

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

A REPLAT OF LOT 6G OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3
LOCATED WITHIN 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 2

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. 4, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC ACCESS EASEMENTS AS 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 SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

PROPERTY DESCRIPTION

LOT 6G OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,
CONTAINING 12.053 ACRES (525,041 SQ. FT.), MORE OR LESS.

OWNERS:

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

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }
SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December, 2012 BY Jim Reilly AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/7/14
NOTARY PUBLIC Kelly Beach

PURPOSE:

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

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70219984-10 WITH AN EFFECTIVE DATE OF NOVEMBER 19, 2012, 2012 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.
- N/R INDICATES A NON-RADIAL LINE.
- THERE ARE 2 LOTS IN THIS PLAT AMENDMENT.
- 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 AT A 15% 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 SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND AE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08035C0169F, PANEL NO. 0169F, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2008.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND ACCESS EASEMENTS CREATED BY THE FINAL PLAT FOR THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3 DEPICTED HEREON. IT IS THE UNEQUIVOCABLE INTENT OF TOWN COUNCIL TO ABANDON THESE EASEMENTS.

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 4 Land Area Summary Table

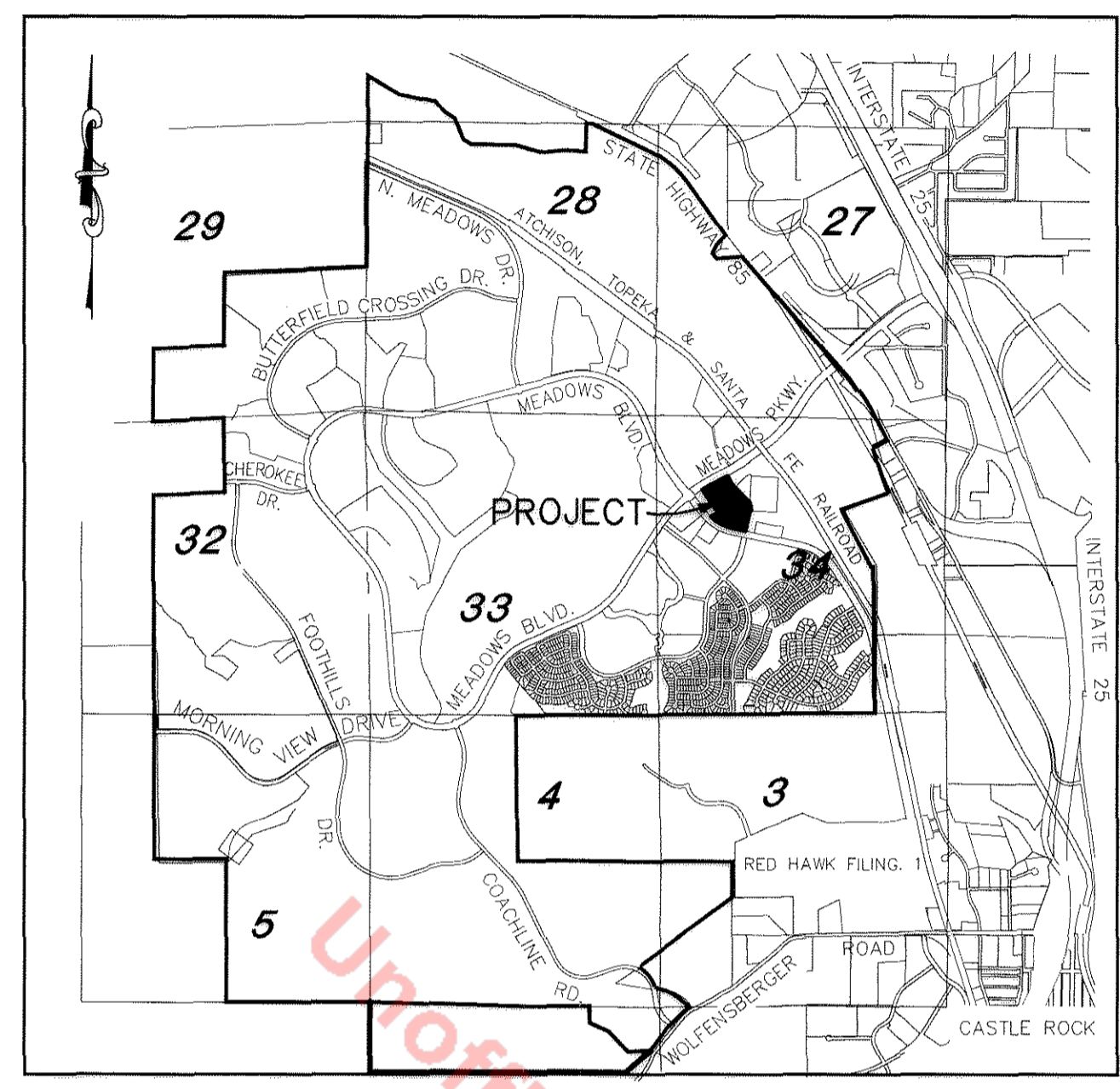
Designation	Acres
SUBDIVISION LOT 6G-3	8.989
SUBDIVISION LOT 6G-2	3.065
MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 4	12.053
SINGLE FAMILY EQUIVALENTS	5.33

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303-394-5500

SURVEYOR:

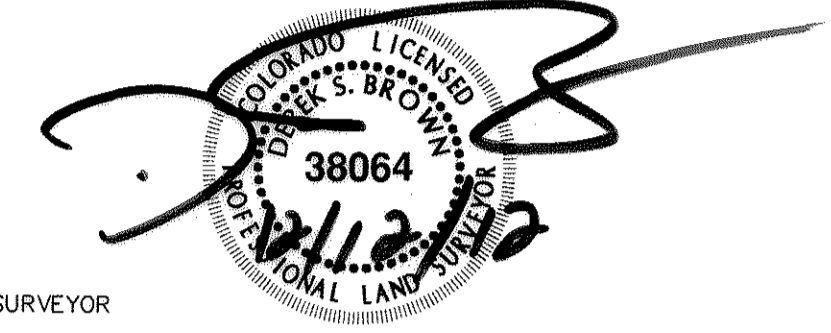
AZTEC CONSULTANTS, INC.
8000 South Lincoln Street, Unit 201
Littleton, Colorado 80122
303-713-1898



VICINITY MAP
Scale: 1" = 3000'

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 JUNE 25TH, 2012 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 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.

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 OVERALL BASE SHEET

TITLE CERTIFICATE

I, David W. Krapp, 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 12th DAY OF December, 2012.
David W. Krapp Chief Title Officer
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Arapahoe }
SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December, 2012 BY David Krapp AS Chief Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
LINDA STAFFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1998408616
My Commission Expires December 17, 2014
MY COMMISSION EXPIRES 12-17-2014
NOTARY PUBLIC Linda 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. 2003102965.

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 18 DAY OF December, 2012.
[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 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
12-18-12 DATE
[Signature] TOWN MANAGER
12-18-12 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 4:30 P.M. ON THE 18 DAY OF December, 2012. AT RECEPTION NO. 2012 097776
BY: [Signature] DEPUTY
DOUGLAS COUNTY CLERK AND RECORDER

 8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No: 17012-09	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 12-11-2012	SCALE: N/A
	PROJECT NO.: AP12- THE MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 4 SHEET 1 OF 2		SHEET 1 OF 2

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

A REPLAT OF LOT 6G OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3
LOCATED WITHIN 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 2

NE CORNER SECTION 33
T.7S., R.67W. 6TH P.M.

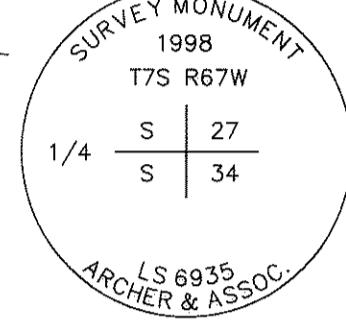
MONUMENT AS SHOWN ON MONUMENT RECORD FILED
SEPTEMBER 25, 1984 BY LYNN DEE LANTZ LS 12046
(TARANTO STANTON & TAGGE) WAS OBLITERATED BY
CONSTRUCTION.

SET NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED AS SHOWN. THE POSITION OF SAID MONUMENT
WAS RE-ESTABLISHED BASED ON FIELD OBSERVATIONS
BY AZTEC CONSULTANTS, INC. ON JUNE 14TH, 2004.

AZTEC CONSULTANTS
T7S R67W
S 28 | S 27
S 33 | S 34
2012
PLS 38064

N89°27'31"W 2657.54'
NORTH LINE OF THE NORTHWEST QUARTER SECTION 34
BASIS OF BEARING

N 1/4 CORNER SEC. 34
T.7S., R.67W. 6TH P.M.
RECOVERED 2 1/2" ALUMINUM CAP
MARKED AS SHOWN



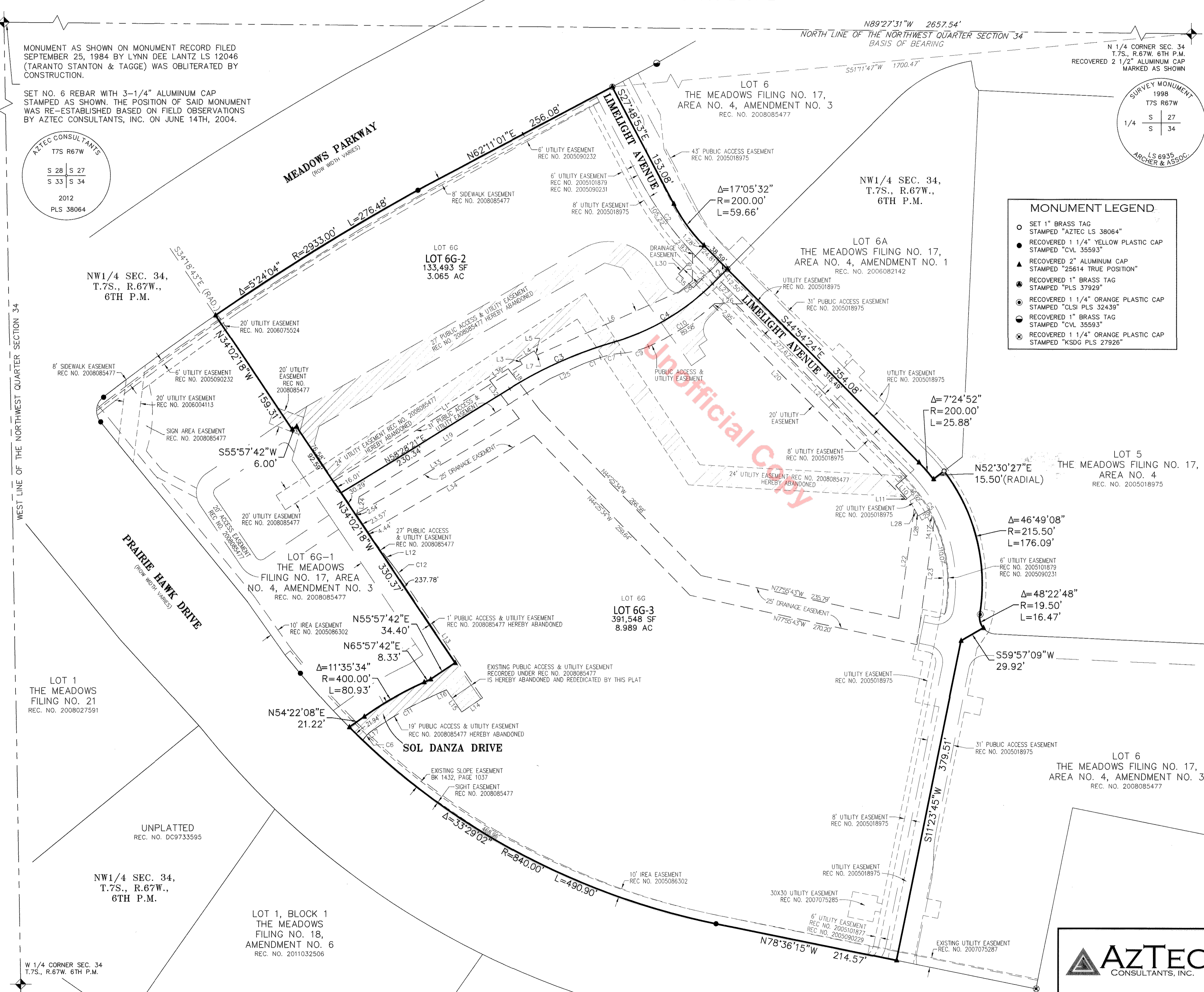
- ### MONUMENT LEGEND
- SET 1" BRASS TAG STAMPED "AZTEC LS 38064"
 - RECOVERED 1 1/4" YELLOW PLASTIC CAP STAMPED "C.V.L. 35593"
 - ▲ RECOVERED 2" ALUMINUM CAP STAMPED "25614 TRUE POSITION"
 - RECOVERED 1" BRASS TAG STAMPED "PLS 37929"
 - RECOVERED 1 1/4" ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439"
 - RECOVERED 1" BRASS TAG STAMPED "C.V.L. 35593"
 - RECOVERED 1 1/4" ORANGE PLASTIC CAP STAMPED "KSDG PLS 27926"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N58°28'21"E	258.12'
L2	N45°05'36"E	24.48'
L3	N31°31'39"W	6.04'
L4	S58°28'21"W	20.00'
L5	N31°31'39"W	6.04'
L6	N65°57'48"E	180.71'
L8	N00°29'20"E	32.25'
L9	S48°44'08"W	16.72'
L10	S41°15'52"E	20.00'
L11	S48°44'08"W	2.04'
L12	S37°58'46"E	44.04'
L13	S34°02'18"E	172.02'
L14	N55°57'41"E	29.50'
L15	N34°02'19"W	31.18'
L16	S65°57'27"W	19.97'
L17	N54°21'53"E	3.94'
L18	N37°32'05"W	61.86'
L19	N58°28'21"E	260.53'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N44°54'24"W	317.60'
L21	N44°54'24"W	281.44'
L22	N07°55'44"E	128.22'
L23	N07°55'44"E	144.28'
L24	N07°01'14"E	22.75'
L25	S65°57'41"W	43.26'
L26	N89°36'14"W	32.78'
L27	N44°54'24"W	80.05'
L28	N29°05'33"W	9.53'
L29	S60°54'27"W	13.99'
L30	N43°24'28"E	44.14'
L31	S45°05'36"W	43.43'
L32	N37°32'05"W	56.40'
L33	S59°51'33"W	220.41'
L34	S59°51'33"W	223.88'
L35	N46°35'32"W	23.52'
L36	N58°28'21"E	25.14'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	2°23'11"	487.50'	20.30'
C2	15°51'09"	390.90'	108.15'
C3	15°18'27"	500.00'	133.58'
C4	28°41'13"	268.00'	134.18'
C5	55°52'48"	175.50'	171.16'
C6	23°04'48"	34.50'	13.90'
C7	14°04'41"	99.50'	24.45'
C8	4°34'32"	249.50'	19.92'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C9	19°00'28"	100.50'	33.34'
C10	18°30'16"	286.50'	92.53'
C11	11°35'34"	381.50'	77.19'
C12	3°56'28"	200.50'	13.79'



LOT 1
THE MEADOWS
FILING NO. 21
REC. NO. 2008027591

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

LOT 1, BLOCK 1
THE MEADOWS
FILING NO. 18,
AMENDMENT NO. 6
REC. NO. 2011032506

LOT 6G
LOT 6G-3
391,548 SF
8,989 AC

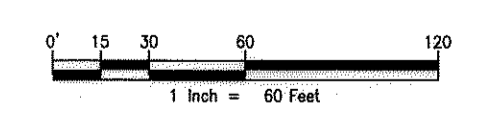
NW1/4 SEC. 34,
T.7S., R.67W.,
6TH P.M.

LOT 6A
THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 1
REC. NO. 2006082142

LOT 6
THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 3
REC. NO. 2008085477

LOT 5
THE MEADOWS FILING NO. 17,
AREA NO. 4
REC. NO. 2005018975

LOT 6
THE MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 3
REC. NO. 2008085477



AZTEC
CONSULTANTS, INC.
8000 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com
AzTec Proj. No.: 17012-09

PROJECT NO.: AP12-
THE MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 4 SHEET 2 OF 2

DEVELOPER	
CASTLE ROCK DEVELOPMENT CORPORATION A COLORADO CORPORATION	
DATE OF PREPARATION:	12-11-2012
SCALE:	1"=60'
SHEET 2 OF 2	

3033 EAST 1ST AVENUE, SUITE 410
DENVER, COLORADO 80206
(303) 394-5500