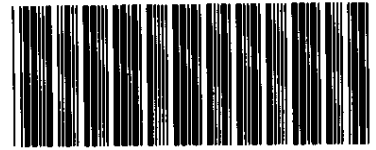


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$191.00
20 PGS



2005055505 20 PGS

2005055505
06/20/2005 03:48 PM

PLAT IDENTIFICATION SHEET

Castle Rock Development Co

GRANTOR(owner)

Meadows 18 Final Plat

GRANTEE(name of plat)

Legal Description

Filing

Phase

Lot

Building

Block

Unit

33-34

7

67

(Section)

(Township)

(Range)

1961-1825

Cross reference#s (reception#s Book - Page)

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:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33 AND CONSIDERING THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO BEAR NORTH 89°29'14" EAST AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE NORTH 44°10'42" WEST 145.20 FEET TO THE MOST SOUTHERLY CORNER OF THE MEADOWS FILING NO. 11 - PARCEL 14 AS RECORDED UNDER RECEPTION NO. 00037900 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID MEADOWS FILING NO. 11 - PARCEL 14 THE FOLLOWING THREE (3) COURSES:
 1. NORTH 18°48'34" EAST 536.43 FEET;
 2. NORTH 43°01'10" WEST 76.68 FEET;
 3. NORTH 38°41'24" WEST 373.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS RECORDED UNDER RECEPTION NO. 8727783 OF SAID DOUGLAS COUNTY RECORDS; BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1045.00 FEET AND A RADIAL BEARING OF SOUTH 52°20'55" EAST;

THENCE DEPARTING SAID SOUTHERLY AND EASTERLY BOUNDARIES AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:
 1. NORTHEASTERLY ALONG SAID CURVE 536.48 FEET THROUGH A CENTRAL ANGLE OF 29°24'52";
 2. TANGENT TO SAID CURVE, NORTH 67°03'57" EAST 1045.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1805.00 FEET;

3. NORTHEASTERLY ALONG SAID CURVE, 1079.23 FEET THROUGH A CENTRAL ANGLE OF 34°15'28";
 4. TANGENT TO SAID CURVE, NORTH 32°48'29" EAST 1091.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2945.00 FEET;

5. NORTHEASTERLY ALONG SAID CURVE 321.54 FEET THROUGH A CENTRAL ANGLE OF 06°15'20" TO THE MOST WESTERLY CORNER OF THE MEADOWS FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 8802433 OF SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY OF MEADOWS PARKWAY AND ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID MEADOWS FILING NO. 3 THE FOLLOWING TWO (2) COURSES:
 1. SOUTH 50°56'10" EAST 325.43 FEET;
 2. NORTH 50°40'11" EAST 467.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF PRAIRIE HAWK DRIVE AS RECORDED UNDER RECEPTION NO. 9726790 OF SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID WESTERLY AND SOUTHERLY BOUNDARIES AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
 1. SOUTH 39°19'41" EAST 15.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 960.00 FEET;

2. SOUTHEASTERLY ALONG SAID CURVE 115.95 FEET THROUGH A CENTRAL ANGLE OF 06°55'12" TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. DC9733595 IN SAID DOUGLAS COUNTY RECORDS;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY OF PRAIRIE HAWK DRIVE AND ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
 1. NON-TANGENT TO SAID CURVE, SOUTH 34°54'33" WEST 302.78 FEET;

2. SOUTH 55°05'27" EAST 295.16 FEET;
 3. NORTH 34°54'33" EAST 302.79 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF PRAIRIE HAWK DRIVE, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 960.00 FEET AND A RADIAL BEARING OF NORTH 26°03'53" EAST;

THENCE DEPARTING SAID NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:
 1. SOUTHEASTERLY ALONG SAID CURVE 245.78 FEET THROUGH A CENTRAL ANGLE OF 14°40'08";
 2. TANGENT TO SAID CURVE, SOUTH 78°36'15" EAST 1262.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 940.00 FEET;

3. SOUTHEASTERLY ALONG SAID CURVE 771.09 FEET THROUGH A CENTRAL ANGLE OF 47°00'00";
 4. TANGENT TO SAID CURVE, SOUTH 31°36'15" EAST 893.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1440.00 FEET;

5. SOUTHEASTERLY ALONG SAID CURVE 498.72 FEET THROUGH A CENTRAL ANGLE OF 19°50'37";
 6. TANGENT TO SAID CURVE, SOUTH 11°45'38" EAST 552.28 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY OF PRAIRIE HAWK DRIVE AND ALONG SAID EASTERLY LINE, SOUTH 00°47'11" EAST 764.46 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34;

THENCE ALONG THE SOUTHERLY LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, SOUTH 88°58'40" WEST 1313.21 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 88°58'38" WEST 2626.40 FEET TO THE SOUTHEAST CORNER OF SECTION 33;

THENCE ALONG SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 33, SOUTH 89°29'14" WEST 2627.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 380.562 ACRES (16,577,274 SQ. FT.), MORE OR LESS.

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. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACTS D AND G AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A THROUGH G, I, O AND R WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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.

OWNER:
 CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
 BY: *[Signature]* AS: *[Signature]*
 NOTARY CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF January, 2005 BY Jim Riley *[Signature]*
 RESIDENT OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 11/2/2008
 NOTARY PUBLIC Quincy Elphick *[Signature]*

MORTGAGEES:
 CALIFORNIA BANK AND TRUST PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081483, DOUGLAS COUNTY RECORDS
 BY: *[Signature]* AS: *[Signature]*
 NOTARY CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF January, 2005 BY Kirk VanDine *[Signature]*
 RESIDENT OF CALIFORNIA BANK & TRUST.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES September 15, 2008
 NOTARY PUBLIC George [Signature]

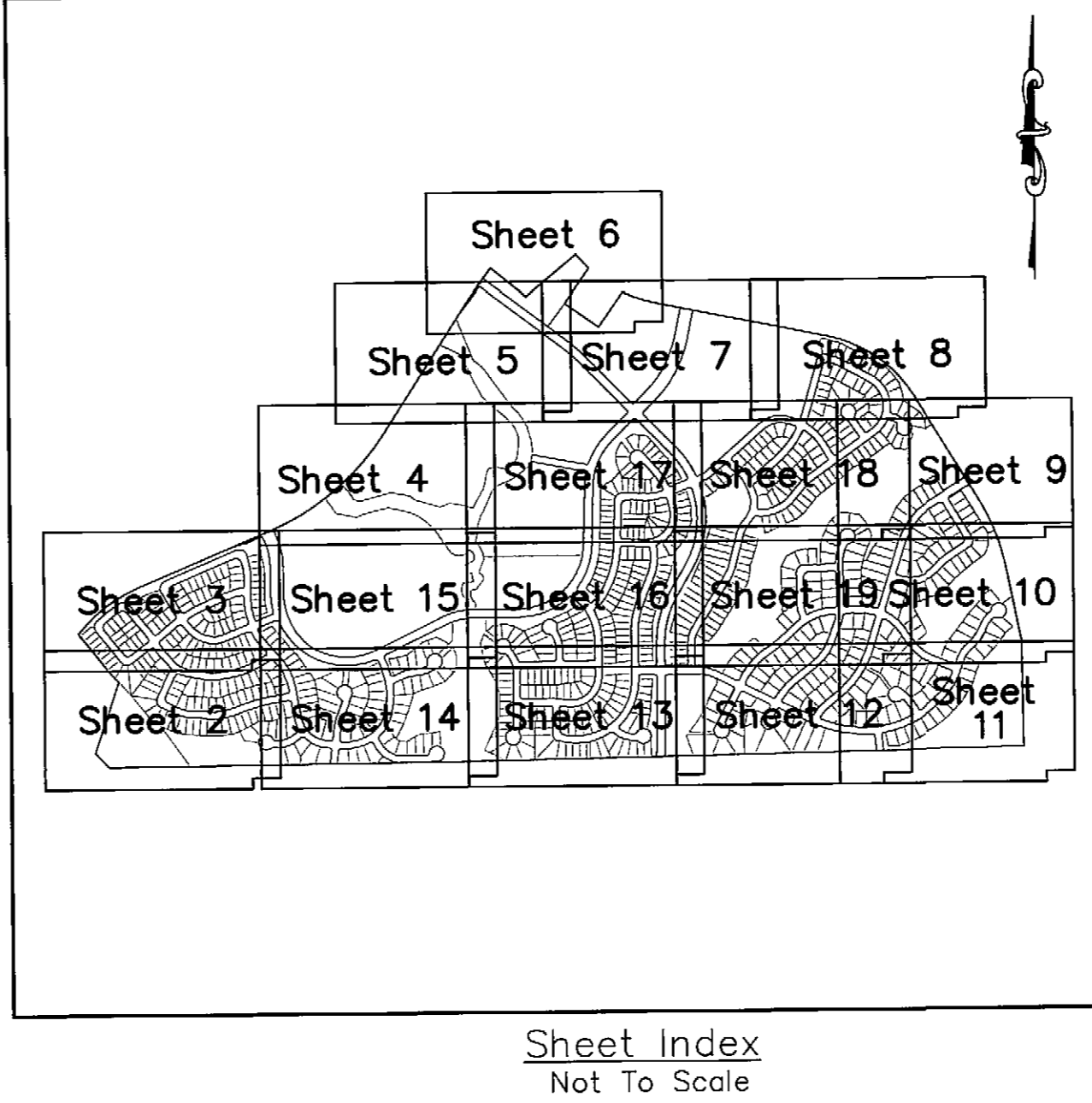
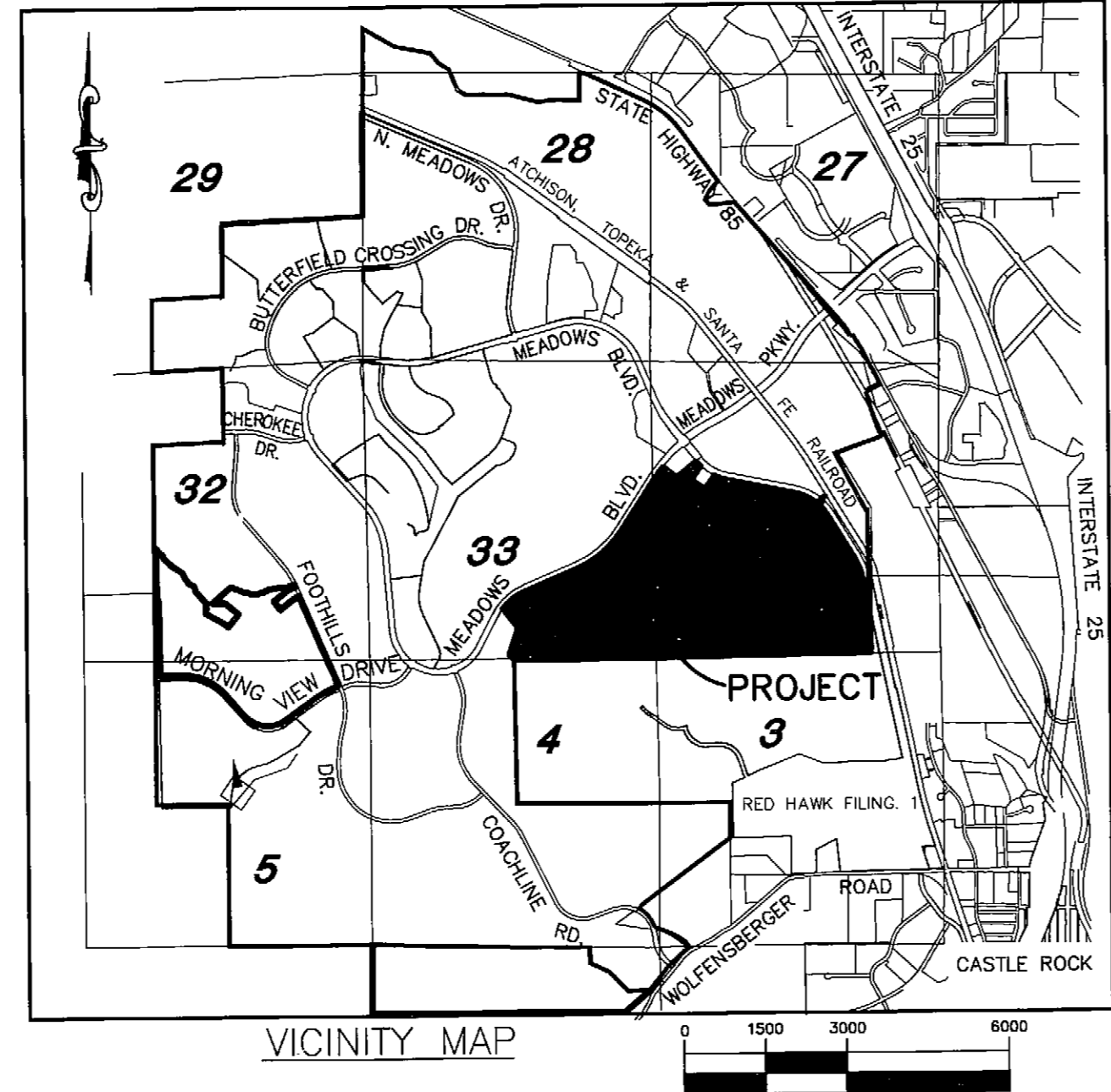
MORTGAGEES:
 CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS
 BY: *[Signature]* AS: *[Signature]*
 NOTARY CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF January, 2005 BY John Fox *[Signature]*
 AS Authorized Agent OF CASTLE ROCK LAND CO., LLC, A LIMITED LIABILITY COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 11/2/2008
 NOTARY PUBLIC Quincy Elphick *[Signature]*

MORTGAGEES:
 AZTEC CONSULTANTS, INC. A LAND SURVEYING COMPANY PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS
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 STATE OF COLORADO }
 COUNTY OF Denver }
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 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 11/2/2008
 NOTARY PUBLIC Quincy Elphick *[Signature]*

THE MEADOWS FILING No. 18 FINAL PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 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 19



MEADOWS FILING NO. 18 Land Use Summary Table

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT "A"	385,921	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "B"	239,623	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	P.L.D.	PARK/SCHOOL
TRACT "C"	435,620	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	P.L.D.	PARK/SCHOOL
TRACT "D"	782,753	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "E"	241,621	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "F"	27,269	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "G"	154,983	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "H"	45,978	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "I"	97,194	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	P.L.D.	WELL SITE
TRACT "J"	4,857	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "K"	9,671	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "L"	30,750	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "M"	72,966	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "N"	132,822	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "O"	419,416	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	PUBLIC O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "P"	60,260	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "Q"	93,491	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "R"	217,783	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	P.L.D.	WATER STORAGE TANK
TRACT "S"	150,391	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "T"	14,913	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "U"	53,385	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "V"	3,501	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "W"	2,983	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "X"	18,639	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "Y"	48,341	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "Z"	36,698	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "AA"	378,973	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "BB"	29,898	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	O.S./UTILITY/DRAINAGE/P.A.
TRACT "CC"	801,380	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	TC ZONING
TRACT "DD"	1,126,213	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	R-SF ZONING
TRACT "EE"	716,499	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	TC ZONING
TRACT "FF"	394,259	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	TC ZONING
TRACT "GG"	877,754	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	R-SF ZONING
TRACT "HH"	131,857	CASTLE ROCK DEVELOPMENT COMPANY	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	TC ZONING

MORTGAGEES:
 CALIFORNIA BANK AND TRUST PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081483, DOUGLAS COUNTY RECORDS
 BY: *[Signature]* AS: *[Signature]*
 NOTARY CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF January, 2005 BY Kirk VanDine *[Signature]*
 RESIDENT OF CALIFORNIA BANK & TRUST.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES September 15, 2008
 NOTARY PUBLIC George [Signature]

MORTGAGEES:
 CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS
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 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 26th DAY OF January, 2005 BY John Fox *[Signature]*
 AS Authorized Agent OF CASTLE ROCK LAND CO., LLC, A LIMITED LIABILITY COMPANY.
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 NOTARY PUBLIC Quincy Elphick *[Signature]*

MORTGAGEES:
 AZTEC CONSULTANTS, INC. A LAND SURVEYING COMPANY PER DEED OF TRUST RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS
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 NOTARY PUBLIC Quincy Elphick *[Signature]*

- NOTES:**
- LAND TITLE GUARANTY COMPANY COMMITMENT NO. PH45005443-7 WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2004 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) 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 SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5 BEARS SOUTH 89°39'04" WEST AND IS MONUMENTED AS SHOWN HEREON.

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, Colorado 80222

MEADOWS FILING NO. 18
 Land Area Summary Table

Designation	Acres
STREET R.O.W.'S	56.804
SUBDIVISION LOTS	134.609
PUBLIC TRACTS	46.187
PUBLIC LAND DEDICATION	22.732
PRIVATE TRACTS	27.302
FUTURE DEVELOPMENT TRACTS	92.928
MEADOWS FILING 18	380.562

NOTES (CONT.):

- N/R INDICATES A NON-RADIAL LINE.
- THERE ARE 826 SINGLE FAMILY LOTS IN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, POSTAL FACILITIES, RETAINING WALLS AND FENCES AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN:

FRONT LOT AT ROW 10'; SIDE LOT AT ROW 15'; SIDE LOT BETWEEN LOTS 3'; REAR LOT 10', TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.

7) TRACTS H, J THROUGH N, P THROUGH Q AND S THROUGH BB ARE TO BE DEDICATED BY SEPARATE DOCUMENT AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR THE MEADOWS FILING NO. 18, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE MEADOWS FILING NO. 18.

8) 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.

9) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE "A", OF SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD FOR WHICH NO BASE ELEVATION HAS BEEN DETERMINED ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 080050 0170 C, DATED SEPTEMBER 30, 1987. (A LETTER OF MAP REVISION WILL BE SUBMITTED TO FEMA.)

10) THERE ARE NO AREAS DESIGNATED AS REGULATED WETLAND WITHIN THE FINAL PLAT OF THE MEADOWS FILING NO. 18.

11) THE EXISTING 15' WATER LINE EASEMENT DEDICATED IN BOOK 1961, PAGE 1825 SHALL TERMINATE IN ACCORDANCE WITH ITS TERMS AT SUCH TIME AS THE EXISTING WATER LINE IS RELOCATED WITHIN A DEDICATED RIGHT-OF-WAY OWNED BY THE TOWN OF CASTLE ROCK OR A SUBSTITUTE EASEMENT IS SET FORTH ON THIS FINAL PLAT.

12) THE NUMBER OF SFE'S TO BE DEBITED FROM THE WATER BANK BY THIS PLAT INCLUDES 826 FOR SINGLE FAMILY LOTS, AND AN ESTIMATE OF 914 FOR PUBLIC FACILITIES AND OUTSIDE IRRIGATION. SFE'S FOR TRACTS CC THROUGH HH ARE NOT INCLUDED IN THE SFE CALCULATION AND WILL NOT BE ALLOCATED UNTIL THE TIME OF THEIR DEVELOPMENT.

SURVEYORS CERTIFICATE

I, ROBERT D. SNOODGRASS, 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 1/25 2004 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.



ROBERT D. SNOODGRASS
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PLS 36580
 FOR AND BEHALF OF AZTEC CONSULTANTS, INC.
 8000 SOUTH LINCOLN STREET, UNIT 5
 LITTLETON, COLORADO 80122

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

Brandi Beck BEING 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 28th DAY OF January, 2005.
Brandi Beck AUTHORIZED REPRESENTATIVE
Brandi Beck LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE
 STATE OF COLORADO }
 COUNTY OF Denver }
 SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF January, 2005 BY Brandi Beck AS Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 10-20-08
 NOTARY PUBLIC Sandra S. Haubert
 SANDRA S. HAUBERT
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires Oct. 20, 2008

WATER RIGHTS DEDICATION AGREEMENT

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. 2003102970 AND ACCORDINGLY 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, THE 15 DAY OF March, 2005.

[Signature]
 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

THE MEADOWS FILING NO. 18 FINAL PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 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 19

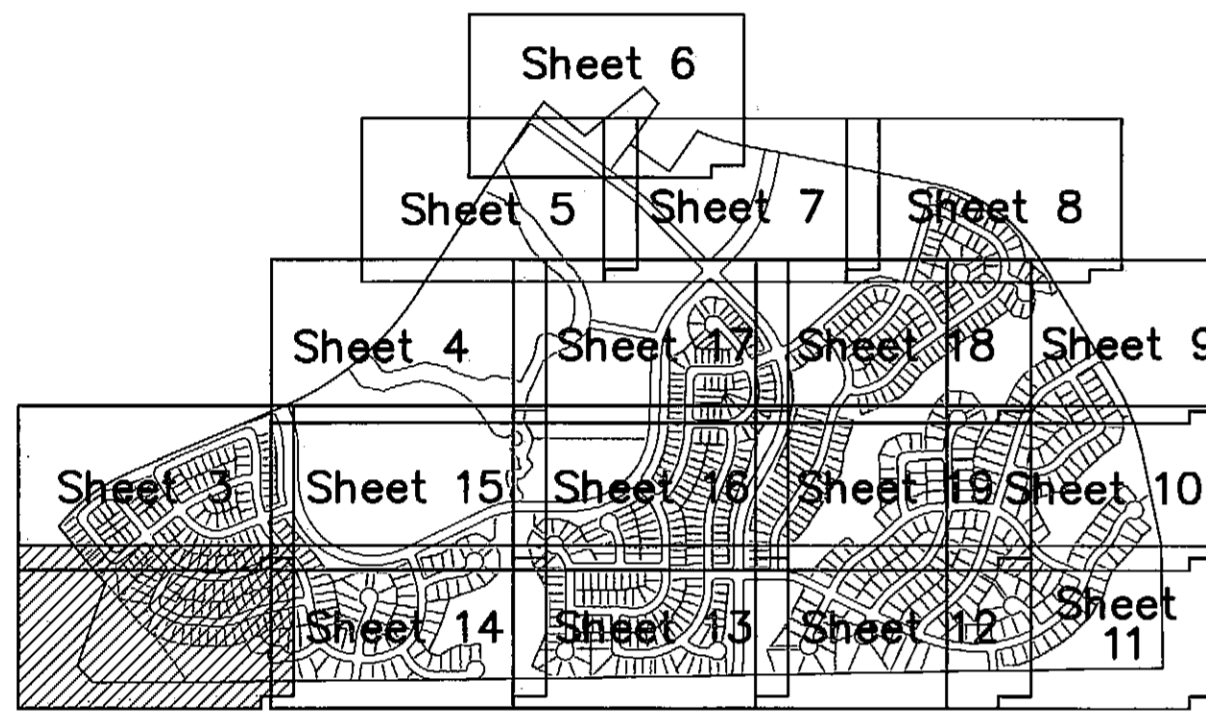
SEE SHEET 3

SEE SHEET 3

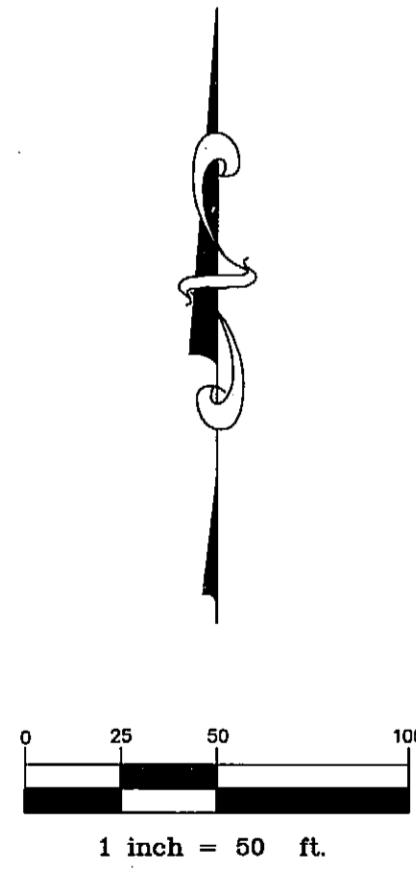
SEE SHEET 14

SEE SHEET 14

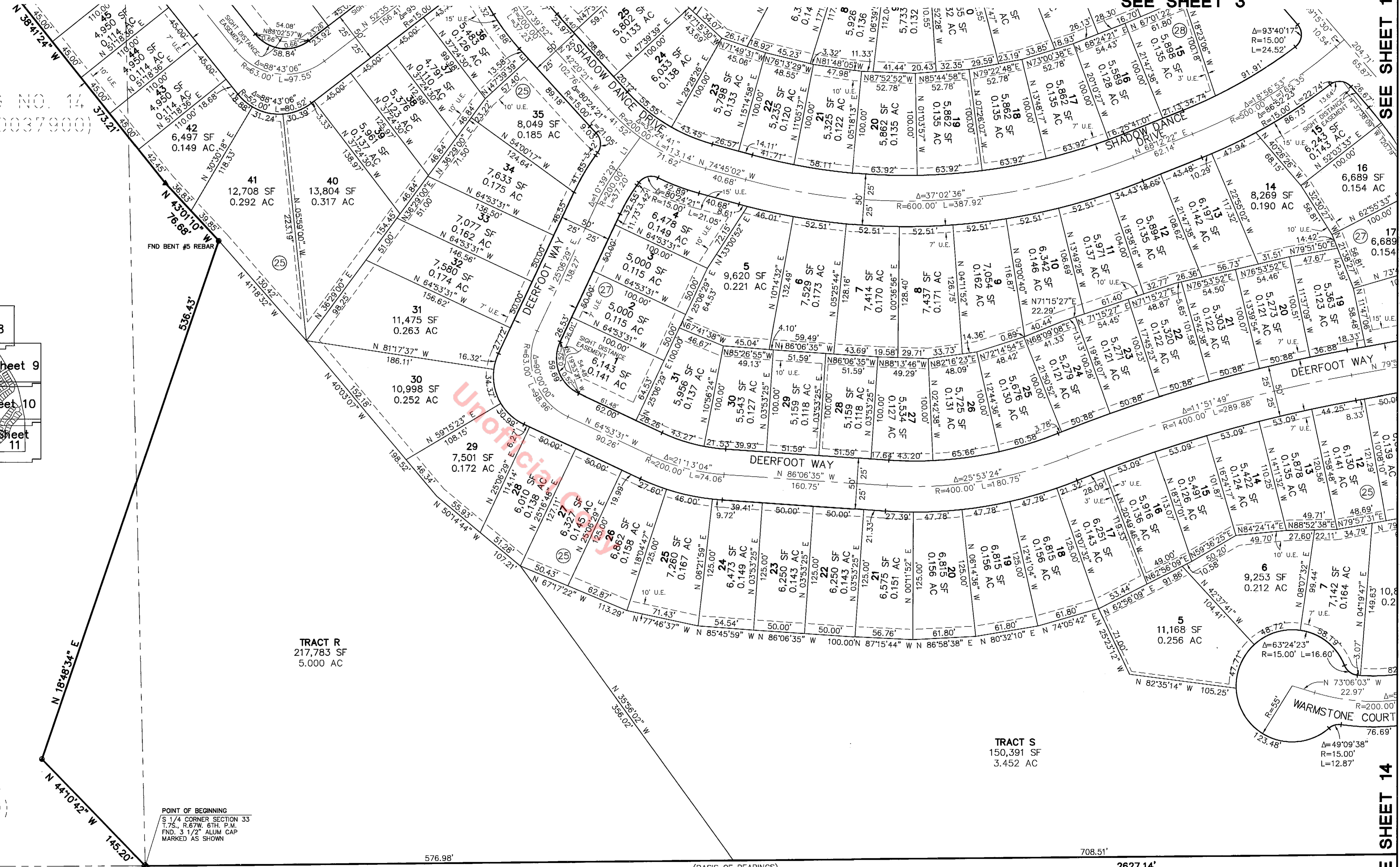
MEADOWS FILING NO. 14
(RECEPTION NO. 00037900)



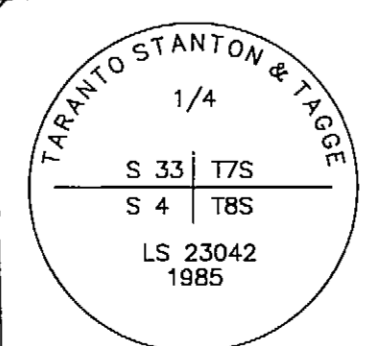
MAP INDEX



MEADOWS FILING NO. 14
(RECEPTION NO. 00037900)



POINT OF BEGINNING
S 1/4 CORNER SECTION 33
T.7S., R.67W., 6TH P.M.
FND. 3 1/2" ALUM CAP
MARKED AS SHOWN



TRACT R
217,783 SF
5.000 AC

TRACT S
150,391 SF
3.452 AC

LEGEND:

- SET #5 REBAR WITH CAP, LS 36580
- ▲ FND REBAR WITH CAP, LS 17666
- U.E. UTILITY EASEMENT
- FND MONUMENT AS DESCRIBED
- FND REBAR WITH CAP, LS 17669
- FND REBAR WITH CAP, LS 9133

JULY 29, 2004

AzTEC CONSULTANTS INC.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5, Littleton, Colorado 80122
Ph. (303) 713-1898 Fax. (303) 713-1897

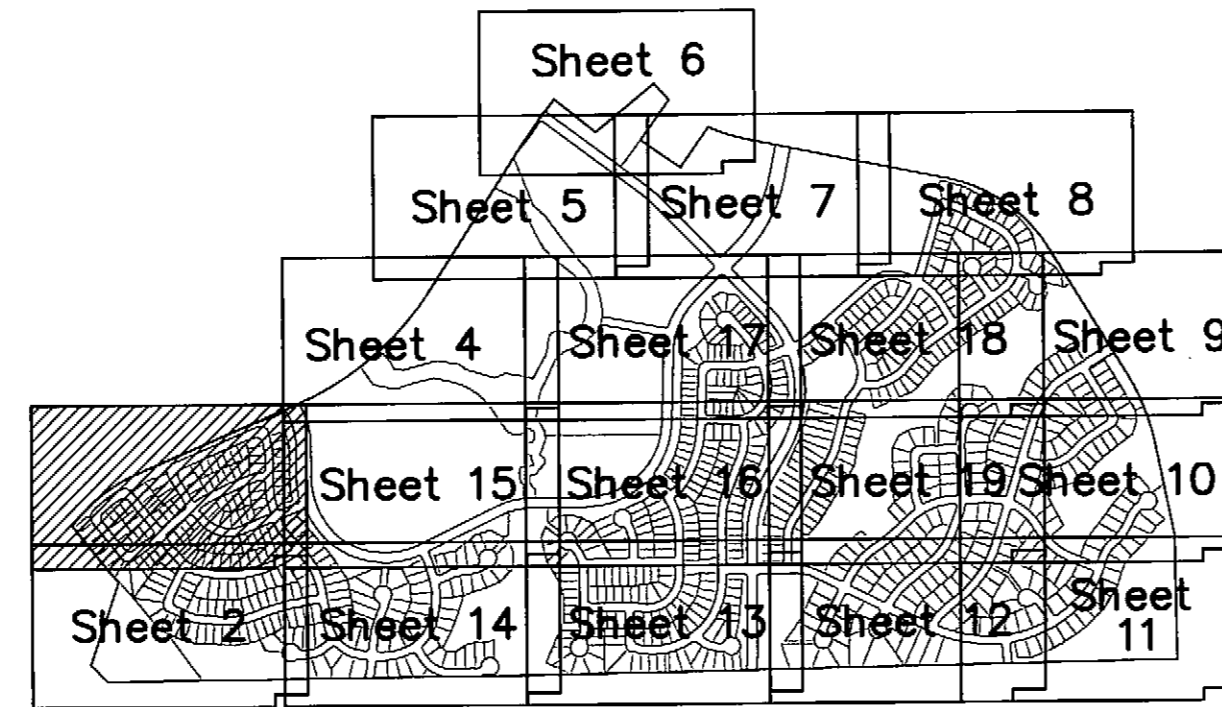
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THE MEADOWS FILING No. 18 FINAL PLAT

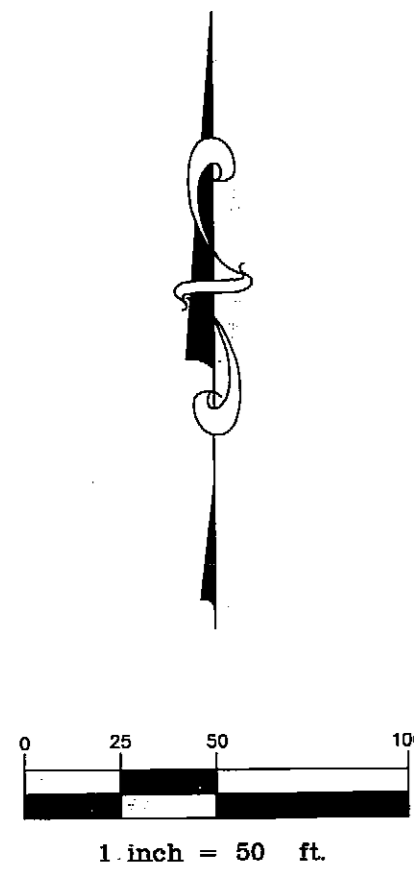
A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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LEGEND:

- SET #5 REBAR WITH CAP, LS 36580
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- FND MONUMENT AS DESCRIBED
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- FND REBAR WITH CAP, LS 9133
- U.E. UTILITY EASEMENT

MEADOWS FILING NO. 14
(RECEPTION NO. 00037900)



SEE SHEET 15

SEE SHEET 14

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A LAND SURVEYING COMPANY
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-8978 Fax. (303) 713-8977
AzTec Proj. No.: 17004-08
JULY 29, 2004

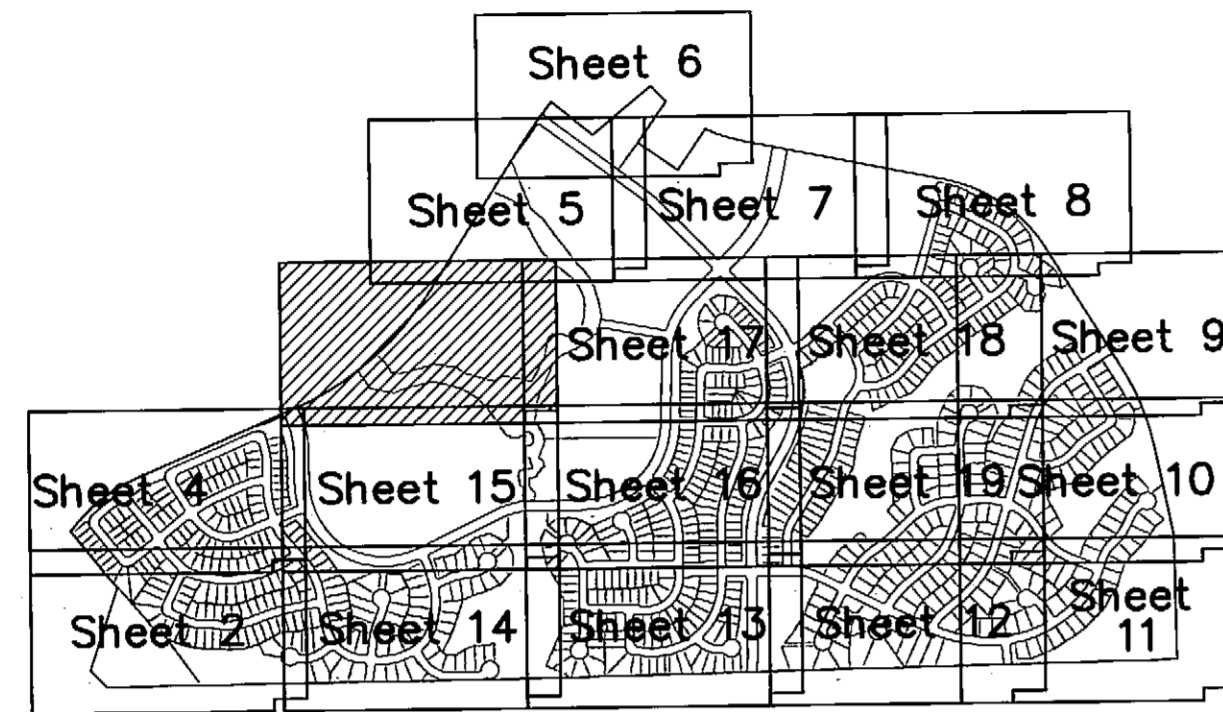
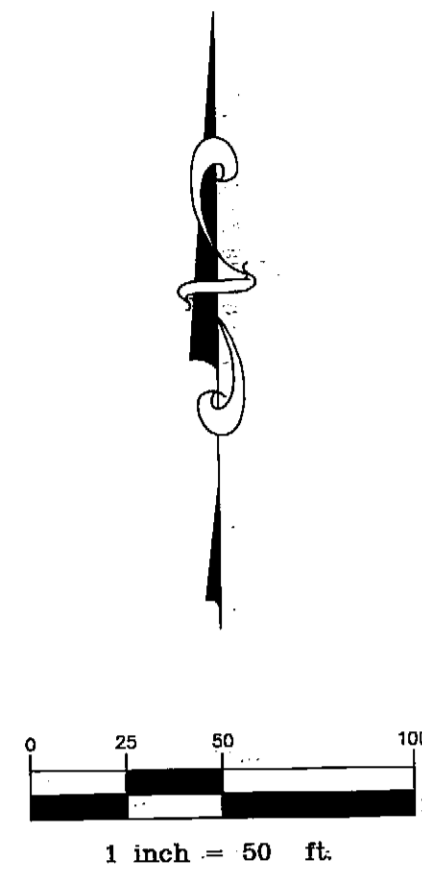
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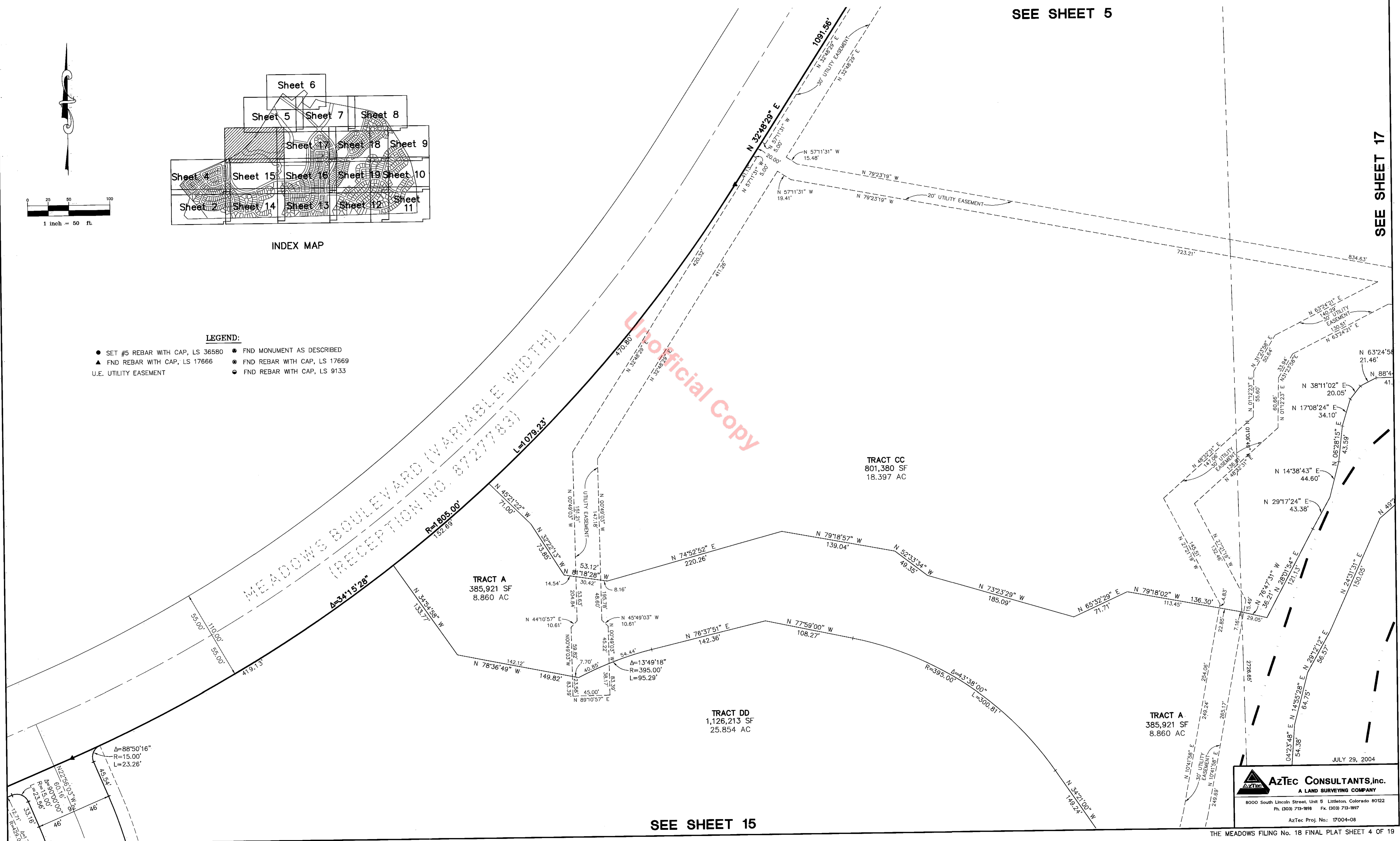
SEE SHEET 17



INDEX MAP

LEGEND:

- SET #5 REBAR WITH CAP, LS 36580
- ▲ FND REBAR WITH CAP, LS 17666
- U.E. UTILITY EASEMENT
- FND MONUMENT AS DESCRIBED
- FND REBAR WITH CAP, LS 17669
- FND REBAR WITH CAP, LS 9133



SEE SHEET 15

AzTEC CONSULTANTS, inc.
 A LAND SURVEYING COMPANY
 8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
 Ph. (303) 713-1898 Ex. (303) 713-1897
 AzTec Proj. No.: 17004-08

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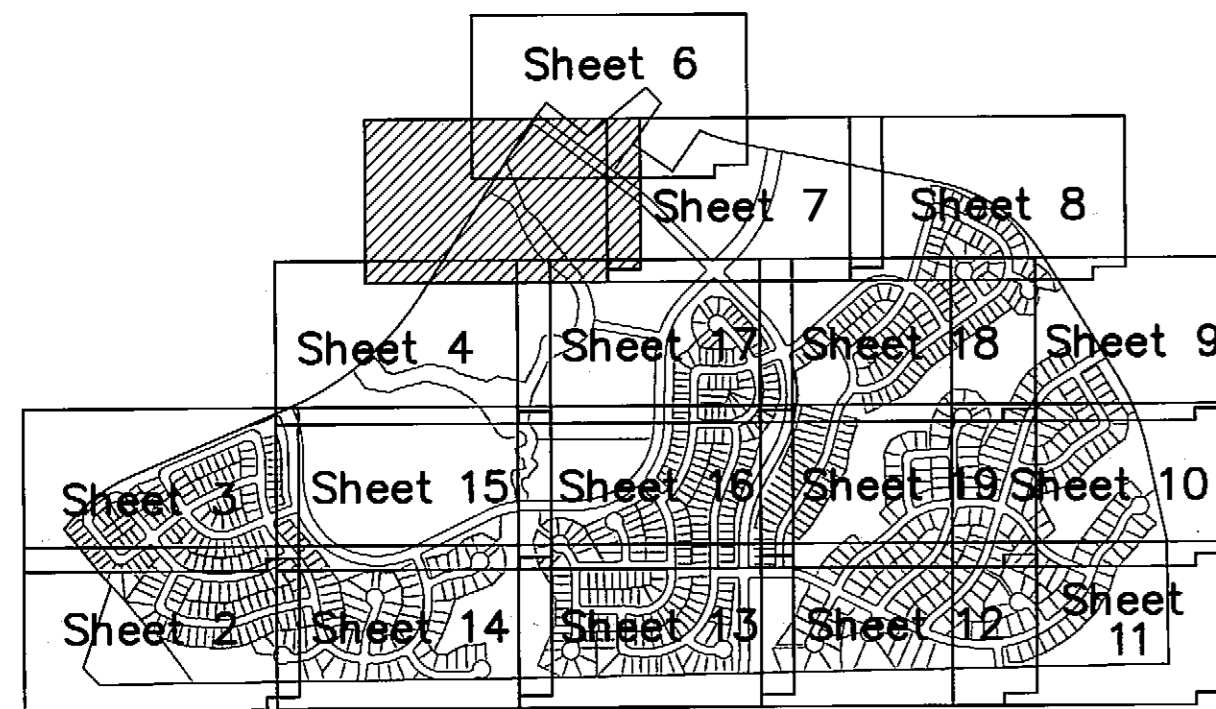
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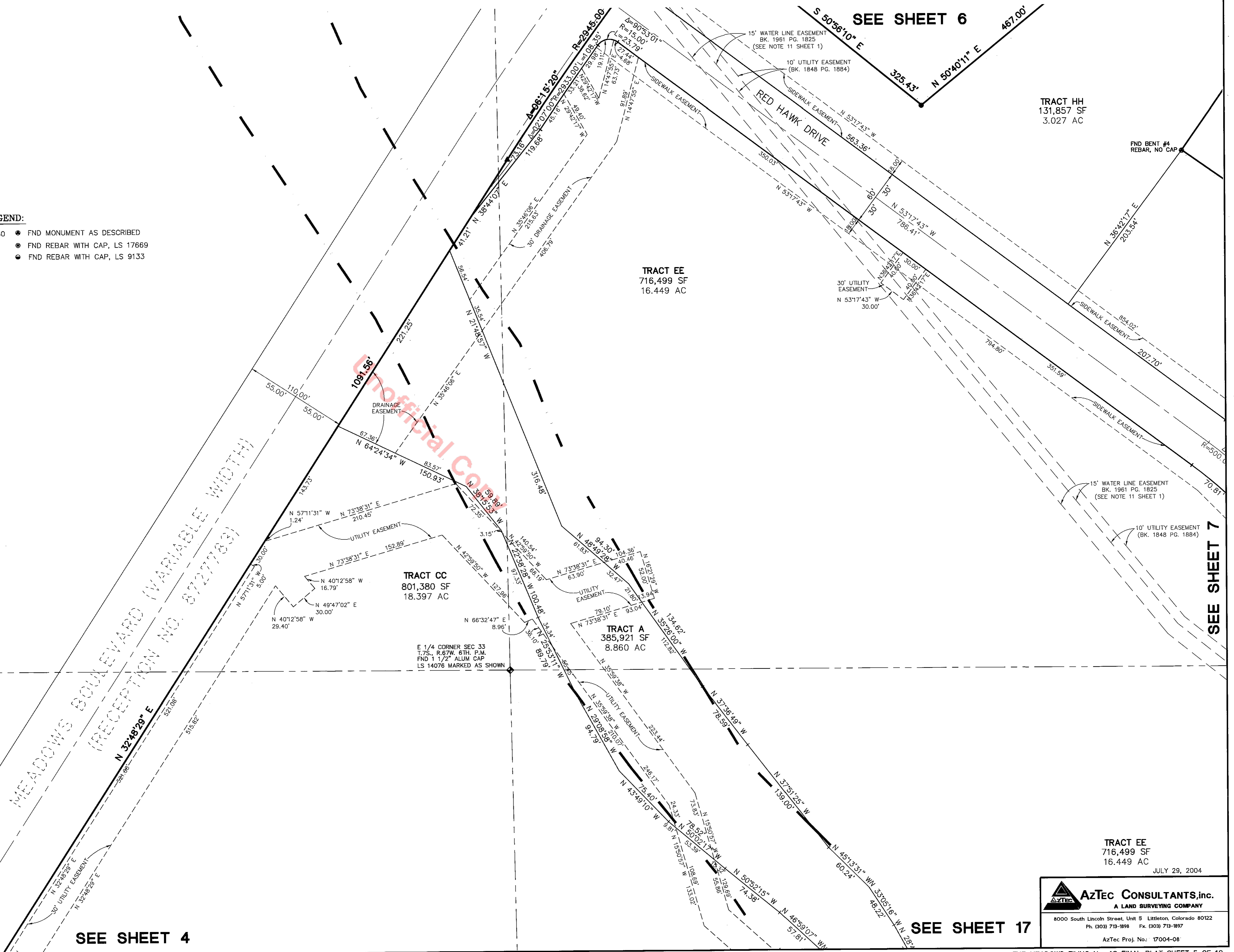


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- SET #5 REBAR WITH CAP, LS 36580
- ▲ FND REBAR WITH CAP, LS 17666
- U.E. UTILITY EASEMENT
- FND MONUMENT AS DESCRIBED
- FND REBAR WITH CAP, LS 17669
- FND REBAR WITH CAP, LS 9133



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AzTec CONSULTANTS, inc.
 A LAND SURVEYING COMPANY
 8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
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 AzTec Proj. No.: 17004-08

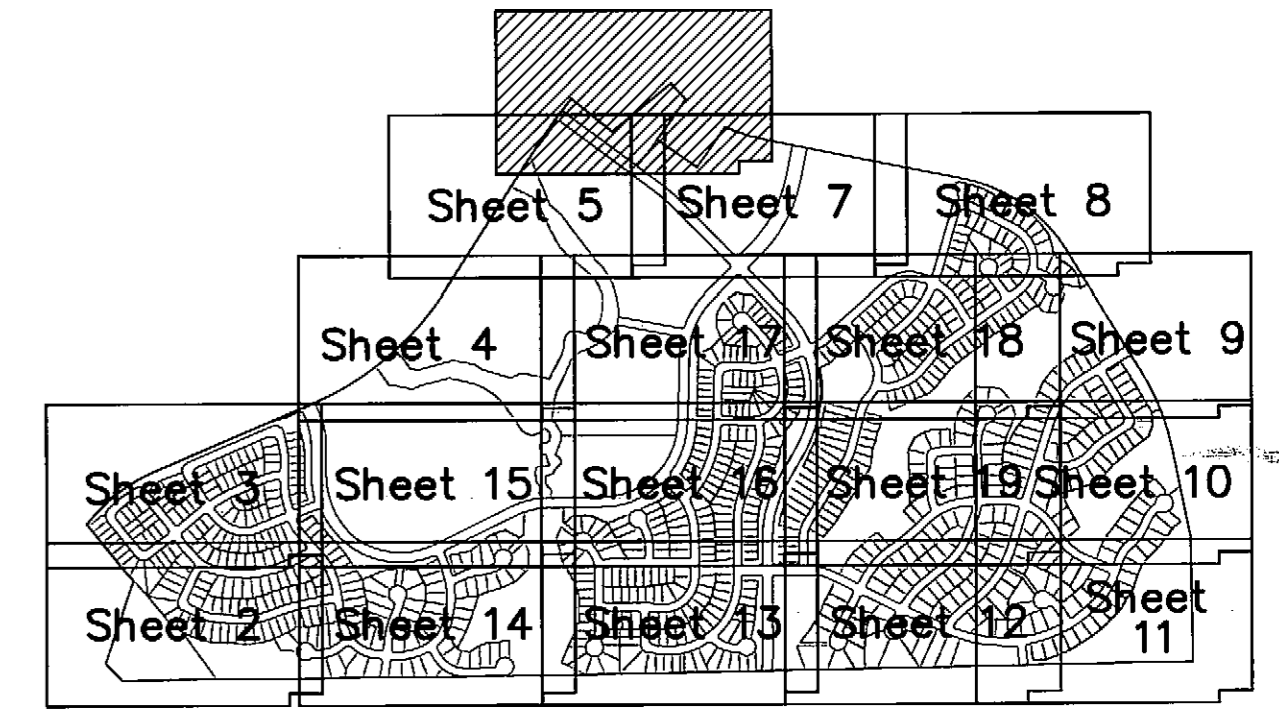
TRACT EE
 716,499 SF
 16.449 AC

JULY 29, 2004

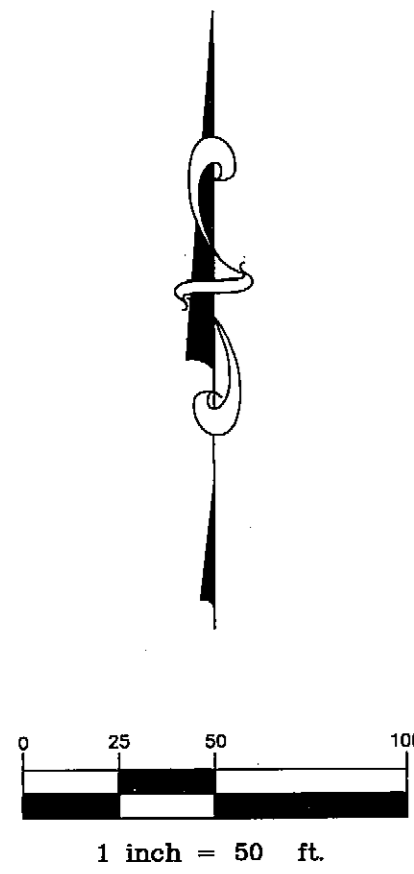
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OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

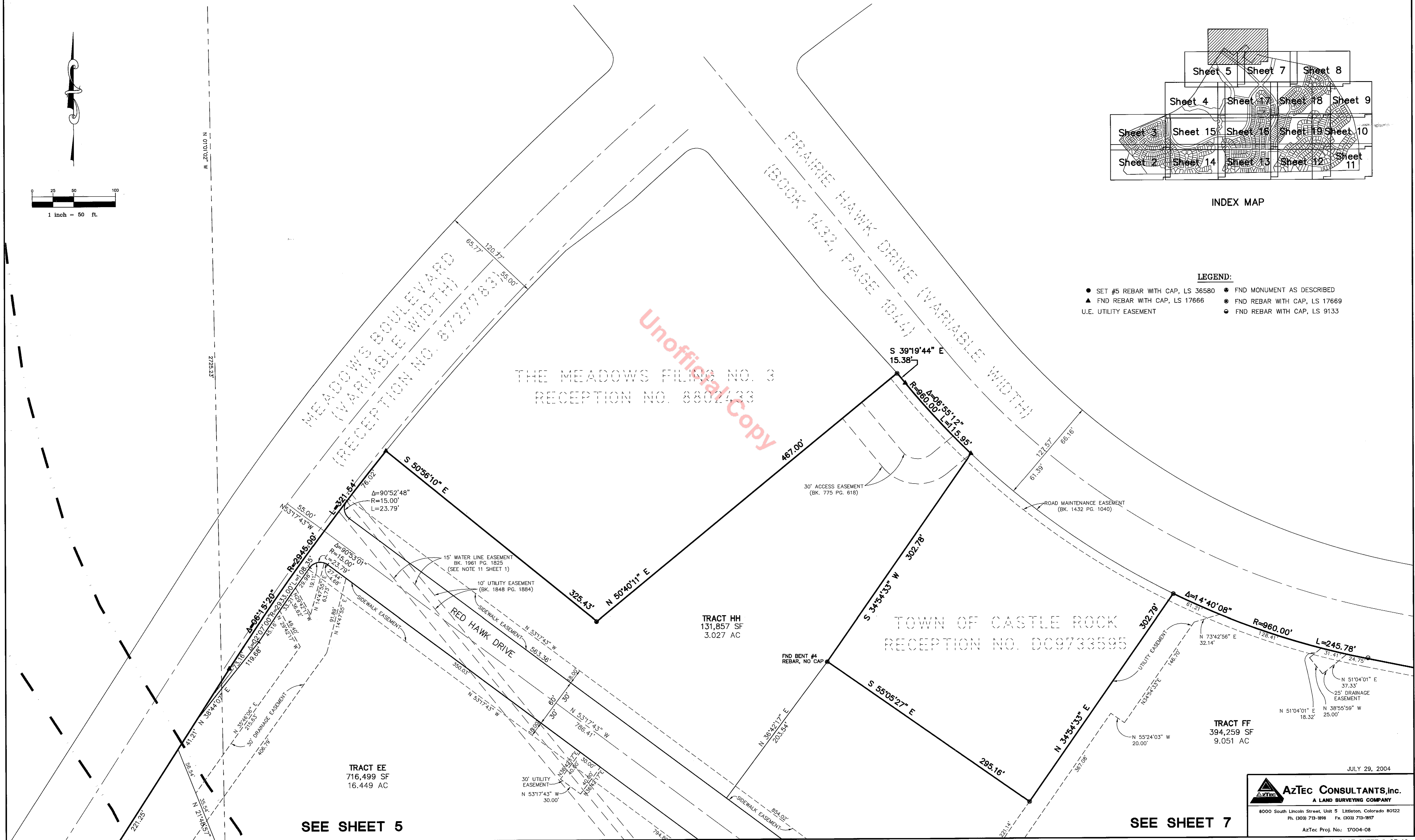
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- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - U.E. UTILITY EASEMENT
 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133



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JULY 29, 2004

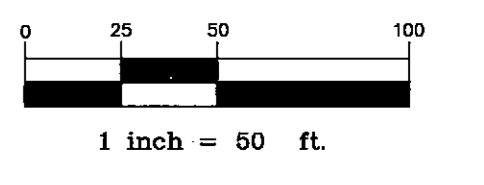
Aztec CONSULTANTS, Inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fx. (303) 713-1897
Aztec Proj. No.: 17004-08

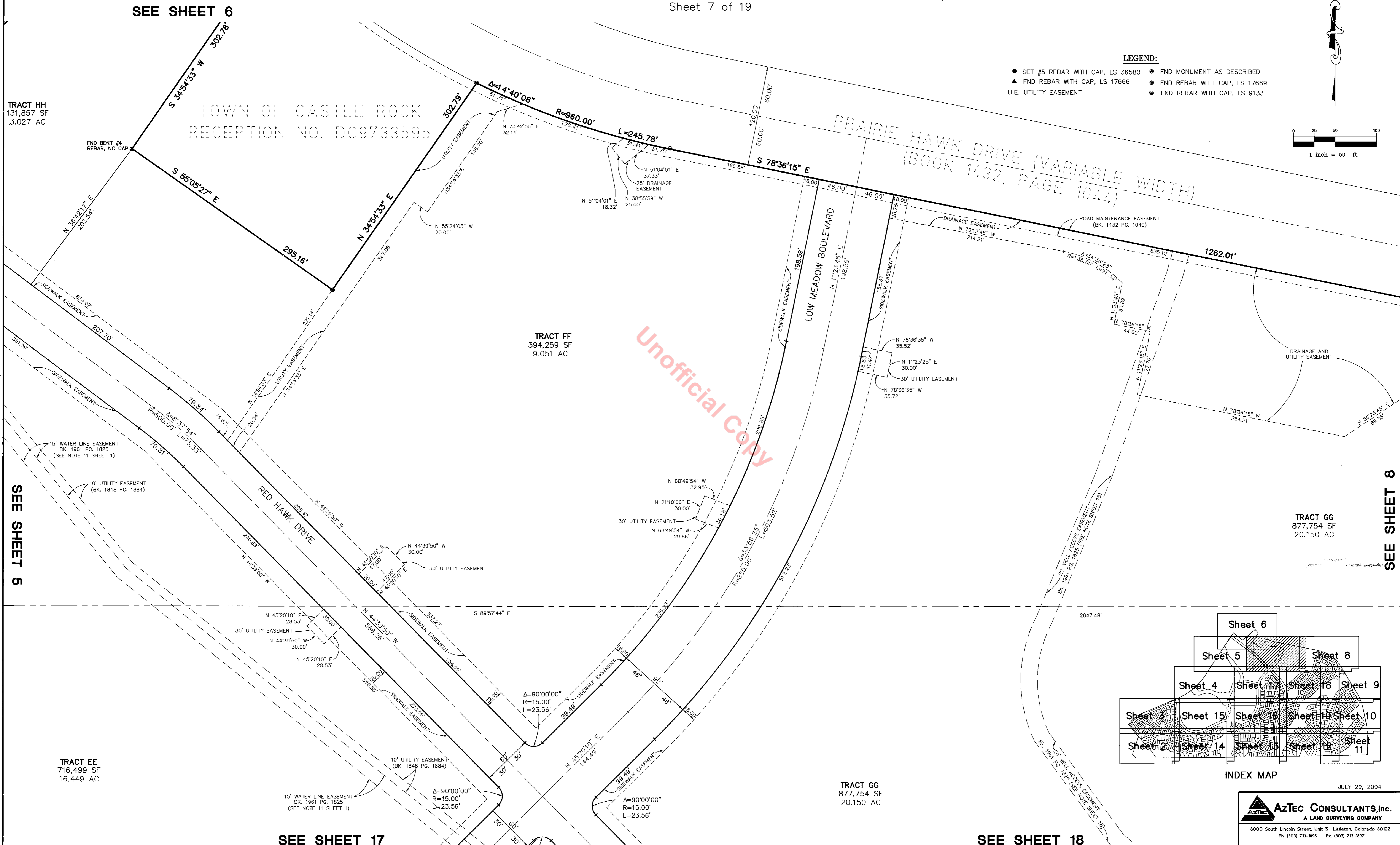
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- LEGEND:**
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 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT



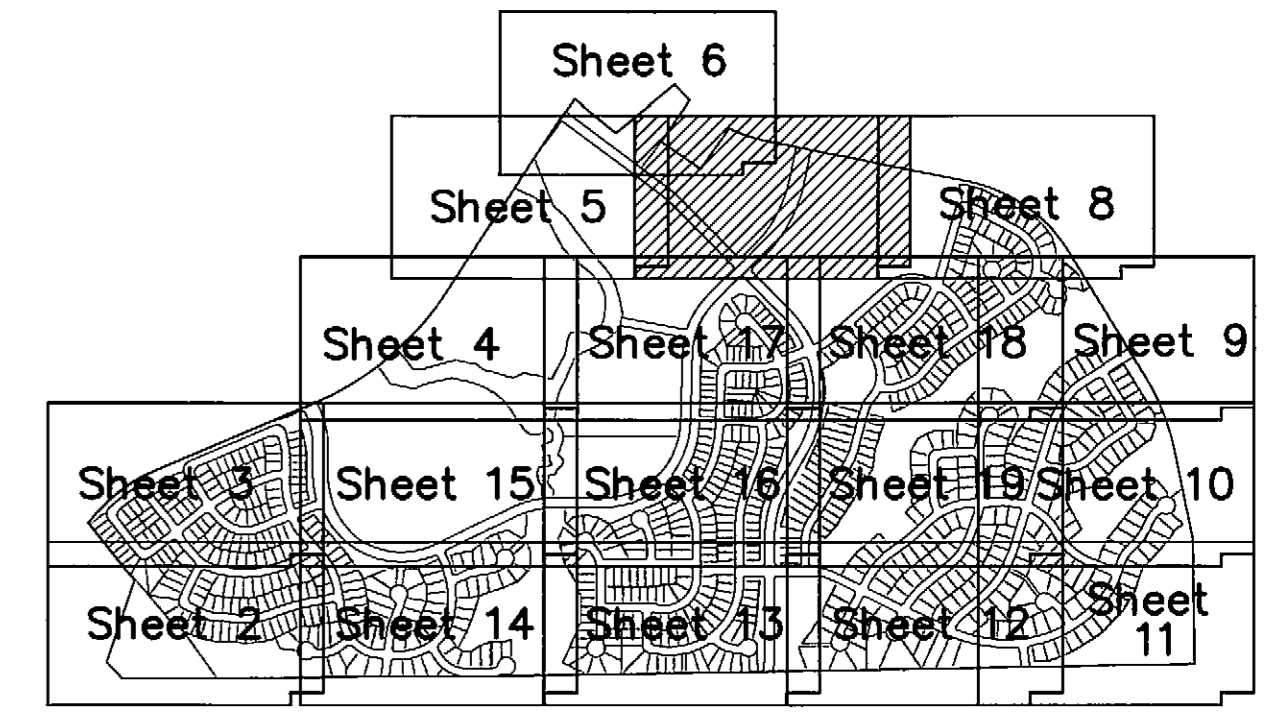
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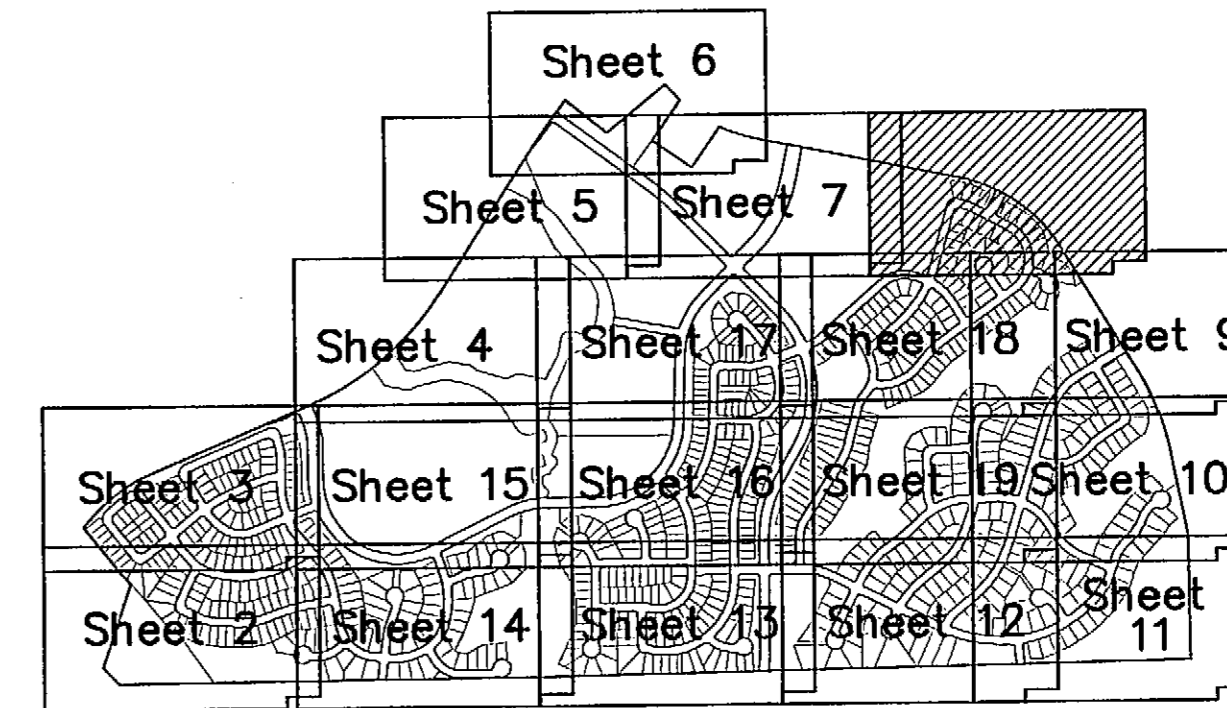
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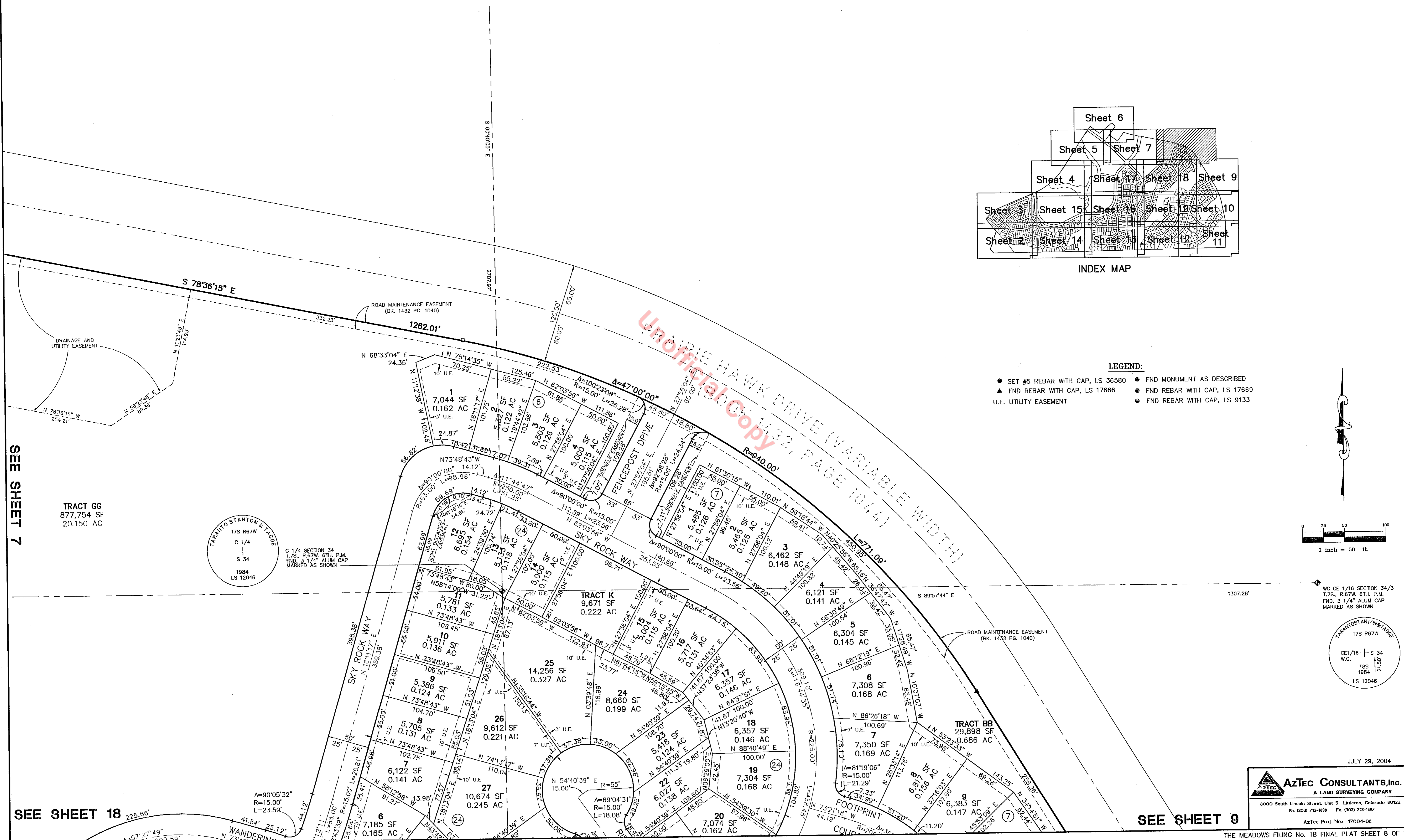
AzTec CONSULTANTS, inc.
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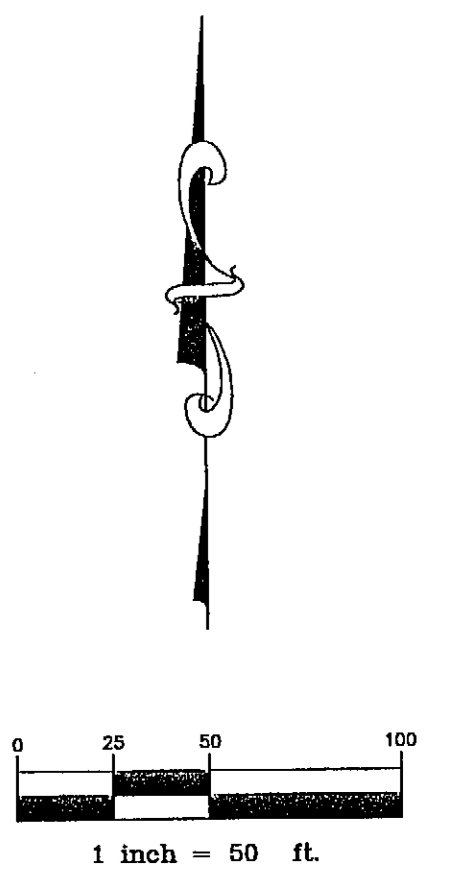
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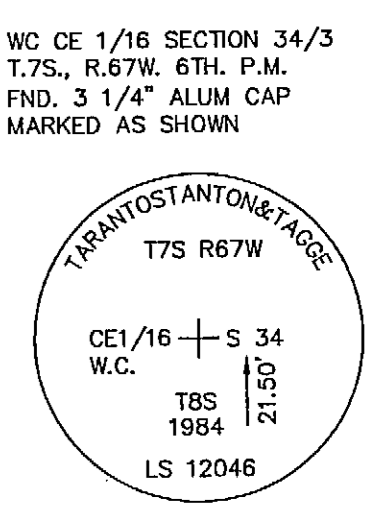
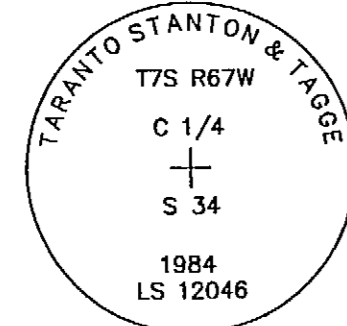
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 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT



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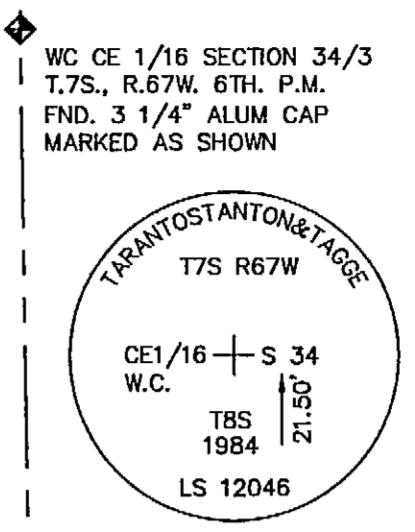
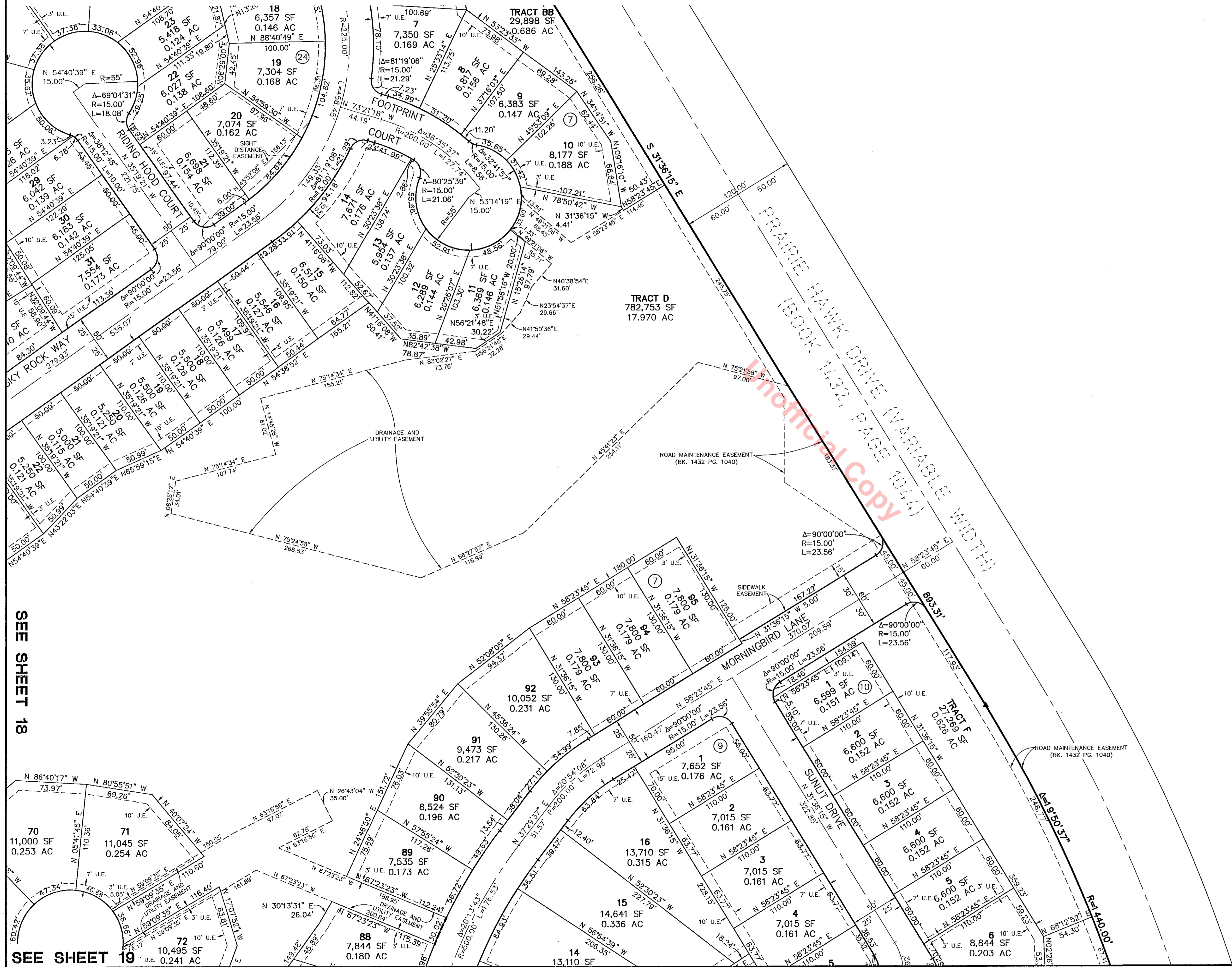
AZtec CONSULTANTS, inc.
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 AzTec Proj. No.: 17004-08

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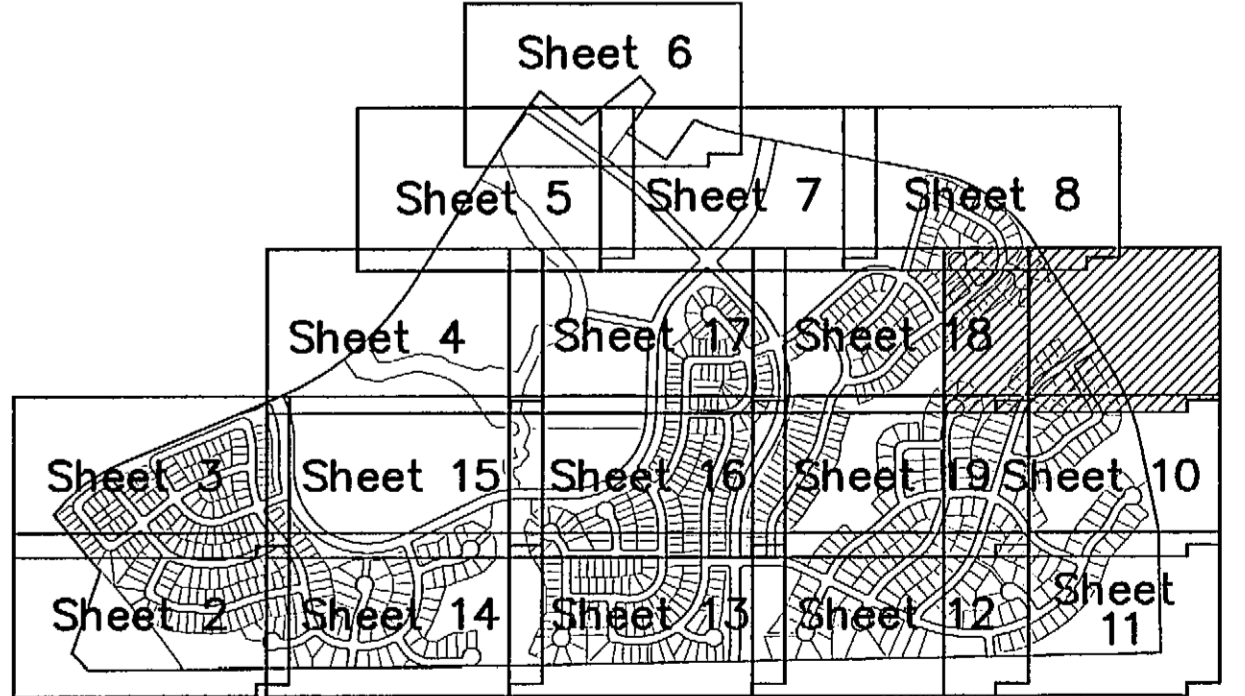


WC CE 1/16 SECTION 34/3
T.7S., R.67W. 6TH. P.M.
FND. 3 1/4" ALUM CAP
MARKED AS SHOWN

CEI/16 - S 34
W.C.
TBS
1984
LS 12046

W 27° 51' 00" N
E 172° 58' 17" EC 34
265.54'

- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - U.E. UTILITY EASEMENT
 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133



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JULY 29, 2004

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A LAND SURVEYING COMPANY

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AzTec Proj. No.: 17004-08

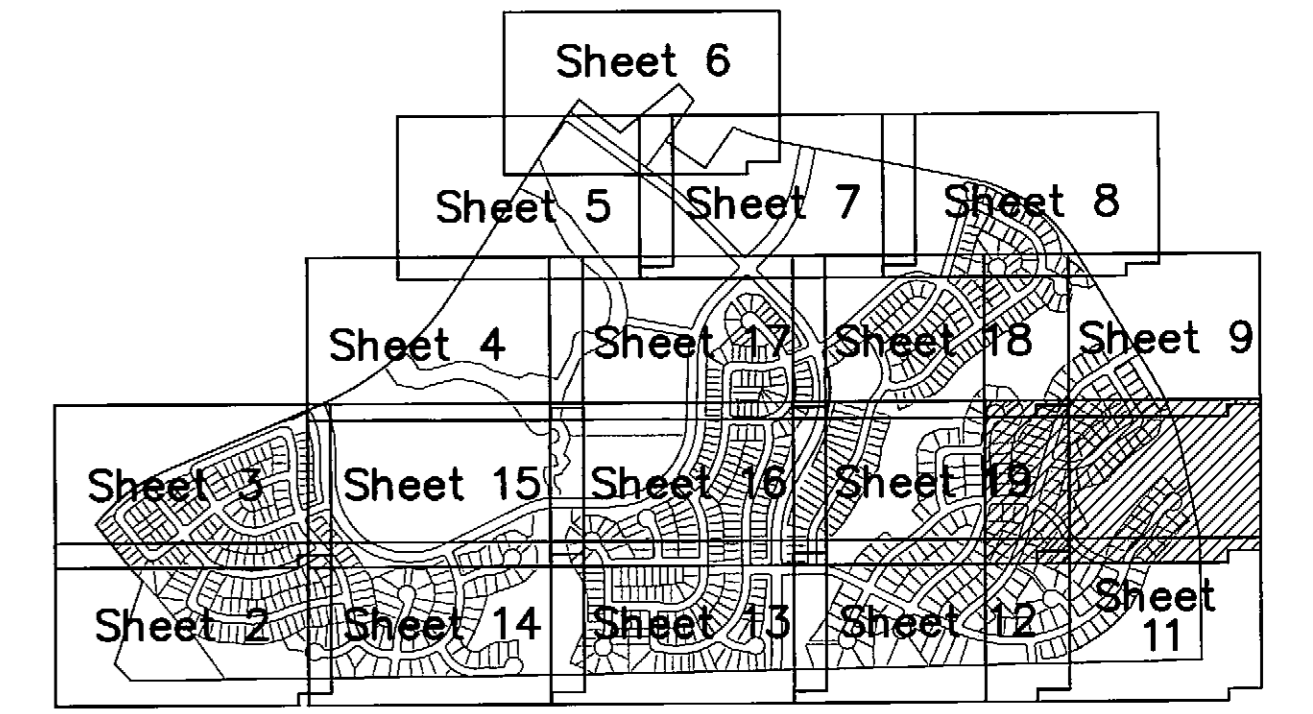
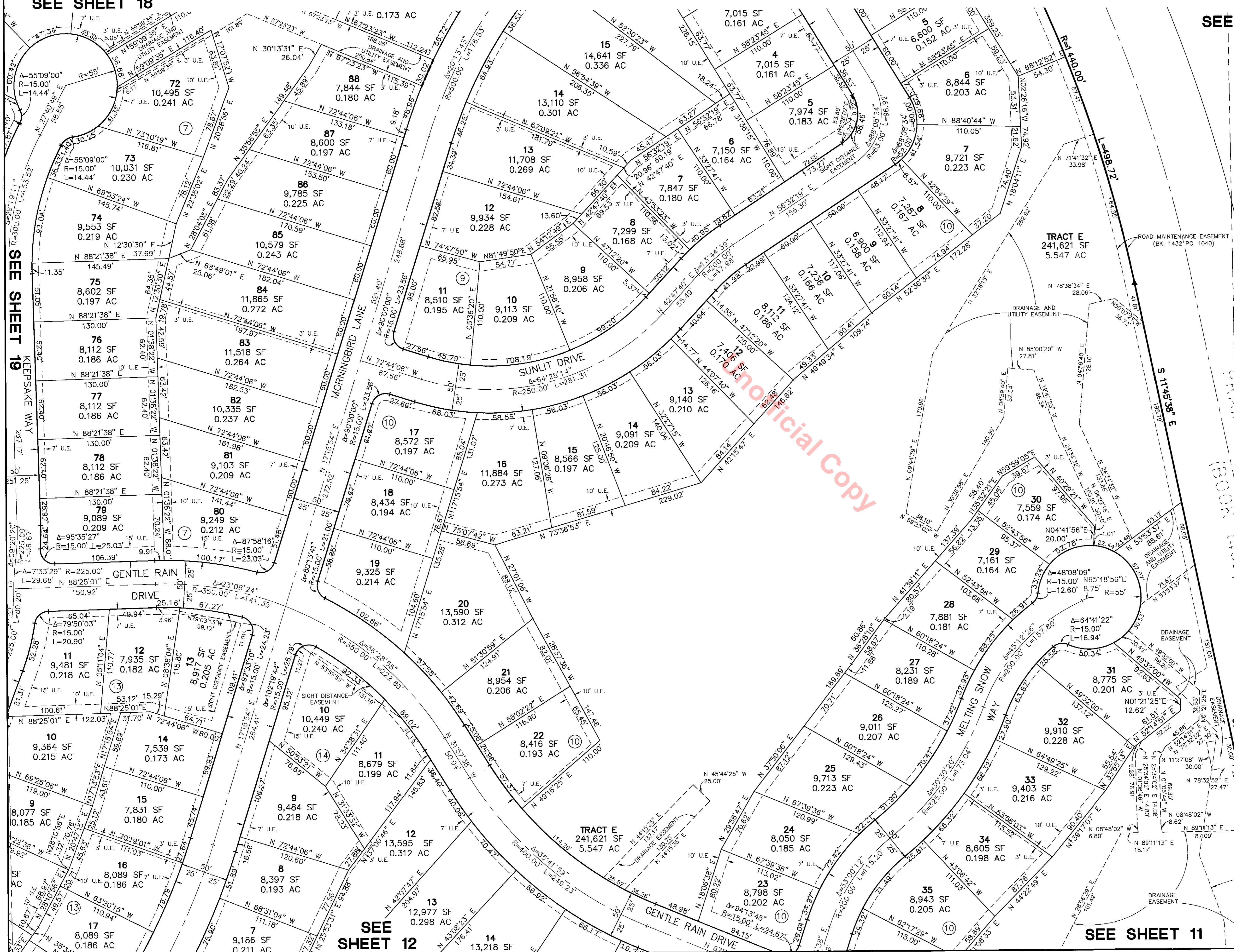
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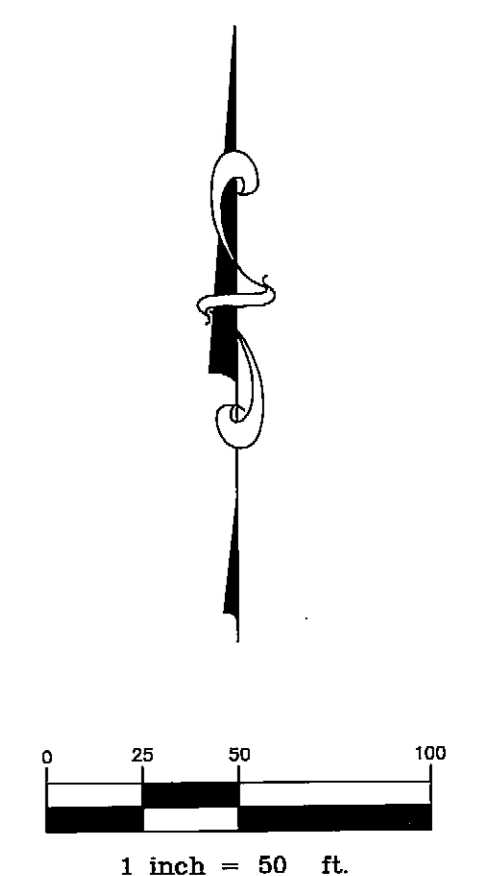
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 - FND REBAR WITH CAP, LS 9133



JULY 29, 2004

AzTEC CONSULTANTS, inc.
A LAND SURVEYING COMPANY

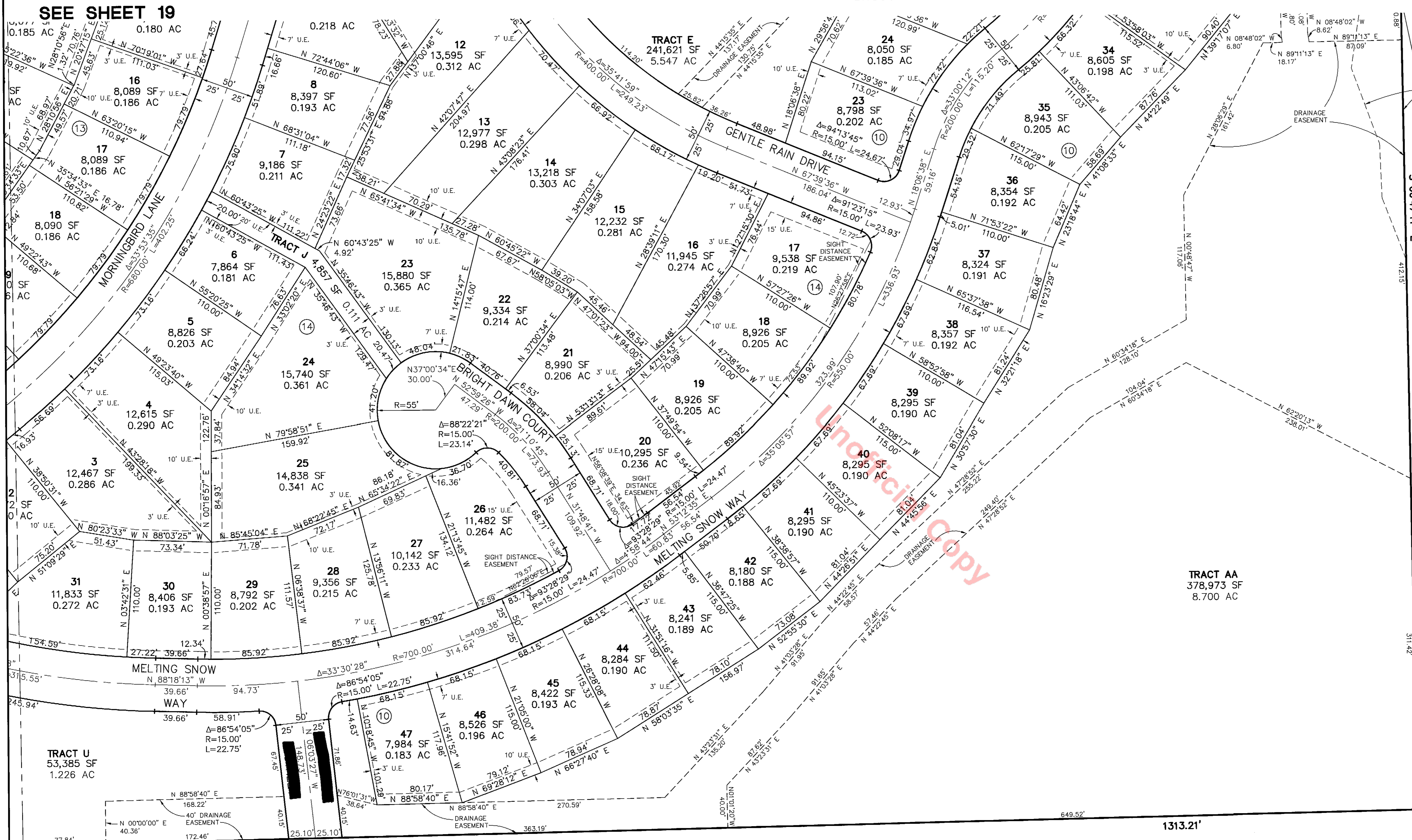
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph: (303) 713-1896 Fx: (303) 713-1897
AzTec Proj. No.: 17004-08

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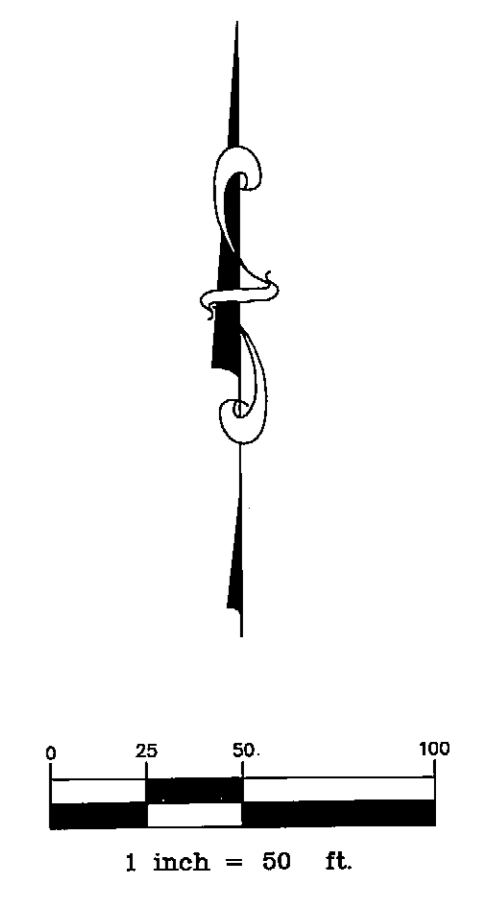
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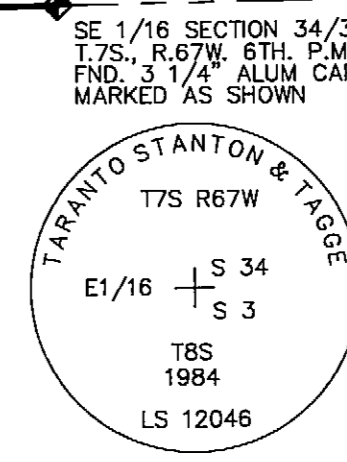
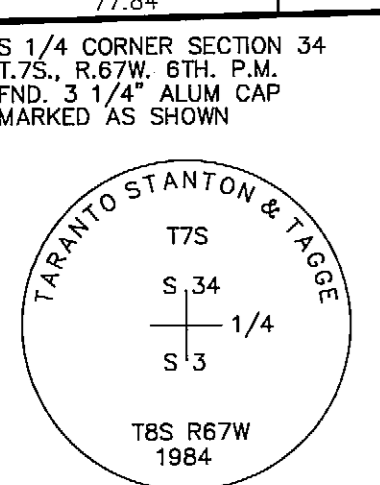
SEE SHEET 10



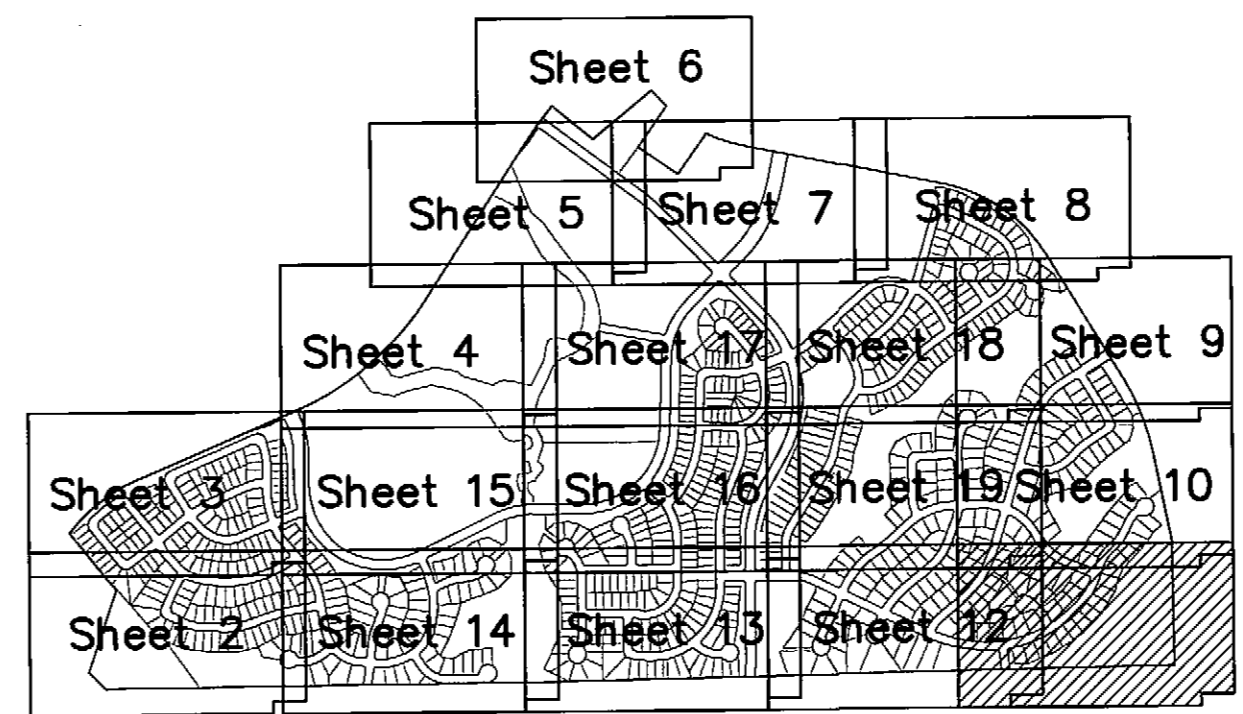
SEE SHEET 19



PRAIRIE HAWK DRIVE (VARIABLE WIDTH)
 (BOOK 1432, PAGE 1044)



- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - FND MONUMENT AS DESCRIBED
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 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT



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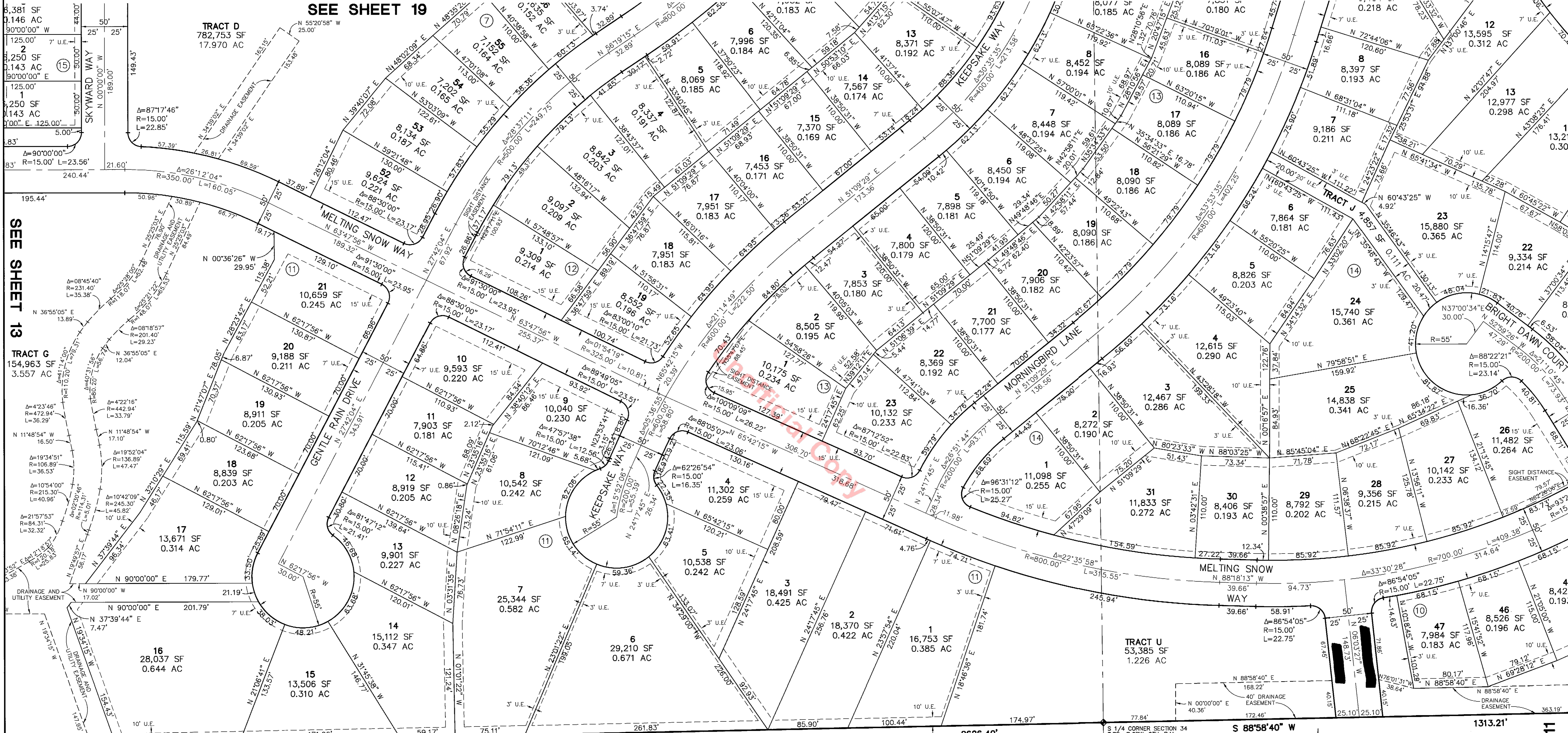
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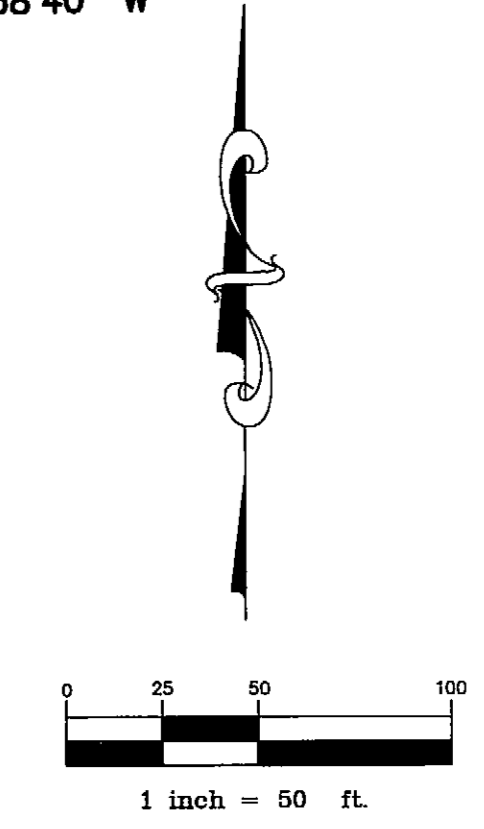
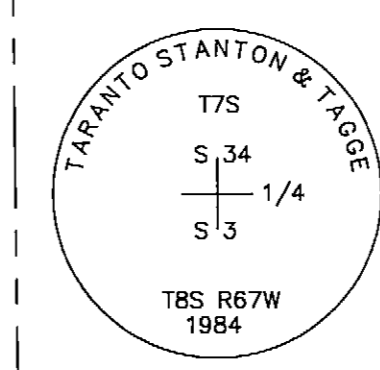
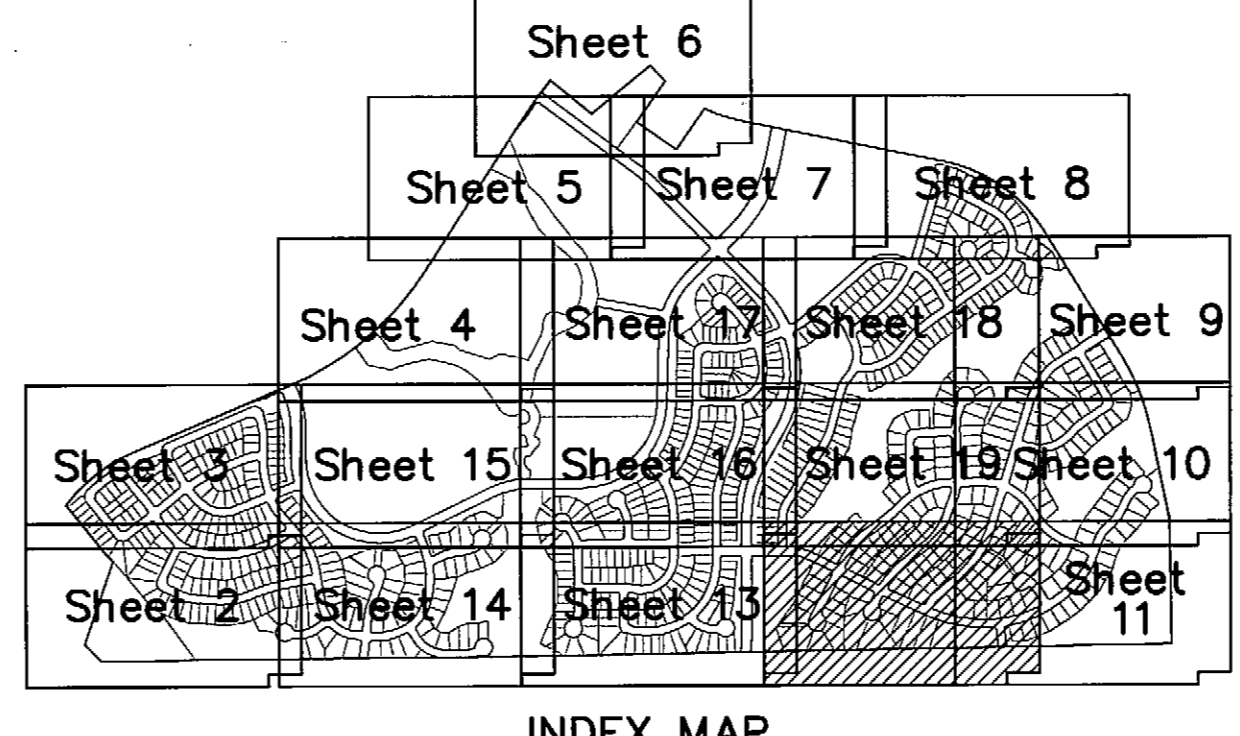
SEE SHEET 19



SEE SHEET 13

SEE SHEET 11

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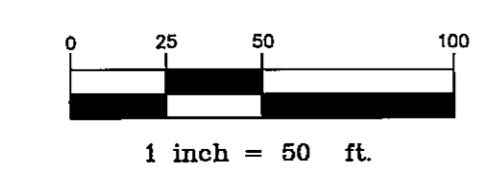
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SEE SHEET 16

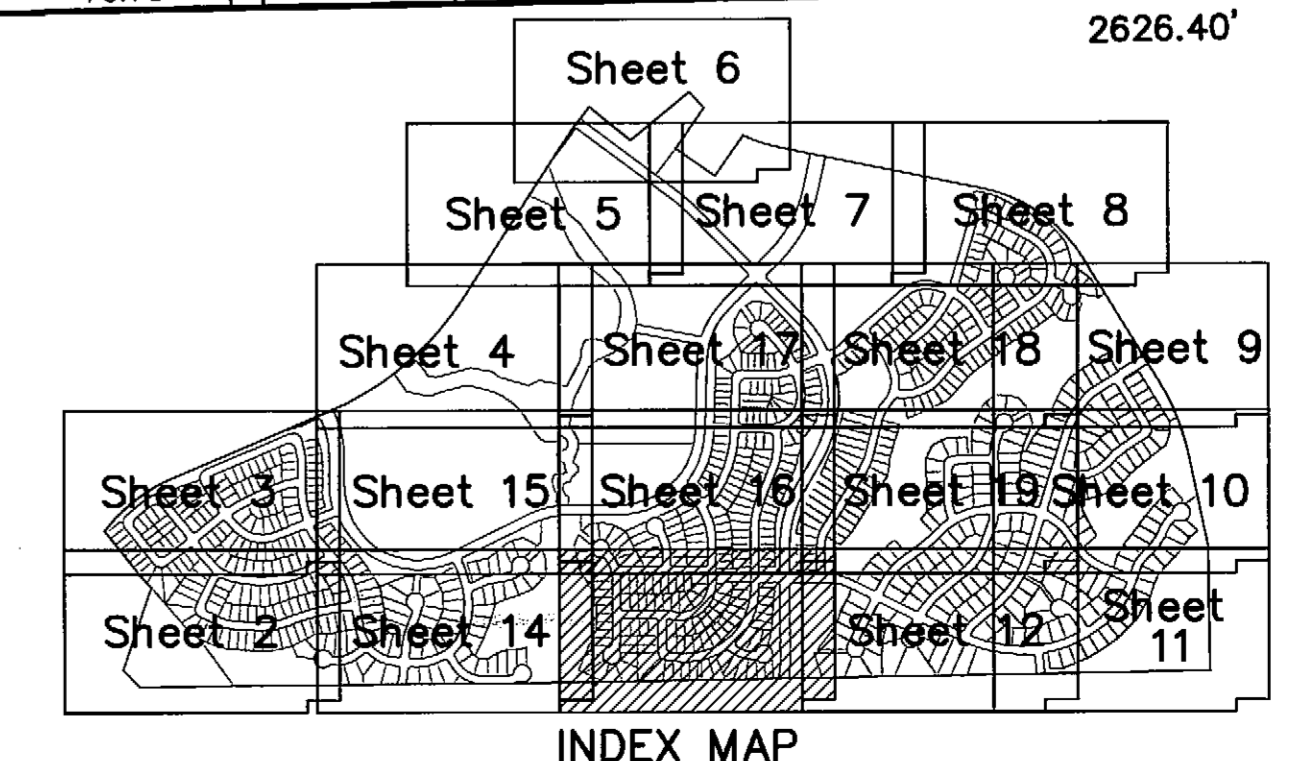
SEE SHEET 12

SE CORNER SECTION 33
T.7S., R.67W., 8TH., P.M.
FND. STONE WITH "A" ON TOP

S 88°58'38" W



- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
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 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT



JULY 29, 2004

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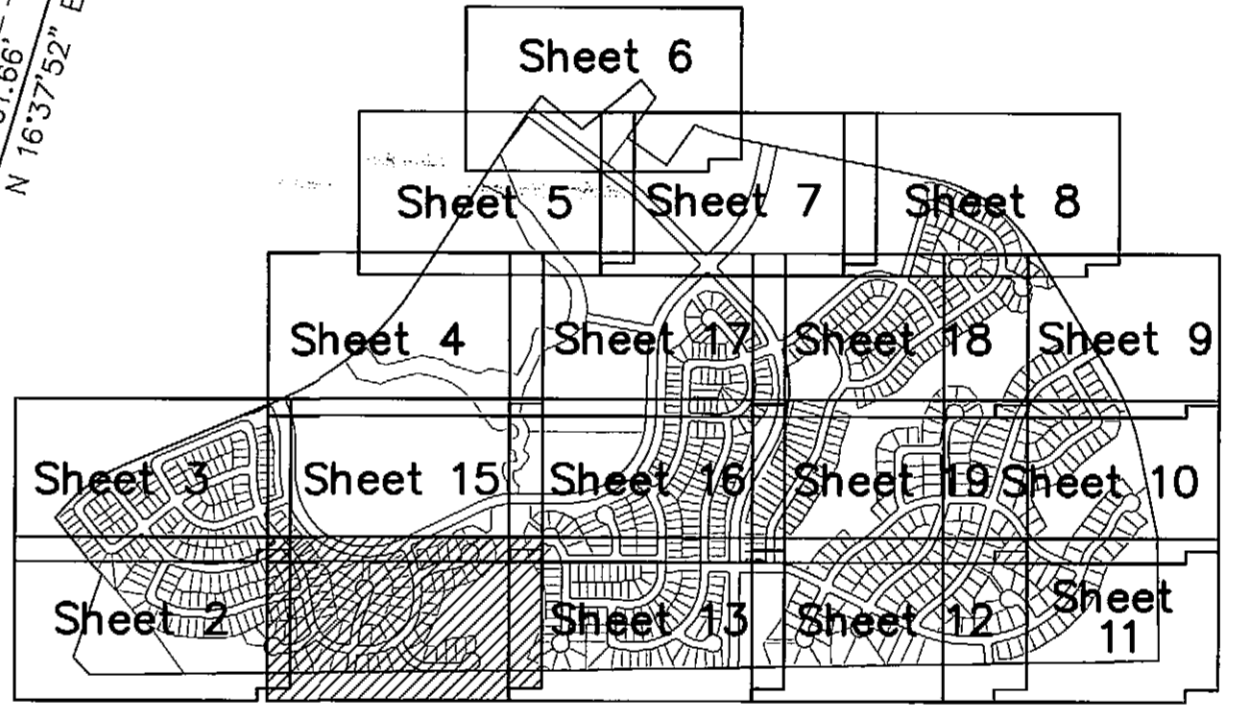
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SEE SHEET 15



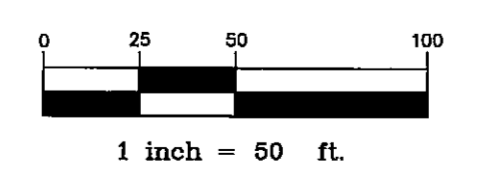
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- FND REBAR WITH CAP, LS 17669
- FND REBAR WITH CAP, LS 9133
- U.E. UTILITY EASEMENT



JULY 29, 2004

AzTec CONSULTANTS, inc.
A LAND SURVEYING COMPANY

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 713-1898 Fax. (303) 713-1897

AzTec Proj. No.: 17004-08

THE MEADOWS FILING No. 18 FINAL PLAT

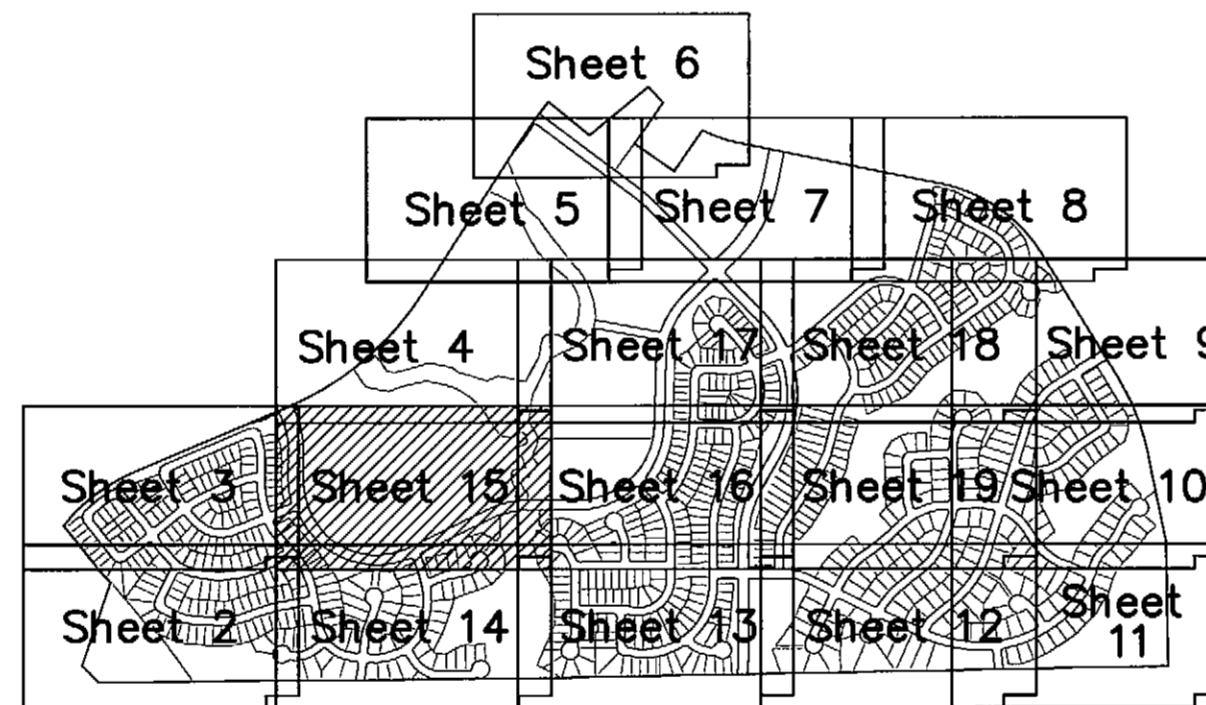
A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 15 of 19

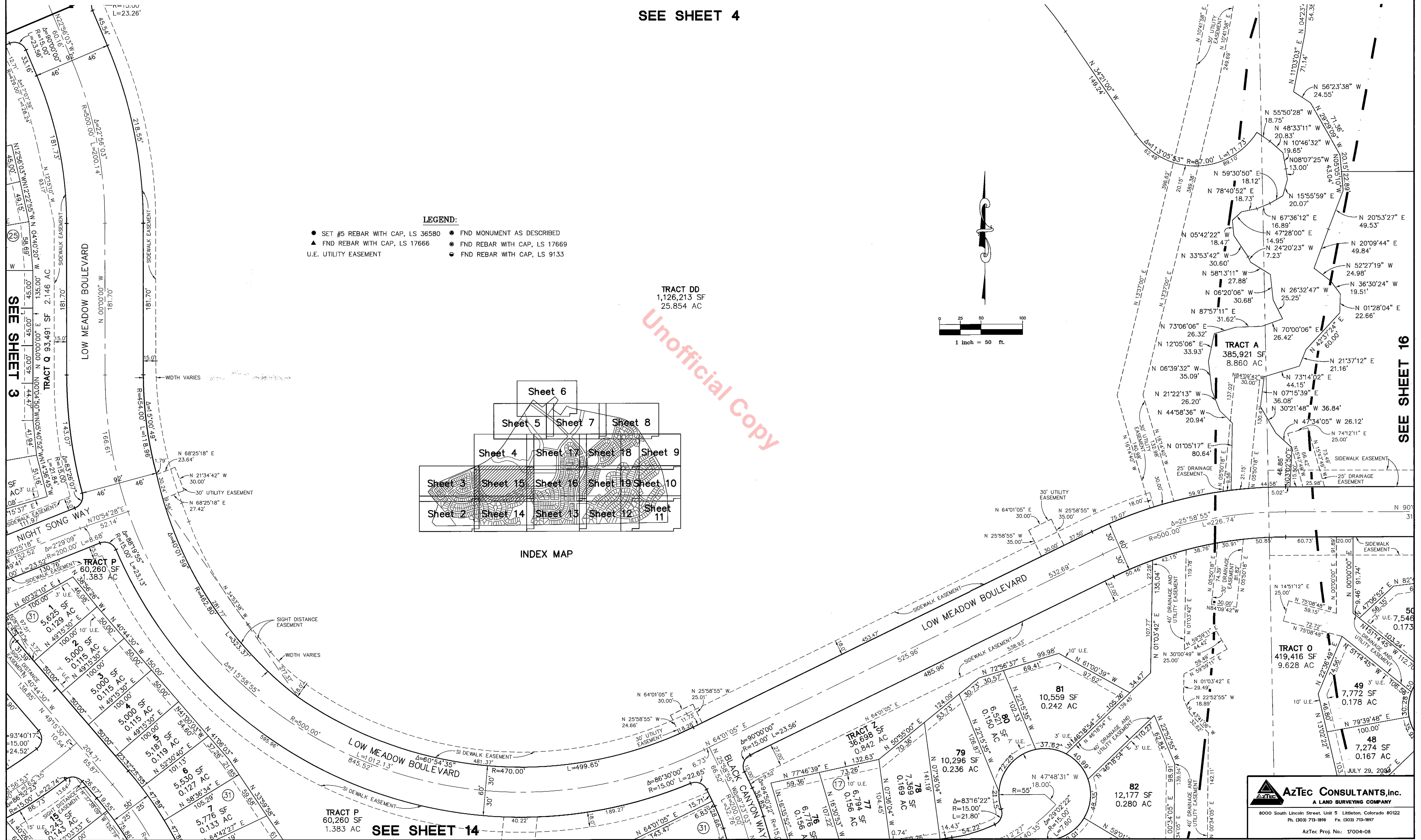
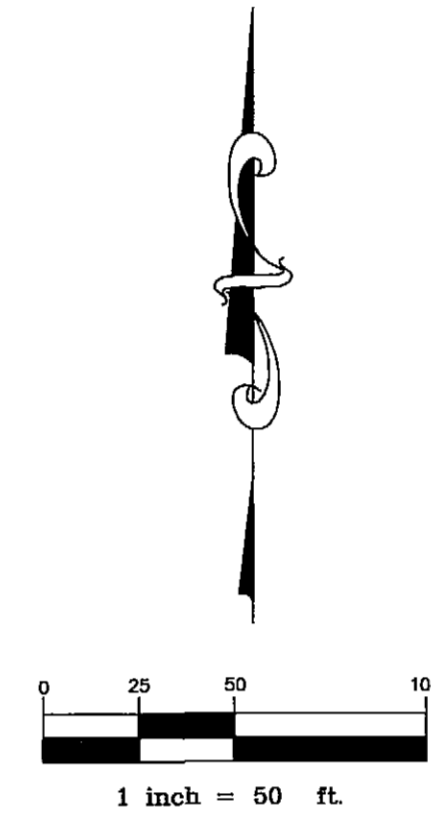
SEE SHEET 4

- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT

TRACT DD
1,126,213 SF
25.854 AC



INDEX MAP



SEE SHEET 3

SEE SHEET 16

SEE SHEET 14

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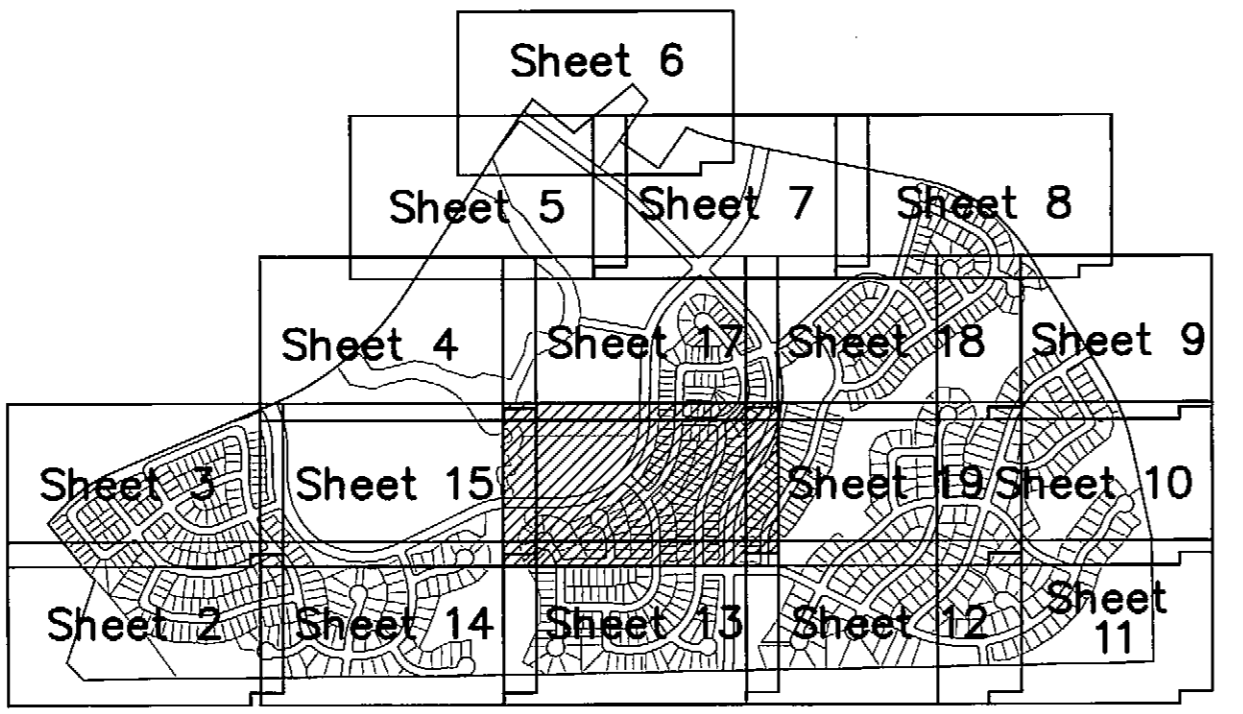
A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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SEE SHEET 17

TRACT C
435,620 SF
10.000 AC

- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17666
 - FND REBAR WITH CAP, LS 9133
 - U.E. UTILITY EASEMENT



INDEX MAP

TRACT B
239,623 SF
5.501 AC

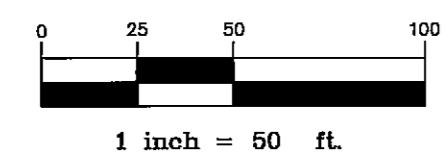
TRACT Y
48,341 SF
1.110 AC

TRACT M
72,966 SF
1.675 AC

TRACT H
45,978 SF
1.056 AC

TRACT O
419,416 SF
9.628 AC

TRACT N
72,966 SF
1.675 AC



LOW MEADOW BOULEVARD

SETTING SUN AVENUE

SEE SHEET 13

SEE SHEET 19

SEE SHEET 15

JULY 28, 2004

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8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122
Ph. (303) 773-1998 Fax. (303) 773-1997
Aztec Proj. No. 17004-08

THE MEADOWS FILING No. 18 FINAL PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

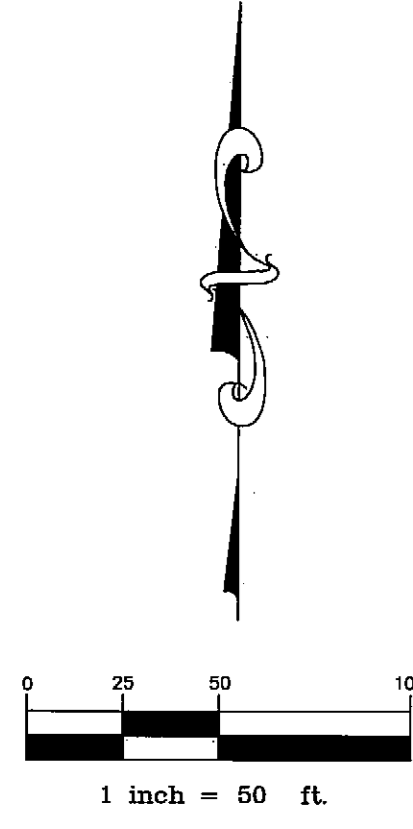
Sheet 17 of 19

SEE SHEET 6

SEE SHEET 7

TRACT EE
716,499 SF
16.449 AC

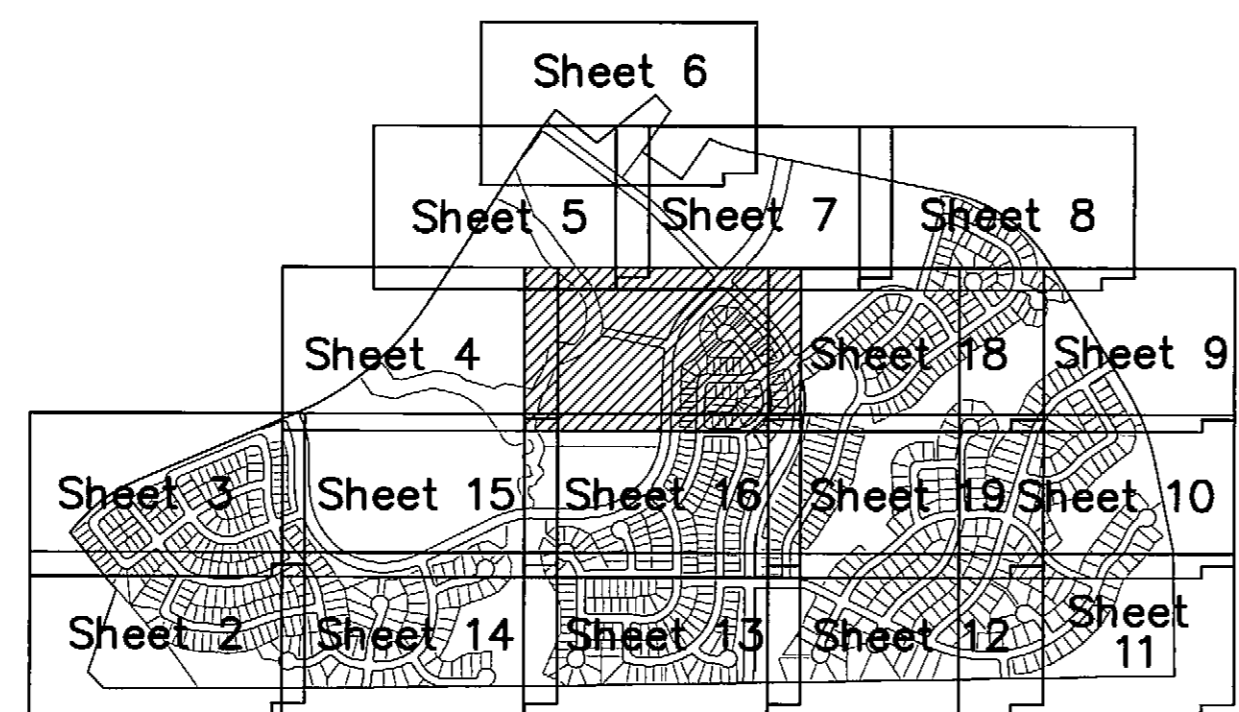
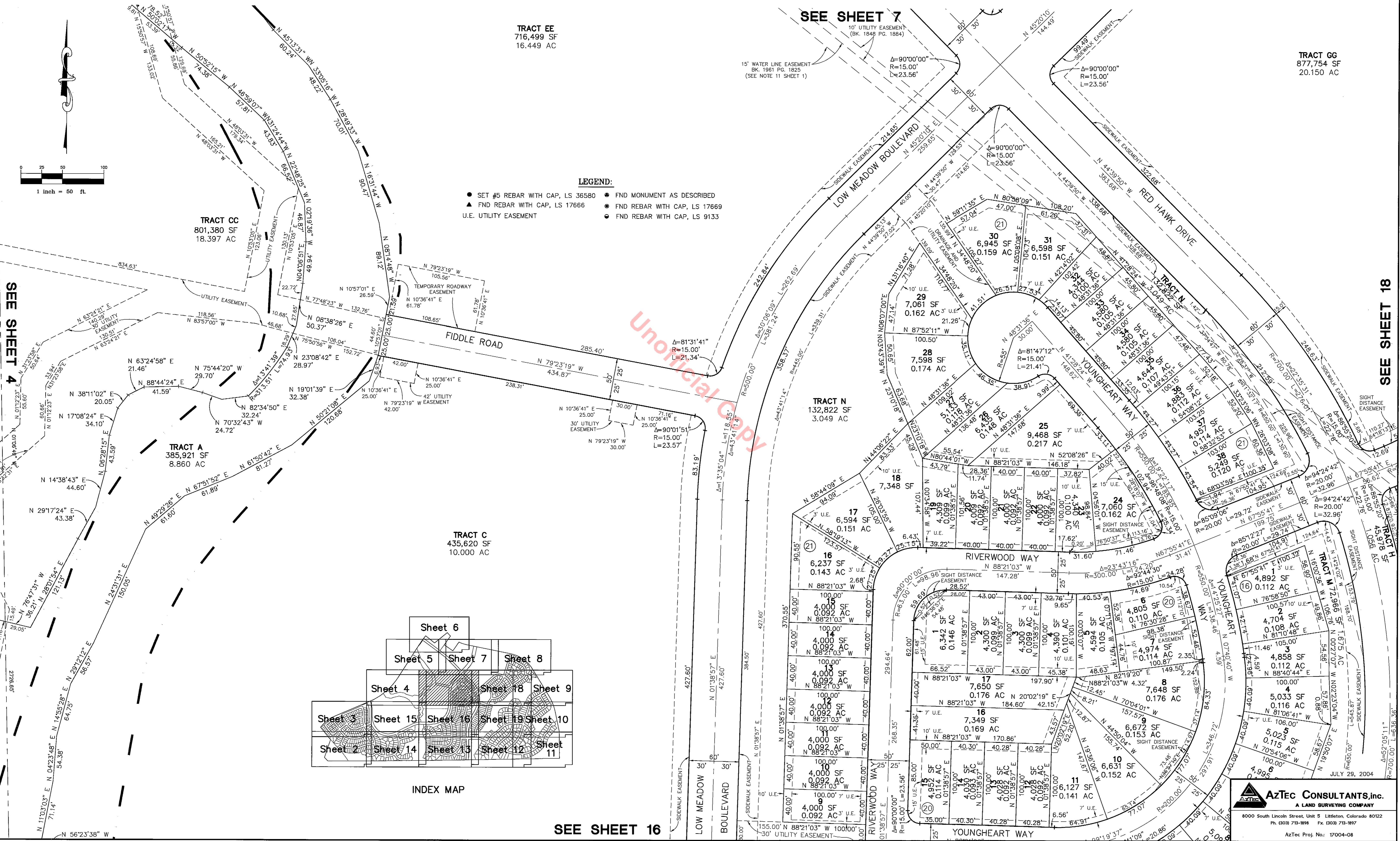
TRACT GG
877,754 SF
20.150 AC



- LEGEND:**
- SET #5 REBAR WITH CAP, LS 36580
 - ▲ FND REBAR WITH CAP, LS 17666
 - U.E. UTILITY EASEMENT
 - FND MONUMENT AS DESCRIBED
 - FND REBAR WITH CAP, LS 17669
 - FND REBAR WITH CAP, LS 9133

SEE SHEET 4

SEE SHEET 18



INDEX MAP

SEE SHEET 16

JULY 28, 2004

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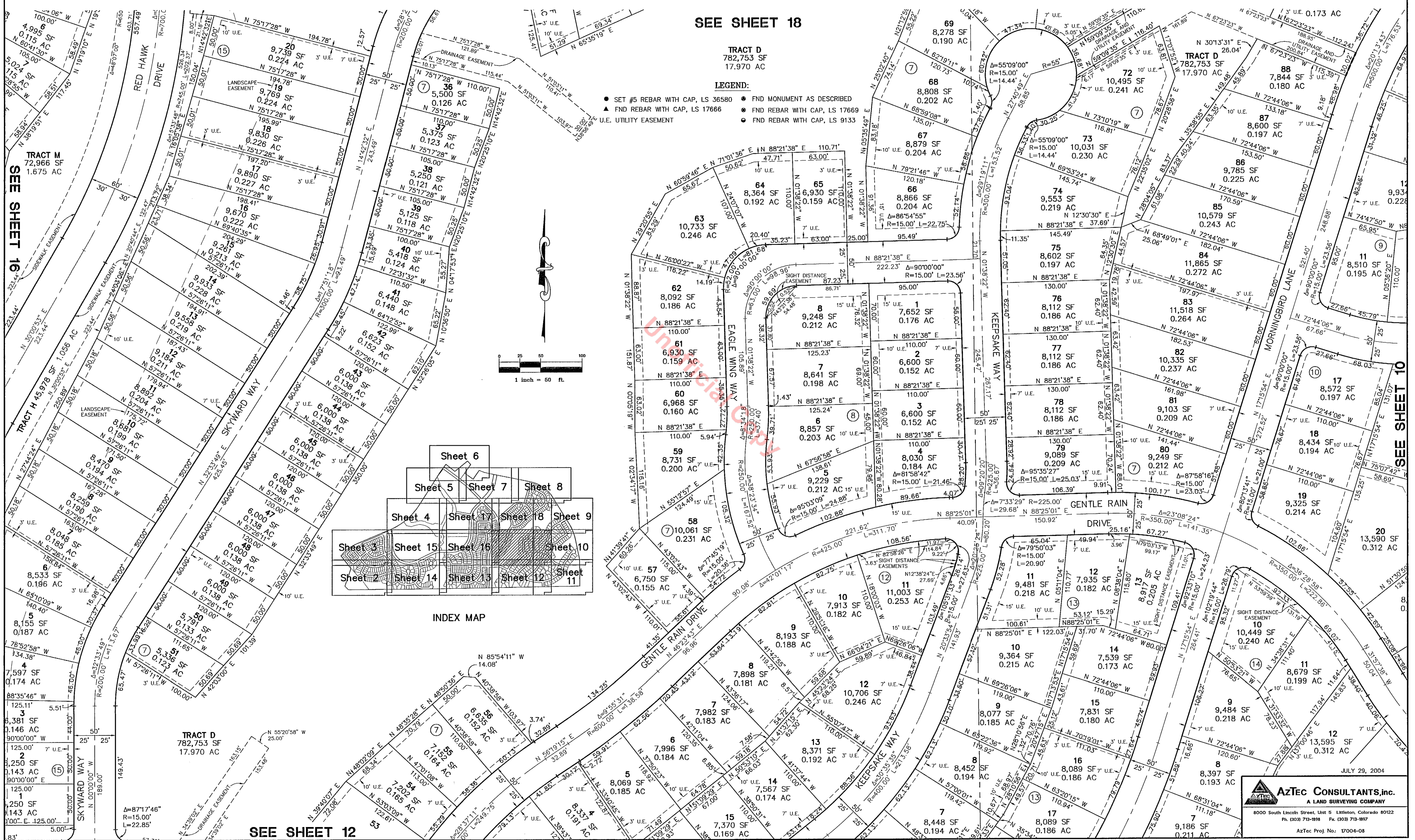
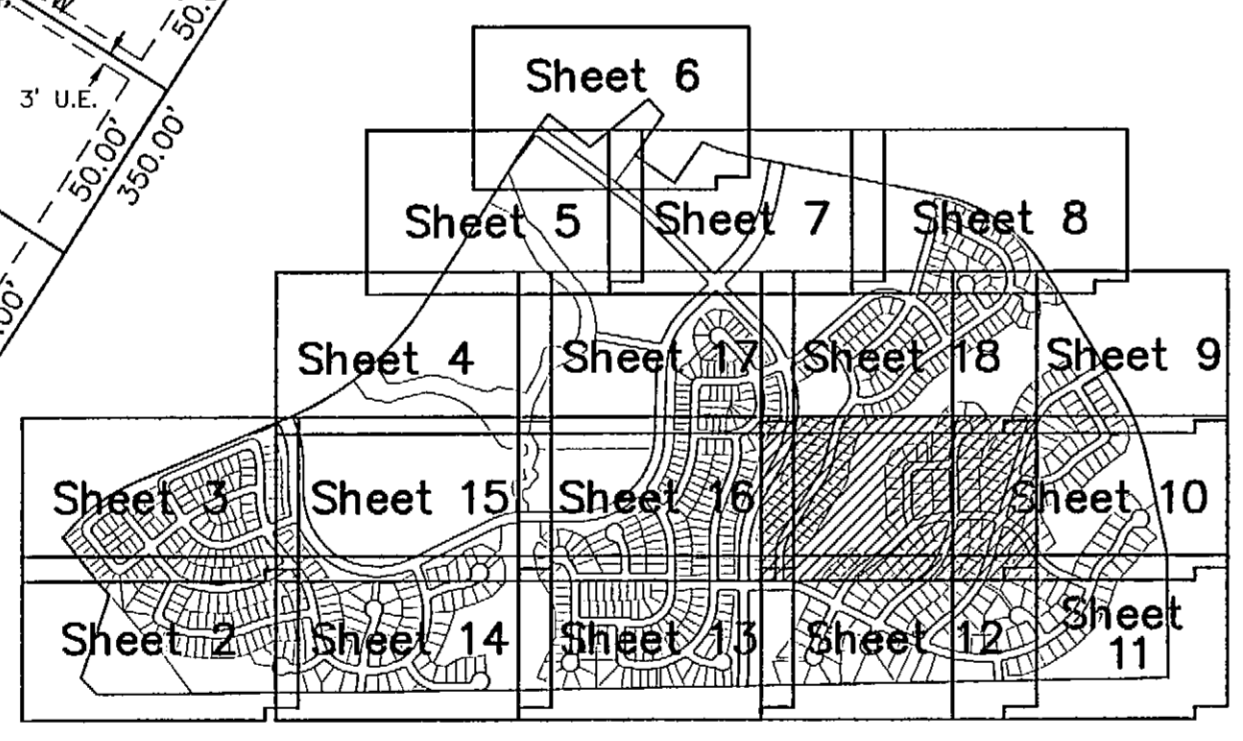
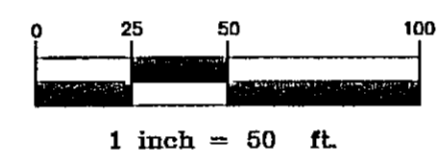
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SEE SHEET 18

TRACT D
782,753 SF
17,970 AC

LEGEND:

- SET #5 REBAR WITH CAP, LS 36580
- ▲ FND REBAR WITH CAP, LS 17666
- FND MONUMENT AS DESCRIBED
- FND REBAR WITH CAP, LS 17669
- FND REBAR WITH CAP, LS 9133
- U.E. UTILITY EASEMENT



JULY 29, 2004

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