

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 10 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9  
LOCATED WITHIN 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 4

### 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 TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 10. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEWAYS 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

LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
CONTAINING 17.885 ACRES (779,089 SQ. FT.), MORE OR LESS.

### OWNER:

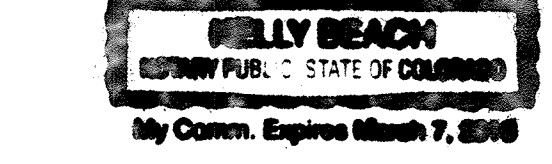
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY: [Signature] AS: President

### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Denver }ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF February, 2016

BY: James Riley  
AS: President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3-7-16



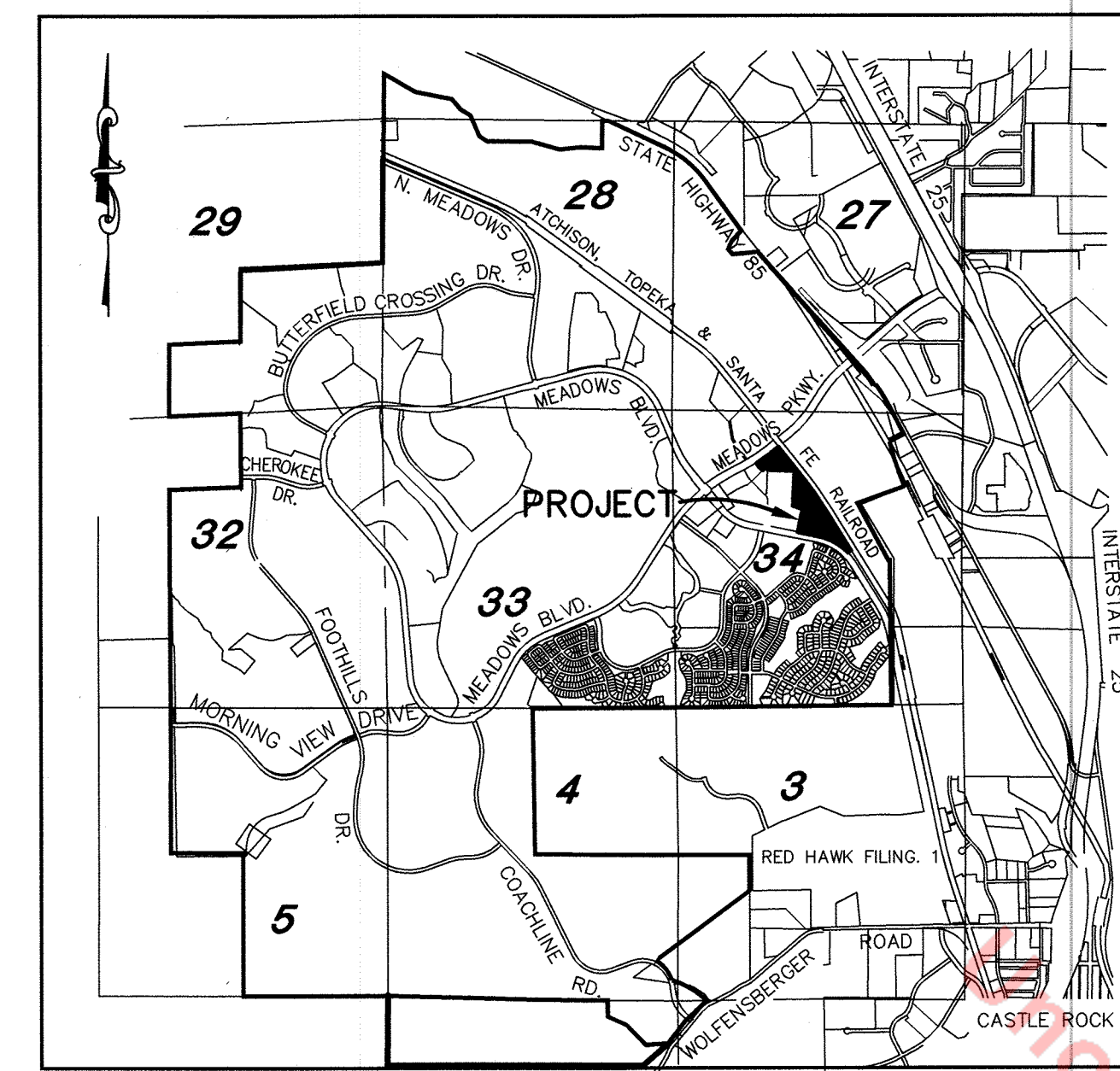
NOTARY PUBLIC Kelly Beach

### PURPOSE:

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

### GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70423626-5 WITH AN EFFECTIVE DATE OF MARCH 27, 2015 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 NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 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.
- 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.



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

### MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 10 PLAT LAND USE SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
LOT 6E	68,189	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	COMMERCIAL DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
LOT 6 REMAINDER	710,900	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS

### 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 FLOOD ZONE X, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0169G, DATED JULY 11, 2014.
- THE EASEMENT PREMISES AS DESCRIBED WITHIN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED UNDER RECEPTION NO. 2013020344 AND RECORDED UNDER RECEPTION NO. 2013046523 FALLS WITHIN LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 9 RECORDED UNDER RECEPTION NO. 2015067501. HOWEVER, THE EXACT LOCATION OF SAID EASEMENT PREMISES COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN HEREON.
- THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
- THE PRIVATE UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE FOR THE BENEFIT OF LOT 6E.

### SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEETS 2-3 - PLAT MAP
- SHEET 4 - UTILITY EASEMENT DIMENSIONS

### 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. 4, AMENDMENT NO. 10 PLAT LAND AREA SUMMARY TABLE

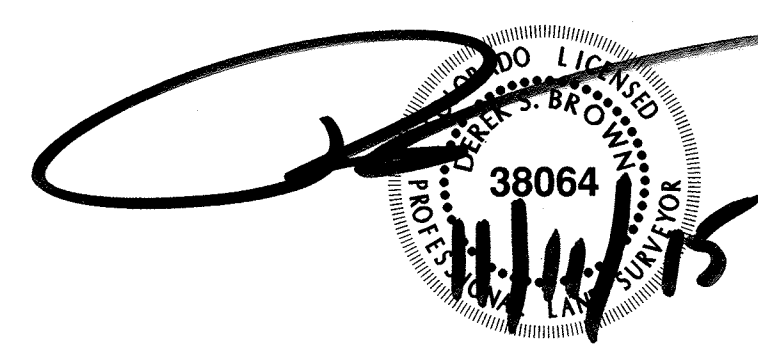
DESIGNATION	ACREAGE
SUBDIVISION LOT 6E	1.565
SUBDIVISION LOT 6 REMAINDER	16.320
MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 10	17.885

### 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 JULY 2, 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 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, 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.

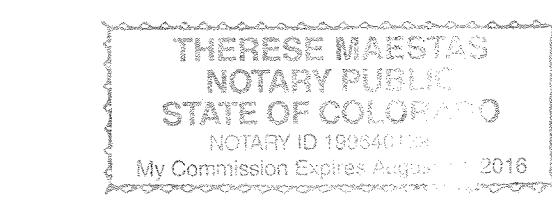
SIGNED THIS 9th DAY OF February, 2016  
[Signature] AUTHORIZED REPRESENTATIVE  
[Signature] LAND TITLE GUARANTEE COMPANY

### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Arapahoe }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF February, 2016  
BY: Scott Bennetts AS authorized representative OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 8-8-2016  
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. 2003102968.

### 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 11 DAY OF February, 2016  
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

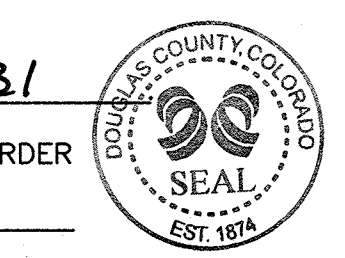
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: [Signature] TOWN CLERK  
2-11-16 DATE  
[Signature] TOWN MANAGER  
2-11-16 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 2:04 PM ON THE 16th DAY OF February, 2016

AT RECEPTION NO. 2016008631  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature] DEPUTY



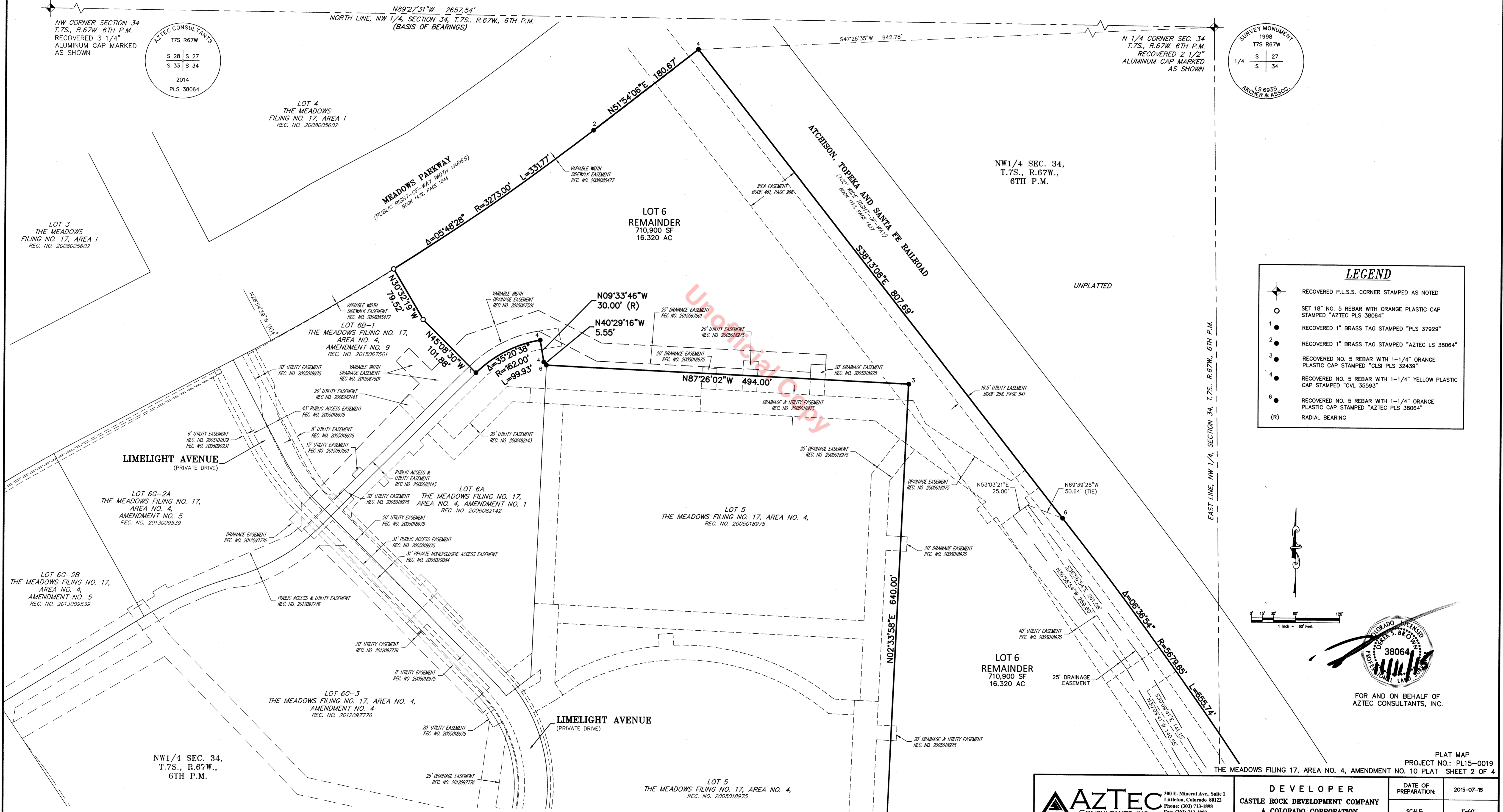
COVER SHEET  
PROJECT NO.: PL15-0019  
THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 10 PLAT SHEET 1 OF 4

 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> <b>CASTLE ROCK DEVELOPMENT COMPANY</b> <b>A COLORADO CORPORATION</b> 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION:	2015-07-15
		SCALE:	N/A
LAST REVISED 2015-11-11 AzTec Proj. No: 17015-11		SHEET 1 OF 4	

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 10 PLAT

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Sheet 2 of 4



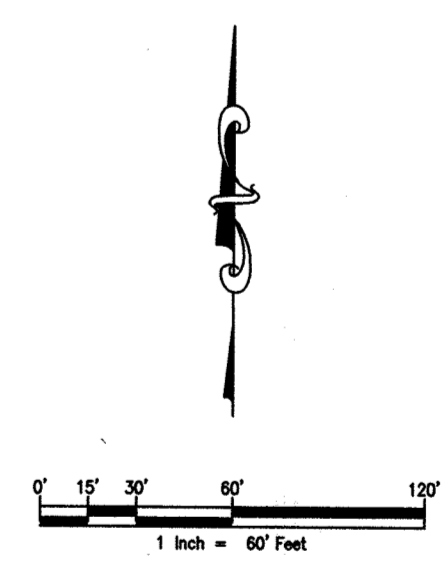
NW CORNER SECTION 34  
T.7S., R.67W. 6TH P.M.  
RECOVERED 3 1/4" ALUMINUM CAP MARKED AS SHOWN

AZTEC CONSULTANTS  
17S R67W  
S 28 | S 27  
S 33 | S 34  
2014  
PLS 38064

SURVEY MONUMENT  
1998  
17S R67W  
S 27  
S 34  
1/4  
LS 6935  
ARCHER & ASSOC.

**LEGEND**

- Recovered P.L.S.S. CORNER STAMPED AS NOTED
- SET 18" NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED 1" BRASS TAG STAMPED "PLS 37929"
- RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439"
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CVL 35593"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- (R) RADIAL BEARING



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

Professional seal for Aztec Consultants, Inc., License No. 38064, State of Colorado.

SEE SHEET 03

<p>300 E. Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 17015-11</p>	<p><b>DEVELOPER</b> CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500</p>	<p>PLAT MAP PROJECT NO.: PL15-0019 SHEET 2 OF 4</p>	<p>DATE OF PREPARATION: 2015-07-15</p>
		<p>SCALE: 1"=60'</p>	<p>SHEET 2 OF 4</p>

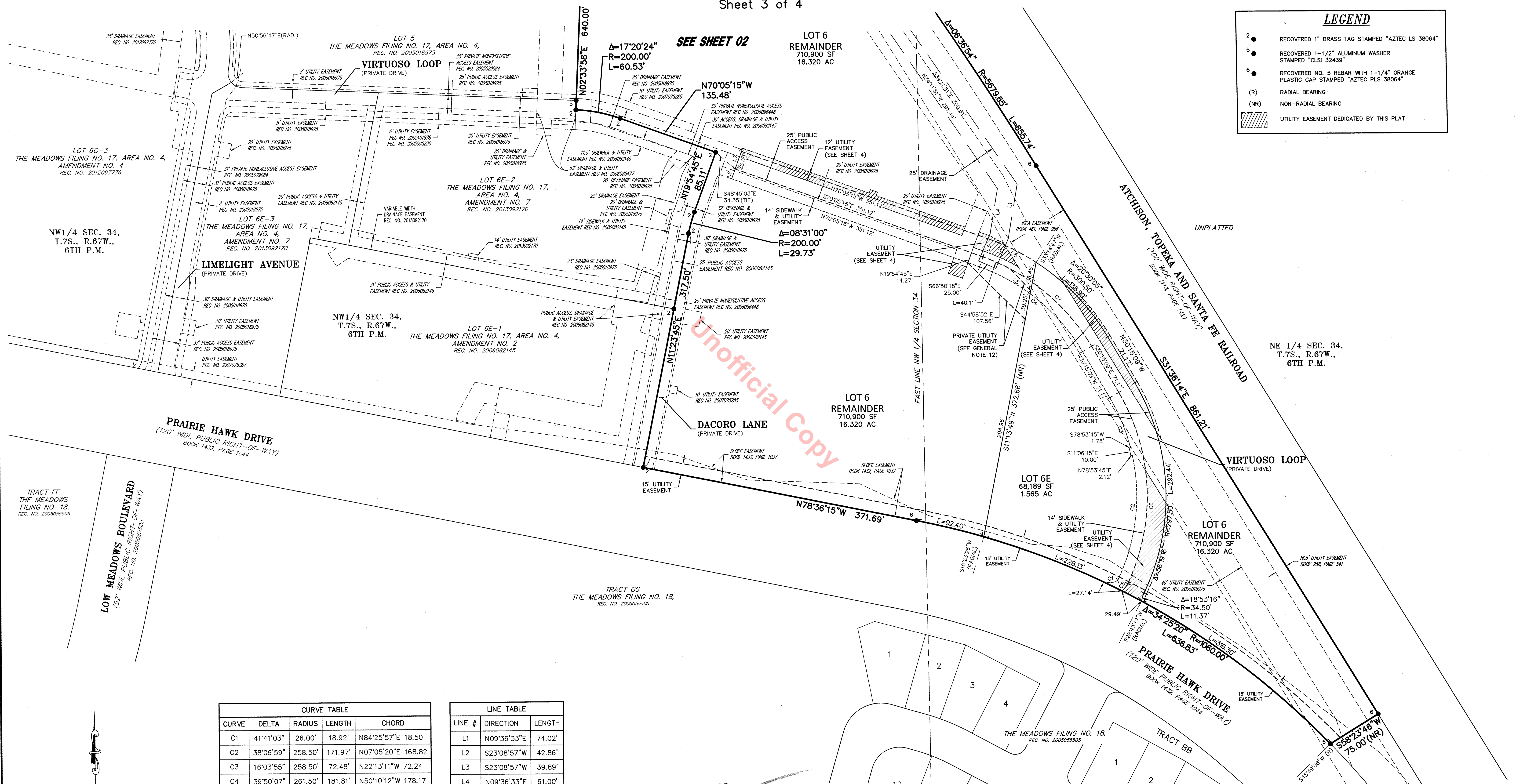
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Sheet 3 of 4

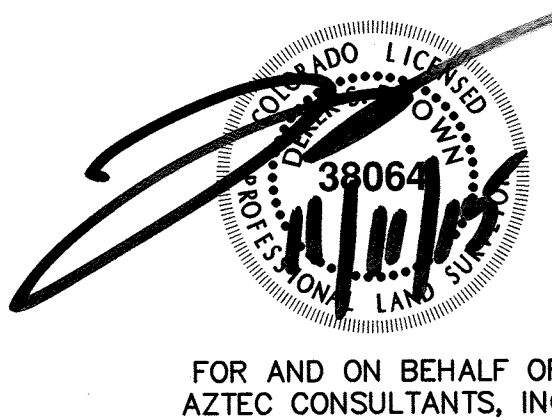
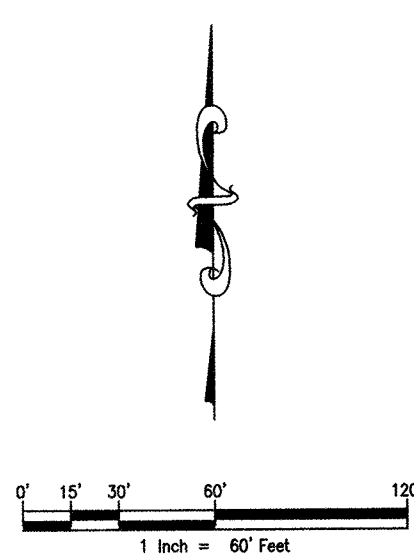
**LEGEND**

- 2 ● RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- 5 ● RECOVERED 1-1/2" ALUMINUM WASHER STAMPED "CLSI 32439"
- 6 ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- (R) RADIAL BEARING
- (NR) NON-RADIAL BEARING
- UTILITY EASEMENT DEDICATED BY THIS PLAT



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	41°41'03"	26.00'	18.92'	N84°25'57"E 18.50'
C2	38°06'59"	258.50'	171.97'	N07°05'20"E 168.82'
C3	16°03'55"	258.50'	72.48'	N22°13'11"W 72.24'
C4	39°50'07"	261.50'	181.81'	N50°10'12"W 178.17'
C5	20°38'14"	34.50'	12.43'	S38°15'11"W 12.36'
C6	55°55'42"	272.50'	266.00'	S02°17'18"E 255.56'
C7	39°50'07"	275.50'	191.54'	S50°10'12"E 187.71'
C8	13°20'02"	300.50'	69.93'	N63°25'14"W 69.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N09°36'33"E	74.02'
L2	S23°08'57"W	42.86'
L3	S23°08'57"W	39.89'
L4	N09°36'33"E	61.00'
L5	S42°42'53"E	39.57'
L6	N19°54'45"E	11.50'
L7	N19°54'52"E	32.00'



**AZTEC CONSULTANTS, INC.**  
 300 E. Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1899  
 Fax: (303) 713-1897  
 www.aztecconsultants.com

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

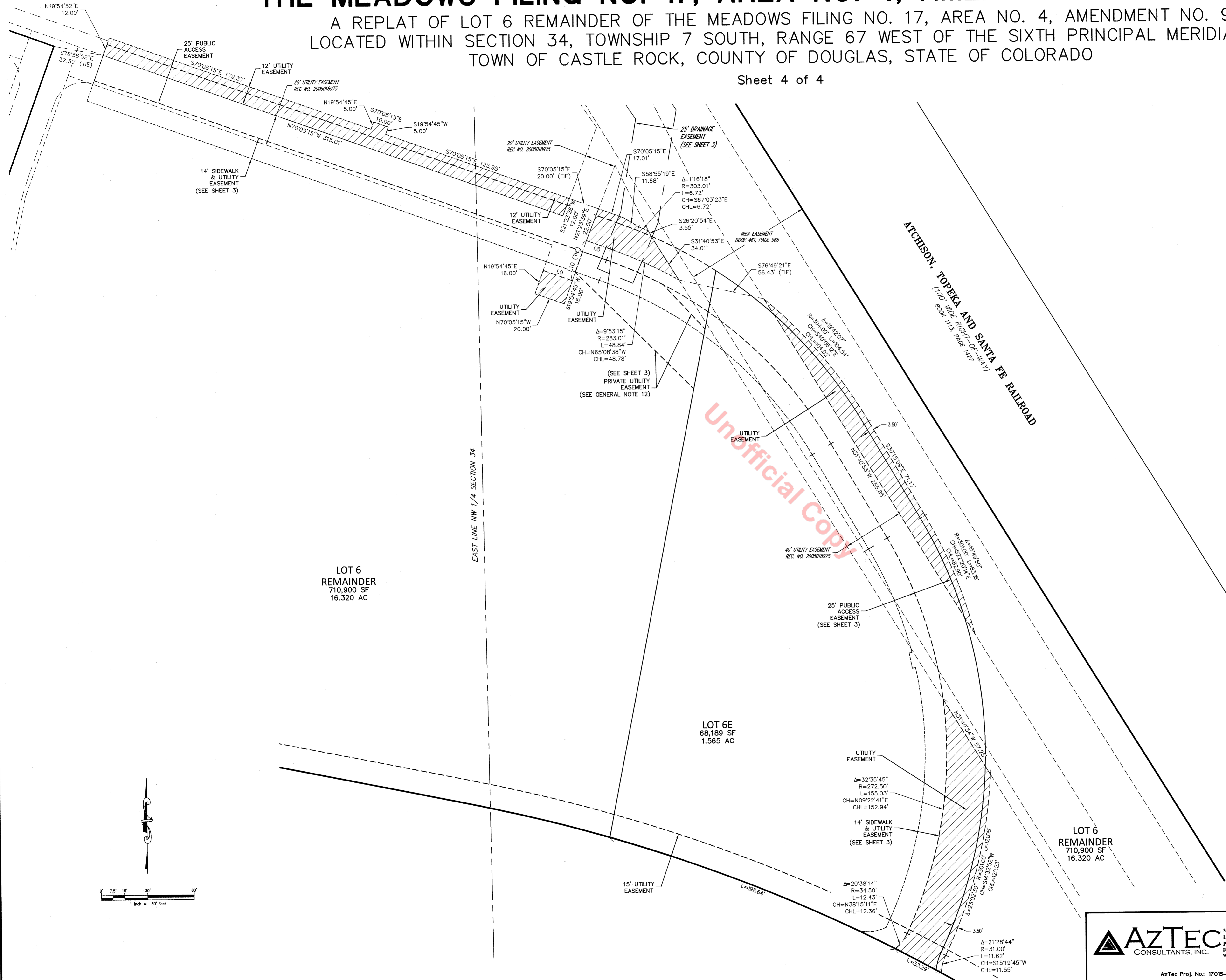
DATE OF PREPARATION:	2015-07-15
SCALE:	1"=60'
SHEET 3 OF 4	

PLAT MAP PROJECT NO.: PL15-0019  
 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 10 PLAT SHEET 3 OF 4

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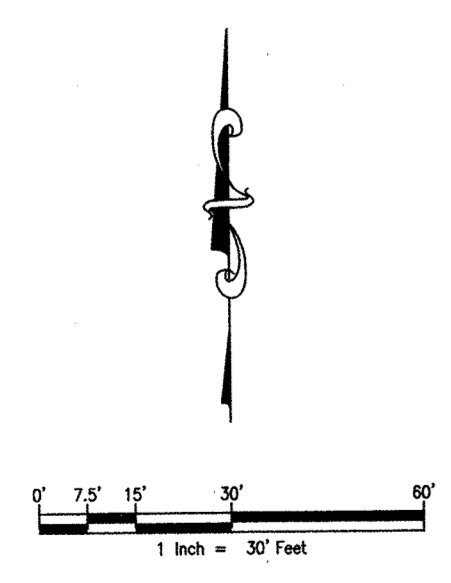
Sheet 4 of 4



**LEGEND**

UTILITY EASEMENT DEDICATED BY THIS PLAT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S70°05'15"E	16.37'
L9	S70°05'15"E	20.00'
L10	N19°54'45"E	27.50'



Unofficial Copy

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<p>AzTec Proj. No: 17015-11</p>	<p>300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500</p>	<p>PLAT MAP PROJECT NO.: PL15-0019 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 10 PLAT SHEET 4 OF 4</p>
	<p>DATE OF PREPARATION: 2015-07-15</p>	<p>SCALE: 1"=30'</p>	<p>SHEET 4 OF 4</p>