

2006104840 3 PGS

PLAT INDENTIFICATION SHEET

✓ **Castle Rock Development Company**

Grantor (owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
3 PGS
2006104840
12/06/2006 10:47 AM

Grantor (owner)

✓ **Meadows, ~~Life~~**
Filing 18, Amendment 1

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Meadows, The Filing: 1

Condo Info: Phase _____ Bldg _____ Unit _____

✓	34	7	67
_____	_____	_____	_____
Section	Township	Range	

Cross Reference numbers: (reception #s or book and page)

✓	2004081485	2004081483	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

THE MEADOWS FILING NO. 18, 1st AMENDMENT

A REPLAT OF LOTS 1-26, BLOCK 16, LOTS 12-43, BLOCK 19, LOTS 1-17, BLOCK 20, LOTS 1-38, BLOCK 21, TRACTS M AND N OF THE MEADOWS FILING NO. 18, LOCATED WITHIN THE SOUTHWEST 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 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 LOTS, EASEMENTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 18, 1ST AMENDMENT.

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

LOTS 1 THROUGH 26, BLOCK 16, LOTS 12 THROUGH 43, BLOCK 19, LOTS 1 THROUGH 17, BLOCK 20, LOTS 1 THROUGH 38, BLOCK 21, TRACTS M AND N OF THE MEADOWS FILING NO. 18, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CONTAINING 18.278 ACRES (796,230 SQ. FT.), MORE OR LESS.

OWNERS:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: James M. Riley AS: President

NOTARY CERTIFICATE

STATE OF COLORADO

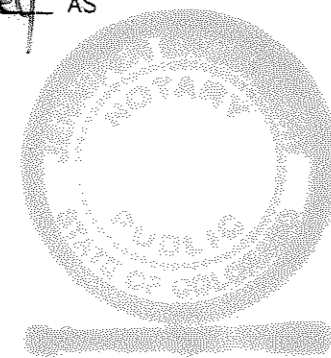
CITY & COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF December, 2006 BY James M. Riley AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/2/2008

NOTARY PUBLIC Judy R. Pugh



PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CHANGE LOT LINES, ADD 9 ADDITIONAL LOTS AS SHOWN IN BLOCKS 16, 19, 20, AND 21.

MORTGAGEES:

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081465, DOUGLAS COUNTY RECORDS

BY: John Fox AS: Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO

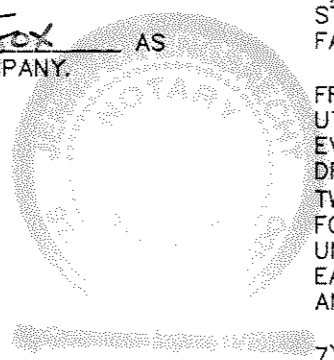
CITY & COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF December, 2006 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 11/2/2008

NOTARY PUBLIC Judy R. Pugh



CALIFORNIA BANK AND TRUST PER DEED OF TRUST RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081463, DOUGLAS COUNTY RECORDS

BY: Kirk Maurice AS: Senior Vice President

NOTARY CERTIFICATE

STATE OF COLORADO

CITY & COUNTY OF Denver

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF December, 2006 BY Kirk Maurice AS Senior Vice President OF CALIFORNIA BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11/2/2008

NOTARY PUBLIC Judy R. Pugh



MEADOWS FILING NO. 18

Land Area Summary Table

Designation	Acres
SUBDIVISION LOTS (122)	13.480
PRIVATE TRACTS (2)	4.713
FUTURE DEVELOPMENT TRACTS (1)	0.085
MEADOWS FILING 18	18.278

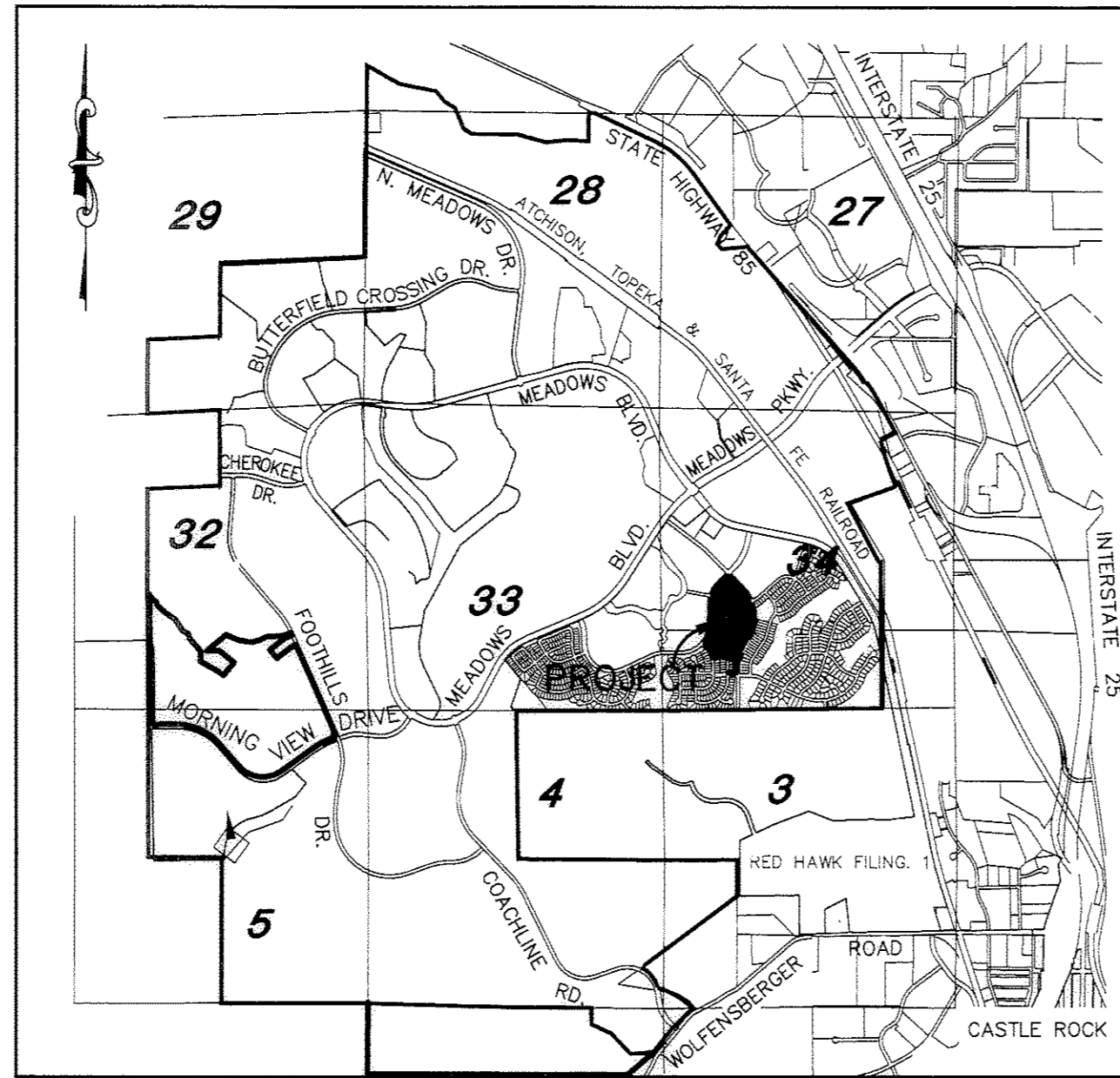
MEADOWS FILING NO. 18, 1st AMENDMENT Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
TRACT AA	3,683	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
TRACT MA	74,199	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT NA	131,123	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.

TRAC	SQ. FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
CC	801,308	CRDC	CRDC	FUTURE DEV	TC ZONING
EE	716,499	CRDC	CRDC	FUTURE DEV	TC ZONING
FF	394,259	CRDC	CRDC	FUTURE DEV	TC ZONING

*NOTE: THE TOTAL NUMBER OF DWELLING UNITS ALLOWED WITHIN THE TC ZONING IN FILING 18 (TRACTS CC, EE AND FF) WILL BE 1,374.

THIS TABLE IS ONLY SHOWN TO VERIFY THAT THE NUMBER OF LOTS IN THIS AMENDMENT HAVE NOT INCREASED FROM THE ORIGINAL APPROVED PLAT



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

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303-394-5500

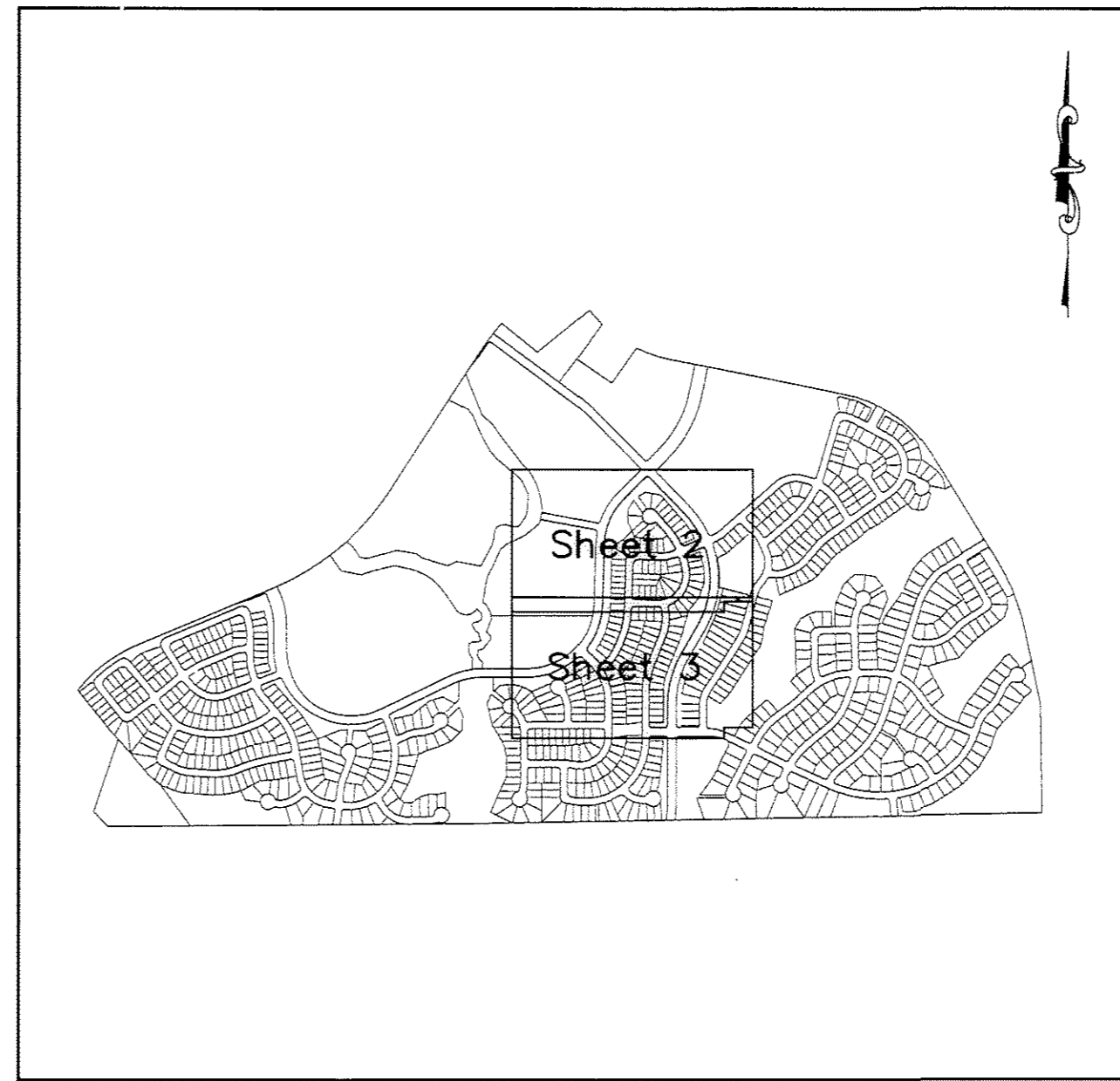
MORTGAGEES

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY
3033 East 1st Avenue, Suite 200
Denver, Colorado 80206
303-394-5500

CALIFORNIA BANK AND TRUST
2000 South Colorado Blvd, #2-1200
Denver, CO 80222

SURVEYOR:

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



Sheet Index
Not To Scale

SURVEYORS CERTIFICATE

I, KENNETH D. BAKER, A DULY LICENSED 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 December 4, 2006 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.



KENNETH D. BAKER, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 15606
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, Susan I. Rasmussen, 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 5th DAY OF December, 2006.

Susan I. Rasmussen LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

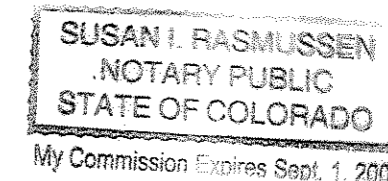
STATE OF COLORADO

COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF December, 2006 BY Susan I. Rasmussen AS Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9-1-07



NOTARY PUBLIC Susan I. Rasmussen

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. 2003102972 AND ACCORDINGLY 9 SFE'S ARE DEBITED FROM THE WATER BANK.

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 5th DAY OF December, 2006.

John Fox
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:
Judy R. Pugh
TOWN CLERK
DATE 12-5-06

TOWN OF CASTLE ROCK
Mike Slus
TOWN MANAGER
DATE 12/5/06

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:47 P.M. ON THE 6th DAY OF Dec, 2006, AT RECEPTION NO. 2006101024

DOUGLAS COUNTY CLERK AND RECORDER
BY: Debbie A. Stoney
DEPUTY

PROJECT NO.: AP 06-012
THE MEADOWS FILING 18, 1ST AMENDMENT SHEET 1 OF 4

Aztec Consultants, Inc.
A LAND SURVEYING COMPANY
300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122
Ph: (303) 713-1898 Fx: (303) 713-1897
Aztec Proj. No: 17006-06

DEVELOPER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 EAST 1ST AVENUE, SUITE 410
DENVER, COLORADO
(303) 394-5500

DATE OF PREPARATION: 8-18-2006
SCALE: N/A
SHEET 1 OF 3

THE MEADOWS FILING NO. 18, 1st AMENDMENT

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Sheet 2 of 3

THE MEADOWS FILING NO. 18
RECEPTION NO. 2005055505

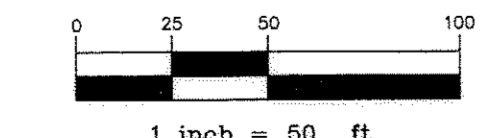
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	91°01'20"	15.00'	23.83'
C2	88°58'35"	15.00'	23.29'

THE MEADOWS FILING NO. 18
RECEPTION NO. 2005055505

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°40'40"W	4.59
L2	N07°40'40"W	4.59
L3	N01°39'45"W	40.62
L4	N11°57'28"E	33.56
L5	N11°57'28"E	35.85
L6	N21°48'32"E	40.00
L7	N21°48'32"E	44.36
L8	N19°24'01"E	44.03
L9	N23°26'21"E	40.02
L10	N06°05'56"W	43.32
L11	N56°19'24"E	3.88
L12	N07°15'03"W	3.98
L13	N18°08'54"W	22.78

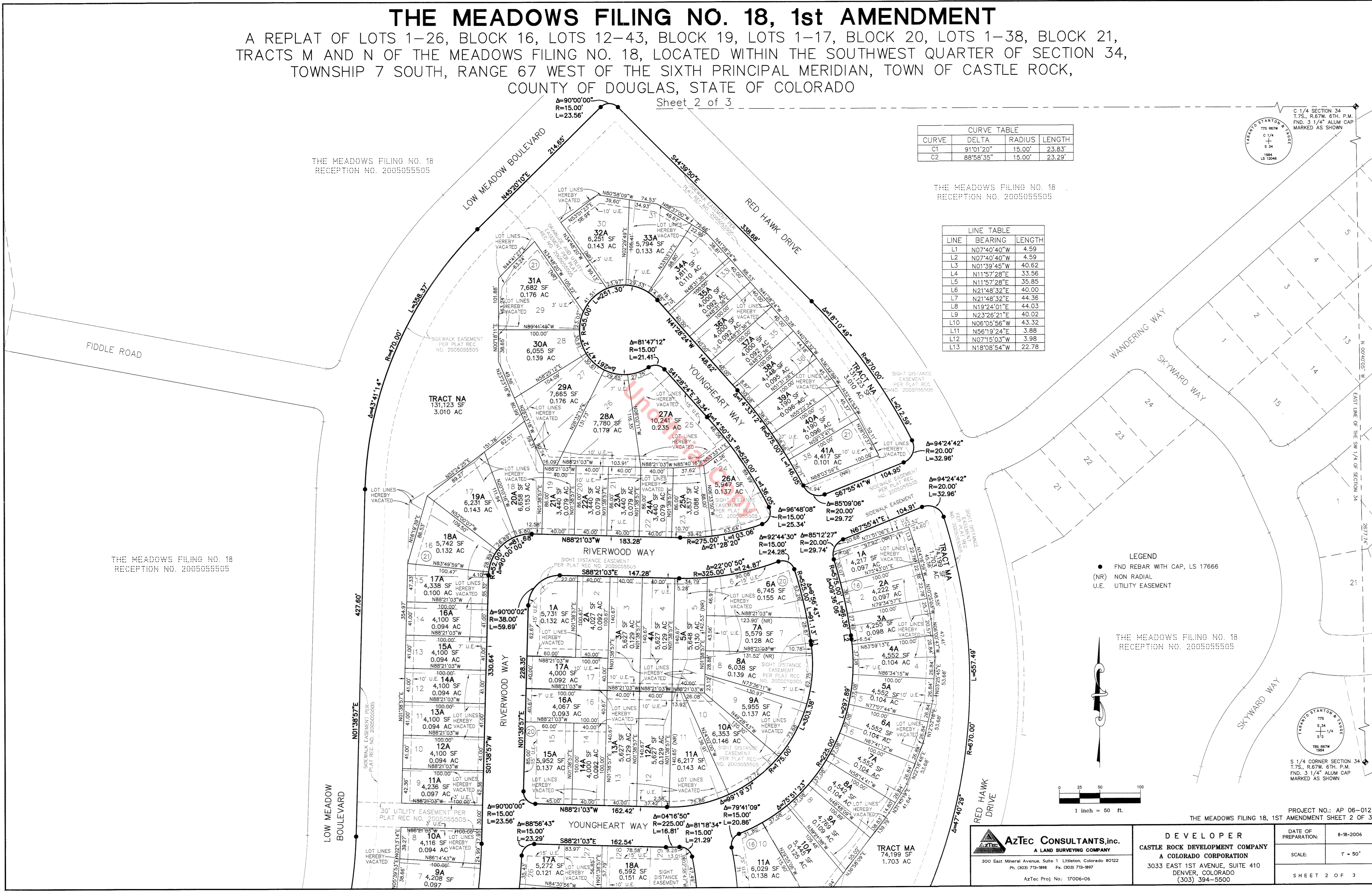
LEGEND
● FND REBAR WITH CAP, LS 17666
(NR) NON RADIAL
U.E. UTILITY EASEMENT

THE MEADOWS FILING NO. 18
RECEPTION NO. 2005055505



PROJECT NO.: AP 06-012
THE MEADOWS FILING 18, 1ST AMENDMENT SHEET 2 OF 3

AzTEC CONSULTANTS, Inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-1897 AzTec Proj. No.: 17006-06	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500	DATE OF PREPARATION: 8-18-2006 SCALE: T = 50' SHEET 2 OF 3
	S 1/4 CORNER SECTION 34 T.7S., R.67W., 6TH. P.M. FND. 3 1/4" ALUM. CAP MARKED AS SHOWN	



THE MEADOWS FILING NO. 18, 1st AMENDMENT

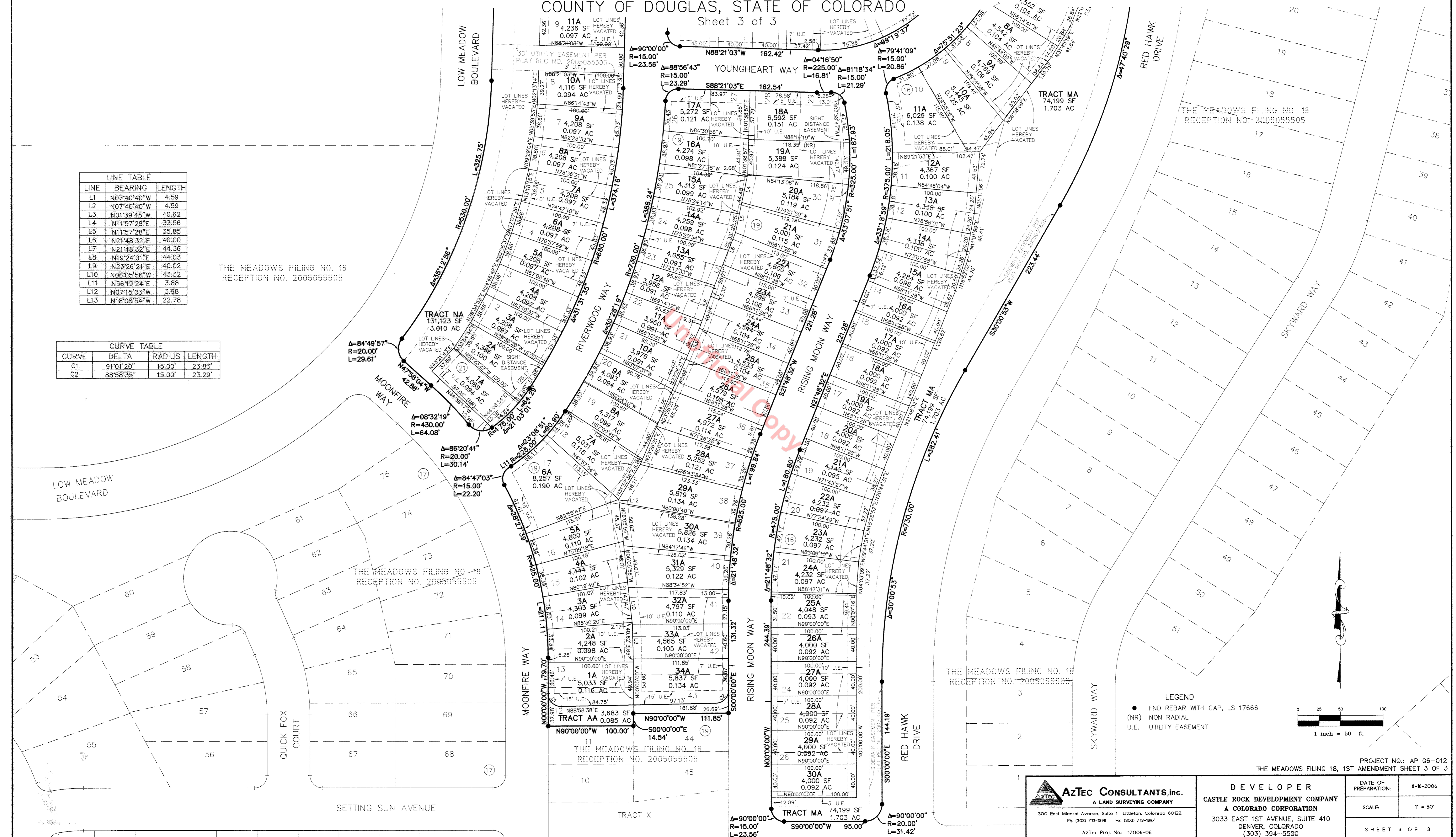
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Sheet 3 of 3

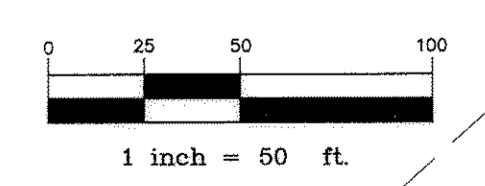
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THE MEADOWS FILING NO. 18
RECEPTION NO. 2005055505



LEGEND
 ● FND REBAR WITH CAP, LS 17666
 (NR) NON RADIAL
 U.E. UTILITY EASEMENT



PROJECT NO.: AP 06-012
 THE MEADOWS FILING 18, 1ST AMENDMENT SHEET 3 OF 3

Aztec CONSULTANTS, inc. A LAND SURVEYING COMPANY 300 East Mineral Avenue, Suite 1 Littleton, Colorado 80122 Ph. (303) 713-1898 Fx. (303) 713-1897 Aztec Proj. No.: 17006-06	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500	DATE OF PREPARATION: 8-18-2006 SCALE: 1" = 50' SHEET 3 OF 3
	THE MEADOWS FILING NO. 18 RECEPTION NO. 2005055505	