

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
 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. 9. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLING 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**

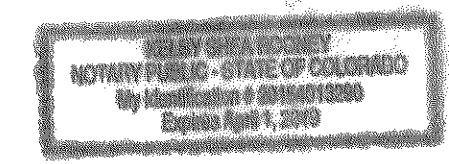
LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 CONTAINING 19.180 ACRES (835,501 SQ. FT.), MORE OR LESS.

**OWNER:**

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
 BY: James M. Kelly AS: President

**NOTARY CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF Denver }  
 SUBSCRIBED AND SWORN BEFORE ME THIS 14<sup>th</sup> DAY OF September, 2015  
 BY James M. Kelly  
 AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.  
 WITNESS MY HAND AND OFFICIAL SEAL.



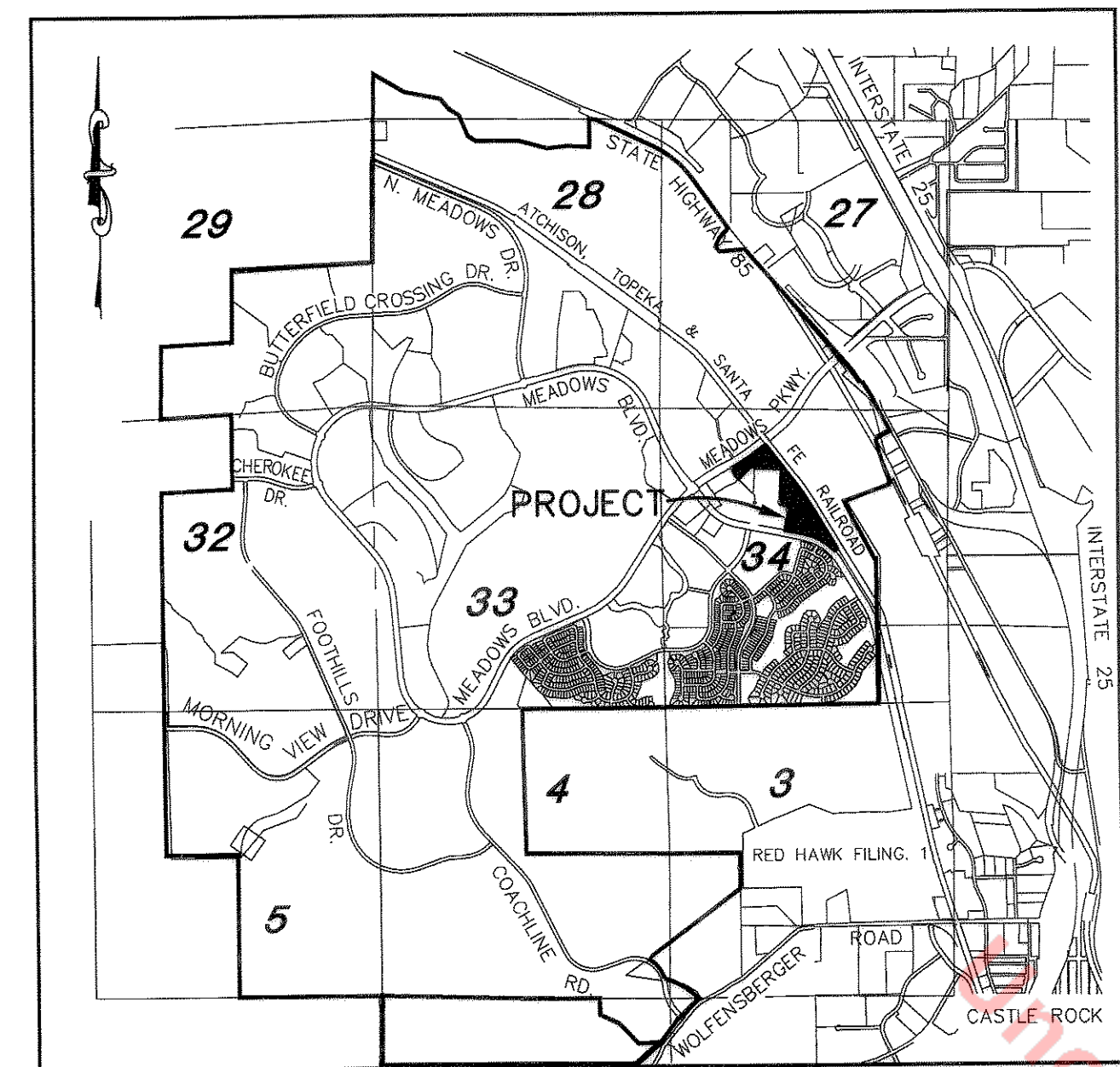
MY COMMISSION EXPIRES 4-01-19  
 NOTARY PUBLIC Kelsey Shea Roney

**PURPOSE:**

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

**GENERAL NOTES:**

- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70423626-5 WITH AN EFFECTIVE DATE OF MARCH 27, 2015 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 ARE 2 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.
- 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.



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.  
 300 East Mineral Avenue, Suite 1  
 Littleton, Colorado 80122  
 303-713-1898

**THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9 PLAT  
 LAND AREA SUMMARY TABLE**

| DESIGNATION                                   | ACREAGE |
|---|---------|
| SUBDIVISION LOT 6B-1                          | 1.295   |
| SUBDIVISION LOT 6 REMAINDER                   | 17.885  |
| MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 8 | 19.180  |

**MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 9 PLAT  
 LAND USE SUMMARY TABLE**

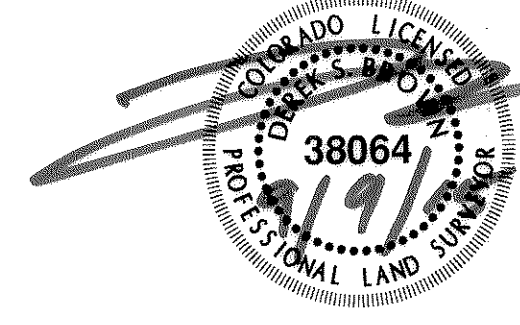
| TRACT           | SQ.FT.  | OWNERSHIP                   | SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES | USAGE                  | USAGE TYPE                      |
|-----------------|---------|-----------------------------|---|------------------------|---------------------------------|
| LOT 6B-1        | 56,412  | CASTLE ROCK DEVELOPMENT CO. | CASTLE ROCK DEVELOPMENT CO.                                 | COMMERCIAL DEVELOPMENT | UTILITY/DRAINAGE/PRIVATE ACCESS |
| LOT 6 REMAINDER | 779,089 | 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 PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0169G, DATED JULY 11, 2014.
- 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. 7 RECORDED UNDER RECEPTION NO. 2008085477. 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.

**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 2, 2015 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 ON 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.

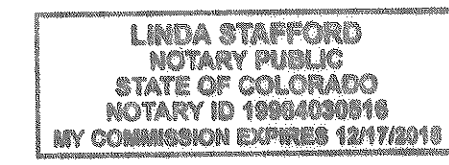
**TITLE CERTIFICATE**

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 15<sup>th</sup> DAY OF September, 2015  
Scott Bennett AUTHORIZED REPRESENTATIVE  
Scott Bennett LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**

STATE OF COLORADO }  
 COUNTY OF Denver }  
 SUBSCRIBED AND SWORN BEFORE ME THIS 15<sup>th</sup> DAY OF September, 2015  
 BY Scott Bennett Site Officer OF LAND TITLE GUARANTEE COMPANY.  
 WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 12-17-2018  
 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, 2015  
[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE**

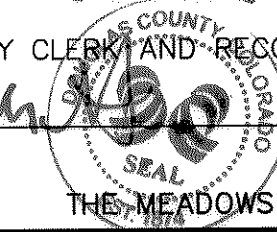
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
[Signature] TOWN CLERK  
9-17-15 DATE  
[Signature] TOWN MANAGER  
9-17-15 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 11:05A ON THE 17<sup>th</sup> DAY OF September, 2015

AT RECEPTION NO. 2015047501  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature] DEPUTY

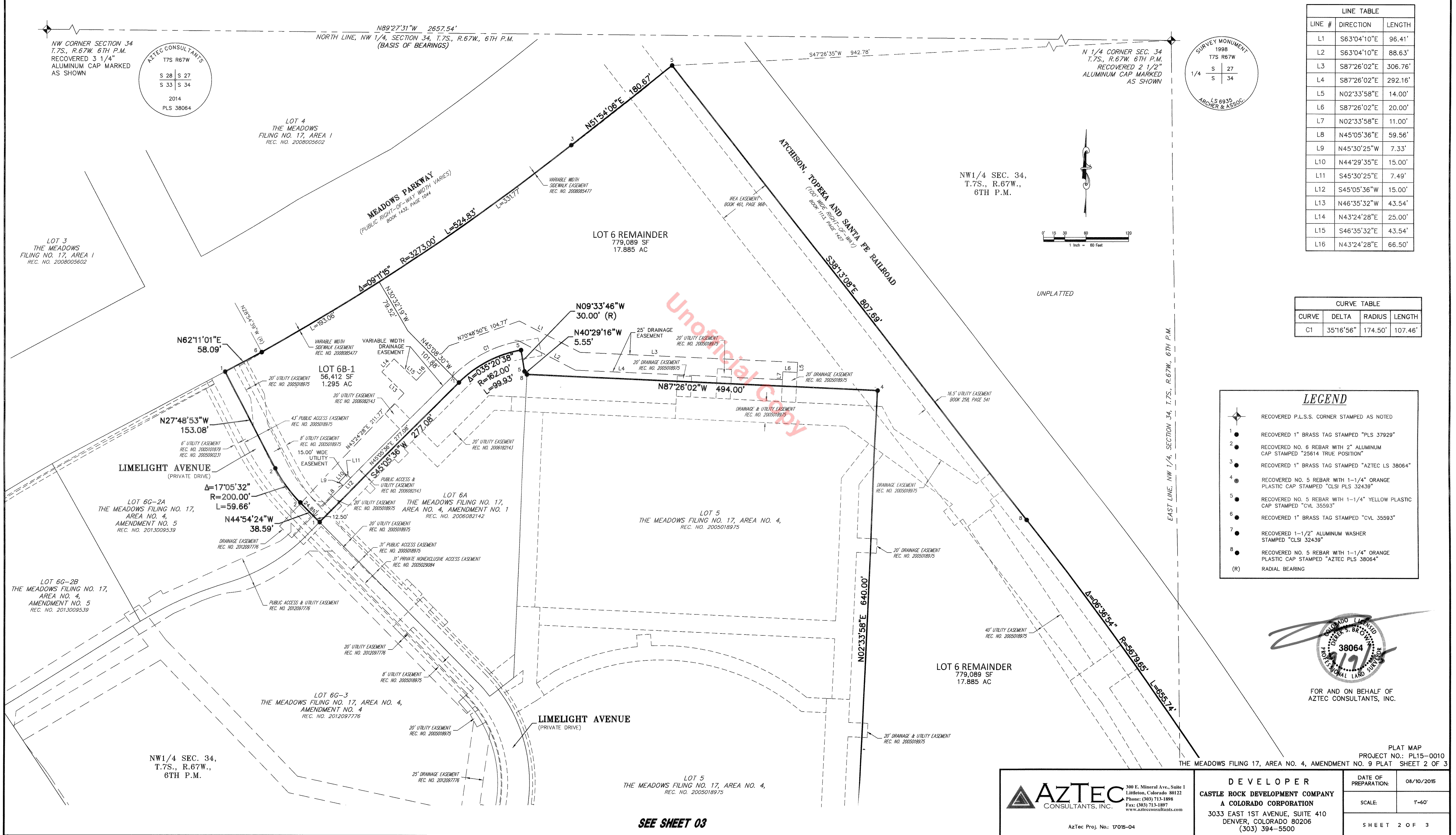


|  |   |   |
|--|---|---|
| <br>300 E. Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com<br>AzTec Proj. No.: 17015-04 | DEVELOPER<br>CASTLE ROCK DEVELOPMENT COMPANY<br>A COLORADO CORPORATION<br>3033 EAST 1ST AVENUE, SUITE 410<br>DENVER, COLORADO 80206<br>(303) 394-5500 | DATE OF PREPARATION: 08/10/2015<br>SCALE: N/A |
|  | COVER SHEET<br>PROJECT NO.: PL15-0010<br>THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 9 PLAT SHEET 1 OF 3   |   |
|  | SHEET 1 OF 3  |   |

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
 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

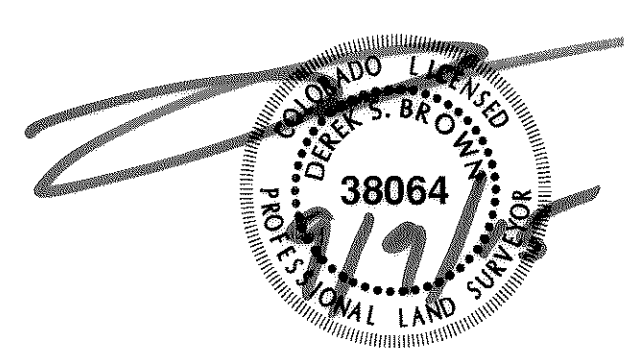
Sheet 2 of 3



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | S63°04'10"E | 96.41'  |
| L2         | S63°04'10"E | 88.63'  |
| L3         | S87°26'02"E | 306.76' |
| L4         | S87°26'02"E | 292.16' |
| L5         | N02°33'58"E | 14.00'  |
| L6         | S87°26'02"E | 20.00'  |
| L7         | N02°33'58"E | 11.00'  |
| L8         | N45°05'36"E | 59.56'  |
| L9         | N45°30'25"W | 7.33'   |
| L10        | N44°29'35"E | 15.00'  |
| L11        | S45°30'25"E | 7.49'   |
| L12        | S45°05'36"W | 15.00'  |
| L13        | N46°35'32"W | 43.54'  |
| L14        | N43°24'28"E | 25.00'  |
| L15        | S46°35'32"E | 43.54'  |
| L16        | N43°24'28"E | 66.50'  |

| CURVE TABLE |           |         |         |
|-------------|-----------|---------|---------|
| CURVE       | DELTA     | RADIUS  | LENGTH  |
| C1          | 35°16'56" | 174.50' | 107.46' |

- LEGEND**
- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
  - 1 RECOVERED 1" BRASS TAG STAMPED "PLS 37929"
  - 2 RECOVERED NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "25614 TRUE POSITION"
  - 3 RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
  - 4 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLS1 PLS 32439"
  - 5 RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "CVL 35593"
  - 6 RECOVERED 1" BRASS TAG STAMPED "CVL 35593"
  - 7 RECOVERED 1-1/2" ALUMINUM WASHER STAMPED "CLS1 32439"
  - 8 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - (R) RADIAL BEARING



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

|  |  |   |
|--|--|---|
| <p>300 E. Mineral Ave., Suite 1<br/>                 Littleton, Colorado 80122<br/>                 Phone: (303) 713-1898<br/>                 Fax: (303) 713-1897<br/>                 www.aztecconsultants.com</p> | DEVELOPER<br><b>CASTLE ROCK DEVELOPMENT COMPANY</b><br>A COLORADO CORPORATION<br>3033 EAST 1ST AVENUE, SUITE 410<br>DENVER, COLORADO 80206<br>(303) 394-5500 | PLAT MAP<br>PROJECT NO.: PL15-0010<br>DATE OF PREPARATION: 08/10/2015 |
|  | SCALE: 1"=60'<br>SHEET 2 OF 3  | AzTec Proj. No.: 17015-04   |

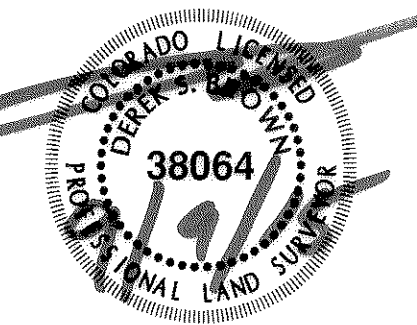
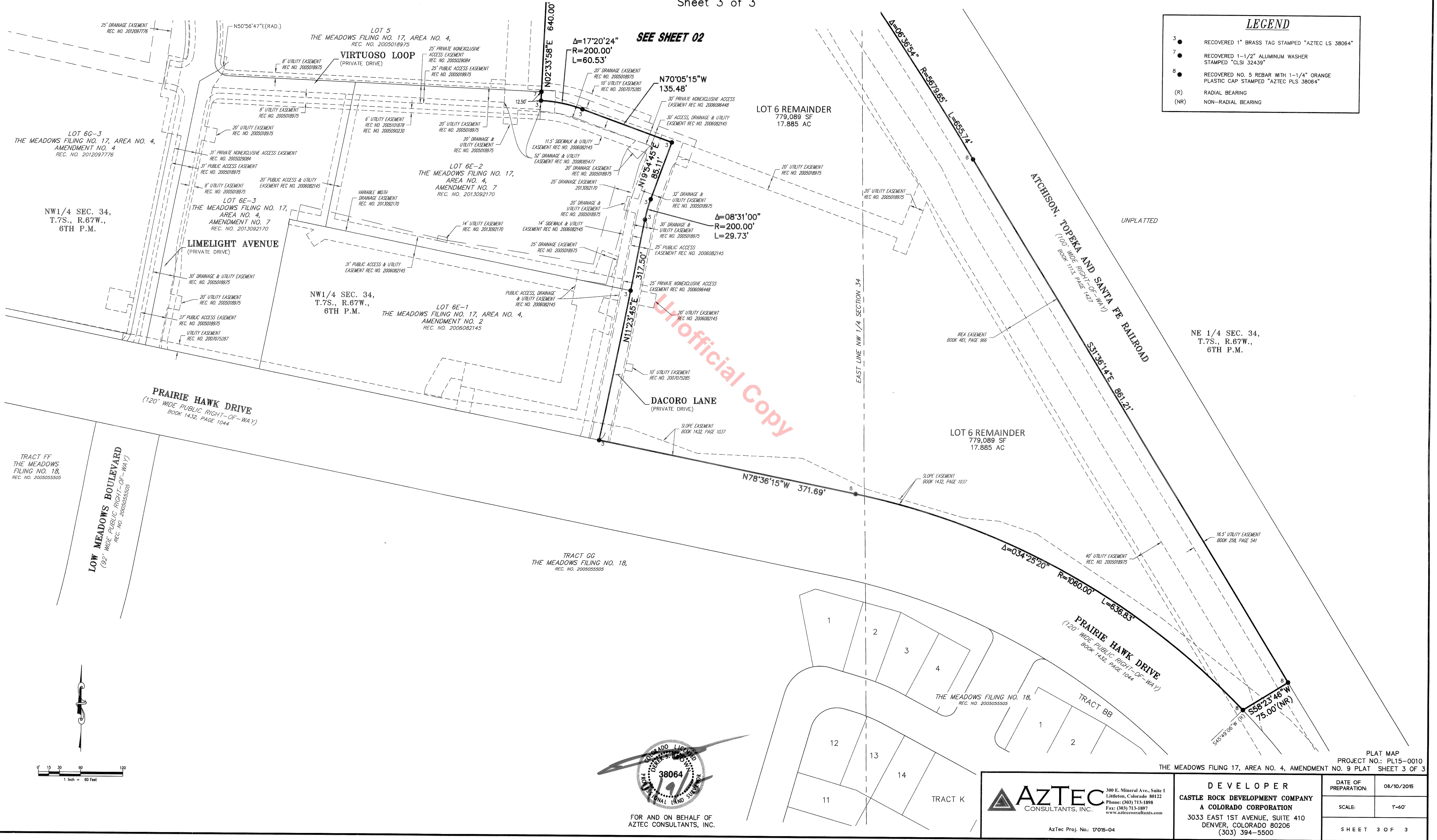
SEE SHEET 03

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 9 PLAT

A REPLAT OF LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
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

| LEGEND |  |
|--------|--|
| 3 ●    | RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"                                |
| 7 ●    | RECOVERED 1-1/2" ALUMINUM WASHER STAMPED "CLSI 32439"                          |
| 8 ●    | RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064" |
| (R)    | RADIAL BEARING   |
| (NR)   | NON-RADIAL BEARING   |



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 E. Mineral Ave., Suite 1  
Littleton, Colorado 80122  
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(303) 394-5500

|                      |            |
|----------------------|------------|
| DATE OF PREPARATION: | 08/10/2015 |
| SCALE:               | 1"=60'     |
| SHEET 3 OF 3         |            |

PLAT MAP PROJECT NO.: PL15-0010  
THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 9 PLAT SHEET 3 OF 3

