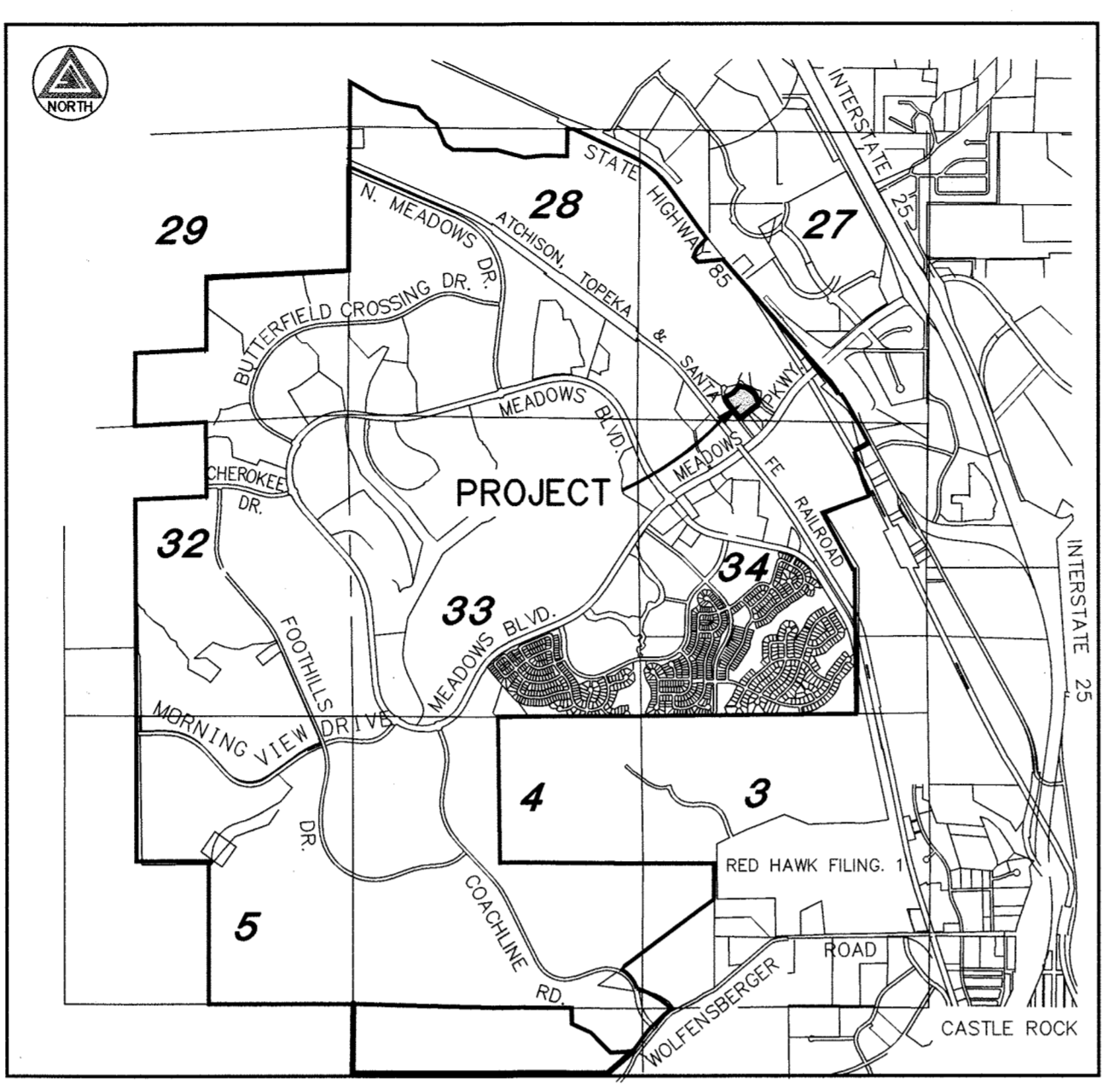


THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1

A REPLAT OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2,
LOCATED WITHIN THE SW 1/4 SECTION 27, 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" = 3000'

SHEET INDEX:
SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP

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

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

DESIGNATION	ACREAGE
SUBDIVISION LOT 6-A	1.938
SUBDIVISION LOT 6-B	2.757
THE MEADOWS FILING NO. 17, AREA NO. 2 AMENDMENT NO. 1	4.695

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO AMEND LOT 6 INTO TWO LOTS.

PROPERTY DESCRIPTION
LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2, RECORDED AT RECEPTION NO. 2017009633, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 4.695 ACRES (204,527 SQ. FT.), MORE OR LESS.

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, PLATED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS AMENDED PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC UTILITY 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.

OWNER:
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: Robert C. Hammit AS: VICE PRESIDENT LAND DEVELOPMENT

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF Denver)ss
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF June, 2022
BY Robert C. Hammit
AS VP. Land Development OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES April 26, 2025
NOTARY PUBLIC [Signature]

- GENERAL NOTES:**
- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC7016373-8 WITH AN EFFECTIVE DATE OF 06/13/2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
 - THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°27'31" WEST AND IS MONUMENTED AS SHOWN HEREON.
 - THERE ARE 2 LOTS 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.
 - 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 EASEMENT.
 - MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.

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

LOTS	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
LOT 6-A	84,427	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	COMMERCIAL DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
LOT 6-B	120,100	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	COMMERCIAL DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
TOTAL	204,527				

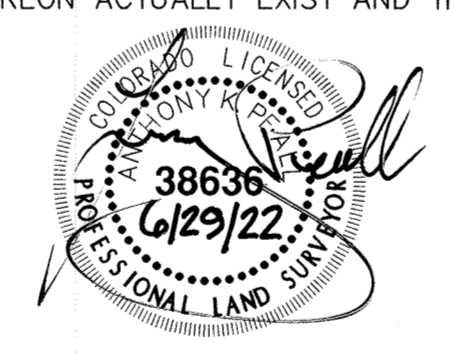
- GENERAL NOTES: (CONTINUED)**
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT 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.
 - THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0167G, MAP REVISED DATE MARCH 16, 2016, AND MAP NO. 08035C0169G, MAP REVISED DATE MARCH 16, 2016.
 - THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
 - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

SURVEYORS CERTIFICATE
I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS AMENDED PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS AMENDED PLAT ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.



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

SIGNED THIS 30th DAY OF JUNE, 2022.
[Signature] AUTHORIZED REPRESENTATIVE
Scott Bennetts LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF ARAPAHOE)ss
SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF JUNE, 2022
BY Scott Bennetts AS COMMERCIAL TITLE OFFICER OF LAND TITLE GUARANTEE COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES February 10, 2024
NOTARY PUBLIC [Signature]

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 6th DAY OF JULY, 2022.
[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
for Lisa Anderson
July 7, 2022 DATE
[Signature] TOWN MANAGER
July 6, 2022 DATE

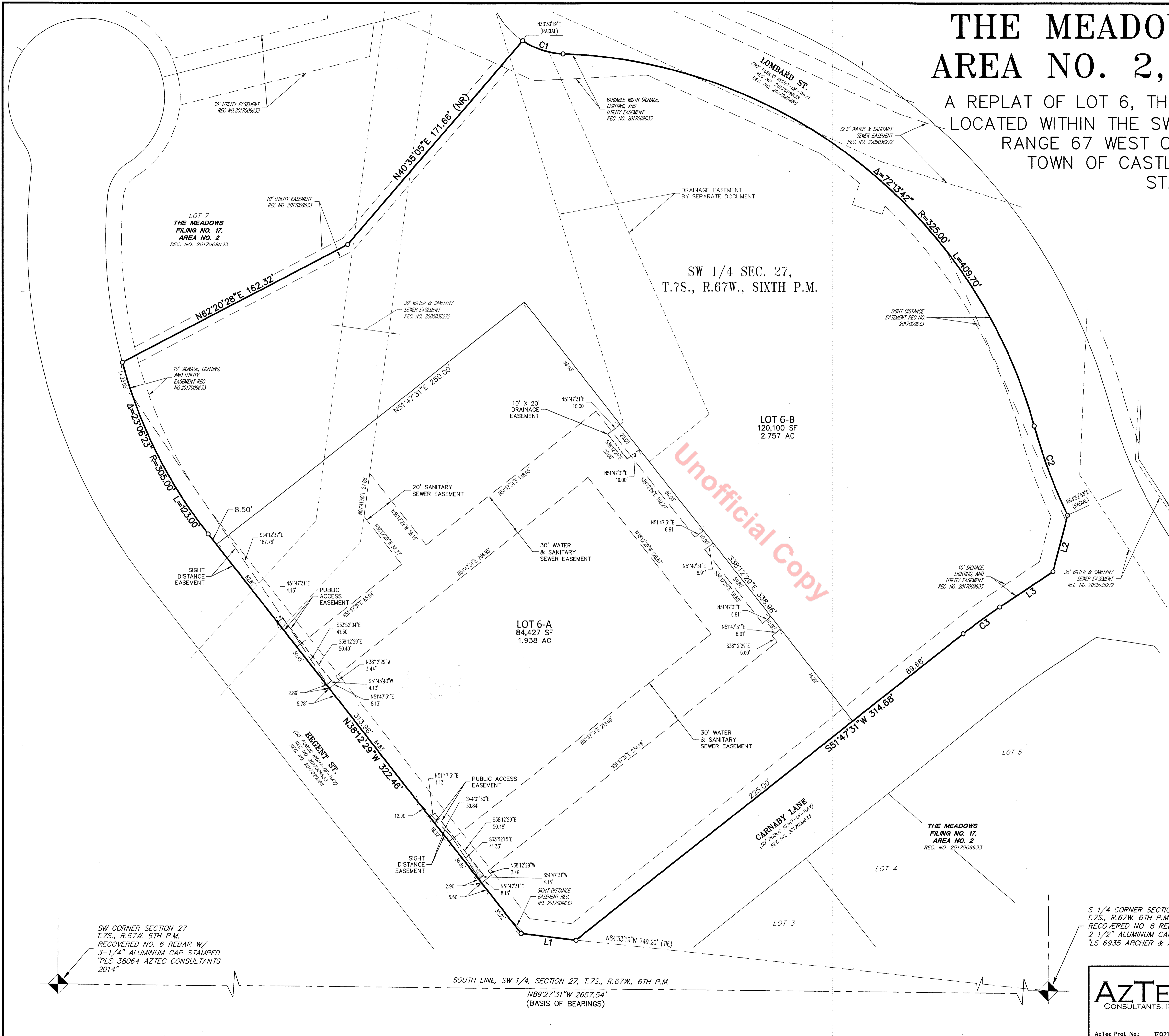
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:10PM ON THE 7th DAY OF JULY, 2022.
AT RECEPTION NO. 2022047667
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 05/28/2021
		SCALE: N/A
THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1 PLAT SHEET 1 OF 2		COVER SHEET PROJECT NO.: PL21-0023 SHEET 1 OF 2

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

A REPLAT OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 2,
LOCATED WITHIN THE SW 1/4 SECTION 27, 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 TABLE

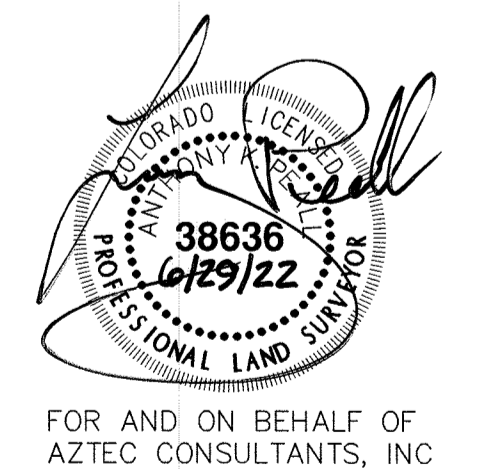
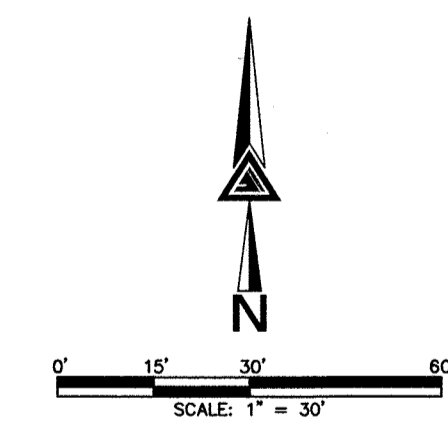
LINE	BEARING	LENGTH
L1	N83°12'29"W	35.36'
L2	S14°30'07"W	37.17'
L3	S56°28'26"W	40.75'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	31°25'17"	50.00'	27.42'
C2	9°48'52"	355.00'	60.81'
C3	4°40'55"	355.00'	29.01'

MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- (NR) NON RADIAL
- ▭ PUBLIC ACCESS EASEMENT



SW CORNER SECTION 27
T.7S., R.67W., 6TH P.M.
RECOVERED NO. 6 REBAR W/
5-1/4" ALUMINUM CAP STAMPED
"PLS 38064 AZTEC CONSULTANTS
2014"

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

S 1/4 CORNER SECTION 27
T.7S., R.67W., 6TH P.M.
RECOVERED NO. 6 REBAR W/
2 1/2" ALUMINUM CAP STAMPED
"LS 6935 ARCHER & ASSOC. 1998"

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

<p>AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY</p> <p>3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500</p>	DATE OF PREPARATION: 05/28/2021
		SCALE: T = 30'
<p>AZTEC Proj. No.: 17021-06 Drawn By: RDR</p>		<p>PLAT SHEET PROJECT NO.: PL21-0023 SHEET 2 OF 2</p>