

THE MEADOWS FILING NO. 17, AREA NO. 2

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 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 3

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, A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 27 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 PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, WHENCE THE SOUTH LINE OF SAID SECTION 27 BEARS NORTH 89°27'31" WEST, WITH ALL BEARINGS HEREIN REFERENCED TO THIS LINE;

THENCE NORTH 40°30'34" WEST, A DISTANCE OF 190.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MEADOWS PARKWAY AS DEDICATED ON THE FINAL PLAT OF MEADOWS PARKWAY PHASE I AS RECORDED UNDER RECEPTION NO. 8722230, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- SOUTH 32°25'18" WEST, A DISTANCE OF 31.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,877.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'48", AN ARC LENGTH OF 638.16 FEET;
- TANGENT TO SAID CURVE, SOUTH 51°54'06" WEST, A DISTANCE OF 176.67 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF ATCHISON, TOPEKA AND SANTA FE RAILROAD AS DESCRIBED IN BOOK 1113 AT PAGE 1427, IN SAID RECORDS;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 38°13'08" WEST, A DISTANCE OF 1,055.14 FEET;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 02°12'27" WEST, A DISTANCE OF 463.26 FEET;

THENCE NORTH 75°34'49" EAST, A DISTANCE OF 132.41 FEET;

THENCE SOUTH 56°53'27" EAST, A DISTANCE OF 129.00 FEET;

THENCE SOUTH 88°57'13" EAST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 70°41'10" EAST, A DISTANCE OF 225.00 FEET;

THENCE NORTH 85°51'23" EAST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 06°53'50" EAST, A DISTANCE OF 245.00 FEET;

THENCE SOUTH 51°43'25" EAST, A DISTANCE OF 85.00 FEET;

THENCE SOUTH 72°04'31" EAST, A DISTANCE OF 124.00 FEET;

THENCE SOUTH 02°31'07" WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 33°21'56" EAST, A DISTANCE OF 125.00 FEET;

THENCE SOUTH 57°32'21" EAST, A DISTANCE OF 230.17 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 22.391 ACRES, (975,338 SQUARE FEET), 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, PLATTED AND SUBDIVIDED THE SAME INTO EIGHT LOTS, 3 TRACTS AND RIGHT-OF-WAY AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17 AREA NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, ALL SEWER AND STORM DRAINAGE EASEMENTS, SIGNAGE, LIGHTING, SIGHT DISTANCE AND PUBLIC ACCESS EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Stephanie McCandless AS: President

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

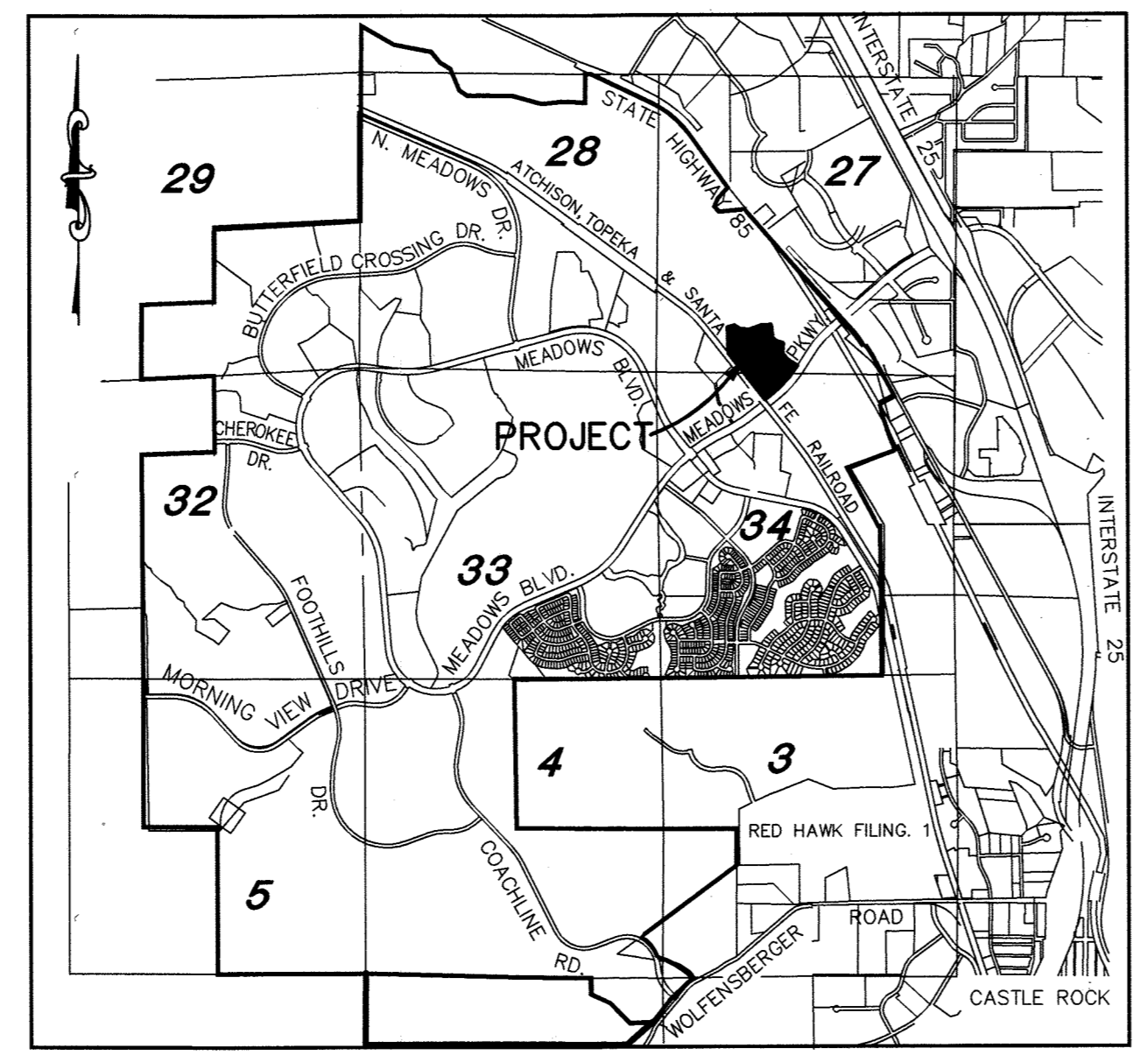
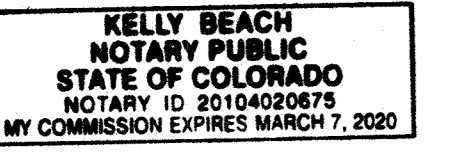
SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF January, 2017

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-7-20

NOTARY PUBLIC Kelly Beach



VICINITY MAP
Scale: 1" = 3000'
1 inch = 3000 ft

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEETS 2-3 - PLAT

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 305
DENVER, COLORADO 80206
303-394-5500

MORTGAGEE

CASTLE ROCK LAND CO., A COLORADO LIMITED LIABILITY COMPANY
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

PLAT NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC704448001-4 WITH AN EFFECTIVE DATE OF JANUARY 6, 2017 AT 17:00:00 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 DEFACTS 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 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 AND BEING ASSUMED TO BEAR NORTH 89°27'31" WEST, BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
- THERE ARE 8 LOTS IN THIS PLAT.
- 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 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.
- 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 AND A 25% FEE.
- 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 PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (500-YEAR FLOOD PLAIN), BEING DEFINED AS "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08035C0167G, PANEL NO. 167 OF 495, WITH A MAP REVISION DATE OF MARCH 16, 2016 AND MAP NO. 08035C0169G, PANEL NO. 169 OF 495, WITH A MAP REVISION DATE OF MARCH 16, 2016.

LIENHOLDER

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON JANUARY 23, 2017 AT RECEPTION NO. 2017005032, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

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

BY: [Signature] AS: Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

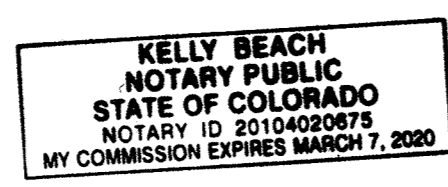
SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF January, 2017

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-7-20

NOTARY PUBLIC Kelly Beach



THE MEADOWS FILING NO. 17, AREA NO. 2

LAND AREA SUMMARY TABLE

Designation	Acreage
SUBDIVISION LOTS (8)	16.869
PRIVATE TRACTS (3)	2.445
PUBLIC ROW	3.077
MEADOWS FILING 17	22.391

THE MEADOWS FILING NO. 17, AREA NO. 2

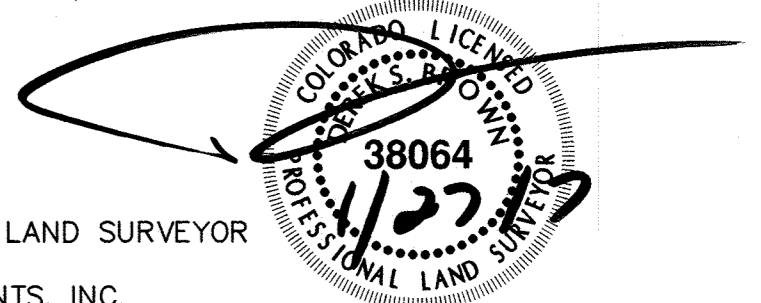
LAND USE SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
A	12,269	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	COMMERCIAL DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
B	82,095	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
C	12,105	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
TOTAL TRACT AREA	106,469				

LAST REVISED 1/27/2017

SURVEYORS CERTIFICATE

I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON APRIL 8, 2015 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.



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 Bennett, 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 27th DAY OF January, 2017.
[Signature] AUTHORIZED REPRESENTATIVE
[Signature] LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

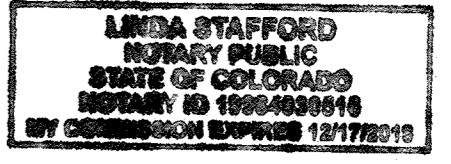
STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF January, 2017

BY Scott Bennett AS Site Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-17-18
NOTARY PUBLIC Rinda Stafford



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. 2003102968.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 30th DAY OF January, 2017.

[Signature]
Asst. DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST:
[Signature] TOWN CLERK
[Signature] TOWN MANAGER
2-7-17 DATE
2-7-17 DATE

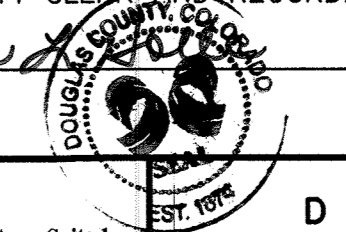
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:26 AM ON THE 8 DAY OF February, 2017.

AT RECEPTION NO. 2017009633

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY



COVER SHEET
PROJECT NO.: PL15-0009
THE MEADOWS FILING 17, AREA NO. 2 SHEET 1 OF 3



DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 305
DENVER, COLORADO 80206
(303) 394-5500

DATE OF PREPARATION: 06/07/2015
SCALE: N/A
SHEET 1 OF 3

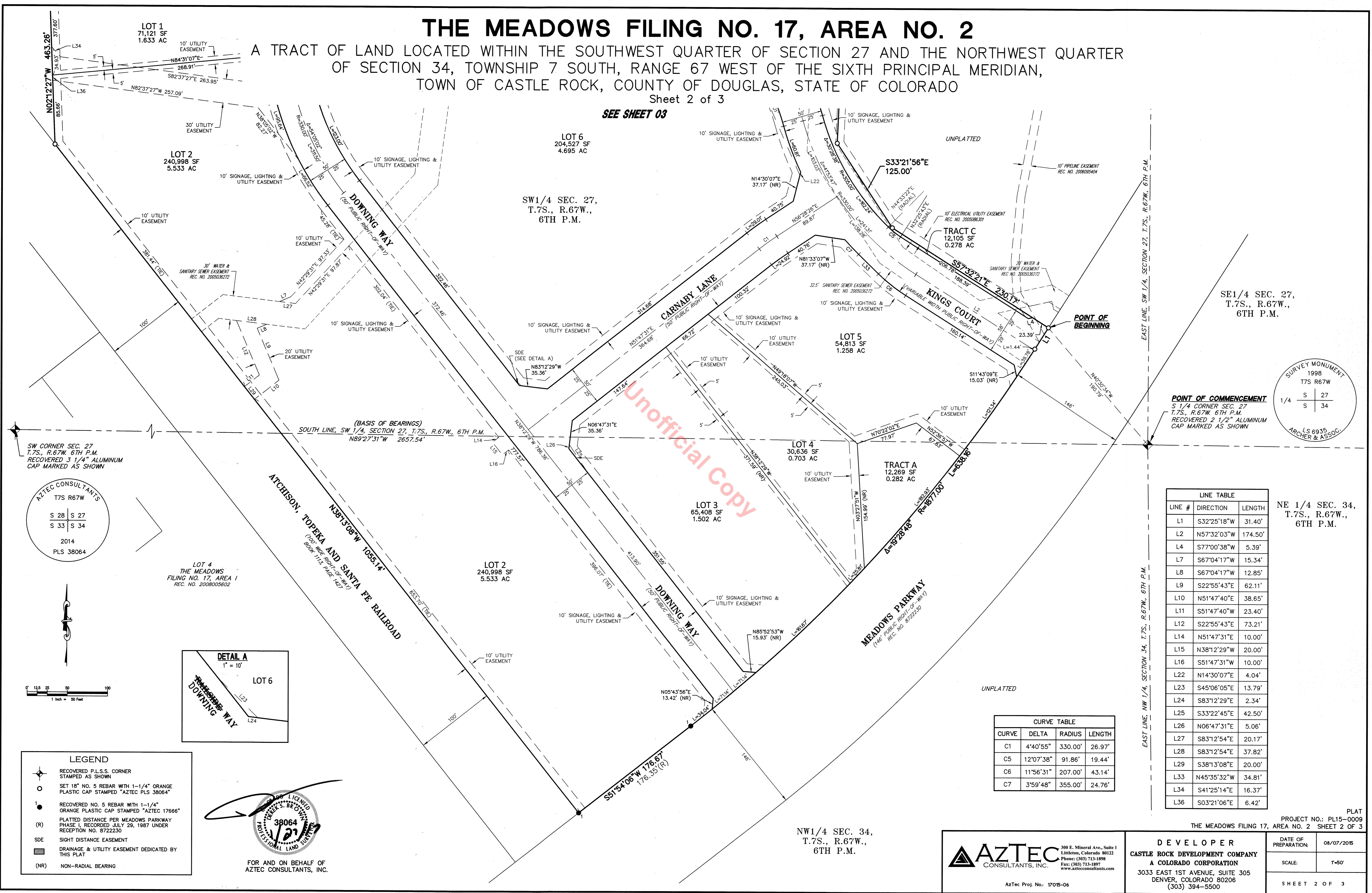
AzTec Proj. No.: 17015-06

THE MEADOWS FILING NO. 17, AREA NO. 2

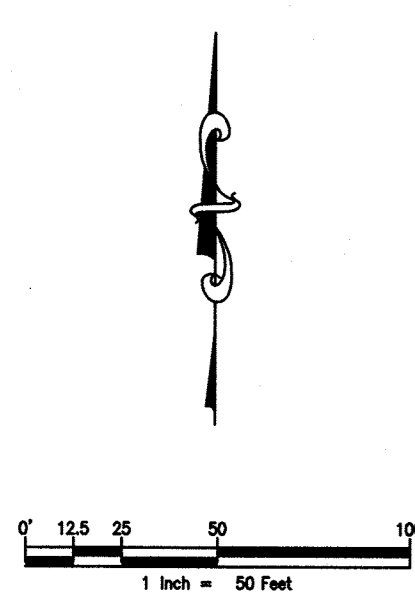
A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 3

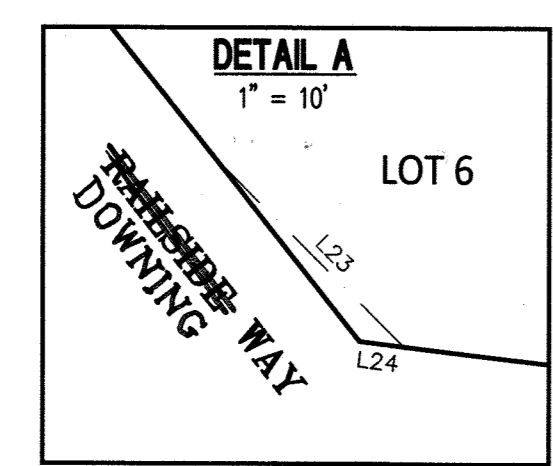
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AZTEC CONSULTANTS
T7S R67W
S 28 | S 27
S 33 | S 34
2014
PLS 38064

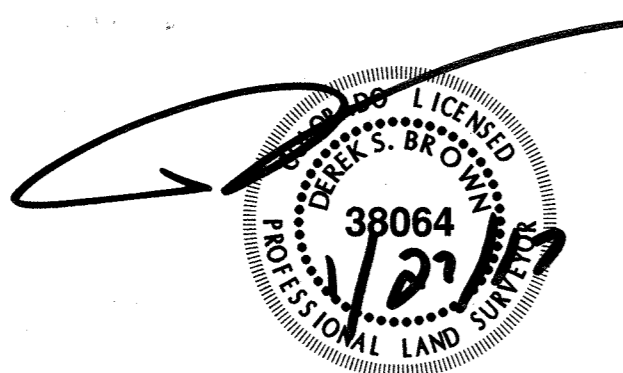


LOT 4
THE MEADOWS
FILING NO. 17, AREA 1
REC. NO. 2008005602



LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
- SET 18" 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 17666"
- (R) PLATTED DISTANCE PER MEADOWS PARKWAY PHASE I, RECORDED JULY 29, 1987 UNDER RECEPTION NO. 8722230
- SDE SIGHT DISTANCE EASEMENT
- DRAINAGE & UTILITY EASEMENT DEDICATED BY THIS PLAT
- (NR) NON-RADIAL BEARING



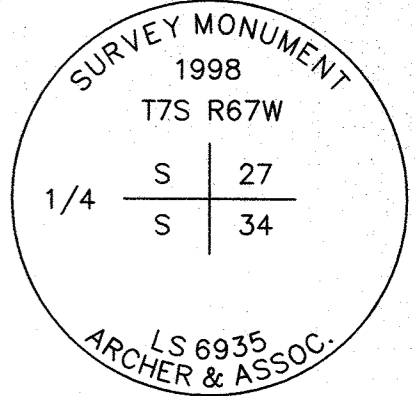
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S32°25'18"W	31.40'
L2	N57°32'03"W	174.50'
L4	S77°00'38"W	5.39'
L7	S67°04'17"W	15.34'
L8	S67°04'17"W	12.85'
L9	S22°55'43"E	62.11'
L10	N51°47'40"E	38.65'
L11	S51°47'40"W	23.40'
L12	S22°55'43"E	73.21'
L14	N51°47'31"E	10.00'
L15	N38°12'29"W	20.00'
L16	S51°47'31"W	10.00'
L22	N14°30'07"E	4.04'
L23	S45°06'05"E	13.79'
L24	S83°12'29"E	2.34'
L25	S33°22'45"E	42.50'
L26	N06°47'31"E	5.06'
L27	S83°12'54"E	20.17'
L28	S83°12'54"E	37.82'
L29	S38°13'08"E	20.00'
L33	N45°35'32"W	34.81'
L34	S41°25'14"E	16.37'
L36	S03°21'06"E	6.42'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	4°40'55"	330.00'	26.97'
C5	12°07'38"	91.86'	19.44'
C6	11°56'31"	207.00'	43.14'
C7	3°59'48"	355.00'	24.76'



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

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

AZTEC CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
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www.aztecconsultants.com
Aztec Proj. No.: 17015-06

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 305
DENVER, COLORADO 80206
(303) 394-5500

PLAT PROJECT NO.: PL15-0009
THE MEADOWS FILING 17, AREA NO. 2 SHEET 2 OF 3

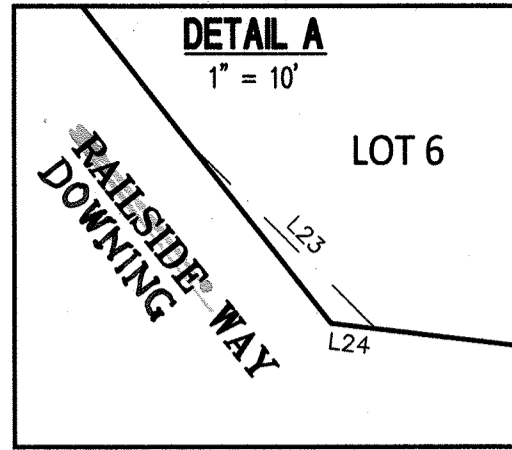
DATE OF PREPARATION:	08/07/2015
SCALE:	T=50'
SHEET 2 OF 3	

THE MEADOWS FILING NO. 17, AREA NO. 2

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Sheet 3 of 3

CENTER SEC. 27
T.7S., R.67W. 6TH P.M.



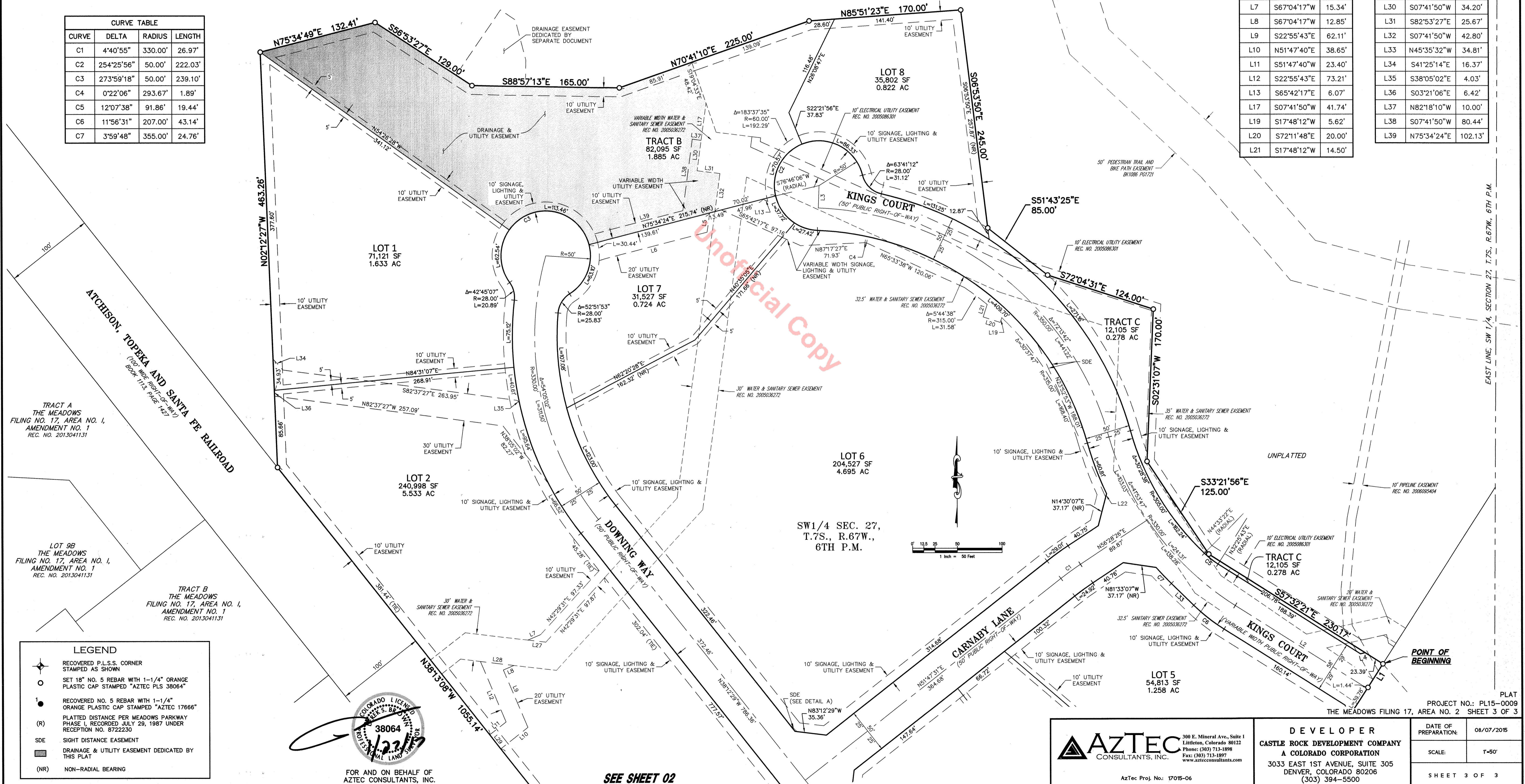
UNPLATTED

UNPLATTED

CURVE	DELTA	RADIUS	LENGTH
C1	4°40'55"	330.00'	26.97'
C2	254°25'56"	50.00'	222.03'
C3	273°59'18"	50.00'	239.10'
C4	0°22'06"	293.67'	1.89'
C5	12°07'38"	91.86'	19.44'
C6	11°56'31"	207.00'	43.14'
C7	3°59'48"	355.00'	24.76'

LINE #	DIRECTION	LENGTH
L1	S32°25'18"W	31.40'
L2	N57°32'03"W	174.50'
L3	S02°08'02"W	25.00'
L4	S77°00'38"W	5.39'
L5	N07°41'50"E	21.59'
L6	N75°34'24"E	124.91'
L7	S67°04'17"W	15.34'
L8	S67°04'17"W	12.85'
L9	S22°55'43"E	62.11'
L10	N51°47'40"E	38.65'
L11	S51°47'40"W	23.40'
L12	S22°55'43"E	73.21'
L13	S65°42'17"E	6.07'
L19	S17°48'12"W	5.62'
L20	S72°11'48"E	20.00'
L21	S17°48'12"W	14.50'

LINE #	DIRECTION	LENGTH
L22	N14°30'07"E	4.04'
L23	S45°06'05"E	13.79'
L24	S83°12'29"E	2.34'
L27	S83°12'54"E	20.17'
L28	S83°12'54"E	37.82'
L29	S38°13'08"E	20.00'
L30	S07°41'50"W	34.20'
L31	S82°53'27"E	25.67'
L32	S07°41'50"W	42.80'
L33	N45°35'32"W	34.81'
L34	S41°25'14"E	16.37'
L35	S38°05'02"E	4.03'
L36	S03°21'06"E	6.42'
L37	N82°18'10"W	10.00'
L38	S07°41'50"W	80.44'
L39	N75°34'24"E	102.13'

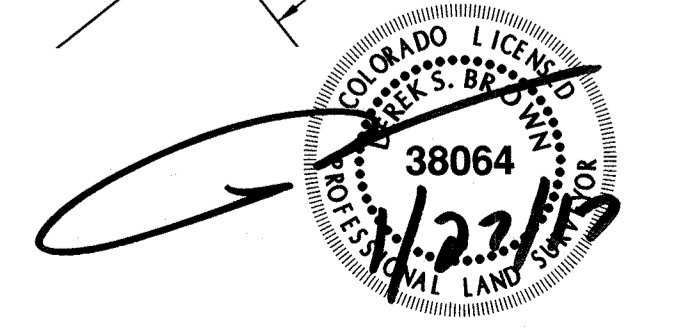


TRACT A
THE MEADOWS
FILING NO. 17, AREA NO. 1,
AMENDMENT NO. 1
REC. NO. 2013041131

LOT 9B
THE MEADOWS
FILING NO. 17, AREA NO. 1,
AMENDMENT NO. 1
REC. NO. 2013041131

TRACT B
THE MEADOWS
FILING NO. 17, AREA NO. 1,
AMENDMENT NO. 1
REC. NO. 2013041131

LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
	SET 18" 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 17666"
(R)	PLATTED DISTANCE PER MEADOWS PARKWAY PHASE I, RECORDED JULY 29, 1987 UNDER RECEPTION NO. 8722230
SDE	SIGHT DISTANCE EASEMENT
	DRAINAGE & UTILITY EASEMENT DEDICATED BY THIS PLAT
(NR)	NON-RADIAL BEARING



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 02

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

DATE OF PREPARATION:	08/07/2015
SCALE:	1"=50'
SHEET 3 OF 3	

PROJECT NO.: PL15-0009
THE MEADOWS FILING 17, AREA NO. 2 SHEET 3 OF 3

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