

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15

A REPLAT OF LOT 6G-3 OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 4  
SITUATED IN 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.  
8.989 ACRES - PL22-0017

### PROPERTY DESCRIPTION

A REPLAT OF LOT 6G-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 4 RECORDER UNDER RECEPTION NO. 2012097776 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE

### 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 3 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND DESCRIBED AND SHOWN HEREON.

### OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Robert C. Mansch Jr.

AS: VICE PRESIDENT LAND DEVELOPMENT

### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Denver }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF March, 2023

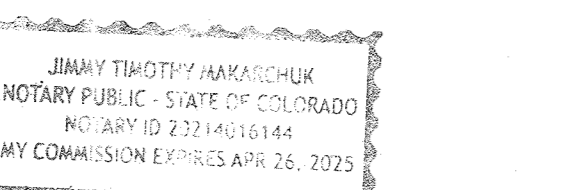
BY: Robert C. Mansch Jr.

AS Vice President Land Development OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

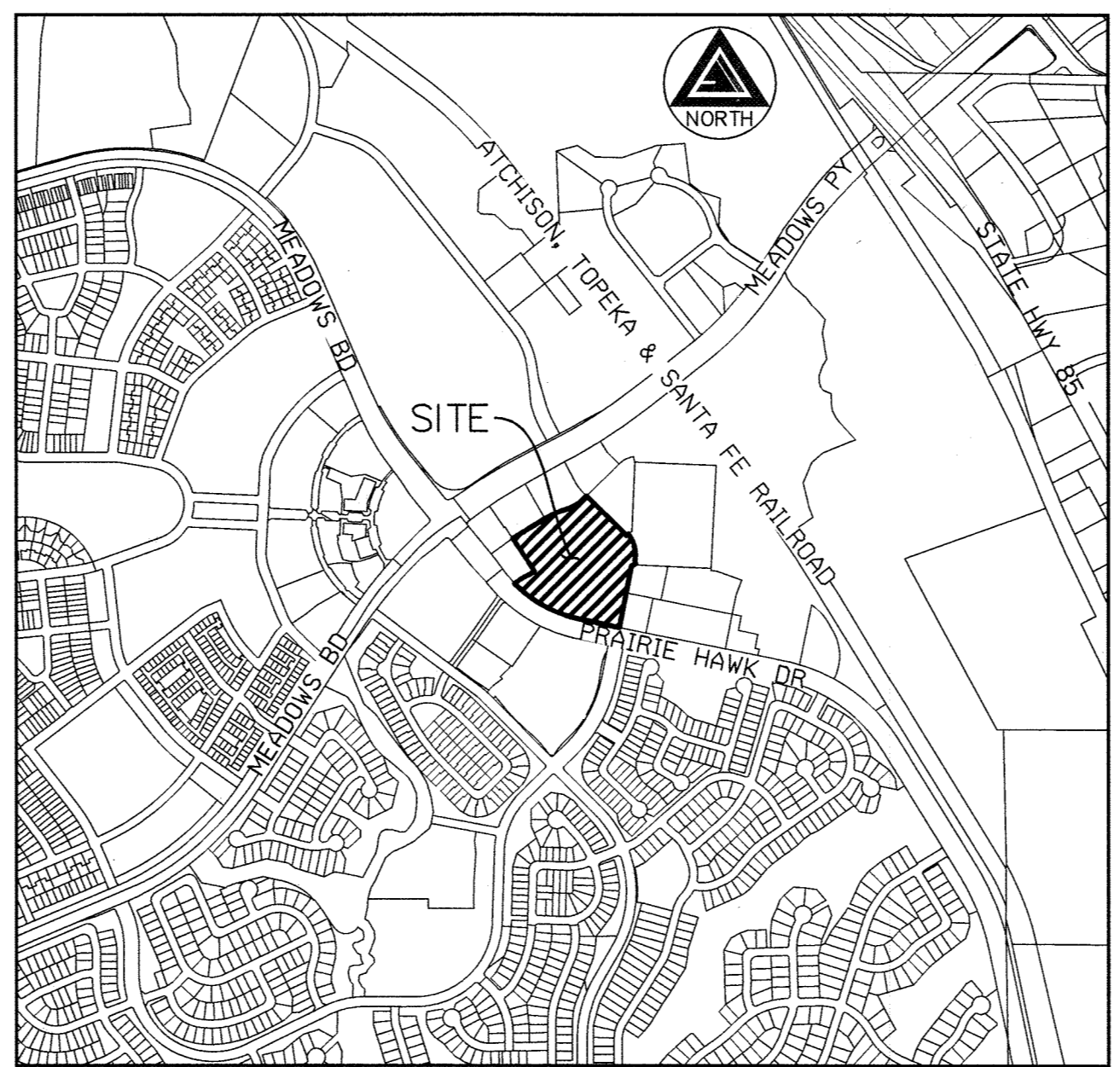
NOTARY PUBLIC vj MY

COMMISSION EXPIRES April 26, 2025



### WATER RIGHTS DEDICATION AGREEMENT

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. 2003102970.



VICINITY MAP  
Scale: 1" = 1000'

### SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - PLAT MAP DETAIL

### OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
3033 East 1st Avenue, Suite 305  
Denver, Colorado 80206  
303-394-5500

### SURVEYOR

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

### SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38636  
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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

### GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70733981.1 EFFECTIVE 03/06/2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING OWNERSHIP, 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 ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935" AND AT THE NORTHWEST CORNER BY A SET 24" NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "2022 PLS 38636 AZTEC CONSULTANTS INC.", ASSUMED TO BEAR NORTH 89°27'31" WEST, A DISTANCE OF 2,657.54 FEET.
- 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.
- BY GRAPHIC SCALING THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0169G, MAP REVISED MARCH 16, 2016.
- LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MEADOWS METROPOLITAN DISTRICT #5, 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 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.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC 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.

### TITLE CERTIFICATE

I, Scott Bennetts 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 13<sup>th</sup> DAY OF March, 2023.

BY: Scott Bennetts OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

### NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF ARAPAHOE }SS

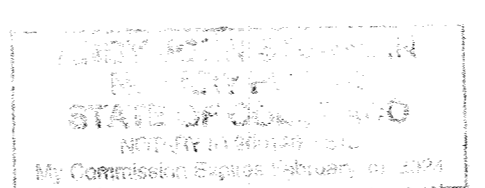
SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF MARCH, 2023

BY: Scott Bennetts OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: FEBRUARY 10, 2024

NOTARY PUBLIC dyg



### 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 15 DAY OF March, 2023.

BY: Scott Bennetts  
DIRECTOR OF DEVELOPMENT SERVICES

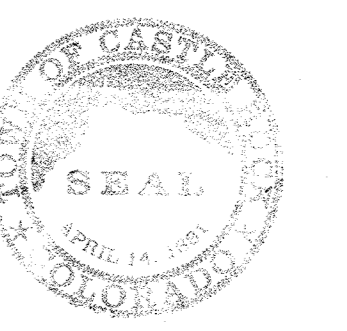
### STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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: Robin Schuler  
TOWN CLERK

TOWN OF CASTLE ROCK  
Scott Bennetts  
TOWN MANAGER

3-15-2023  
DATE



March 15, 2023  
DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:23 A.M. ON THE 16<sup>th</sup> DAY OF MARCH, 2023, AT RECEPTION NO. 20231010779

DOUGLAS COUNTY CLERK AND RECORDER

BY: Hayley Hall  
DEPUTY



### THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15

#### LAND USE SUMMARY TABLE

LOT #	SQ. FT.	ACRES	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 6G-3A	203,053	4.661	CR DEV CO	FD	FD
LOT 6G-3B	72,115	1.656	CR DEV CO	FD	FD
LOT 6G-3C	116,380	2.672	CR DEV CO	FD	FD
TOTAL LOT AREA	391,548	8.989			
TOTAL AREA	391,548	8.989			

TABLE LEGEND  
FD = FUTURE DEVELOPMENT  
CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY



DEVELOPER  
CASTLE ROCK DEVELOPMENT CO.  
3033 EAST 1ST AVE., SUITE 305  
DENVER, COLORADO 80206  
(303) 394-5500

DATE OF PREPARATION: 06-15-2022  
SCALE: N/A

SHEET 1 OF 2

LAST REVISED: 3/10/2023

AzTec Proj. No.: 17022-04

Drawn By: BAM

COVER SHEET  
PROJECT NO.: PL22-0017  
SHEET 1 OF 2

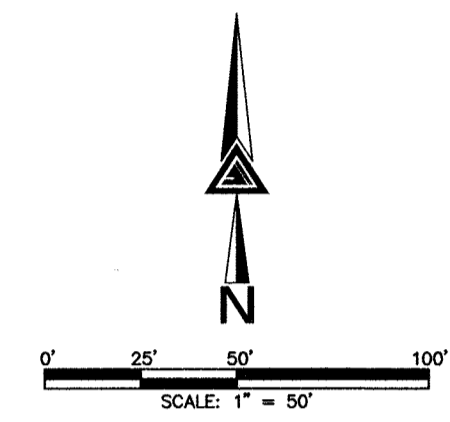
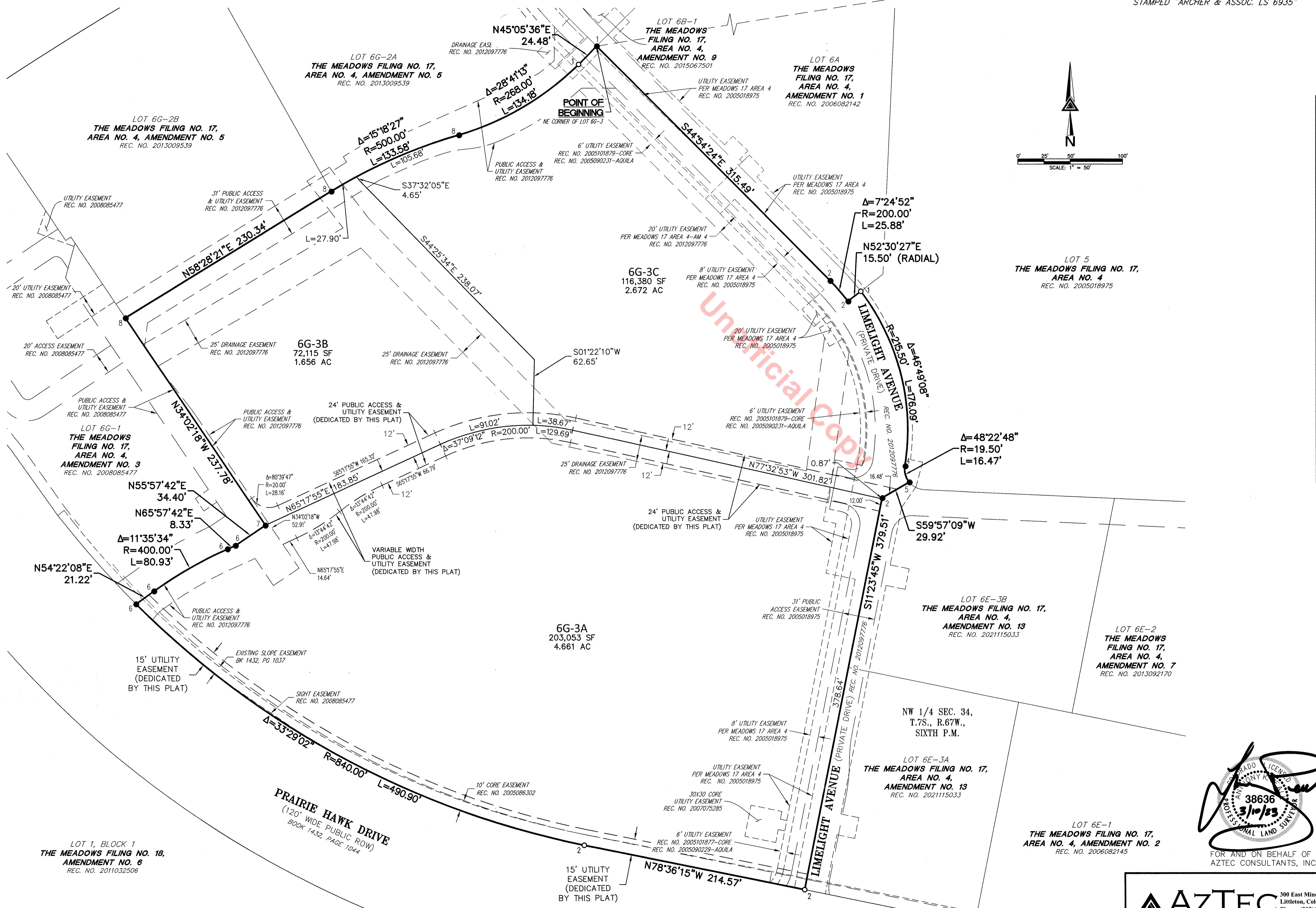
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8.989 ACRES - PL22-0017

NW CORNER SECTION 34,  
T7S, R67W, 6TH P.M.  
CORNER DESTROYED BY CONSTRUCTION  
SET 24" NO. 6 REBAR WITH 3-1/4"  
ALUMINUM CAP STAMPED "2022 PLS  
39636 AZTEC CONSULTANTS INC."  
BASED ON PREVIOUSLY SURVEYED  
LOCATION

N89°27'31"W 2657.54'  
NORTH LINE OF THE NW 1/4 OF SEC. 34  
(BASIS OF BEARINGS)

POINT OF COMMENCEMENT  
N 1/4 CORNER SECTION 34,  
T7S, R67W, 6TH P.M.  
FOUND 2-1/2" ALUMINUM CAP  
STAMPED "ARCHER & ASSOC. LS 6935"



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	SET 1" BRASS DISK STAMPED "AZTEC LS 38636"
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND 1" BRASS TAG WITH MAG NAIL IN ASPHALT STAMPING ILLEGIBLE
	FOUND 2" ALUMINUM CAP IN ASPHALT STAMPED "PLS 25614"
	FOUND NAIL IN HOLE - NOT ACCEPTED
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 32439"
	FOUND NO. 5 REBAR WITH NO CAP
	FOUND 1" BRASS TAG WITH MAG NAIL STAMPED "LS 38064"
	FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 38064"
	FOUND 1" BRASS CAP IN ASPHALT - SURVEY MARK
(ROW)	RIGHT-OF-WAY

*[Signature]*  
38636  
3/10/23  
AZTEC CONSULTANTS, INC.  
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15 SHEET 2 OF 2

 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>CASTLE ROCK DEVELOPMENT CO.</b> 3033 EAST 1ST AVE., SUITE 305 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 06-15-2022 SCALE: 1" = 50' SHEET 2 OF 2
	AZTEC Proj. No.: 17022-04 Drawn By: BAM	PLAT MAP DETAIL PROJECT NO.: PL22-0017