

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$41.00
5 PGS
2006082145
09/22/2006 03:48 PM



PLAT IDENTIFICATION SHEET

Castle Rock Development Co
Grantor (owner)

Grantor (owner)

Meadows 17 Amendment 2
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)

2005018974 _____

FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

A REPLAT OF LOT 6 REMAINDER, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 1, BEING A PART OF SECTION 34, T7S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

39.622 ACRES 2 LOTS

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. 2. 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: Jim Riley AS: President

NOTARY CERTIFICATE:

STATE OF COLORADO

City COUNTY OF Denver } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF September, 2006, BY

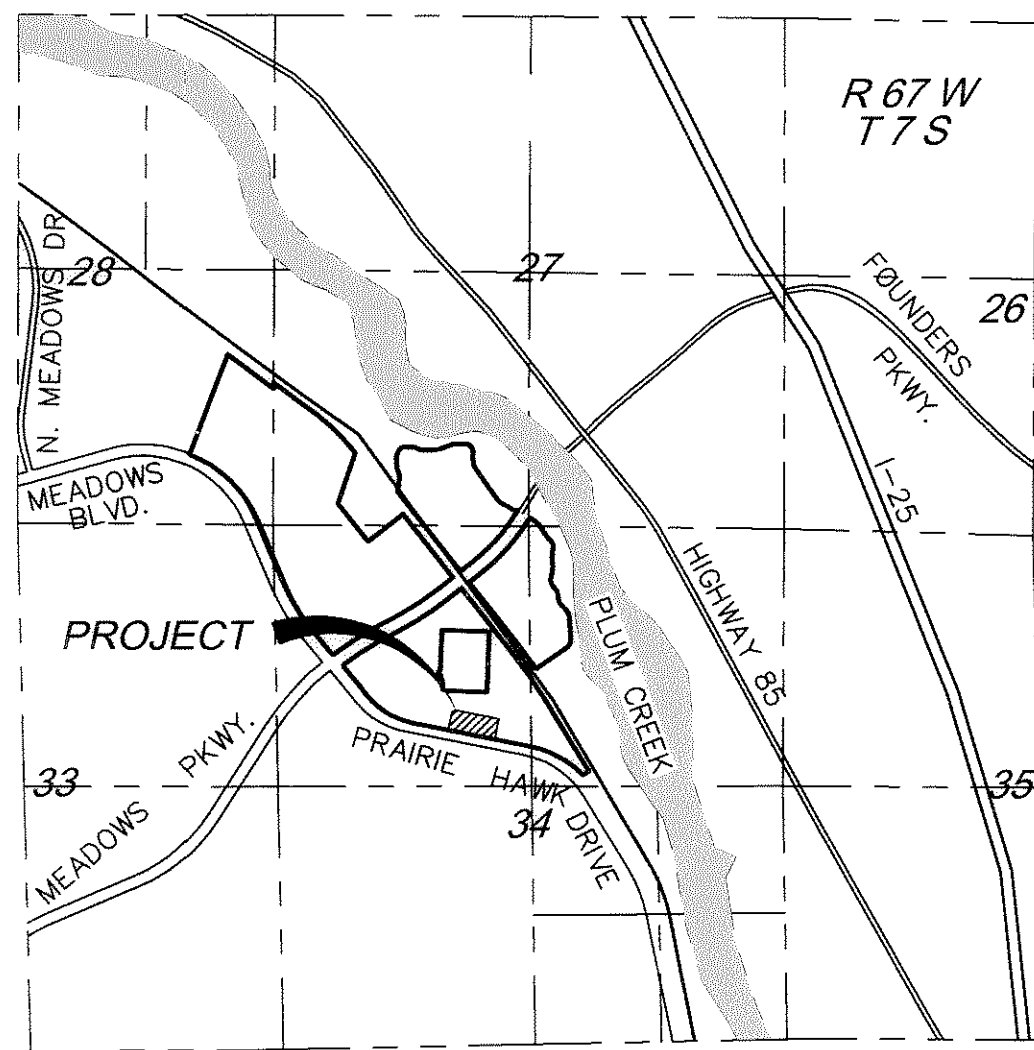
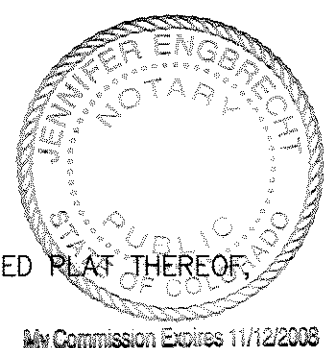
Jim Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

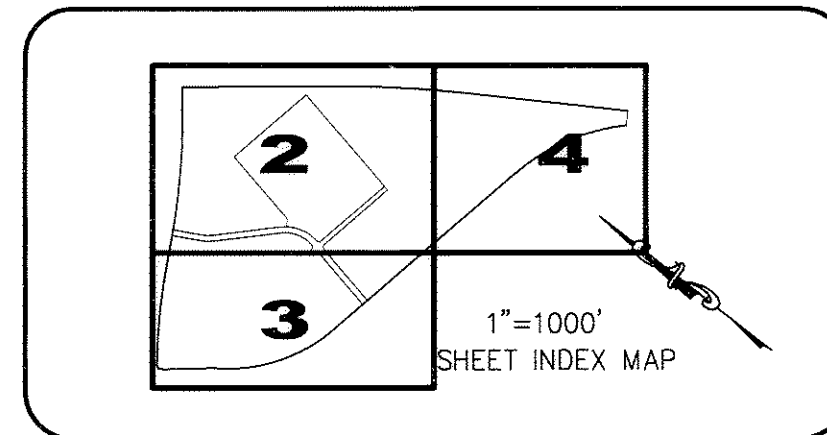
MY COMMISSION EXPIRES: 11/12/2008

NOTARY PUBLIC

Quincy Engbrecht



VICINITY MAP
SCALE: 1"=2000'



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 6E-1	2.441	6.16	9
LOT 6 REMAINDER	37.181	93.84	N/A
TOTAL PARCEL	39.622	100.00	N/A

MORTGAGEES:

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST DATED MARCH 4, 2005 RECORDED AT RECEPTION NO. 2005018974, DOUGLAS COUNTY RECORDS.

BY: Jim Fy AS: Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO

City COUNTY OF Denver } SS

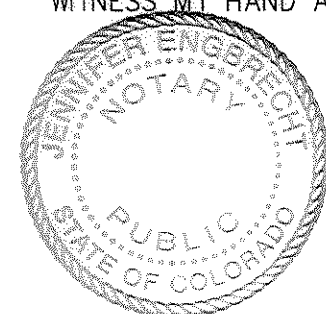
SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF September, 2006, BY Jim Fy AS Authorized Agent OF CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/12/2008

NOTARY PUBLIC

Quincy Engbrecht



CALIFORNIA BANK AND TRUST PER DEED OF TRUST DATED AUGUST 5, 2004 RECORDED AT RECEPTION NO. 2004081483, DOUGLAS COUNTY RECORDS.

BY: PTK AS: ARP

NOTARY CERTIFICATE

STATE OF COLORADO

City COUNTY OF Denver } SS

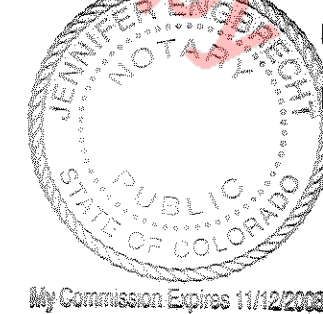
SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF September, 2006, BY Dave Lederman AS ARP OF CALIFORNIA BANK AND TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/12/2008

NOTARY PUBLIC

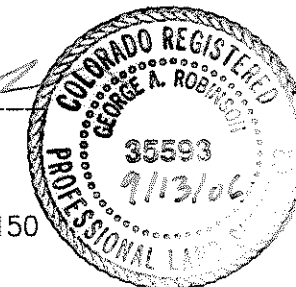
Quincy Engbrecht



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, Larue 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.

Larue L. Nitsch
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO

COUNTY OF } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF September, 2006, BY

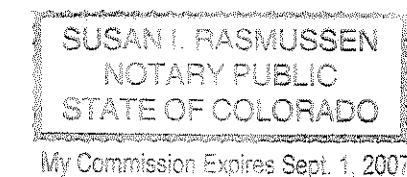
Larue L. Nitsch AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9-1-07

NOTARY PUBLIC

Susan I. Rasmussen



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

Scott Tucker
TOWN CLERK

Mark Stearns
TOWN MANAGER

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.

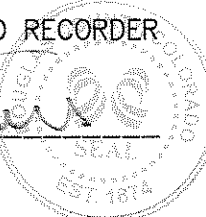
Christina
DIRECTOR OF DEVELOPMENT SERVICES

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 20th DAY OF Sept, 2006, IN RECEPTION NO. 200600415

DOUGLAS COUNTY CLERK AND RECORDER

BY: Betsy Lumb
DEPUTY



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

ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO, INC.
7901 E. BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, COLORADO 80111
720-249-3533
303-394-5500
CONTACT: KURT LANG

SHEET INDEX

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

FINAL PLAT - PROJECT NO. FP 06-007
THE MEADOWS FILING 17, AREA 4, AMD. #2
OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 E 1ST AVE. #410
DENVER, CO 80206
PH: 303-394-5500
FAX: 303-394-5508

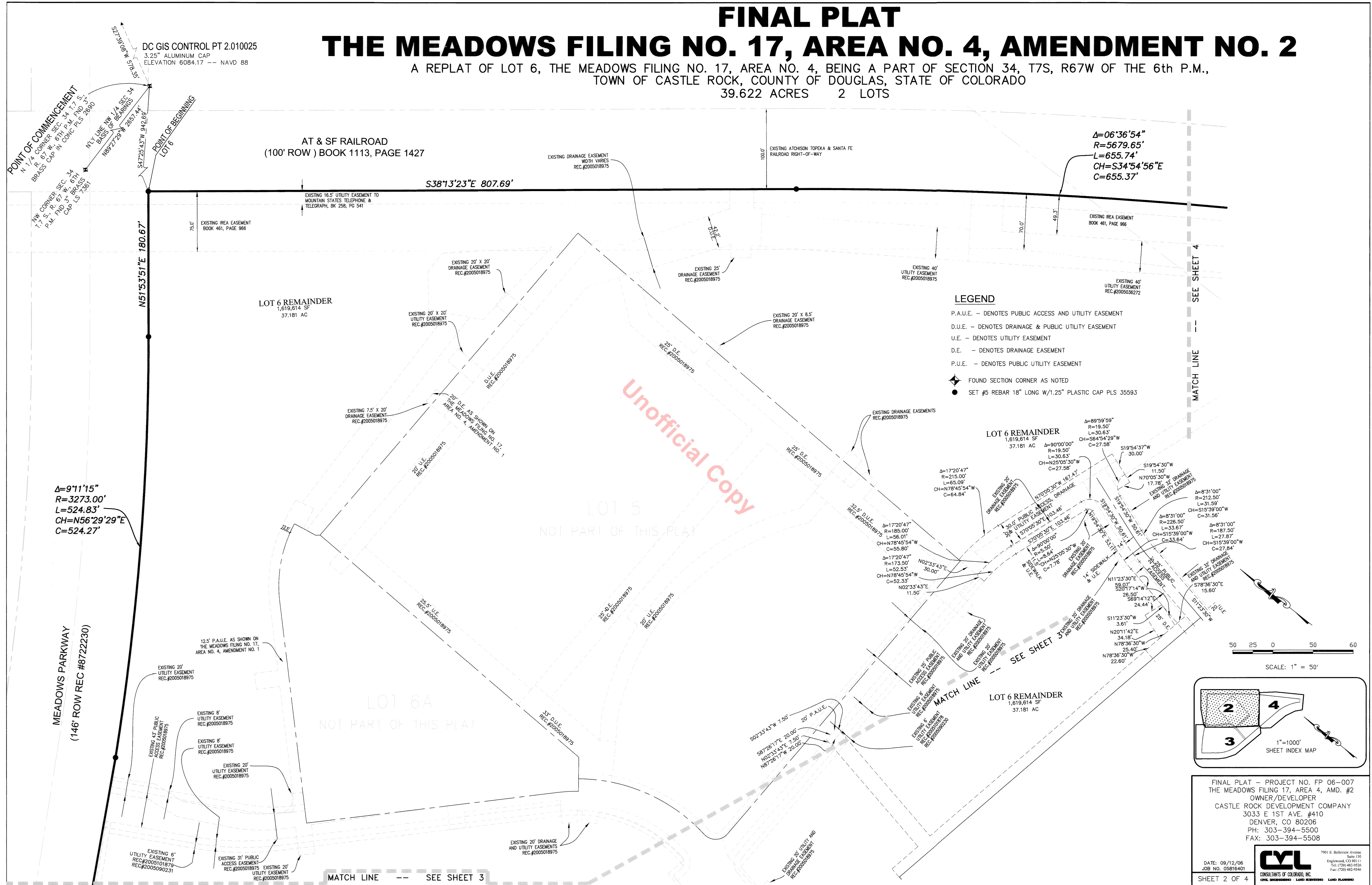
DATE: 09/12/06
JOB NO. 05816401

SHEET 1 OF 4



THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 2

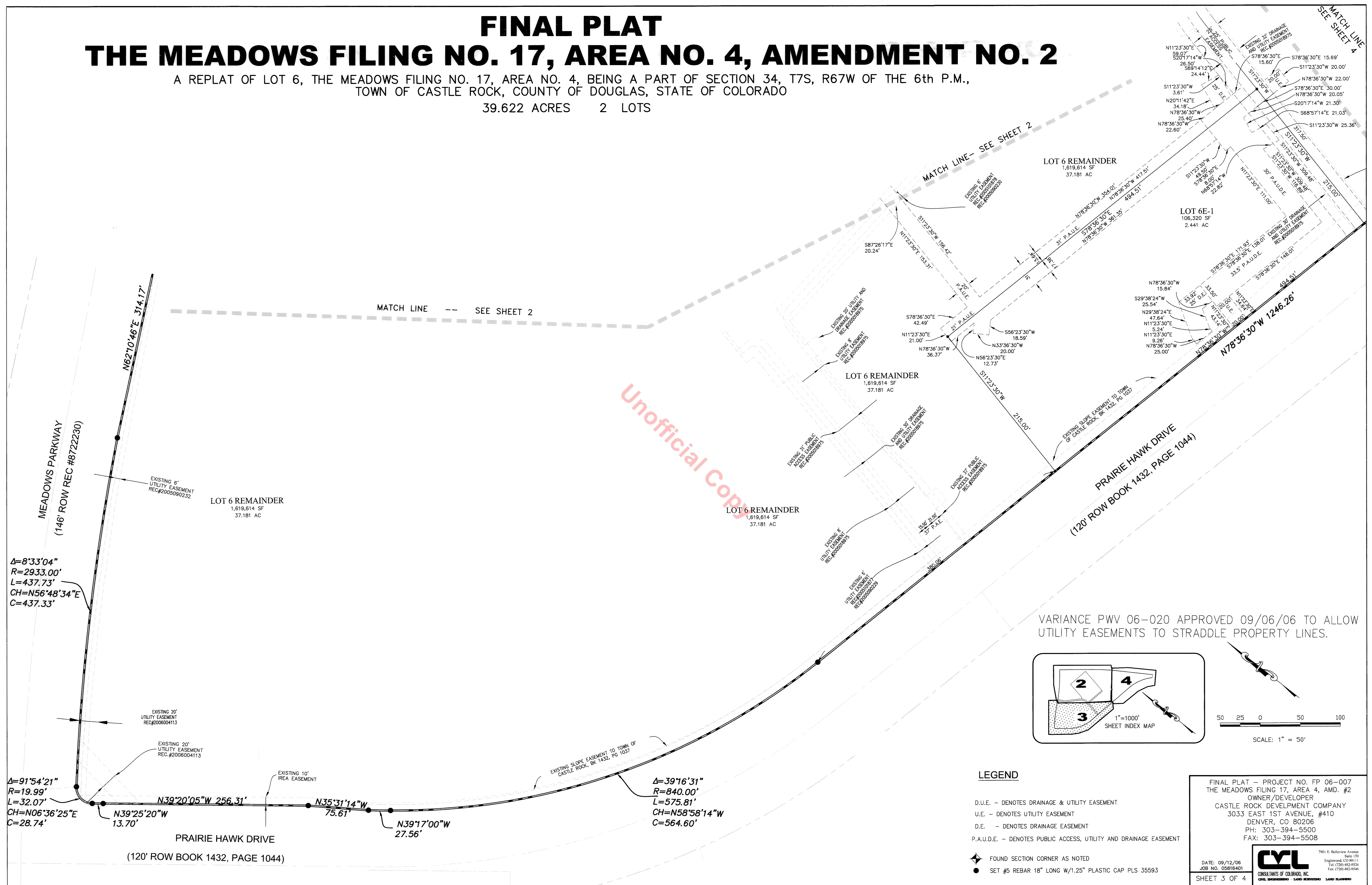
A REPLAT OF LOT 6, THE MEADOWS FILING NO. 17, AREA NO. 4, BEING A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,
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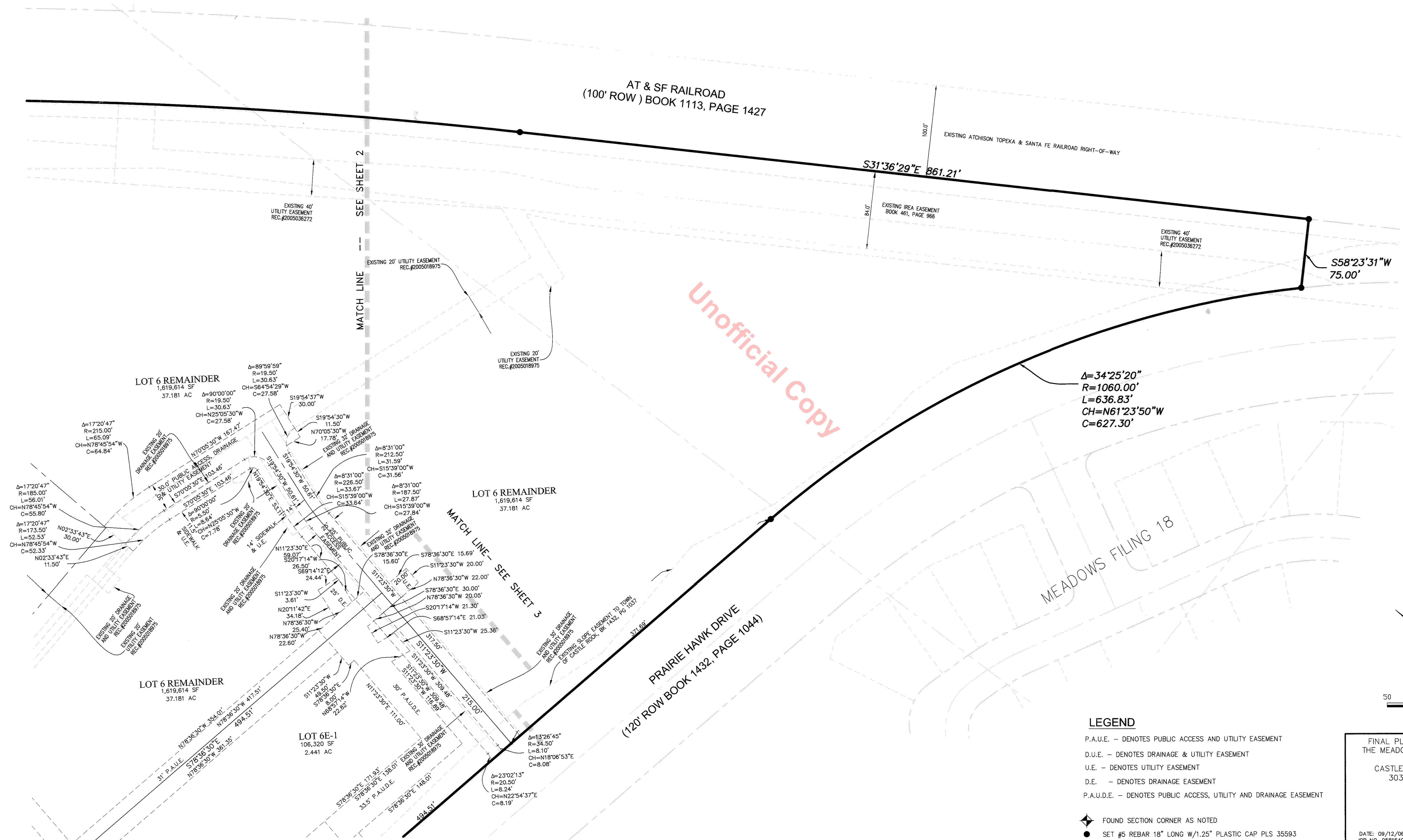
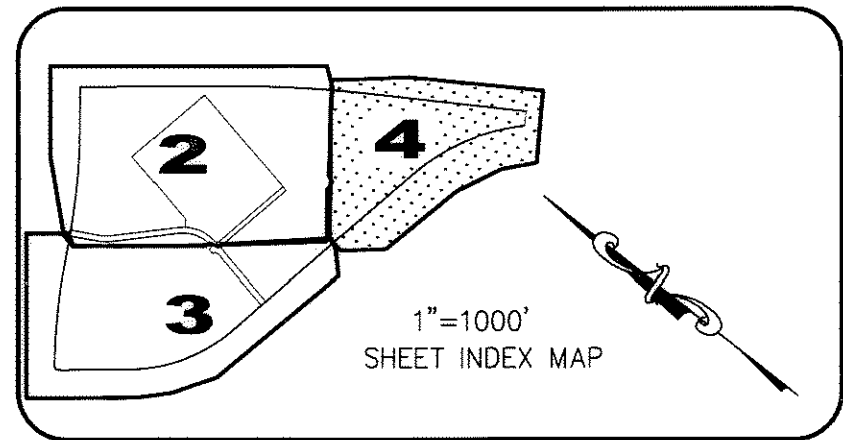
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

39.622 ACRES 2 LOTS



Unofficial Copy

MEADOWS FILING 18

TO OWN
22, PG 10427

371 697

PRAIRIE HAWK DRIVE

(120' ROW BOOK 1432, PAGE 1044)

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
P.A.U.D.E. – DENOTES PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT

 FOUND SECTION CORNER AS NOTED
 SET #5 REBAR 18" LONG W/1.25" PLASTIC CAP PLS 35593

FINAL PLAT - PROJECT NO. FP 06-007
THE MEADOWS FILING 17, AREA 4, AMD. # 2
OWNER/DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
3033 EAST 1ST AVENUE, #410
DENVER, CO 80206
PH: 303-394-5500
FAX: 303-394-5508

DATE: 09/12/06
JOB NO. 05816401
SHEET 4 OF 4

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