

THE MEADOWS FILING NO. 18, 8TH AMENDMENT

A REPLAT OF TRACTS B AND C OF THE MEADOWS FILING NO. 18, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33 AND 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 2

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 TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 18, 8TH 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

TRACTS B AND C OF THE MEADOWS FILING NO. 18 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING 15.501 ACRES (675,243 SQ. FT.), MORE OR LESS.

OWNERS:

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION
By: Paul Donahue AS: Mayor

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Douglas } ss
SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF August, 2012 BY Paul Donahue, AS Mayor OF TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.

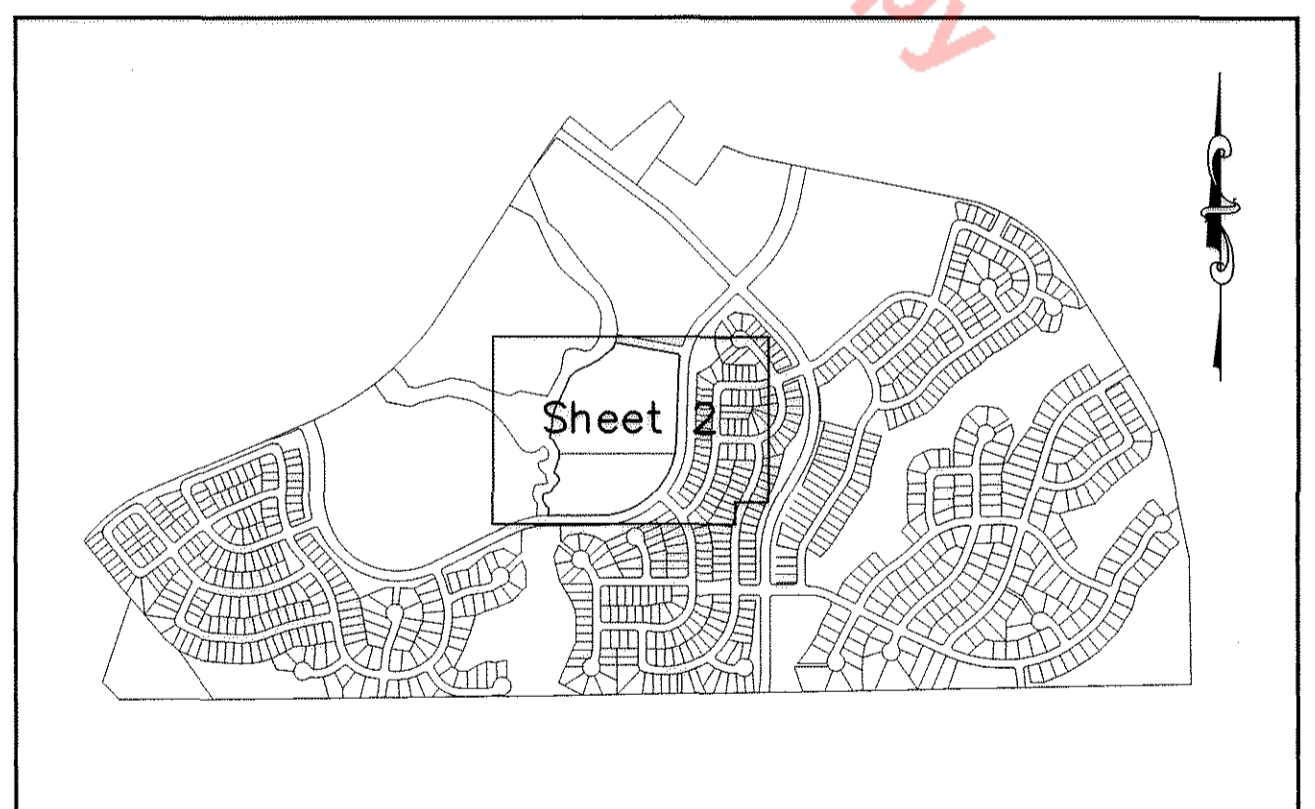
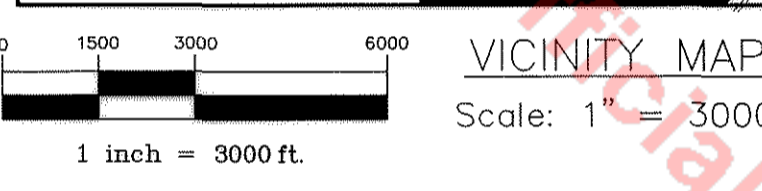
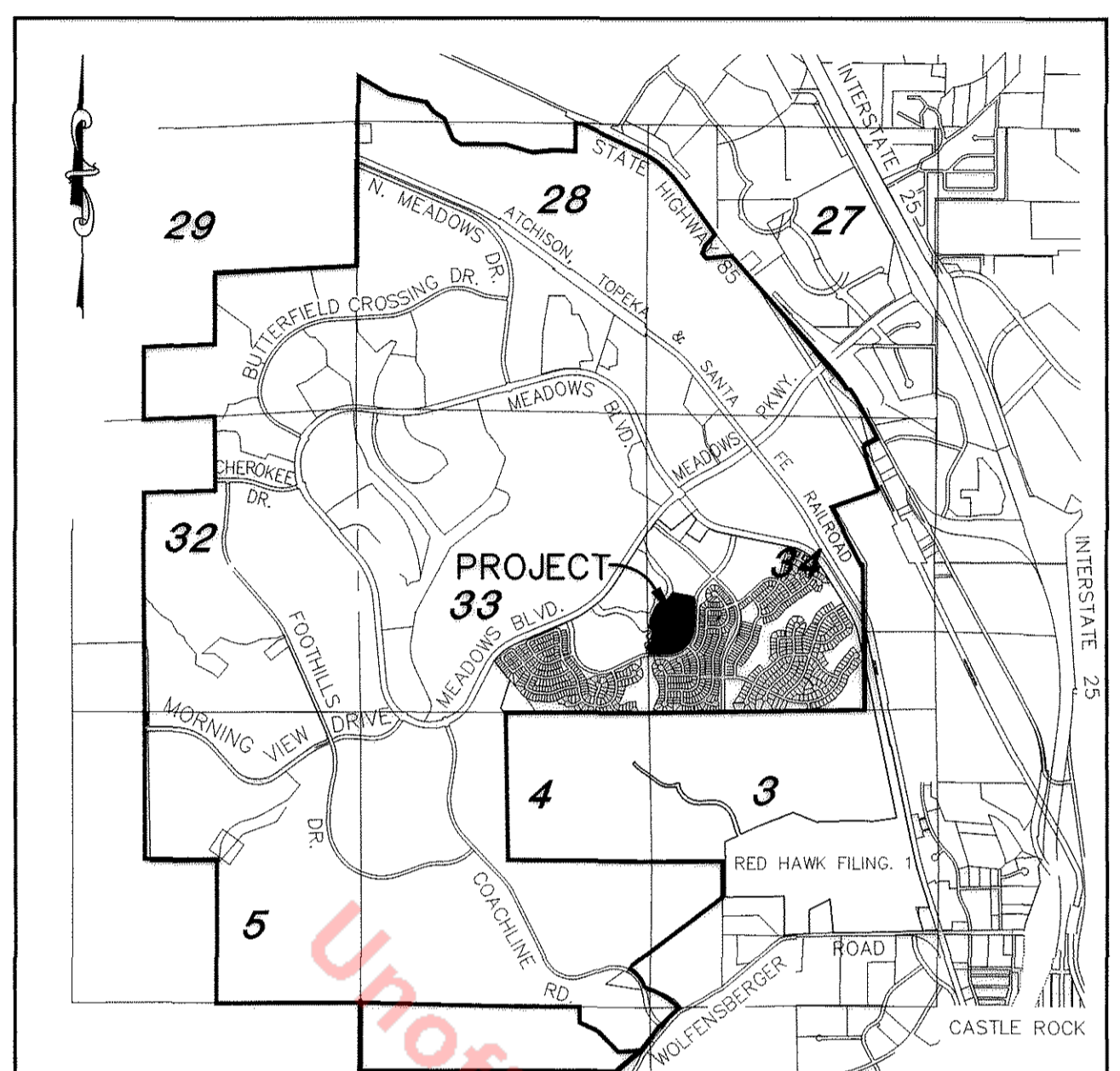
MY COMMISSION EXPIRES 9-21-2015
NOTARY PUBLIC Jennifer L. King

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO AMEND TRACTS B AND C INTO 2 LOTS.

GENERAL NOTES:

- LAND TITLE GUARANTEE INSURANCE COMPANY COMMITMENT NO. AB070341370 WITH AN EFFECTIVE DATE OF JUNE 25, 2012 AT 5:00 P.M. 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.
- 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 UPON THE CONSIDERATION THAT THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 34 BEARS NORTH 88°58'38" EAST AND IS MONUMENTED AS SHOWN HEREON.
- N/R INDICATES A NON-RADIAL LINE.
- THERE ARE 2 LOTS IN THIS PLAT AMENDMENT.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE 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 A SIGHT DISTANCE EASEMENT.
- 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.
- 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.
- THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND AE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 08035C0169F, PANEL NO. 0169F, WITH A EFFECTIVE DATE OF SEPTEMBER 19, 2008.



PROPERTY OWNER
TOWN OF CASTLE ROCK
100 N. WILCOX ST.
CASTLE ROCK, COLORADO 80104
720-733-2200

SURVEYOR:
AZTEC CONSULTANTS, INC.
8000 SOUTH LINCOLN STREET, SUITE 201
LITTLETON, CO 80122
(303) 713-1898

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - FINAL PLAT

MEADOWS FILING NO. 18, 8TH AMENDMENT
Land Area Summary Table

Designation	Acres
SUBDIVISION LOT 1	9.992
SUBDIVISION LOT 2	5.510
MEADOWS FILING 18, 8TH AMENDMENT	15.501
SINGLE FAMILY EQUIVALENTS - DOMESTIC	6.670
SINGLE FAMILY EQUIVALENTS - IRRIGATION	3.330

SURVEYORS CERTIFICATE

I, DALE C. RUSH, 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 JUNE 25TH, 2012 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.



DALE C. RUSH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 33204
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, David W. Knapp, 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 16th DAY OF August, 2012.
David W. Knapp Chief Title Officer
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ } ss
SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF August, 2012 BY David W. Knapp AS Chief Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL
LINDA STAFFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 10994030816
My Commission Expires December 17, 2014
MY COMMISSION EXPIRES 12-17-2014
NOTARY PUBLIC Linda Stafford

WATER RIGHTS DEDICATION STATEMENT

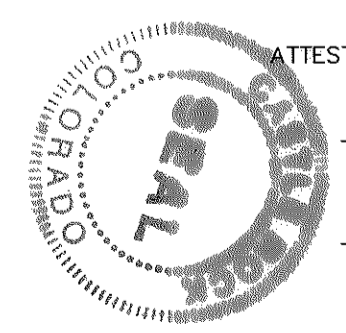
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10TH DAY OF JULY 2003 AT RECEPTION NO. 2003102868 AND THE LETTER OF AGREEMENT - WATER SUPPLY REQUIREMENT ADJUSTMENT FOR THE MEADOWS FILING NO. 18 RECORDED ON THE 10TH DAY OF JUNE 2008 AT RECEPTION NO. 2008041333, ACCORDINGLY (6.67 DOMESTIC) & (3.33 IRRIGATION) SFE 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 16th DAY OF August, 2012.
Robert
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:
Sally Mu
TOWN CLERK
8-20-2012
DATE

TOWN OF CASTLE ROCK
Neil St
TOWN MANAGER
8-20-2012
DATE

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 2:00 PM, ON THE 21st DAY OF August, 2012 AT RECEPTION NO. 2012063405
DOUGLAS COUNTY CLERK AND RECORDER
BY: James
DEPUTY



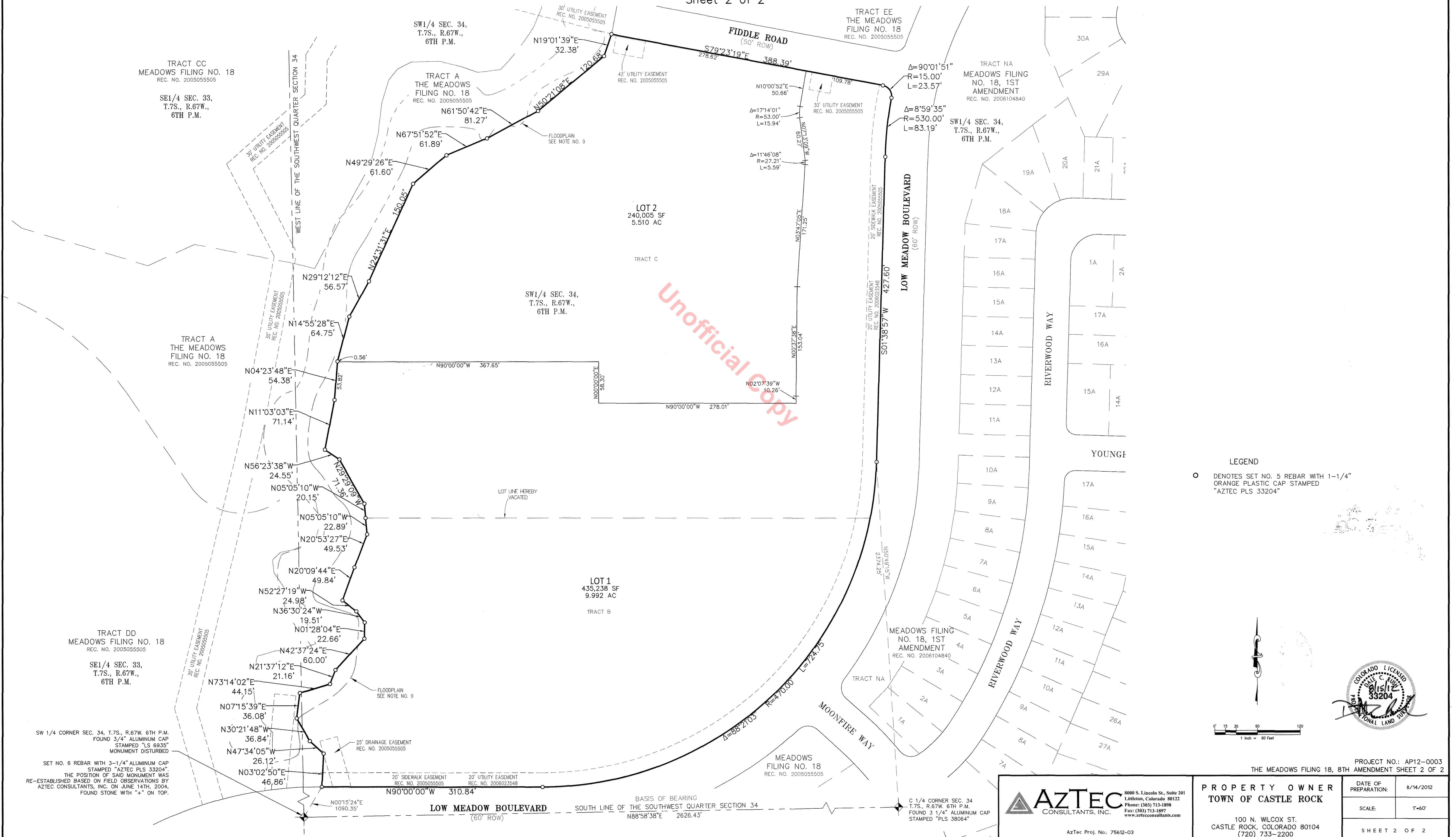
PROJECT NO.: AP12-0003
THE MEADOWS FILING 18, 8TH AMENDMENT SHEET 1 OF 2

 8000 S. Lincoln St., Suite 201 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No. 75612-03	PROPERTY OWNER TOWN OF CASTLE ROCK 100 N. WILCOX ST. CASTLE ROCK, COLORADO 80104 (720) 733-2200	DATE OF PREPARATION: 8/14/2012 SCALE: N/A SHEET 1 OF 2
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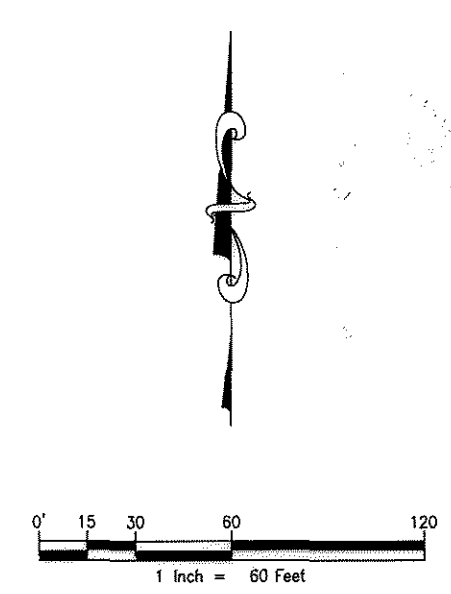
Sheet 2 of 2



Unofficial Copy

LEGEND

- DENOTES SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 33204"



SW 1/4 CORNER SEC. 34, T.7S., R.67W., 6TH P.M.
FOUND 3/4" ALUMINUM CAP STAMPED "LS 6935" MONUMENT DISTURBED

SET NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 33204". THE POSITION OF SAID MONUMENT WAS RE-ESTABLISHED BASED ON FIELD OBSERVATIONS BY AZTEC CONSULTANTS, INC. ON JUNE 14TH, 2004, FOUND STONE WITH "+" ON TOP.

BASIS OF BEARING
SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 34
N88°58'38"E 2626.43'

AZTEC
CONSULTANTS, INC.

8060 S. Lincoln St., Suite 201
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 75612-03

PROPERTY OWNER
TOWN OF CASTLE ROCK

100 N. WILCOX ST.
CASTLE ROCK, COLORADO 80104
(720) 733-2200

PROJECT NO.: AP12-0003	
THE MEADOWS FILING 18, 8TH AMENDMENT SHEET 2 OF 2	
DATE OF PREPARATION:	8/14/2012
SCALE:	1"=60'
SHEET 2 OF 2	