

2004105760
10/13/2004 02:08 PM



PLAT IDENTIFICATION SHEET

Castle Rock Development Co
GRANTOR(owner)

Meadows 16
GRANTEE(name of plat)

Parcels 1, 2, 3, 4

Subdivision/Condo Name

16
Filing Phase
Lot Building
Block Unit

33 7 67
OLD LEGAL(Section) (Township) (Range)

Cross reference#s (reception#s Book - Page)

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

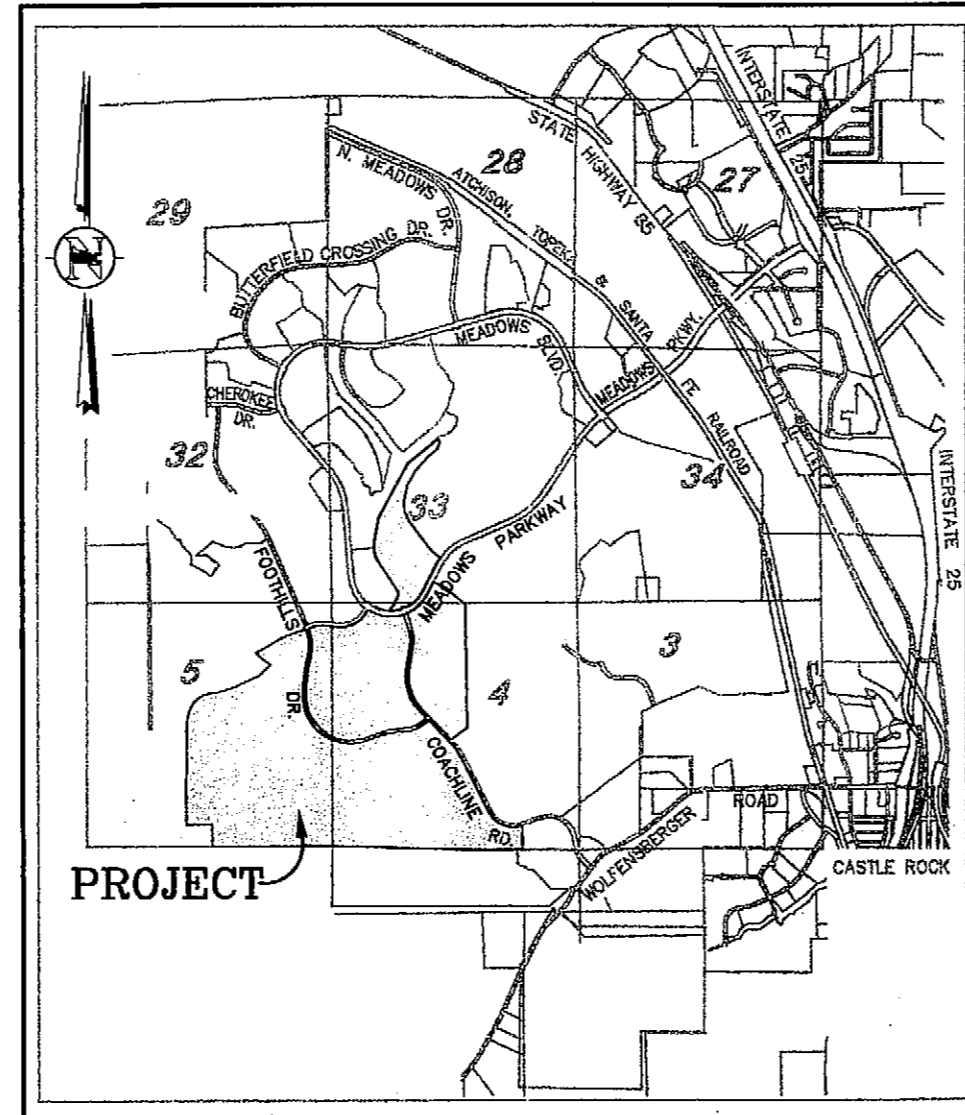
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 1 of 28

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE AND LIENHOLDER 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 - PARCELS 1, 2, 3 & 4". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON TOGETHER WITH TRACTS 1-S, 2-P, 3-F, AND 3-G, TRACTS 1-A, 1-K, 1-N, 2-L, 2-M, 3-E, AND 4-A ARE TO BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT

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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.



VICINITY MAP

SCALE 1" = 4000'
4000' 2000' 0' 4000'

MEADOWS FILING NO. 16 Land Area Summary Table

Designation	Acres
STREET R.O.W.'S	49.074
SUBDIVISION LOTS	137.618
PUBLIC DEDICATIONS	41.058
PUBLIC OPEN SPACE	255.314
PRIVATE OPEN SPACE	37.788
FUTURE DEVELOPMENT	99.967
Meadows Filing 16	620.819
Single Family Lots	999
SFE's	

SURVEYORS CERTIFICATE

I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING DECEMBER, 2003 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.

I ATTEST THE ABOVE ON THIS 15th DAY OF September 2004.



PATRICK C. O'HEARN P.L.S. 23515
FOR AND ON BEHALF OF
TETRA TECH - RMC, INC.
8301 E. PRENTICE AVENUE, SUITE 101
GREENWOOD VILLAGE, COLORADO 80111

TITLE CERTIFICATE

I, Larue L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.
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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 16th DAY OF September, 2004.

Larue L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE
TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

SEE SHEET 2 OF 28 FOR THE LEGAL DESCRIPTIONS OF PARCELS 1, 2, 3 AND 4.

EXECUTED THIS 14th DAY OF September, 2004.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: James M. Riky AS: PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF September 2004 BY James M. Riky

AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/6/05

NOTARY PUBLIC Jenny Salandy

MORTGAGEES:

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: Don Fox AS: AUTHORIZED AGENT

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF September 2004 BY Don Fox

AS Authorized Agent OF CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/6/05

NOTARY PUBLIC Jenny Salandy

CALIFORNIA BANK AND TRUST

BY: Kirk K. Moore AS: SENIOR VICE PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF DENVER

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF September 2004 BY KIRK K. MOORE

AS SENIOR VICE PRESIDENT OF CALIFORNIA BANK AND TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2/11/2007



NOTES:

SEE SHEET 3 OF 28 FOR THE PLAT NOTES.

MEADOWS FILING NO. 16 - Parcels 1, 2, 3 & 4 Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT 1-A	10,152,377	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT 1-B	4,322	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-C	71,210	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN/PUBLIC ACCESS
TRACT 1-D	14,386	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-E	45,226	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./PUBLIC ACCESS
TRACT 1-F	29,658	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-G	43,027	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT 1-H	20,790	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-I	6,481	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-J	87,241	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 1-K	12,143	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 1-L	31,684	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 1-M	2,772	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN./PUBLIC ACCESS
TRACT 1-N	892,861	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC LAND DEDICATION	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 1-O	3,132,217	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	RSF	RESERVED FOR DEVELOPMENT
TRACT 1-P	413,257	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	RSF	RESERVED FOR DEVELOPMENT
TRACT 1-Q	8,224	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT 1-R	29,228	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT 1-S	19,741	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 2-A	92,918	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-B	50,199	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN./PUBLIC ACCESS
TRACT 2-C	32,900	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-D	115,852	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./PUBLIC ACCESS
TRACT 2-E	15,995	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-F	8,542	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT 2-G	4,060	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-H	75,978	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-I	2,750	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 2-J	3,548	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN./PUBLIC ACCESS
TRACT 2-K	102,365	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 2-L	19,224	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 2-M	895,619	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC LAND DEDICATION	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 2-N	331,018	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	RSF	RESERVED FOR DEVELOPMENT
TRACT 2-O	478,063	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	RSF	RESERVED FOR DEVELOPMENT
TRACT 2-P	3,609	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 3-A	285,338	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./PUBLIC ACCESS
TRACT 3-B	43,331	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 3-C	33,625	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 3-D	190,957	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTIL./DRAIN./PUBLIC ACCESS
TRACT 3-E	322,603	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT 3-F	5,695	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 3-G	23,364	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	R.O.W.	ADDITIONAL RIGHT OF WAY
TRACT 4-A	609,056	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./PUBLIC ACCESS
TRACT 4-B	15,769	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./PUBLIC ACCESS
TRACT 4-C	2,492	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./DRAIN./PUBLIC ACCESS
TRACT 4-D	10,361	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 4-E	143,880	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 4-F	18,159	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 4-G	36,223	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS
TRACT 4-H	4,000	MEADOWS NEIGHBORHOOD COMPANY	MEADOWS NEIGHBORHOOD COMPANY	PRIVATE O.S.	O.S./UTILITY/DRAIN./PUBLIC ACCESS

RSF = Reserved Single Family

OWNER/DEVELOPER

CASTLE ROCK DEVELOPMENT Co.
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303 394-5500

ENGINEER/SURVEYOR:

TETRA TECH RMC, INC.
8301 East Prentice Avenue Suite 101
Greenwood Village, Colorado 80111
303 741-6000



8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106
Rev. Date: 09/09/04 Job No. 3572.044.21 Drawn By: PCOH
Date: 07/21/04
Drawing Path: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

SHEET INDEX

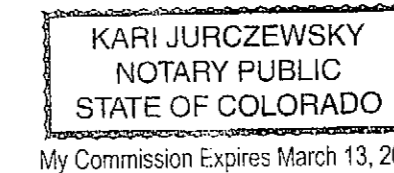
SHEET 1 OF 28	COVER SHEET
SHEET 2 OF 28	LEGAL DESCRIPTIONS
SHEET 3 OF 28	SHEET INDEX
SHEETS 4 THROUGH 8	Parcel 1 @ 1" = 100'
SHEETS 9 THROUGH 14	Parcel 1 @ 1" = 50'
SHEETS 15 THROUGH 20	Parcel 2 @ 1" = 50'
SHEETS 21 THROUGH 24	Parcel 3 @ 1" = 50'
SHEETS 25 THROUGH 27	Parcel 4 @ 1" = 50'
SHEET 28 OF 28	Parcel 4 @ 1" = 100'

STATE OF COLORADO }
COUNTY OF Douglas }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF September, 2004 BY Larue L. Nitsch
AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3/17/2006



NOTARY PUBLIC Kari Jurczewsky

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DEVELOPMENT AGREEMENT, RECORDED JULY 10, 2003 AT RECEPTION No. 2003102970, OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 100% SFE ARE DEBITED FROM THE WATER BANK. 999

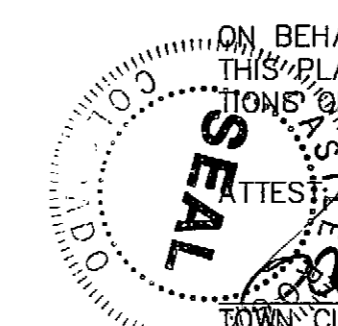
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23 DAY OF September, 2004.

Christina
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.



Rally a. New
TOWN CLERK

John
TOWN MANAGER

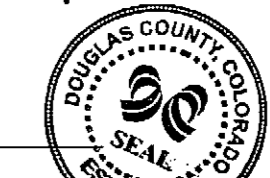
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS }ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:08 PM ON THE 13 DAY OF October, 2004, IN BOOK 2004105760

DOUGLAS COUNTY CLERK AND RECORDER

By: Christine Davis
DEPUTY



The Meadows Filing 16-Parcels 1, 2, 3 & 4
Final Plat
Sheet 1 of 28

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 2 of 28

LEGAL DESCRIPTION

Parcel 1

A TRACT OF LAND BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 46°04'31" WEST, A DISTANCE OF 787.55 FEET TO A NON-TANGENT POINT OF CURVE ON THE WESTERLY LINE OF THE PLAT OF FOOTHILLS DRIVE, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727782 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE "POINT OF BEGINNING"; THENCE SOUTHERLY AND EASTERLY ALONG SAID WESTERLY LINE THE FOLLOWING 11 (ELEVEN) COURSES:

- 1) SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°05'26", AN ARC LENGTH OF 593.69 FEET, A RADIUS OF 1060.00 FEET AND A CHORD WHICH BEARS SOUTH 02°11'17" EAST, A DISTANCE OF 585.96 FEET;
- 2) SOUTH 13°51'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°16'17", AN ARC LENGTH OF 650.11 FEET, A RADIUS OF 2610.00 FEET AND A CHORD WHICH BEARS SOUTH 06°43'17" WEST, A DISTANCE OF 648.43 FEET;
- 4) SOUTH 00°24'51" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 109°27'20", AN ARC LENGTH OF 1929.46 FEET, A RADIUS OF 1010.00 FEET AND A CHORD WHICH BEARS SOUTH 55°08'31" EAST, A DISTANCE OF 1649.16 FEET;
- 6) NORTH 70°07'49" EAST, A DISTANCE OF 425.00 FEET TO A POINT OF CURVE;
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°27'20", AN ARC LENGTH OF 292.02 FEET, A RADIUS OF 860.00 FEET AND A CHORD WHICH BEARS NORTH 79°51'29" EAST, A DISTANCE OF 290.62 FEET;
- 8) NORTH 89°35'09" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°11'41", AN ARC LENGTH OF 561.65 FEET, A RADIUS OF 1010.00 FEET AND A CHORD WHICH BEARS NORTH 67°59'18" EAST, A DISTANCE OF 548.44 FEET;
- 10) NORTH 46°23'28" EAST, A DISTANCE OF 50.87 FEET TO A POINT OF CURVE;

11) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'23", AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 88°36'21" EAST, A DISTANCE OF 28.29 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

- 1) SOUTH 43°36'09" EAST, A DISTANCE OF 691.30 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°06'25", AN ARC LENGTH OF 349.33 FEET, A RADIUS OF 1170.00 FEET AND A CHORD WHICH BEARS SOUTH 35°02'57" EAST, A DISTANCE OF 348.03 FEET;
- 3) SOUTH 26°29'44" EAST, A DISTANCE OF 1351.82 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°00'29", AN ARC LENGTH OF 854.77 FEET, A RADIUS OF 590.00 FEET AND A CHORD WHICH BEARS SOUTH 67°59'59" EAST, A DISTANCE OF 781.95 FEET;

THENCE SOUTH 01°44'24" WEST, A DISTANCE OF 537.79 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°51'24" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1286.99 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°56'32" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2732.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°33'32" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2174.44 FEET; THENCE NORTH 00°24'01" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 466.70 FEET; THENCE SOUTH 89°33'32" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 466.70 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°24'01" WEST, ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2144.55 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 04°39'04" EAST, A DISTANCE OF 212.78 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 73°56'57", AN ARC LENGTH OF 774.40 FEET, A RADIUS OF 600.00 FEET AND A CHORD WHICH BEARS NORTH 41°37'33" EAST, A DISTANCE OF 721.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°56'02", AN ARC LENGTH OF 374.07 FEET, A RADIUS OF 1152.26 FEET AND A CHORD WHICH BEARS NORTH 69°18'01" EAST, A DISTANCE OF 372.43 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 39°00'48" EAST, A DISTANCE OF 329.94 FEET; THENCE NORTH 50°43'09" WEST, A DISTANCE OF 115.01 FEET; THENCE NORTH 44°09'10" WEST, A DISTANCE OF 165.54 FEET; THENCE NORTH 45°41'18" WEST, A DISTANCE OF 75.29 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF THE MEADOWS FILING No. 12, A SUBDIVISION RECORDED AS RECEPTION No. 2003015978 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS

parcel 1 continued:

COUNTY CLERK AND RECORDER; THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

- 1) NORTH 54°11'59" EAST, A DISTANCE OF 525.16 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°32'32", AN ARC LENGTH OF 295.69 FEET, A RADIUS OF 1165.00 FEET AND A CHORD WHICH BEARS NORTH 61°28'15" EAST, A DISTANCE OF 294.89 FEET;
- 3) NORTH 68°44'30" EAST, A DISTANCE OF 123.42 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°01'29", AN ARC LENGTH OF 32.47 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 64°44'45" EAST, A DISTANCE OF 29.02 FEET TO THE "POINT OF BEGINNING".

CONTAINING 390.655 ACRES OR 17,016,934 SQUARE FEET MORE OR LESS.

Parcel 2

A TRACT OF LAND BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 81°18'08" EAST, A DISTANCE OF 786.72 FEET TO A NON-TANGENT POINT OF CURVE ON THE SOUTHERLY 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 EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 6 (SIX) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°52'43", AN ARC LENGTH OF 535.12 FEET, A RADIUS OF 905.00 FEET AND A CHORD WHICH BEARS SOUTH 75°44'37" EAST, A DISTANCE OF 527.36 FEET;
- 2) SOUTH 89°01'30" EAST, A DISTANCE OF 101.00 FEET TO A NON-TANGENT POINT OF CURVE;
- 3) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°54'42", AN ARC LENGTH OF 126.62 FEET, A RADIUS OF 917.00 FEET AND A CHORD WHICH BEARS NORTH 77°03'03" EAST, A DISTANCE OF 126.52 FEET TO A POINT OF REVERSE CURVE;
- 4) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°35'27", AN ARC LENGTH OF 30.23 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 63°36'35" EAST, A DISTANCE OF 27.43 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 5 (FIVE) COURSES:

- 1) SOUTH 20°18'51" EAST, A DISTANCE OF 228.51 FEET TO A POINT OF CURVE;
 - 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°55'20", AN ARC LENGTH OF 465.84 FEET, A RADIUS OF 892.00 FEET AND A CHORD WHICH BEARS SOUTH 05°21'11" EAST, A DISTANCE OF 460.56 FEET;
 - 3) SOUTH 09°36'29" WEST, A DISTANCE OF 468.27 FEET TO A POINT OF CURVE;
 - 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°12'38", AN ARC LENGTH OF 958.56 FEET, A RADIUS OF 1030.00 FEET AND A CHORD WHICH BEARS SOUTH 16°59'50" EAST, A DISTANCE OF 922.55 FEET;
 - 5) SOUTH 43°36'09" EAST, A DISTANCE OF 214.85 FEET TO A POINT OF CURVE ON THE NORTHERLY LINE OF THE PLAT OF FOOTHILLS DRIVE, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727782 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE WESTERLY AND NORTHERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 12 (TWELVE) COURSES:
- 1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'37", AN ARC LENGTH OF 31.41 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 01°23'39" WEST, A DISTANCE OF 28.28 FEET;
 - 2) SOUTH 46°23'28" WEST, A DISTANCE OF 50.88 FEET TO A POINT OF CURVE;
 - 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°11'41", AN ARC LENGTH OF 516.41 FEET, A RADIUS OF 685.00 FEET AND A CHORD WHICH BEARS SOUTH 67°59'18" WEST, A DISTANCE OF 504.27 FEET;
 - 4) SOUTH 89°35'09" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
 - 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°27'20", AN ARC LENGTH OF 312.40 FEET, A RADIUS OF 920.00 FEET AND A CHORD WHICH BEARS SOUTH 79°51'29" WEST, A DISTANCE OF 310.90 FEET;

parcel 2 continued:

- 6) SOUTH 70°07'49" WEST, A DISTANCE OF 425.00 FEET TO A POINT OF CURVE;
- 7) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 109°27'20", AN ARC LENGTH OF 1814.84 FEET, A RADIUS OF 950.00 FEET AND A CHORD WHICH BEARS NORTH 55°08'31" WEST, A DISTANCE OF 1551.19 FEET;
- 8) NORTH 00°24'51" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°16'17", AN ARC LENGTH OF 635.16 FEET, A RADIUS OF 2550.00 FEET AND A CHORD WHICH BEARS NORTH 06°43'17" EAST, A DISTANCE OF 633.52 FEET;
- 10) NORTH 13°51'26" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;

11) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°21'23", AN ARC LENGTH OF 632.49 FEET, A RADIUS OF 1120.00 FEET AND A CHORD WHICH BEARS NORTH 02°19'16" WEST, A DISTANCE OF 624.12 FEET TO A POINT OF REVERSE CURVE;

12) ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°22'25", AN ARC LENGTH OF 30.50 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 25°11'15" EAST, A DISTANCE OF 27.83 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF WEST MEADOWS DRIVE, (RENAMED MORNING VIEW DRIVE) A SUBDIVISION RECORDED AS RECEPTION NUMBER 8727779 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING 4 (FOUR) COURSES:

- 1) NORTH 68°44'07" EAST, A DISTANCE OF 83.64 FEET TO A POINT OF CURVE;
 - 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°51'02", AN ARC LENGTH OF 241.34 FEET, A RADIUS OF 515.00 FEET AND A CHORD WHICH BEARS NORTH 82°09'38" EAST, A DISTANCE OF 239.14 FEET;
 - 3) SOUTH 84°24'51" EAST, A DISTANCE OF 335.39 FEET TO A POINT OF CURVE;
 - 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°59'08", AN ARC LENGTH OF 622.67 FEET, A RADIUS OF 585.00 FEET AND A CHORD WHICH BEARS NORTH 65°05'35" EAST, A DISTANCE OF 593.69 FEET;
 - 5) NORTH 34°36'01" EAST, A DISTANCE OF 112.45 FEET TO A POINT OF CURVE;
 - 6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°35'43", AN ARC LENGTH OF 30.23 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 77°53'53" EAST, A DISTANCE OF 27.43 FEET TO THE "POINT OF BEGINNING".
- CONTAINING 122.363 ACRES OR 5,330,149 SQUARE FEET MORE OR LESS.

Parcel 3

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 4, TOWNSHIP 8 SOUTH AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 83°51'41" EAST, A DISTANCE OF 1620.06 FEET TO A NON-TANGENT POINT OF CURVE ON THE SOUTHERLY LINE OF THE PLAT OF MEADOWS BOULEVARD, (RENAMED MEADOWS PARKWAY) 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 NORTH-EASTERLY ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°54'28", AN ARC LENGTH OF 614.56 FEET, A RADIUS OF 905.00 FEET AND A CHORD WHICH BEARS NORTH 46°48'20" EAST, A DISTANCE OF 602.82 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 27°21'06" EAST, A DISTANCE OF 235.94 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF MEADOWS FILING 11-PARCEL 14, A SUBDIVISION RECORDED AS RECEPTION NUMBER 000378900 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER; THENCE SOUTH 61°32'27" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 181.87 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 44°11'05" EAST, A DISTANCE OF 345.76 FEET; THENCE SOUTH 44°10'36" EAST, A DISTANCE OF 145.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 01°10'44" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2857.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 46°23'51" WEST, A DISTANCE OF 292.59 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF COACHLINE ROAD, A SUBDIVISION RECORDED AS RECEPTION NUMBER 8706572 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING 5 (FIVE) COURSES:

- 1) NORTH 43°36'09" WEST, A DISTANCE OF 882.47 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53°12'38", AN ARC LENGTH OF 900.84 FEET, A RADIUS OF 970.00 FEET AND A CHORD WHICH BEARS NORTH 16°59'50" WEST, A DISTANCE OF 868.81 FEET;
- 3) NORTH 09°36'29" EAST, A DISTANCE OF 487.38 FEET TO A POINT OF CURVE;

parcel 3 continued:

- 4) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°55'20", AN ARC LENGTH OF 502.92 FEET, A RADIUS OF 963.00 FEET AND A CHORD WHICH BEARS NORTH 05°21'11" WEST, A DISTANCE OF 497.22 FEET;
- 5) NORTH 20°18'51" WEST, A DISTANCE OF 218.46 FEET TO A POINT OF CURVE;
- 6) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 86°34'26", AN ARC LENGTH OF 30.22 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 22°58'21" EAST, A DISTANCE OF 27.43 FEET TO THE "POINT OF BEGINNING".

CONTAINING 61.353 ACRES OR 2,672,535 SQUARE FEET, MORE OR LESS.

Parcel 4

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH AND THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND CONSIDERING THE WEST LINE OF SAID NORTHWEST QUARTER TO BEAR SOUTH 00°25'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 83°21'28" EAST, A DISTANCE OF 1153.33 FEET TO A POINT ON THE NORTHERLY 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 DEPARTING SAID NORTHERLY LINE, ALONG THE EASTERLY BOUNDARIES OF THE PLATS OF THE MEADOWS FILING 11-PARCEL 11, A SUBDIVISION RECORDED AS RECEPTION NUMBER 2003078006 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE MEADOWS FILING 11-PARCEL 10, A SUBDIVISION RECORDED AS RECEPTION NUMBER 20030158045 IN THE RECORDS OF THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, THE FOLLOWING 7 (SEVEN) COURSES:

- 1) NORTH 30°48'07" EAST, A DISTANCE OF 182.90 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56°14'39", AN ARC LENGTH OF 242.02 FEET, A RADIUS OF 246.55 FEET AND A CHORD WHICH BEARS NORTH 02°40'48" EAST, A DISTANCE OF 232.42 FEET;
- 3) NORTH 25°26'32" WEST, A DISTANCE OF 637.98 FEET TO A POINT OF CURVE;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34°42'27", AN ARC LENGTH OF 514.90 FEET, A RADIUS OF 850.00 FEET AND A CHORD WHICH BEARS NORTH 08°05'18" WEST, A DISTANCE OF 507.06 FEET;
- 5) NORTH 09°15'55" EAST, A DISTANCE OF 518.88 FEET;
- 6) NORTH 28°27'38" EAST, A DISTANCE OF 1347.18 FEET;
- 7) NORTH 51°37'11" EAST, A DISTANCE OF 668.06 FEET;

THENCE SOUTH 22°54'15" EAST, A DISTANCE OF 74.47 FEET; THENCE SOUTH 18°26'32" WEST, A DISTANCE OF 132.82 FEET; THENCE SOUTH 46°54'01" WEST, A DISTANCE OF 225.05 FEET; THENCE SOUTH 41°03'16" WEST, A DISTANCE OF 393.92 FEET; THENCE SOUTH 27°17'38" WEST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 11°18'52" WEST, A DISTANCE OF 356.40 FEET; THENCE SOUTH 00°48'24" EAST, A DISTANCE OF 192.83 FEET; THENCE SOUTH 19°21'07" EAST, A DISTANCE OF 243.61 FEET; THENCE SOUTH 28°53'48" EAST, A DISTANCE OF 161.99 FEET; THENCE SOUTH 29°29'10" EAST, A DISTANCE OF 581.47 FEET; THENCE SOUTH 41°01'13" EAST, A DISTANCE OF 401.33 FEET TO A POINT ON SAID NORTHERLY LINE OF MEADOWS BOULEVARD (RENAMED MEADOWS PARKWAY) THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 9 (NINE) COURSES:

- 1) SOUTH 27°21'06" WEST, A DISTANCE OF 512.50 FEET TO A POINT OF CURVE;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°08'01", AN ARC LENGTH OF 334.86 FEET, A RADIUS OF 795.00 FEET AND A CHORD WHICH BEARS SOUTH 39°25'06" WEST, A DISTANCE OF 332.39 FEET TO A NON-TANGENT POINT;
- 3) SOUTH 62°00'32" WEST, A DISTANCE OF 98.86 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 07°18'21", AN ARC LENGTH OF 99.84 FEET, A RADIUS OF 783.00 FEET AND A CHORD WHICH BEARS SOUTH 62°16'09" WEST, A DISTANCE OF 99.77 FEET TO A POINT OF COMPOUND CURVE;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°45'26", AN ARC LENGTH OF 32.73 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS NORTH 67°11'57" WEST, A DISTANCE OF 29.20 FEET TO A NON-TANGENT POINT;
- 6) SOUTH 69°40'46" WEST, A DISTANCE OF 60.00 FEET;
- 7) SOUTH 20°19'14" EAST, A DISTANCE OF 12.03 FEET TO A POINT OF CURVE;
- 8) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°41'57", AN ARC LENGTH OF 32.71 FEET, A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS SOUTH 26°31'45" WEST, A DISTANCE OF 29.18 FEET TO A POINT OF COMPOUND CURVE;
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°54'33", AN ARC LENGTH OF 331.75 FEET, A RADIUS OF 795.00 FEET AND A CHORD WHICH BEARS SOUTH 85°19'59" WEST, A DISTANCE OF 329.35 FEET TO THE "POINT OF BEGINNING".

CONTAINING 46.448 ACRES OR 2,023,241 SQUARE FEET, MORE OR LESS.

 **TETRA TECH RMC, Inc.**
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106

Rev. Date: 09/09/04 Job No. 3572.044.21 Drawn By: PCOH
Date: 07/21/04
Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4


FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

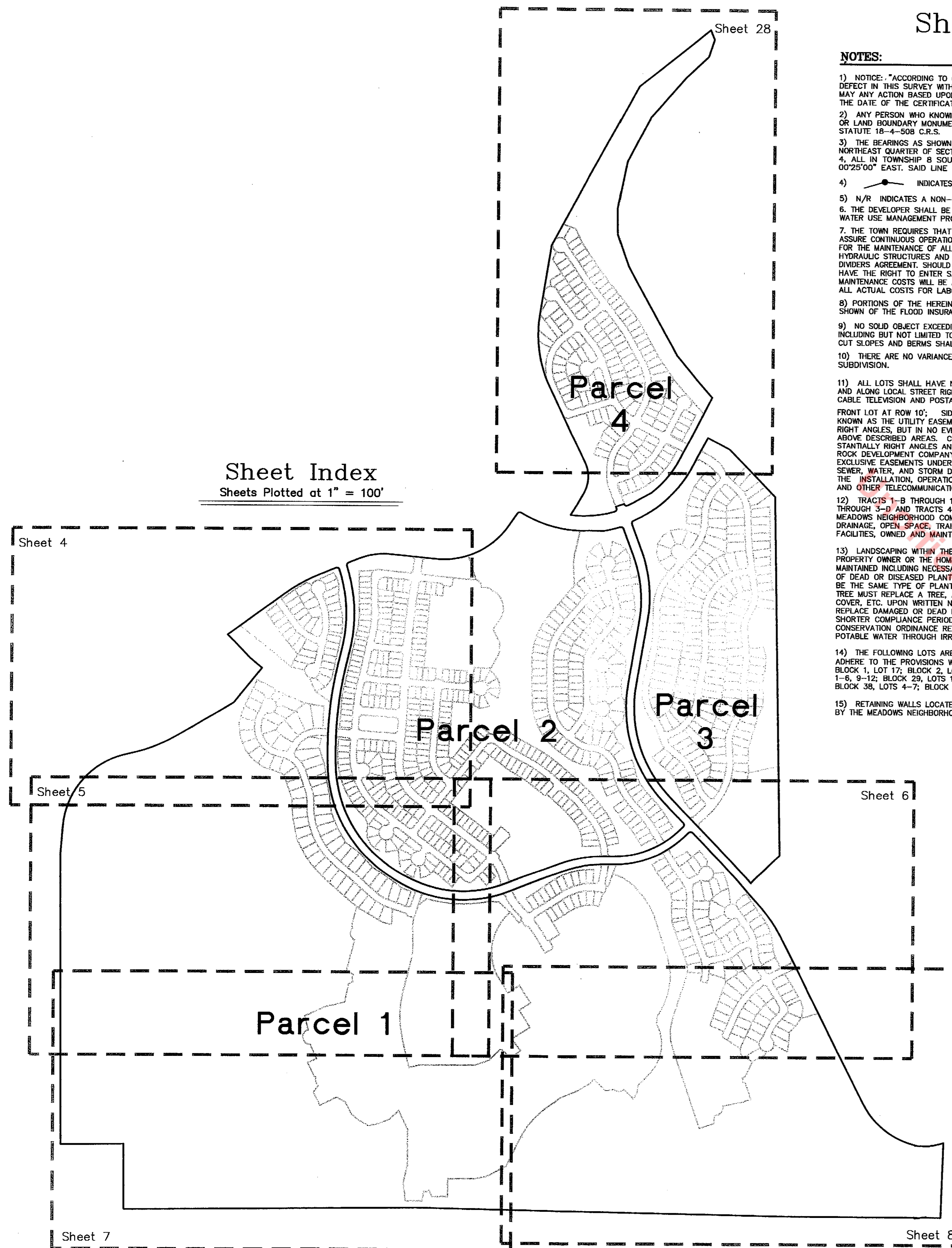
955 Lots
Sheet 3 of 28

Sheet Index

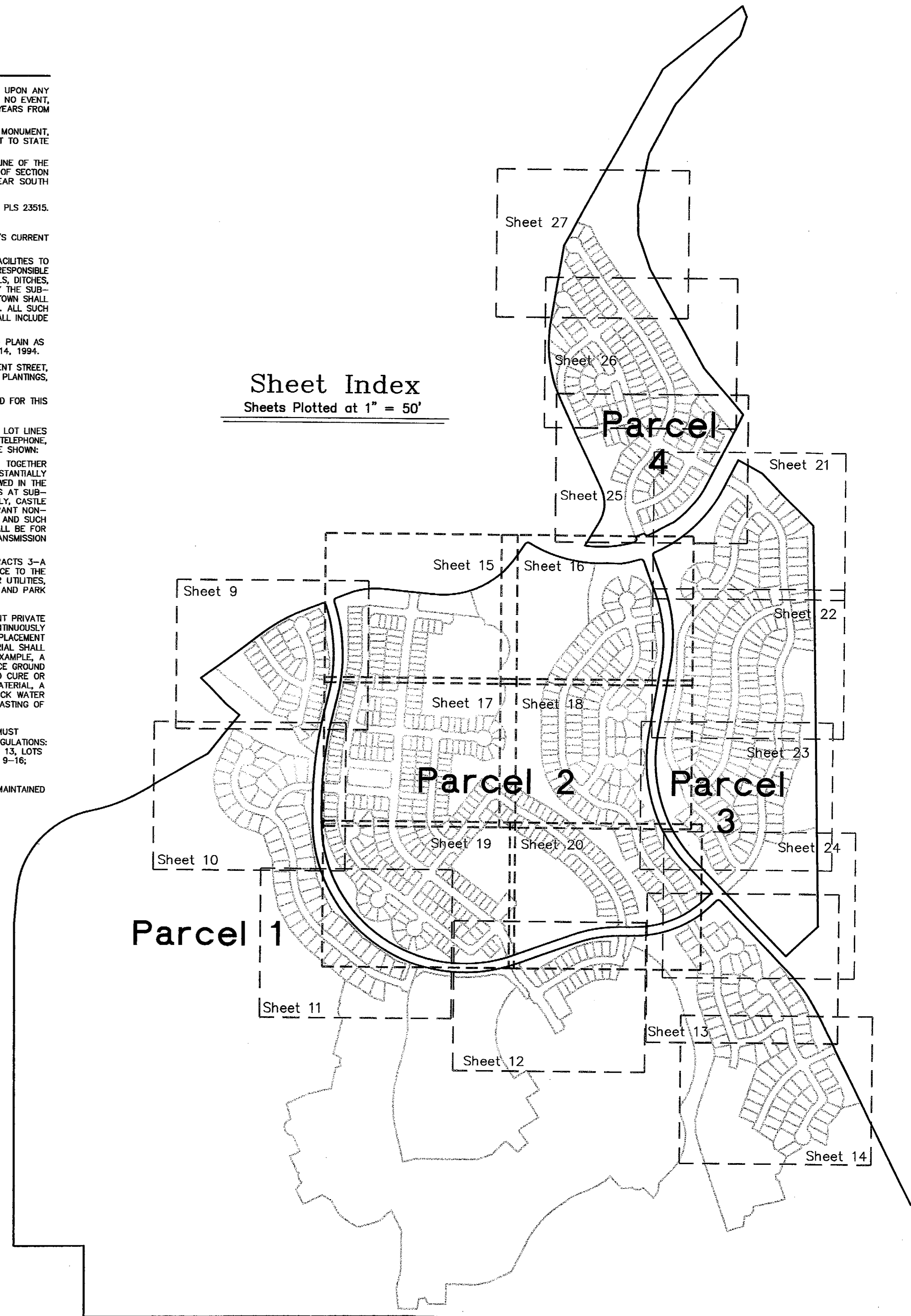
NOTES:

- 1) 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."
- 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, BEING ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P.M. IS CONSIDERED TO BEAR SOUTH 00°25'00" EAST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- 4)  INDICATES A SET No. 5 REBAR WITH PLASTIC CAP OR A BRASS DISC STAMPED PLS 23515.
- 5) N/R INDICATES A NON-RADIAL LINE.
- 6) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 7) 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 SUB-DIVIDERS 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- 8) PORTIONS OF THE HEREIN DESCRIBED PROPERTY ARE AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN OF THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, DATED JANUARY 14, 1994.
- 9) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE TRIANGLE.
- 10) THERE ARE NO VARIANCES FROM THE AMENDED MEADOWS PRELIMINARY PUD PLAN APPROVED FOR THIS SUBDIVISION.
- 11) ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN:
FRONT LOT AT ROW 10'; SIDE LOT AT ROW 15'; SIDE LOT BETWEEN LOTS 3'; REAR LOT 10', TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
- 12) TRACTS 1-B THROUGH 1-L, 1-M, 1-Q, 1-R, 1-S, TRACTS 2-A THROUGH 2-K, TRACTS 3-A THROUGH 3-D AND TRACTS 4-B THROUGH 4-H ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS NEIGHBORHOOD COMPANY FOR THE MEADOWS FILING NO.16, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.
- 13) 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 SCRUB MUST REPLACE A SCRUB, 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.
- 14) THE FOLLOWING LOTS ARE WITHIN THE MINOR SKYLINE/RIDGE/MITIGATION AREAS AND MUST ADHERE TO THE PROVISIONS WITHIN CHAPTER 17.14 OF THE SKYLINE/RIDGE/MITIGATION REGULATIONS: BLOCK 1, LOT 17; BLOCK 2, LOTS 1-20; BLOCK 11, LOTS 8-13; BLOCK 12, LOTS 1-10; BLOCK 13, LOTS 1-6, 9-12; BLOCK 29, LOTS 1-2; BLOCK 31, LOT 1; BLOCK 33, LOTS 1-40; BLOCK 36, PAGE 9-16; BLOCK 38, LOTS 4-7; BLOCK 39, LOTS 1-3, 10, 11; BLOCK 40, LOTS 8, 9.
- 15) RETAINING WALLS LOCATED WITHIN PUBLIC AND PRIVATE OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE MEADOWS NEIGHBORHOOD COMPANY.

Sheet Index
Sheets Plotted at 1" = 100'



Sheet Index
Sheets Plotted at 1" = 50'



TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 Rev. Date: 09/09/04
 Date: 07/21/04 Job No. 3572.044.21 Drawn By: PCOH
 Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 4 of 28

$\Delta=93^{\circ}01'29''$
 $R=20.00'$
 $L=32.47'$
 $ChB=S\ 64^{\circ}44'45''\ E$
 $ChD=29.02'$

$\Delta=14^{\circ}32'32''$
 $R=1165.00'$
 $L=295.69'$
 $ChB=N\ 61^{\circ}28'15''\ E$
 $ChD=294.89'$

$\Delta=32^{\circ}05'26''$
 $R=1060.00'$
 $L=593.69'$
 $ChB=S\ 02^{\circ}11'17''\ E$
 $ChD=585.96'$

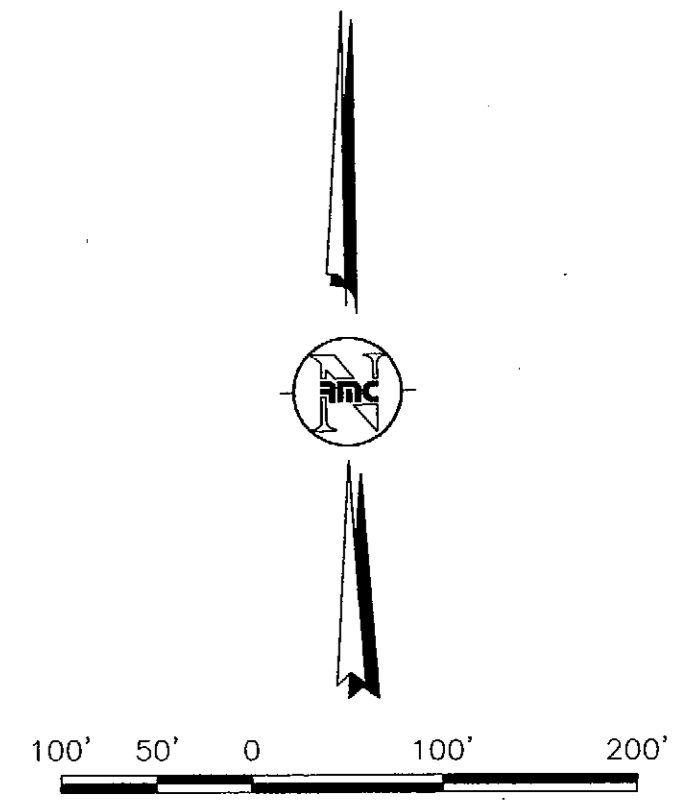
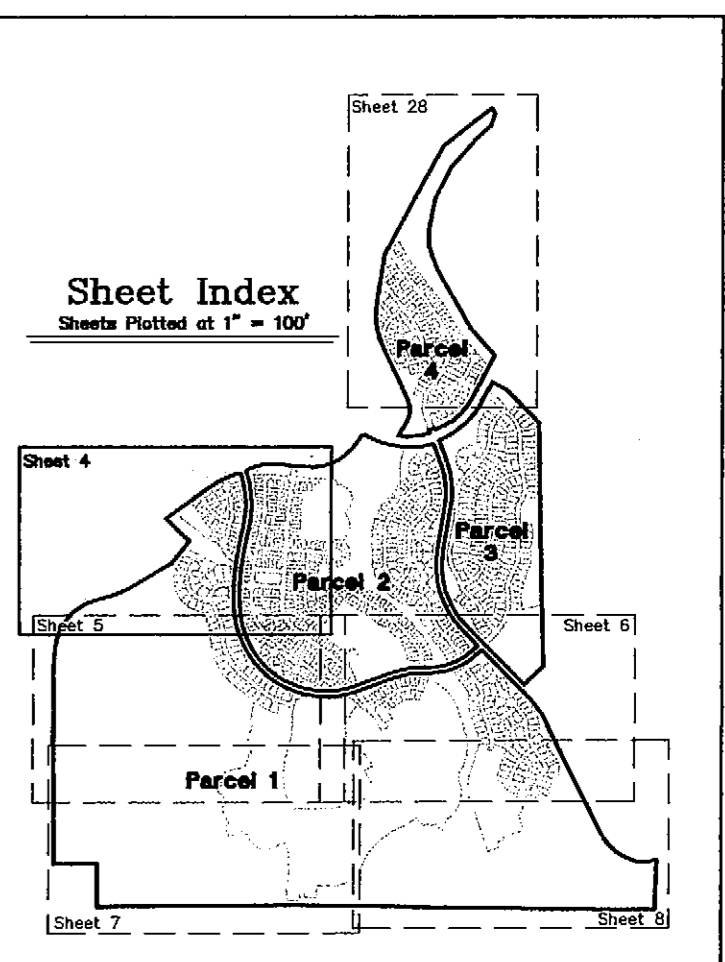
$\Delta=14^{\circ}16'17''$
 $R=2610.00'$
 $L=650.11'$
 $ChB=S\ 06^{\circ}43'17''\ W$
 $ChD=648.43'$

$\Delta=18^{\circ}36'02''$
 $R=1152.26'$
 $L=374.07'$
 $ChB=N\ 69^{\circ}18'01''\ E$
 $ChD=372.43'$

$\Delta=73^{\circ}56'57''$
 $R=600.00'$
 $L=774.40'$
 $ChB=N\ 41^{\circ}37'33''\ E$
 $ChD=721.75'$

POINT OF COMMENCEMENT
NE Corner, NE 1/4, Section 5
T8S, R67W, Sixth P.M.
(found Rebar & 2" Aluminum Cap,
LS 23515, in Range Box)

**POINT OF BEGINNING
PARCEL 1**



Parcel 1 - Large Tracts
Sheets 4 through 8

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap

TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106

Rev. Date: 09/09/04
Date: 07/21/04
Job No. 3572.044.21
Drawing Path: \\norme: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

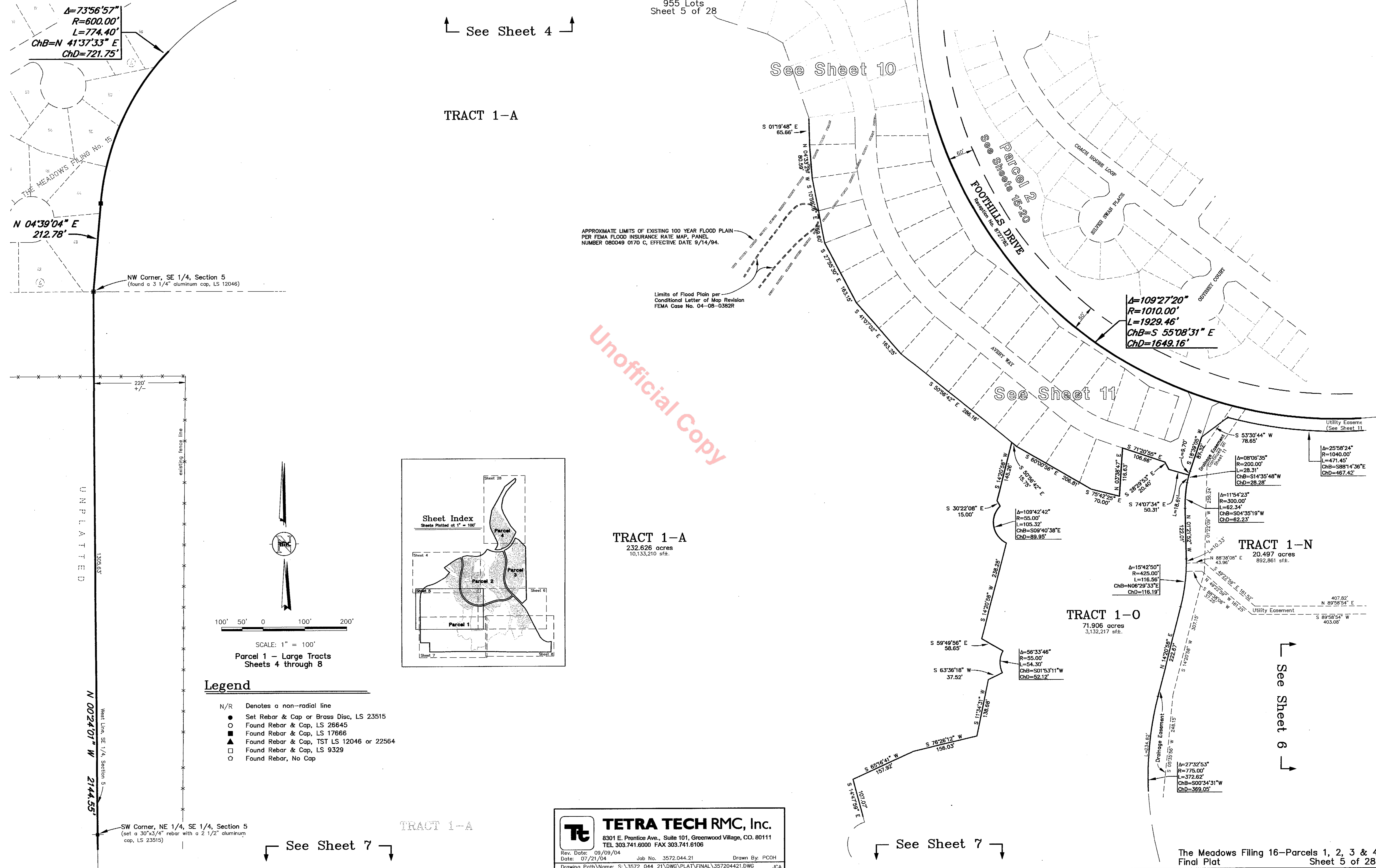
Drawn By: PCOH

See Sheet 5

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



See Sheet 4

TRACT 1-A

APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, EFFECTIVE DATE 9/14/94.

Limits of Flood Plain per Conditional Letter of Map Revision FEMA Case No. 04-08-0382R

Unofficial Copy

TRACT 1-A
232.626 acres
10,133,210 sq. ft.

TRACT 1-N
20.497 acres
892,861 sq. ft.

TRACT 1-O
71.906 acres
3,132,217 sq. ft.

$\Delta=73^{\circ}56'57''$
 $R=600.00'$
 $L=774.40'$
 $ChB=N 41^{\circ}37'33'' E$
 $ChD=721.75'$

$N 04^{\circ}39'04'' E$
 $212.78'$

NW Corner, SE 1/4, Section 5
(found a 3 1/4" aluminum cap, LS 12046)

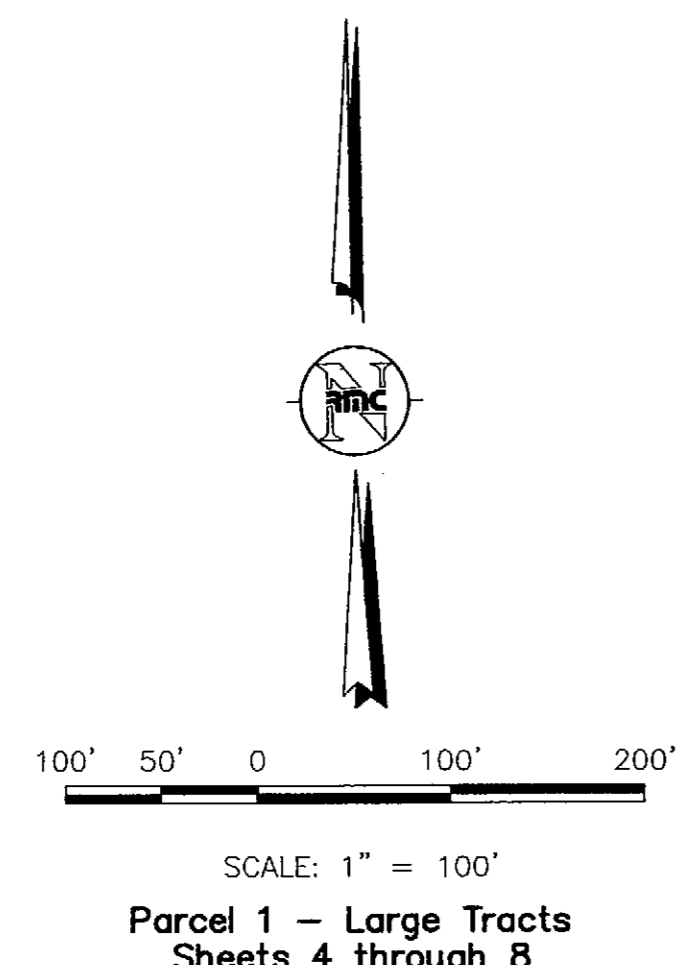
UNPLATTED

1309.63'

West Line, SE 1/4, Section 5

$N 00^{\circ}24'01'' W$
 $2144.55'$

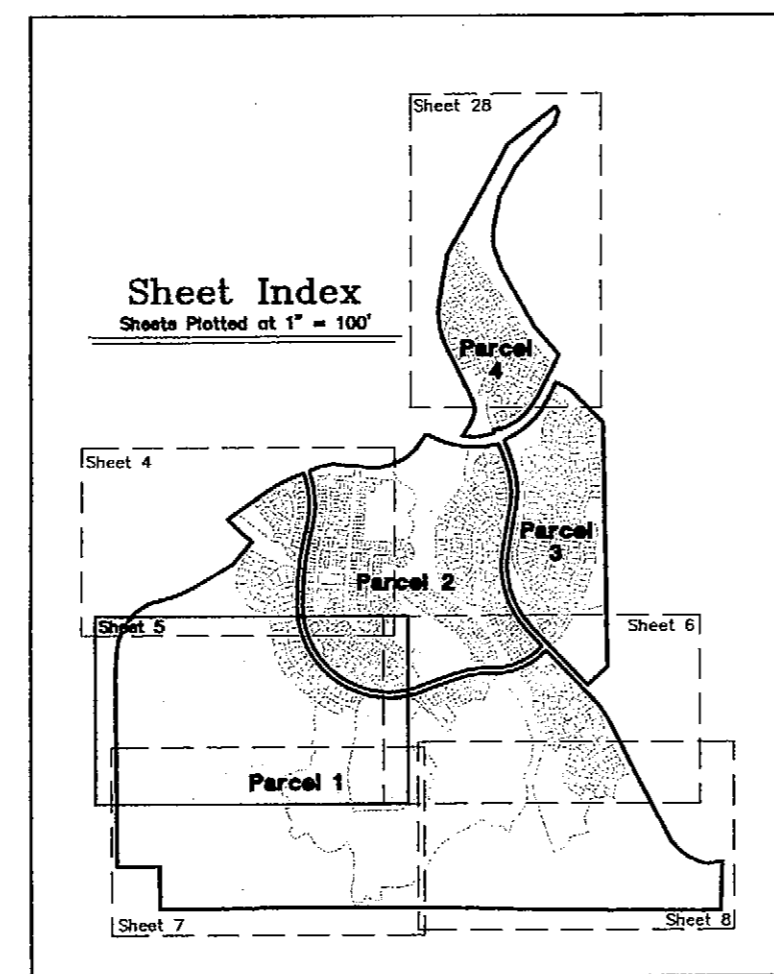
SW Corner, NE 1/4, SE 1/4, Section 5
(set a 30"x3/4" rebar with a 2 1/2" aluminum cap, LS 23515)



Parcel 1 - Large Tracts
Sheets 4 through 8

Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



See Sheet 7

TRACT 1-A

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Date: 07/21/04

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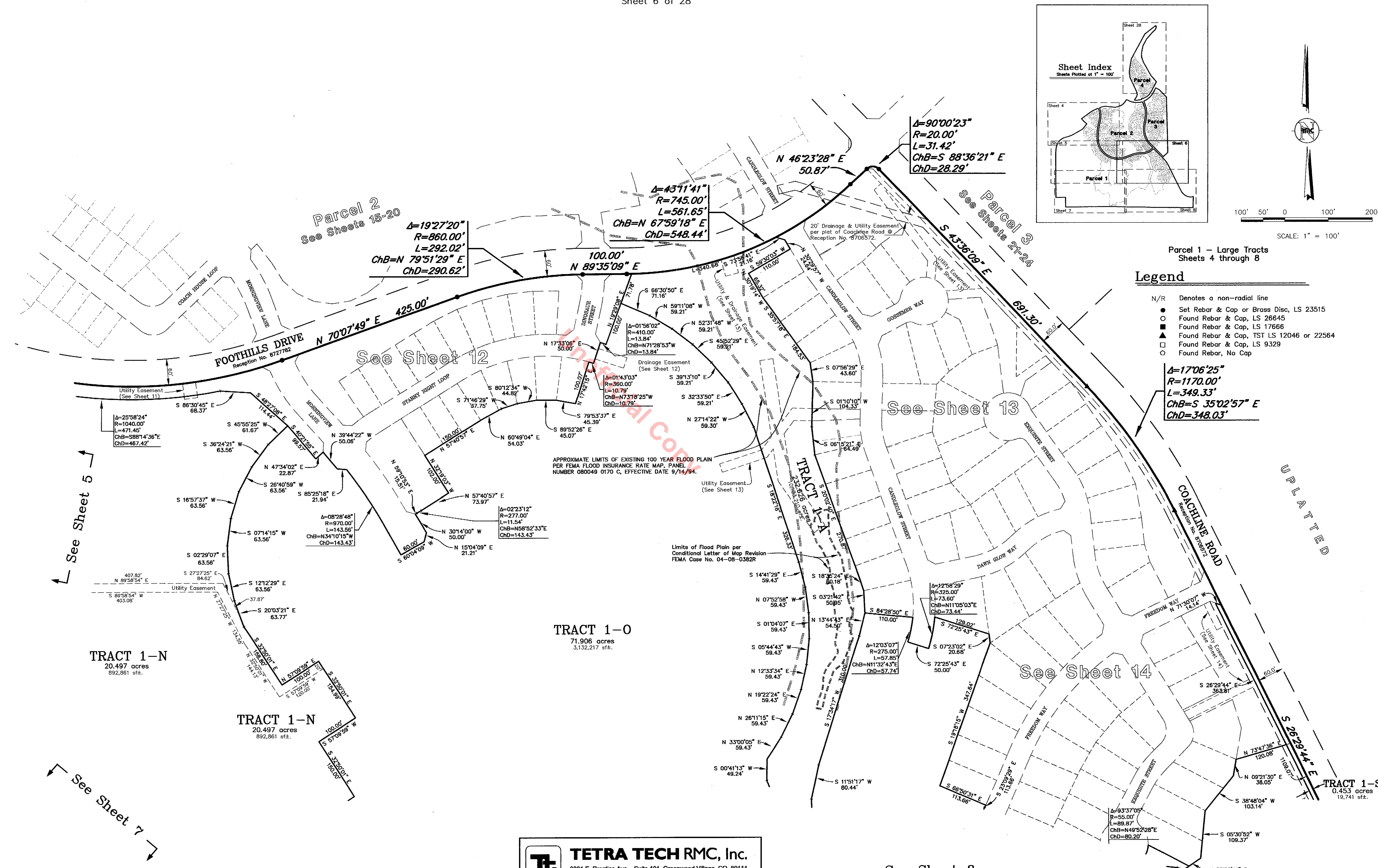
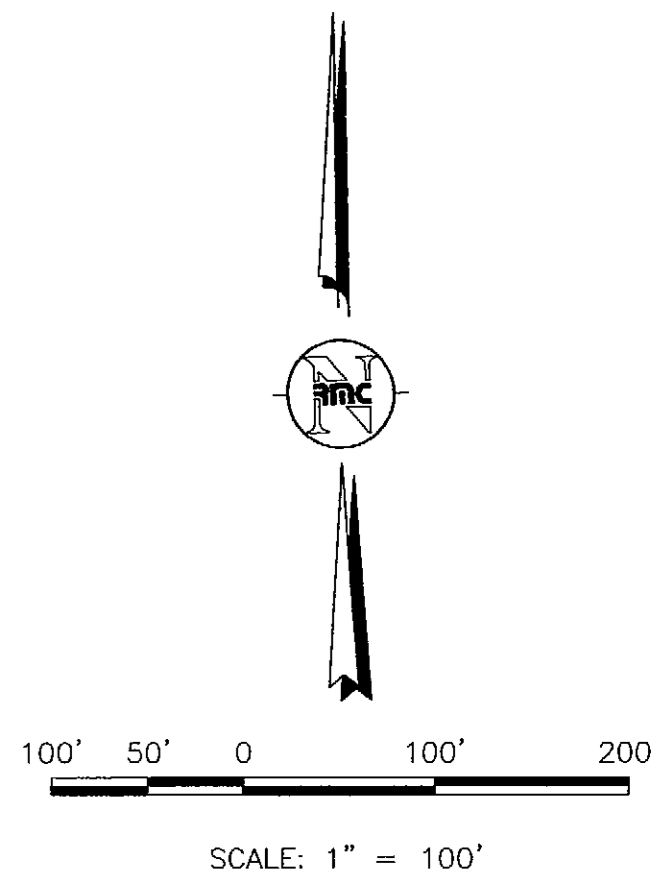
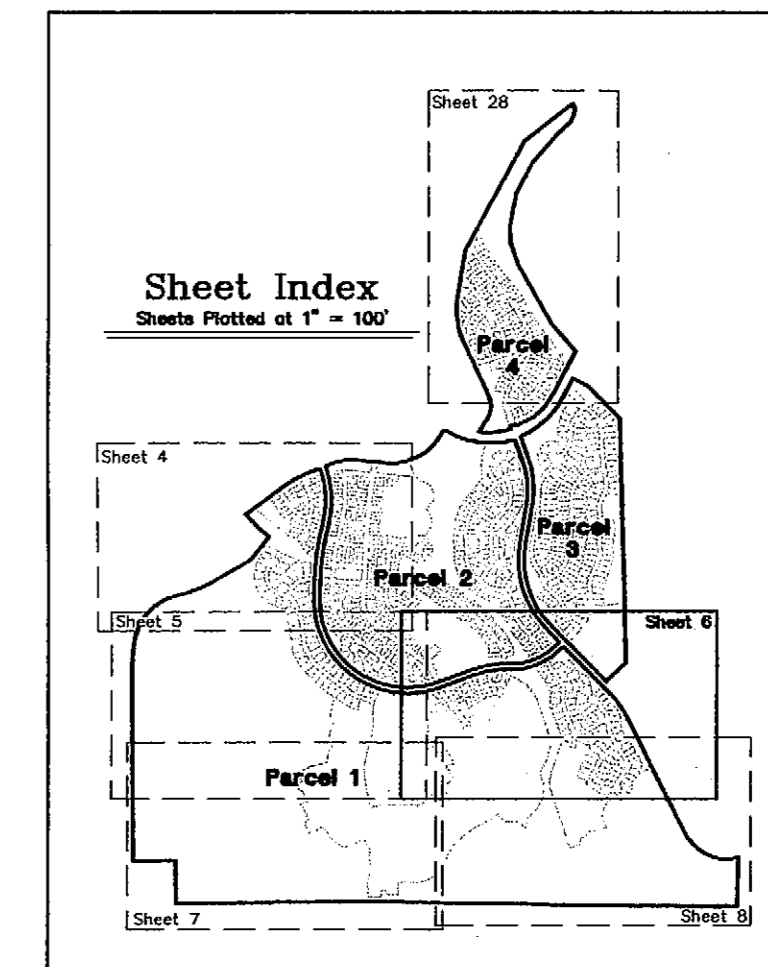
See Sheet 7

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 6 of 28



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Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG

Drawn By: PCOH
JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

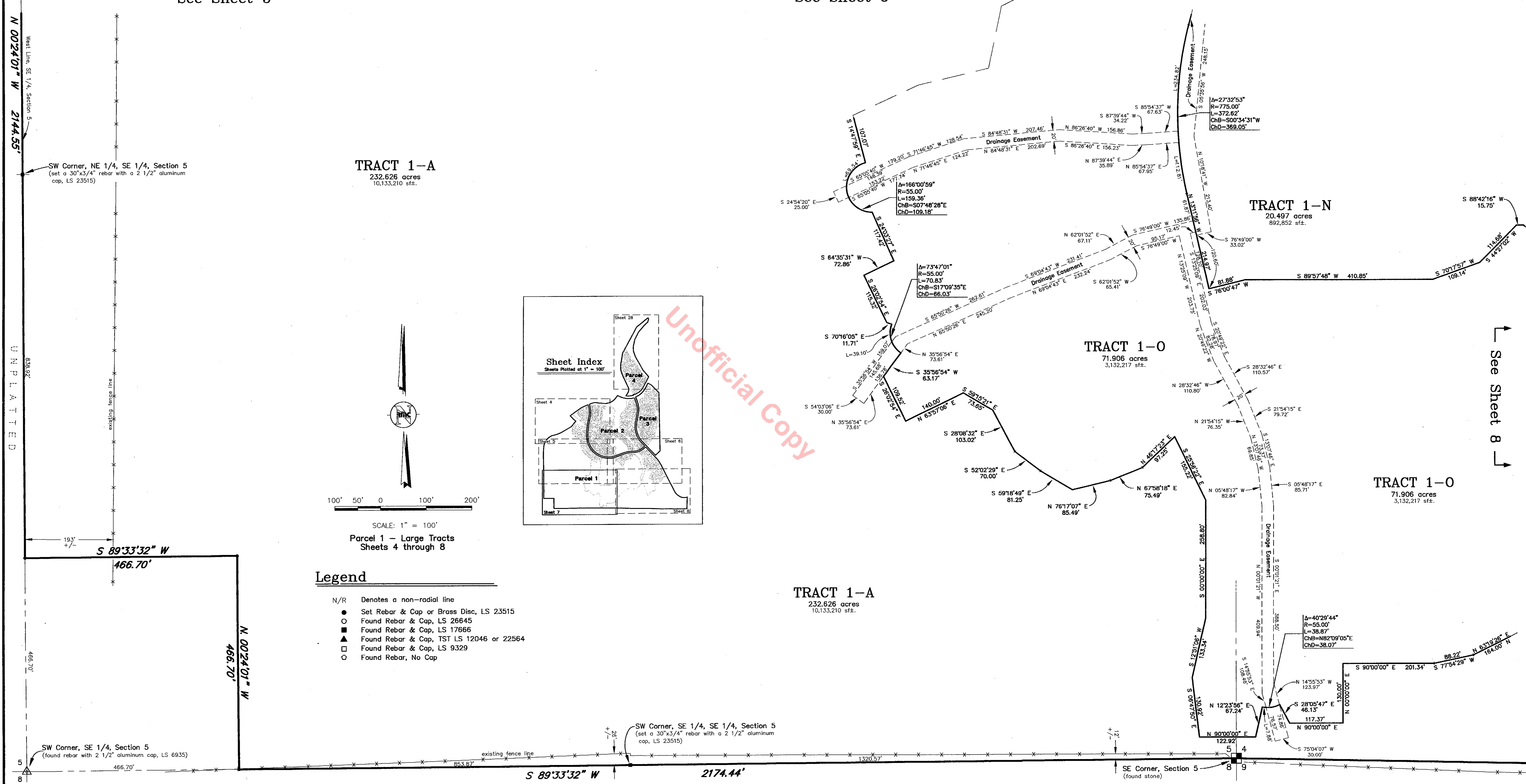
FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 7 of 28

See Sheet 5

See Sheet 6



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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 8 of 28

See Sheet 6

TRACT 1-N
20.497 acres
892,861 sq. ft.

TRACT 1-O
71.906 acres
3,132,217 sq. ft.

TRACT 1-P
9.487 acres
413,257 sq. ft.

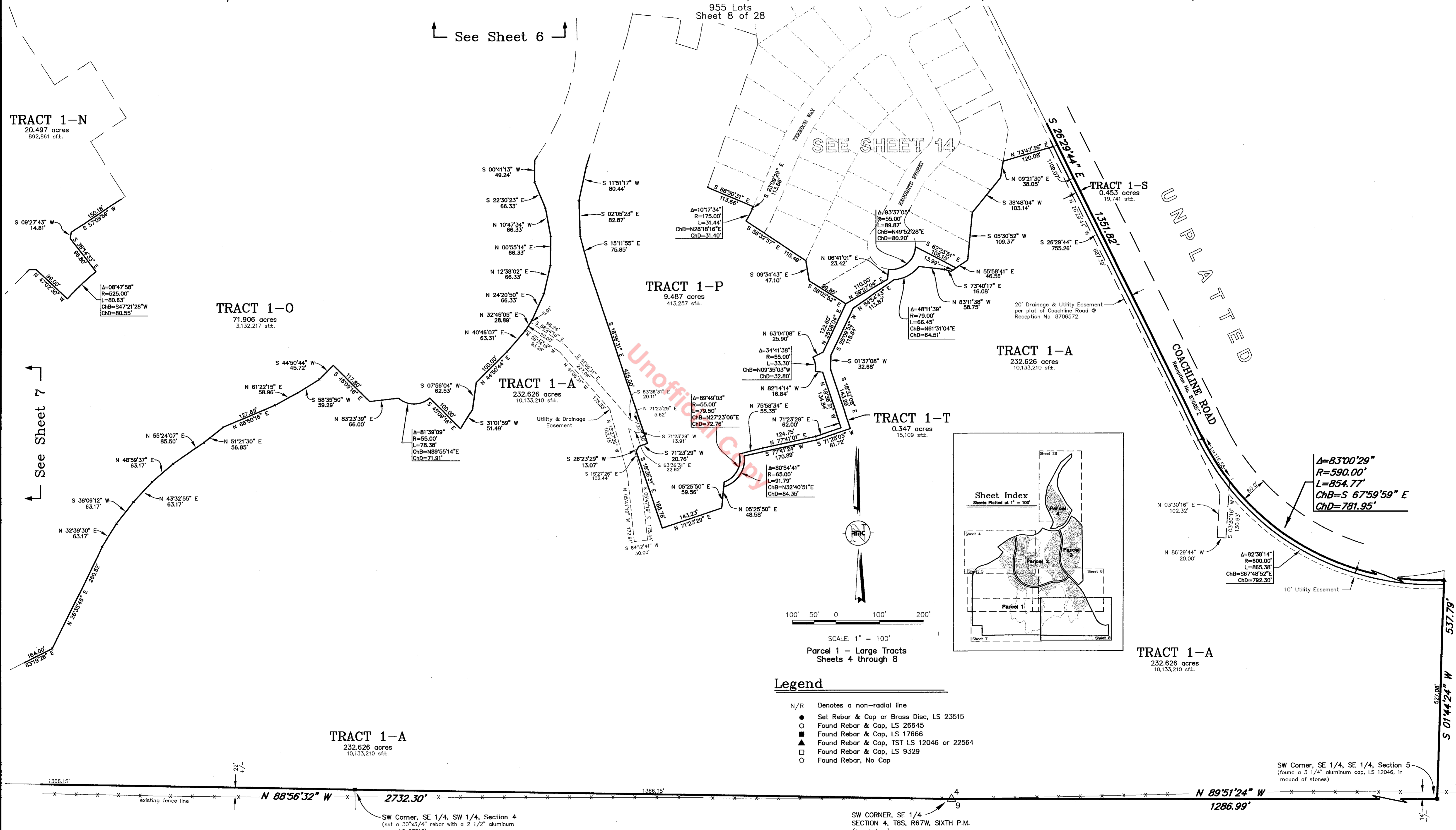
TRACT 1-A
232.626 acres
10,133,210 sq. ft.

TRACT 1-T
0.347 acres
15,109 sq. ft.

TRACT 1-A
232.626 acres
10,133,210 sq. ft.

TRACT 1-A
232.626 acres
10,133,210 sq. ft.

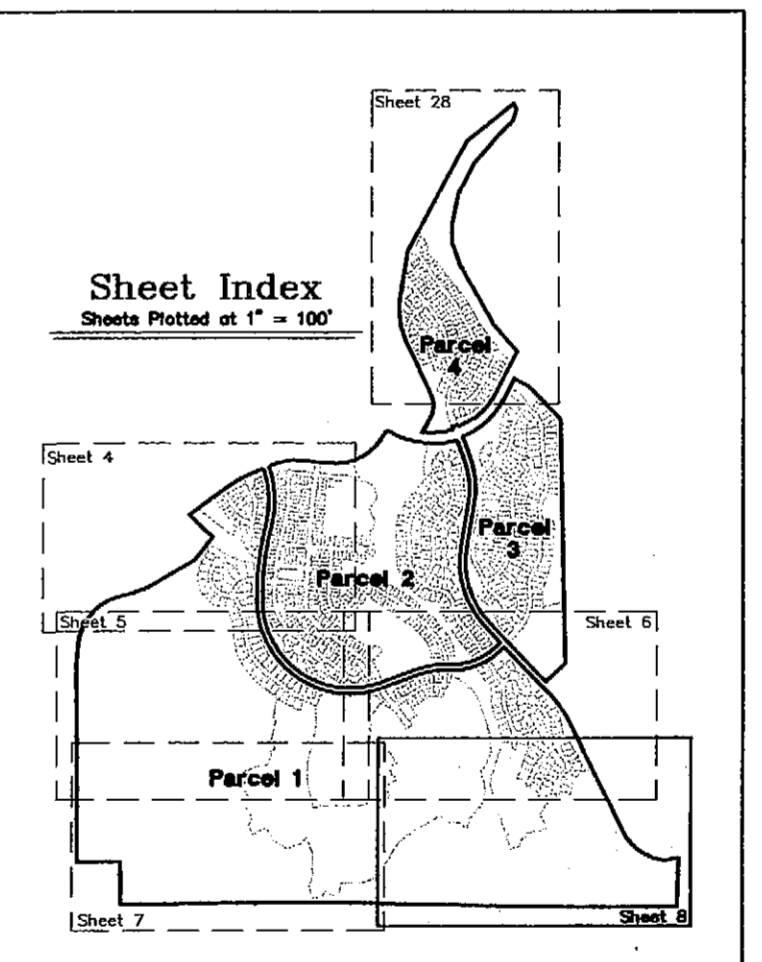
TRACT 1-A
232.626 acres
10,133,210 sq. ft.



See Sheet 7

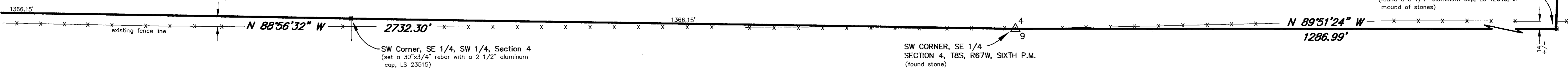
SEE SHEET 14

UNPLATTED
COACHLINE ROAD
Reception No. 8705372



Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



UNPLATTED

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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

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955 Lots
Sheet 9 of 28

TOWNSHIP 7 SOUTH
TOWNSHIP 8 SOUTH

32 33
5 4

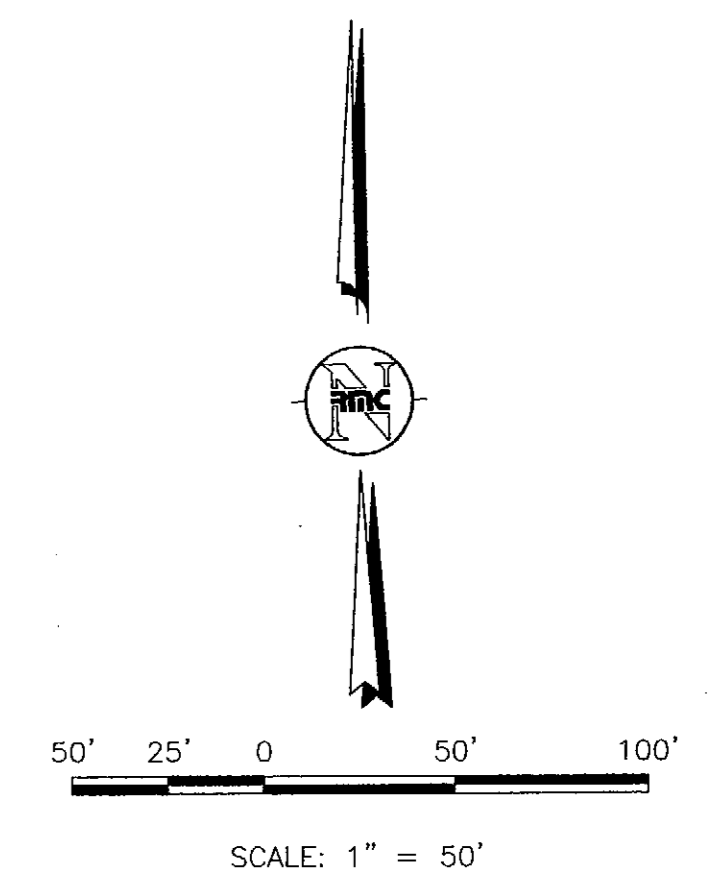
$A=93^{\circ}01'29''$
 $R=20.00'$
 $L=32.47'$
 $ChB=S 64^{\circ}44'45'' E$
 $ChD=29.02'$

$A=14^{\circ}32'32''$
 $R=1165.00'$
 $L=295.69'$
 $ChB=N 61^{\circ}28'15'' E$
 $ChD=294.89'$

POINT OF COMMENCEMENT
NE Corner, NE 1/4, Section 5
T8S, R67W, Sixth P.M.
(found Rebar & 2" Aluminum Cap,
LS 23515, in Range Box)

POINT OF BEGINNING
PARCEL 1

$A=32^{\circ}05'26''$
 $R=1060.00'$
 $L=593.69'$
 $ChB=S 02^{\circ}11'17'' E$
 $ChD=585.96'$

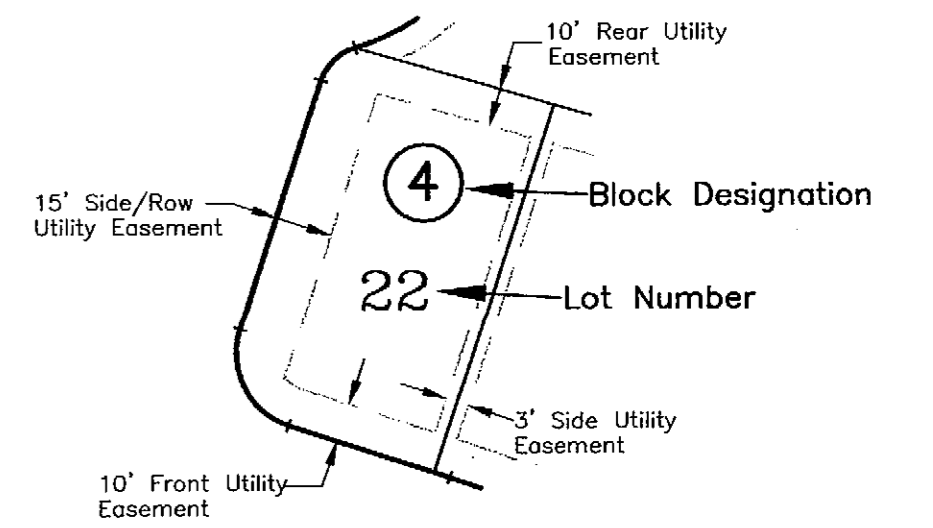


Parcel 1 - Residential Lots and Small Tracts
Sheets 9 through 14

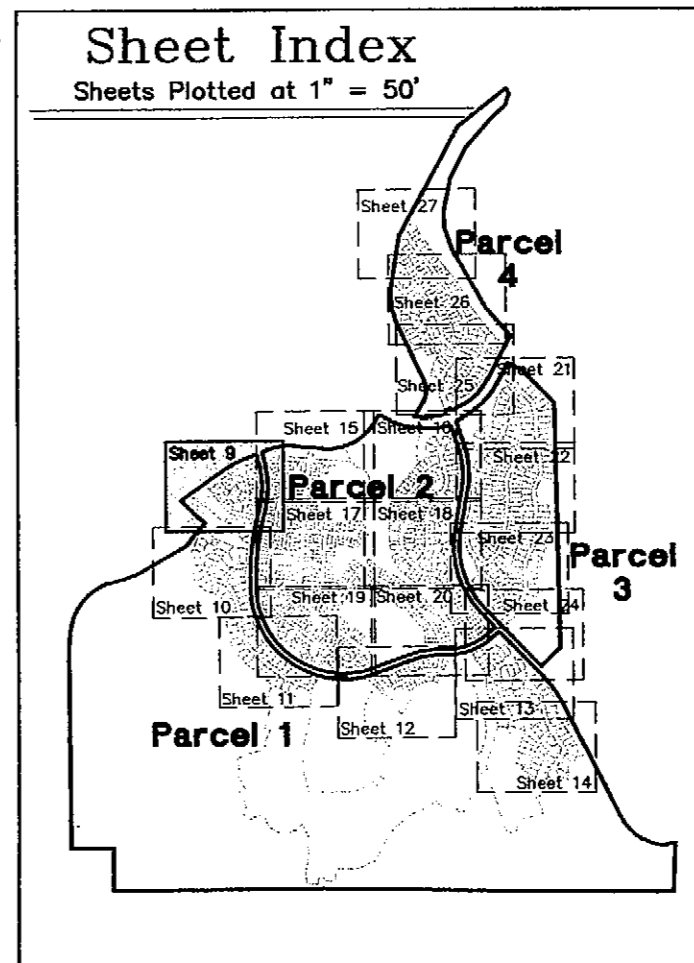
See this Sheet for Curve Information for Parcel 1

Legend

- N/R Denotes a non-radial line
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- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



CURVE INFORMATION - PARCEL 1					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	43°31'57"	303.91'	400.00'	N 09°10'32" W	296.66'
C 2	41°36'32"	236.02'	325.00'	S 56°36'17" E	230.87'
C 3	102°36'53"	358.19'	200.00'	S 25°44'28" E	312.20'
C 4	65°47'27"	229.65'	200.00'	S 59°32'40" W	217.24'
C 5	57°34'03"	200.95'	200.00'	N 48°15'53" W	192.60'
C 6	19°28'51"	102.00'	300.00'	N 09°44'26" E	101.51'
C 7	21°33'40"	122.30'	325.00'	S 31°39'08" E	121.58'
C 8	12°30'07"	218.20'	1000.00'	N 36°10'54" W	217.77'
C 9	10°06'55"	52.96'	300.00'	S 52°37'29" W	52.89'
C 10	44°16'38"	297.52'	385.00'	S 79°49'16" W	290.17'
C 11	05°35'32"	37.58'	385.00'	N 75°14'40" W	37.56'
C 12	12°22'25"	70.19'	325.00'	N 05°46'22" E	70.05'
C 13	06°03'08"	42.25'	400.00'	S 33°31'31" E	42.23'
C 14	37°43'15"	131.67'	200.00'	N 17°41'27" W	129.31'
C 15	21°12'50"	74.05'	200.00'	S 09°26'15" E	73.63'
C 16	37°36'56"	196.96'	300.00'	N 01°14'11" W	193.44'
C 17	30°12'46"	105.46'	200.00'	N 62°50'50" E	104.24'
C 18	35°44'48"	124.78'	200.00'	S 65°36'51" W	122.77'
C 19	28°57'39"	101.09'	200.00'	N 20°59'34" W	100.02'
C 20	25°07'35"	87.71'	200.00'	S 19°04'33" E	87.01'
C 21	40°20'24"	422.44'	600.00'	S 43°19'41" W	413.77'
C 22	10°17'34"	35.93'	200.00'	N 28°18'16" E	35.88'
C 23	76°11'35"	83.78'	63.00'	N 06°27'27" E	77.74'
C 24	16°57'06"	59.17'	200.00'	S 36°04'41" W	58.96'
C 25	16°15'37"	5.68'	20.00'	N 39°04'19" W	5.66'
C 26	273°02'07"	262.09'	55.00'	S 89°18'56" W	75.69'
C 27	73°15'01"	25.57'	20.00'	S 09°12'29" W	23.86'
C 28	76°06'37"	26.57'	20.00'	N 50°38'50" E	24.66'
C 29	272°22'18"	261.46'	55.00'	S 47°29'01" E	76.16'
C 30	16°15'37"	5.68'	20.00'	S 04°27'39" W	5.66'
C 31	16°15'37"	5.68'	20.00'	N 17°26'11" E	5.66'
C 32	272°22'25"	261.46'	55.00'	N 34°30'25" W	76.15'
C 33	76°06'48"	26.57'	20.00'	S 63°37'23" W	24.66'
C 34	53°07'48"	18.55'	20.00'	N 35°31'39" E	17.89'
C 35	286°15'37"	274.79'	55.00'	N 27°54'27" W	66.00'
C 36	53°07'48"	18.55'	20.00'	S 88°39'27" W	17.89'
C 37	272°22'25"	261.46'	55.00'	S 24°36'00" W	76.15'
C 38	76°06'48"	26.57'	20.00'	N 73°31'48" W	24.66'
C 39	16°15'37"	5.68'	20.00'	S 27°20'35" E	5.66'
C 40	76°11'35"	83.78'	45.00'	N 06°27'27" E	55.53'
C 41	76°06'48"	26.57'	20.00'	S 10°27'16" E	24.66'
C 42	272°22'25"	261.46'	55.00'	N 87°40'33" E	76.15'
C 43	16°15'37"	5.68'	20.00'	N 35°43'57" E	5.66'
C 44	50°56'42"	488.04'	550.00'	N 25°28'21" W	473.09'
C 45	20°24'12"	115.73'	325.00'	S 16°08'49" W	115.12'
C 46	04°24'58"	25.05'	325.00'	S 16°28'36" W	25.04'
C 47	02°46'39"	9.70'	200.00'	S 17°15'46" W	9.69'



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Drawn By: PCOH
JCA

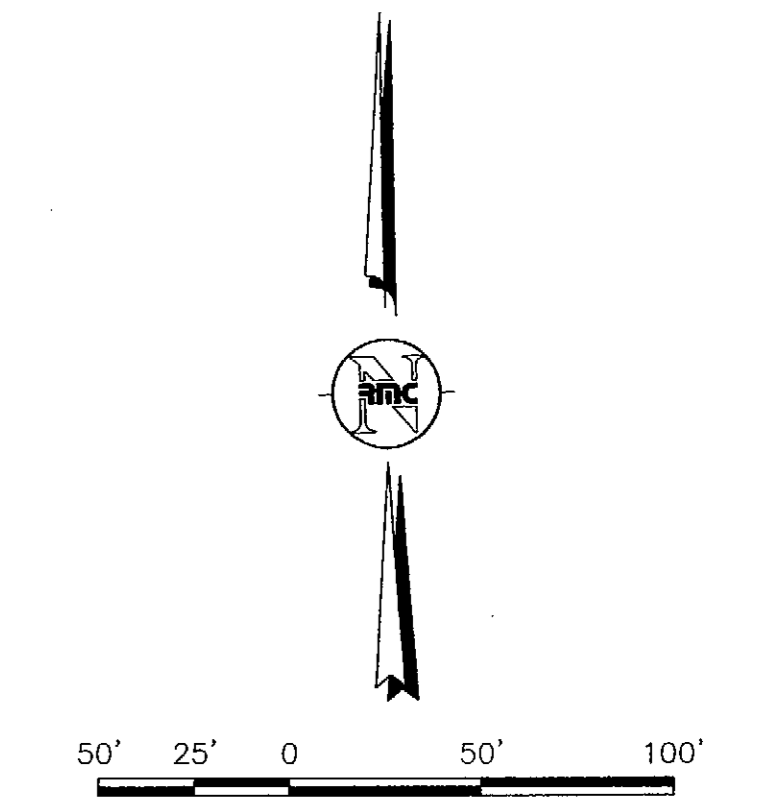
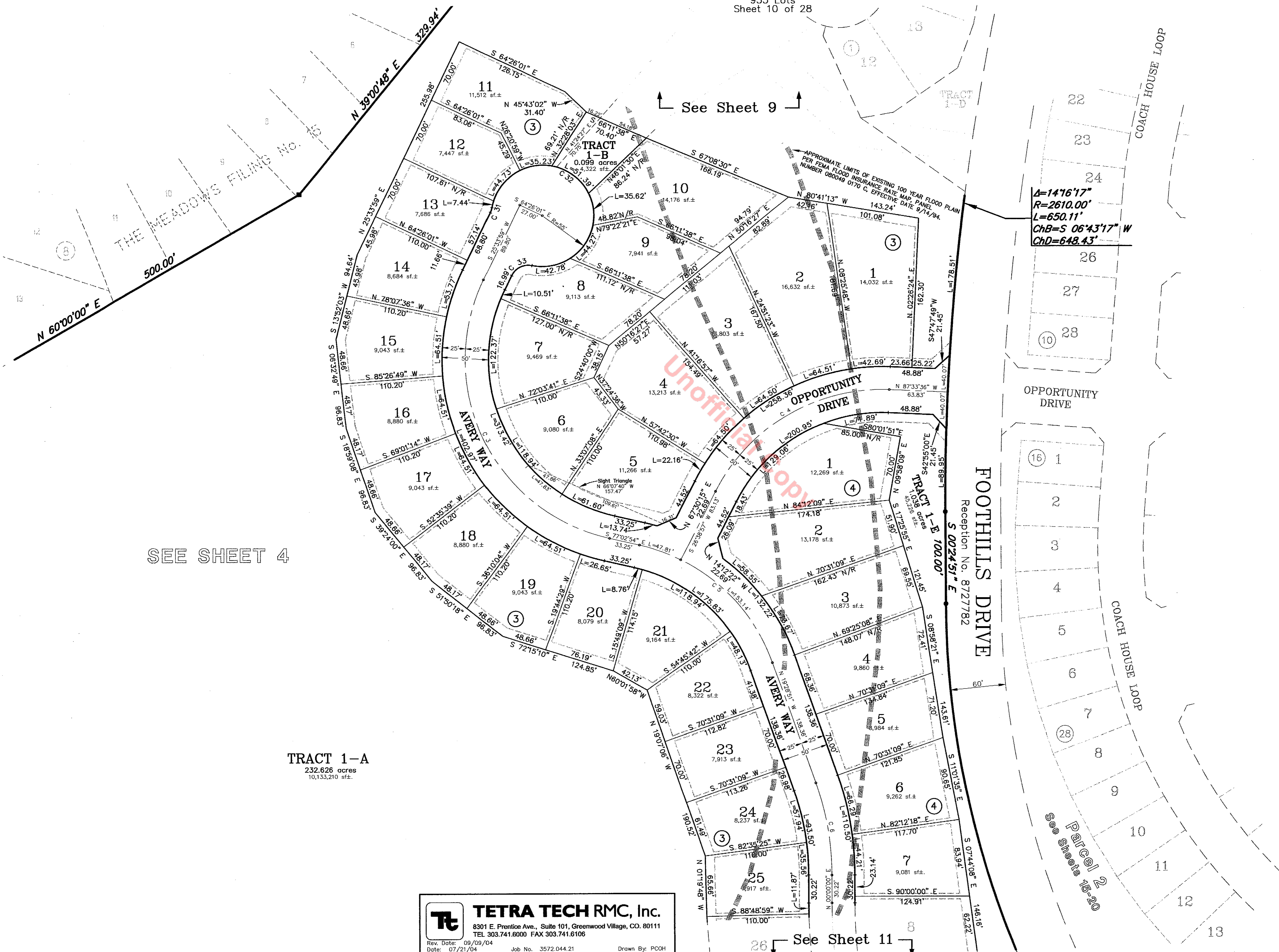
See Sheet 10

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

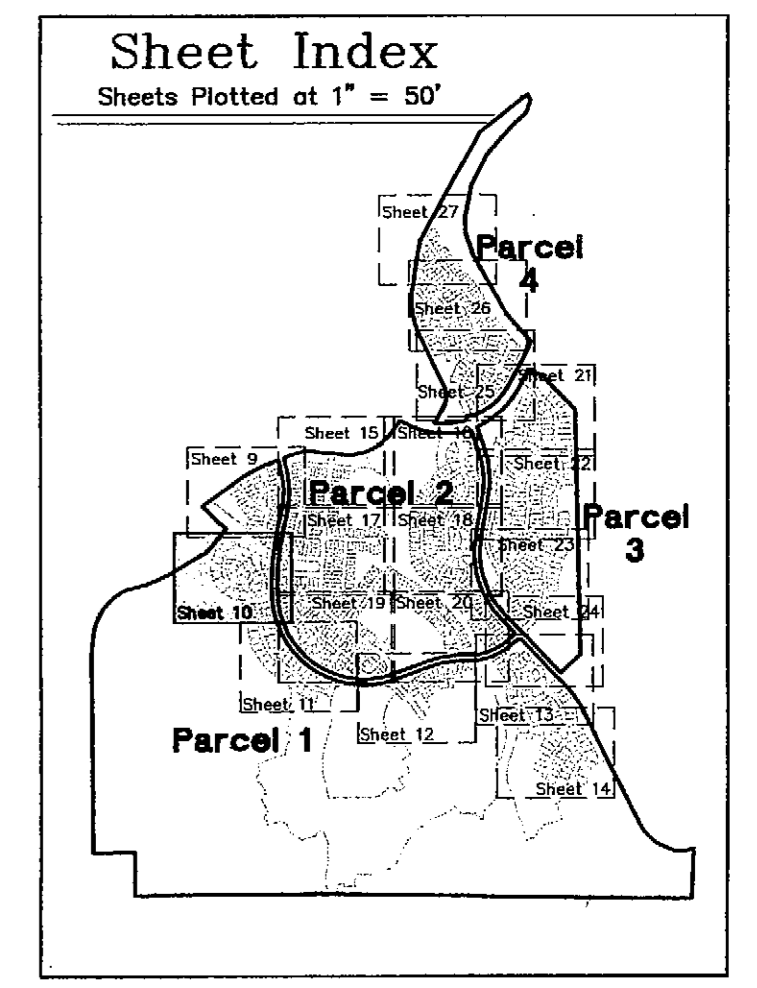
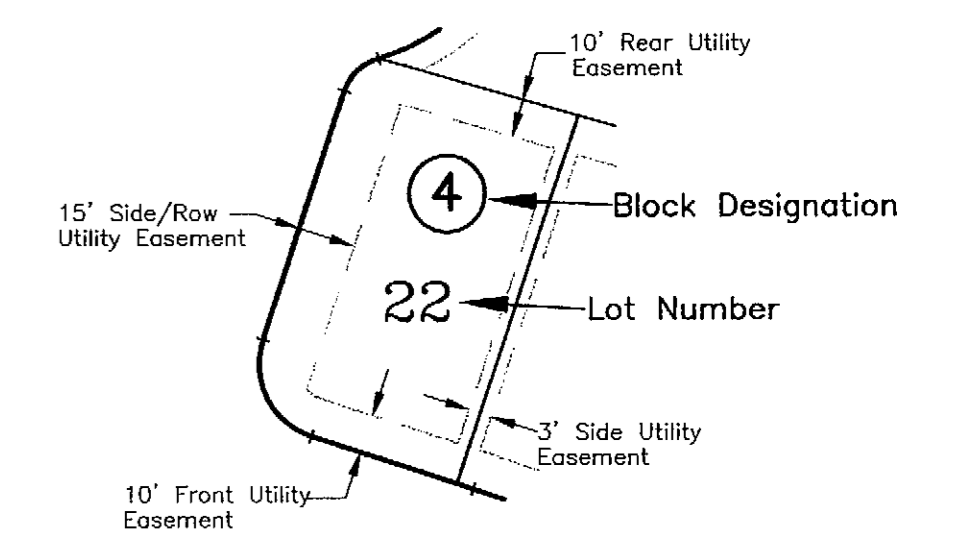
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 10 of 28



SCALE: 1" = 50'
Parcel 1 - Residential Lots and Small Tracts
Sheets 9 through 14
See Sheet 9 for Curve Information for Parcel 1

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



SEE SHEET 4

TRACT 1-A
232.626 acres
10,133,210 sf.±

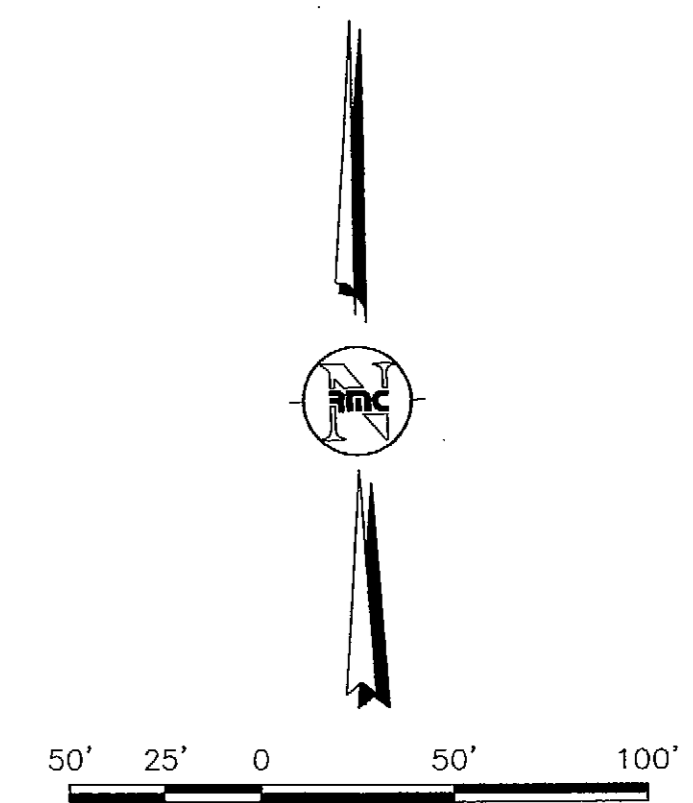
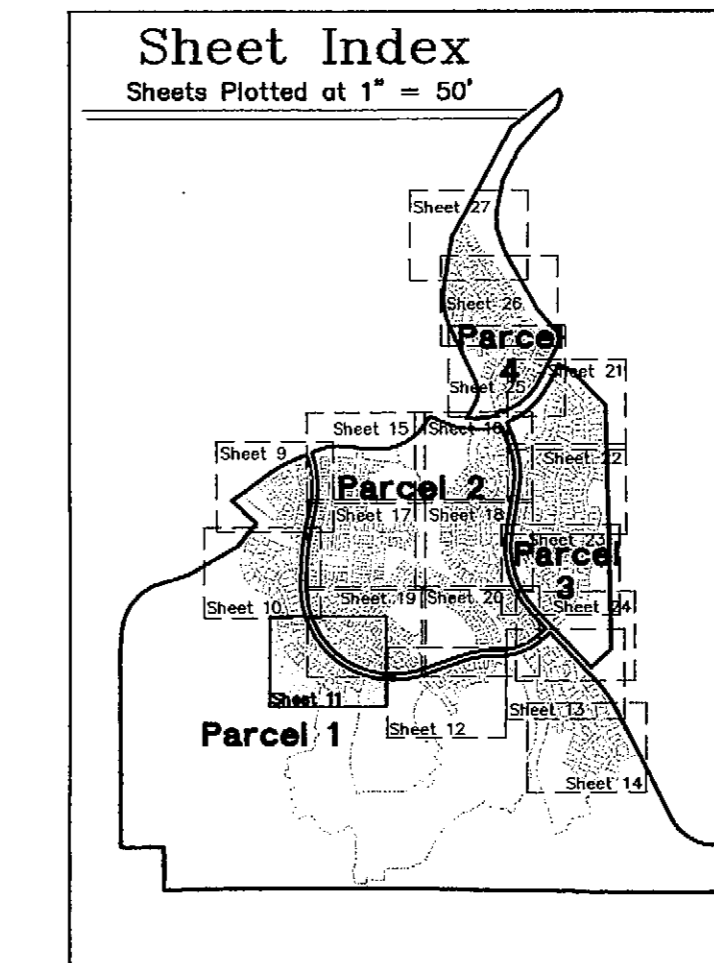
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

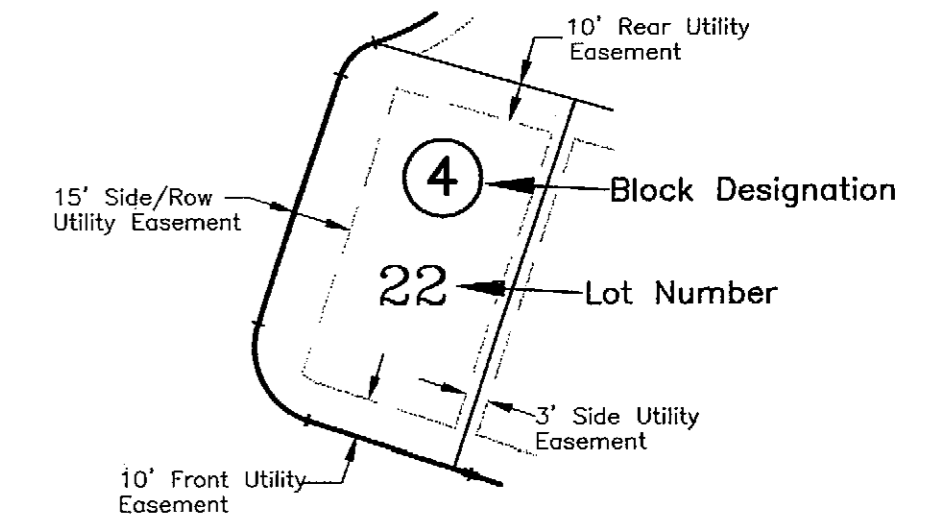
955 Lots
Sheet 11 of 28



Parcel 1 - Residential Lots and Small Tracts
Sheets 9 through 14
See Sheet 9 for Curve Information for Parcel 1

Legend

- N/R Denotes a non-radial line
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- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



$A=109^{\circ}27'20''$
 $R=1010.00'$
 $L=1929.46'$
 $ChB=S\ 55^{\circ}08'31''\ E$
 $ChD=1649.16'$

TRACT 1-A
232.626 acres
10,133,210 sqft.

TRACT 1-F
0.681 acres
29,658 sqft.

SEE SHEET 5

TRACT 1-O

TRACT 1-N

SEE SHEET 6

See Sheet 12

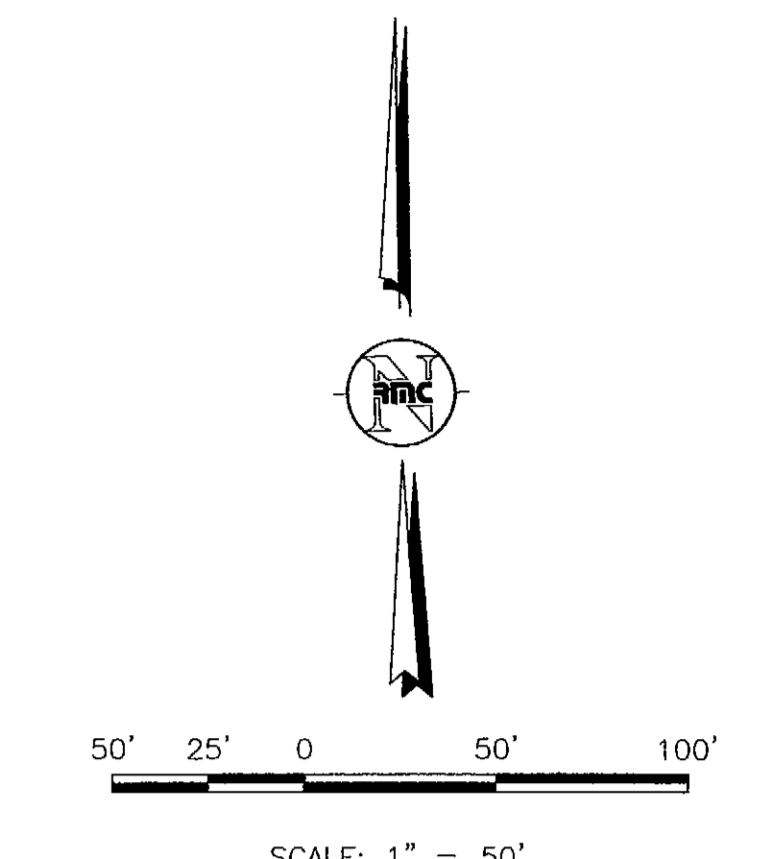
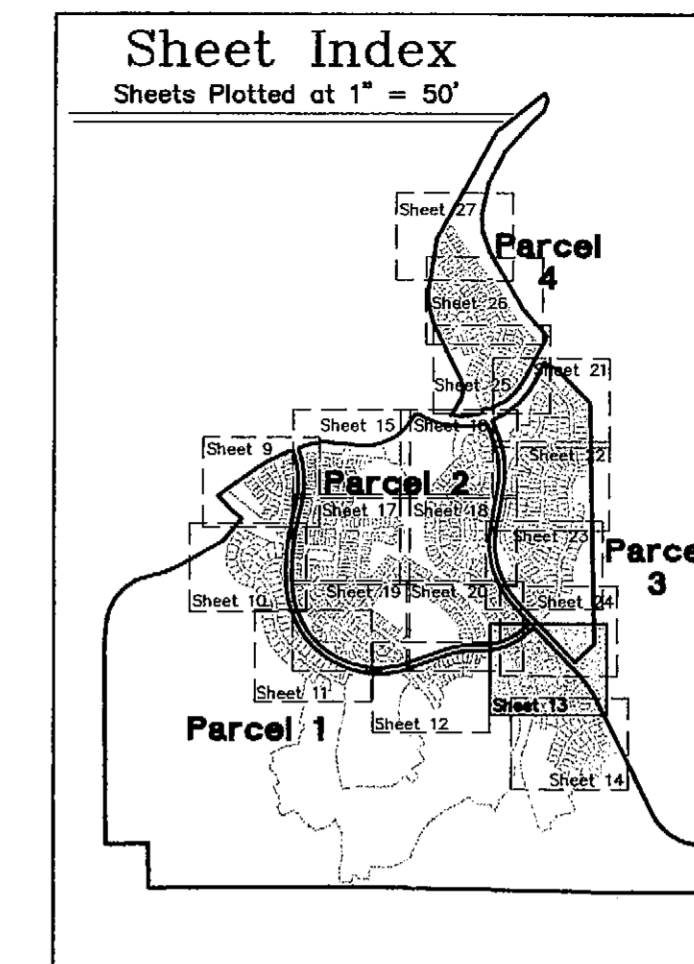
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Date: 09/21/04
Drawing Path: Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

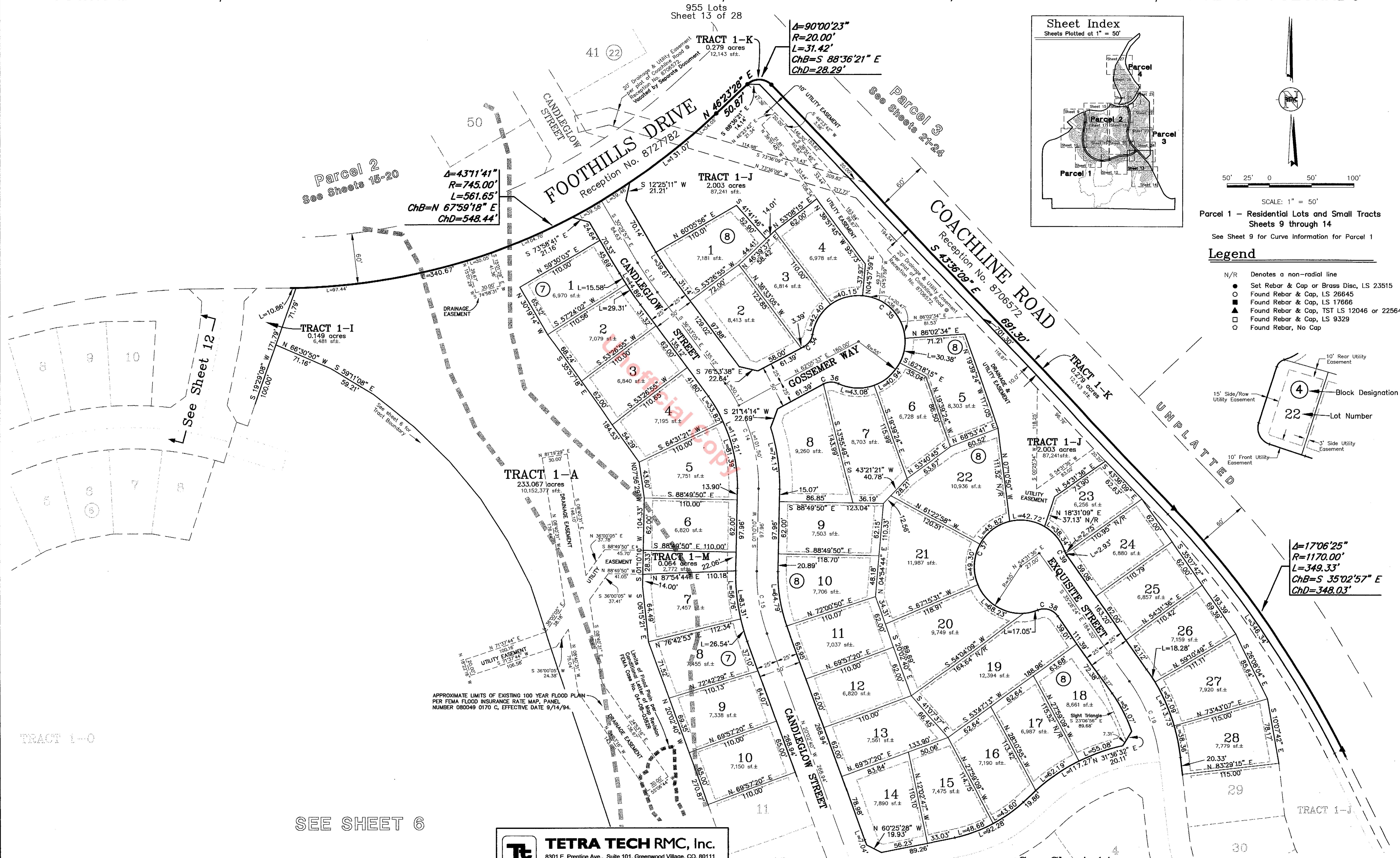
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 13 of 28

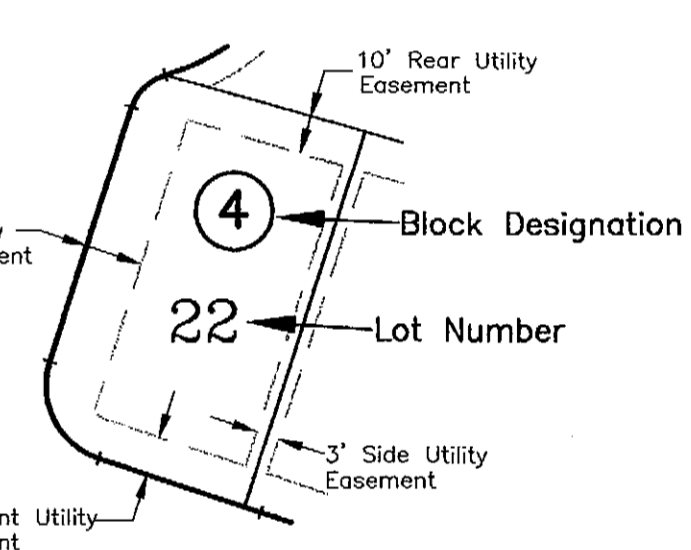


Parcel 1 - Residential Lots and Small Tracts
Sheets 9 through 14

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, EFFECTIVE DATE 9/14/94.



$\Delta=17'06'25''$
 $R=1170.00'$
 $L=349.33'$
 $ChB=S\ 35'02'57''\ E$
 $ChD=348.03'$

SEE SHEET 6

See Sheet 14

TETRA TECH RMC, Inc.
8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
TEL 303.741.6000 FAX 303.741.6106

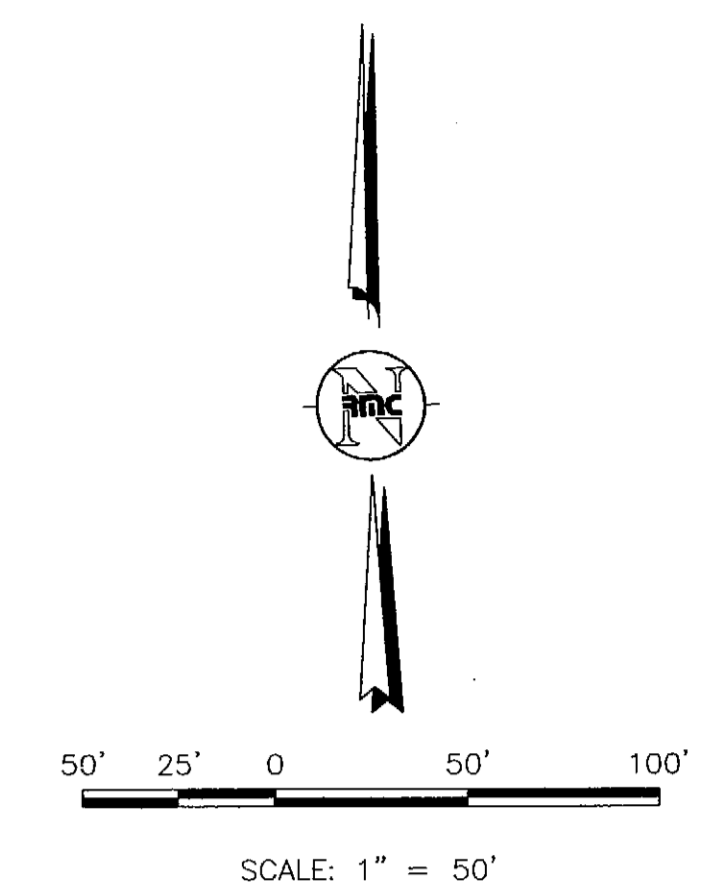
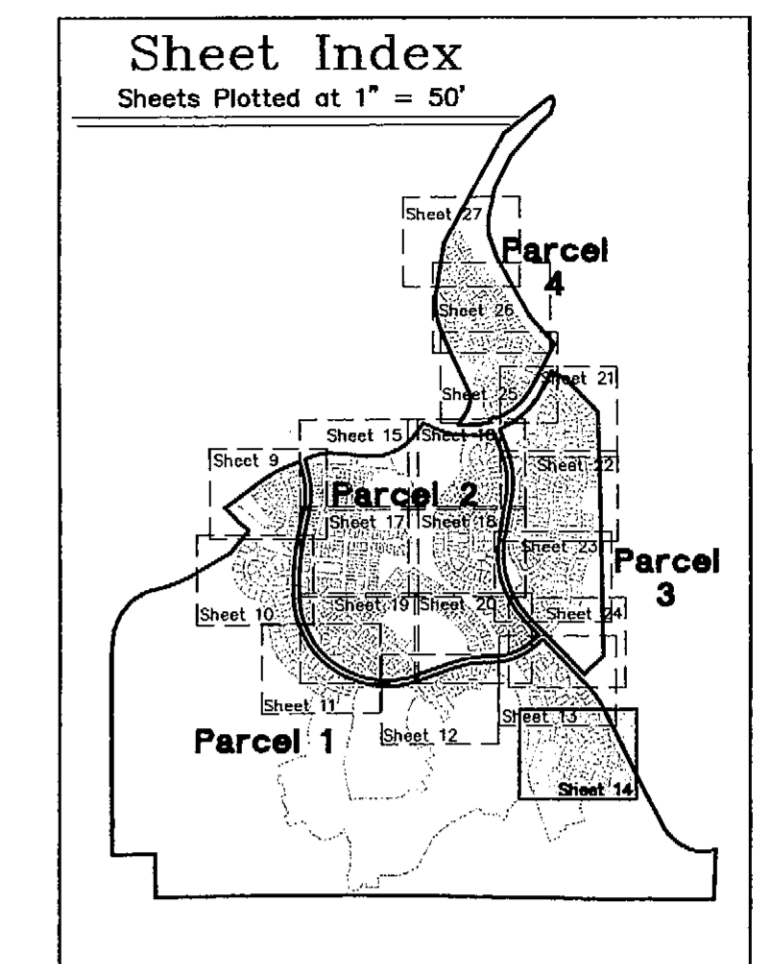
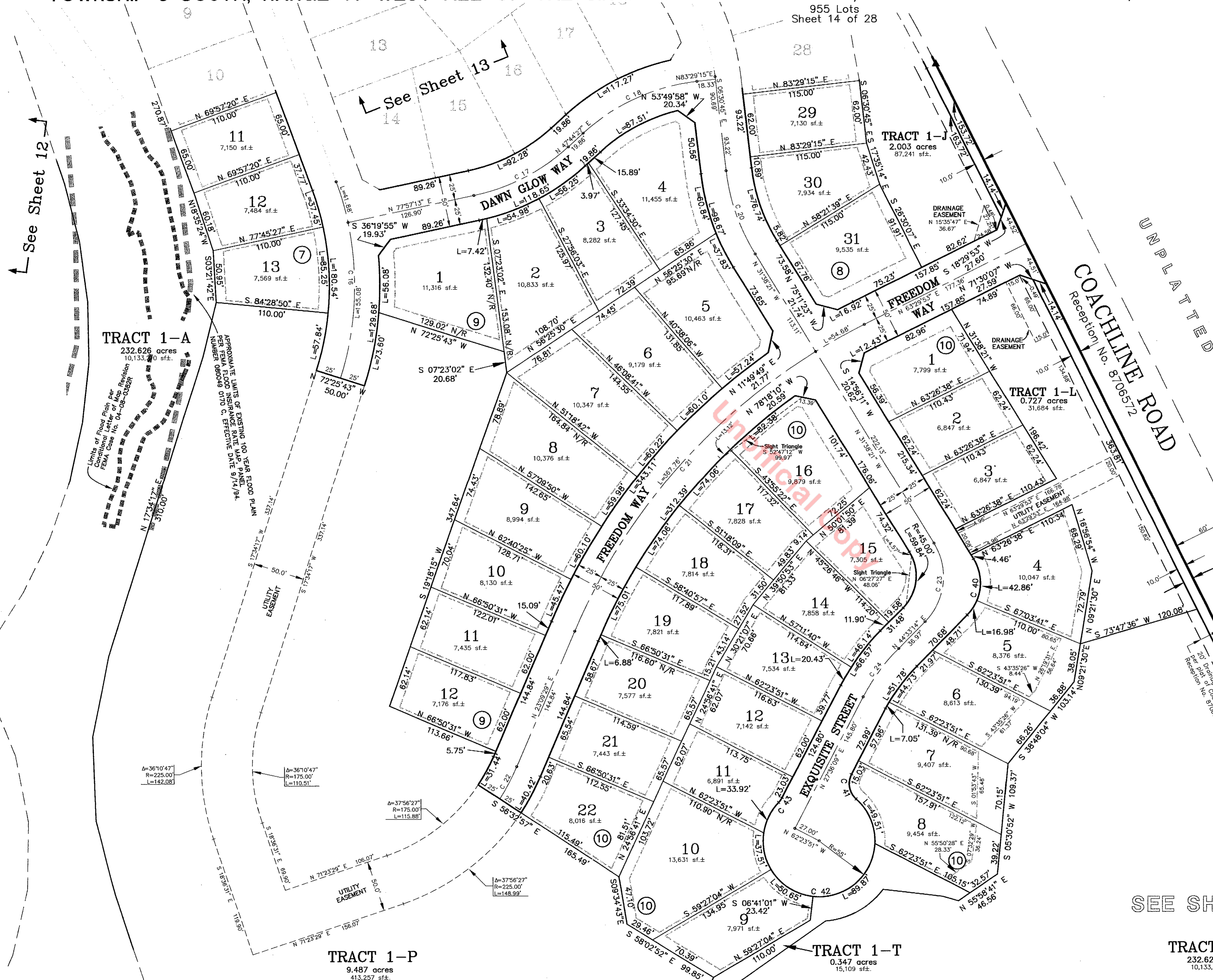
Rev. Date: 09/09/04
Date: 07/21/04
Job No: 3572.044.21
Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG
JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

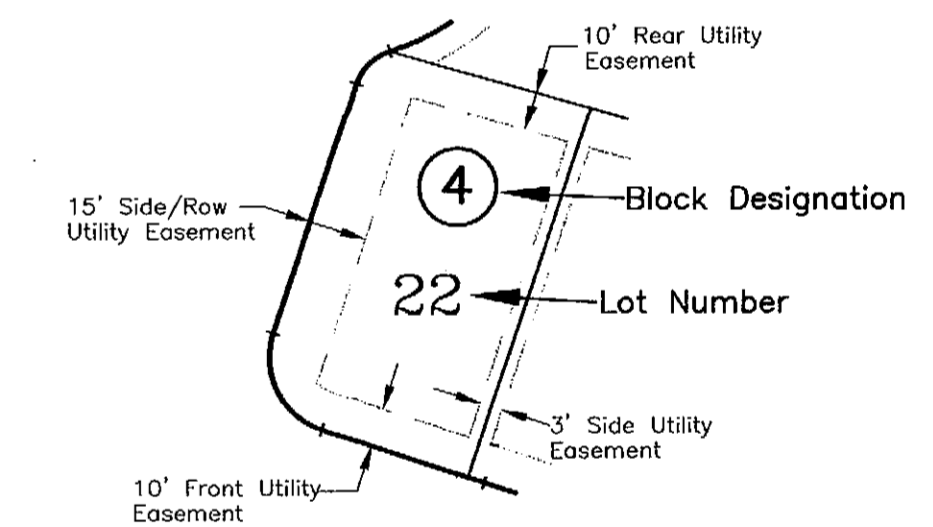
955 Lots
Sheet 14 of 28



SCALE: 1" = 50'
Parcel 1 - Residential Lots and Small Tracts
Sheets 9 through 14

See Sheet 9 for Curve Information for Parcel 1

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



SEE SHEET 8

TRACT 1-A

SEE SHEET 8

TRACT 1-P
9.487 acres
413,257 sf.±

TRACT 1-T
0.347 acres
15,109 sf.±

TRACT 1-A
232.626 acres
10,133,210 sf.±

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Date: 07/21/04
Job No. 3572.044.21
Drawn By: PCOH

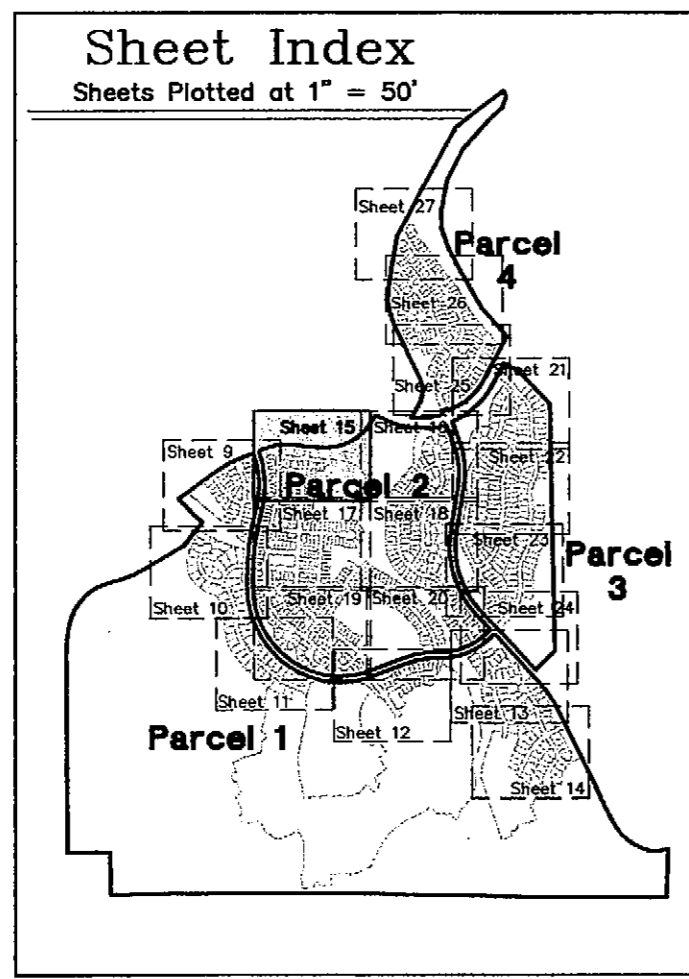
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 15 of 28



POINT OF COMMENCEMENT
NE Corner, NE 1/4, Section 5
T85, R67W, Sixth P.M.
(found Rebar & 2" Aluminum Cap,
LS 23515, in Range Box)

$A=86^{\circ}35'43''$
 $R=20.00'$
 $L=30.23'$
 $ChB=N 77^{\circ}53'53'' E$
 $ChD=27.43'$

$A=26^{\circ}51'02''$
 $R=515.00'$
 $L=241.34'$
 $ChB=N 82^{\circ}09'38'' E$
 $ChD=239.14'$

$A=60^{\circ}59'08''$
 $R=585.00'$
 $L=622.67'$
 $ChB=N 65^{\circ}05'35'' E$
 $ChD=593.69'$

$A=87^{\circ}22'25''$
 $R=20.00'$
 $L=30.50'$
 $ChB=N 25^{\circ}11'15'' E$
 $ChD=27.63'$

$A=32^{\circ}21'23''$
 $R=1120.00'$
 $L=632.49'$
 $ChB=N 02^{\circ}19'16'' W$
 $ChD=624.12'$

TRACT 2-A
2.133 acres
92,918 sq.ft.

TRACT 2-B
1.152 acres
50,199 sq.ft.

TRACT 2-M
20.561 acres
895,619 sq.ft.

TRACT 2-N
7.599 acres
331,018 sq.ft.

COACH HOUSE LOOP

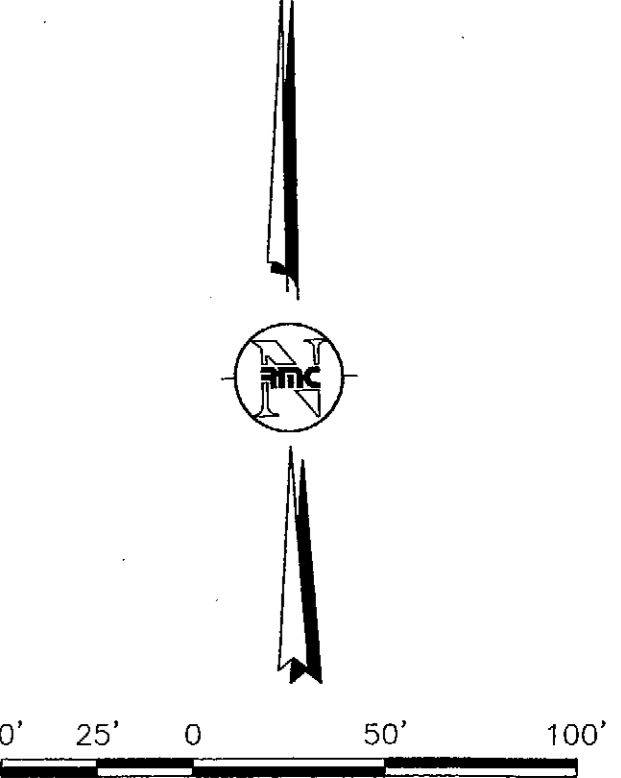
COACH HOUSE LOOP

MORNINGVIEW LANE

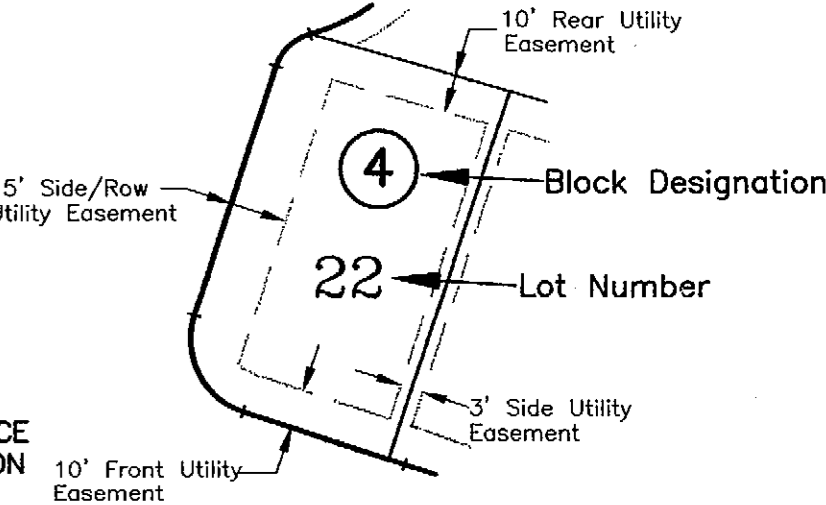
FOOTHILLS DRIVE
Reception No. 8727782

MORNINGVIEW DRIVE
Reception No. 8727779

TRACT 2-M



- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - ▲ Found Rebar & Cap, LS 17666
 - Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



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Rev. Date: 09/09/04
Date: 07/21/04 Job No. 3572.044.21 Drawn By: PCOH
Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

See Sheet 17

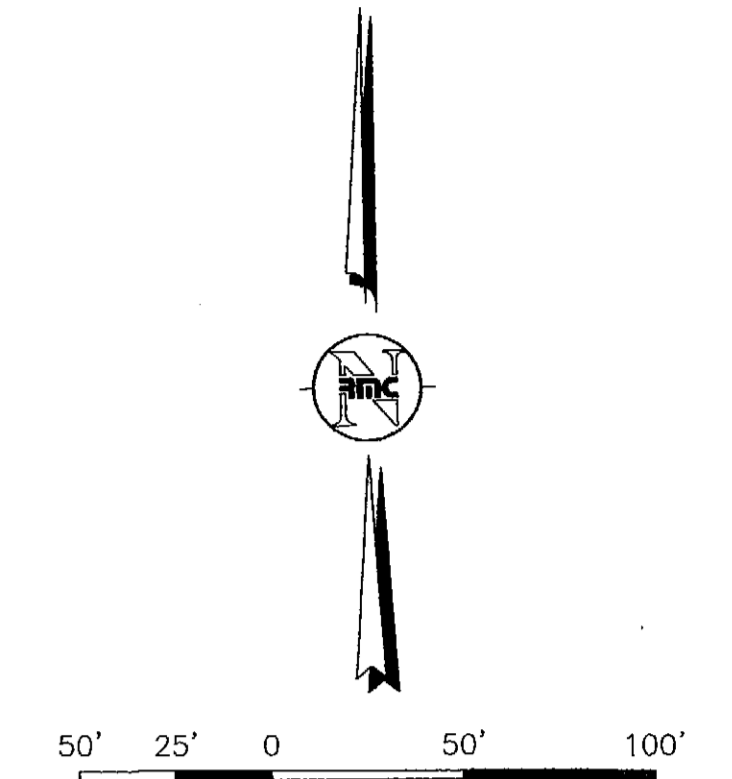
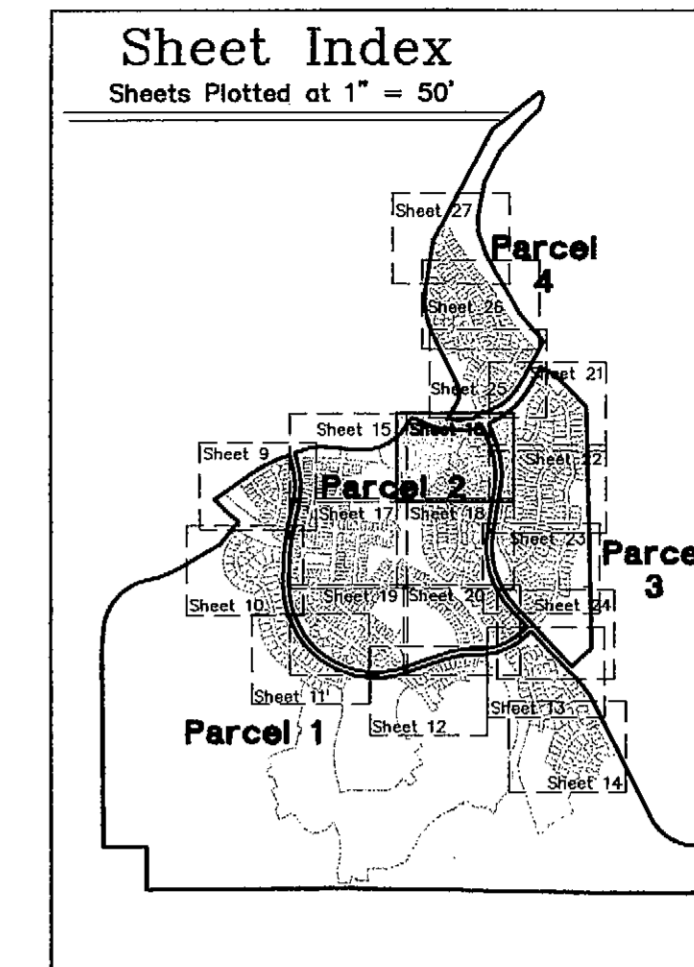
The Meadows Filing 16-Parcels 1, 2, 3 & 4
Final Plat
Sheet 15 of 28

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 16 of 28



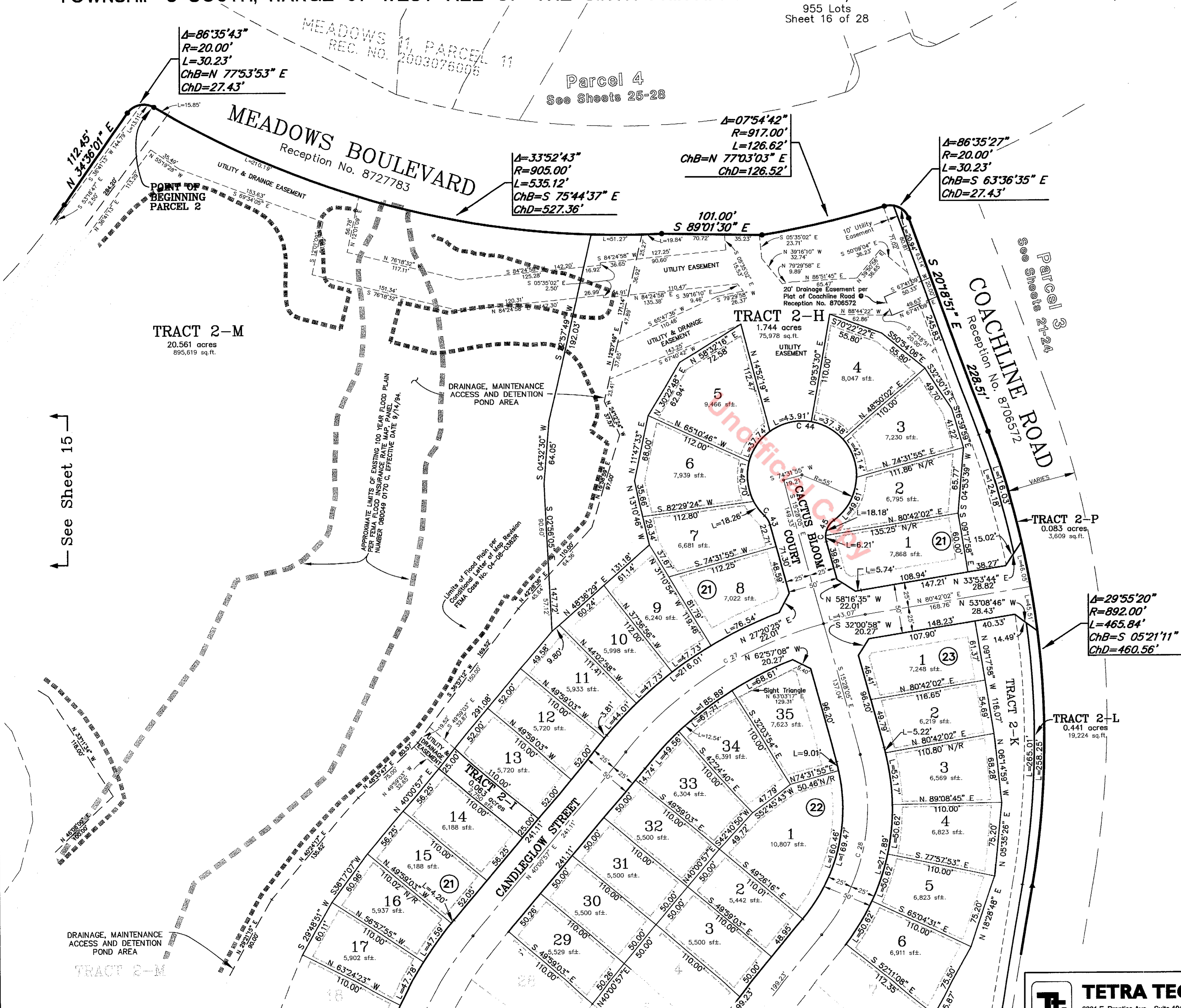
SCALE: 1" = 50'
Parcel 2
Sheets 15 through 20
See Sheet 16 for Curve Information for Parcel 2

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap

CURVE INFORMATION - PARCEL 2

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	02°55'51"	40.92'	800.00'	N 07°03'04" E	40.92'
C 2	96°16'29"	105.86'	63.00'	S 47°26'54" W	93.84'
C 3	13°25'15"	93.70'	400.00'	N 06°01'17" E	93.48'
C 4	08°31'23"	74.38'	500.00'	S 81°31'47" W	74.31'
C 5	08°31'23"	74.38'	500.00'	S 81°31'47" W	74.31'
C 6	08°31'23"	74.38'	500.00'	S 08°28'13" W	74.31'
C 7	00°52'46"	13.81'	900.00'	N 86°13'51" W	13.81'
C 8	56°35'44"	518.58'	525.00'	S 24°05'20" E	497.76'
C 9	81°27'41"	89.57'	63.00'	N 86°52'57" E	82.22'
C 10	32°48'27"	186.10'	325.00'	N 35°58'59" W	183.56'
C 11	56°35'44"	321.03'	325.00'	S 24°05'20" E	308.14'
C 12	03°06'32"	17.63'	325.00'	N 02°39'16" E	17.63'
C 13	03°06'32"	17.63'	325.00'	S 02°39'16" W	17.63'
C 14	04°18'28"	60.15'	800.00'	S 06°21'46" W	60.13'
C 15	56°35'44"	518.58'	200.00'	S 24°05'20" E	189.62'
C 16	90°00'00"	98.96'	63.00'	S 82°36'47" W	89.10'
C 17	09°00'25"	51.09'	325.00'	S 56°53'25" E	51.04'
C 18	12°48'17"	223.49'	1000.00'	N 54°59'28" W	223.02'
C 19	09°34'16"	54.29'	325.00'	N 43°48'12" W	54.23'
C 20	38°00'09"	315.05'	475.00'	N 20°00'59" W	309.31'
C 21	12°15'13"	128.32'	600.00'	N 36°37'33" W	128.08'
C 22	31°06'15"	271.43'	500.00'	S 27°12'03" E	268.11'
C 23	72°38'30"	253.57'	200.00'	N 47°58'11" W	236.92'
C 24	31°34'11"	110.20'	200.00'	S 68°30'21" E	108.81'
C 25	51°51'19"	294.14'	325.00'	S 26°47'36" E	284.20'
C 26	40°52'54"	285.41'	400.00'	S 19°34'30" W	279.39'
C 27	40°41'05"	284.03'	400.00'	S 60°21'30" W	278.10'
C 28	55°29'02"	193.68'	200.00'	N 12°16'26" E	186.20'
C 29	40°52'54"	142.70'	200.00'	S 19°34'30" W	139.70'
C 30	38°08'41"	133.15'	200.00'	N 18°12'24" W	130.71'
C 31	96°16'29"	75.61'	45.00'	S 47°26'54" W	67.03'
C 32	180°00'01"	172.79'	55.00'	N 14°38'39" W	110.00'
C 33	53°07'48"	18.55'	20.00'	N 64°10'42" E	17.89'
C 34	286°15'37"	274.79'	55.00'	S 52°23'13" E	66.00'
C 35	53°07'48"	18.55'	20.00'	S 11°02'53" W	17.89'
C 36	53°07'48"	18.55'	20.00'	N 64°10'42" E	17.89'
C 37	286°15'37"	274.79'	55.00'	S 52°23'13" E	66.00'
C 38	53°07'48"	18.55'	20.00'	S 11°02'53" W	17.89'
C 39	81°27'41"	63.98'	45.00'	N 86°52'57" E	58.73'
C 40	284°26'50"	273.05'	55.00'	N 05°06'55" E	67.38'
C 41	53°07'48"	18.55'	20.00'	N 59°13'34" W	17.89'
C 42	90°00'00"	70.69'	45.00'	S 82°36'47" W	63.64'
C 43	31°07'11"	10.86'	20.00'	N 31°01'40" W	10.73'
C 44	281°00'16"	269.74'	55.00'	N 86°05'08" W	69.97'
C 45	69°53'05"	24.39'	20.00'	S 19°28'27" W	22.91'
C 46	55°09'00"	14.44'	15.00'	N 63°33'33" E	13.89'
C 47	290°18'01"	278.67'	55.00'	N 00°51'57" W	62.86'
C 48	55°09'00"	14.44'	15.00'	N 63°17'27" W	13.89'
C 49	55°09'00"	14.44'	15.00'	N 68°50'23" E	13.89'
C 50	290°18'01"	278.67'	55.00'	N 06°24'53" E	62.86'
C 51	55°09'00"	14.44'	15.00'	N 56°00'36" W	13.89'
C 52	03°53'49"	66.32'	975.00'	S 50°14'15" E	66.30'
C 53	02°05'24"	35.57'	975.00'	S 45°06'24" W	35.56'
C 54	90°00'00"	70.69'	45.00'	S 39°24'51" E	63.64'
C 55	08°19'07"	152.45'	1050.00'	S 01°10'49" E	152.31'

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 Date: 07/21/04
 Job No. 3572.044.21
 Drawing Path: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG
 JCA



See Sheet 15

See Sheet 18

TRACT 2-M
20.561 acres
895,619 sq. ft.

TRACT 2-H
1.744 acres
75,978 sq. ft.

TRACT 2-P
0.083 acres
3,609 sq. ft.

TRACT 2-L
0.441 acres
19,224 sq. ft.

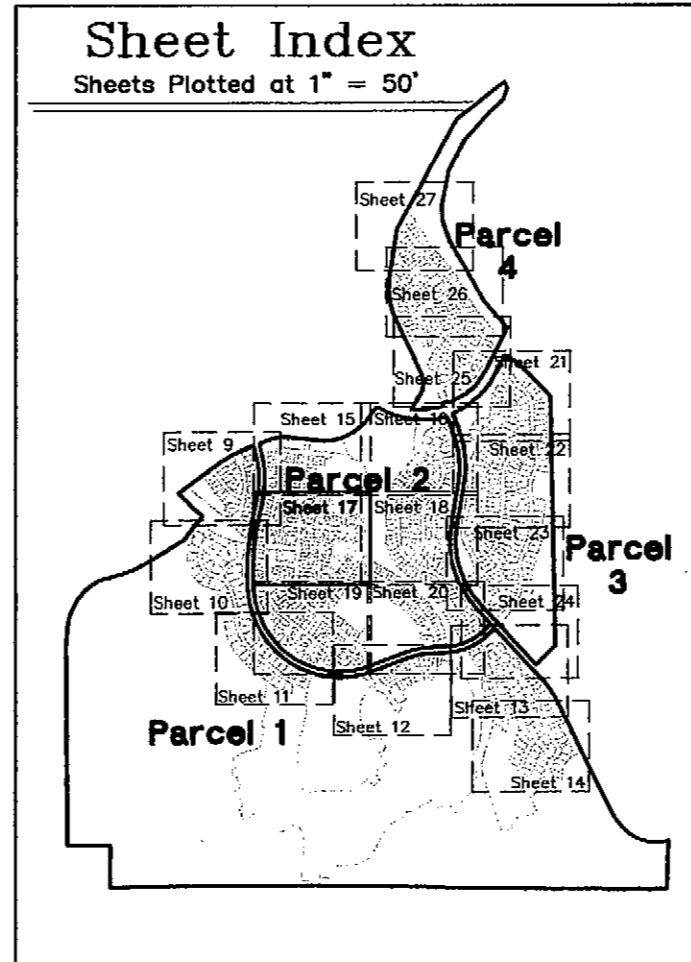
TRACT 2-M
20.561 acres
895,619 sq. ft.

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

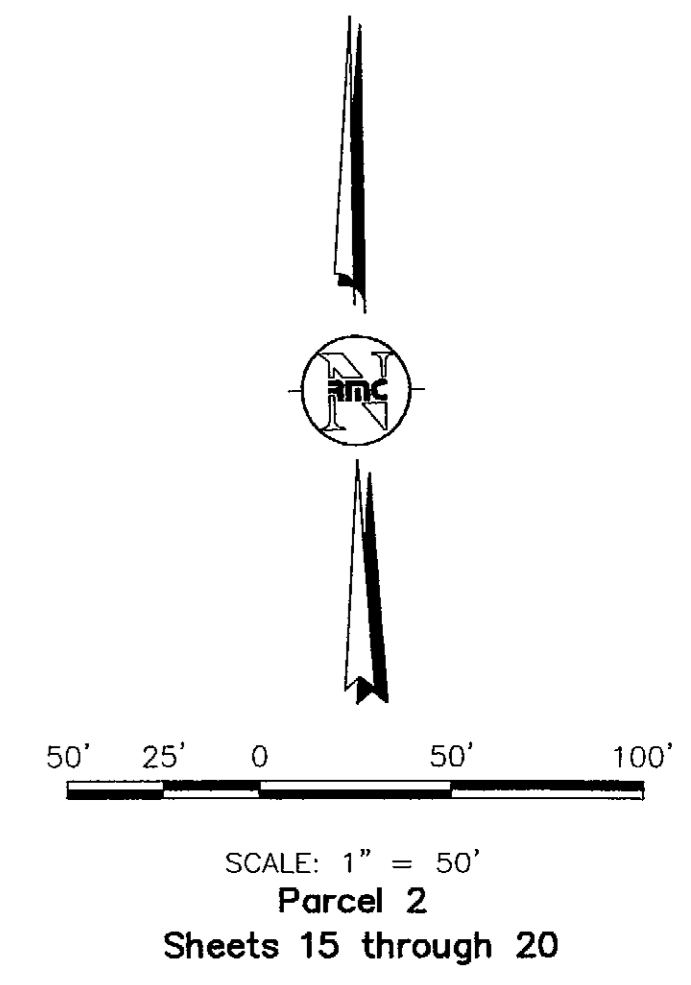
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 17 of 28

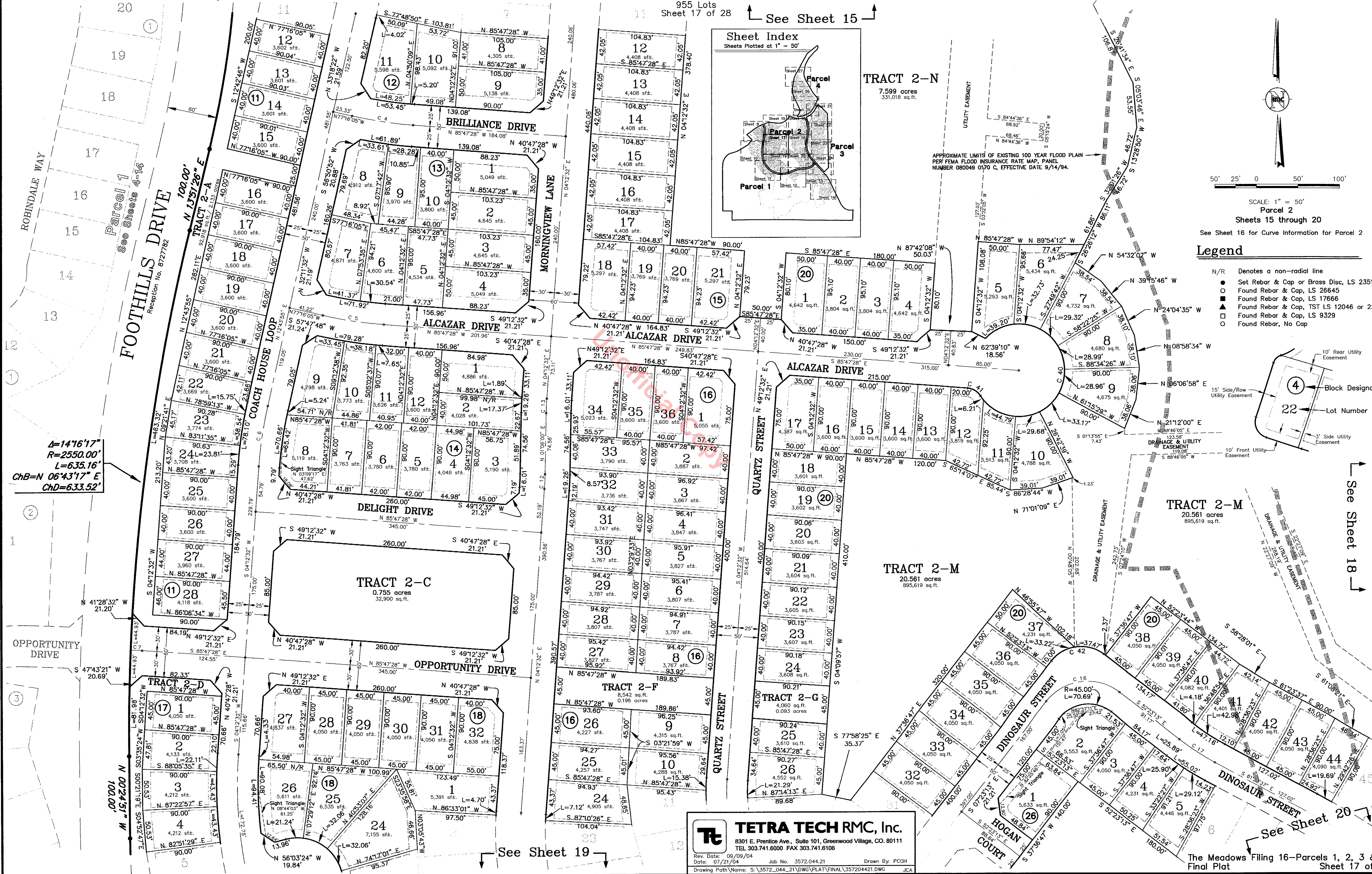


TRACT 2-N
7.599 acres
331,018 sq. ft.

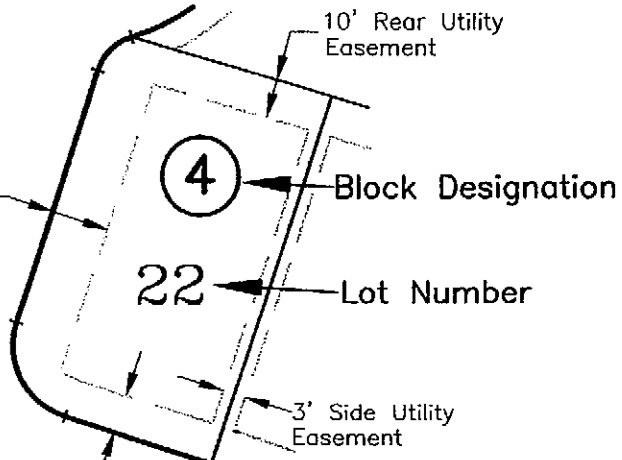
APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOOD PLAIN
PER FEMA FLOOD INSURANCE RATE MAP, PANEL
NUMBER 080049 0170 C, EFFECTIVE DATE 9/14/94.



- Legend**
- N/R Denotes a non-radial line
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 - Found Rebar & Cap, LS 26645
 - ◐ Found Rebar & Cap, LS 17666
 - ◑ Found Rebar & Cap, TST LS 12046 or 22564
 - ◒ Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



$L=1476'17''$
 $R=2550.00'$
 $L=635.16'$
 $ChB=N\ 06'43'17''\ E$
 $ChD=633.52'$

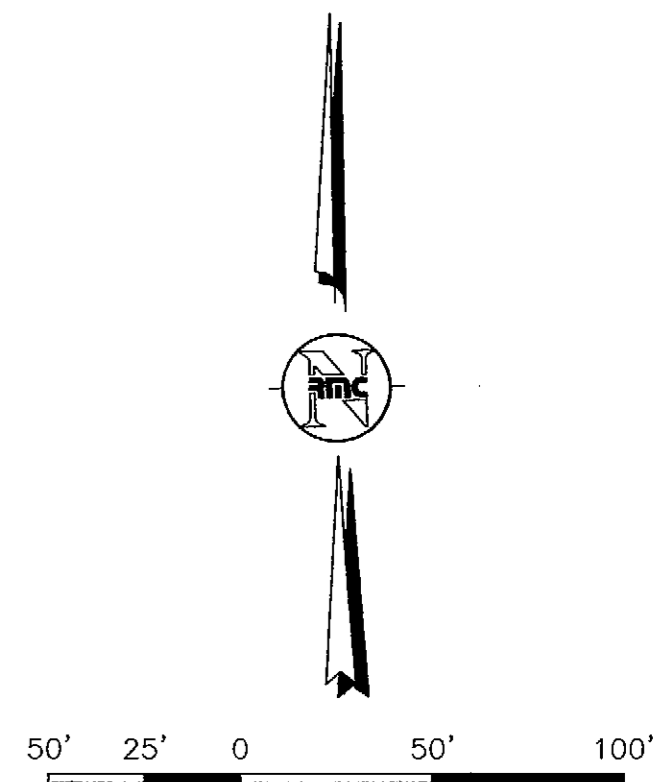
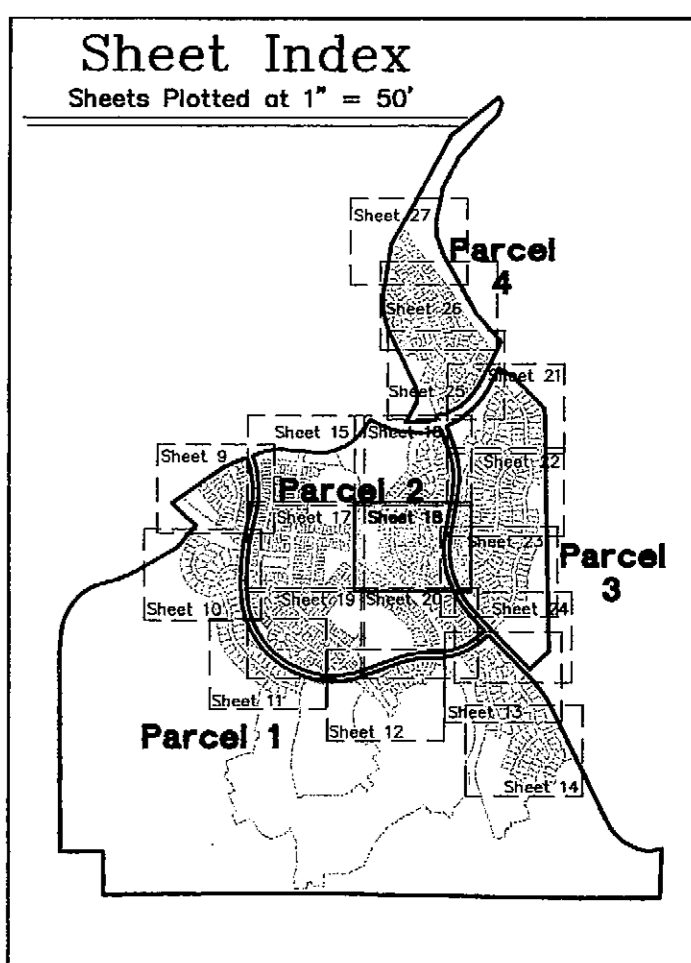
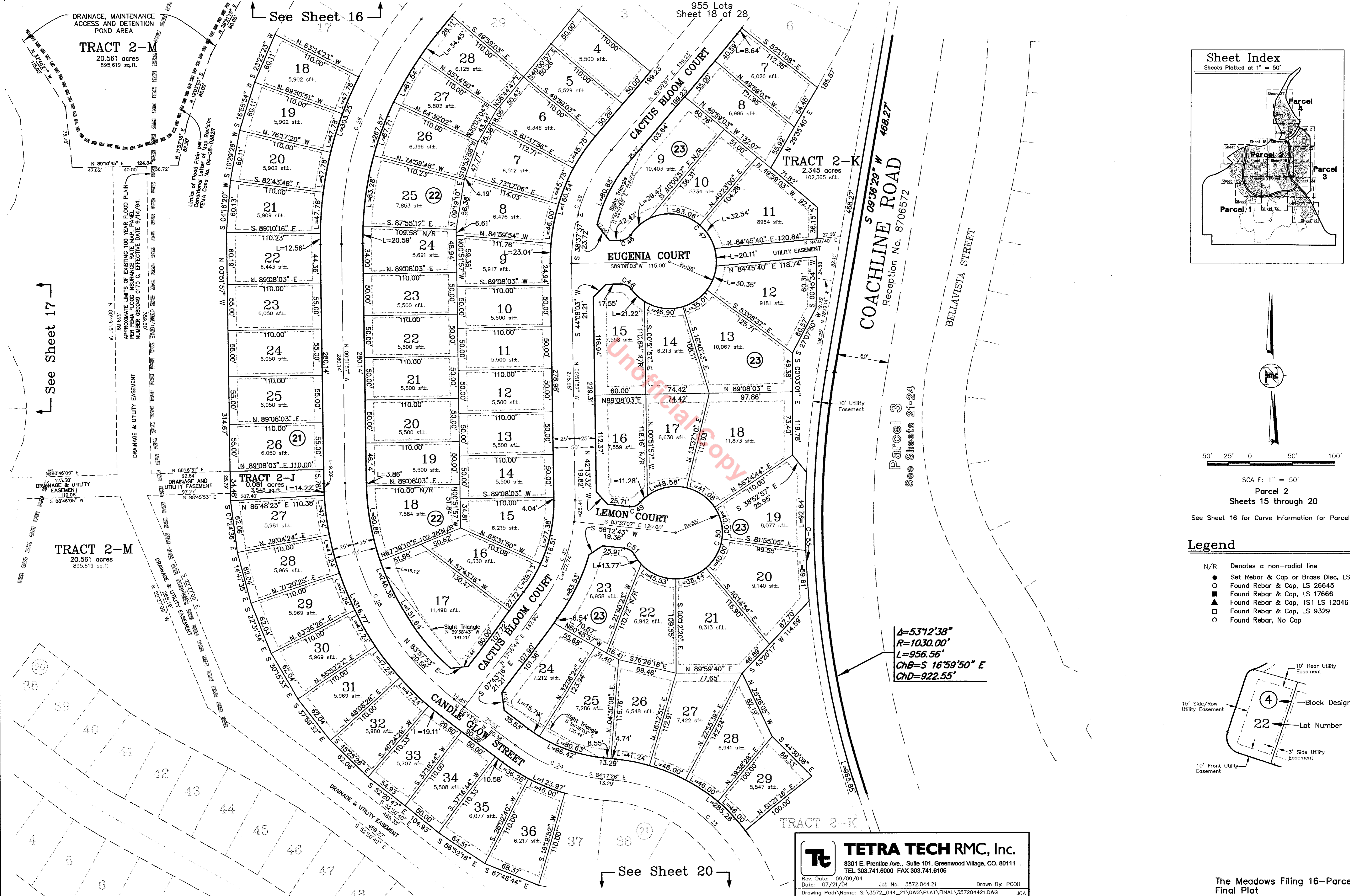


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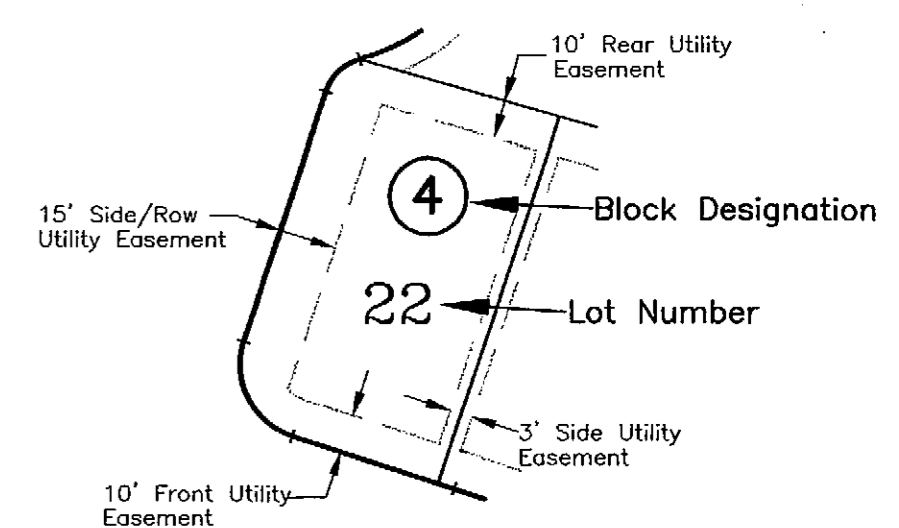
THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



- Legend**
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 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



$$\begin{aligned} \Delta &= 53'12.38'' \\ R &= 1030.00' \\ L &= 956.56' \\ ChB &= S 16'59'50'' E \\ ChD &= 922.55' \end{aligned}$$

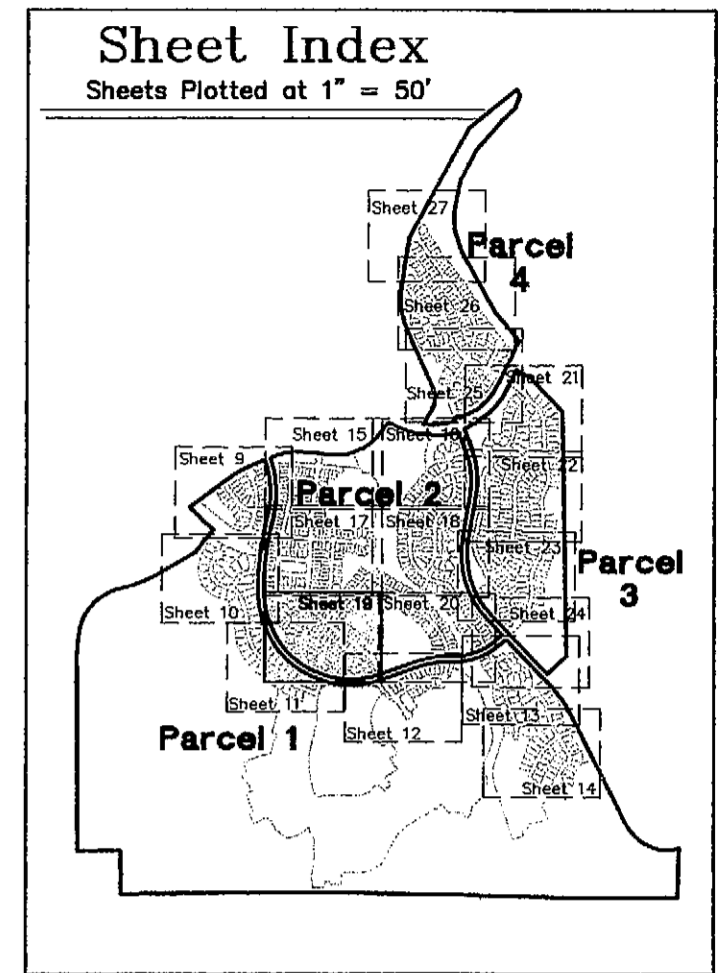
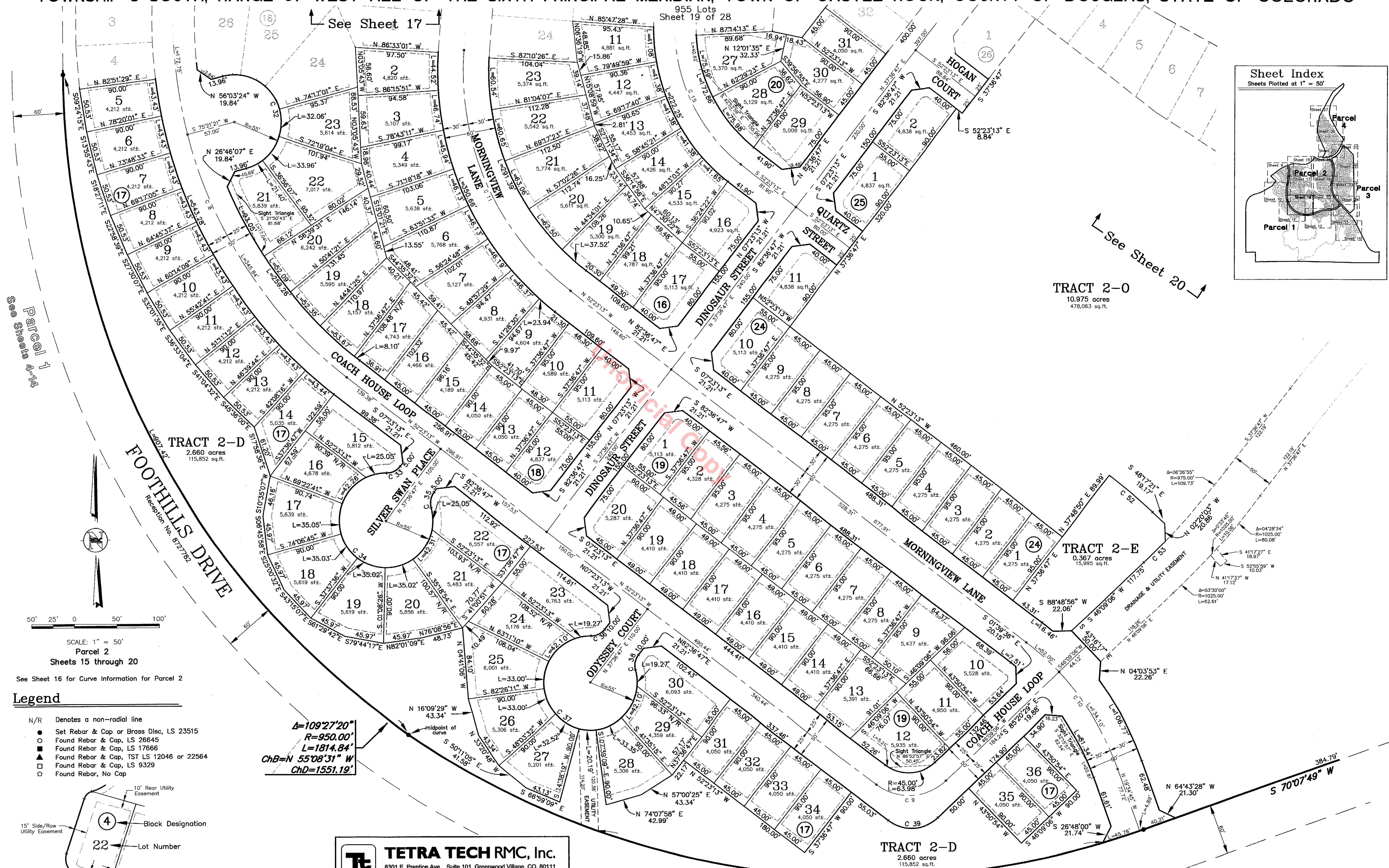
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Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

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See Sheets 17-18 Parcel 1

See Sheet 20

TRACT 2-D
2.660 acres
115,852 sq.ft.

TRACT 2-0
10.975 acres
478,063 sq.ft.

TRACT 2-E
0.367 acres
15,995 sq.ft.

TRACT 2-D
2.660 acres
115,852 sq.ft.



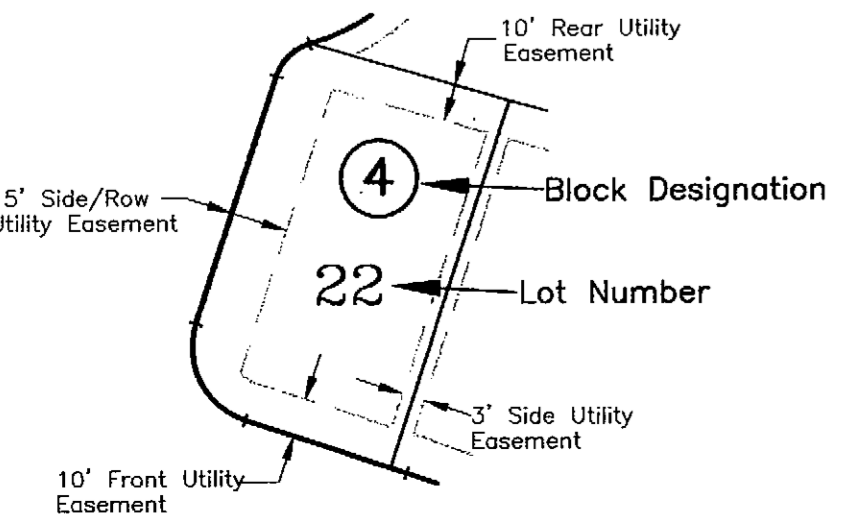
SCALE: 1" = 50'
Parcel 2
Sheets 15 through 20

See Sheet 16 for Curve Information for Parcel 2

Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
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- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

$$\begin{aligned}
 &A=109^{\circ}27'20'' \\
 &R=950.00' \\
 &L=1814.84' \\
 &ChB=N\ 55^{\circ}08'31''\ W \\
 &ChD=1551.19'
 \end{aligned}$$



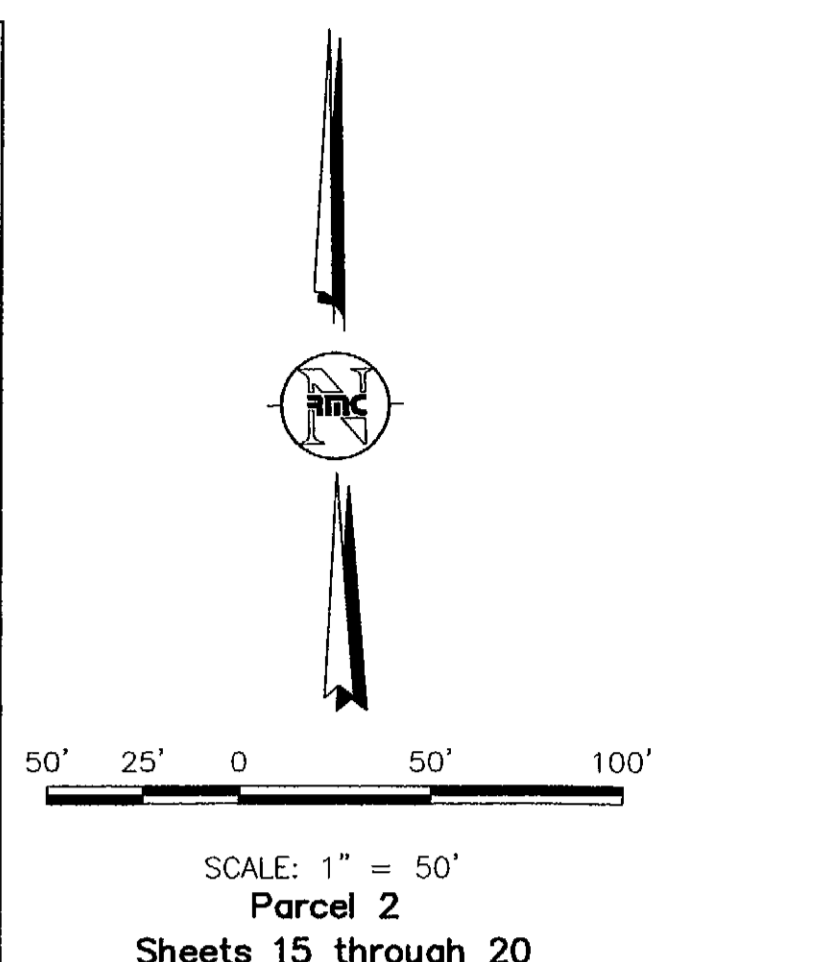
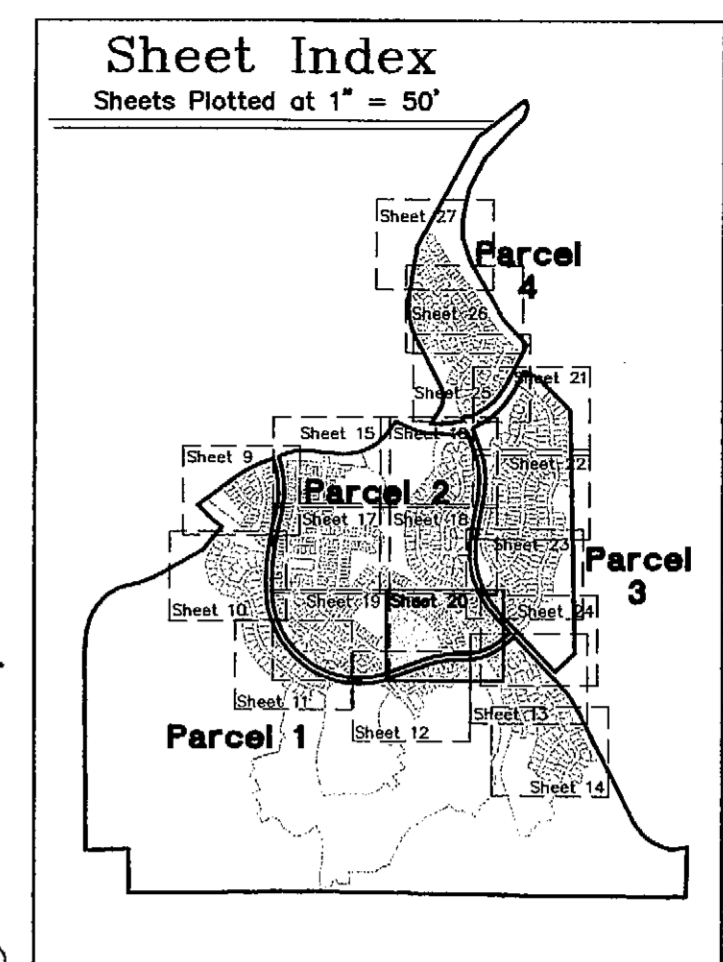
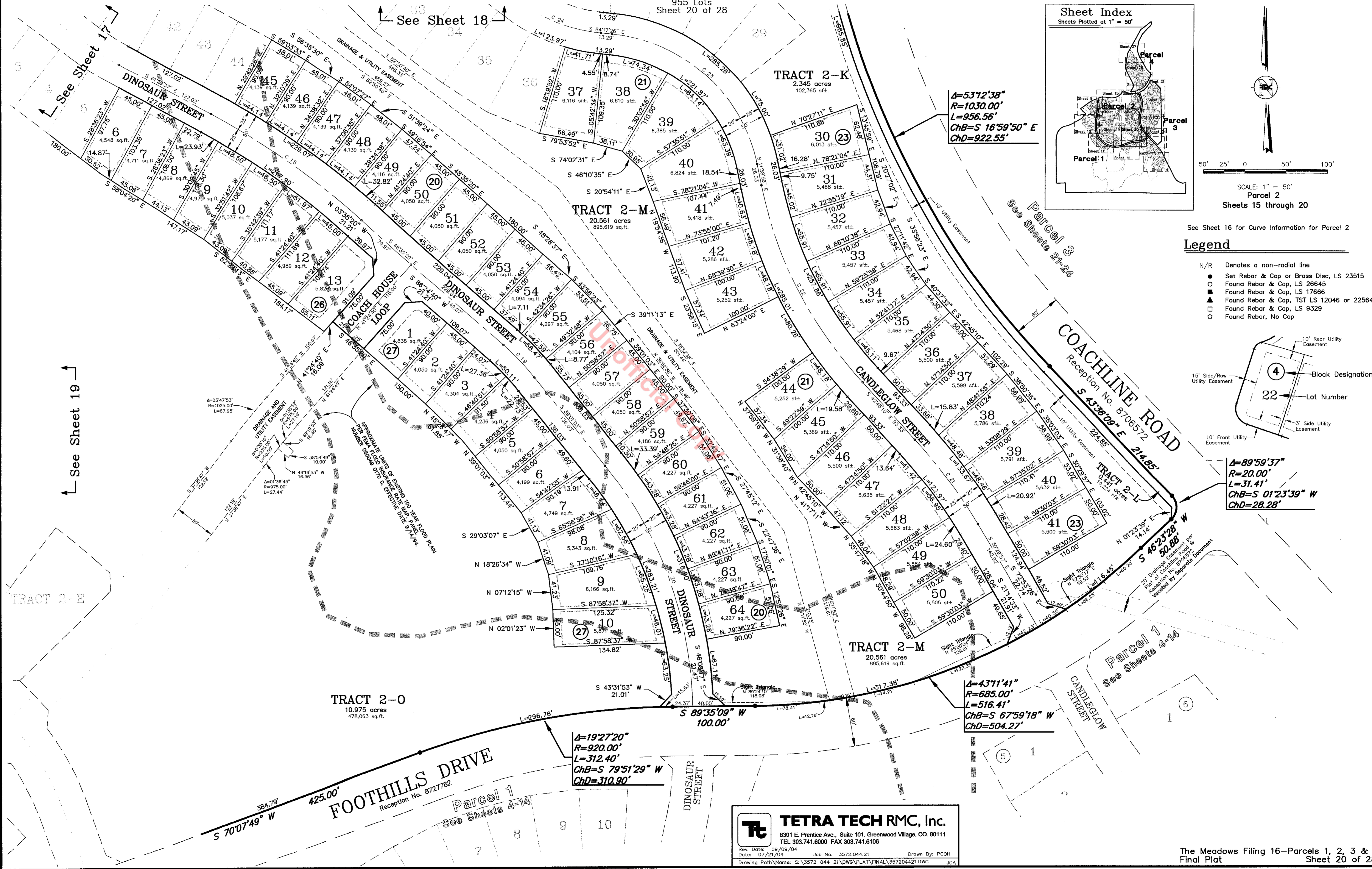
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

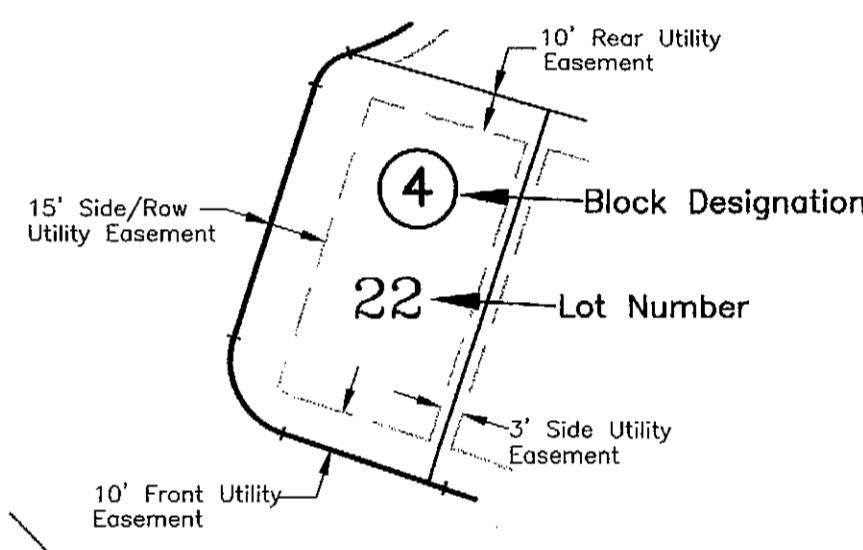
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

955 Lots
Sheet 20 of 28



See Sheet 16 for Curve Information for Parcel 2

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



$A=89^{\circ}59'37''$
 $R=20.00'$
 $L=31.41'$
 $ChB=S\ 01^{\circ}23'39''\ W$
 $ChD=28.28'$

$A=53^{\circ}12'38''$
 $R=1030.00'$
 $L=956.56'$
 $ChB=S\ 16^{\circ}59'50''\ E$
 $ChD=922.55'$

$A=43^{\circ}11'41''$
 $R=685.00'$
 $L=516.41'$
 $ChB=S\ 67^{\circ}59'18''\ W$
 $ChD=504.27'$

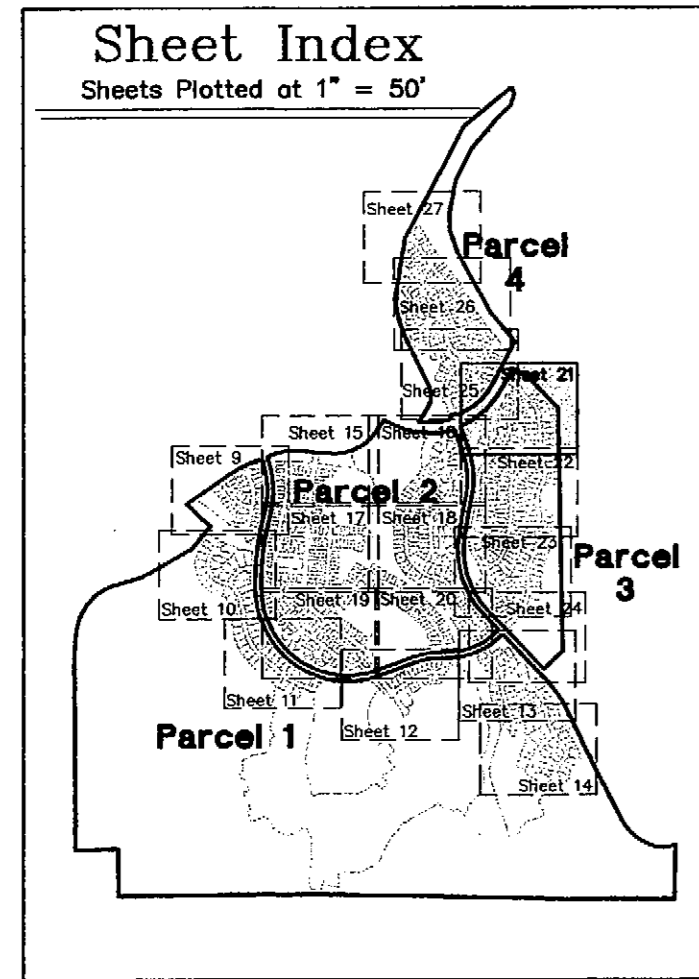
$A=19^{\circ}27'20''$
 $R=920.00'$
 $L=312.40'$
 $ChB=S\ 79^{\circ}51'29''\ W$
 $ChD=310.90'$

TETRA TECH RMC, Inc.
 8301 E. Prentice Ave., Suite 101, Greenwood Village, CO. 80111
 TEL 303.741.6000 FAX 303.741.6106
 Rev. Date: 09/09/04 Job No. 3572.044.21 Drawn By: PCOH
 Date: 07/21/04
 Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

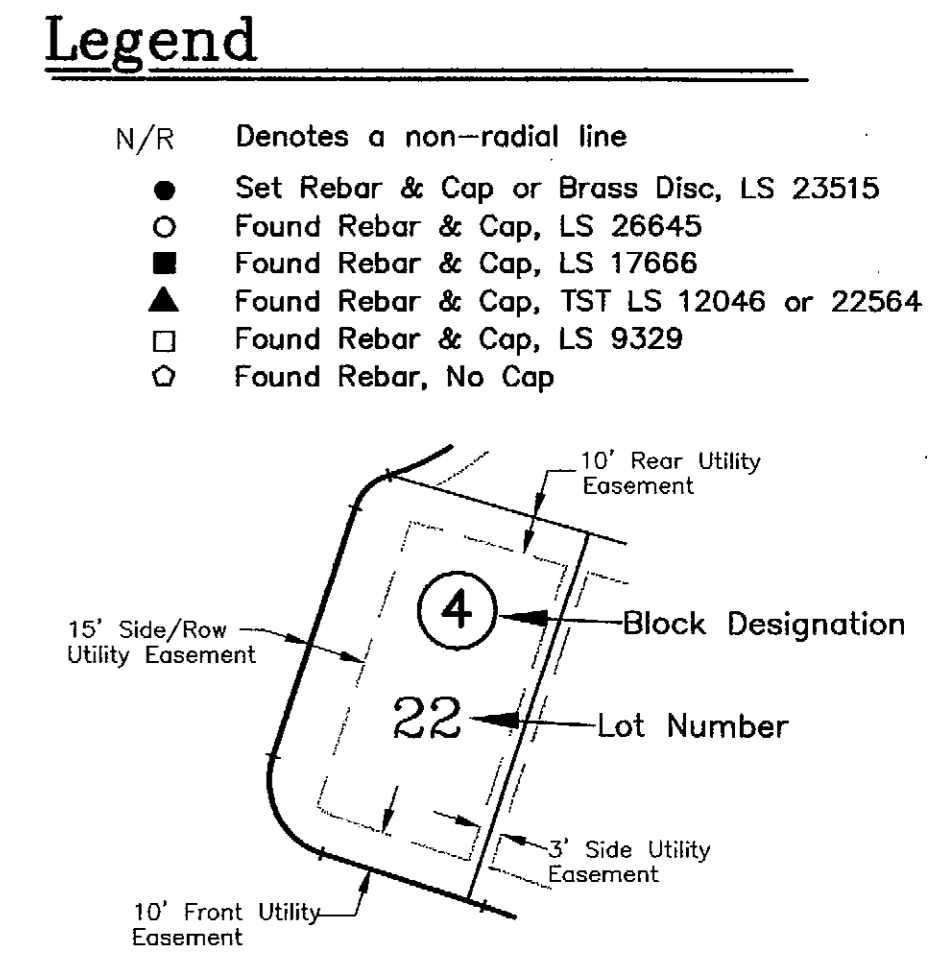
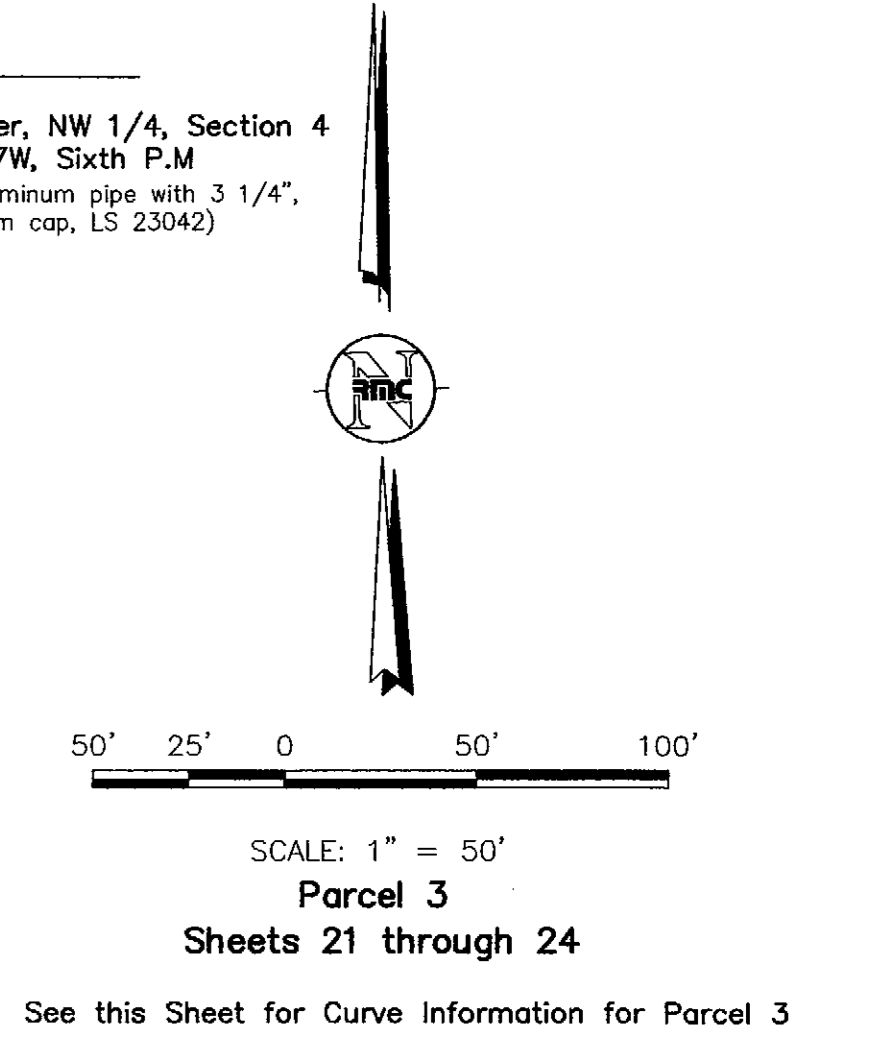
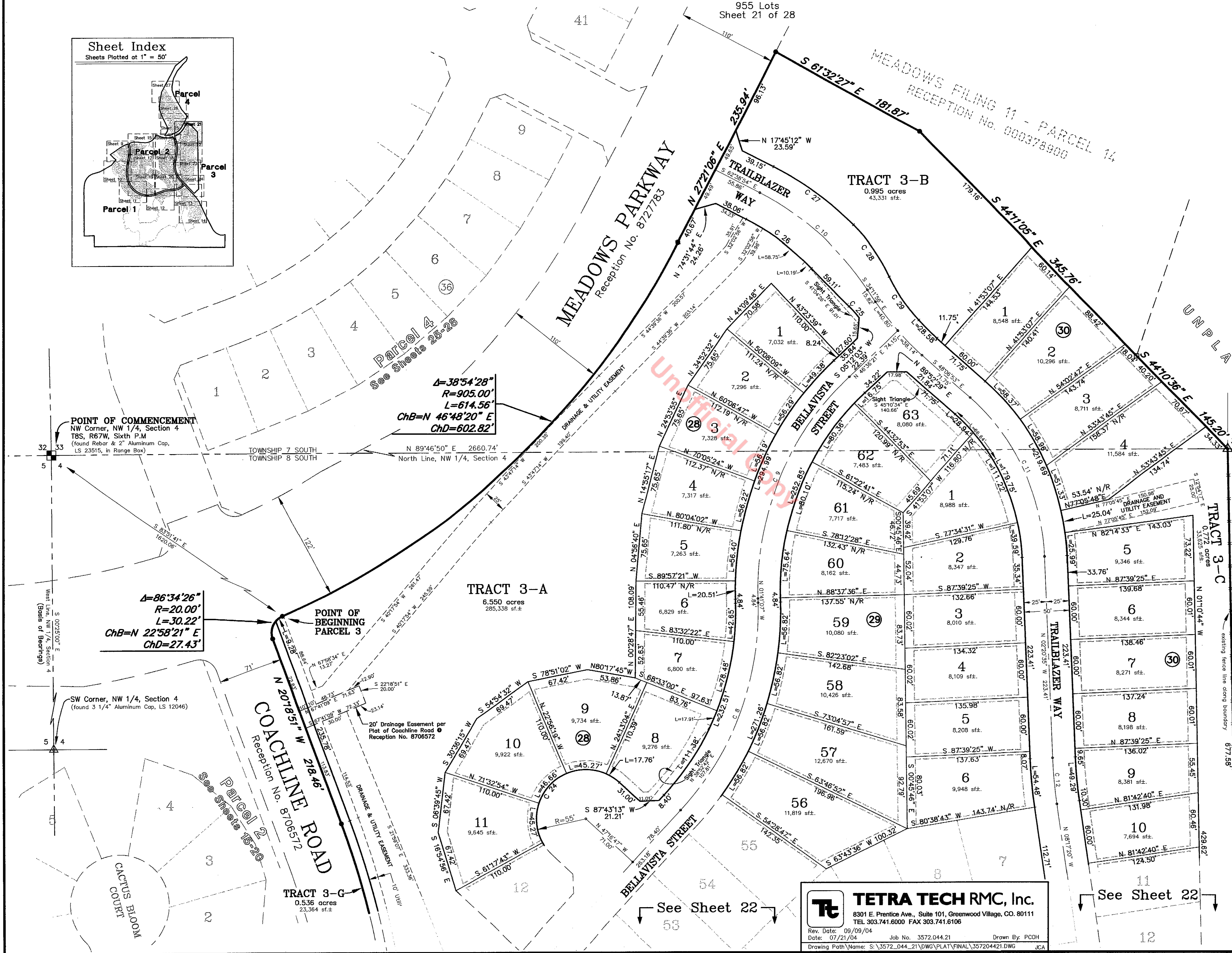
THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CURVE INFORMATION - PARCEL 3					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C 1	22°33'40"	78.75'	200.00'	S 35°48'43" E	78.25'
C 2	27°00'11"	153.17'	325.00'	N 38°01'59" W	151.76'
C 3	35°36'14"	124.28'	200.00'	S 33°43'57" E	122.29'
C 4	17°08'01"	97.19'	325.00'	N 24°29'51" W	96.83'
C 5	46°09'19"	261.81'	325.00'	S 09°59'12" E	254.79'
C 6	12°19'04"	214.99'	1000.00'	N 06°55'56" E	214.57'
C 7	41°56'49"	237.94'	325.00'	S 21°44'49" W	232.66'
C 8	44°24'21"	251.88'	325.00'	N 20°31'03" E	245.63'
C 9	48°17'28"	273.92'	325.00'	S 22°27'37" W	265.89'
C 10	28°26'58"	161.37'	325.00'	N 48°25'25" W	159.72'
C 11	43°46'19"	199.72'	250.00'	N 25°13'44" W	194.45'
C 12	05°56'45"	51.89'	500.00'	S 05°18'57" E	51.86'
C 13	34°04'06"	118.92'	200.00'	N 08°44'43" E	117.18'
C 14	31°21'13"	109.44'	200.00'	S 10°06'09" W	108.08'
C 15	14°26'54"	50.43'	200.00'	N 01°39'00" E	50.30'
C 16	18°09'35"	63.39'	200.00'	S 00°12'21" E	63.12'
C 17	34°13'49"	119.49'	200.00'	N 07°49'46" E	117.72'
C 18	30°05'25"	105.04'	200.00'	S 09°53'57" W	103.83'
C 19	51°32'13"	427.26'	475.00'	N 20°37'21" E	413.00'
C 20	64°39'10"	366.73'	325.00'	N 41°44'35" E	347.58'
C 21	11°37'07"	110.39'	500.00'	N 03°36'27" E	101.22'
C 22	44°55'19"	254.81'	325.00'	S 20°15'34" W	248.34'
C 23	38°59'27"	221.17'	325.00'	S 62°12'57" W	216.93'
C 24	180°00'00"	172.79'	55.00'	S 42°43'13" W	110.00'
C 25	07°45'40"	17.23'	127.20'	N 41°04'42" W	17.22'
C 26	17°41'22"	90.15'	292.00'	N 53°48'13" W	89.79'
C 27	17°41'22"	110.53'	358.00'	N 53°48'13" W	110.09'
C 28	19°03'17"	68.84'	207.00'	N 35°25'54" W	68.52'
C 29	16°45'09"	58.48'	200.00'	S 34°16'49" E	58.27'
C 30	07°33'26"	26.38'	200.00'	S 32°46'41" W	26.36'
C 31	17°23'29"	60.71'	200.00'	N 37°41'43" E	60.47'



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 Date: 07/21/04
 Job No. 3572.044.21
 Drawn By: PCOH

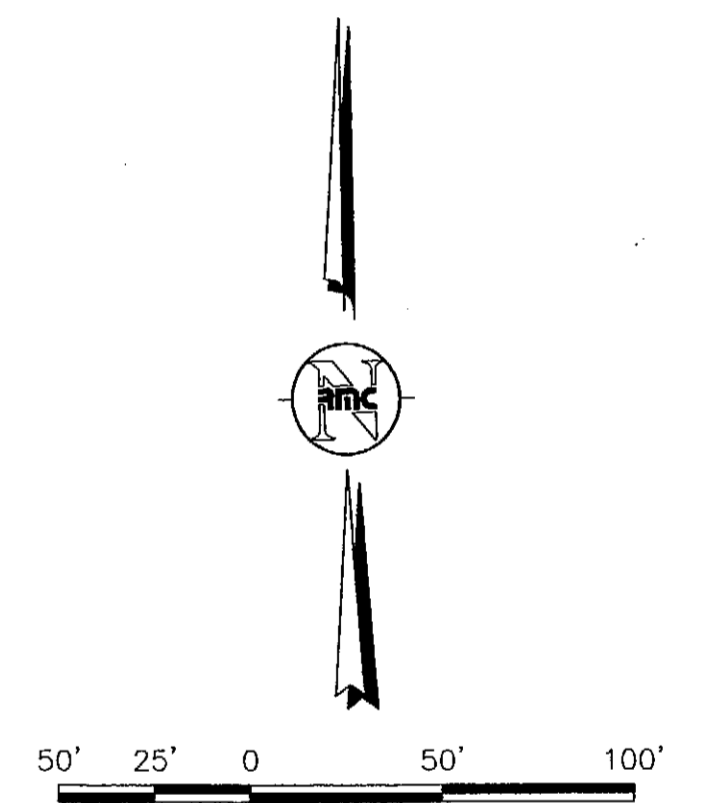
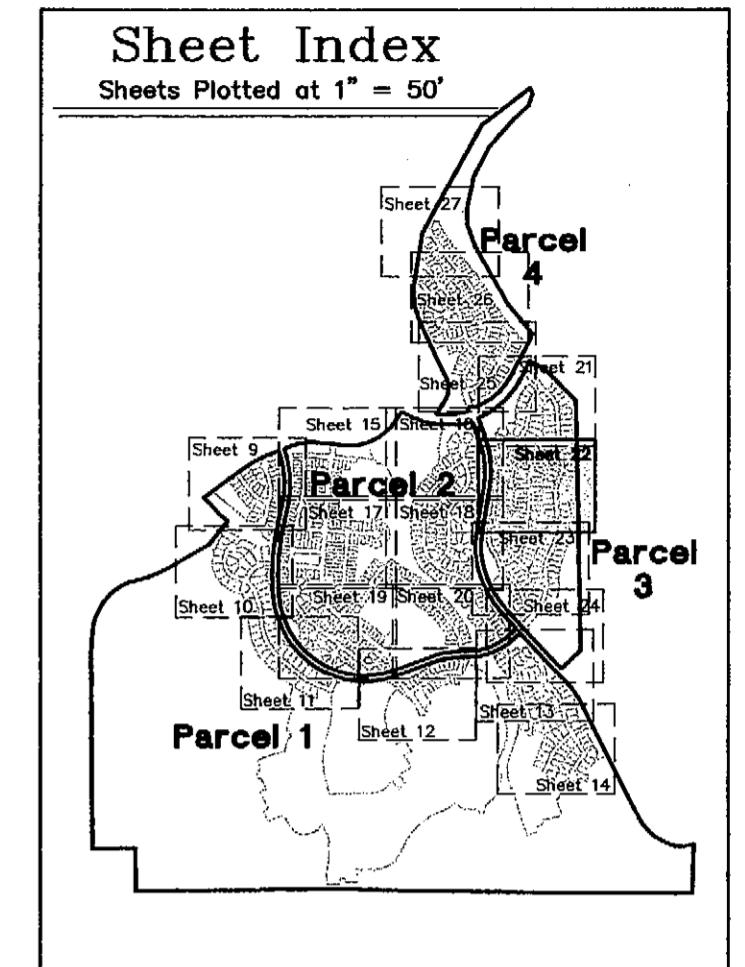
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST, TOGETHER WITH PORTIONS OF SECTIONS 4 AND 5 TOWNSHIP 8 SOUTH, RANGE 67 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

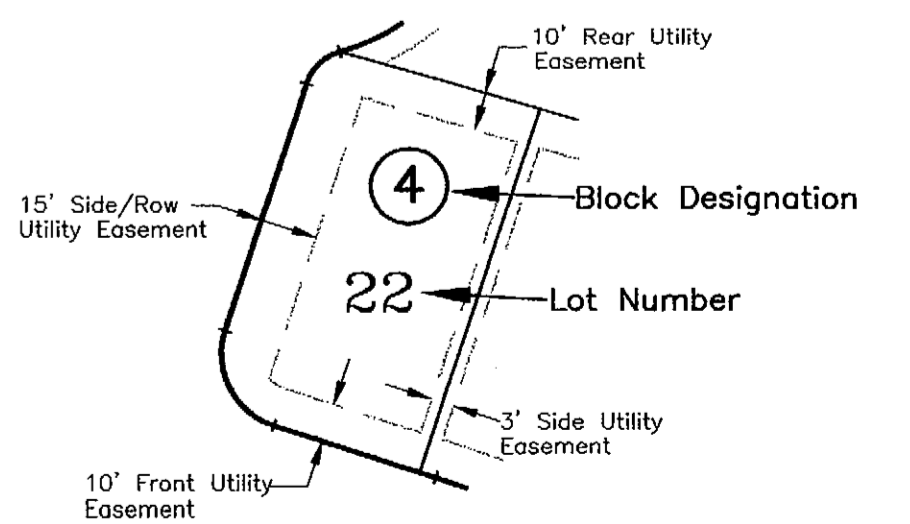
955 Lots
Sheet 22 of 28



See Sheet 21 for Curve Information for Parcel 3

Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



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Drawing Path Name: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

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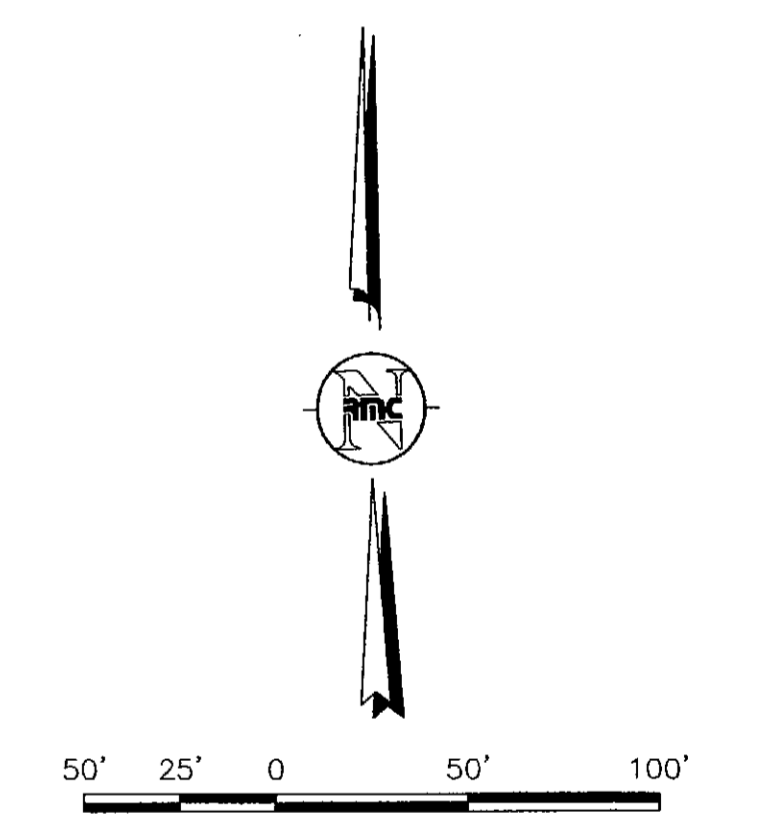
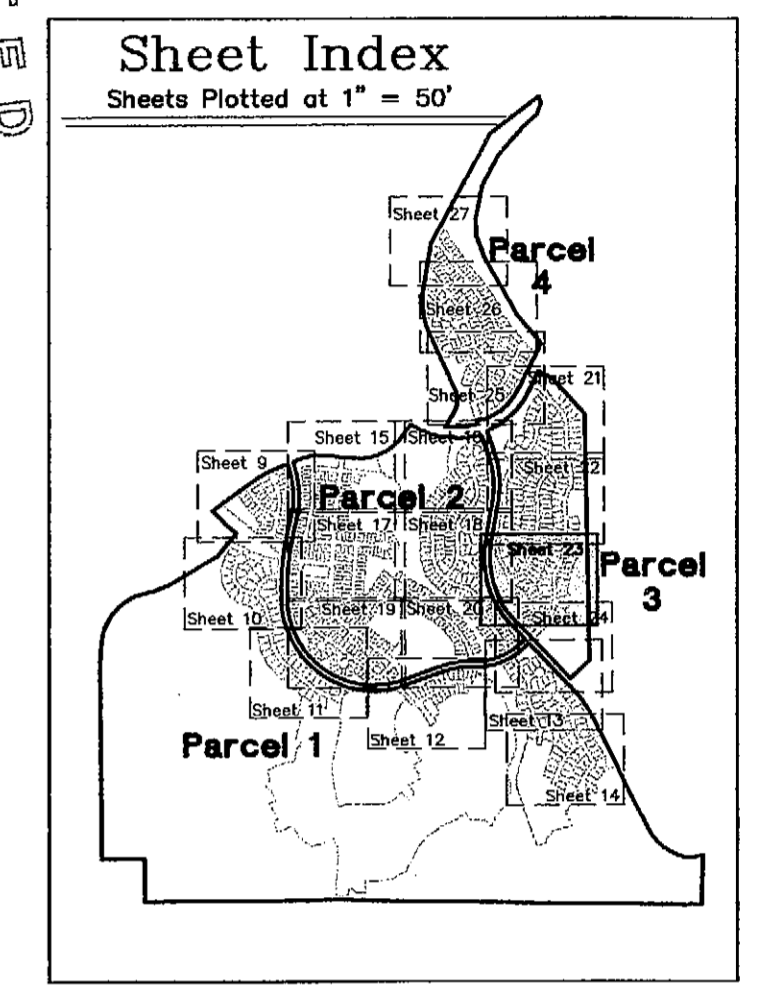
$$A=5312.38"$$

$$R=970.00'$$

$$L=900.84'$$

$$ChB=N 16°59'50" W$$

$$ChD=868.81'$$



- Legend**
- N/R Denotes a non-radial line
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

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955 Lots
Sheet 24 of 28

20 13

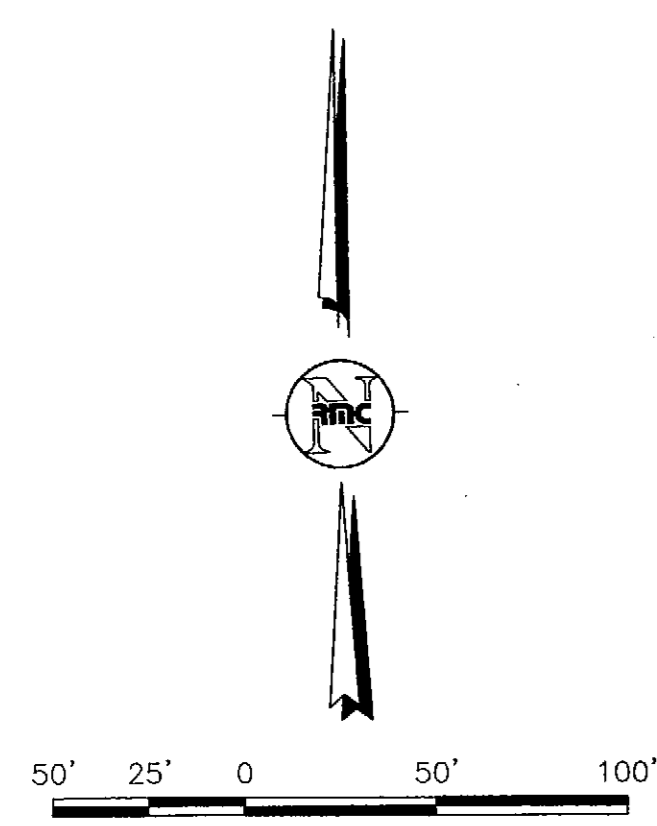
See Sheet 23

$L=5372'38"$
 $R=970.00'$
 $L=900.84'$
 $ChB=N 16'59'50" W$
 $ChD=868.81'$

TRACT 3-G
0.536 acres
23,364 sq. ft.

TRACT 3-E
7.401 acres
322,603 sq. ft.

TRACT 3-F
0.131 acres
5,695 sq. ft.



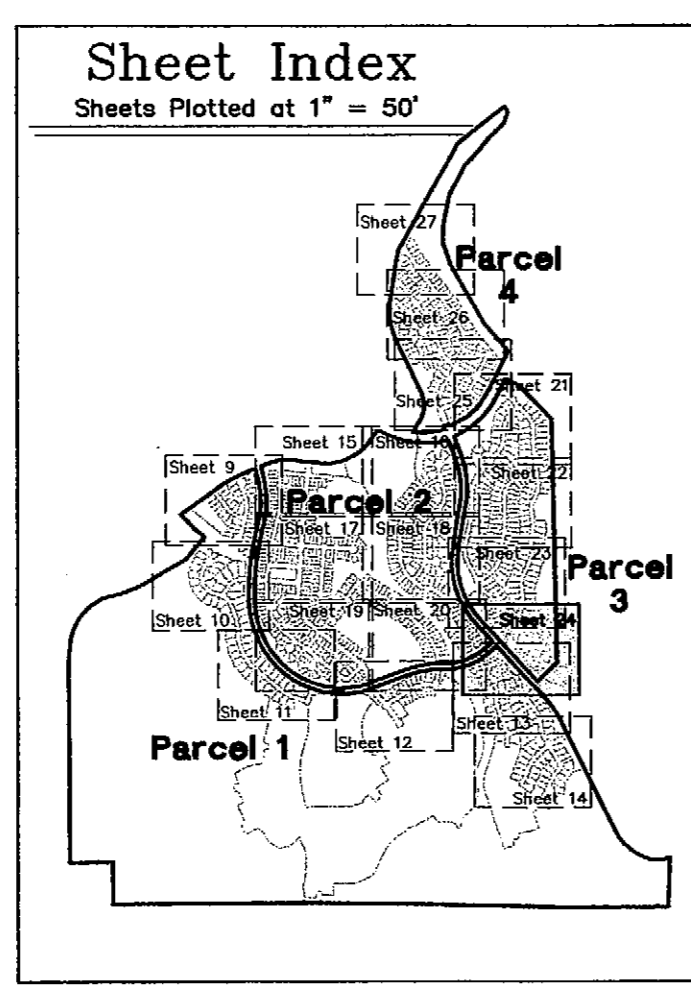
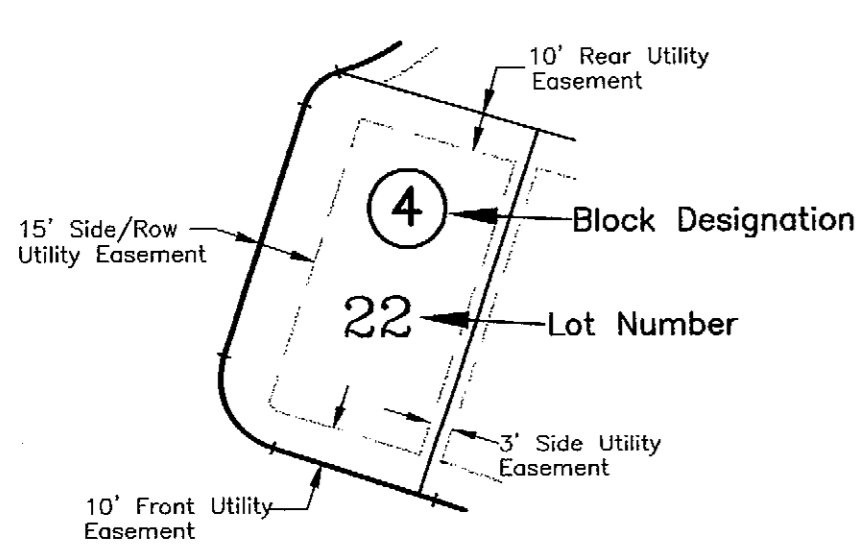
SCALE: 1" = 50'

Parcel 3
Sheets 21 through 24

See Sheet 21 for Curve Information for Parcel 3

Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
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UNPLATTED

UNPLATTED

S 01°10'44" E 2657.82' existing fence line along boundary East Line, NW 1/4, Section 4 689.71'

SE Corner, NW 1/4, Section 4
T8S, R67W, Sixth P.M.
(found 3 1/4" aluminum cap, LS 12046)

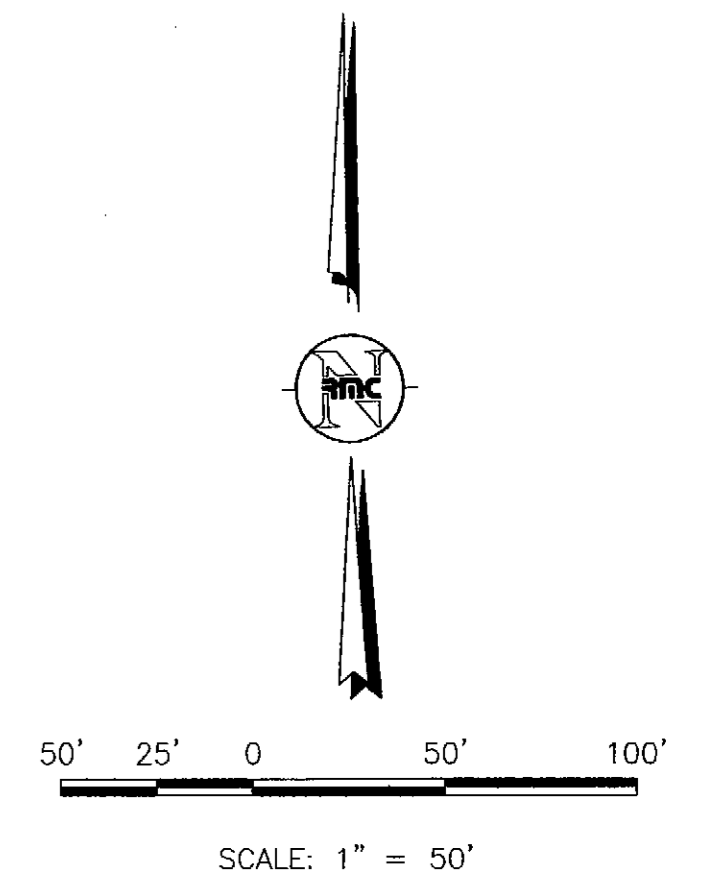
10' Utility Easement per
Plat of Coachline Road
Reception No. 8706572

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

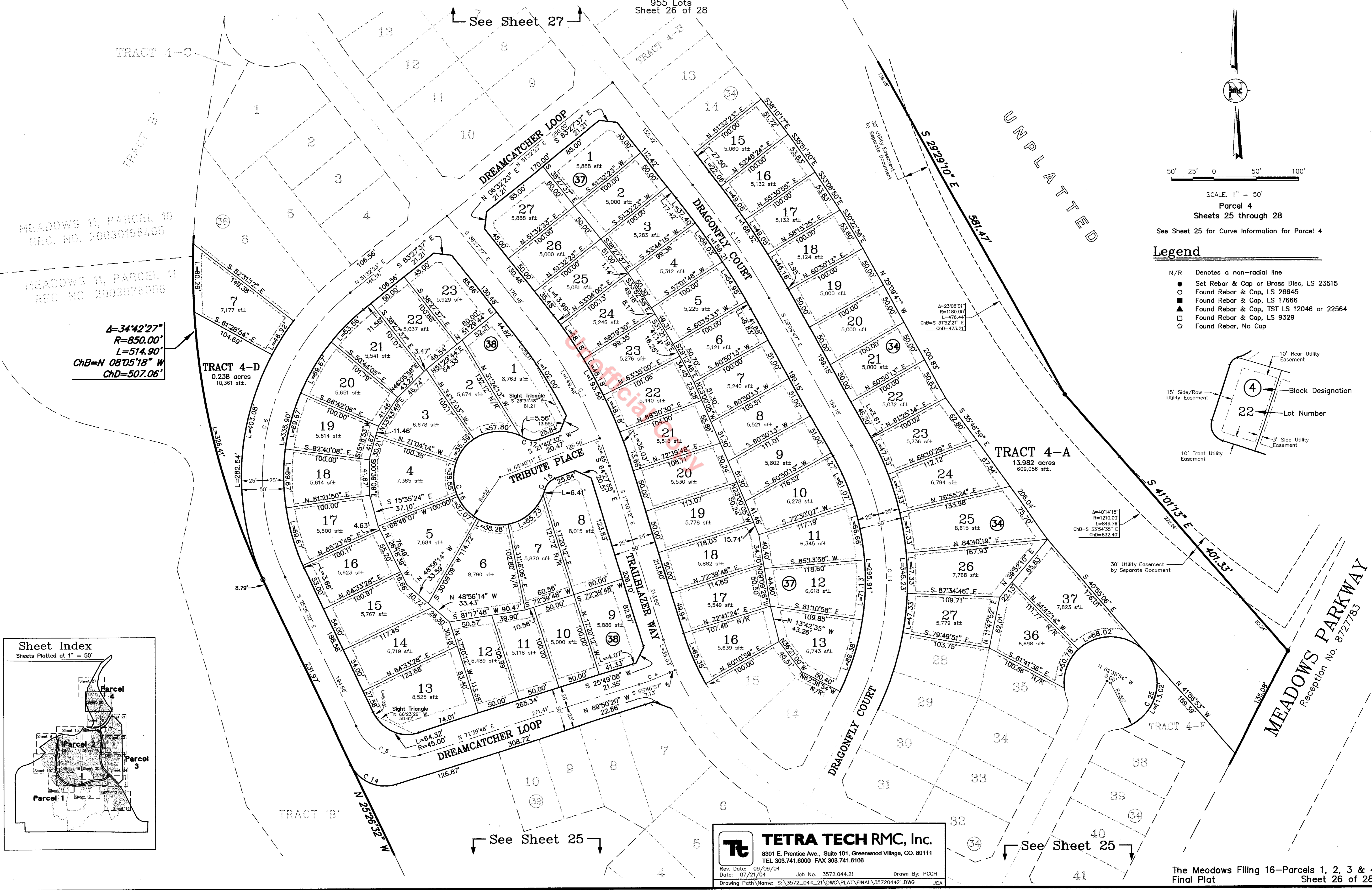
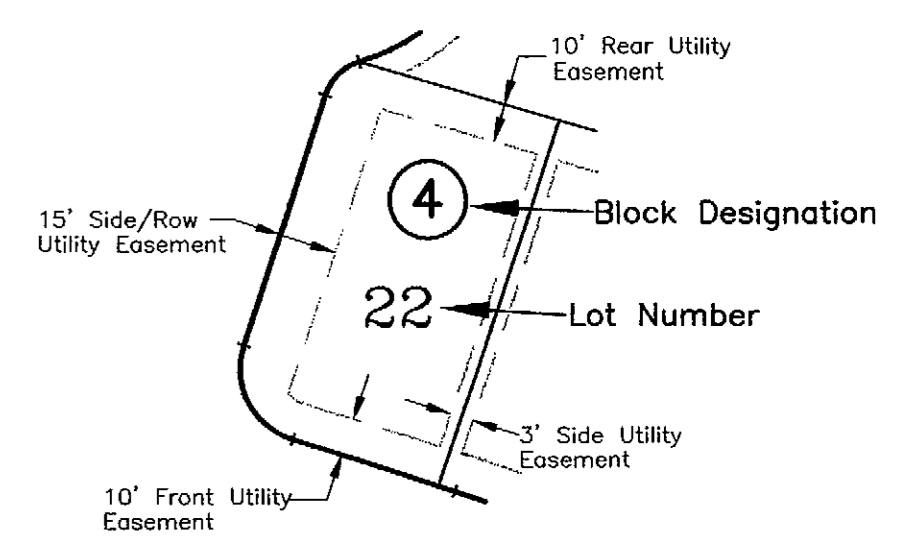
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955 Lots
Sheet 26 of 28

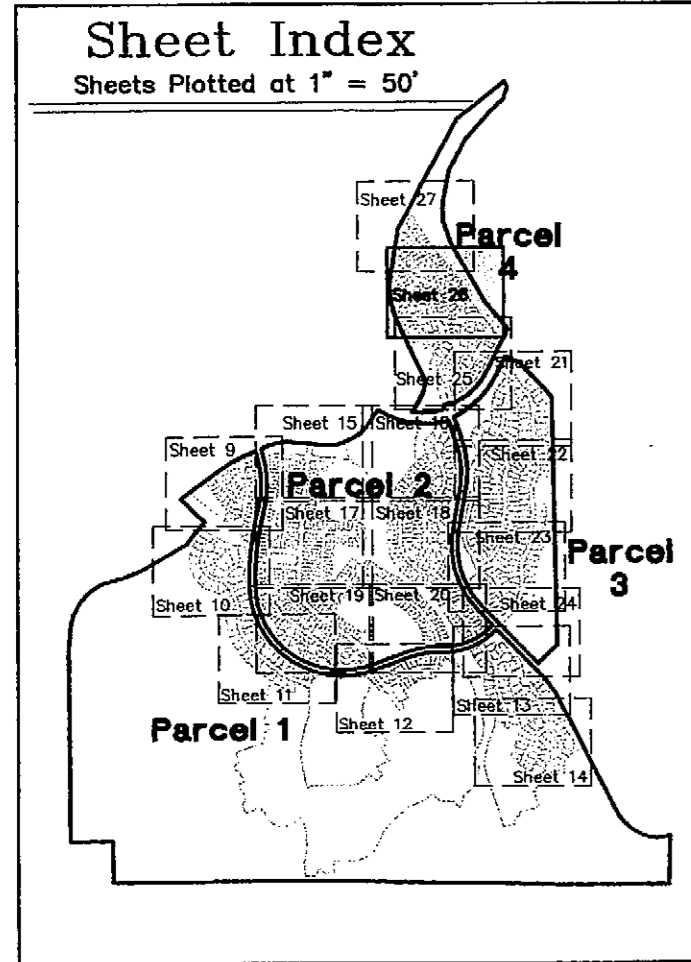


Parcel 4
Sheets 25 through 28
See Sheet 25 for Curve Information for Parcel 4

- Legend**
- N/R Denotes a non-radial line
 - Set Rebar & Cap or Brass Disc, LS 23515
 - Found Rebar & Cap, LS 26645
 - Found Rebar & Cap, LS 17666
 - ▲ Found Rebar & Cap, TST LS 12046 or 22564
 - Found Rebar & Cap, LS 9329
 - Found Rebar, No Cap



$A=34^{\circ}42'27''$
 $R=850.00'$
 $L=514.90'$
 $ChB=N 08^{\circ}05'18'' W$
 $ChD=507.06'$



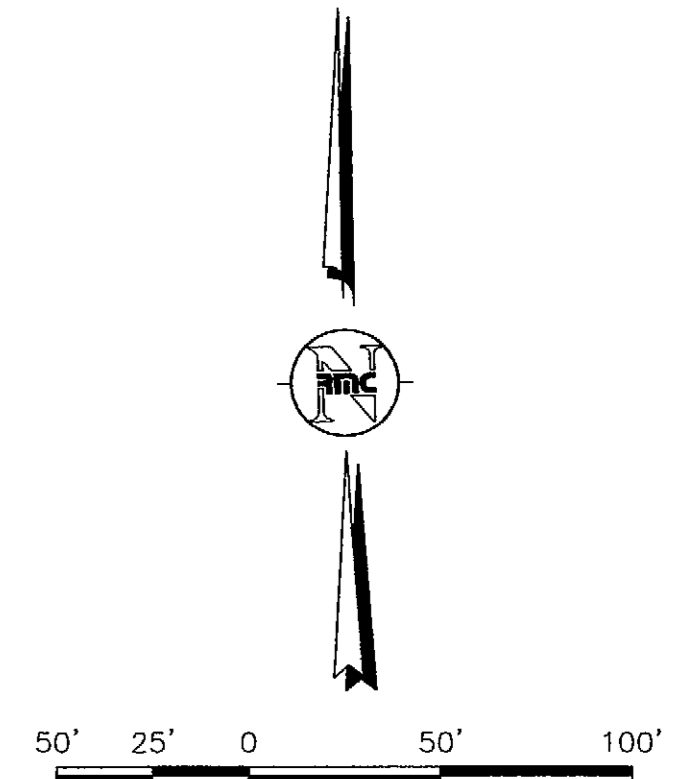
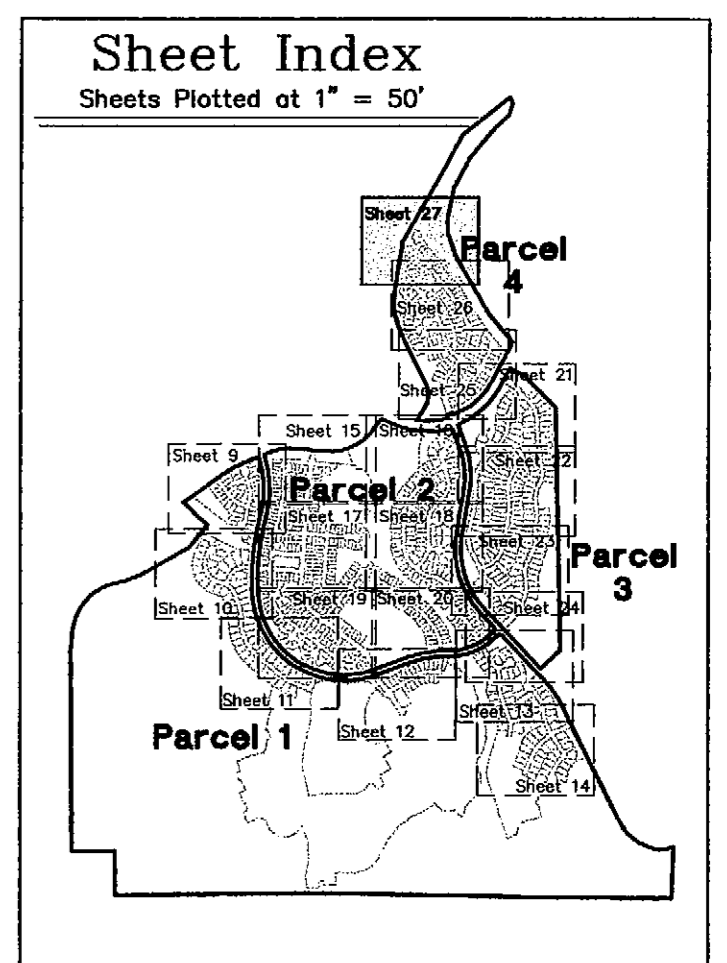
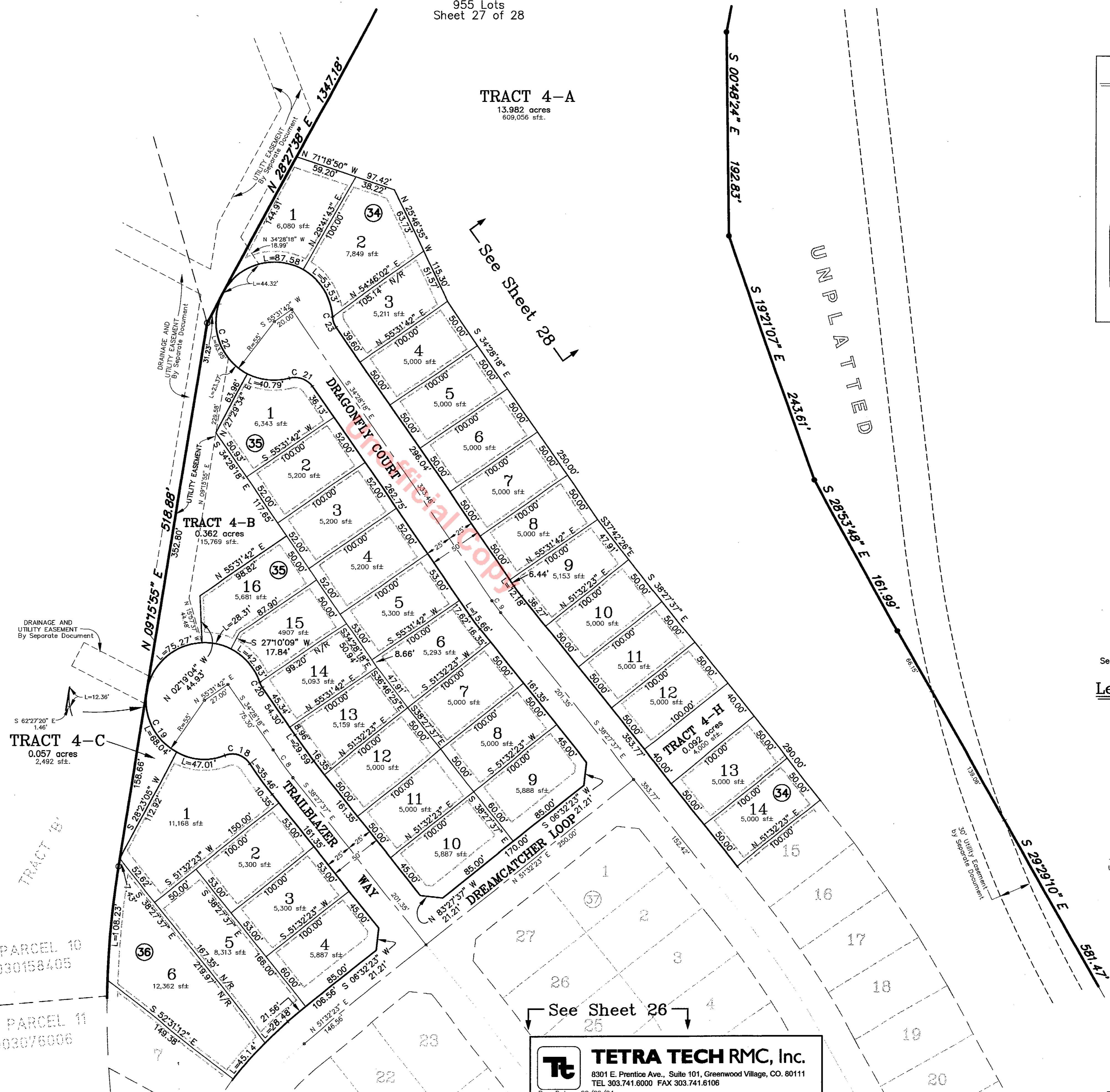
TETRA TECH RMC, Inc.
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Rev. Date: 09/09/04 Job No. 3572.044.21 Drawn By: PCOH
Date: 07/21/04
Drawing Path: S:\3572_044_21\DWG\PLAT\FINAL\357204421.DWG JCA

THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

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955 Lots
Sheet 27 of 28

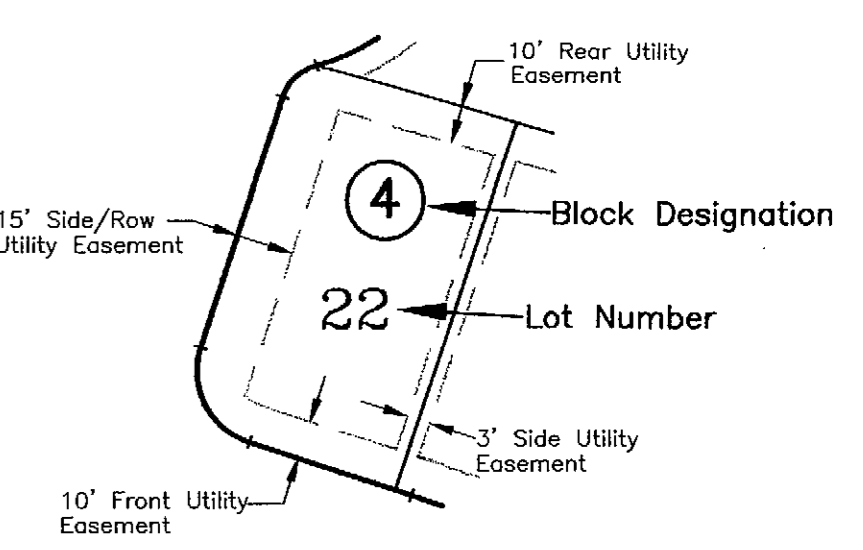


SCALE: 1" = 50'
Parcel 4
Sheets 25 through 28

See Sheet 25 for Curve Information for Parcel 4

Legend

- N/R Denotes a non-radial line
- Set Rebar & Cap or Brass Disc, LS 23515
- Found Rebar & Cap, LS 26645
- Found Rebar & Cap, LS 17666
- ▲ Found Rebar & Cap, TST LS 12046 or 22564
- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap



MEADOWS 11, PARCEL 10
REC. NO. 20030158405

MEADOWS 11, PARCEL 11
REC. NO. 2003076006

See Sheet 26
25

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Date: 07/21/04
Job No. 3572.044.21
Drawn By: PCOH

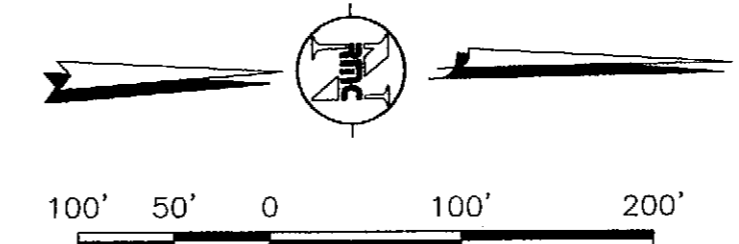
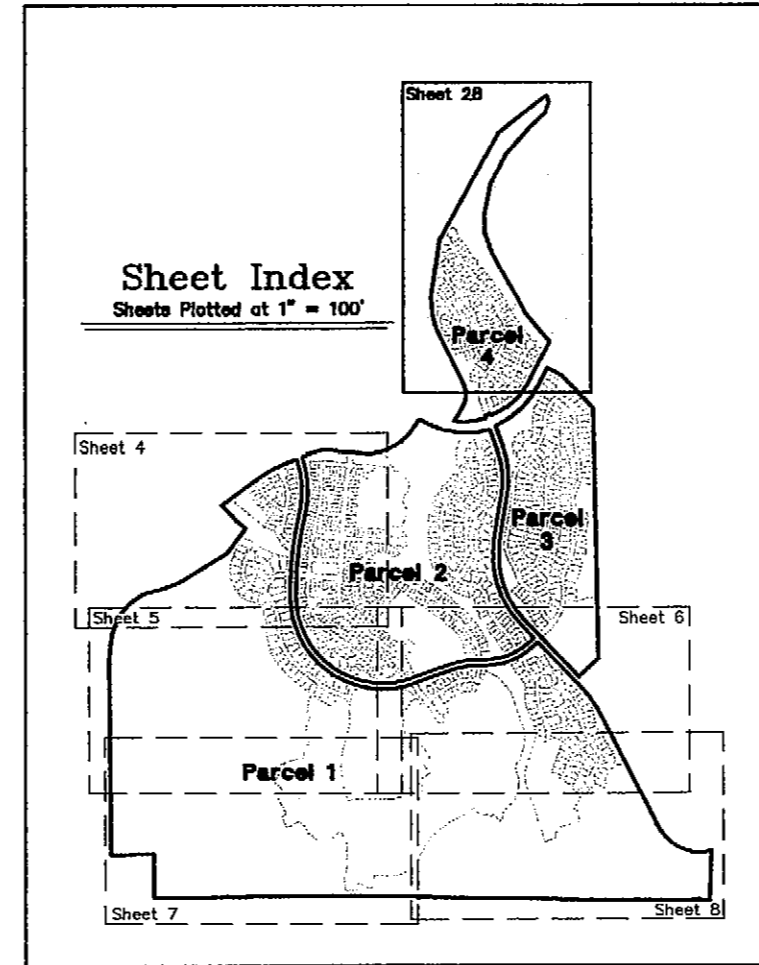
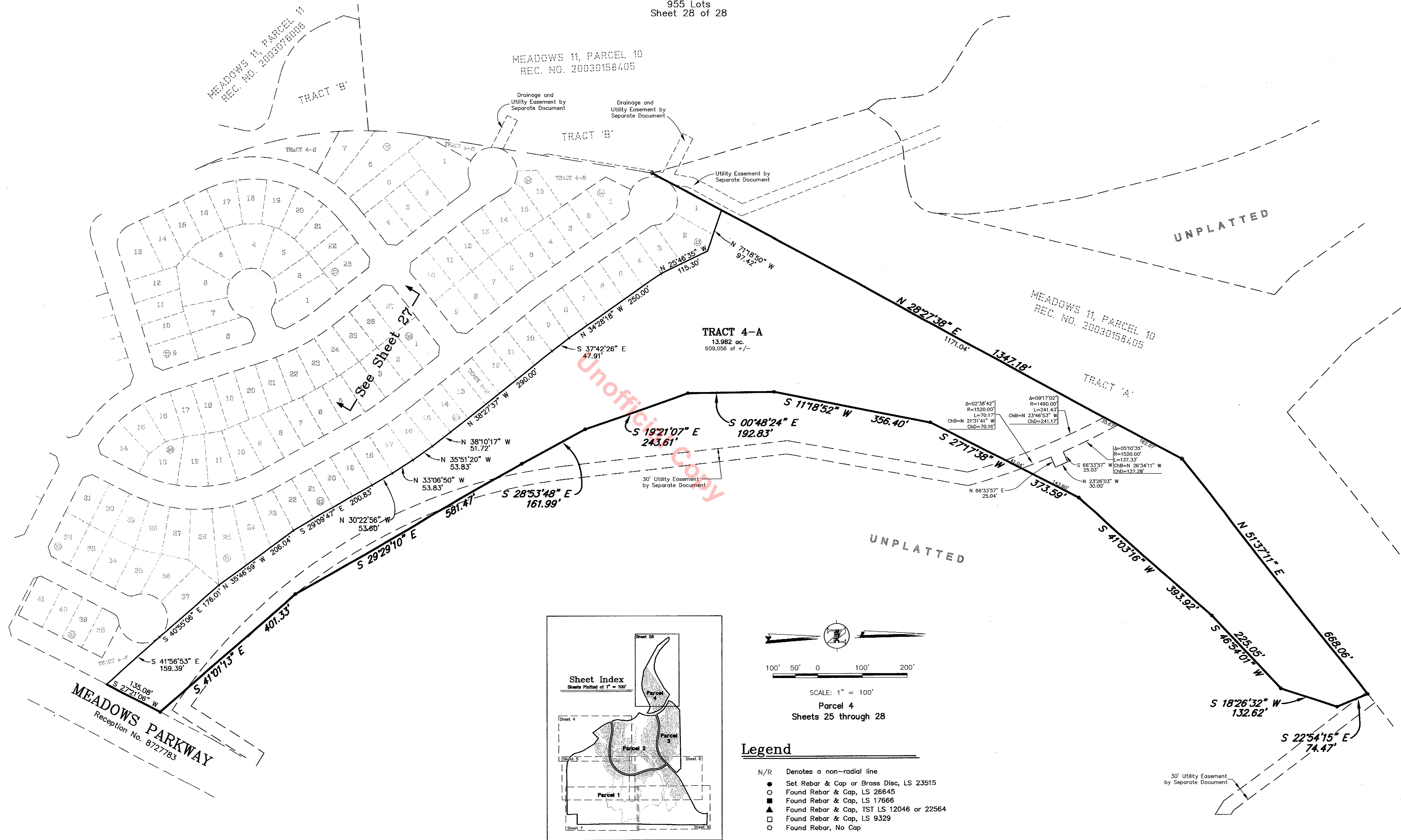
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THE MEADOWS FILING No. 16 - PARCELS 1, 2, 3 & 4

FINAL PLAT

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955 Lots
Sheet 28 of 28



SCALE: 1" = 100'
Parcel 4
Sheets 25 through 28

Legend

- N/R Denotes a non-radial line
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- Found Rebar & Cap, LS 26645
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- Found Rebar & Cap, LS 9329
- Found Rebar, No Cap

MEADOWS PARKWAY
Reception No. 872783

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