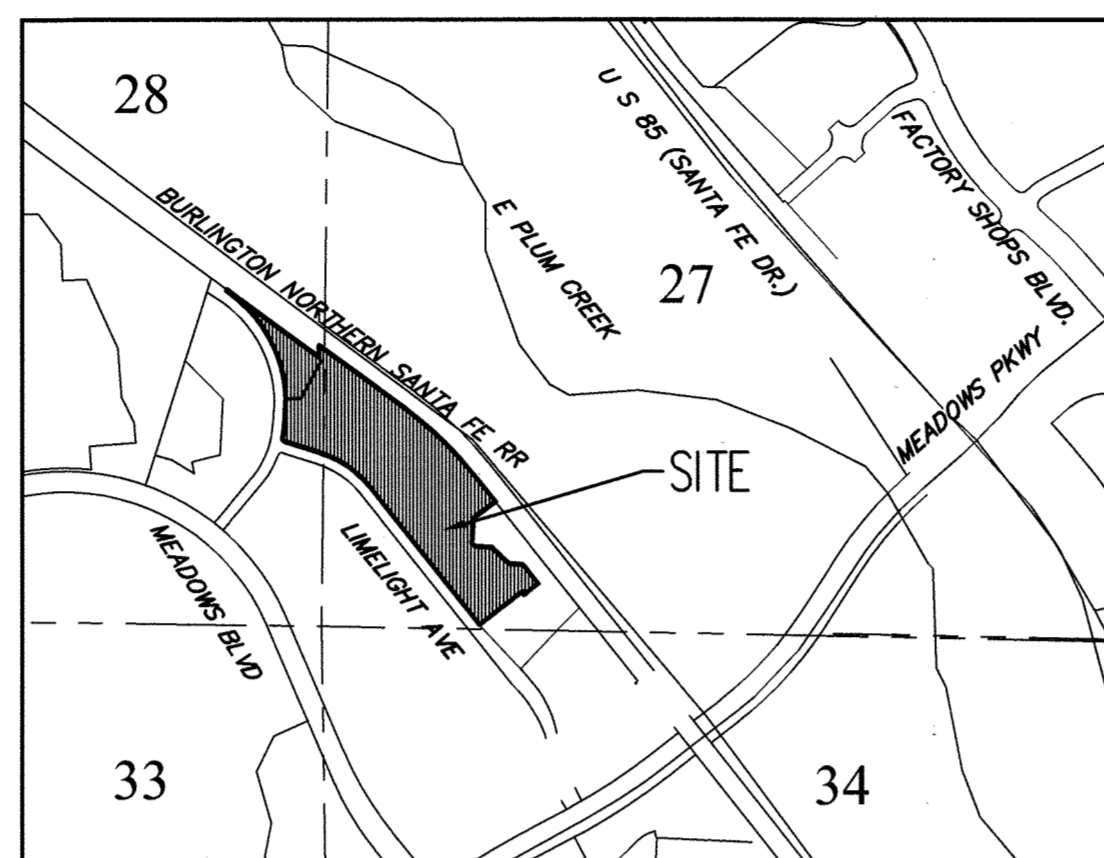


THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 2 PLAT

A REPLAT OF LOTS 2A AND 9B, THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1 PLAT
A PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28,
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



VICINITY MAP
SCALE 1" = 1,000'

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A
COLORADO CORPORATION
3033 East 1st Avenue, Suite 305
Denver, Colorado 80206
303-394-5500

SURVEYOR

AZTEC CONSULTANTS, INC.
300 East Mineral Avenue, Suite 1
Littleton, Colorado 80122
303-713-1898

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 2A AND 9B, THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1 PLAT INTO ONE TRACT AND ONE LOT.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 2A AND LOT 9B, THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1 PLAT AS RECORDED UNDER RECEPTION NO. 2013041131 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN SECTIONS 27 AND 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CONTAINING AN AREA OF 16.323 ACRES, (711,038 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70529314-4 EFFECTIVE DATE MARCH 01, 2017 AT 05:00:00 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING ASSUMED TO BEAR NORTH 89°27'31" WEST AND MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 BY A 1" ALUMINUM PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "1998 ARCHER & ASSOC. LS6935", AND THE SOUTHWEST CORNER OF SAID SECTION 27 BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS 2012 PLS 38064".
- THERE IS 1 LOT AND 1 TRACT IN THIS PLAT AMENDMENT.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DRAINAGE EASEMENTS:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER, 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, PANEL 167 OF 495, MAP NUMBER 08035C0167G WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PARCEL LIES WITHIN "OTHER AREAS ZONE X", OTHER AREAS ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAP IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SIGHT DISTANCE EASEMENTS: NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

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 ONE LOT AND ONE TRACT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 2 PLAT.

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.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Stephanie McCandless AS: President

NOTARY CERTIFICATE

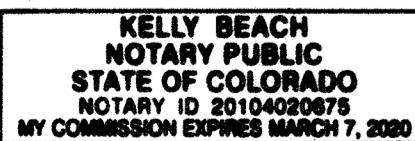
STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 15 DAY OF June, 2017

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Kelly Beach MY COMMISSION EXPIRES 3-7-20



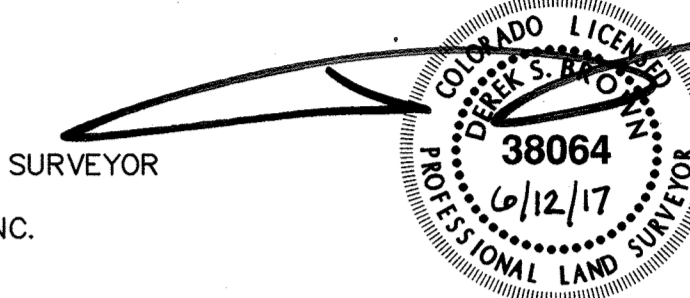
MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 2 PLAT LAND USE SUMMARY TABLE

LOT	SQ.FT.	OWNERSHIP	PURPOSE
LOT 2A-1	650,378	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT
TRACT C **	60,660	TOWN OF CASTLE ROCK	DRAINAGE, ACCESS AND UTILITY
TOTAL AREA	711,038		

**TRACT C TO BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT

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 APRIL 6, 2017 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 ON BEHALF OF AZTEC CONSULTANTS, INC.

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

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

TITLE CERTIFICATE

I, Scott Bennetts, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 20th DAY OF JUNE, 2017.

SB
AUTHORIZED REPRESENTATIVE

Scott Bennetts
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Arapahoe }ss

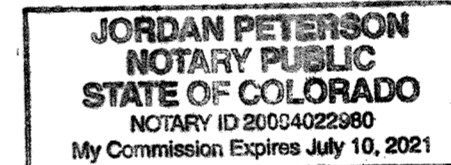
SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF June, 2017

BY Scott Bennetts AS Authorized Representative OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 10, 2021

NOTARY PUBLIC Jordan Peterson



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 22 DAY OF June, 2017.

Bob
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 PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:

Isaac Anderson
TOWN CLERK

Steph Loran
TOWN MANAGER

6-26-17
DATE

6-26-2017
DATE

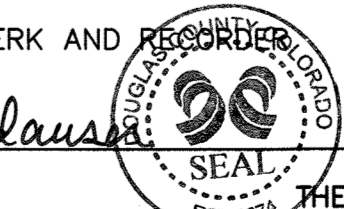
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:11 pm ON THE 26th DAY OF June, 2017.

AT RECEPTION NO. 2017042950

DOUGLAS COUNTY CLERK AND RECORDERS

BY: Jody Blaus



DEPUTY



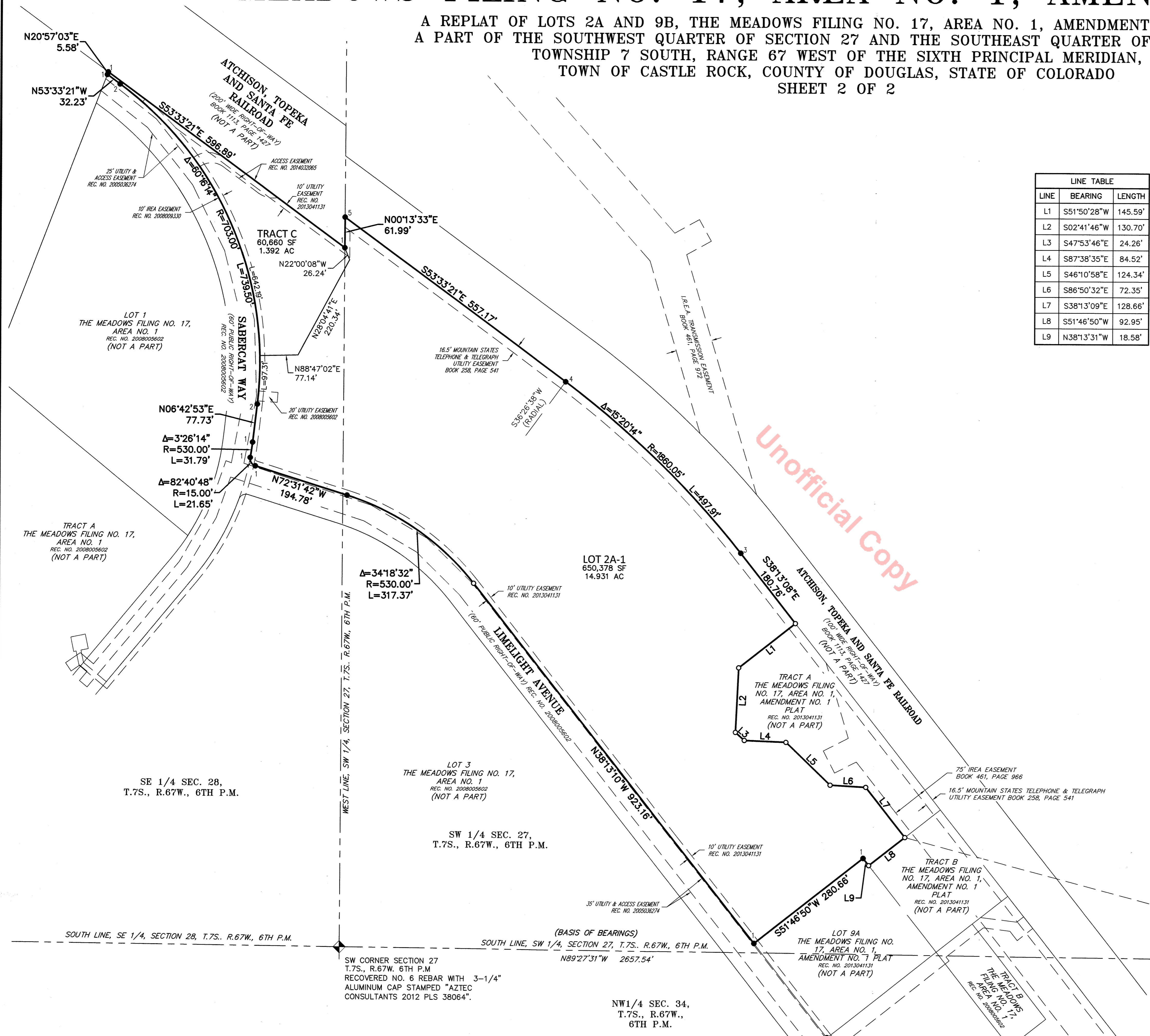
DEVELOPER
CASTLE ROCK DEVELOPMENT CO.
3033 EAST 1ST AVE., SUITE 305
DENVER, COLORADO 80206
(303) 394-5500

DATE OF PREPARATION: 2017-04-06
SCALE: N/A

SHEET 1 OF 2

THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 2 PLAT

A REPLAT OF LOTS 2A AND 9B, THE MEADOWS FILING NO. 17, AREA NO. 1, AMENDMENT NO. 1 PLAT
 A PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28,
 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

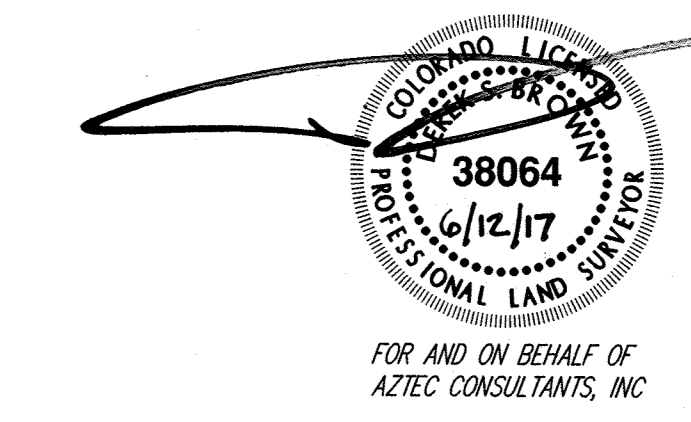
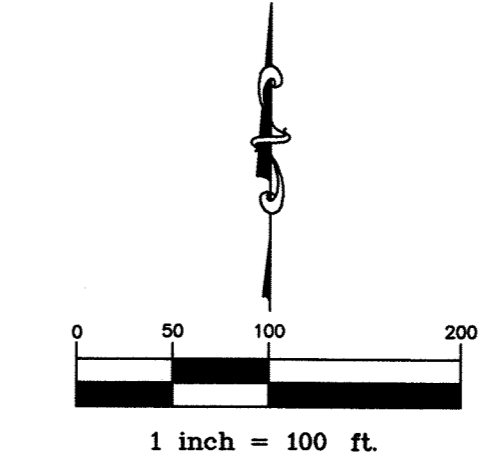


LINE	BEARING	LENGTH
L1	S51°50'28"W	145.59'
L2	S02°41'46"W	130.70'
L3	S47°53'46"E	24.26'
L4	S87°38'35"E	84.52'
L5	S46°10'58"E	124.34'
L6	S86°50'32"E	72.35'
L7	S38°13'09"E	128.66'
L8	S51°46'50"W	92.95'
L9	N38°13'31"W	18.58'

MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED
- 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 NO. 5 REBAR (BENT) WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 22564"
- RECOVERED NO. 4 REBAR NO CAP
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666"

Unofficial Copy



S 1/4 CORNER SEC. 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED 1" ALUMINUM PIPE
 WITH 2 1/2" ALUMINUM
 CAP STAMPED "1998 ARCHER &
 ASSOC. LS6935"

SW CORNER SECTION 27
 T.7S., R.67W., 6TH P.M.
 RECOVERED NO. 6 REBAR WITH 3-1/4"
 ALUMINUM CAP STAMPED "AZTEC
 CONSULTANTS 2012 PLS 38064"

NW1/4 SEC. 34,
 T.7S., R.67W.,
 6TH P.M.

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

DEVELOPER
 CASTLE ROCK DEVELOPMENT CO.
 3033 EAST 1ST AVE., SUITE 305
 DENVER, COLORADO 80206
 (303) 394-5500

DATE OF PREPARATION:	2017-04-06
SCALE:	T=100'
SHEET 2 OF 2	

PLAT MAP
 PROJECT NO.: PL17-0010
 THE MEADOWS FILING 17, AREA NO. 1,
 AMENDMENT NO. 2 PLAT SHEET 2 OF 2