

THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 17

A REPLAT OF LOT 2A-1A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 16
LOCATED IN 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-1A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 16 INTO 1 LOT, AND ABANDON A PUBLIC UTILITY & DRAINAGE EASEMENT.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 2A-1A, BLOCK 3, THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 16, AS RECORDED UNDER RECEPTION NO. 2020022127, IN THE RECORDS OF THE DOUGLAS COUNTY, COLORADO 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 2.514 ACRES, (109,514 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 1 LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 17. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL 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, 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.

OWNERSHIP CERTIFICATE

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

By Rachel Hamisch AS: VICE PRESIDENT LAND DEVELOPMENT

NOTARY CERTIFICATE

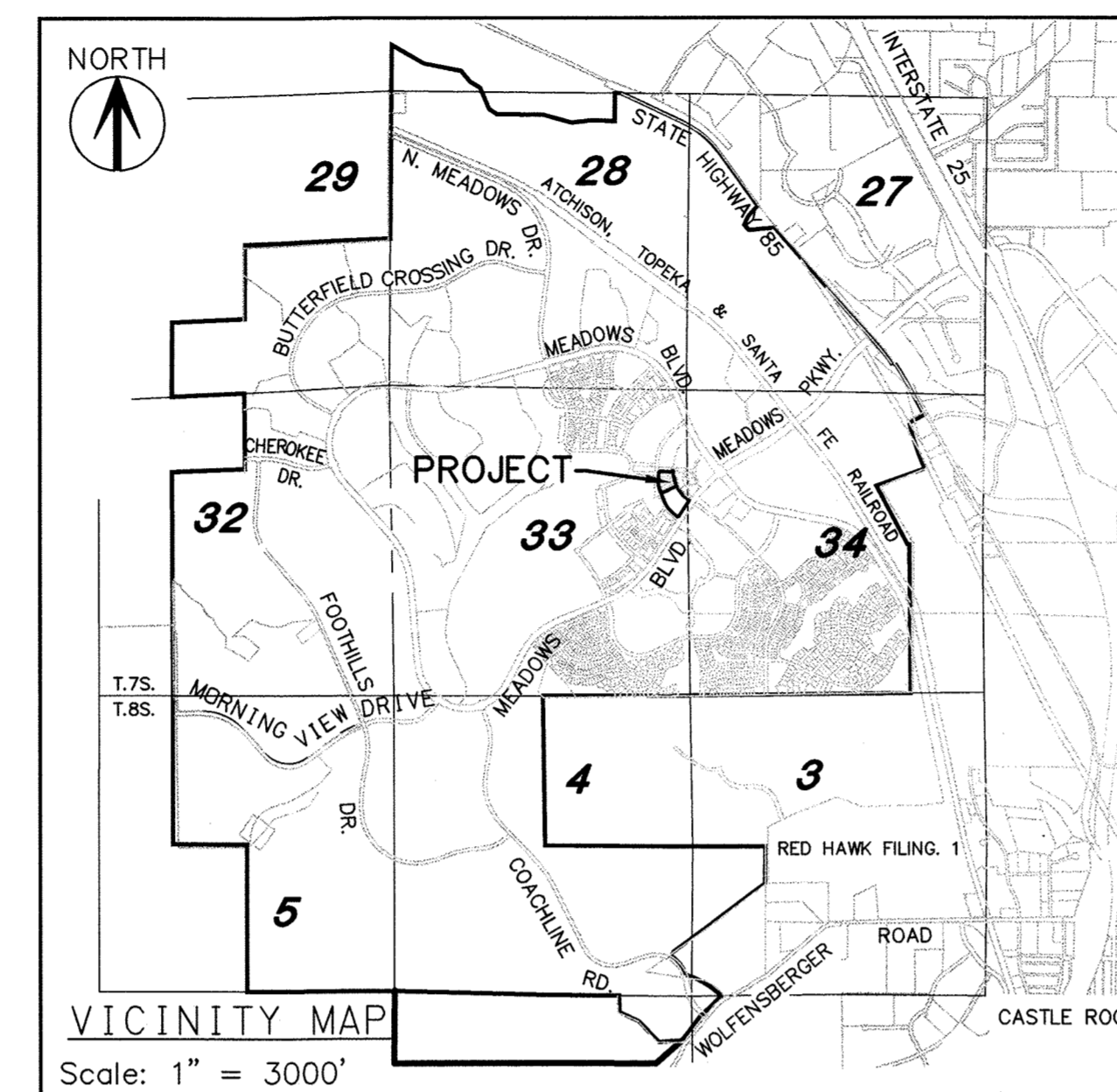
STATE OF COLORADO }
COUNTY OF Denver }SS



SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF May, 2023
By Rachel Hamisch AS Vice President Land Development, OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Kristine Godan MY COMMISSION EXPIRES 11/09/2025



SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PLAT MAP OVERALL & LOT 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:

- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70800373.1 EFFECTIVE 03/23/2023 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 DEFACTS 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 IS 1 LOT 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 OWNERS 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 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.
- 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, REVISED TO REFLECT LOMR'S EFFECTIVE DECEMBER 29, 2017 AND JULY 26, 2019, 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON 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 THE CROSSINGS ARE AT 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM TOWN OF CASTLE ROCK WATER DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 2008042321 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, AS DEPICTED HEREON.

SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, 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 SEPTEMBER 11, 2019 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38636
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 CERTIFICATION

I, SHANA HOLT 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 LIENHOLDER SUBORDINATION CERTIFICATE.

Shana Holt
AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

SIGNED THIS 16th DAY OF May, 2023.

NOTARY BLOCK

STATE OF COLORADO }
COUNTY OF ARAPAHOE }SS

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF May, 2023
BY SHANA HOLT OF LAND TITLE GUARANTEE COMPANY AS AN AUTHORIZED REPRESENTATIVE
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES FEBRUARY 10, 2024
NOTARY PUBLIC [Signature]

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 19 DAY OF May, 2023.

[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 AMENDED PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

ATTEST:
Robin Schaefer TOWN CLERK
[Signature] TOWN MANAGER

May 19, 2023 DATE
May 19, 2023 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 10:56 AM ON THE 22nd DAY OF May, 2023,
AT RECEPTION NO. 2023021468
DOUGLAS COUNTY CLERK AND RECORDER

By: Mitchell Weiner
DEPUTY



COVER SHEET
PROJECT NO.: PL23-0003
THE MEADOWS FILING 20, PHASE I, AMENDMENT NO. 17 SHEET 1 OF 2

MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 17 LAND USE SUMMARY TABLE

LOT	SQ.FT.	OWNERSHIP	PURPOSE	USAGE TYPE
LOT 2A-1A, BLOCK 3	109,514	CR DEV CO	FD	FD
TOTAL AREA	109,514			

CR DEV CO=CASTLE ROCK DEVELOPMENT COMPANY
FD = FUTURE DEVELOPMENT

LAST REVISED
2023-05-05



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

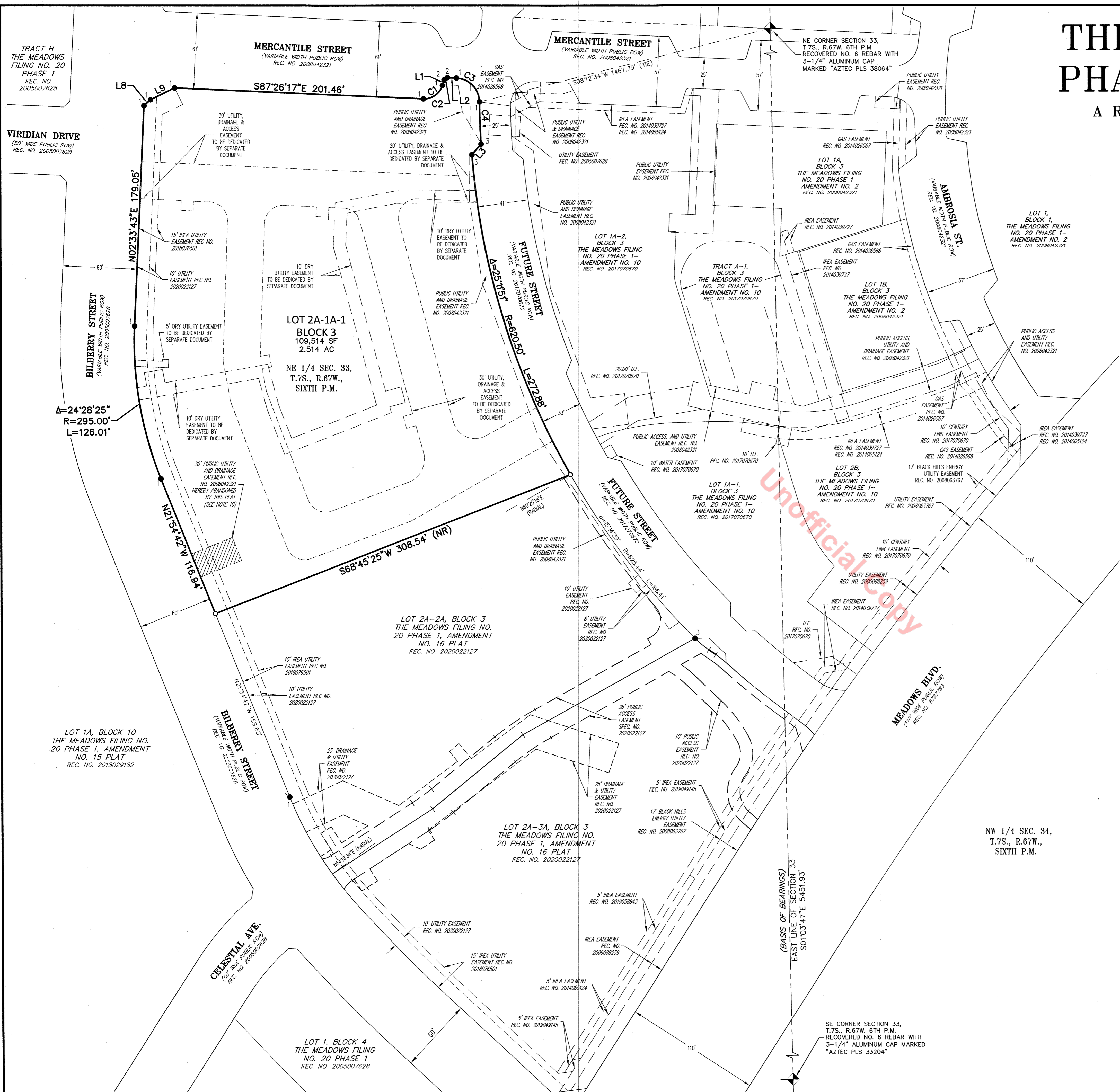
DATE OF PREPARATION:	2023-03-27
SCALE:	N/A
SHEET	1 OF 2

Drawn By: TP

AzTec Proj. No: 144423-01

THE MEADOWS FILING NO. 20 PHASE 1-AMENDMENT NO. 17

A REPLAT OF LOT 2A-1A, BLOCK 3, THE MEADOWS FILING NO. 20
PHASE 1-AMENDMENT NO. 16
LOCATED IN 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 2 OF 2

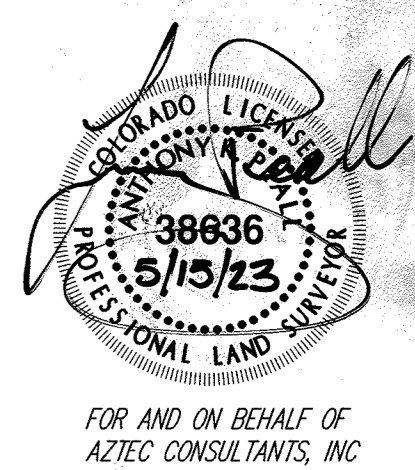
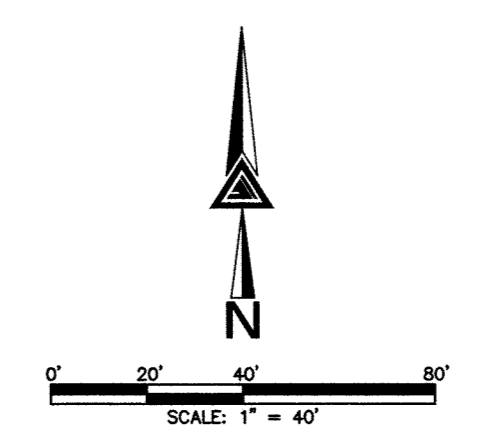


LEGEND

- RECOVERED SECTION CORNER (AS NOTED)
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
- 2 RECOVERED 1" BRASS DISK STAMPED "AZTEC LS 38064"
- 3 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38636"
- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- ROW RIGHT-OF-WAY
- (NR) NON-RADIAL
- PUBLIC UTILITY & DRAINAGE EASEMENT REC. NO. 2008042321
HEREBY ABANDONED BY THIS PLAT (SEE NOTE 10)

LINE	BEARING	LENGTH
L1	N17°33'43"E	4.82'
L2	S87°26'17"E	7.38'
L3	S40°47'12"W	11.36'
L8	N47°33'43"E	7.07'
L9	N63°41'14"E	21.74'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	75°00'00"	15.50'	20.29'	N55°03'43"E, 18.87'
C2	75°00'00"	2.50'	3.27'	S55°03'43"W, 3.04'
C3	87°00'44"	19.50'	29.61'	N43°55'55"W, 26.85'
C4	3°12'22"	612.50'	34.27'	S02°01'44"E, 34.27'



PLAT MAP OVERALL SHEET
PROJECT NO.: PL23-0003
THE MEADOWS FILING 20, PHASE 1, AMENDMENT NO. 17 SHEET 2 OF 2

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER CASTLE ROCK DEVELOPMENT CO.</p> <p>3033 EAST 1ST AVE., SUITE 305 DENVER, COLORADO 80206 (303) 394-5500</p>	<p>DATE OF PREPARATION: 2023-03-27</p> <p>SCALE: 1"=40'</p> <p>SHEET 2 OF 2</p>	
	<p>Drawn By: TP</p>	<p>AzTec Proj. No.: 144423-01</p>	
	<p>SE CORNER SECTION 33, T.7S., R.67W., 6TH P.M. RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED "AZTEC PLS 33204"</p>		