

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 18 PLAT

A REPLAT OF LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16
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
PROJECT NO.: PL23-0025 SHEET 1 OF 2

PURPOSE:
THE PURPOSE OF THIS PLAT IS ADD NEW EASEMENTS, AND VACATE A PORTION OF A 24' ACCESS EASEMENT, AND A PORTION OF A 30' UTILITY AND DRAINAGE EASEMENT.

PROPERTY DESCRIPTION
LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16 PLAT AS RECORDED ON MAY 2ND, 2023, AT RECEPTION NO. 2023018311 AND LOCATED IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 2.515 ACRES (109,564 SQ. FT.), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP
THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 18 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

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 HEREIN.

SDA INC., THE MANAGER OF CASTLE ROCK CBQC LLC., A COLORADO LIMITED LIABILITY COMPANY
BY: Courtney Chyne AS: Vice President
SIGNED THIS 10th DAY OF January, 2024

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF Arapahoe)
SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF January, 2024

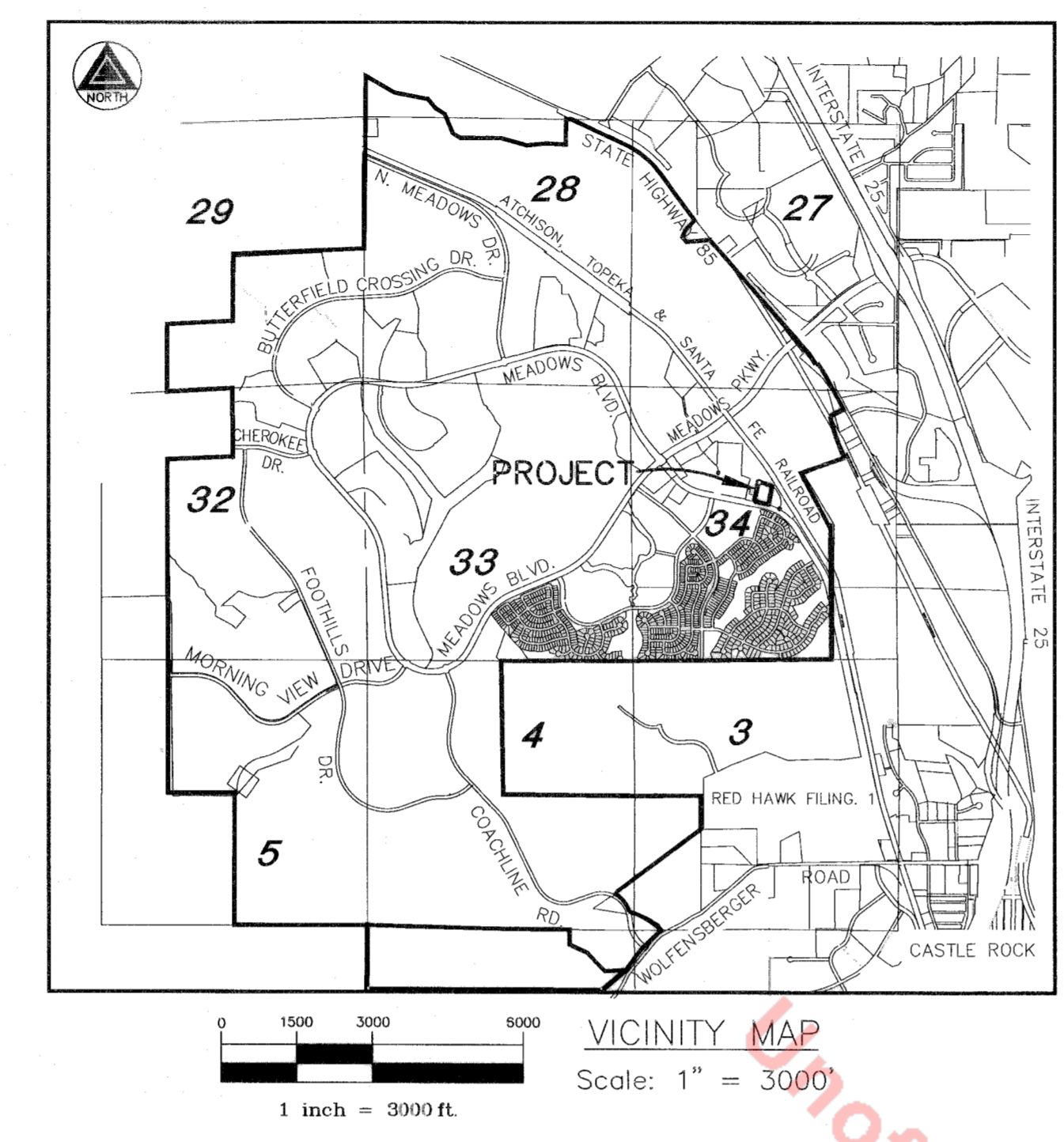
BY: Courtney C. Myers
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Juni G. Goodhue
MY COMMISSION EXPIRES 6/21/2026

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 26, 2023 AT RECEPTION NO. 2023053274, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: Ryan Renz AS: Regional Sales Manager
SIGNED THIS 11th DAY OF January, 2024

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF Arapahoe)
SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF January, 2024

BY: Ryan Renz
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Courtney Chyne
MY COMMISSION EXPIRES September 13, 2027



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

OWNERS/DEVELOPERS
SDA INC., THE MANAGER OF CASTLE ROCK CBQC LLC, A COLORADO LIMITED LIABILITY COMPANY
5655 S. YOSEMITE ST. SUITE 401
GREENWOOD VILLAGE, CO. 80111

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

MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 18 PLAT
LAND AREA & USE SUMMARY TABLE

LOTS/TRACTS	SQ.FT.	ACREAGE	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE
LOT 6-A-1D-3A-1	109,564	2.515	CASTLE ROCK CBQC LLC.	CASTLE ROCK CBQC LLC.	FUTURE DEVELOPMENT
TOTAL	109,564	2.515			

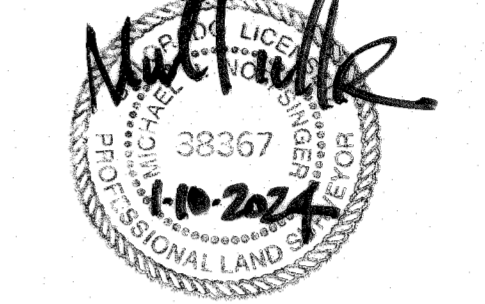
GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70773695.3 WITH AN EFFECTIVE DATE OF 01/02/2024 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 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 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 IS 1 LOT 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.
- THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0169C, MAP REVISED DATE MARCH 16, 2016.
- 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.

GENERAL NOTES: (CONTINUED)

- 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.
- 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE PORTIONS OF THE THIRTY (30) FOOT UTILITY AND DRAINAGE EASEMENT AND THE PORTIONS OF THE TWENTY-FOUR (24) FOOT ACCESS EASEMENT AS DEDICATED ON THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 11 PLAT RECORDED AT RECEPTION NO. 2019086982 AS SHOWN ON SHEETS 5-6.

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



MICHAEL J. NOFFSINGER, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38367
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
SHANA HOLT
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 OWNERSHIP CERTIFICATION.

SIGNED THIS 11th DAY OF JANUARY, 2024.
SCOTT BENNETT, TITLE OFFICER
SHANA HOLT, TITLE OFFICER
LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO)
COUNTY OF ARAPAHOE)
SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF JANUARY, 2024
BY SHANA HOLT AS TITLE OFFICER OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES FEBRUARY 10, 2028

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18 DAY OF JANUARY, 2024.
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

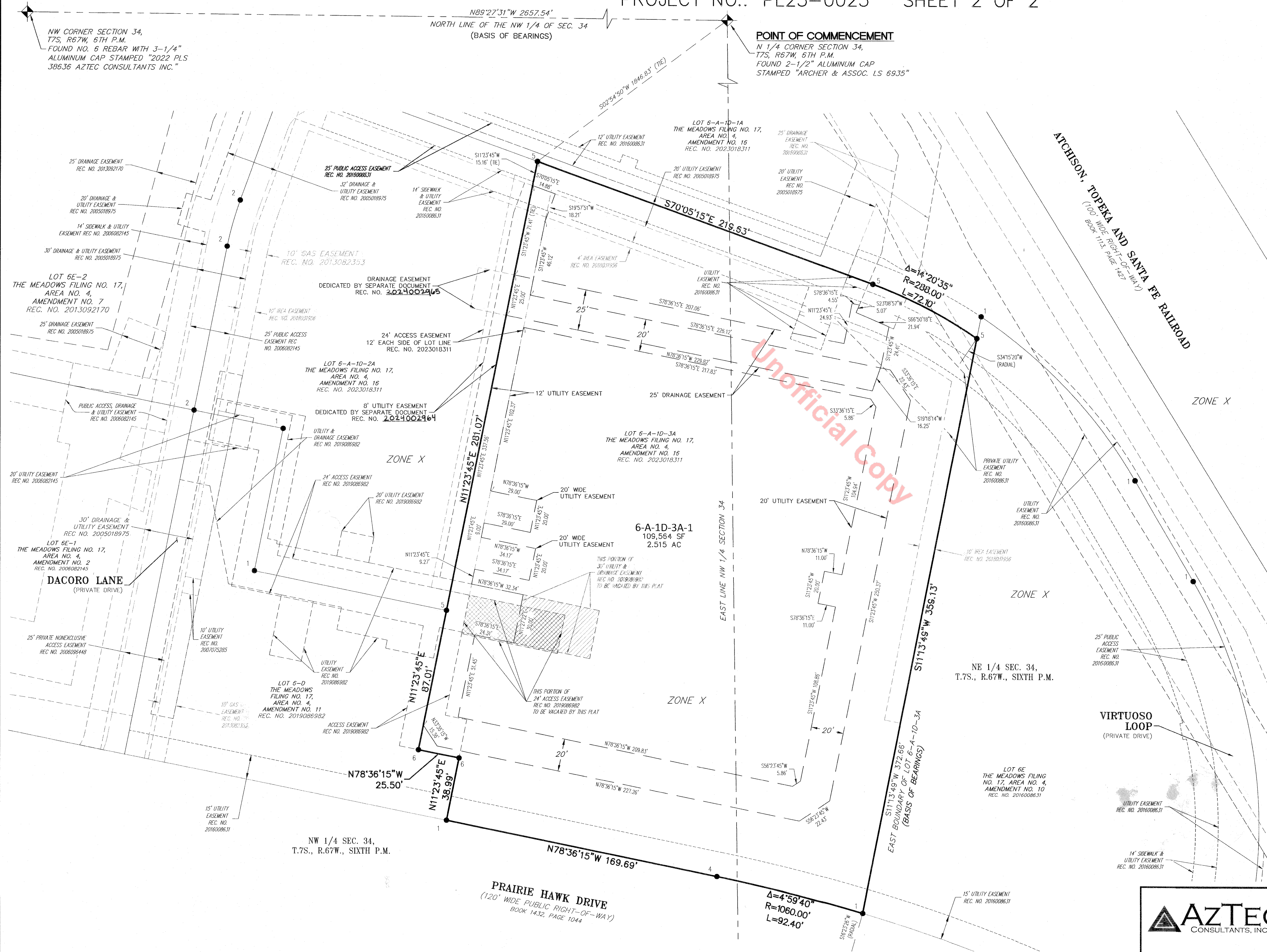
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

ATTEST:
TOWN CLERK [Signature]
TOWN MANAGER [Signature]
DATE 1-19-24
DATE 01/19/2024

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK CBQC LLC. C/O SDA INC. / VGA MANAGEMENT SERVICES INC. 5655 S. YOSEMITE ST. GREENWOOD VILLAGE, COLORADO 80111	DATE OF PREPARATION: 10/23/2023
		SCALE: N/A
AZTEC Proj. No.: 186023-01 Drawn By: GLW		SHEET 1 OF 2

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 18 PLAT

A REPLAT OF LOT 6-A-1D-3A, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 16
 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
 PROJECT NO.: PL23-0025 SHEET 2 OF 2

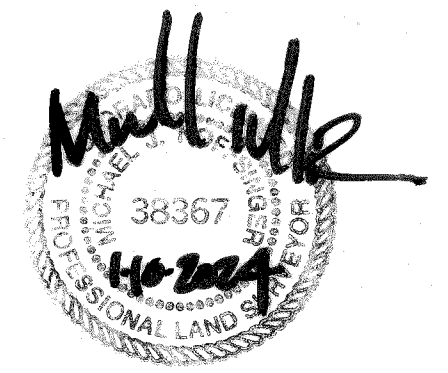
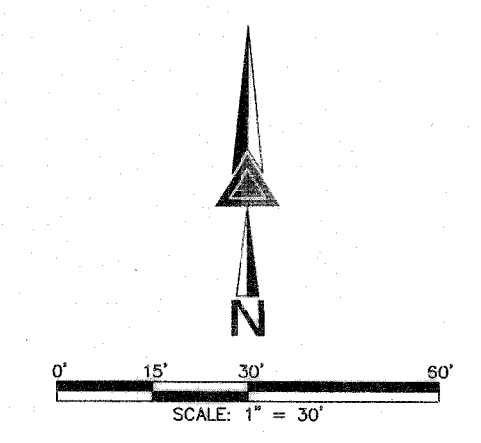


MONUMENT LEGEND

1 ●	RECOVERED NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
2 ●	RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
3 ●	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLSI 32439"
4 ●	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
5 ●	RECOVERED 1" BRASS TAG STAMPED "AZTEC PLS 38367"
6 ●	RECOVERED 1" BRASS TAG STAMPED "AZTEC PLS 38636"
(R)	RADIAL BEARING
(NR)	NON-RADIAL BEARING

LINETYPE LEGEND

---	EXISTING EASEMENT
- - -	PROPOSED EASEMENT
---	LOT LINE
---	BOUNDARY LINE



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

AZTEC
 CONSULTANTS, INC.

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

AzTec Proj. No.: 186023-01 Drawn By: GLW

DEVELOPER
 CASTLE ROCK CBCC LLC.
 C/O SDA INC. / VGA MANAGEMENT SERVICES INC.
 5655 S. YOSEMITE ST.
 GREENWOOD VILLAGE, COLORADO 80111

PLAT MAP
 PROJECT NO.: PL23-0025
 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 18 PLAT SHEET 2 OF 2

DATE OF PREPARATION:	10/23/2023
SCALE:	1" = 30'
SHEET 2 OF 2	