

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3
 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 3

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. 7. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC DRAINAGE EASEMENT 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 6 REMAINDER 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 23.299 ACRES (1,014,902 SQ. FT.), MORE OR LESS.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Jim Riley AS: President

NOTARY CERTIFICATE

STATE OF COLORADO }
 COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF November, 2013

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

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 3-7-14

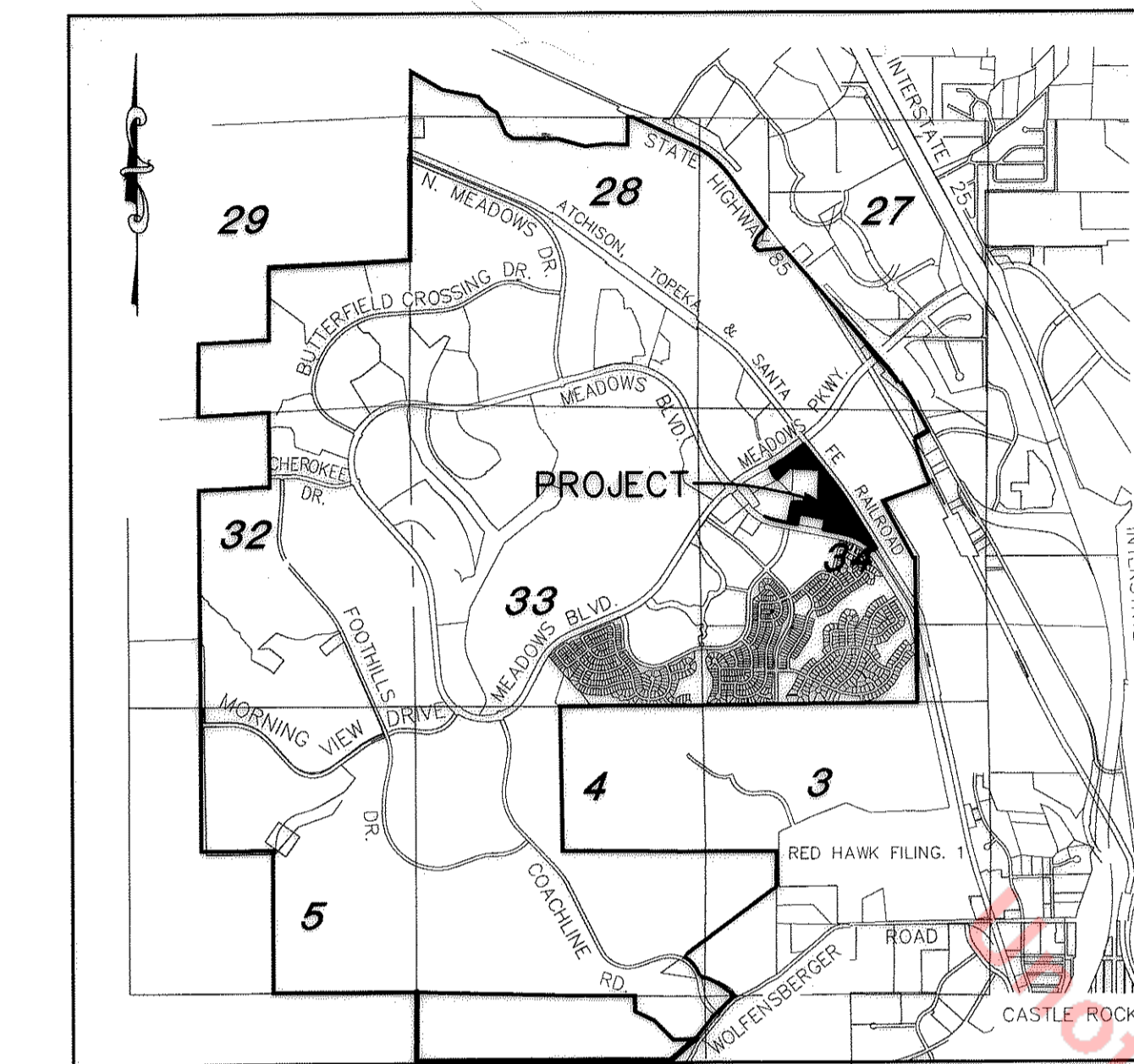
NOTARY PUBLIC Kelly Beach

PURPOSE:

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

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABD70363281.2 WITH AN EFFECTIVE DATE OF JULY 11, 2013 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 COMMITTS 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 3 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 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.



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

SHEET INDEX:

SHEET 1 - COVER SHEET
 SHEETS 2-3 - PLAT MAP

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

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 PLAT LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
SUBDIVISION LOT 6E-2	2.348
SUBDIVISION LOT 6E-3	1.771
SUBDIVISION LOT 6 REMAINDER	19.180
MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 7	23.299

MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 7 PLAT LAND USE SUMMARY TABLE

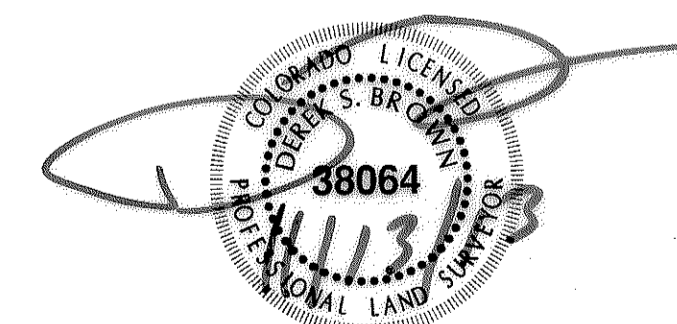
TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
LOT 6E-2	102,263	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
LOT 6E-3	77,138	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	FUTURE DEVELOPMENT	UTILITY/DRAINAGE/PRIVATE ACCESS
LOT 6 REMAINDER	835,501	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 FLOOD INSURANCE RATE MAP NO. 08035C0169F, PANEL NO. 0169F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005.
- 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. 3 RECORDED UNDER RECEPTION NO. 2008085477. HOWEVER, THE EXACT LOCATION OF SAID EASEMENT PREMISES COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN HEREON.

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 22, 2013 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 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 CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 15th DAY OF November, 2013.

Scott Bennett AUTHORIZED REPRESENTATIVE
[Signature] LAND-TITLE GUARANTEE COMPANY

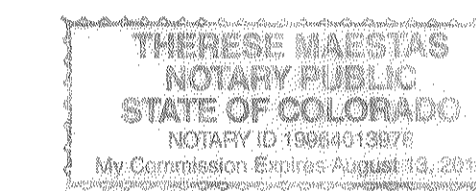
NOTARY CERTIFICATE

STATE OF COLORADO }
 COUNTY OF Arapahoe }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF November, 2013

BY Scott Bennett AS Authorized Rep OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 8/13/2014
 NOTARY PUBLIC Therese Maestas

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

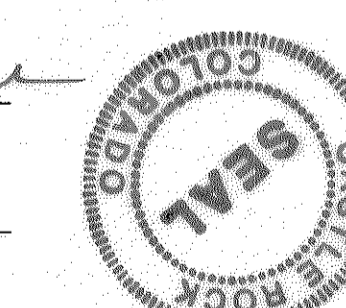
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 15th DAY OF November, 2013.

[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.

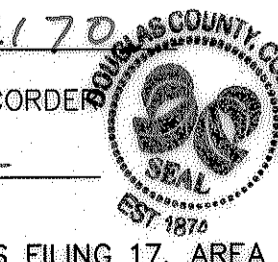
ATTEST:
[Signature] TOWN CLERK
11-20-2013 DATE
[Signature] TOWN MANAGER
11-20-2013 DATE



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 4:27 PM ON THE 22nd DAY OF November, 2013.

AT RECEPTION NO. 2013092170
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Tulayon Koc DEPUTY



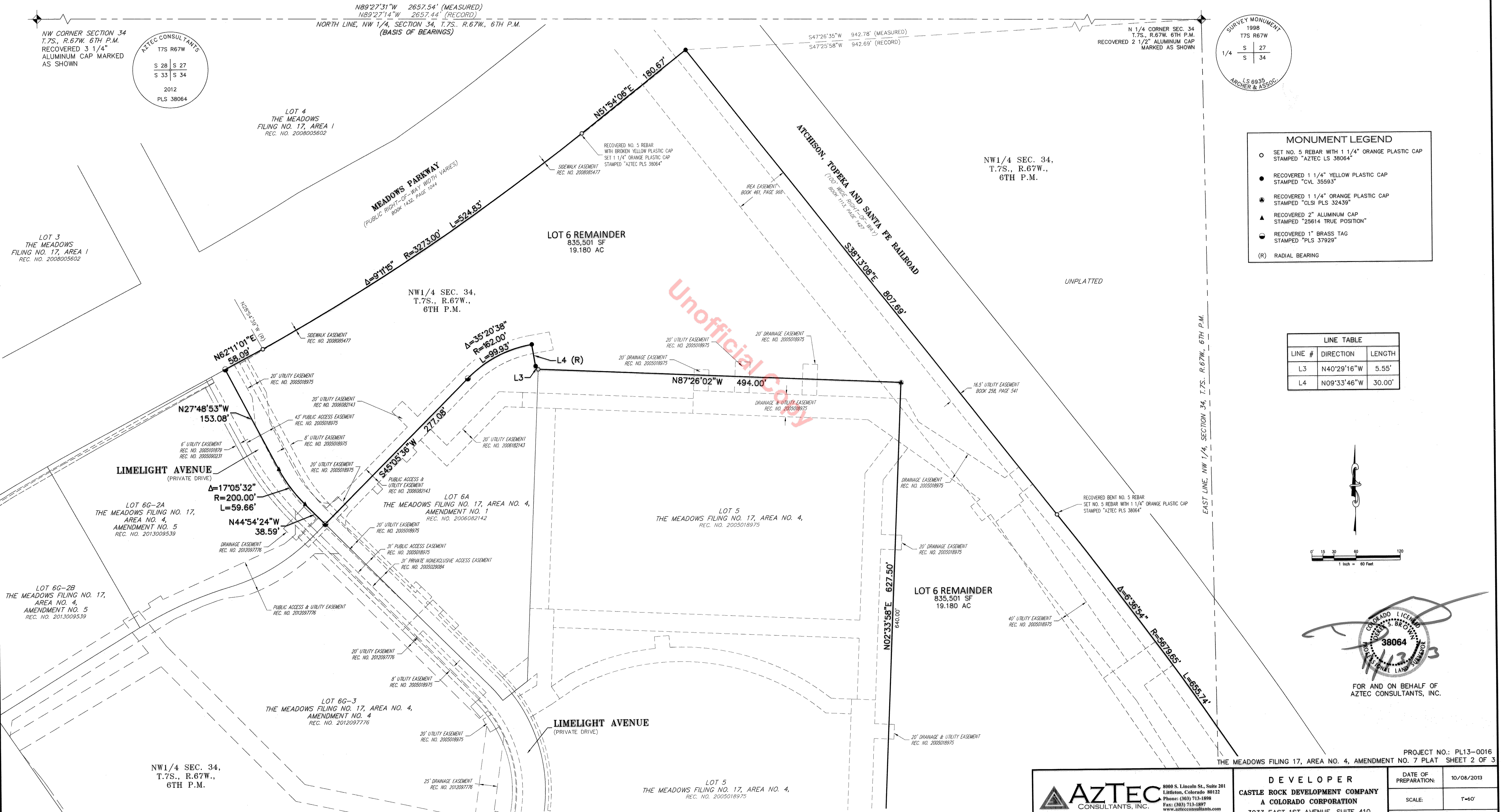
PROJECT NO.: PL13-0016
 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 7 PLAT SHEET 1 OF 3

Aztec Proj. No.: 80213-02	8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 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:	10/08/2013
		SCALE:	N/A
		SHEET 1 OF 3	

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3
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 2 of 3



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

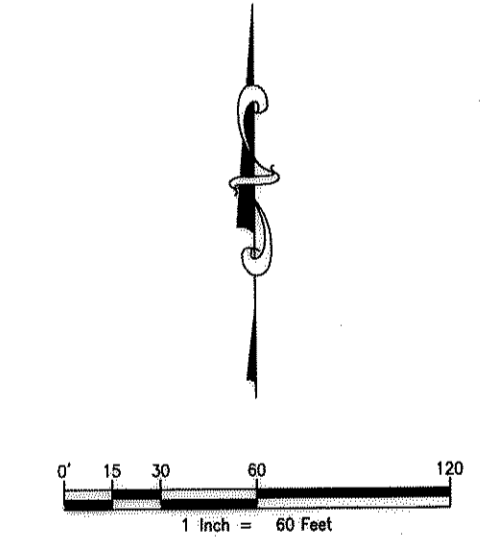
SURVEY MONUMENT
1995
T7S R67W
1/4 | S 27
S 34
LS 6935
ARCHER & ASSOC.

MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- RECOVERED 1 1/4" YELLOW PLASTIC CAP STAMPED "CVL 35893"
- RECOVERED 1 1/4" ORANGE PLASTIC CAP STAMPED "GLSI PLS 32439"
- ▲ RECOVERED 2" ALUMINUM CAP STAMPED "25614 TRUE POSITION"
- RECOVERED 1" BRASS TAG STAMPED "PLS 37829"
- (R) RADIAL BEARING

LINE TABLE

LINE #	DIRECTION	LENGTH
L3	N40°29'16"W	5.55'
L4	N09°33'46"W	30.00'



COLORADO LICENSING BOARD
38064
11/13
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

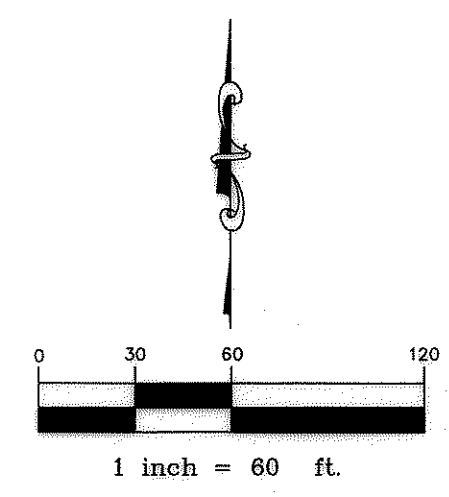
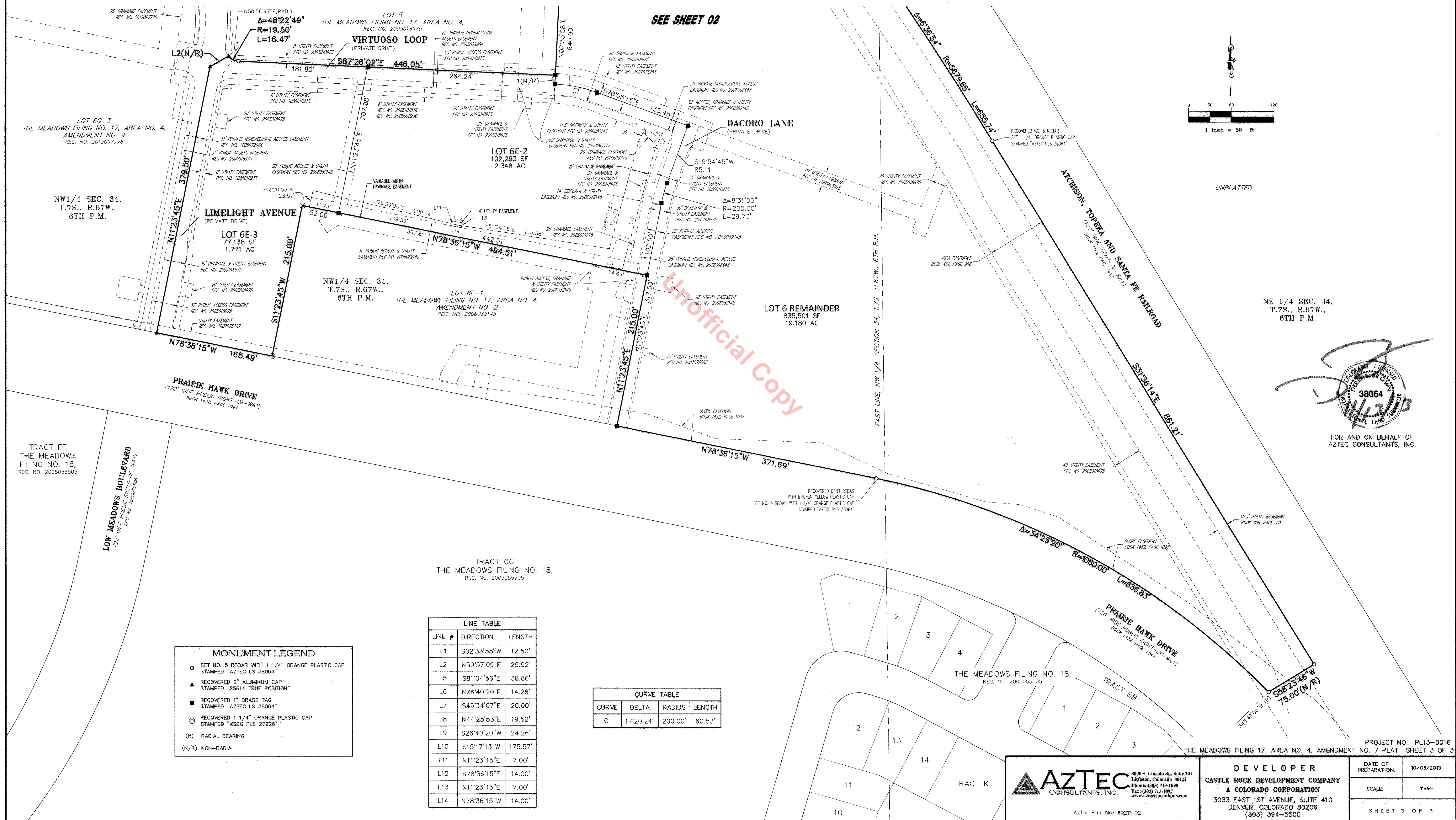
SEE SHEET 03

<p>AzTec Proj. No.: 80213-02</p>	<p>DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500</p>	<p>PROJECT NO.: PL13-0016 DATE OF PREPARATION: 10/08/2013</p>
		<p>SCALE: T=60'</p> <p>SHEET 2 OF 3</p>

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 3
 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 3 of 3



UNPLATTED

Official Copy

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 38064
 11/3/23

LINE #	DIRECTION	LENGTH
L1	S02°33'58"W	12.50'
L2	N59°57'09"E	29.92'
L5	S81°04'56"E	38.86'
L6	N26°40'20"E	14.26'
L7	S45°34'07"E	20.00'
L8	N44°25'53"E	19.52'
L9	S26°40'20"W	24.26'
L10	S15°17'13"W	175.57'
L11	N11°23'45"E	7.00'
L12	S78°36'15"E	14.00'
L13	N11°23'45"E	7.00'
L14	N78°36'15"W	14.00'

CURVE	DELTA	RADIUS	LENGTH
C1	17°20'24"	200.00'	60.53'

MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- ▲ RECOVERED 2" ALUMINUM CAP STAMPED "25614 TRUE POSITION"
- RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- ⊙ RECOVERED 1 1/4" ORANGE PLASTIC CAP STAMPED "KSDG PLS 27926"
- (R) RADIAL BEARING
- (N/R) NON-RADIAL

<p>AzTec Proj. No.: 80213-02</p>	<p>DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500</p>	DATE OF PREPARATION:	10/08/2013
		SCALE:	1"=60'
PROJECT NO.: PL13-0016 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 7 PLAT SHEET 3 OF 3		SHEET 3 OF 3	