

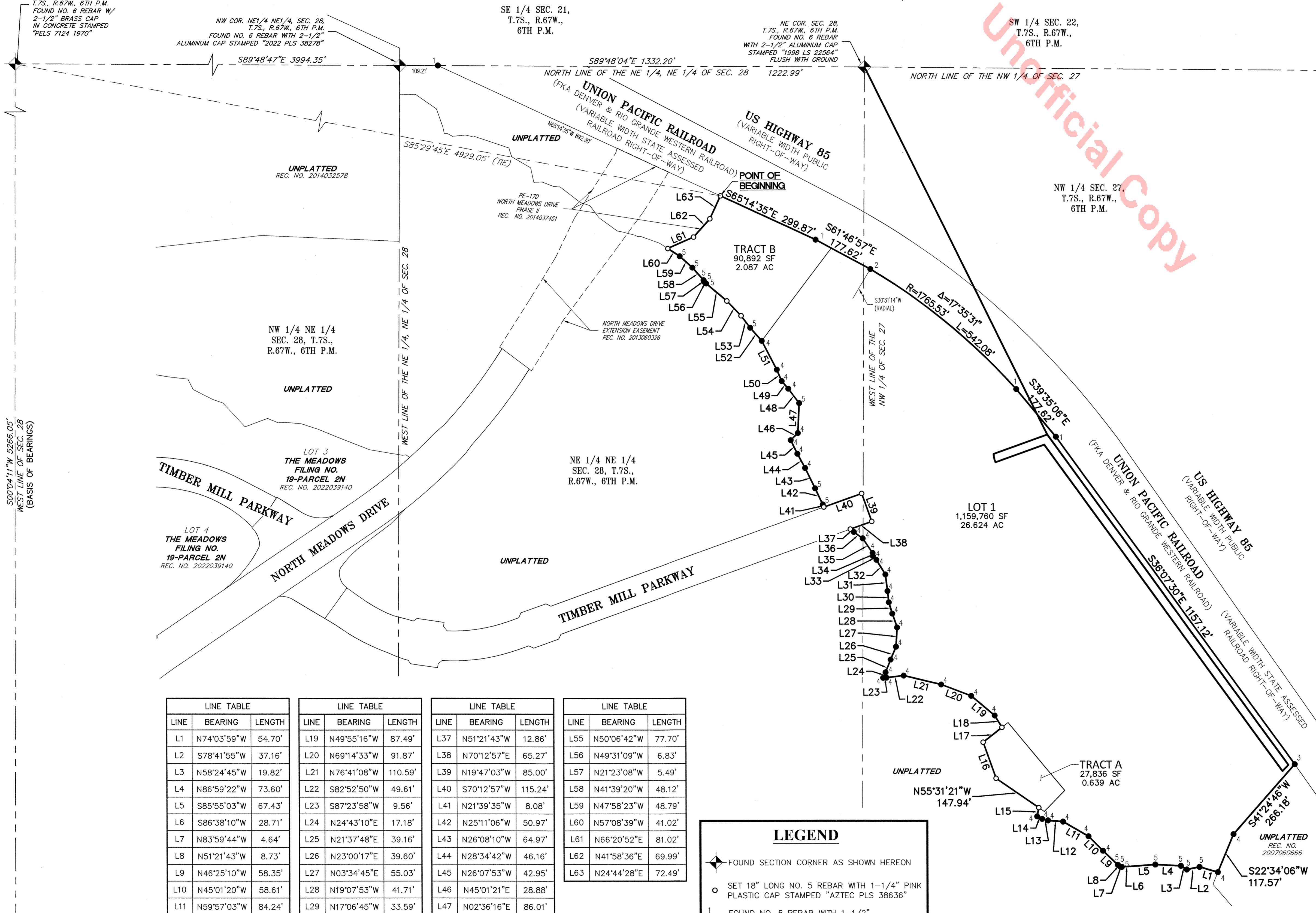


# THE MEADOWS 19, LOT 1, FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
29.350 ACRES - TOWN OF CASTLE ROCK PROJECT NO. PL22-0014

Unofficial Copy

**POINT OF COMMENCEMENT**  
NW COR. SEC. 28  
T.7S., R.67W., 6TH P.M.  
FOUND NO. 6 REBAR W/  
2-1/2" BRASS CAP  
IN CONCRETE STAMPED  
"PLS 7124 1970"



**GENERAL NOTES:**

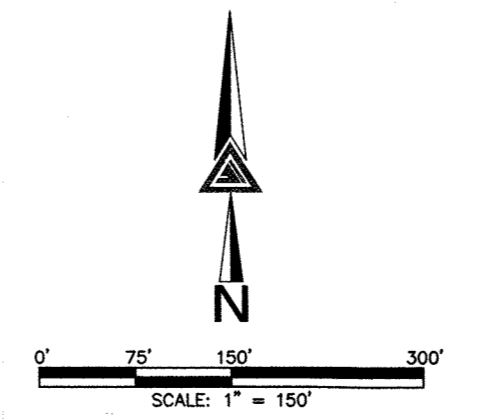
1. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70774837-09 EFFECTIVE 01/13/2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, 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 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH A 2-1/2" BRASS CAP STAMPED "PLS 7124 1970" IN CONCRETE AND AT THE SOUTHWEST CORNER BY A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR SOUTH 00°04'11" WEST, A DISTANCE OF 5,266.05 FEET.
4. DISTANCES ON THIS PLAN ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) ZONE A - AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C0167G, MAP REVISED MARCH 16, 2016, AS AMENDED BY THE LETTER OF MAP REVISION (LOMR) CASE NO. 17-08-1320P DATED JANUARY 16, 2018 WITH AN EFFECTIVE DATE OF JUNE 1, 2018. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
6. LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE MEADOWS METROPOLITAN DISTRICT #5, 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 45 DAYS 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.
7. MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT 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, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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 NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

500°04'11" W 5266.05'  
WEST LINE OF SEC. 28  
(BASIS OF BEARINGS)

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N74°03'59"W	54.70'	L19	N49°55'16"W	87.49'	L37	N51°21'43"W	12.86'	L55	N50°06'42"W	77.70'
L2	S78°41'55"W	37.16'	L20	N69°14'33"W	91.87'	L38	N70°12'57"E	65.27'	L56	N49°31'09"W	6.83'
L3	N58°24'45"W	19.82'	L21	N76°41'08"W	110.59'	L39	N19°47'03"W	85.00'	L57	N21°23'08"W	5.49'
L4	N86°59'22"W	73.60'	L22	S82°52'50"W	49.61'	L40	S70°12'57"W	115.24'	L58	N41°39'20"W	48.17'
L5	S85°55'03"W	67.43'	L23	S87°23'58"W	9.56'	L41	N21°39'35"W	8.08'	L59	N47°58'23"W	48.79'
L6	S86°38'10"W	28.71'	L24	N24°43'10"E	17.18'	L42	N25°11'06"W	50.97'	L60	N57°08'39"W	41.02'
L7	N83°59'44"W	4.64'	L25	N21°37'48"E	39.16'	L43	N26°08'10"W	64.97'	L61	N66°20'52"E	81.02'
L8	N51°21'43"W	8.73'	L26	N23°00'17"E	39.60'	L44	N28°34'42"W	46.16'	L62	N41°58'36"E	69.99'
L9	N46°25'10"W	58.35'	L27	N03°34'45"E	55.03'	L45	N26°07'53"W	42.95'	L63	N24°44'28"E	72.49'
L10	N45°01'20"W	58.61'	L28	N19°07'53"W	41.71'	L46	N45°01'21"E	28.88'			
L11	N59°57'03"W	84.24'	L29	N17°06'45"W	33.59'	L47	N02°36'16"E	86.01'			
L12	N85°36'17"W	43.20'	L30	N06°37'07"W	32.13'	L48	N36°53'28"W	51.84'			
L13	N75°58'27"W	17.45'	L31	N06°59'11"W	47.69'	L49	N40°26'53"W	29.14'			
L14	N64°00'57"W	15.62'	L32	N31°50'51"W	49.00'	L50	N23°12'53"W	35.38'			
L15	N10°37'40"E	25.42'	L33	N42°38'11"W	14.14'	L51	N27°26'18"W	93.13'			
L16	N19°38'41"W	109.20'	L34	N06°35'13"W	9.28'	L52	N41°44'18"W	49.82'			
L17	N52°01'23"E	68.64'	L35	N34°04'30"W	50.78'	L53	N37°19'32"W	42.75'			
L18	N32°01'32"W	39.63'	L36	N54°16'02"W	31.08'	L54	N44°08'27"W	58.36'			

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND NO. 4 REBAR WITH NO CAP
- FOUND 1" BRASS TAG WITH MAG NAIL STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "CSAM LLC PLS 38278"



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

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www.aztecconsultants.com

AzTec Proj. No.: 17022-06      Drawn By: BAM

**DEVELOPER**  
CASTLE ROCK DEVELOPMENT CO.

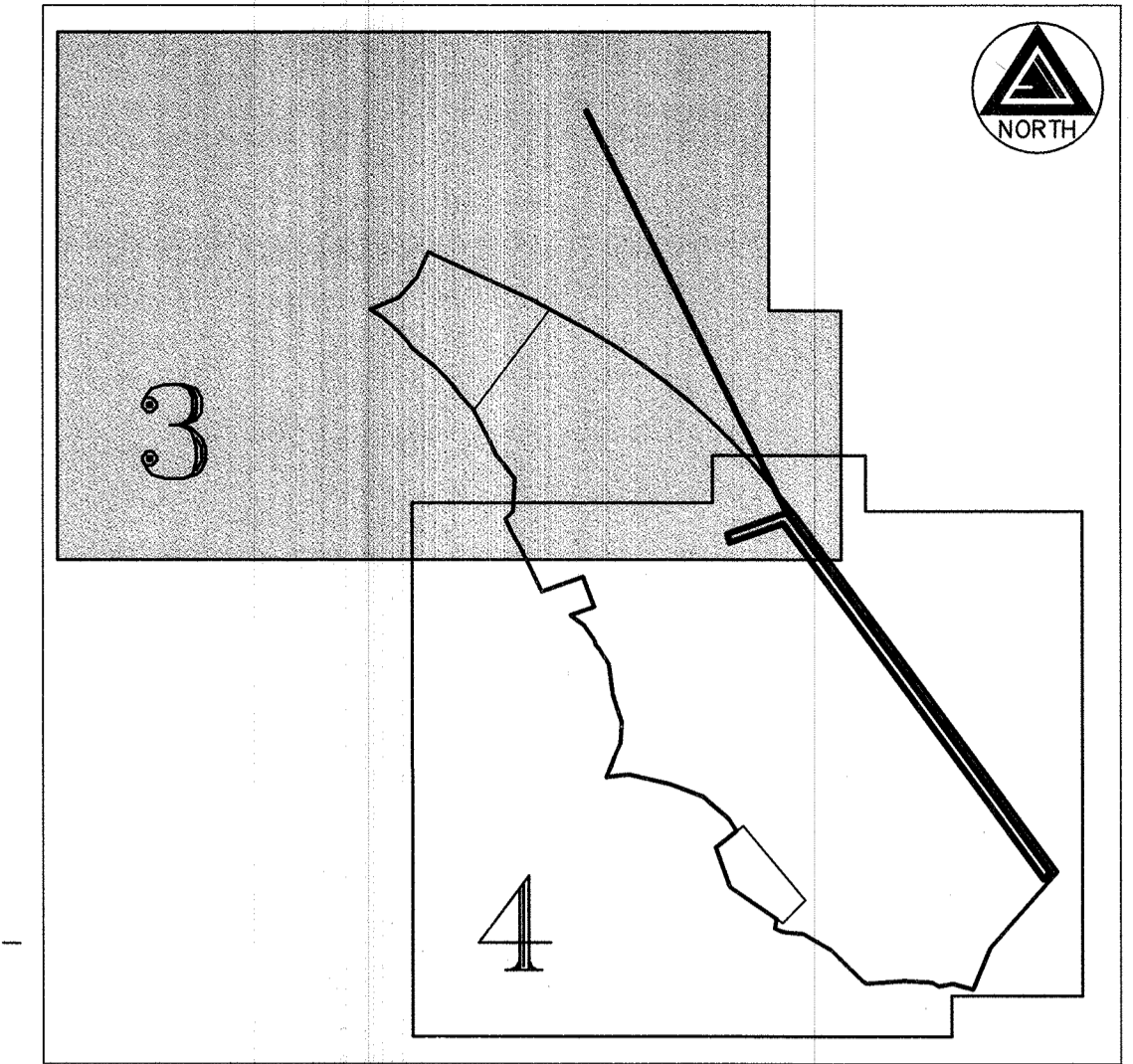
3033 EAST 1ST AVE., SUITE 305  
DENVER, COLORADO 80206  
(303) 394-5500

OVERALL DETAIL, GENERAL NOTES  
PROJECT NO.: PL22-0014  
THE MEADOWS 19, LOT 1, FILING NO. 1 SHEET 2 OF 4

DATE OF PREPARATION:	06-29-2022
SCALE:	1" = 150'
SHEET 2 OF 4	

# THE MEADOWS 19, LOT 1, FILING NO. 1

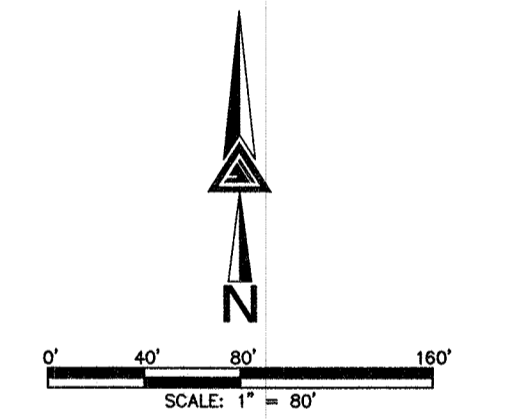
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29.350 ACRES - TOWN OF CASTLE ROCK PROJECT NO. PL22-0014



**KEY MAP**  
SCALE: 1" = 500'

**LEGEND**

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 1 ● FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE
- 2 ● FOUND NO. 4 REBAR WITH NO CAP
- 3 ● FOUND 1" BRASS TAG WITH MAG NAIL STAMPED "AZTEC PLS 38636"
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 5 ● FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "CSAM LLC PLS 38278"
- FP — FLOODPLAIN LINE

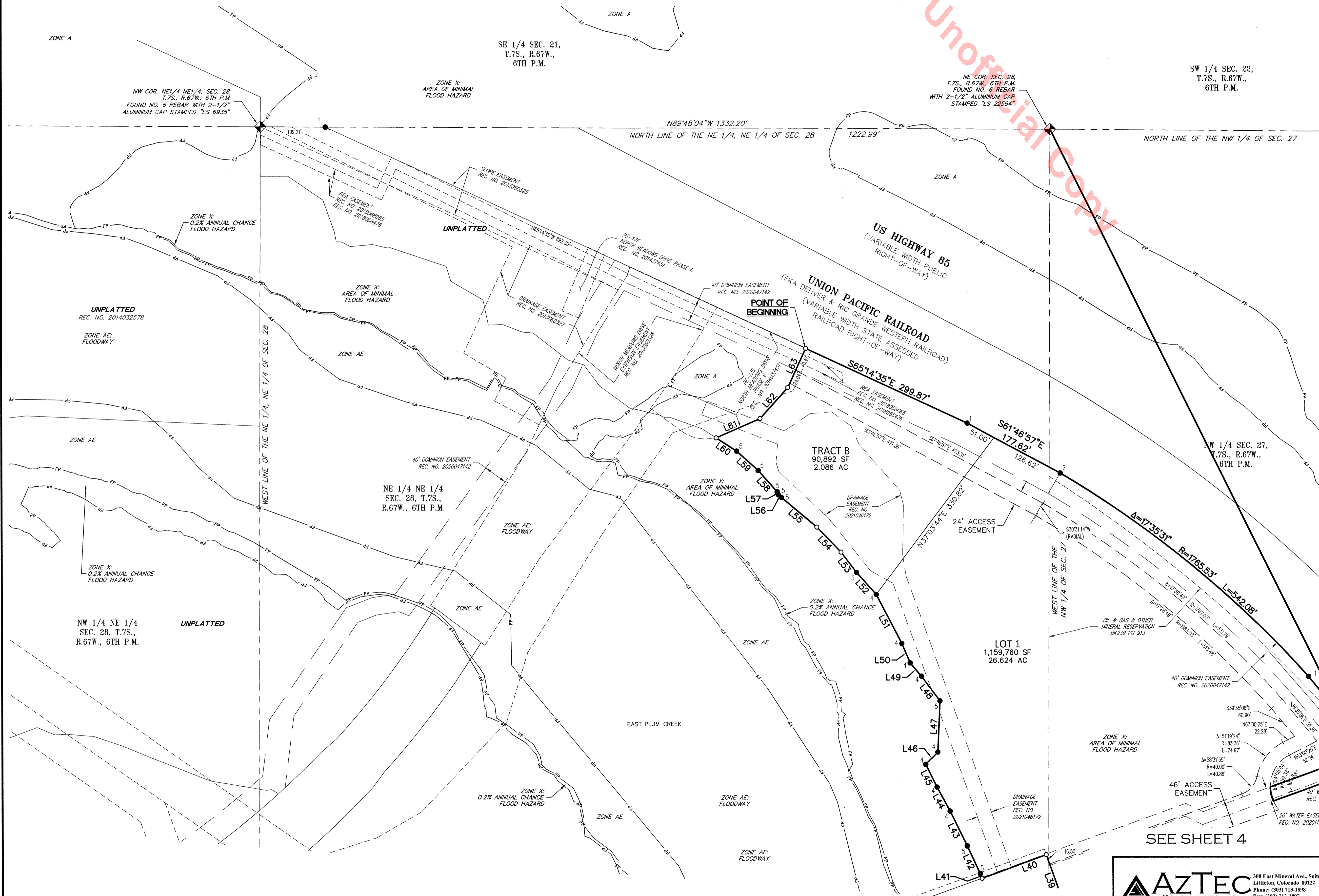


**SEE SHEET 2 FOR LINE TABLES**

**SEE SHEET 4**



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



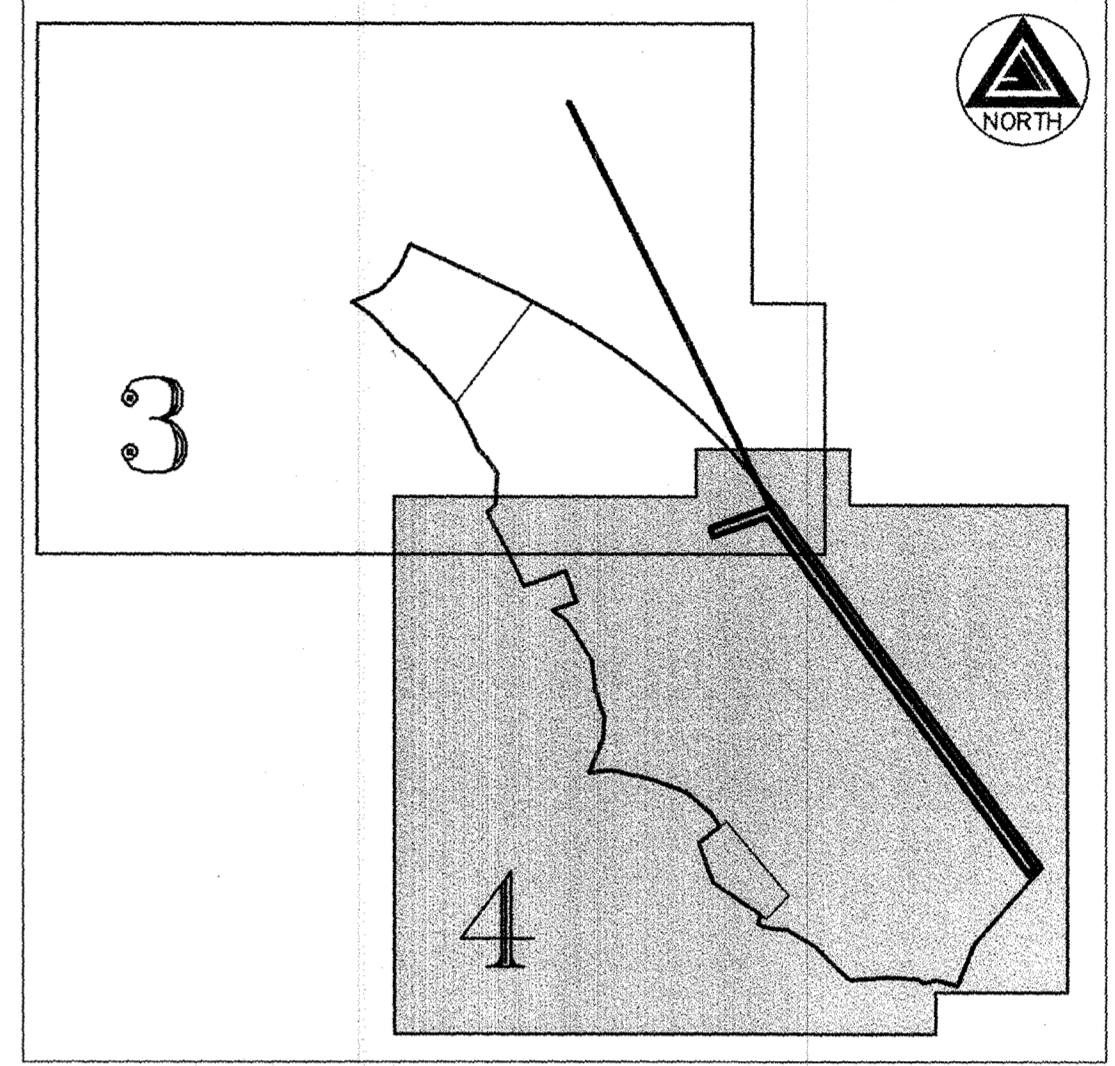
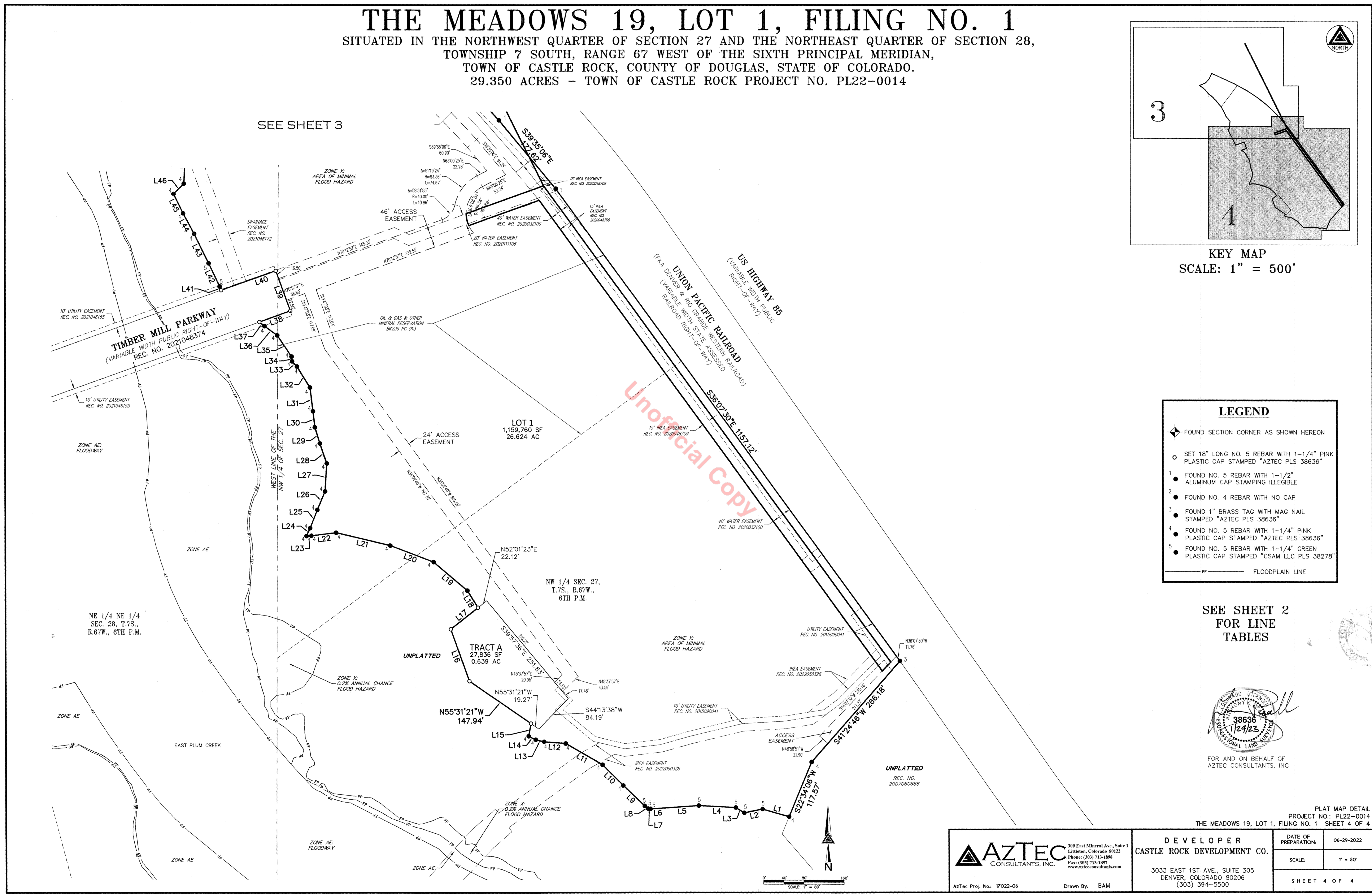
**SEE SHEET 4**

	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> <b>CASTLE ROCK DEVELOPMENT CO.</b>	DATE OF PREPARATION: 06-29-2022 SCALE: 1" = 80' SHEET 3 OF 4
	AzTec Proj. No.: 17022-06      Drawn By: BAM		3033 EAST 1ST AVE., SUITE 305 DENVER, COLORADO 80206 (303) 394-5500

PLAT MAP DETAIL  
PROJECT NO.: PL22-0014  
THE MEADOWS 19, LOT 1, FILING NO. 1 SHEET 3 OF 4

# THE MEADOWS 19, LOT 1, FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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29.350 ACRES - TOWN OF CASTLE ROCK PROJECT NO. PL22-0014



KEY MAP  
SCALE: 1" = 500'

- LEGEND**
- ◆ FOUND SECTION CORNER AS SHOWN HEREON
  - SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
  - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPING ILLEGIBLE
  - FOUND NO. 4 REBAR WITH NO CAP
  - FOUND 1" BRASS TAG WITH MAG NAIL STAMPED "AZTEC PLS 38636"
  - FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
  - FOUND NO. 5 REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "CSAM LLC PLS 38278"
  - FLOODPLAIN LINE

SEE SHEET 2  
FOR LINE  
TABLES



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AzTec Proj. No. 17022-06 Drawn By: BAM

**DEVELOPER**  
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(303) 394-5500

PLAT MAP DETAIL PROJECT NO.: PL22-0014 THE MEADOWS 19, LOT 1, FILING NO. 1 SHEET 4 OF 4	
DATE OF PREPARATION:	06-29-2022
SCALE:	T = 80'
SHEET 4 OF 4	