

THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1 PLAT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 2

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 THREE LOTS AND TWO TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC ACCESS EASEMENTS AS 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 2, THE MEADOWS FILING 17, AREA NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2008005602 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF DOUGLAS, COLORADO AND A PORTION OF THAT PARCEL AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008005600, IN SAID RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE SUBORDINATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, WHENCE THE SOUTH LINE OF SAID SOUTHWEST QUARTER BEARS NORTH 89°27'31" WEST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE NORTH 84°05'37" WEST A DISTANCE OF 1309.63 FEET, TO THE NORTHERN MOST CORNER OF LOT 4 OF SAID MEADOWS FILING 17, AREA NO. 1, ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ATCHISON, TOPEKA, & SANTA FE RAILROAD, RECORDED BOOK 1113 AT PAGE 1427, SAID RECORDS, BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, SOUTH 51° 46' 50" WEST, A DISTANCE OF 465.01 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LIMELIGHT AVENUE AS SHOWN ON SAID MEADOWS FILING 17, AREA NO. 1;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 38°13'10" WEST A DISTANCE OF 1163.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 530.00 FEET;
2. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'32" AN ARC LENGTH OF 317.37 FEET;
3. TANGENT TO SAID CURVE NORTH 72°31'42" WEST A DISTANCE OF 194.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;
4. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°40'48" AN ARC LENGTH OF 21.65 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SABERCAT WAY (FORMALLY KNOWN AS ELEGANT STREET) AS SHOWN ON SAID MEADOWS FILING 17, AREA NO. 1, AND THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET;

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

1. DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 26'14" AN ARC LENGTH OF 31.79 FEET;
2. TANGENT TO SAID CURVE NORTH 06°42'53" EAST A DISTANCE OF 77.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING RADIUS OF 703.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°16'14" AN ARC LENGTH OF 739.50 FEET;
4. TANGENT TO SAID CURVE NORTH 53°33'21" WEST A DISTANCE OF 32.23 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 2;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG SAID NORTHWESTERLY BOUNDARY, NORTH 20° 57' 03" EAST, A DISTANCE OF 5.58 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD;

THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTH 53°33'21" EAST, A DISTANCE OF 596.89 FEET;
2. NORTH 00°13'33" EAST, A DISTANCE OF 61.99 FEET;
3. SOUTH 53°33'21" EAST, A DISTANCE OF 557.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1860.05 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°20'14" AN ARC LENGTH OF 497.91 FEET;
5. TANGENT TO SAID CURVE SOUTH 38° 13' 08" EAST A DISTANCE OF 879.89 FEET TO THE **POINT OF BEGINNING**;

OWNERS:

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

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

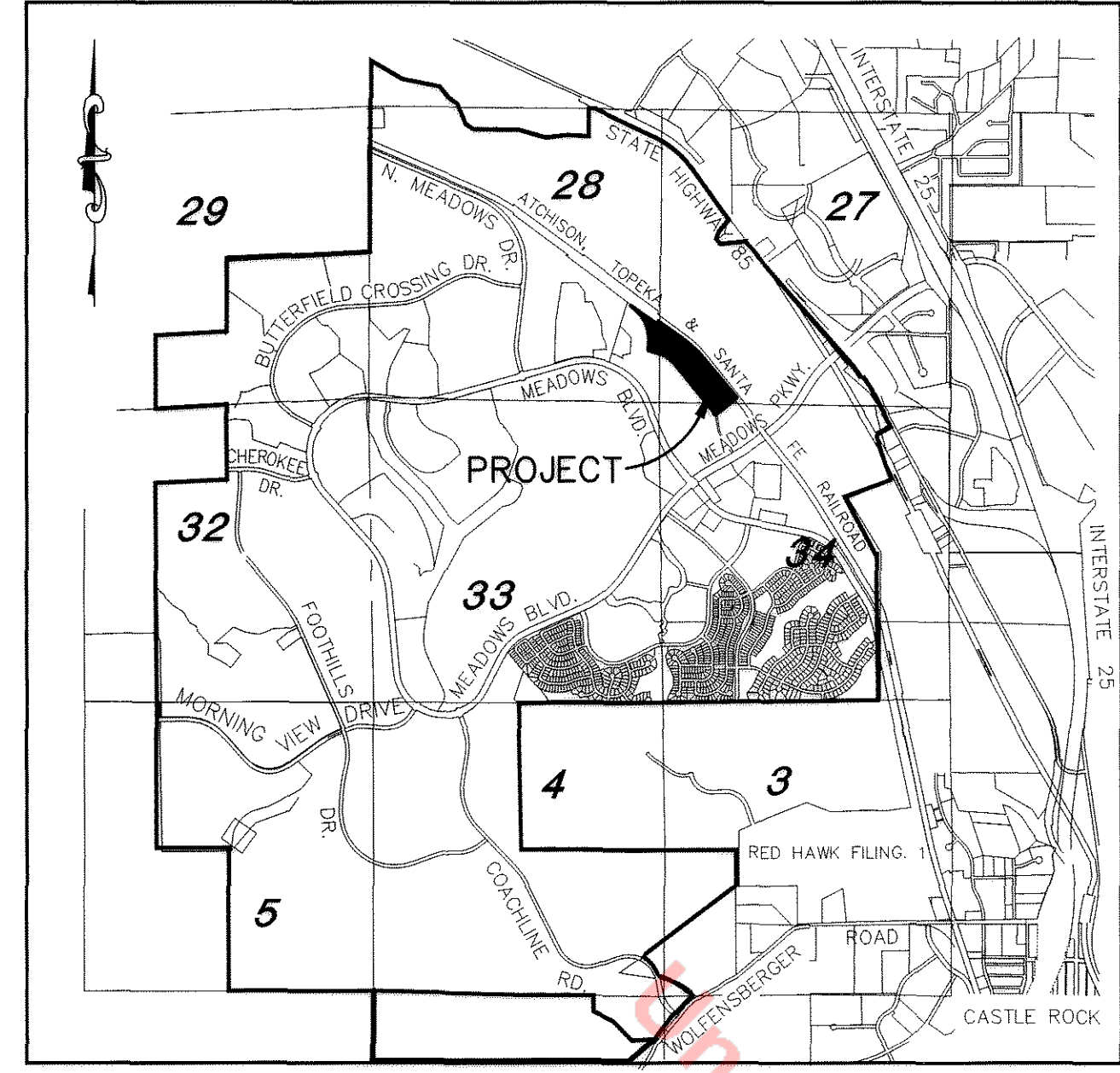
SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF April, 2013 BY Jarin Rely AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3-7-14

NOTARY PUBLIC Kelly Bruch

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS AND TWO TRACTS ON THE ABOVE DESCRIBED PROPERTY.



SHEET INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 OVERALL BASE SHEET

OWNERS/DEVELOPERS

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

SURVEYOR:

AZTEC CONSULTANTS, INC.
8000 South Lincoln Street, Unit 201
Littleton, Colorado 80122
303-713-1898

LAND AREA SUMMARY TABLE

Designation	Acree	% of Site	SFE's	Purpose	Ownership
LOT 9A	1.550	7.58%	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
LOT 9B	2.713	13.26%	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
LOT 2A	13.610	68.56%	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
TRACT A	1.635	8.00%	N/A	DRAINAGE, ACCESS AND UTILITY	TOWN OF CASTLE ROCK
TRACT B	0.940	4.60%	N/A	WATER, ACCESS AND UTILITY	TOWN OF CASTLE ROCK
TOTAL PARCEL	20.448	100.00%	N/A		

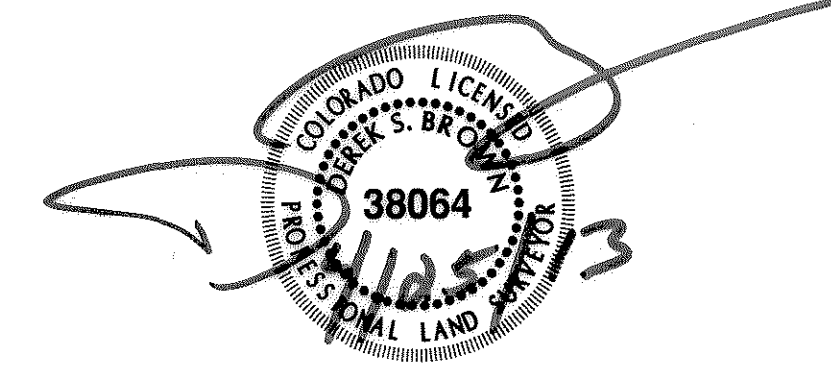
** TRACTS A & B TO BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.

GENERAL NOTES:

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70367320 WITH AN EFFECTIVE DATE OF FEBRUARY 12, 2013 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- 3) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SW QUARTER OF SECTION 27 AND ASSUMED TO BEAR NORTH 89°27'31" WEST BETWEEN THE MONUMENTS SHOWN HEREON.
- 4) N/R INDICATES A NON-RADIAL LINE.
- 5) THERE ARE 3 LOTS & 2 TRACTS IN THIS PLAT AMENDMENT.
- 6) NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE 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 EASEMENT.
- 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 SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AT A 15% FEE.
- 8) LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB. GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IRRIGATION.
- 9) FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08035C0167F PANEL NO. 0167, WITH A EFFECTIVE DATE OF SEPTEMBER 30, 2005 & FLOOD INSURANCE RATE MAP NO. 08035C0169F PANEL NO. 0169 WITH A EFFECTIVE DATE OF SEPTEMBER 30, 2005. THE SUBJECT PROPERTY LIES WITHIN ZONE X, BEING DEFINED AS "OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SURVEYORS CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 20TH, 2013 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID AMENDED 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.



DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38064
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, [Signature] 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 30th DAY OF April, 2013.

[Signature] AUTHORIZED REPRESENTATIVE
[Signature] LAND TITLE GUARANTEE COMPANY
LAND TITLE GUARANTEE COMPANY

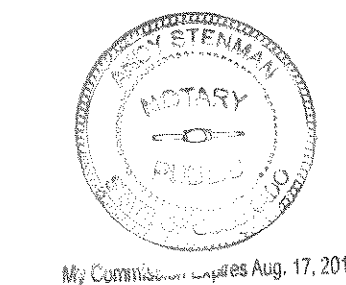
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF ARAPAHOE }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF APRIL, 2013 BY SCOTT BENNETTS AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES August 17, 2013
NOTARY PUBLIC [Signature]



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. WATER BANK DEDUCTIONS WILL BE MADE AT THE TIME OF FINAL PD SITE PLAN.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 30 DAY OF April, 2013.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

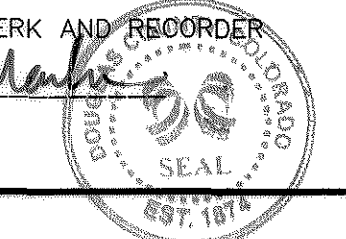
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:
[Signature] TOWN CLERK
[Signature] TOWN MANAGER
DATE: 5-7-13 DATE: 5-7-13

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:41 PM ON THE 17th DAY OF May, 2013, AT RECEPTION NO. 2013041131

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY



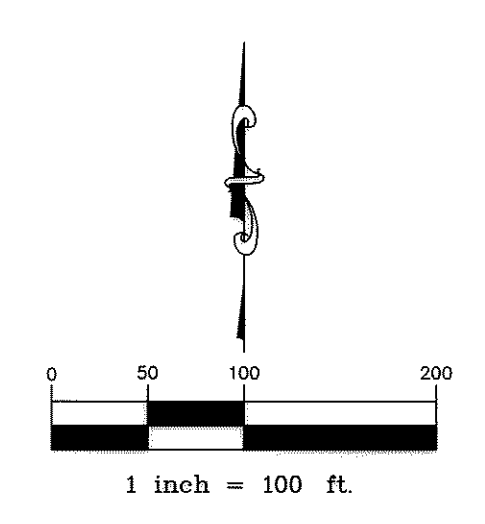
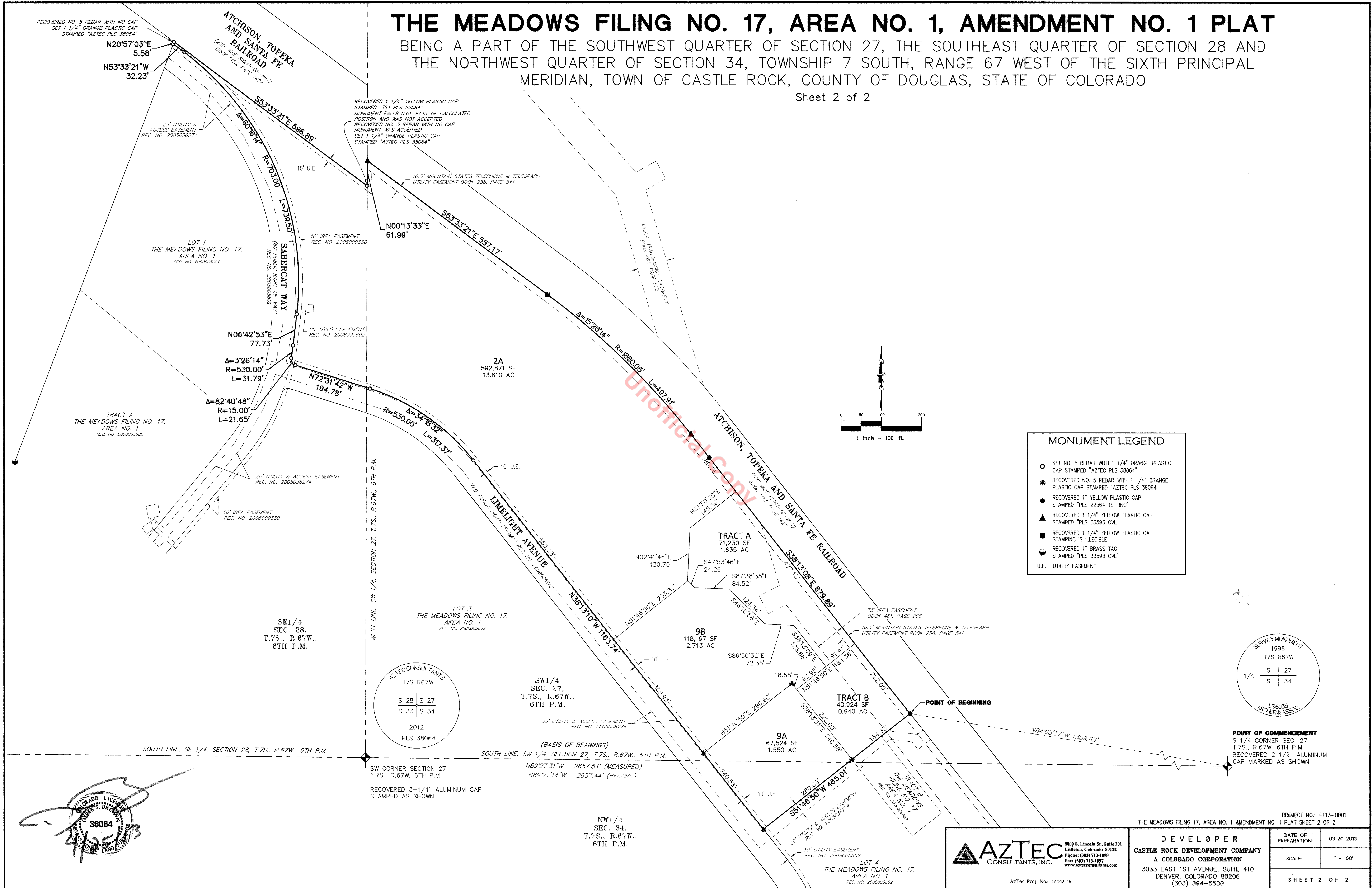
PROJECT NO.: PL13-0001
THE MEADOWS FILING 17, AREA NO. 1 AMENDMENT NO. 1 PLAT SHEET 1 OF 2

 AZTEC CONSULTANTS, INC. 8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 17012-16	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 03-20-2013 SCALE: N/A
	SHEET 1 OF 2	

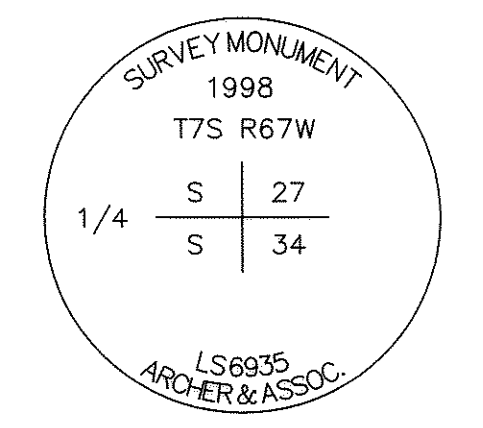
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BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

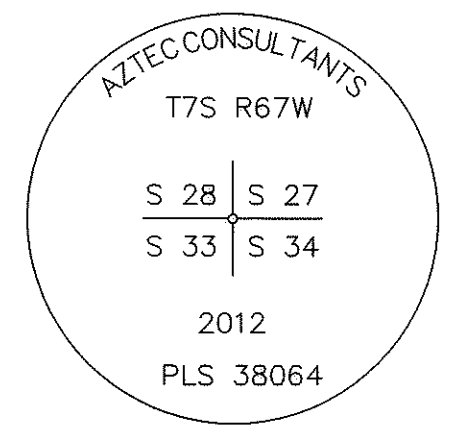
Sheet 2 of 2



MONUMENT LEGEND	
○	SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
●	RECOVERED NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
●	RECOVERED 1" YELLOW PLASTIC CAP STAMPED "PLS 22564 TST INC"
▲	RECOVERED 1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 33593 CVL"
■	RECOVERED 1 1/4" YELLOW PLASTIC CAP STAMPING IS ILLEGIBLE
●	RECOVERED 1" BRASS TAG STAMPED "PLS 33593 CVL"
—	U.E. UTILITY EASEMENT



POINT OF COMMENCEMENT
S 1/4 CORNER SEC. 27
T.7S., R.67W. 6TH P.M.
RECOVERED 2 1/2" ALUMINUM CAP MARKED AS SHOWN



SW 1/4 SEC. 27, T.7S., R.67W., 6TH P.M.

(BASIS OF BEARINGS)
SOUTH LINE, SW 1/4, SECTION 27, T.7S., R.67W., 6TH P.M.
N89°27'31"W 2657.54' (MEASURED)
N89°27'14"W 2657.44' (RECORD)

NW 1/4 SEC. 34, T.7S., R.67W., 6TH P.M.



AZTEC CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No: 17012-16

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 410
DENVER, COLORADO 80206
(303) 394-5500

PROJECT NO: PL13-0001	
THE MEADOWS FILING 17, AREA NO. 1 AMENDMENT NO. 1 PLAT SHEET 2 OF 2	
DATE OF PREPARATION:	03-20-2013
SCALE:	1" = 100'
SHEET 2 OF 2	