



# FINAL PLAT

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

A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
50.228 ACRES      2 COMMERCIAL LOTS

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) 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, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 4. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 11th DAY OF February, 2005.

**OWNERS:**

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: John Riley AS: President

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
                                  )SS  
COUNTY OF Denver )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF February, 2005, BY  
John Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A  
COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/1/2008

NOTARY PUBLIC Quincy Engstedt

**PROPERTY DESCRIPTION:**

A PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 WHENCE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION:

THENCE SOUTH 47°25'43" WEST A DISTANCE OF 942.69 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MEADOWS PARKWAY AND THE WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 38°13'23" EAST A DISTANCE OF 807.69 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°36'54" A RADIUS OF 5679.65 FEET AN ARC DISTANCE OF 655.74 FEET AND A CHORD BEARING SOUTH 34°54'56" EAST A DISTANCE OF 655.37 FEET;
3. THENCE SOUTH 31°36'29" EAST A DISTANCE OF 2035.83 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°26'04" A RADIUS OF 1382.69 FEET AN ARC DISTANCE OF 251.81 FEET AND A CHORD BEARING SOUTH 26°23'27" EAST A DISTANCE OF 251.46 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°50'00" EAST ALONG SAID EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 190.50 FEET TO THE NORTHEASTERLY LINE OF PRAIRIE HAWK DRIVE;

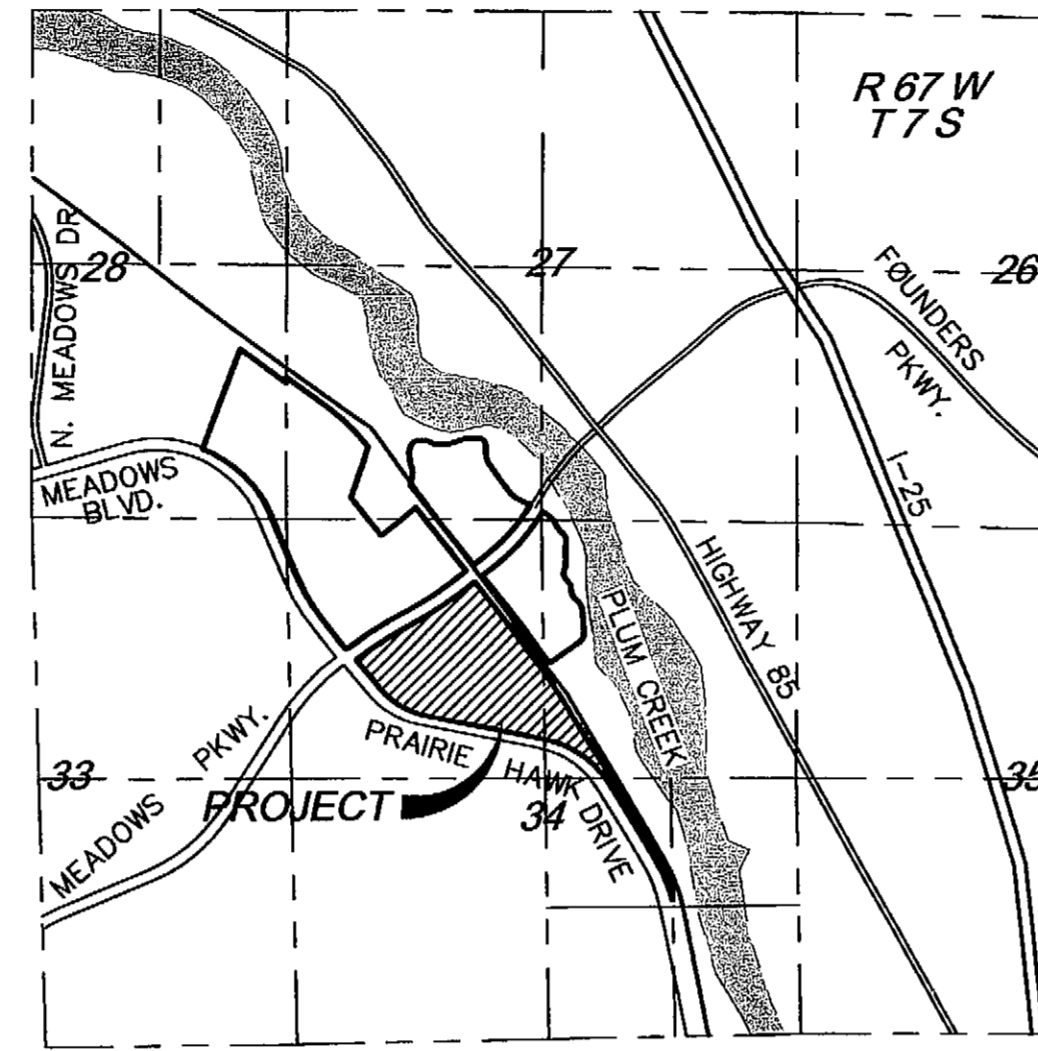
THENCE ALONG SAID NORTHEASTERLY LINE OF PRAIRIE HAWK DRIVE THE FOLLOWING TEN (10) COURSES:

1. THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°19'33" A RADIUS OF 1560.00 FEET AN ARC DISTANCE OF 437.73 FEET AND A CHORD BEARING NORTH 22°56'43" WEST A DISTANCE OF 469.94 FEET;
2. THENCE NORTH 31°36'30" WEST A DISTANCE OF 893.31 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°00'00" A RADIUS OF 1060.00 FEET AN ARC DISTANCE OF 869.52 FEET AND A CHORD BEARING NORTH 55°06'30" WEST A DISTANCE OF 845.35 FEET;
4. THENCE NORTH 78°36'30" WEST A DISTANCE OF 1246.26 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°16'31" A RADIUS OF 840.00 FEET AN ARC DISTANCE OF 575.81 FEET AND A CHORD BEARING NORTH 58°58'14" WEST A DISTANCE OF 564.60 FEET;
6. THENCE NORTH 39°17'00" WEST A DISTANCE OF 27.56 FEET;
7. THENCE NORTH 35°31'14" WEST A DISTANCE OF 75.61 FEET;
8. THENCE NORTH 39°20'05" WEST A DISTANCE OF 256.31 FEET;
9. THENCE NORTH 39°25'20" WEST A DISTANCE OF 13.70 FEET;
10. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 91°54'21" A RADIUS OF 19.99 FEET AN ARC DISTANCE OF 32.07 FEET AND A CHORD BEARING NORTH 06°36'25" EAST A DISTANCE OF 28.74 FEET TO SAID SOUTHERLY LINE OF MEADOWS PARKWAY;

THENCE ALONG SAID SOUTHERLY LINE OF MEADOWS PARKWAY THE FOLLOWING FOUR (4) COURSES:

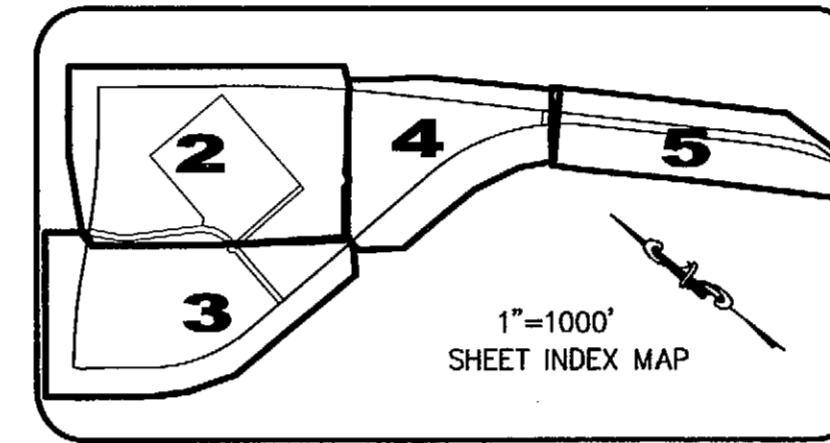
1. THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°33'04" A RADIUS OF 2933.00 FEET AN ARC DISTANCE OF 437.73 FEET AND A CHORD BEARING NORTH 56°48'34" EAST A DISTANCE OF 437.33 FEET;
2. THENCE NORTH 62°10'46" EAST A DISTANCE OF 314.17 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°11'15" A RADIUS OF 3273.00 FEET AN ARC DISTANCE OF 524.83 FEET AND A CHORD BEARING NORTH 56°29'29" EAST A DISTANCE OF 524.27 FEET;
4. THENCE NORTH 51°53'51" EAST A DISTANCE OF 180.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,187,914 SQUARE FEET OR 50.228 ACRES, MORE OR LESS.



**VICINITY MAP**  
SCALE: 1"=2000'

LAND USE TABLE			
DESIGNATION	AREA IN ACRES	% OF SITE	SFE's
COMMERCIAL (2 LOTS) OFFICE/INDUSTRIAL	48.439	96.44	145
OPEN SPACE (TRACT A)	1.789	3.56	0
RIGHT-OF-WAY	0.000	0.00	0
<b>TOTAL PARCEL</b>	<b>50.228</b>	<b>100.00</b>	<b>145</b>



LAND USE SUMMARY TABLE					
PARCEL	AREA (SQ FT)	OWNERSHIP	SURFACE MAINTENANCE	USAGE	USAGE TYPE
TRACT A	77,929	CASTLE ROCK DEVELOPMENT CO.	CASTLE ROCK DEVELOPMENT CO.	PRIVATE OPEN SPACE	OPEN SPACE/ UTILITY/DRAINAGE

**MORTGAGEE:**

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: John Fox AS: Authorized Agent

STATE OF COLORADO )  
                                  )SS  
COUNTY OF Denver )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF February, 2005, BY  
John Fox AS Authorized Agent OF CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11/1/2008

NOTARY PUBLIC Quincy Engstedt

**NOTES:**

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CIVIL CONSULTANTS, INC. RELIED UPON ORDER NUMBER PL4503033 ISSUED BY OLD REPUBLIC MATH. DATED 1-25-05
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS MARKED BY A 3" BRASS CAP IN CONCRETE AT THE NORTH QUARTER CORNER STAMPED "LS 2690" AND BY A 3" BRASS CAP AT THE NORTHWEST CORNER, STAMPED "LS 7361" AND BEARING NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET (BEARING ASSUMED).
4. THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED ARE NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAP FOR DOUGLAS COUNTY, PANEL NUMBER 080050 0170 C, REVISED SEPTEMBER 30, 1987, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
5. THERE ARE 2 (COMMERCIAL) PLATTED LOTS AND 1 TRACT LOCATED IN THE MEADOWS FILING NO. 17, AREA NO. 4.
6. THE DEVELOPER SHALL PROVIDE AT NO COST TO THE TOWN ALL UTILITIES AND STREETS AND SHALL PROVIDE SECURITY TO THE TOWN NEEDED TO ENSURE IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE TOWN OR APPROPRIATE UTILITY COMPANY.
7. TRACT A SHALL BE OWNED AND MAINTAINED BY CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION AND SHALL BE USED FOR OPEN SPACE.
8. ALL UTILITY, DRAINAGE AND PUBLIC ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS TO AND FROM THE ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SANITARY SEWER, WATER, DRAINAGE, STREET AND RELATED FACILITIES.
9. NO TREES WILL BE PLACED WITHIN 10- FEET OF THE WATER, SANITARY SEWER OR STORM SEWER MAINS IN THE EASEMENTS.

**SURVEYOR'S CERTIFICATE:**

I, GEORGE A. ROBINSON, A DULY REGISTERED 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 NOVEMBER, 2003, 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.

GEORGE A. ROBINSON P.L.S. 35593  
FOR AND ON BEHALF OF  
CIVIL CONSULTANTS OF COLORADO, INC.  
7901 EAST BELLEVUE AVENUE, SUITE 150  
ENGLEWOOD, COLORADO 80111



**TITLE VERIFICATION:**

I, Brenda Baehler, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.  
SIGNED THIS 4th DAY OF March, 2005.

Brenda Baehler  
AUTHORIZED REPRESENTATIVE  
Land Title  
TITLE INSURANCE COMPANY

NOTARY CERTIFICATE  
STATE OF COLORADO )  
                                  )SS  
COUNTY OF Douglas )

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF March, 2005, BY

Brenda Baehler AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

NOTARY PUBLIC Jackie L. Zion



**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.  
WITNESSE: TOWN OF CASTLE ROCK

Kelley Mc... TOWN CLERK  
Mark Stearns TOWN MANAGER

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 11th DAY OF February, 2005.

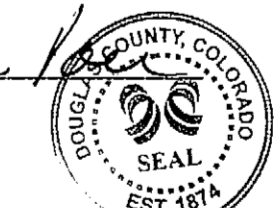
Chris...  
DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:10 A.M. ON THE 4th DAY OF March, 2005, IN RECEPTION NO. 200501875

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulay...  
DEPUTY



OWNER/DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 EAST 1ST AVENUE, SUITE 410  
DENVER, COLORADO 80206  
303-394-5500

ENGINEER/SURVEYOR  
CIVIL CONSULTANTS OF COLORADO, INC  
7901 E. BELLEVUE AVENUE, SUITE 150  
ENGLEWOOD, COLORADO 80111  
720-482-9546

MORTGAGEE  
CASTLE ROCK LAND CO.  
3033 EAST 1ST AVENUE, SUITE 410  
DENVER, COLORADO 80206  
303-394-5500

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAT SHEET
3	PLAT SHEET
4	PLAT SHEET
5	PLAT SHEET

FINAL PLAT  
THE MEADOWS FILING NO. 17, AREA NO. 4  
OWNER/DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 EAST 1ST AVENUE, #410  
DENVER, CO 80206  
PH: 303-394-5500  
FAX: 303-394-5508

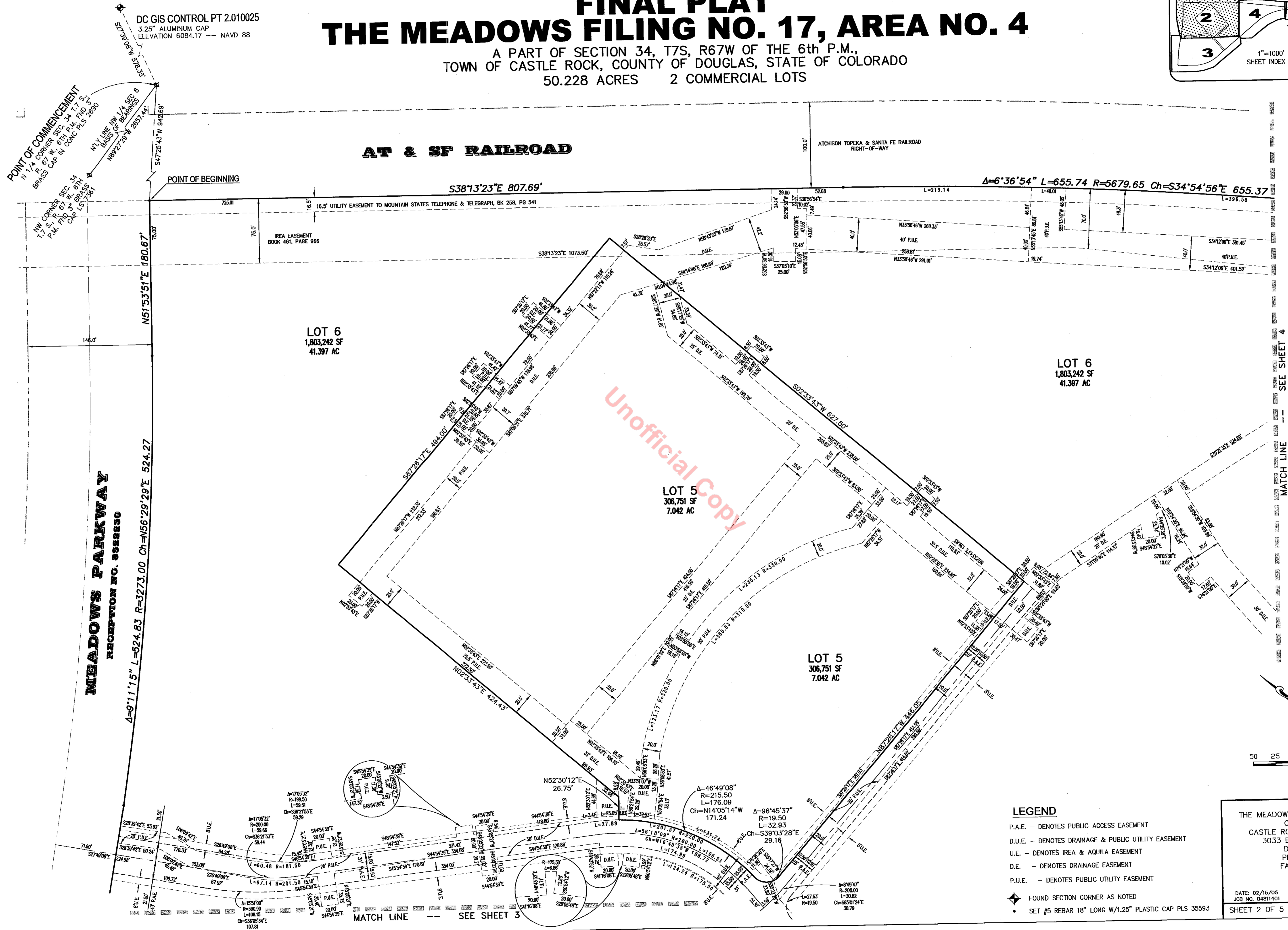
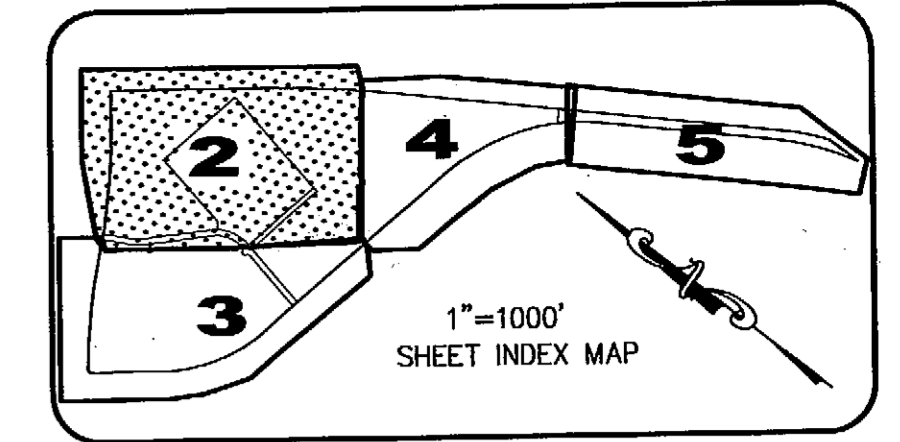
DATE: 02/15/05  
JOB NO. 04811401  
SHEET 1 OF 5



# FINAL PLAT

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

A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
50.228 ACRES 2 COMMERCIAL LOTS



**MEADOWS PARKWAY**  
RECEPTION NO. 898930

**AT & SF RAILROAD**

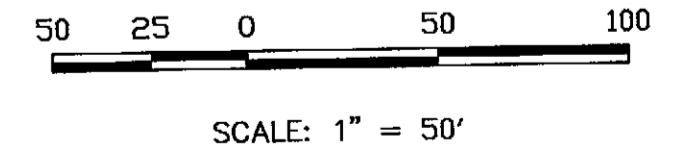
ATCHISON TOPEKA & SANTA FE RAILROAD  
RIGHT-OF-WAY

LOT 6  
1,803,242 SF  
41.397 AC

LOT 6  
1,803,242 SF  
41.397 AC

LOT 5  
306,751 SF  
7.042 AC

LOT 5  
306,751 SF  
7.042 AC



- LEGEND**
- P.A.E. - DENOTES PUBLIC ACCESS EASEMENT
  - D.U.E. - DENOTES DRAINAGE & PUBLIC UTILITY EASEMENT
  - I.E.A. - DENOTES IREA & AQUILA EASEMENT
  - D.E. - DENOTES DRAINAGE EASEMENT
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
  - ◆ FOUND SECTION CORNER AS NOTED
  - SET #5 REBAR 18" LONG W/1.25" PLASTIC CAP PLS 35593

FINAL PLAT  
THE MEADOWS FILING NO. 17, AREA NO. 4  
OWNER/DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 EAST 1ST AVENUE, #410  
DENVER, CO 80206  
PH: 303-394-5500  
FAX: 303-394-5508

DATE: 02/15/05  
JOB NO. 04811401  
SHEET 2 OF 5

DC GIS CONTROL PT 2.010025  
3.25" ALUMINUM CAP  
ELEVATION 6084.17 --- NAVD 88

POINT OF COMMENCEMENT  
N 1/4 CORNER SEC. 34, T7S, R67W OF THE 6th P.M.,  
BRASS CAP IN CONC PLS 2880

POINT OF BEGINNING

146.0'

$\Delta=9^{\circ}11'15''$  L=524.83 R=3273.00 Ch=524.29'E 524.27

$S38^{\circ}13'23''E$  807.69'

$\Delta=6^{\circ}36'54''$  L=655.74 R=5679.65 Ch=S34^{\circ}54'56''E 655.37

16.5' UTILITY EASEMENT TO MOUNTAIN STATES TELEPHONE & TELEGRAPH, BK 258, PG 541

IREA EASEMENT  
BOOK 461, PAGE 966

MATCH LINE --- SEE SHEET 3

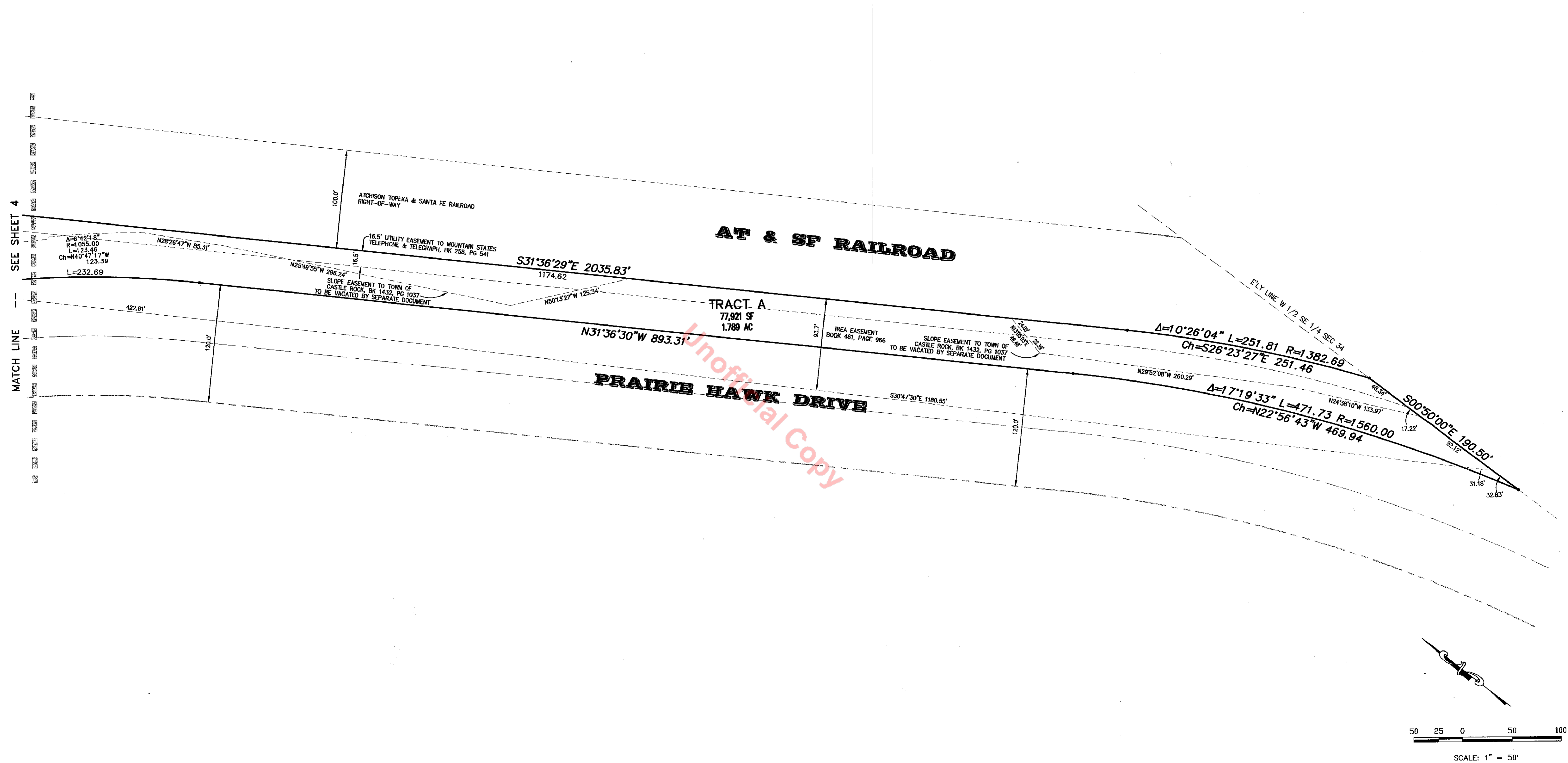
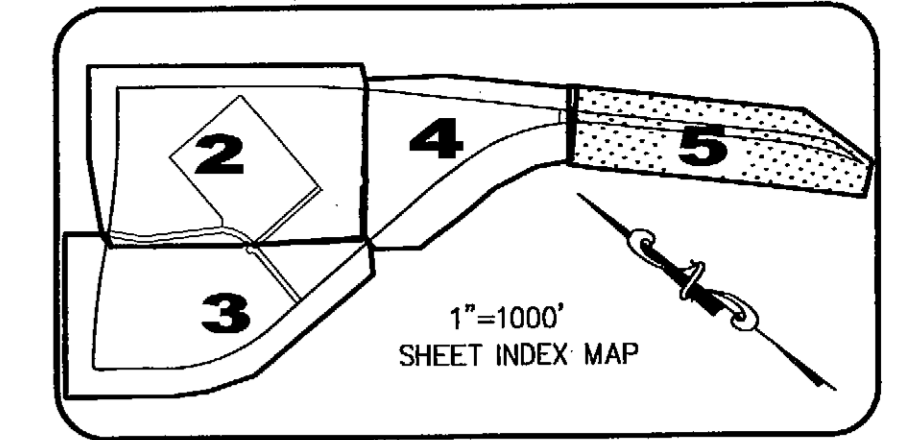
MATCH LINE --- SEE SHEET 4





# FINAL PLAT THE MEADOWS FILING NO. 17, AREA NO. 4

A PART OF SECTION 34, T7S, R67W OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
50.228 ACRES    2 COMMERCIAL LOTS



SEE SHEET 4  
MATCH LINE

Unofficial Copy

- LEGEND**
- P.A.E. - DENOTES PUBLIC ACCESS EASEMENT
  - D.U.E. - DENOTES DRAINAGE & UTILITY EASEMENT
  - U.E. - DENOTES UREA & AQUILA EASEMENT
  - D.E. - DENOTES DRAINAGE EASEMENT
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT
  - ◆ FOUND SECTION CORNER AS NOTED
  - SET #5 REBAR 18" LONG W/1.25" PLASTIC CAP PLS 35593

FINAL PLAT  
THE MEADOWS FILING NO. 17, AREA NO. 4  
OWNER/DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY  
3033 EAST 1ST AVENUE, #410  
DENVER, CO 80206  
PH: 303-394-5500  
FAX: 303-394-5508

DATE: 02/15/05  
JOB NO. 04811401

**CVL**  
CONSULTANTS OF COLORADO, INC.  
7901 E. Bellevue Avenue Suite 150  
Englewood, CO 80111  
Tel: (720) 482-2556  
Fax: (720) 482-2546

SHEET 5 OF 5