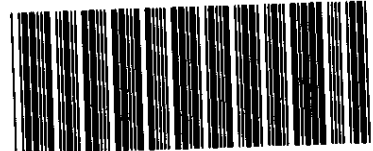


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$41.00
5 PGS



2006082143
09/22/2006 03:48 PM

2006082143 5 PGS

PLAT IDENTIFICATION SHEET

Castle Rock Development Co
Grantor (owner)

Grantor (owner)

Meadows 17 Amendment 1
Grantee (name of plat or condo)
Area 4

Grantee (name of plat or condo)

Subdivision Info: Filing _____ Lot _____ Block _____

Condo Info: Phase _____ Bldg _____ Unit _____

34 7 67
Section Township Range

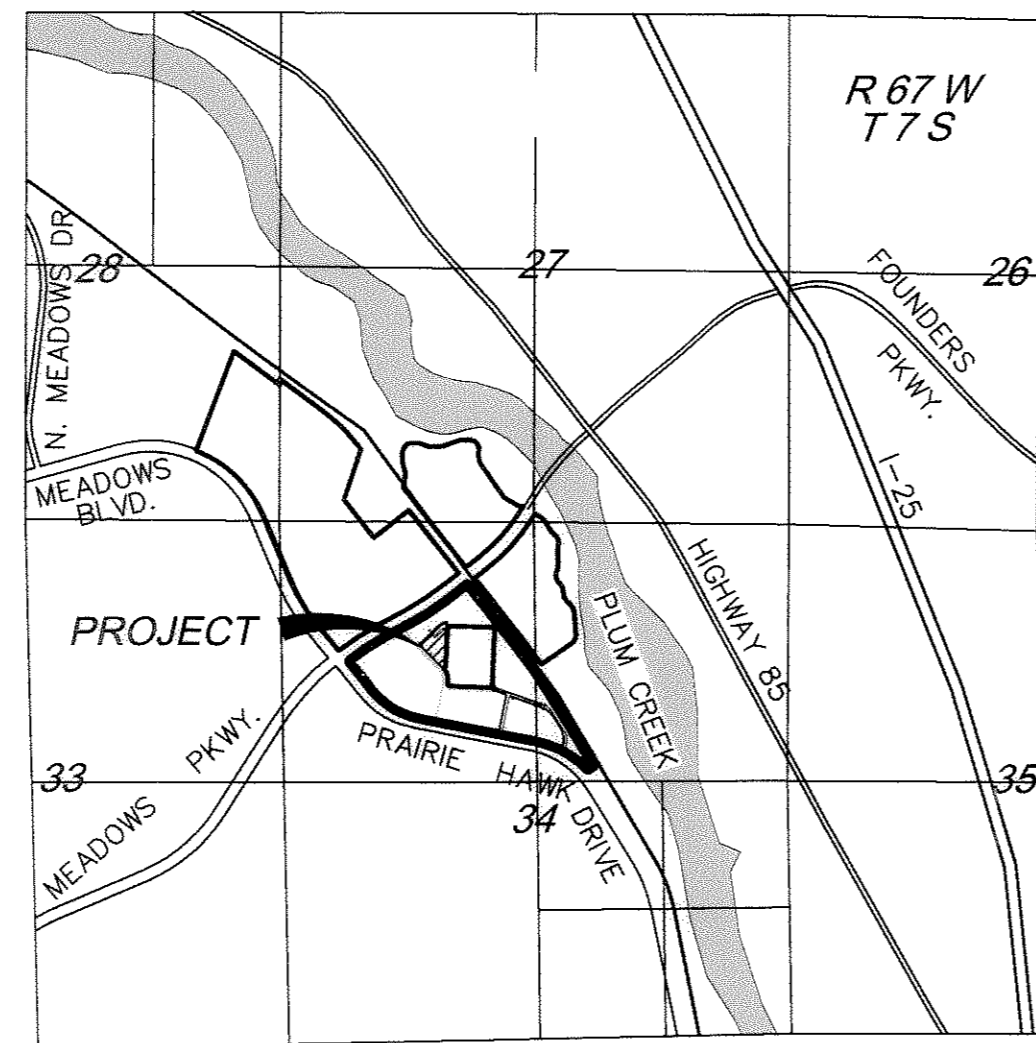
Cross Reference numbers: (reception #s or book and page)

FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 1

A REPLAT OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 4, BEING A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

41.397 ACRES 2 LOTS



VICINITY MAP

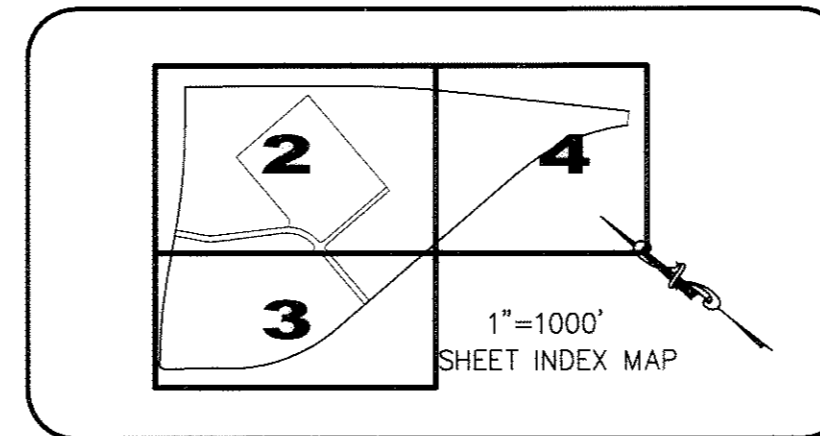
SCALE: 1"=2000'

MORTGAGEES:

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST DATED MARCH 04, 2005 RECORDED AT RECEPTION NO. 2005018974 DOUGLAS COUNTY RECORDS.

BY: Jim Fox AS: Authorized Agent

NOTARY CERTIFICATE
STATE OF COLORADO }
COUNTY OF Denver }
SUSAN I. RASMUSSEN
NOTARY PUBLIC
My Commission Expires 11/12/2008



WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DEDICATION AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2004 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 10 SFE ARE DEBITED FROM THE WATER BANK.

LAND USE TABLE			
DESIGNATION	AREA IN ACRES	% OF SITE	SFE's
LOT 6A	1.775	4.29	10
LOT 6 REMAINDER	39.622	95.71	N/A
TOTAL PARCEL	41.397	100.00	N/A

CALIFORNIA BANK AND TRUST PER DEED OF TRUST DATED AUGUST 05, 2004 RECORDED AT RECEPTION NO. 2004081483 DOUGLAS COUNTY RECORDS.

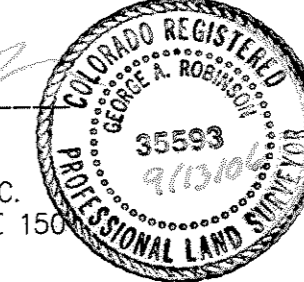
BY: [Signature] AS: AVP

NOTARY CERTIFICATE
STATE OF COLORADO }
COUNTY OF Denver }
SUSAN I. RASMUSSEN
NOTARY PUBLIC
My Commission Expires 11/12/2008

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A DULY REGISTERED 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 NOVEMBER, 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.

GEORGE A. ROBINSON P.L.S. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
7901 EAST BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, COLORADO 80111



TITLE VERIFICATION:

I, Larvee L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 15th DAY OF September, 2006.

Larvee L. Nitsch
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO }
COUNTY OF _____ }
SUSAN I. RASMUSSEN
NOTARY PUBLIC
My Commission Expires 11/12/2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF September, 2006, BY
Larvee L. Nitsch AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 9-1-07
NOTARY PUBLIC Susan I. Rasmussen
My Commission Expires Sept. 1, 2007

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: TOWN OF CASTLE ROCK

[Signature]
TOWN CLERK

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 20 DAY OF September, 2006.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:48 P.M. ON THE 22 DAY OF September, 2006, IN RECEPTION NO. 2006092143

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 E. 1ST AVE. #410
DENVER, COLORADO 80206
303-394-5500
CONTACT: JIM RILEY

ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO, INC.
7901 E. BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, COLORADO 80111
720-249-3533
CONTACT: KURT LANG

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAT SHEET
3	PLAT SHEET
4	PLAT SHEET

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 4, LOT 6, AMENDMENT NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY AND DRAINAGE 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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 14th DAY OF September, 2006.

OWNERS:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: [Signature] AS: President

NOTARY CERTIFICATE:

STATE OF COLORADO }
COUNTY OF Denver }
SUSAN I. RASMUSSEN
NOTARY PUBLIC
My Commission Expires 11/12/2008

PROPERTY DESCRIPTION:

LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CVL CONSULTANTS, INC. RELIED UPON ORDER NUMBER ABN70130977-3 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 01, 2006 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS MARKED BY A 3" BRASS CAP IN CONCRETE AT THE NORTH QUARTER CORNER STAMPED "LS 2690" AND BY A 3" BRASS CAP AT THE NORTHWEST CORNER, STAMPED "LS 7361" AND BEARING NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET (BEARING ASSUMED).
- THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED ARE NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAP FOR DOUGLAS COUNTY, PANEL NUMBER 08035C 0169 F, REVISED SEPTEMBER 30, 2005, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE DEVELOPER SHALL PROVIDE AT NO COST TO THE TOWN ALL UTILITIES AND STREETS AND SHALL PROVIDE SECURITY TO THE TOWN NEEDED TO ENSURE IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE TOWN OR APPROPRIATE UTILITY COMPANY.
- ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS TO AND FROM THE ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SANITARY SEWER, WATER, DRAINAGE AND RELATED FACILITIES.
- PUBLIC ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR EMERGENCY VEHICLES AND PRIVATE ACCESS TO AND FROM THE ADJACENT PROPERTIES.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS 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 THIS 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 OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIAL AND A 15% FEE.

9. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN 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 FINAL PD 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 IMPROPER IRRIGATION.

10. BENCHMARK: THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET BASED ON THE TOWN OF CASTLE ROCK VERTICAL CONTROL, NAVD 1988 DATUM.

11. UTILITY EASEMENTS FOR DRY UTILITIES WILL BE DEEDED TO THE APPROPRIATE UTILITY COMPANY BY SEPARATE DOCUMENT.

12. VARIANCE PWV 06-020 APPROVED 09/06/06 TO ALLOW UTILITY EASEMENTS TO STRADDLE PROPERTY LINES.

FINAL PLAT - PROJECT NO. FP 06-006
THE MEADOWS FILING 17, AREA 4, AMD. #1
OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E 1ST AVE. #410
DENVER, CO 80206
PH: 303-394-5500
FAX: 303-394-5508

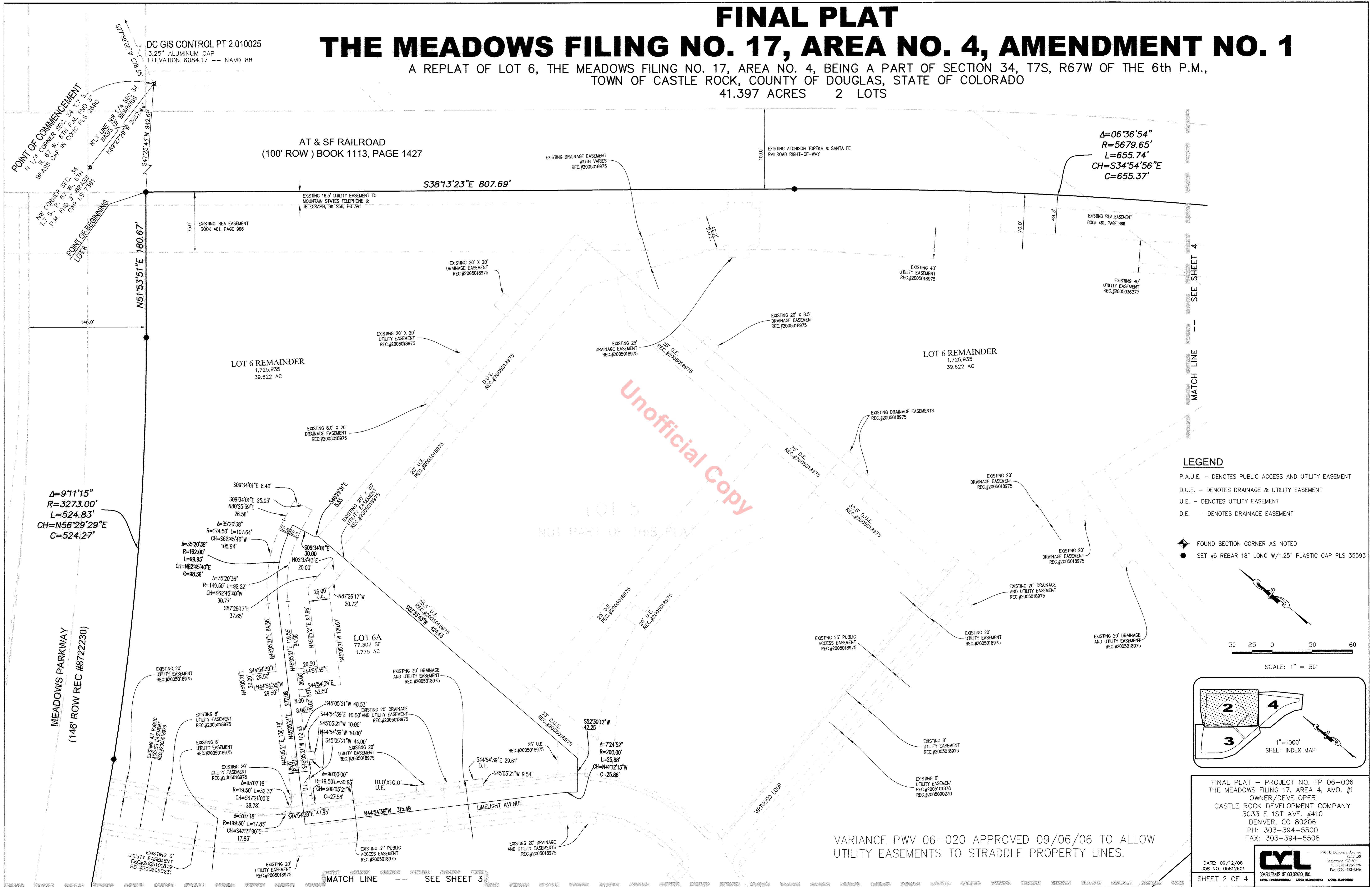
DATE: 09/12/06
JOB NO. 05812601
SHEET 1 OF 4



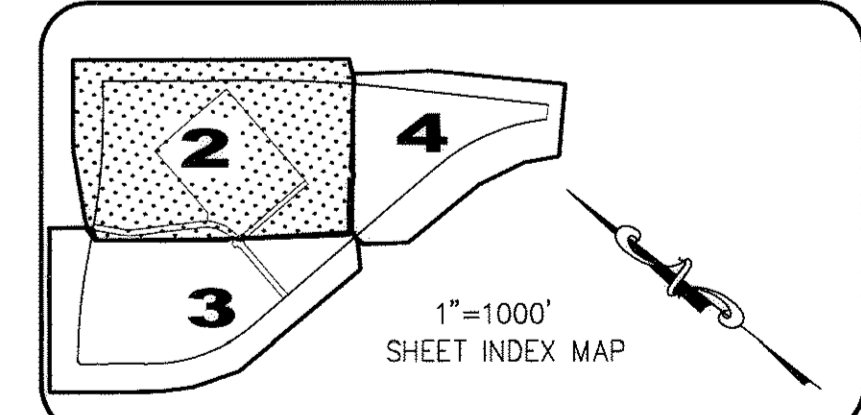
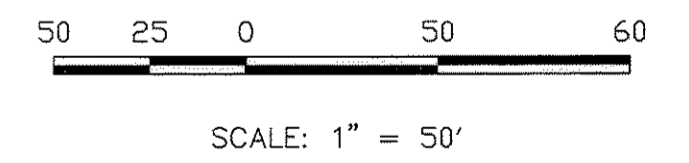
FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 1

A REPLAT OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 4, BEING A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
41.397 ACRES 2 LOTS



- LEGEND**
- P.A.U.E. - DENOTES PUBLIC ACCESS AND UTILITY EASEMENT
 - D.U.E. - DENOTES DRAINAGE & UTILITY EASEMENT
 - U.E. - DENOTES UTILITY EASEMENT
 - D.E. - DENOTES DRAINAGE EASEMENT
 - ◆ FOUND SECTION CORNER AS NOTED
 - SET #5 REBAR 18" LONG W/1.25" PLASTIC CAP PLS 35593



FINAL PLAT - PROJECT NO. FP 06-006
THE MEADOWS FILING 17, AREA 4, AMD. #1
OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E 1ST AVE. #410
DENVER, CO 80206
PH: 303-394-5500
FAX: 303-394-5508

DATE: 09/12/06
JOB NO. 05812801
SHEET 2 OF 4

CYL
CONSULTANTS OF COLORADO, INC.
ENGINEERS LAND SURVEYORS LAND PLANNERS

7901 E. Bellevue Avenue
Suite 150
Englewood, CO 80111
Tel: (720) 482-9526
Fax: (720) 482-9546

VARIANCE PWV 06-020 APPROVED 09/06/06 TO ALLOW UTILITY EASEMENTS TO STRADDLE PROPERTY LINES.

MATCH LINE -- SEE SHEET 3

MATCH LINE -- SEE SHEET 4

Unofficial Copy

LOT 5
NOT PART OF THIS PLAT

DC GIS CONTROL PT 2.010025
3.25" ALUMINUM CAP
ELEVATION 6084.17 --- NAVD 88

POINT OF COMMENCEMENT
N 1/4 CORNER SEC. 34
T. 7 S., R. 67 W., 6TH P.M. FND 5-17-91
BRASS CAP IN CONC PLS 2890

NLY LINE NW 1/4 SEC. 34
BASED ON BEARINGS
N89°27'29"W 2657.44'
S47°25'43"W 942.60'

POINT OF BEGINNING
LOT 6

$\Delta=9^{\circ}11'15''$
 $R=3273.00'$
 $L=524.83'$
 $CH=N56^{\circ}29'29''E$
 $C=524.27'$

MEADOWS PARKWAY
(146' ROW REC #8722230)

LOT 6 REMAINDER
1,725,935
39.622 AC

LOT 6 REMAINDER
1,725,935
39.622 AC

LOT 6A
77,307 SF
1.775 AC

EXISTING 6" UTILITY EASEMENT
REC.#200501878
REC.#2005090231

EXISTING 8" UTILITY EASEMENT
REC.#2005018975

EXISTING 20' UTILITY EASEMENT
REC.#2005018975

EXISTING 20' UTILITY EASEMENT
REC.#2005018975

EXISTING 20' UTILITY EASEMENT
REC.#2005018975

EXISTING 31' PUBLIC ACCESS EASEMENT
REC.#2005018975

EXISTING 20' DRAINAGE AND UTILITY EASEMENTS
REC.#2005018975

EXISTING 20' DRAINAGE AND UTILITY EASEMENTS
REC.#2005018975

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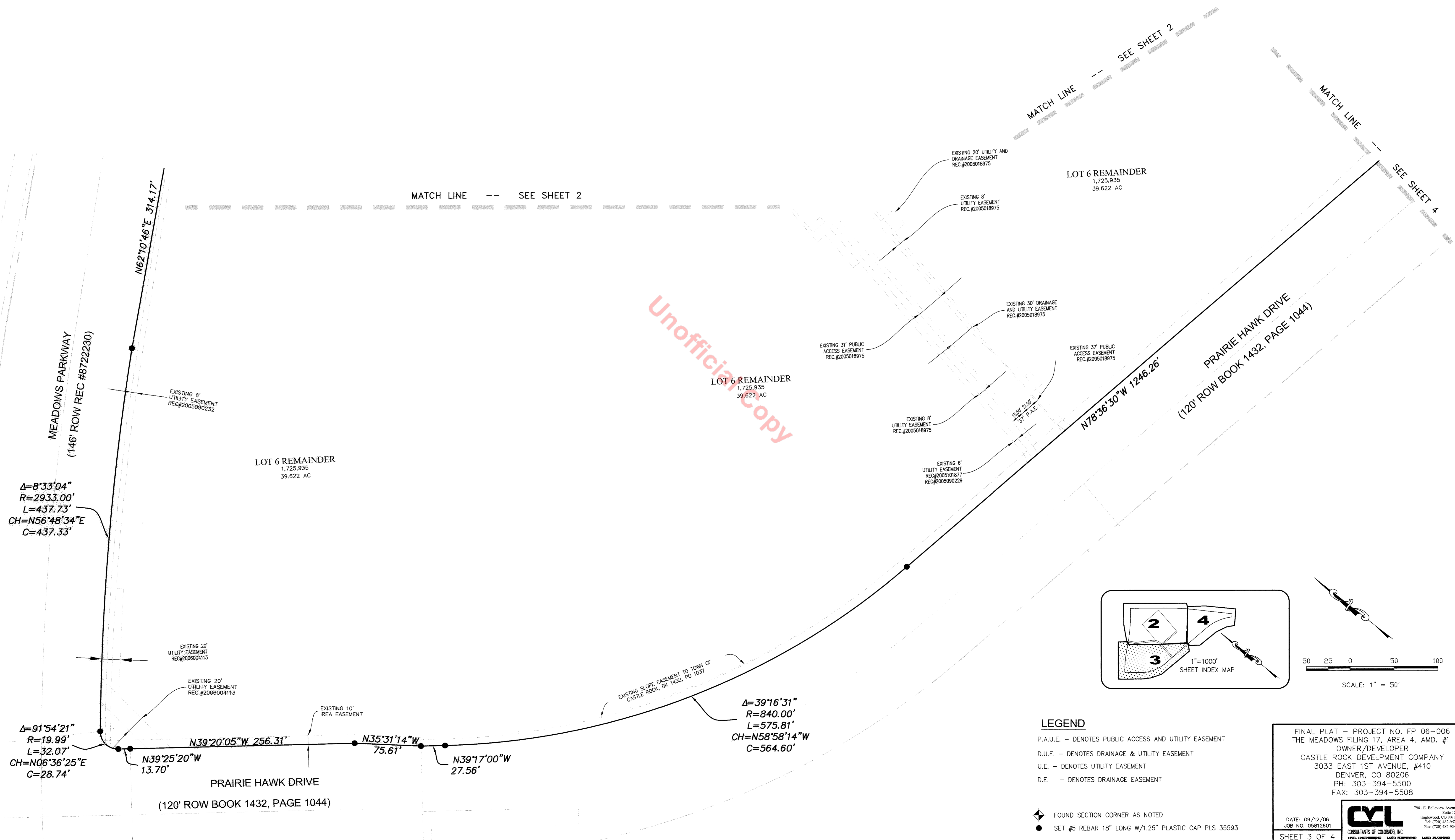
EXISTING 20' DRAINAGE AND UTILITY EASEMENTS
REC.#2005018975

EXISTING 20' DRAINAGE AND UTILITY EASEMENTS
REC.#2005018975

FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 1

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
41.397 ACRES 2 LOTS



$\Delta=8^{\circ}33'04''$
 $R=2933.00'$
 $L=437.73'$
 $CH=N56^{\circ}48'34''E$
 $C=437.33'$

$\Delta=91^{\circ}54'21''$
 $R=19.99'$
 $L=32.07'$
 $CH=N06^{\circ}36'25''E$
 $C=28.74'$

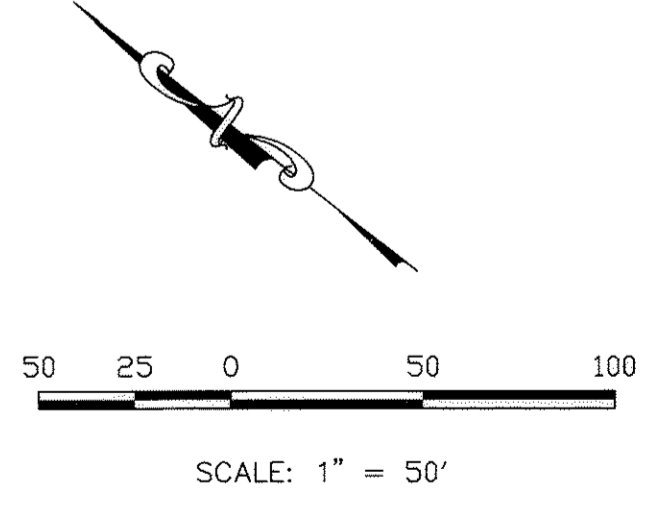
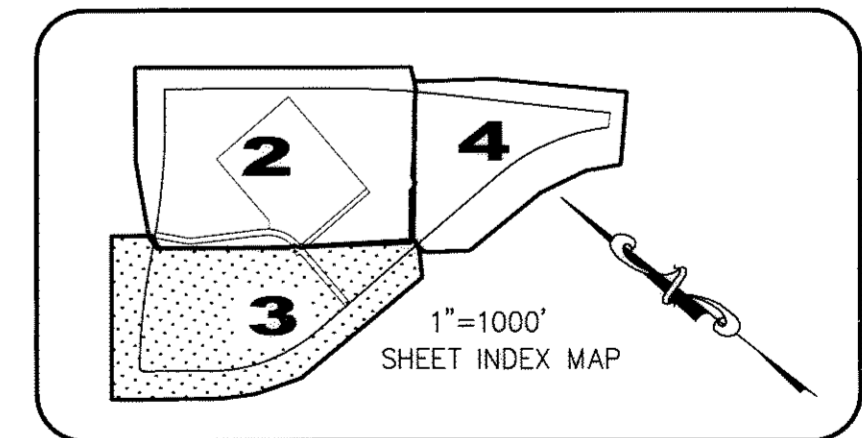
$N39^{\circ}25'20''W$
 $13.70'$

$N39^{\circ}20'05''W$ 256.31'

$N35^{\circ}31'14''W$
 $75.61'$

$N39^{\circ}17'00''W$
 $27.56'$

$\Delta=39^{\circ}16'31''$
 $R=840.00'$
 $L=575.81'$
 $CH=N58^{\circ}58'14''W$
 $C=564.60'$



LEGEND

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- U.E. - DENOTES UTILITY EASEMENT
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FINAL PLAT - PROJECT NO. FP 06-006
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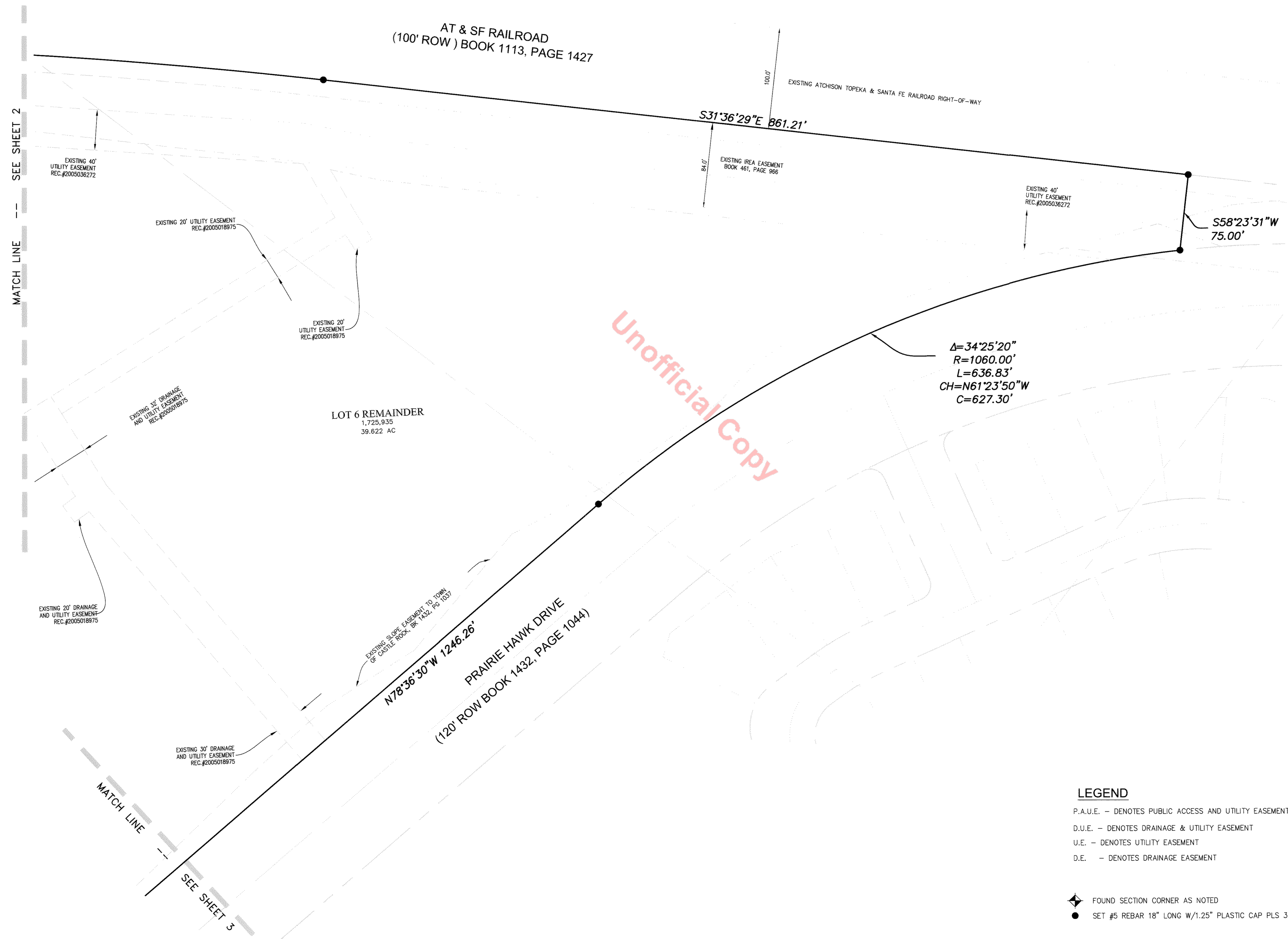
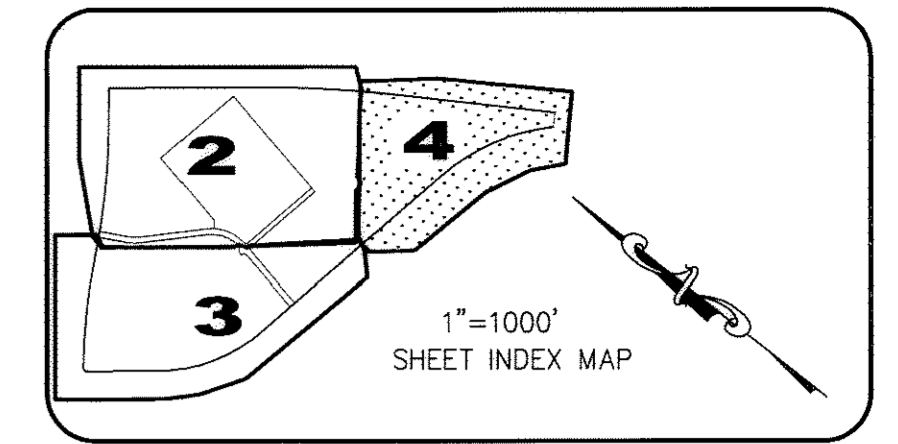
DATE: 09/12/06
 JOB NO. 05812601
 SHEET 3 OF 4

7901 E. Bellevue Avenue Suite 159
 Englewood, CO 80111
 Tel: (720) 482-9926
 Fax: (720) 482-9546
 CONSULTANTS OF COLORADO, INC.
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING

FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 1

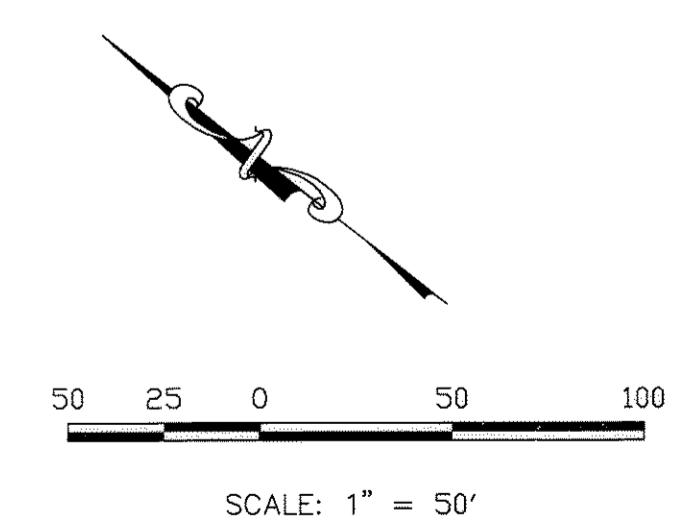
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
41.397 ACRES 2 LOTS



MATCH LINE -- SEE SHEET 2

MATCH LINE -- SEE SHEET 3

Unofficial Copy



LEGEND

- P.A.U.E. -- DENOTES PUBLIC ACCESS AND UTILITY EASEMENT
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DATE: 09/12/06
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7901 E. Bellevue Avenue
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 Tel: (720) 483-4526
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CYL
 CONSULTANTS OF COLORADO, INC.
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING

SHEET 4 OF 4