#2011032506, 05/25/2011 at 03:00:49 PM, 1 OF 2,Rec Fee $21.00 Douglas County
CO Jack Arrowsmith, Clerk & Recorder

FINAL PLAT
THE MEADOWS FILING NO. 18, AMENDMENT NO. 6

A REPLAT OF LOT 1, BLOCK 1 AND TRACT B
OF THE MEADOWS FILING NO. 18, AMENDMENT NO. 5
LOCATED WITHIN THE WEST HALF OF SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROPERTY DESCRIPTION:

LOT 1, BLOCK 1 AND TRACT B, THE MEADOWS FILING NO. 18, AMENDMENT NO. 5 RECORDED AT RECEPTION NO. 2008042312, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 8.848 ACRES OR 385,403 SQUARE FEET, MORE OR LESS.

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 A BLOCK, LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 18, AMENDMENT NO. 6. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS B AND C ARE HEREBY DEDICATED TO MEADOWS NEIGHBORHOOD COMPANY FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALONG WITH A BLANKET PUBLIC ACCESS EASEMENT FOR PUBLIC SIDEWALK.

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 28th DAY OF April, 2011

OWNER–AS TO LOT 1:

MWSH CASTLE ROCK LLC, AN OREGON LIMITED LIABILITY COMPANY
By: Bonaventure Senior Housing, Manager
By: Kelley D. Hamilton
AS: Manager

NOTARY CERTIFICATE:

STATE OF ~~COLORADO~~OREGON)
)SS
COUNTY OF Marion)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF April, 2011,

BY Kelley D. Hamilton AS Manager OF MWSH CASTLE ROCK LLC, AN OREGON LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: Jan 21, 2015

Lillian Busch
NOTARY PUBLIC

OFFICIAL SEAL
LILLIAN J BUSCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 454837
MY COMMISSION EXPIRES JANUARY 21, 2015

OWNER–AS TO TRACT B:

MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NON–PROFIT CORPORATION

Stephanie Sinis
AS: President

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF May, 2011,

BY Stephanie Sinis AS President, OF MEADOWS NEIGHBORHOOD COMPANY, A COLORADO NON–PROFIT CORPORATION

MY COMMISSION EXPIRES: 5/21/2013

Marcia J Doyle
NOTARY PUBLIC

MARCIA J DOYLE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires
05/21/2013

MORTGAGEES:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 18, AMENDMENT NO. 6 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 200481483; ON AUGUST 5, 2004 AT RECEPTION NO. 200481485; ON MAY 6, 2005 AT RECEPTION NO. 2005040377; ON MAY 8, 2005 AT RECEPTION NO. 2005051801; ON AUGUST 30, 2005 AT RECEPTION NO. 2005082140; ON MARCH 3, 2008 AT RECEPTION NO. 2008014574; ON MARCH 5, 2010 AT RECEPTION NO. 2010014230; AND ON JUNE 14, 2010 AT RECEPTION NO. 2010035987, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CALIFORNIA BANK & TRUST

AS: Senior Vice President

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF May, 2011,

BY Frederick K. Trask AS Senior Vice President, OF CALIFORNIA BANK & TRUST

MY COMMISSION EXPIRES: 5/13/14

Margaret Martin
NOTARY PUBLIC

MARGARET MARTIN
NOTARY
PUBLIC
STATE OF COLORADO

CASTLE ROCK LAND CO., LLC

AS: Authorized Agent

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

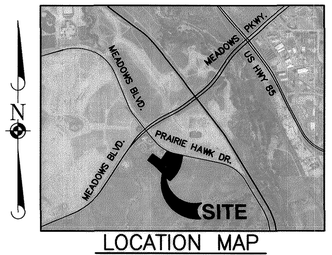
SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF May, 2011,

BY John A. Fox AS Authorized Agent, OF CASTLE ROCK LAND CO., LLC

MY COMMISSION EXPIRES: 5/21/2013

Marcia J Doyle
NOTARY PUBLIC

MARCIA J DOYLE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires
05/21/2013



LOCATION MAP

0 2000 4000 6000
GRAPHIC SCALE: 1"=2000'

SHEET INDEX

SHEET 1 – COVER
SHEET 2 – PLAT

OWNER:
MWSH CASTLE ROCK LLC
AN OREGON LIMITED LIABILITY COMPANY
3220 STATE STREET
SALEM, OR 97301

MEADOWS NEIGHBORHOOD COMPANY LLC
A COLORADO NON–PROFIT CORPORATION
C/O MSI
390 INTERLOCKEN CRESCENT, SUITE 500
BROOMFIELD, CO 80021

MORTGAGEES/LIENHOLDERS:
CALIFORNIA BANK & TRUST
2000 S. COLORADO BLVD. #2–1200
DENVER, CO 80222

CASTLE ROCK LAND CO., LLC,
A COLORADO LIMITED LIABILITY COMPANY
3033 EAST FIRST AVENUE #200
DENVER, CO 80206

SURVEYOR:
CARROLL & LANGE–MANHARD
CONSULTING, LLC
7442 SOUTH TUCSON WAY,
SUITE 190–A
CENTENNIAL, CO 80112

DEVELOPER:
BONAVENTURE SENIOR HOUSING
3220 STATE STREET
SALEM, OR 97301

THE MEADOWS FILING NO. 18, AMENDMENT NO. 6
LAND USE SUMMARY TABLE

TRACT:	SQ.FT.:	ACREAGE:	OWNERSHIP:	MAINTENANCE:	USAGE:
LOT 1	325,049	7.462	MWSH CASTLE ROCK LLC	BONAVENTURE SENIOR HOUSING	FUTURE DEVELOPMENT
LOT 2	50,915	1.169	MWSH CASTLE ROCK LLC	BONAVENTURE SENIOR HOUSING	FUTURE DEVELOPMENT
TRACT B	7,544	0.173	MEADOWS NEIGHBORHOOD CO. (HOA)	MEADOWS NEIGHBORHOOD COMPANY (HOA)	PUBLIC SIDEWALK
TRACT C	1,895	0.044	MEADOWS NEIGHBORHOOD CO. (HOA)	MEADOWS NEIGHBORHOOD COMPANY (HOA)	PUBLIC SIDEWALK
TOTAL:	385,403	8.848			

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. THE BASIS OF BEARINGS IS BASED ON THE SOUTHWESTERLY LINE OF TRACT FF ALONG RED HAWK DRIVE AS SHOWN ON THE MEADOWS FILING NO. 18 FINAL PLAT, MONUMENTED WITH A FOUND 1–1/4" YELLOW PLASTIC CAP STAMPED "LS 36567" ALONG THE SOUTHWESTERLY LINE OF TRACT FF AND A TAG AND SHINER "LS 36567", WHICH BEARS NORTH 44°39'50" WEST.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING LTD. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 14795514, REVISION NO. 2 WITH AN EFFECTIVE DATE OF MARCH 31, 2011 AT 7:30 A.M. FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
5. 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 THE FLOOD INSURANCE RATE MAP (FIRM) FOR DOUGLAS COUNTY AND INCORPORATED AREAS, PANEL NO. 08035C0169F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
6. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
8. THERE ARE NO AREAS DESIGNATED AS REGULATED WETLANDS WITHIN THE FINAL PLAT OF THE MEADOWS FILING NO. 18, AMENDMENT NO. 6.
9. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON JULY 10, 2003 AT RECEPTION NO. 2003102970 OF THE DOUGLAS COUNTY, COLORADO RECORDS.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
11. 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.
12. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE 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 SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN IN THIS PLAN.
13. THE EASEMENT SHOWN HEREIN AND LABELED "ACCESS, UTILITY AND DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF EMERGENCY ACCESS, SERVICE ACCESS, AND THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
14. NOTE: THERE IS NO TRACT A CREATED BY THIS PLAT.

GENERAL NOTES (CONTINUED):

15. 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.
16. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10–FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS–OF–WAY AND SHALL HAVE FIVE–FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES 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 THE CROSSINGS ARE 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.
17. FUTURE DEVELOPMENT AND LAND USE OF LOT 2 WILL DETERMINE ACCESS POINTS AND ACCESS EASEMENTS REQUIRED. AT THE TIME OF DEVELOPMENT, CROSS LOT ACCESS EASEMENTS AND AGREEMENTS MAY BE NEEDED BETWEEN THE OWNERS OF LOTS 1 AND 2.

SURVEYOR'S STATEMENT:

I, WILLIAM F. HESSELBACH, JR., 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 MARCH 10TH, 2011, 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; 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.

4/21/11
WILLIAM F. HESSELBACH, JR., L.S. NO. 25369 DATE

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM F. HESSELBACH, JR.
STATE OF COLORADO
25369
PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF CARROLL & LANGE–MANHARD CONSULTING, LLC.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IF 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, Rachel Higgins, BEING AN AUTHORIZED REPRESENTATIVE OF CHICAGO TITLE INSURANCE 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 22nd DAY OF April, 2011

Rachel Higgins
AUTHORIZED REPRESENTATIVE
CHICAGO TITLE INSURANCE COMPANY

NOTARY CERTIFICATE:

STATE OF Colorado)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF April, 2011,

BY Stephanie K. Saylor AS Manager/Notary Public, OF CHICAGO TITLE INSURANCE COMPANY.

MY COMMISSION EXPIRES: September 15, 2012

Stephanie K. Saylor
NOTARY PUBLIC

STEPHANIE K TAYLOR
NOTARY
PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES SEPT 15, 2012

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: TOWN OF CASTLE ROCK

SALLY MISARE, TOWN CLERK

MARK STEVENS, TOWN MANAGER

TOWN OF CASTLE ROCK COLORADO SEAL

STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL:

THIS PLAT WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF May, 2011

BILL DETWEILER, DIRECTOR OF DEVELOPMENT SERVICES

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 3:00 P. M. ON THE 25th DAY OF May, 2011, RECEPTION NO. 2011032506

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY

DOUGLAS COUNTY COLORADO SEAL EST. 1874

CARROLL & LANGE–MANHARD
A MANHARD CONSULTING COMPANY
7442 South Tucson Way, Suite 190-A, Centennial, CO 80112 ph(303.708.0500 fx(303.708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MJR	WFH
PROJ. ENG	KB
DRAWN BY:	TP
SCALE:	N/A
DATE:	01.10.11
CODE:	MWSCRC2
PROJECT:	

BONAVENTURE SENIOR HOUSING
TOWN OF CASTLE ROCK
FINAL PLAT OF THE MEADOWS FILING NO. 18, AMEND. NO.6

DATE	REVISIONS	BY
03.07.11	CITY COMMENTS	TP
04.04.11	CLIENT COMMENTS	WFH
04.14.11	SPLIT TRACT B	TP

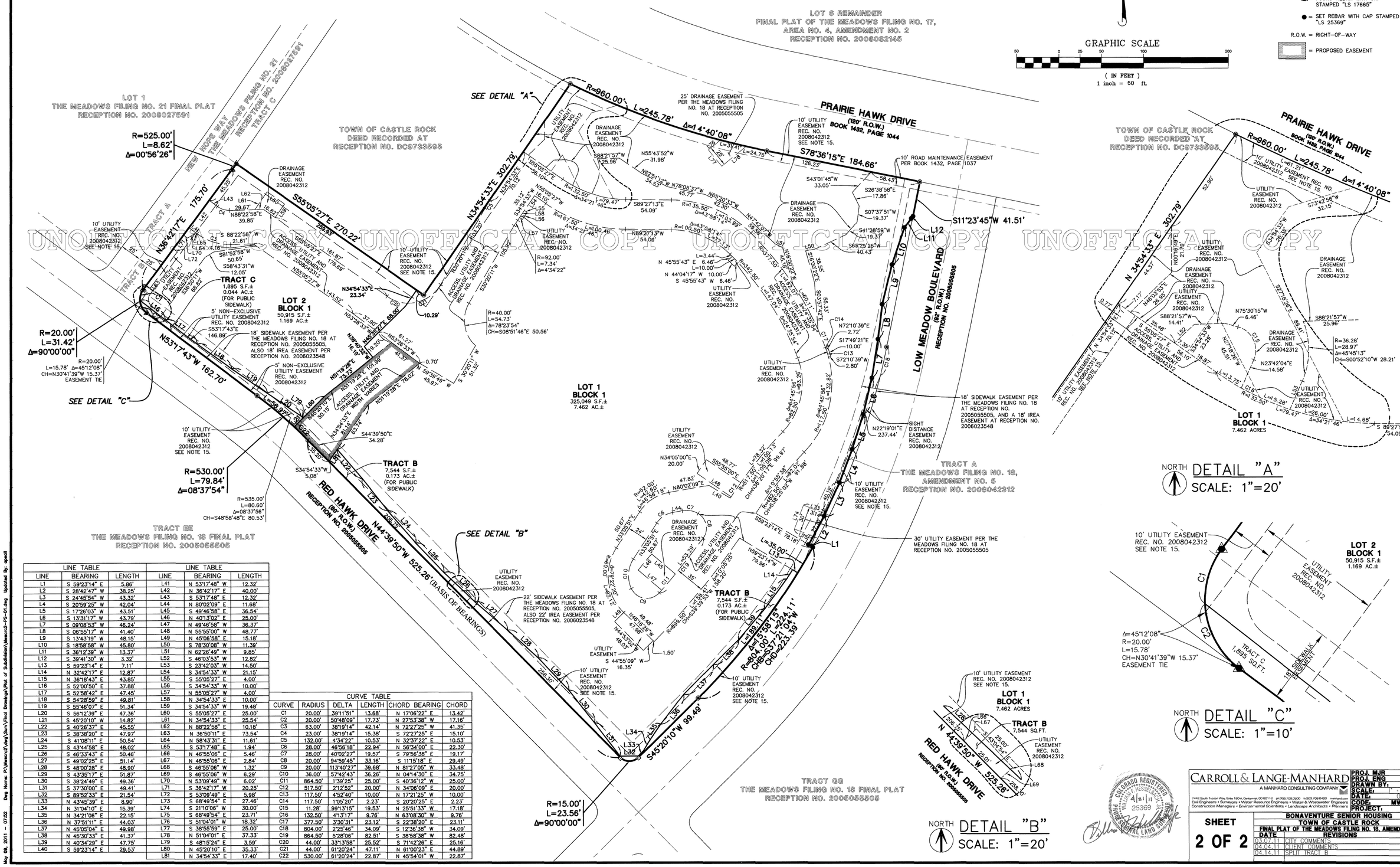
SHEET 1 OF 2

Apr 21, 2011 - 13:23 Dwg Name: P:\Meadows2\dwg\Surv\Final Drawings\Plat of Subdivision\Meadows2-PS-01.dwg Updated By: opeall

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

FINAL PLAT
THE MEADOWS FILING NO. 18, AMENDMENT NO. 6

A REPLAT OF LOT 1, BLOCK 1 AND TRACT B
OF THE MEADOWS FILING NO. 18, AMENDMENT NO. 5
LOCATED WITHIN THE WEST HALF OF SECTION 34
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- = BOUNDARY LINE
- = EX. EASEMENT LINE
- = EX. RIGHT-OF-WAY
- = EX. CENTERLINE
- = PROPOSED EASEMENT
- = PROPOSED LOT LINE
- ⊡ = FOUND SHINER STAMPED AZTEC "LS 36567"
- ◉ = FOUND 1.25" YELLOW PLASTIC CAP STAMPED "LS 36567"
- ▲ = FOUND REBAR WITH CAP STAMPED "LS 17665"
- ● = SET REBAR WITH CAP STAMPED "LS 25369"
- R.O.W. = RIGHT-OF-WAY
- = PROPOSED EASEMENT

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 59°23'14" E	5.86'	L41	N 53°17'48" W	12.32'
L2	S 28°42'47" W	38.25'	L42	N 36°42'17" E	40.00'
L3	S 24°45'54" W	43.32'	L43	S 53°17'48" E	12.32'
L4	S 20°59'25" W	42.04'	L44	N 80°02'09" E	11.68'
L5	S 17°26'03" W	43.51'	L45	S 49°46'58" E	36.54'
L6	S 13°31'17" W	43.79'	L46	N 40°13'02" E	25.00'
L7	S 09°08'53" W	46.24'	L47	N 49°46'58" W	36.37'
L8	S 06°55'17" W	41.40'	L48	N 55°55'00" W	48.77'
L9	S 13°43'19" W	48.15'	L49	N 45°06'58" E	15.18'
L10	S 18°58'58" W	45.80'	L50	S 78°30'08" W	11.39'
L11	S 35°12'39" W	13.37'	L51	N 62°26'49" W	9.85'
L12	S 39°41'30" W	3.32'	L52	S 46°03'53" W	12.82'
L13	S 59°23'14" E	7.11'	L53	S 23°42'03" W	14.50'
L14	N 32°42'17" E	12.87'	L54	S 34°54'33" W	21.15'
L15	N 36°18'43" E	43.85'	L55	S 55°05'27" E	4.00'
L16	S 52°00'50" E	37.88'	L56	S 34°54'33" W	10.00'
L17	S 52°58'42" E	47.45'	L57	N 55°05'27" W	4.00'
L18	S 54°28'59" E	49.81'	L58	N 34°54'33" E	10.00'
L19	S 55°46'07" E	51.34'	L59	S 34°54'33" W	19.48'
L20	S 56°12'39" E	47.36'	L60	S 55°05'27" E	25.00'
L21	S 45°20'10" W	14.82'	L61	N 34°54'33" E	25.54'
L22	S 40°26'37" E	45.55'	L62	N 88°22'58" E	10.18'
L23	S 38°38'20" E	47.97'	L63	N 36°50'11" E	73.54'
L24	S 41°08'11" E	50.54'	L64	N 58°43'31" E	11.61'
L25	S 43°44'58" E	48.02'	L65	S 53°17'48" E	1.94'
L26	S 46°33'43" E	50.46'	L66	N 46°55'06" E	5.46'
L27	S 49°02'25" E	51.14'	L67	N 46°55'06" E	2.84'
L28	S 48°00'28" E	48.90'	L68	S 46°55'06" W	1.32'
L29	S 43°35'17" E	51.87'	L69	S 46°55'06" W	6.29'
L30	S 38°24'49" E	49.36'	L70	N 53°09'49" W	6.02'
L31	S 37°30'00" E	49.41'	L71	S 36°42'17" W	20.25'
L32	S 89°52'33" E	21.54'	L72	S 53°09'49" E	5.98'
L33	N 43°45'39" E	8.90'	L73	S 68°49'54" E	27.46'
L34	N 31°04'10" E	15.39'	L74	S 21°10'06" W	10.00'
L35	N 34°21'06" E	22.15'	L75	S 68°49'54" E	23.71'
L36	N 37°51'11" E	44.03'	L76	S 51°04'01" W	18.32'
L37	N 45°05'04" E	49.98'	L77	S 38°55'59" E	25.00'
L38	N 45°30'33" E	41.37'	L78	N 51°04'01" E	37.33'
L39	N 40°34'29" E	47.75'	L79	S 48°15'24" E	3.59'
L40	S 59°23'14" E	29.53'	L80	N 45°20'10" E	35.33'
			L81	N 34°54'33" E	17.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	20.00'	39°11'51"	13.68'	N 17°06'22" E	13.42'
C2	20.00'	50°48'09"	17.73'	N 27°53'38" W	17.16'
C3	63.00'	38°19'14"	42.14'	N 72°27'25" W	41.35'
C4	23.00'	38°19'14"	15.38'	S 72°27'25" E	15.10'
C5	132.00'	4°34'22"	10.53'	N 32°37'22" E	10.53'
C6	28.00'	46°56'18"	22.94'	N 56°34'00" E	22.30'
C7	28.00'	40°02'27"	19.57'	S 79°56'38" E	19.17'
C8	20.00'	94°59'45"	33.16'	S 11°15'18" E	29.49'
C9	20.00'	113°40'27"	39.68'	N 81°27'05" W	33.48'
C10	36.00'	57°42'43"	36.26'	N 04°14'30" E	34.75'
C11	864.50'	1°39'25"	25.00'	S 40°36'12" W	25.00'
C12	517.50'	2°12'52"	20.00'	N 34°06'09" E	20.00'
C13	117.50'	4°52'40"	10.00'	N 17°21'25" W	10.00'
C14	117.50'	1°05'20"	2.23'	S 20°20'25" E	2.23'
C15	11.28'	99°13'15"	19.53'	N 25°51'33" W	17.18'
C16	132.50'	4°13'17"	9.76'	N 63°08'30" W	9.76'
C17	377.50'	3°30'31"	23.12'	S 22°38'20" E	23.11'
C18	804.00'	2°25'46"	34.09'	S 12°36'38" W	34.09'
C19	864.50'	5°28'06"	82.51'	S 38°58'38" W	82.48'
C20	44.00'	331°3'58"	25.52'	S 71°42'26" E	25.16'
C21	44.00'	61°20'24"	47.11'	N 61°00'23" E	44.89'
C22	530.00'	61°20'24"	22.87'	N 45°54'01" W	22.87'

NORTH DETAIL "A" SCALE: 1"=20'

NORTH DETAIL "B" SCALE: 1"=20'

NORTH DETAIL "C" SCALE: 1"=10'

CARROLL & LANGE-MANHARD
A MANHARD CONSULTING COMPANY
7442 South Tucson Way, Suite 100-A, Centennial, CO 80112 ph (303) 708.0500 fx (303) 708.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROJ. MJR	WFH
PROJ. ENG	KB
DRAWN BY	TP
SCALE:	1" = 50'
DATE:	01.10.11
CODE:	MWSCRC2
PROJECT:	
BONAVENTURE SENIOR HOUSING	
TOWN OF CASTLE ROCK	
FINAL PLAT OF THE MEADOWS FILING NO. 18, AMEND. NO. 6	

DATE	REVISIONS	BY
03.07.11	CITY COMMENTS	TP
04.04.11	CLIENT COMMENTS	WFH
04.14.11	SPLIT TRACT B	TP

SHEET 2 OF 2

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 25369 4/14/11

May 09, 2011 - 07:52 Dwg Name: P:\Mwscrc2\dwg\Surv\Final Drawings\Plat of Subdivision\Mwscrc2--P5-01.dwg Updated By: rpaoli