

# THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT

A REPLAT OF TRACT GG, THE MEADOWS FILING NO. 18 FINAL PLAT, 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 4

### 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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL ACCESS EASEMENTS, STREETS, SIGHT DISTANCE EASEMENTS, UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND SIDEWALK EASEMENTS ALLOWING PUBLIC ACCESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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 UTILITY, SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

### PROPERTY DESCRIPTION

TRACT GG, THE MEADOWS FILING NO. 18 FINAL PLAT, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED AT RECEPTION NO. 2005055505, LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, SAID COUNTY AND STATE.

CONTAINING 20.151 ACRES (877,758 SQUARE FEET), MORE OR LESS.

### OWNERSHIP CERTIFICATE

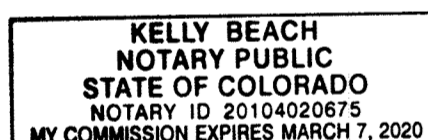
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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

NOTARY CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF Denver )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 26<sup>th</sup> DAY OF August, 2016 BY James M. Kelly AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3-7-20



NOTARY PUBLIC Kelly Beach

### PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO AMEND TRACT GG INTO 98 LOTS AND 2 TRACTS.

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT IN THE TOWN OF CASTLE ROCK.

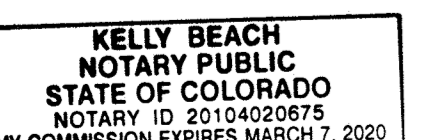
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY  
BY: John A. Fox AS: Authorized Agent

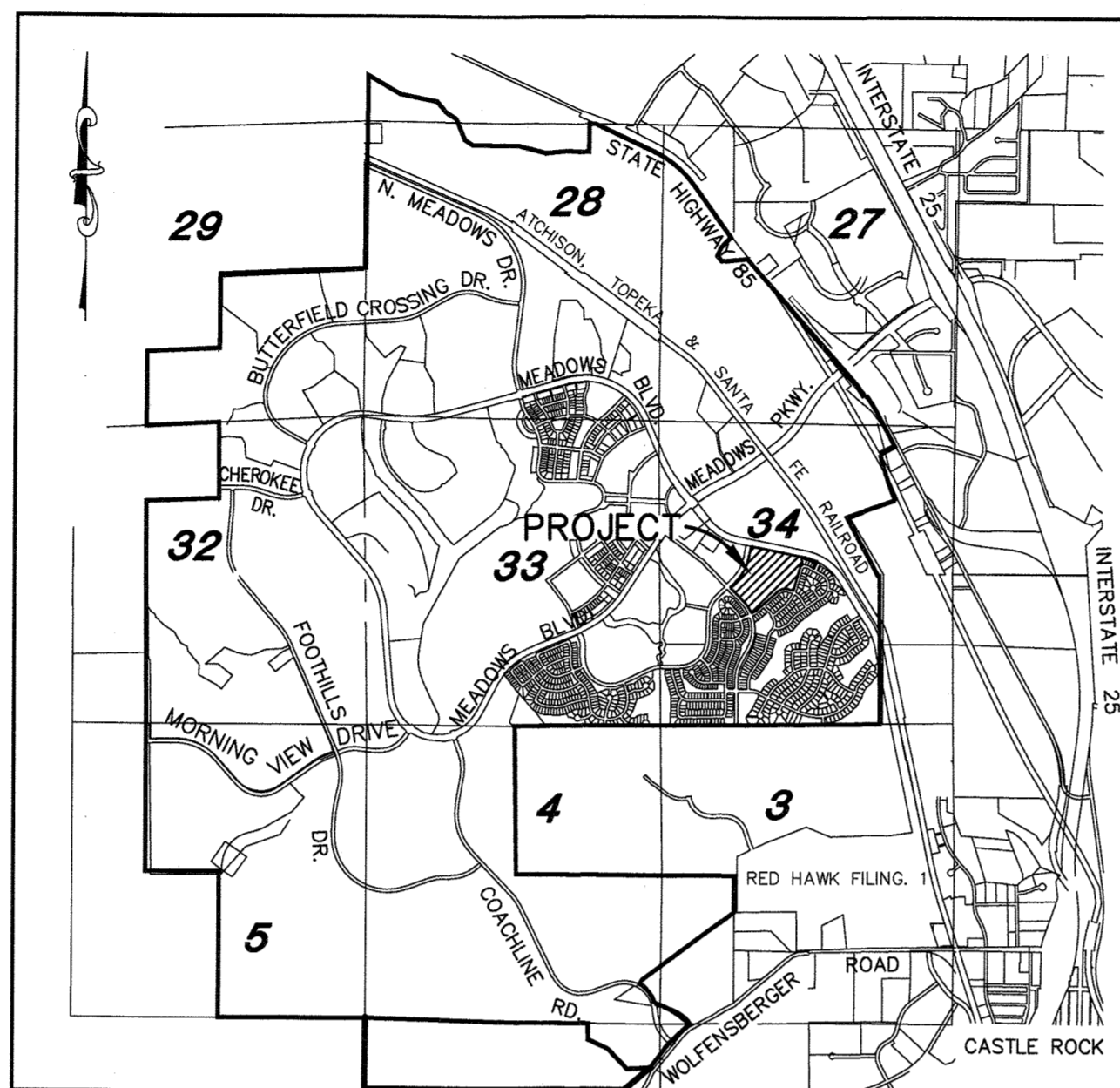
NOTARY CERTIFICATE  
STATE OF COLORADO )  
COUNTY OF Denver )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 24<sup>th</sup> DAY OF August, 2016 BY John A. Fox AS Authorized Agent OF CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 3-7-20



NOTARY PUBLIC Kelly Beach



VICINITY MAP  
Scale: 1" = 3000'

### GENERAL NOTES:

- 1) LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70456333-2 WITH AN EFFECTIVE DATE OF 09-03-2015 AT 05:00:00 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.
- 2) 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.
- 3) THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE WEST LINE OF SECTION 34 BEARS NORTH 01°03'47" WEST AND IS MONUMENTED AS SHOWN HEREON.
- 4) RAD INDICATES A RADIAL LINE.
- 5) THERE ARE 98 LOTS IN THIS PLAT AMENDMENT.
- 6) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, COMMUNITY-PANEL NUMBER 08035C0169G, MAP DATED MARCH 16, 2016, PORTIONS OF THIS PARCEL FALL WITHIN THE 100 YEAR FLOOD PLAN.
- 7) UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES, A 7-FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 3-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, SIGNAGE, STREET LIGHTING AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 8) NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.

### THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT Land Area Summary Table

Designation	Acres
SUBDIVISION LOTS (98)	10.701
PRIVATE TRACTS (4)	5.957
STREET R.O.W.'S	3.493
MEADOWS FILING 18, 12TH	20.151

### THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT Tract Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT A	188,843	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS/TRAILS
TRACT B	58,702	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS/TRAILS
TRACT C	10,561	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS/TRAILS
TRACT D	1,390	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS/TRAILS

PRIVATE O.S. = PRIVATE OPEN SPACE

### SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - PLAT BOUNDARY INFORMATION
- SHEETS 3-4 - LOT, TRACT, AND EASEMENT INFORMATION

### OWNERS/DEVELOPERS

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

### MORTGAGEE

CASTLE ROCK LAND CO., LLC. A COLORADO LIMITED LIABILITY COMPANY  
3033 East 1st Avenue, Suite 410  
Denver, Colorado 80206  
303-394-5500

### SURVEYOR

AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1  
LITTLETON, COLORADO 80122  
(303) 713-1888

### GENERAL NOTES: (CONT.)

- 10) 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.
- 11) 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.
- 12) 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.
- 13) TRACTS A, B, C AND D ARE FOR OPEN SPACE, UTILITY, DRAINAGE, PRIVATE ACCESS AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS A, B, C AND D WILL BE MAINTAINED BY THE SUBDIVIDER/HOMEBUILDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- 14) 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 15) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE UTILITY AND DRAINAGE EASEMENTS CREATED BY THE FINAL PLAT FOR THE MEADOWS FILING NO. 18 FINAL PLAT AND DEPICTED VIA CROSS HATCHING AS SHOWN HEREON.

### 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 SEPTEMBER 12, 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 29<sup>th</sup> DAY OF August, 2016

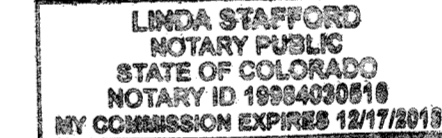
Scott Bennett  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY

### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Denver )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 29<sup>th</sup> DAY OF August, 2016 BY Scott Bennett AS Site Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 12-17-18  
NOTARY PUBLIC Linda Stafford

### WATER RIGHTS DEDICATION STATEMENT

THE PROVISIONS 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 AND ACCORDINGLY 101.33 SFE ARE DEBITED FROM THE WATER BANK.

### 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 30 DAY OF AUGUST, 2016

Bob  
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:  
Lois TOWN CLERK  
Scott TOWN MANAGER

9-6-16  
DATE

9-6-2016  
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 1:55PM ON THE 7<sup>th</sup> DAY OF September, 2016 AT RECEPTION NO. 2016091493

DOUGLAS COUNTY CLERK AND RECORDER  
BY: Christina  
DEPUTY CLERK



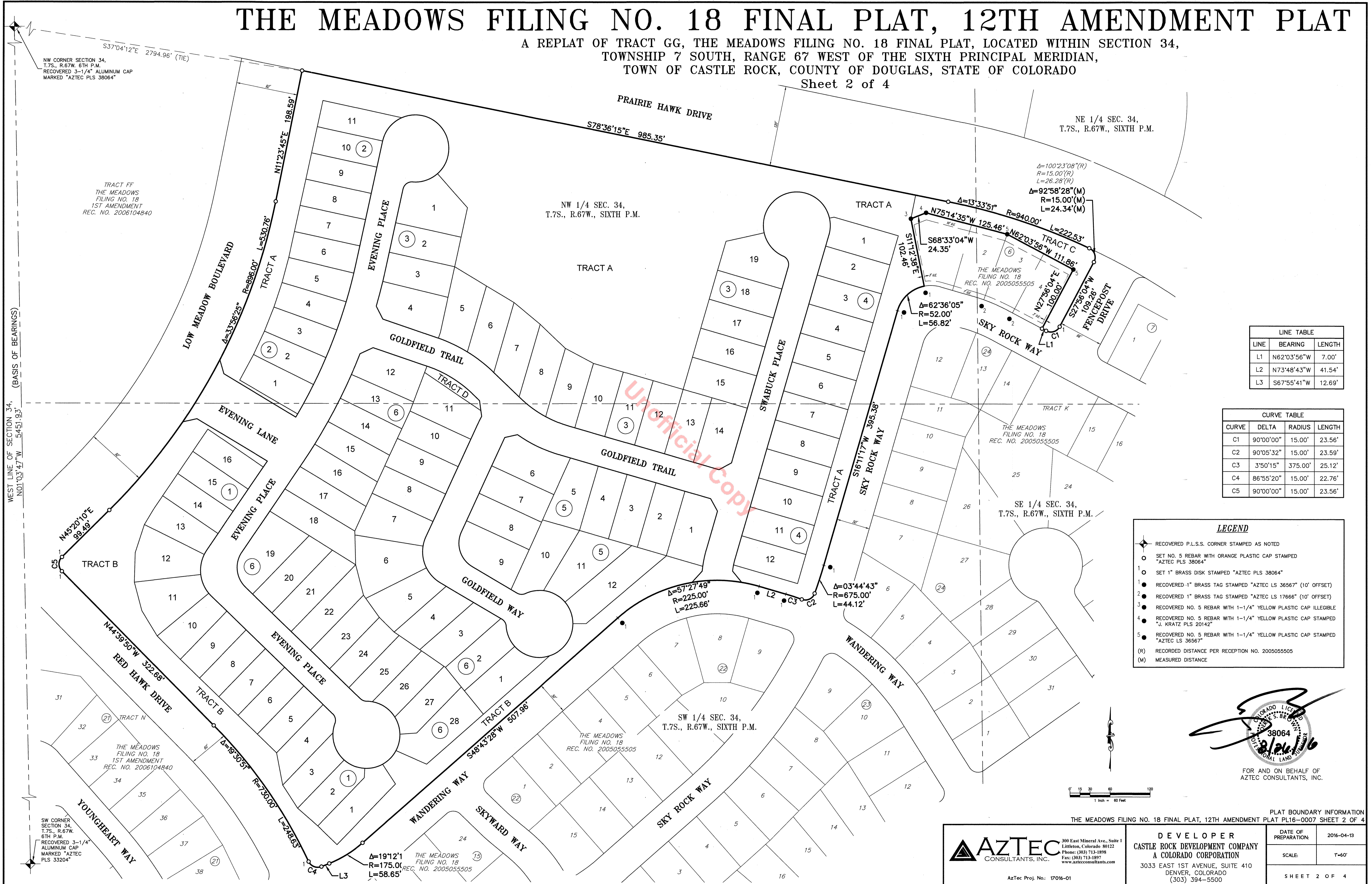
THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT PL16-0007 SHEET 1 OF 4

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500	DATE OF PREPARATION: 2016-04-13
		SCALE: N/A
AzTec Proj. No.: 17016-01		SHEET 1 OF 4

# THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT

A REPLAT OF TRACT GG, THE MEADOWS FILING NO. 18 FINAL PLAT, 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 4



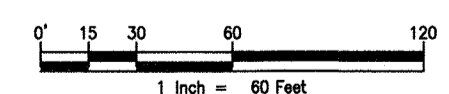
LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°03'56"W	7.00'
L2	N73°48'43"W	41.54'
L3	S67°55'41"W	12.69'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°05'32"	15.00'	23.59'
C3	3°50'15"	375.00'	25.12'
C4	86°55'20"	15.00'	22.76'
C5	90°00'00"	15.00'	23.56'

- LEGEND**
- ◆ RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
  - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - SET 1" BRASS DISK STAMPED "AZTEC PLS 38064"
  - RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 36567" (10' OFFSET)
  - RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 17666" (10' OFFSET)
  - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
  - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "J. KRATZ PLS 20142"
  - RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
  - (R) RECORDED DISTANCE PER RECEPTION NO. 2005055505
  - (M) MEASURED DISTANCE



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



PLAT BOUNDARY INFORMATION  
THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT PL16-0007 SHEET 2 OF 4

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>Aztec Proj. No.: 17016-01</p>	<p><b>DEVELOPER</b> CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500</p>	<p>DATE OF PREPARATION: 2016-04-13</p> <p>SCALE: 1"=60'</p>
	<p>SHEET 2 OF 4</p>	

NW CORNER SECTION 34,  
T.7S., R.67W., 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
MARKED "AZTEC PLS 38064"

TRACT FF  
THE MEADOWS  
FILING NO. 18  
1ST AMENDMENT  
REC. NO. 2006104840

WEST LINE OF SECTION 34,  
N01°03'47"W 5451.93'

SW CORNER  
SECTION 34,  
T.7S., R.67W.,  
6TH P.M.  
RECOVERED 3-1/4"  
ALUMINUM CAP  
MARKED "AZTEC  
PLS 33204"

THE MEADOWS  
FILING NO. 18  
1ST AMENDMENT  
REC. NO. 2006104840

THE MEADOWS  
FILING NO. 18  
REC. NO. 2005055505

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FILING NO. 18  
REC. NO. 2005055505

THE MEADOWS  
FILING NO. 18  
REC. NO. 2005055505

SW 1/4 SEC. 34,  
T.7S., R.67W., SIXTH P.M.

SE 1/4 SEC. 34,  
T.7S., R.67W., SIXTH P.M.

NW 1/4 SEC. 34,  
T.7S., R.67W., SIXTH P.M.

NE 1/4 SEC. 34,  
T.7S., R.67W., SIXTH P.M.

# THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT

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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
Sheet 3 of 4

**LEGEND**

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- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
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ROW RIGHT-OF-WAY  
(NR) NON RADIAL BEARING  
(R) RECORDED DISTANCE PER RECEPTION NO. 2005055505  
(M) MEASURED DISTANCE  
(U) UTILITY EASEMENT (DRY)  
S.D.E. SIGHT DISTANCE EASEMENT  
(TYP) TYPICAL

THAT DRAINAGE & UTILITY EASEMENTS DEDICATED TO THE TOWN IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 2005055505, HEREBY ABANDONED BY THIS PLAT. SEE NOTE 15.

D.E. & U.E. DRAINAGE EASEMENT & UTILITY EASEMENT (WET)



DRAINAGE AND UTILITY EASEMENT  
REC. NO. 2005055505  
HEREBY ABANDONED  
BY THIS PLAT  
(SEE NOTE 15)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N62°03'56"W	7.00'
L4	S27°12'46"E	21.60'
L5	S19°02'58"W	9.52'
L6	S64°52'38"W	21.60'
L7	S15°34'04"E	21.76'
L14	N28°48'43"W	21.21'
L15	N61°11'17"E	21.21'
L16	S77°13'10"W	19.49'
L17	N07°42'27"W	23.48'
L18	N77°43'28"W	27.50'
L21	S33°48'20"W	14.64'
L22	S73°48'43"E	27.50'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C6	82°18'27"	13.50'	19.39'
C13	82°18'27"	13.50'	19.39'
C14	9°03'31"	200.00'	31.62'
C15	15°10'17"	150.00'	39.72'

LOT, TRACT AND EASEMENT INFORMATION  
THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT PL16-0007 SHEET 3 OF 4

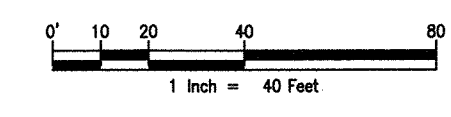
**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

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

DATE OF PREPARATION:	2016-04-13
SCALE:	T=40'
SHEET 3 OF 4	

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

39064  
8/26/16



# THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT

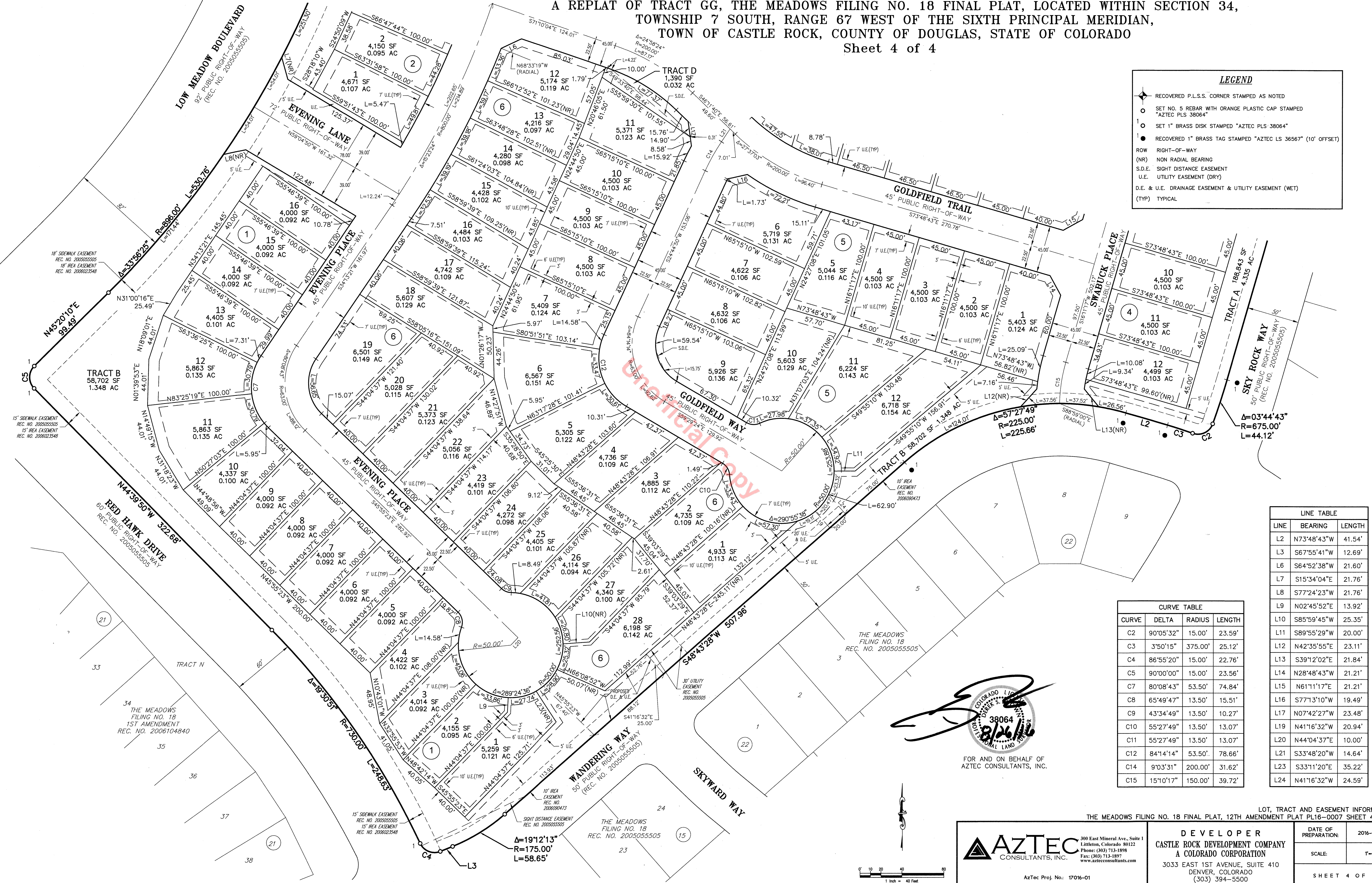
A REPLAT OF TRACT GG, THE MEADOWS FILING NO. 18 FINAL PLAT, LOCATED WITHIN SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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**LEGEND**

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- SET 1" BRASS DISK STAMPED "AZTEC PLS 38064"
- RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 36567" (10' OFFSET)

ROW RIGHT-OF-WAY  
(NR) NON RADIAL BEARING  
S.D.E. SIGHT DISTANCE EASEMENT  
U.E. UTILITY EASEMENT (DRY)  
D.E. & U.E. DRAINAGE EASEMENT & UTILITY EASEMENT (WET)  
(TYP) TYPICAL

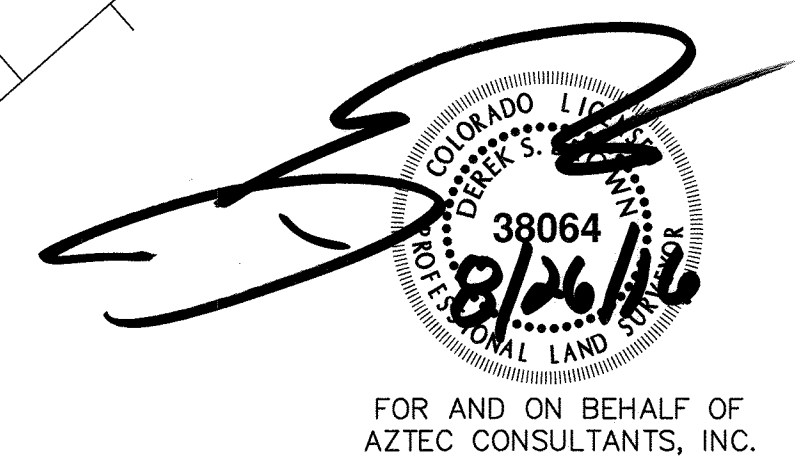


**LINE TABLE**

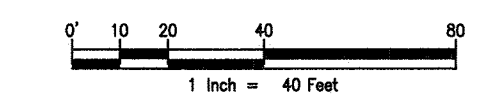
LINE	BEARING	LENGTH
L2	N73°48'43"W	41.54'
L3	S67°55'41"W	12.69'
L6	S64°52'38"W	21.60'
L7	S15°34'04"E	21.76'
L8	S77°24'23"W	21.76'
L9	N02°45'52"E	13.92'
L10	S85°59'45"W	25.35'
L11	S89°55'29"W	20.00'
L12	N42°35'55"E	23.11'
L13	S39°12'02"E	21.84'
L14	N28°48'43"W	21.21'
L15	N61°11'17"E	21.21'
L16	S77°13'10"W	19.49'
L17	N07°42'27"W	23.48'
L19	N41°16'32"W	20.94'
L20	N44°04'37"E	10.00'
L21	S33°48'20"W	14.64'
L23	S33°11'20"E	35.22'
L24	N41°16'32"W	24.59'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C2	90°05'32"	15.00'	23.59'
C3	3°50'15"	375.00'	25.12'
C4	86°55'20"	15.00'	22.76'
C5	90°00'00"	15.00'	23.56'
C7	80°08'43"	53.50'	74.84'
C8	65°49'47"	13.50'	15.51'
C9	43°34'49"	13.50'	10.27'
C10	55°27'49"	13.50'	13.07'
C11	55°27'49"	13.50'	13.07'
C12	84°14'14"	53.50'	78.66'
C14	9°03'31"	200.00'	31.62'
C15	15°10'17"	150.00'	39.72'



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.



THE MEADOWS FILING NO. 18 FINAL PLAT, 12TH AMENDMENT PLAT PL16-0007 SHEET 4 OF 4

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: 17016-01</p>	<p><b>DEVELOPER</b> CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO (303) 394-5500</p>	<p>DATE OF PREPARATION: 2016-04-13</p> <p>SCALE: T=40'</p>
	<p>SHEET 4 OF 4</p>	