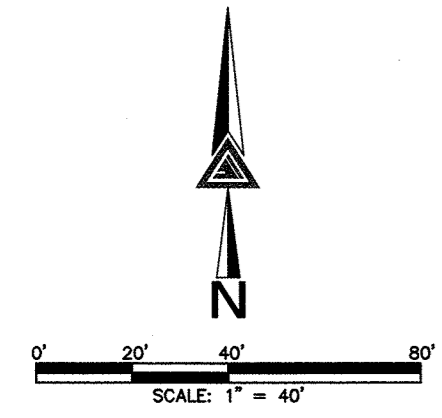
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INDEX MAP  
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SEE SHEET 2  
FOR LINE  
AND CURVE  
TABLES

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FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

**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

LOT DETAIL SHEET  
PROJECT NO.: PL18-0016  
THE MEADOWS FILING NO. 16 PARCEL 8

DATE OF PREPARATION:	05-01-2018
SCALE:	1" = 40'
SHEET 4 OF 5	

