

# THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13

A REPLAT OF LOT 2A, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 8  
A PART OF SECTIONS 33 & 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

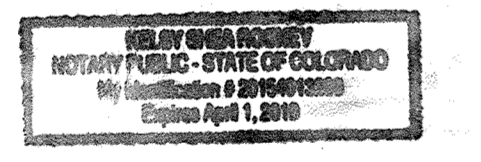
**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 2A, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 8 INTO TWO NEW LOTS.

**PROPERTY DESCRIPTION**  
A PARCEL OF LAND BEING ALL OF LOT 2A, BLOCK 2, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 8 FINAL PLAT AS RECORDED UNDER RECEPTION NO. 2017027775 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED WITHIN 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  
CONTAINING AN AREA OF 4.862 ACRES, (211,806 SQUARE FEET), MORE OR LESS.

**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. 20 PHASE 1-AMENDMENT NO. 13.  
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.

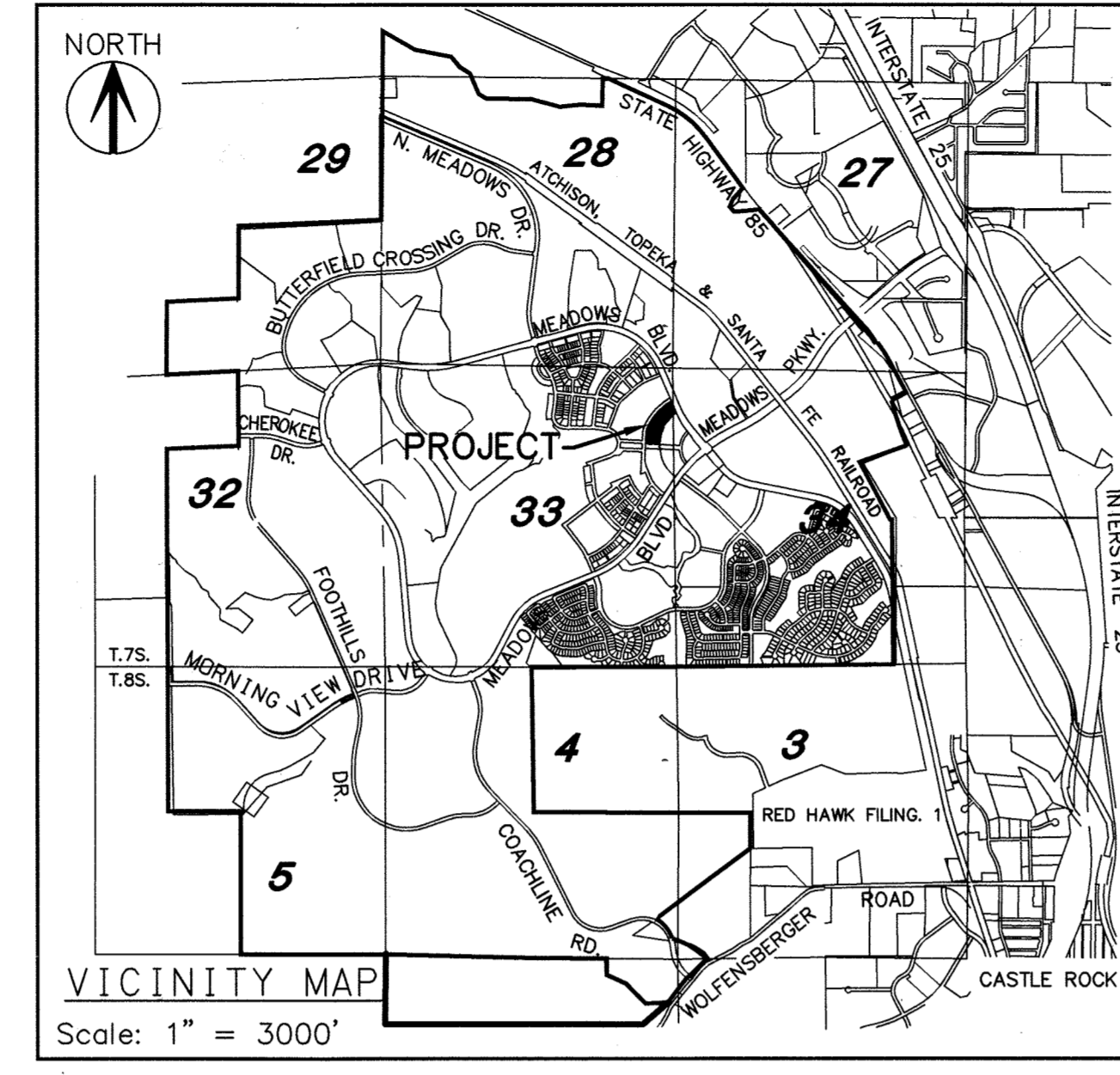
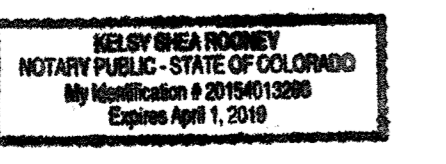
**OWNER:**  
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY: Stephane McLaughlin AS: President

**NOTARY CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF Denver }ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 12<sup>th</sup> DAY OF December, 2017  
BY Stephane McLaughlin AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Wm Rooney MY COMMISSION EXPIRES 4-01-19



**LIENHOLDER SUBORDINATION CERTIFICATE**  
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY  
BY: John A. Fox AS: Authorized Agent  
**NOTARY CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF Denver }ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 12<sup>th</sup> DAY OF December, 2017  
BY John A. Fox AS Authorized Agent  
OF CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC Wm Rooney MY COMMISSION EXPIRES 4-01-19



**SHEET INDEX**  
SHEET 1 - COVER SHEET  
SHEET 2 - PLAT MAP

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

**MORTGAGEE**  
CASTLE ROCK LAND CO., LLC. A COLORADO LIMITED LIABILITY COMPANY  
3033 East 1st Avenue, Suite 410  
Denver, Colorado 80206  
303-394-5500

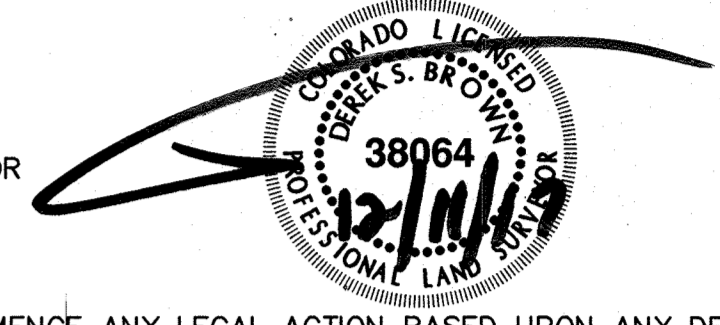
**SURVEYOR**  
AZTEC CONSULTANTS, INC.  
300 East Mineral Avenue, Suite 1  
Littleton, Colorado 80122  
303-713-1898

- GENERAL NOTES:**
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70556281 EFFECTIVE DATE SEPTEMBER 5, 2017 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 EAST LINE OF SECTION 33 IS ASSUMED TO BEAR SOUTH 01°03'47" EAST, A DISTANCE OF 5451.93 FEET BETWEEN THE MONUMENTS SHOWN HEREON.
  - THERE ARE 2 LOTS IN THIS PLAT AMENDMENT.
  - 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.
  - DRAINAGE EASEMENTS:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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.
  - 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.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, PANEL 169 OF 495, MAP NUMBER 08035C0169G WITH A MAP REVISED DATE OF MARCH 16, 2016, THE SUBJECT PARCEL LIES WITHIN "OTHER AREAS ZONE X". OTHER AREAS ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAP IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - SIGHT DISTANCE EASEMENTS: NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
  - THE DRY UTILITY EASEMENTS AS SHOWN HEREON 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 THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS 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.

MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13  
LAND USE SUMMARY TABLE

LOT	SQ.FT.	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 2A-1, BLOCK 2	54,405	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
LOT 2A-2, BLOCK 2	157,401	CASTLE ROCK DEVELOPMENT COMPANY	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
TOTAL AREA	211,806			

**SURVEYORS CERTIFICATE**  
I, DEREK S. BROWN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH 15, 2017 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 AMENDED 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.



DEREK S. BROWN, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

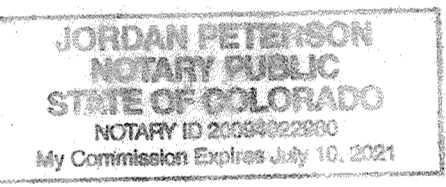
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

**TITLE CERTIFICATE**  
I, Scott Bennett, 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 13<sup>th</sup> DAY OF December, 2017  
Scott Bennett  
LAND TITLE GUARANTEE COMPANY  
Commercial Title Office  
AUTHORIZED REPRESENTATIVE

**NOTARY CERTIFICATE**  
STATE OF COLORADO }  
COUNTY OF Denver }ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2017  
BY Scott Bennett AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 7/10/2021  
NOTARY PUBLIC Jordan Peterson



**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 13<sup>th</sup> DAY OF December, 2017  
Scott Bennett  
ASST. 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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.  
ATTEST:  
Lisa Anderson TOWN CLERK  
John A. Fox TOWN MANAGER  
12-13-17 DATE  
12-13-2017 DATE

**DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE**  
THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:24 AM. ON THE 14<sup>th</sup> DAY OF December, 2017  
AT RECEPTION NO. 2017084363  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Tubayne Poir DEPUTY



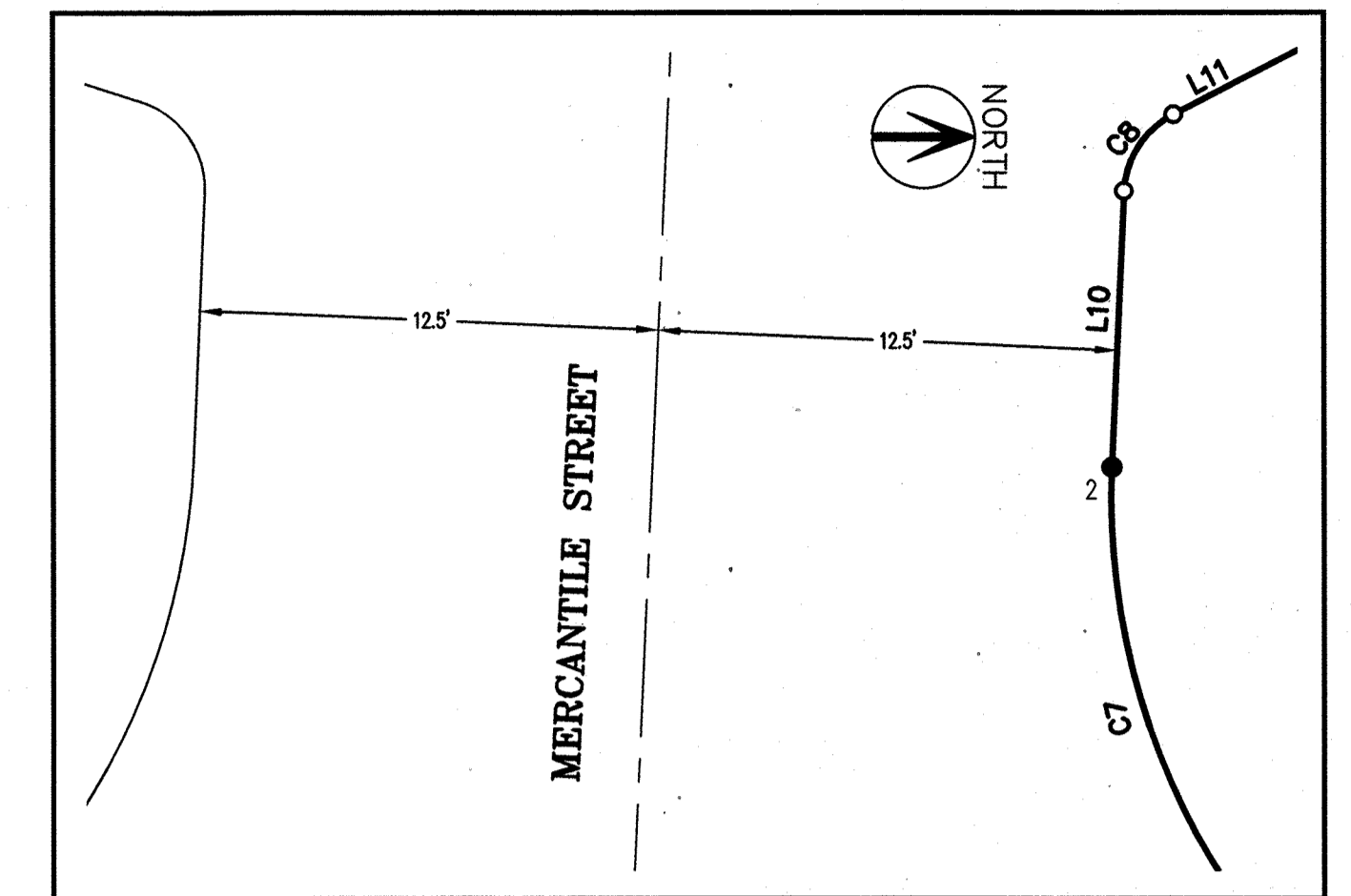
**AZTEC CONSULTANTS, INC.** 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com  
**DEVELOPER** CASTLE ROCK DEVELOPMENT CO. 3033 EAST 1ST AVE., SUITE 305 DENVER, COLORADO 80206 (303) 394-5500  
DATE OF PREPARATION: 2017-09-29  
SCALE: N/A  
SHEET 1 OF 2

# THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13

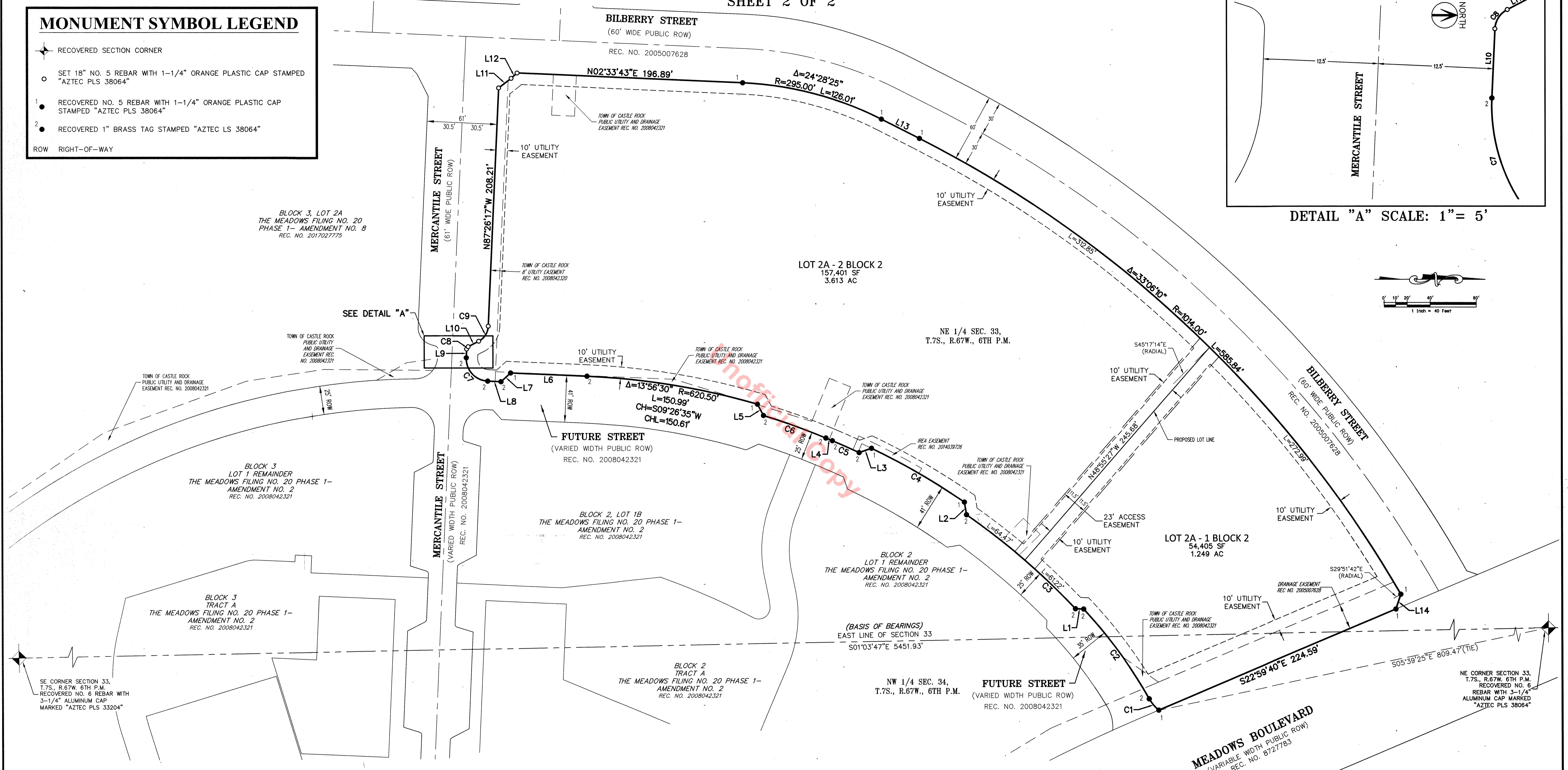
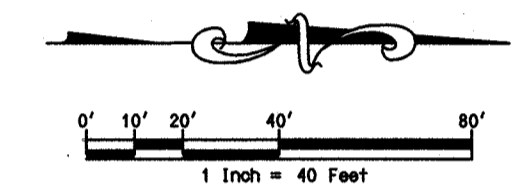
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
 SHEET 2 OF 2

## MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER
  - SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
  - RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- ROW RIGHT-OF-WAY



DETAIL "A" SCALE: 1" = 5'

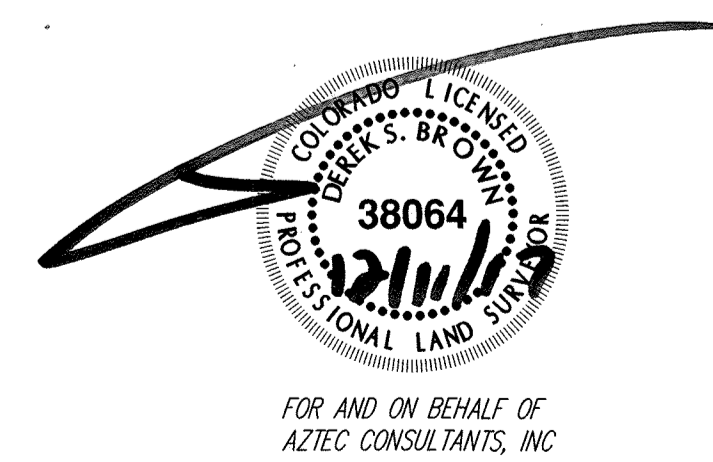


CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING AND LENGTH
C1	21°36'13"	34.50'	13.01'	S49°56'51"W, 12.93'
C2	13°20'07"	417.50'	97.17'	S54°04'55"W, 96.95'
C3	11°45'27"	612.50'	125.69'	S40°55'27"W, 125.47'
C4	8°37'43"	620.50'	93.45'	S30°00'35"W, 93.36'
C5	2°22'57"	612.50'	25.47'	S23°44'52"W, 25.47'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING AND LENGTH
C6	5°24'11"	612.50'	57.76'	S19°51'18"W, 57.74'
C7	90°05'23"	19.50'	30.66'	S47°31'01"W, 27.60'
C8	60°00'00"	2.50'	2.62'	N57°26'17"W, 2.50'
C9	60°00'00"	15.50'	16.23'	N57°26'17"W, 15.50'

LINE	BEARING	LENGTH
L1	S02°22'05"W	7.11'
L2	S80°33'18"W	11.15'
L3	S19°10'58"E	11.41'
L4	S22°33'23"W	6.12'
L5	S61°56'15"W	11.28'
L6	S02°28'19"W	66.68'
L7	S42°26'17"E	11.33'

LINE	BEARING	LENGTH
L8	S02°28'19"W	11.56'
L9	N87°26'17"W	7.62'
L10	N27°26'17"W	10.39'
L11	N38°00'07"W	13.82'
L12	N42°26'17"W	7.07'
L13	N27°02'08"E	37.24'
L14	S71°40'21"E	13.62'



**AZTEC** CONSULTANTS, INC.  
 300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1899  
 www.aztecconsultants.com

Aztec Proj. No: 10717-21

THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 13 SHEET 2 OF 2

PROJECT NO.: PL17-0026

DATE OF PREPARATION: 2017-09-29

SCALE: 1"=40'

SHEET 2 OF 2

DEVELOPER  
**CASTLE ROCK DEVELOPMENT CO.**  
 3033 EAST 1ST AVE., SUITE 305  
 DENVER, COLORADO 80206  
 (303) 394-5500