

THE MEADOWS FILING NO. 19-PARCEL 2S
A PARCEL LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0008

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A TRACT OF LAND INTO 3 LOTS AND 2 TRACTS TO SUPPORT FUTURE COMMERCIAL AND INDUSTRIAL USES.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT BARGAIN AND SALE DEED (SEPTEMBER 29, 1997) RECORDED UNDER RECEPTION NO. 9754291 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND LOCATED IN EAST HALF OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE WEST LINE OF SAID SECTION 28 TO BEAR SOUTH 00°04'11" WEST, A DISTANCE OF 5,266.05 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 56°02'10" EAST, A DISTANCE OF 4,972.49 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD AS DESCRIBED IN BOOK 1113 AT PAGE 1427, IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 53°33'21" WEST, A DISTANCE OF 200.81 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28.
2. ALONG SAID NORTH LINE, NORTH 89°37'45" WEST, A DISTANCE OF 42.45 FEET.
3. NORTH 53°33'21" WEST, A DISTANCE OF 1067.40 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH MEADOWS DRIVE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2013060324, IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1001.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°46'11" EAST;

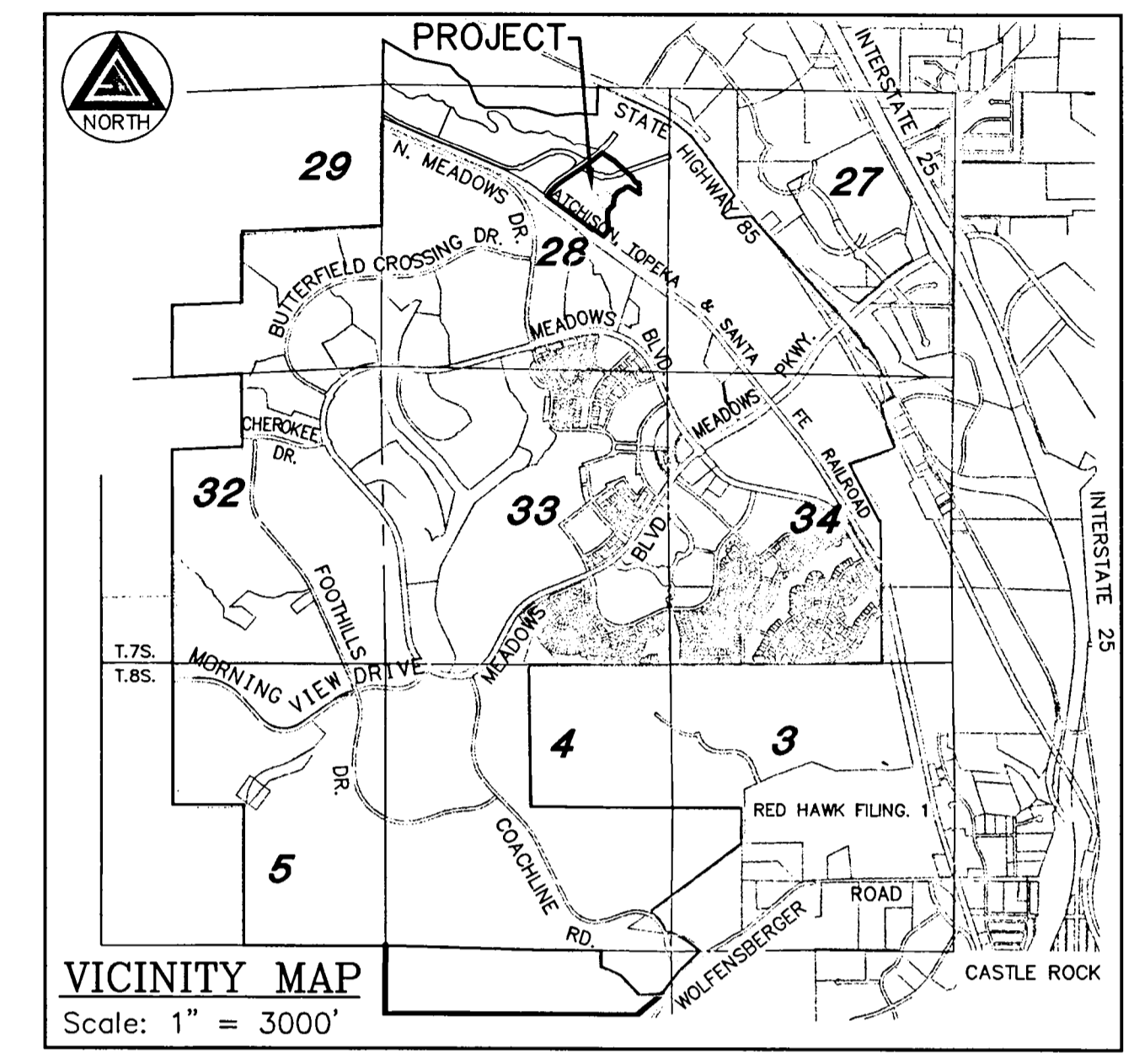
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF NORTH MEADOWS DRIVE THE FOLLOWING FIVE (5) COURSES:

- 1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'17", AN ARC LENGTH OF 88.89 FEET;
2. NORTH 44°28'31" EAST, A DISTANCE OF 50.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 996.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 49°48'04" EAST;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°39'47", AN ARC LENGTH OF 272.28 FEET;
4. NORTH 55°50'09" EAST, A DISTANCE OF 694.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1552.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'11", AN ARC LENGTH OF 241.61 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTH 51°23'31" EAST, A DISTANCE OF 114.14 FEET; THENCE SOUTH 57°35'01" EAST, A DISTANCE OF 147.63 FEET; THENCE SOUTH 47°03'45" EAST, A DISTANCE OF 299.06 FEET; THENCE SOUTH 48°34'35" EAST, A DISTANCE OF 155.35 FEET; THENCE SOUTH 302°3'02" EAST, A DISTANCE OF 76.20 FEET; THENCE SOUTH 22°28'57" EAST, A DISTANCE OF 22.75 FEET; THENCE SOUTH 55°15'59" EAST, A DISTANCE OF 30.56 FEET; THENCE SOUTH 66°52'01" EAST, A DISTANCE OF 30.92 FEET; THENCE SOUTH 76°38'54" EAST, A DISTANCE OF 28.09 FEET; THENCE SOUTH 05°46'46" EAST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 11°18'52" WEST, A DISTANCE OF 6.13 FEET; THENCE SOUTH 12°32'03" WEST, A DISTANCE OF 11.08 FEET; THENCE SOUTH 06°43'09" EAST, A DISTANCE OF 20.57 FEET; THENCE SOUTH 07°22'40" EAST, A DISTANCE OF 18.42 FEET; THENCE SOUTH 14°03'03" EAST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 15°37'10" WEST, A DISTANCE OF 6.03 FEET; THENCE SOUTH 17°49'40" WEST, A DISTANCE OF 12.60 FEET; THENCE SOUTH 18°26'39" WEST, A DISTANCE OF 12.19 FEET; THENCE SOUTH 22°50'44" WEST, A DISTANCE OF 8.83 FEET; THENCE SOUTH 22°51'14" EAST, A DISTANCE OF 8.83 FEET; THENCE SOUTH 13°08'52" EAST, A DISTANCE OF 13.20 FEET; THENCE SOUTH 16°12'19" EAST, A DISTANCE OF 13.83 FEET; THENCE SOUTH 14°32'58" EAST, A DISTANCE OF 11.95 FEET; THENCE SOUTH 02°23'31" EAST, A DISTANCE OF 10.29 FEET; THENCE SOUTH 04°24'22" EAST, A DISTANCE OF 6.58 FEET; THENCE SOUTH 00°00'15" EAST, A DISTANCE OF 3.43 FEET; THENCE SOUTH 58°00'38" WEST, A DISTANCE OF 1.51 FEET; THENCE NORTH 56°33'35" WEST, A DISTANCE OF 239.48 FEET; THENCE SOUTH 77°13'59" WEST, A DISTANCE OF 63.84 FEET; THENCE SOUTH 48°15'28" WEST, A DISTANCE OF 34.02 FEET; THENCE SOUTH 51°21'28" WEST, A DISTANCE OF 17.19 FEET; THENCE SOUTH 44°17'34" WEST, A DISTANCE OF 13.30 FEET; THENCE SOUTH 75°04'32" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 59°03'06" WEST, A DISTANCE OF 22.41 FEET; THENCE SOUTH 60°57'37" WEST, A DISTANCE OF 31.37 FEET; THENCE SOUTH 43°28'12" WEST, A DISTANCE OF 37.99 FEET; THENCE SOUTH 30°28'51" WEST, A DISTANCE OF 11.12 FEET; THENCE SOUTH 53°45'48" WEST, A DISTANCE OF 16.07 FEET; THENCE SOUTH 17°15'00" WEST, A DISTANCE OF 33.43 FEET; THENCE SOUTH 84°48'19" WEST, A DISTANCE OF 23.76 FEET; THENCE SOUTH 00°00'15" EAST, A DISTANCE OF 79.54 FEET; THENCE SOUTH 32°38'08" WEST, A DISTANCE OF 29.56 FEET; THENCE SOUTH 00°40'29" EAST, A DISTANCE OF 74.33 FEET; THENCE SOUTH 55°45'00" WEST, A DISTANCE OF 39.22 FEET; THENCE SOUTH 43°38'28" WEST, A DISTANCE OF 87.27 FEET; THENCE SOUTH 13°46'46" WEST, A DISTANCE OF 64.91 FEET; THENCE SOUTH 06°01'48" WEST, A DISTANCE OF 66.96 FEET; THENCE SOUTH 05°21'48" EAST, A DISTANCE OF 180.50 FEET; THENCE SOUTH 01°37'03" WEST, A DISTANCE OF 66.18 FEET; THENCE SOUTH 36°26'39" WEST, A DISTANCE OF 150.46 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 29,472 ACRES (1,283,805 SQ. FT.), MORE OR LESS.
EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS OF LAND:
EXCEPTION PARCEL A
THAT PORTION DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 5, 2019, AT RECEPTION NO. 2019031807 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.
EXCEPTION PARCEL B
RIGHT-OF-WAY FOR TIMBER MILL PARKWAY AS DEDICATED ON THE PLAT OF THE MEADOWS FILING NO. 19 AS RECORDED ON APRIL 12, 2021, AT RECEPTION NO. 2021048374 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.
CONTAINING A NET AREA OF 27,252 ACRES (1,187,131 SQ. FT.), MORE OR LESS.

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. THE NUMBER OF SFE'S WILL BE DEDUCTED ON THE SITE DEVELOPMENT PLAN.



SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - PLAT BOUNDARY, EXISTING EASEMENTS
SHEET 3 - PROPOSED LOTS DETAIL
SHEET 4 - PROPOSED EASEMENT DETAIL

OWNERS/DEVELOPERS
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 305
Denver, Colorado 80206
303-394-5500

SURVEYOR
AZTEC CONSULTANTS, INC.
300 East Mineral Avenue, Suite 1
Littleton, Colorado 80122
303-713-1898

GENERAL NOTES:

- 1. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70789698-8 EFFECTIVE 03/04/2024 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 2.5" BRASS CAP STAMPED "PELS 7124" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 3" BRASS CAP STAMPED "PLS 23515 2004", ASSUMED TO BEAR SOUTH 00°04'11" WEST, A DISTANCE OF 5266.05 FEET.
4. 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.
5. BY GRAPHIC SCALING THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE - AREAS WITH BASE FLOOD ELEVATIONS DETERMINED AND IN ZONE AE FLOODWAY, AREAS WHERE THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08035C01876, MAP REVISED MARCH 16, 2016.
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. THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
9. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A FIFTEEN-FOOT UTILITY EASEMENT 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 90 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.
10. ALL "PROPOSED" EASEMENTS AS SHOWN HEREON TO BE DEDICATED BY THIS PLAT.

TITLE CERTIFICATE
I, SCOTT BENNETTS, 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.

Signature of Scott Bennetts
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
TITLE COMPANY
SIGNED THIS 22nd DAY OF March, 2024.
NOTARY CERTIFICATE

SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF MARCH, 2024
BY SCOTT BENNETTS AS AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 10, 2028

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 3 LOTS, AND 2 TRACTS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 19-PARCEL 2S, THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE TRACT B, ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
BY: Robert C. Hanisch, Jr.
AS: PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO
COUNTY OF DENVER
SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF March, 2024
BY Robert C. Hanisch, Jr.
AS: President
OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
COMMISSION EXPIRES MAY 9, 2027

THE MEADOWS FILING NO. 19 - PARCEL 2S
LAND USE SUMMARY TABLE

Table with 6 columns: LOT/TRACT, SQ.FT., ACRES, OWNERSHIP & MAINTENANCE, PURPOSE, USAGE TYPE. Rows include Lot 1, Lot 2, Lot 3, Tract A, Tract B, and Total Area.

TABLE LEGEND TOCR = TOWN OF CASTLE ROCK
FD = FUTURE DEVELOPMENT ROW = RIGHT-OF-WAY
CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY

COVER SHEET
PROJECT NO.: PL23-0008
SHEET 1 OF 4
DEVELOPER: CASTLE ROCK DEVELOPMENT COMPANY
DATE OF PREPARATION: 04-25-2023
SCALE: N/A
SHEET 1 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



Signature of Scott Bennetts
TOWN CLERK

Signature of Scott Bennetts
TOWN MANAGER

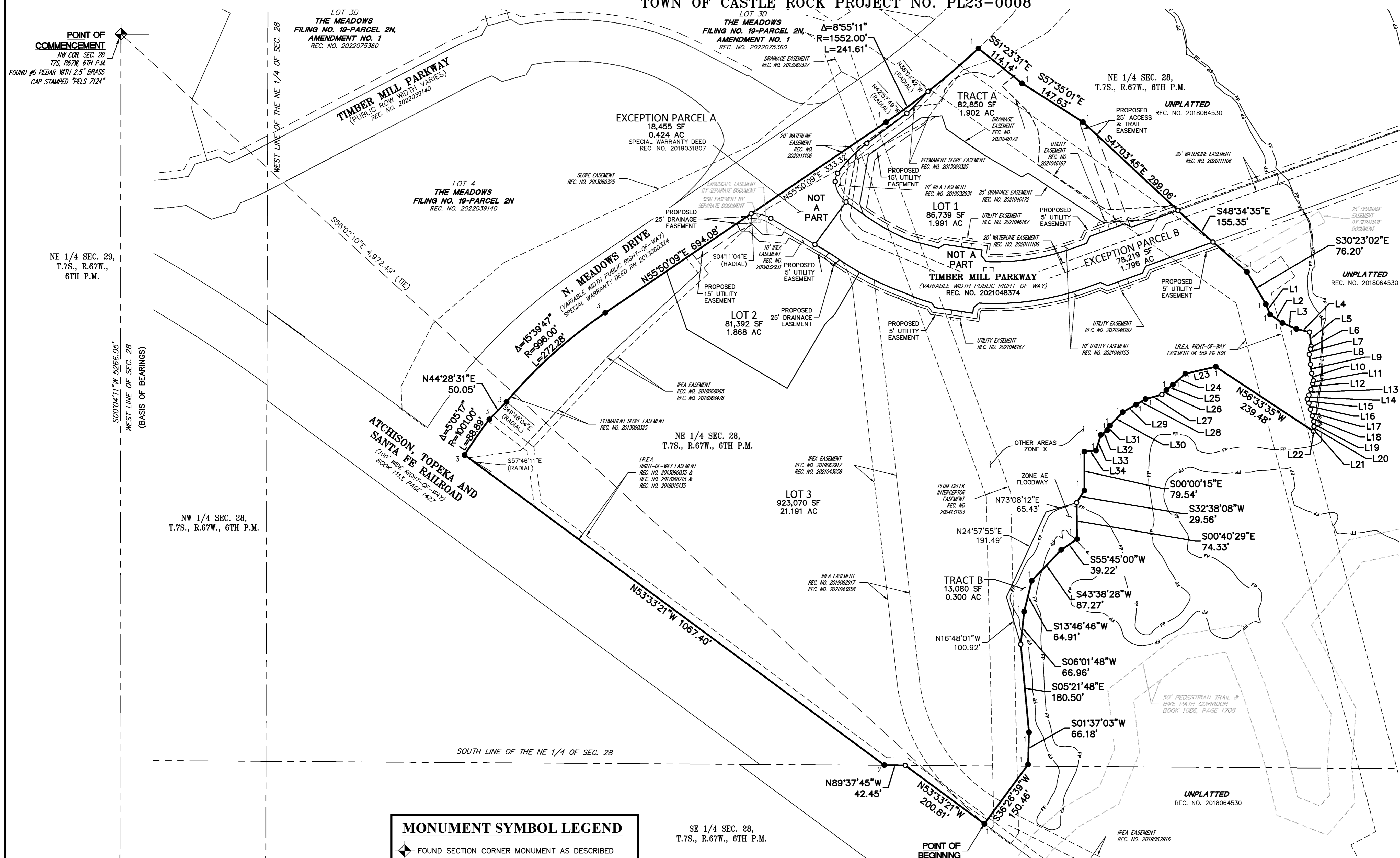
March 26, 2024
DATE

March 26, 2024
DATE

THE MEADOWS FILING NO. 19-PARCEL 2S

A PARCEL LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0008

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S22°28'57"E	22.75'	L18	S14°32'58"E	11.95'
L2	S55°15'59"E	30.56'	L19	S02°23'31"E	10.29'
L3	S66°52'01"E	30.92'	L20	S04°24'22"E	5.58'
L4	S76°38'54"E	28.09'	L21	S00°00'15"E	3.43'
L5	S05°46'46"E	28.79'	L22	S58°00'38"W	1.51'
L6	S11°18'52"W	6.13'	L23	S77°13'59"W	63.84'
L7	S12°32'03"W	11.08'	L24	S48°15'28"W	34.02'
L8	S05°15'09"E	20.57'	L25	S51°21'28"W	17.19'
L9	S07°22'40"E	18.42'	L26	S44°17'34"W	13.30'
L10	S14°03'03"E	15.66'	L27	S75°04'32"W	34.48'
L11	S15°57'10"W	6.03'	L28	S59°03'06"W	22.41'
L12	S17°49'40"W	12.60'	L29	S60°57'37"W	31.37'
L13	S18°26'39"W	12.19'	L30	S43°28'12"W	37.99'
L14	S22°50'44"W	8.83'	L31	S30°28'51"W	11.12'
L15	S22°51'14"E	8.83'	L32	S53°45'48"W	16.07'
L16	S13°08'52"E	13.20'	L33	S17°15'00"W	33.43'
L17	S16°12'19"E	13.83'	L34	S84°48'19"W	23.76'



POINT OF COMMENCEMENT
NW COR. SEC. 28
T.7S., R.67W., 6TH P.M.
FOUND #6 REBAR WITH 2.5" BRASS CAP STAMPED "PLS 7124"

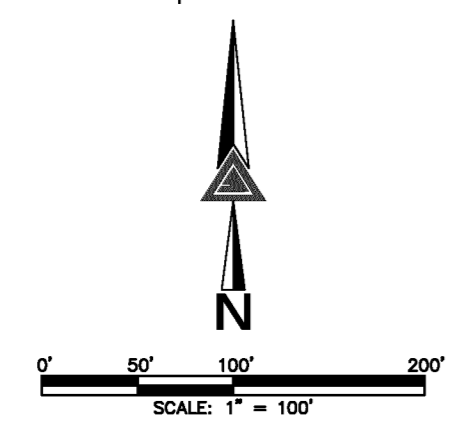
NE 1/4 SEC. 29,
T.7S., R.67W.,
6TH P.M.

S00°04'11"W 5266.05'
WEST LINE OF SEC. 28
(BASIS OF BEARINGS)

NW 1/4 SEC. 28,
T.7S., R.67W., 6TH P.M.

SE 1/4 SEC. 28,
T.7S., R.67W., 6TH P.M.

SW COR., SEC. 28,
T.7S., R.67W., 6TH P.M.
FOUND NO. 6 REBAR WITH
3" BRASS CAP
STAMPED "PLS 23515 2004"



MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	1. FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	2. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 12046"
	3. FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37973"

LINETYPE LEGEND	
	EXISTING EASEMENT
	PROPOSED EASEMENT
	LOT LINE
	BOUNDARY LINE
	FLOOD PLAIN LINE
	OFFSITE EASEMENT



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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
3033 EAST 1ST AVENUE, SUITE 410
DENVER, COLORADO
(303) 394-5500

PLAT SHEET—BOUNDARY PROJECT NO.: PL23-0008 THE MEADOWS FILING NO. 19—PARCEL 2S PLAT SHEET 2 OF 4	
DATE OF PREPARATION:	04-25-2023
SCALE:	1" = 100'
SHEET 2 OF 4	

AzTec Proj. No: 17023-01 Drawn By: GLW

THE MEADOWS FILING NO. 19-PARCEL 2S

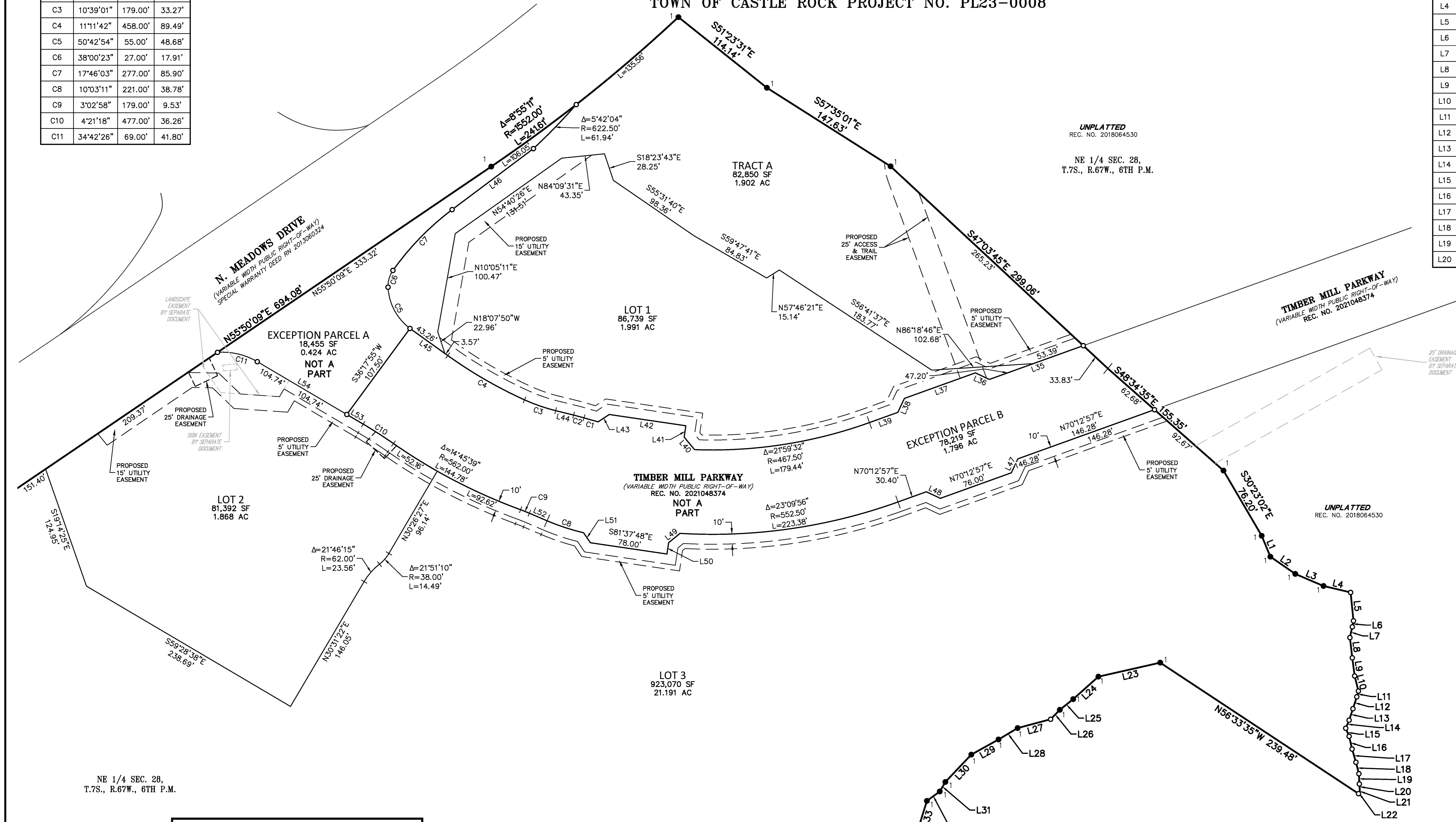
A PARCEL LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0008

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°52'28"	454.00'	14.85'
C2	2°48'02"	221.00'	10.80'
C3	10°39'01"	179.00'	33.27'
C4	11°11'42"	458.00'	89.49'
C5	50°42'54"	55.00'	48.68'
C6	38°00'23"	277.00'	17.91'
C7	17°46'03"	277.00'	85.90'
C8	10°03'11"	221.00'	38.78'
C9	3°02'58"	179.00'	9.53'
C10	4°21'18"	477.00'	36.26'
C11	34°42'26"	69.00'	41.80'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°28'57"E	22.75'
L2	S55°15'59"E	30.56'
L3	S66°52'01"E	30.92'
L4	S76°38'54"E	28.09'
L5	S05°46'46"E	28.79'
L6	S11°18'52"W	6.13'
L7	S12°32'03"W	11.08'
L8	S06°43'09"E	20.57'
L9	S07°22'40"E	18.42'
L10	S14°03'03"E	15.66'
L11	S15°57'10"W	6.03'
L12	S17°49'40"W	12.60'
L13	S18°26'39"W	12.19'
L14	S22°50'44"W	8.83'
L15	S22°51'14"E	8.83'
L16	N13°08'52"W	13.20'
L17	S16°12'19"E	13.83'
L18	S14°32'58"E	11.95'
L19	S02°23'31"E	10.29'
L20	S04°24'22"E	5.58'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S00°00'15"E	3.43'
L22	S58°00'38"W	1.51'
L23	S77°13'59"W	63.84'
L24	S48°15'28"W	34.02'
L25	S51°21'28"W	17.19'
L26	S44°17'34"W	13.30'
L27	S75°04'32"W	34.48'
L28	S59°03'06"W	22.41'
L29	S60°57'37"W	31.37'
L30	S43°28'12"W	37.99'
L31	S30°28'51"W	11.12'
L32	S53°45'48"W	16.07'
L33	S17°15'00"W	33.43'
L34	S84°48'19"W	23.76'
L35	S70°12'57"W	100.59'
L36	N64°47'03"W	15.56'
L37	S70°12'57"W	76.00'
L38	S25°12'57"W	15.56'
L39	S70°12'57"W	30.40'
L40	N39°42'40"W	16.37'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N08°22'12"E	11.57'
L42	N81°37'48"W	78.00'
L43	S56°31'51"W	13.41'
L44	N76°14'05"W	18.58'
L45	N54°23'29"W	46.83'
L46	S53°06'54"W	102.35'
L47	N25°12'57"E	15.56'
L48	S64°47'03"E	15.56'
L49	N50°52'32"E	14.86'
L50	N08°22'12"E	11.54'
L51	S34°11'09"E	12.18'
L52	S66°50'01"E	19.39'
L53	N59°28'38"W	19.18'
L54	N59°28'38"W	104.74'



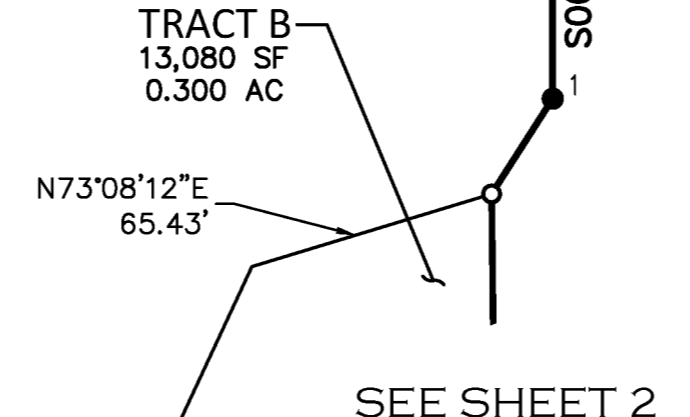
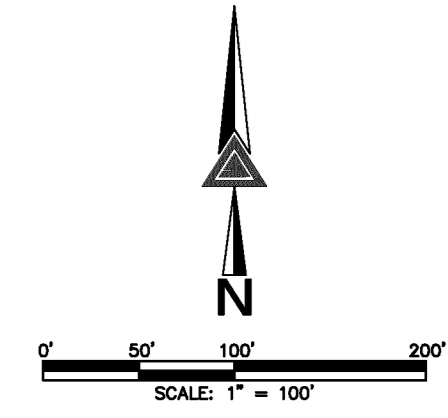
NE 1/4 SEC. 28,
T.7S., R.67W., 6TH P.M.

UNPLATTED
REC. NO. 2018064530

UNPLATTED
REC. NO. 2018064530

MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP 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" YELLOW PLASTIC CAP STAMPED "PLS 12046"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37973"

LINETYPE LEGEND	
	EXISTING EASEMENT
	PROPOSED EASEMENT
	LOT LINE
	BOUNDARY LINE
	FLOOD PLAIN LINE
	OFFSITE EASEMENT

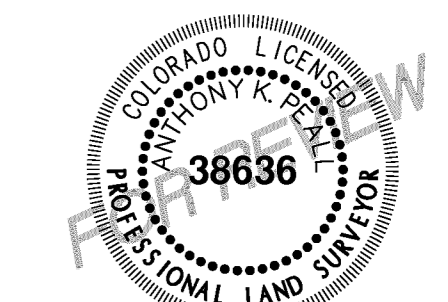


AZTEC
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AzTec Proj. No: 17023-01 Drawn By: GLW

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

DATE OF PREPARATION:	04-25-2023
SCALE:	1" = 100'
SHEET 3 OF 4	



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

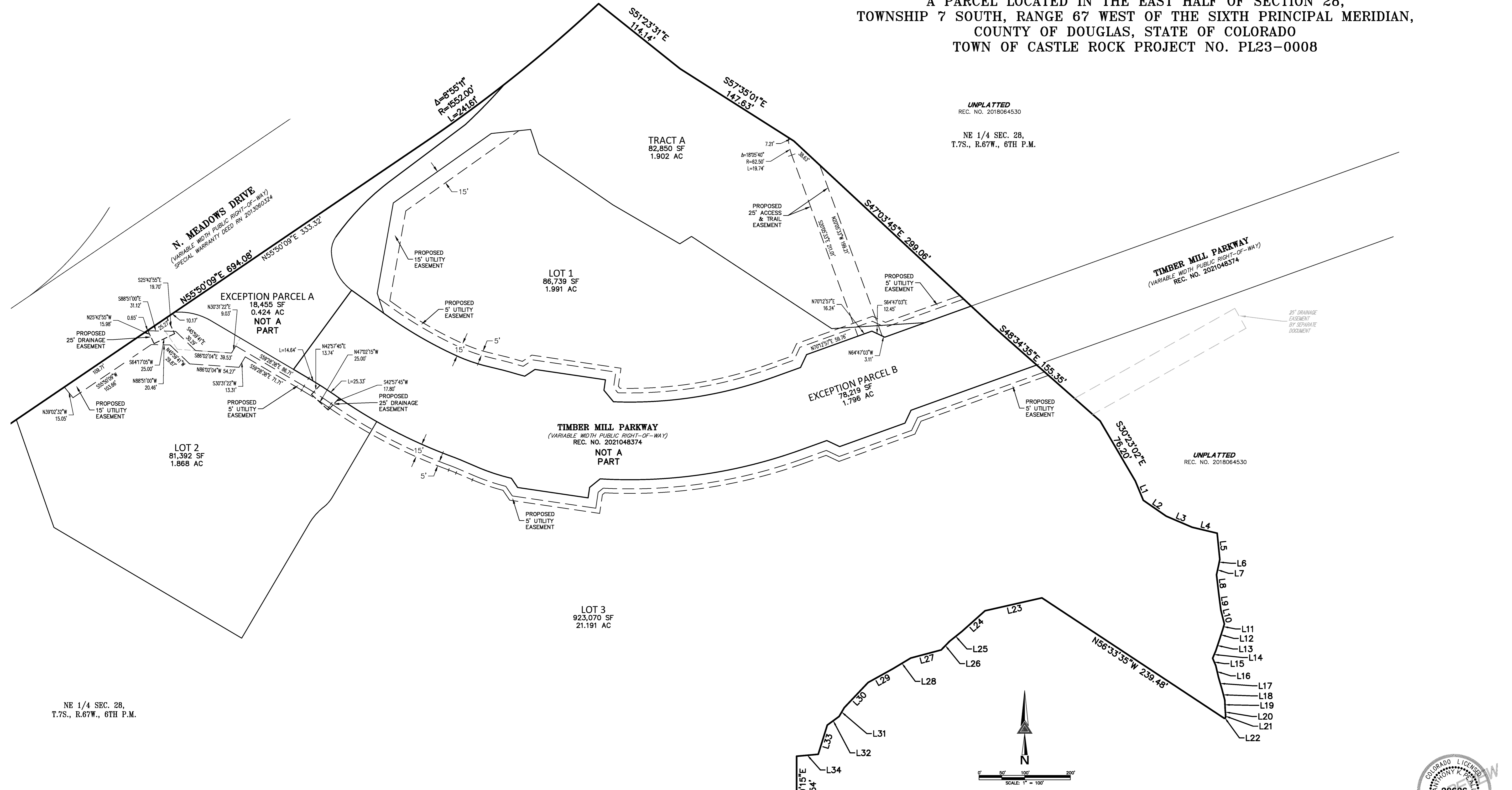
PROPOSED LOT DETAIL SHEET
PROJECT NO.: PL23-0008
THE MEADOWS FILING NO. 19-PARCEL 2S PLAT SHEET 3 OF 4

THE MEADOWS FILING NO. 19-PARCEL 2S

A PARCEL LOCATED IN THE EAST HALF OF SECTION 28,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. PL23-0008

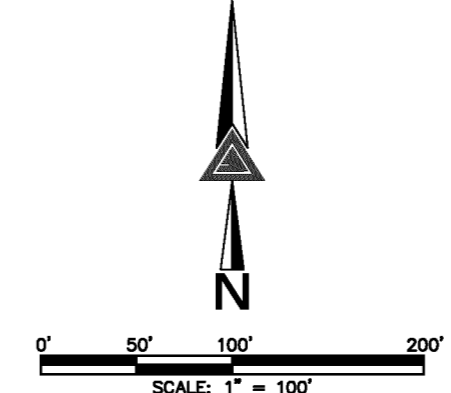
UNPLATTED
REC. NO. 2018064530

NE 1/4 SEC. 28,
T.7S., R.67W., 6TH P.M.



NE 1/4 SEC. 28,
T.7S., R.67W., 6TH P.M.

UNPLATTED
REC. NO. 2018064530

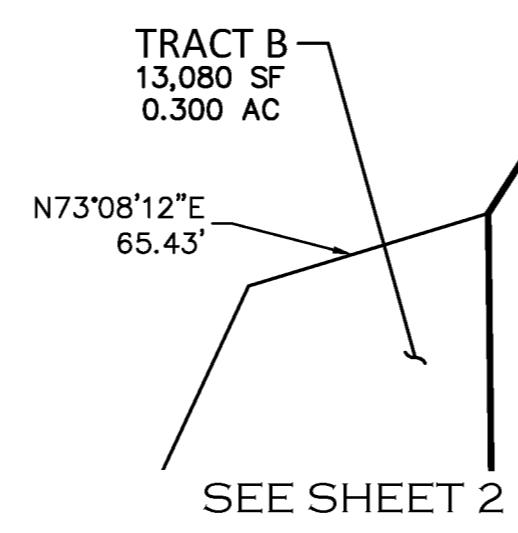


MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
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- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 37973"

LINETYPE LEGEND

- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- LOT LINE
- BOUNDARY LINE
- FLOOD PLAIN LINE
- OFFSITE EASEMENT



SEE SHEET 2

SEE SHEET 3
FOR LINE AND
CURVE TABLES

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DATE OF PREPARATION:	04-25-2023
SCALE:	1" = 100'
SHEET 4 OF 4	



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROPOSED EASEMENT DETAIL SHEET
PROJECT NO.: PL23-0008
THE MEADOWS FILING NO. 19-PARCEL 2S PLAT SHEET 4 OF 4