

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8

A REPLAT OF LOT 6G-1 OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 6
 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. 8.

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-1 OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 6 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
 CONTAINING 1.829 ACRES (79,680 SQ. FT.), MORE OR LESS.

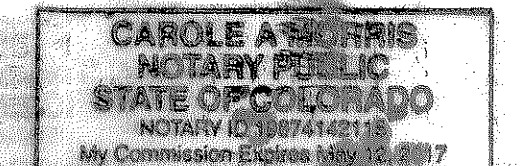
OWNERS:

ANB BANK, A COLORADO STATE CHARTERED BANK, FORMERLY KNOWN AS AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
 BY: Kager Probst AS: 1/2 President

NOTARY CERTIFICATE

STATE OF COLORADO)
 COUNTY OF Denver)ss
 SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF September, 2014 BY Kager Probst AS President OF ANB BANK, A COLORADO STATE CHARTERED BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

Carole A. Morris MY COMMISSION EXPIRES 5/12/2017
 NOTARY PUBLIC 

PURPOSE:

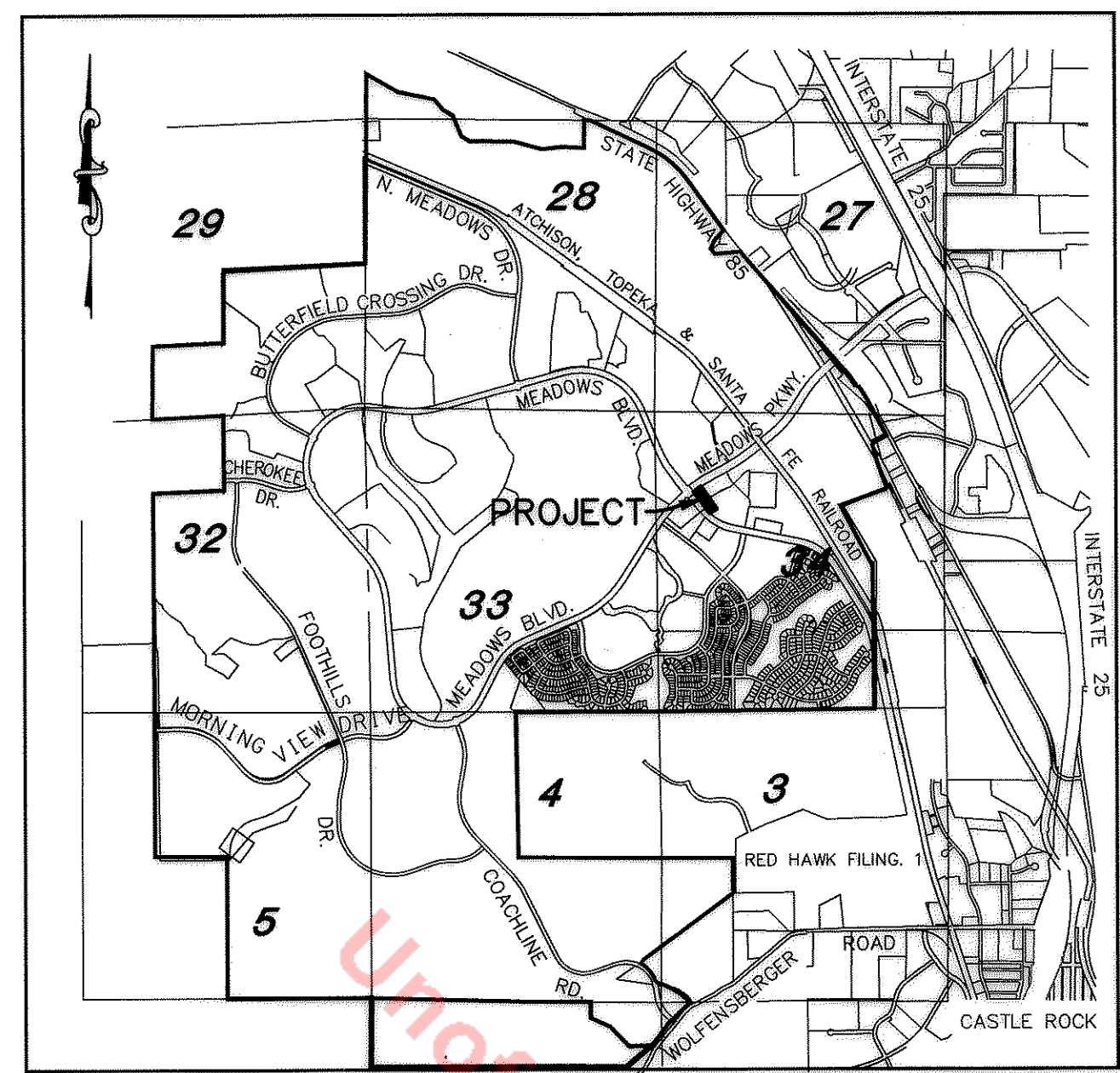
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 6G-1 INTO TWO LOTS AS SHOWN.

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY ORDER NO. ABD70219984.1 WITH AN EFFECTIVE DATE OF JUNE 26, 2014 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.
- N/R INDICATES A NON-RADIAL LINE.
- THERE ARE 2 LOTS IN THIS AMENDED PLAT.
- 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.

GENERAL NOTES:

- 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 FORTY-FIVE (45) DAYS 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.



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

MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 8
 Land Area Summary Table

Designation	Acres
LOT 6G-1A	0.976
LOT 6G-1B	0.853
SUBDIVISION LOTS (2)	1.829
MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 6	1.829
SINGLE FAMILY EQUIVALENTS	-

OWNERS/DEVELOPERS

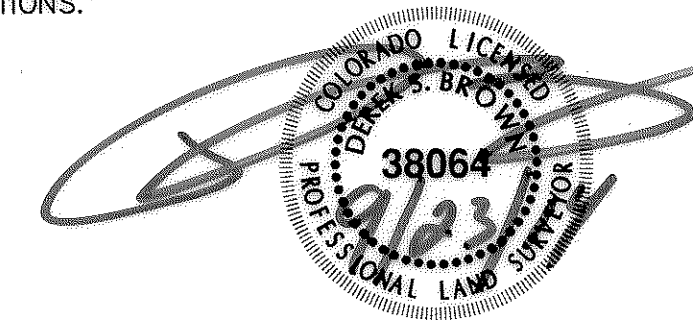
ANB BANK, A COLORADO STATE CHARTERED BANK
 3033 East 1st Avenue, Suite 210
 Denver, Colorado 80206
 303-394-5100

SURVEYOR:

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

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 15, 2014 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, David W. Knapp 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.

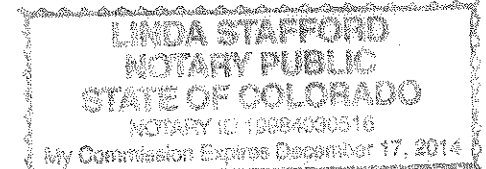
SIGNED THIS 25th DAY OF September, 2014.
David W. Knapp, V.P. AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY.

NOTARY CERTIFICATE

STATE OF COLORADO)
 COUNTY OF Arapahoe)ss

SUBSCRIBED AND SWORN BEFORE ME THIS 25th DAY OF September, 2014
 BY David W. Knapp AS Vice President OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-17-14
 NOTARY PUBLIC Linda Stafford


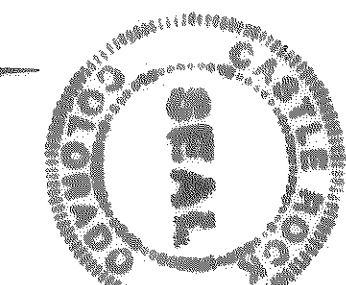
WATER RIGHTS DEDICATION STATEMENT

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. 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 16 DAY OF September, 2014.
[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

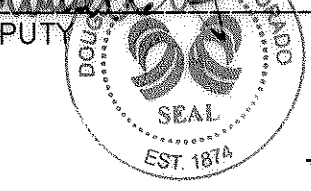
STATEMENT OF TOWN APPROVAL AND ACCEPTANCE


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 AMENDED PLAT ARE HEREBY ACCEPTED BY THE TOWN.
 ATTEST:
[Signature] TOWN CLERK
10-14-14 DATE

[Signature] TOWN MANAGER
10-14-14 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 1:41 PM ON THE 24th DAY OF October, 2014 AT RECEPTION NO. 2014011750

DOUGLAS COUNTY CLERK AND RECORDER

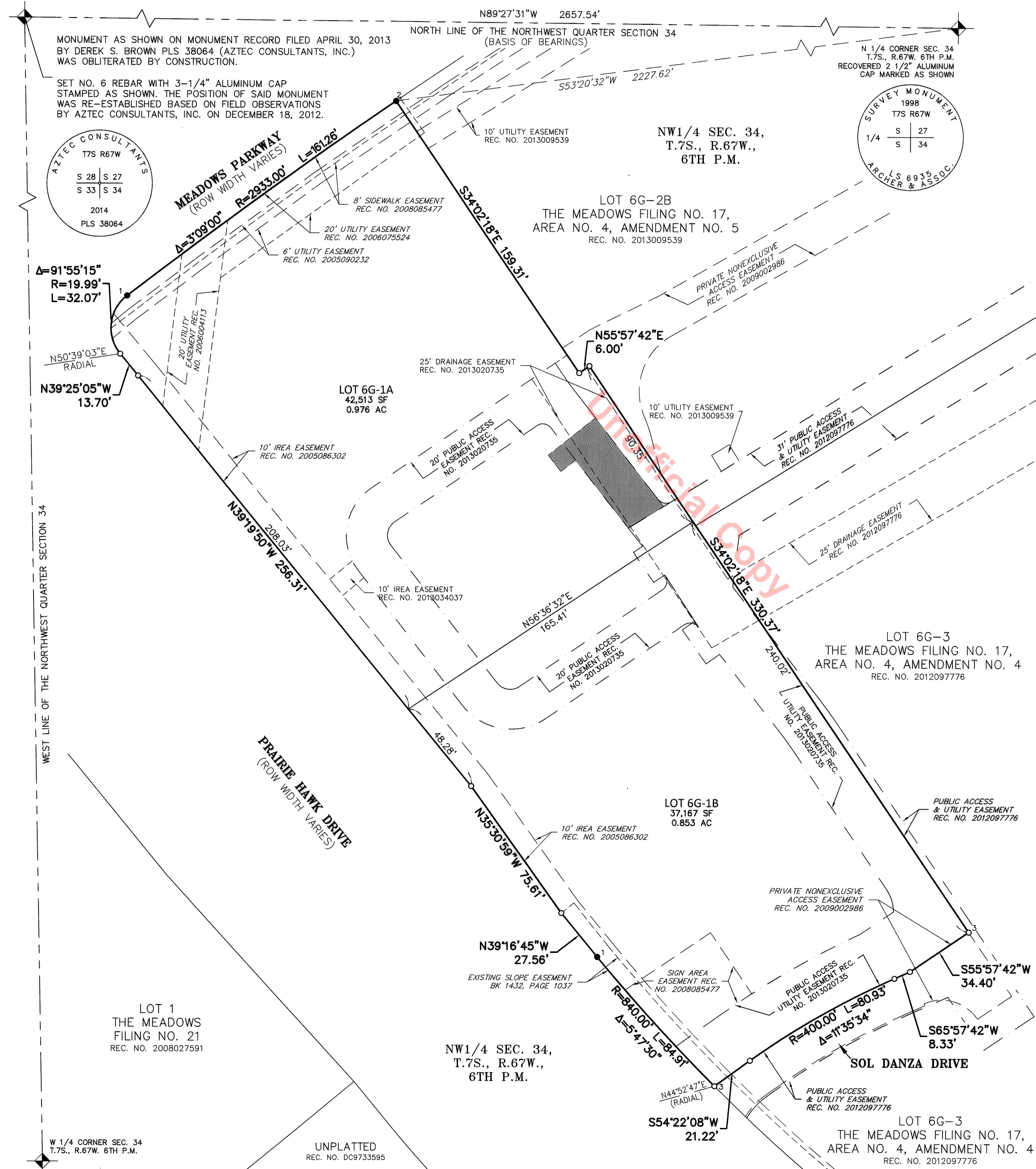
BY: [Signature]
 DEPUTY


 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 79114-01	DEVELOPER AMERICAN NATIONAL BANK A COLORADO CHARTERED BANK 3033 EAST 1ST AVENUE, SUITE 210 DENVER, COLORADO 80206 (303) 394-5100	PROJECT NO. PL14-0006 THE MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 8 SHEET 1 OF 2
	DATE OF PREPARATION: 8-27-2014 SCALE: N/A	SHEET 1 OF 2

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 8

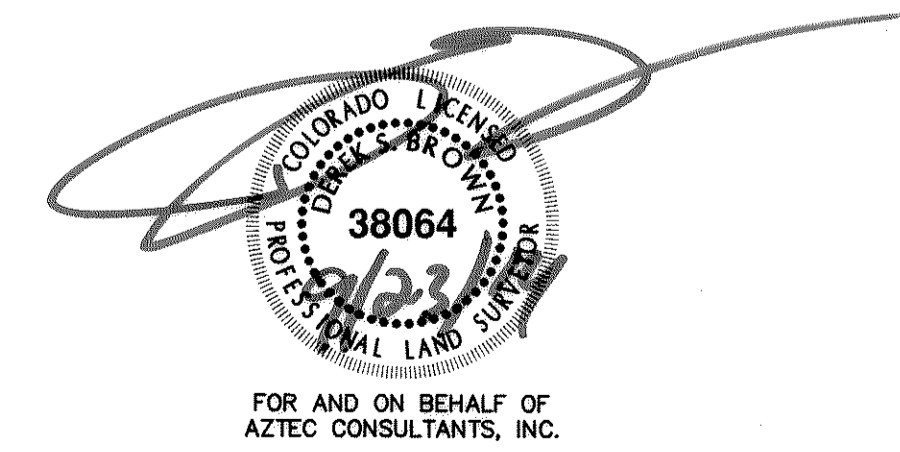
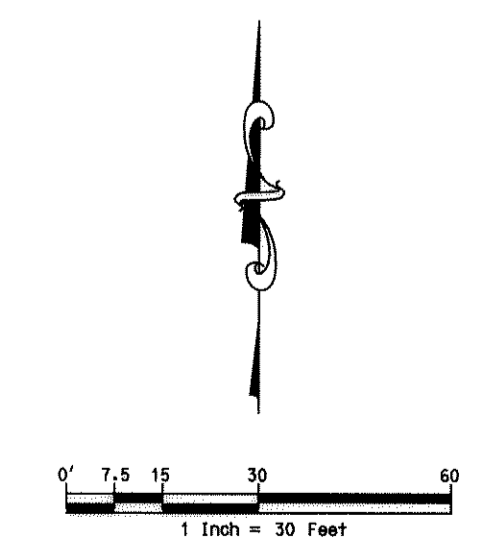
A REPLAT OF LOT 6G-1 OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 6
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 2



MONUMENT LEGEND

- SET NO. 5 REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 1 RECOVERED NO. 5 REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "CVL 35593"
- 2 RECOVERED NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "25614 TRUE POSITION"
- UTILITY EASEMENT REC. NO. 2013020735



<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.: 79114-01</p>	<p>PROJECT NO. PL14-0006 THE MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 8 SHEET 2 OF 2</p>	
	<p>DEVELOPER AMERICAN NATIONAL BANK A COLORADO CHARTERED BANK 3033 EAST 1ST AVENUE, SUITE 210 DENVER, COLORADO 80206 (303) 394-5100</p>	<p>DATE OF PREPARATION: 8-27-2014</p>
	<p>SCALE: 1"=30'</p> <p>SHEET 2 OF 2</p>	