

THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT

A REPLAT OF LOTS 1 THROUGH 16, BLOCK 6, TRACT C AND TRACT W, THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT,
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, 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

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 ONE LOT AND TWO TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK UTILITY EASEMENTS AS 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.

PROPERTY DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16, BLOCK 6, TRACT C AND TRACT W OF THE MEADOWS FILING NO. 20, PHASE I, RECEPTION NO. 2005007628, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTAINING 5.448 ACRES (237,329 SQ. FT.), MORE OR LESS.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: Stephanie McCall AS: Corporate Secretary

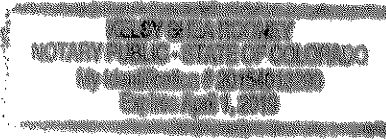
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF August, 2015

BY Stephanie McCall AS Corporate Secretary OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 4-01-19

NOTARY PUBLIC Kelsy Shea Roney

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

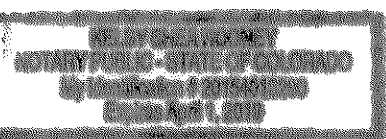
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 20th DAY OF August, 2015

BY John A. Fox AS Authorized Agent OF CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 4-01-19

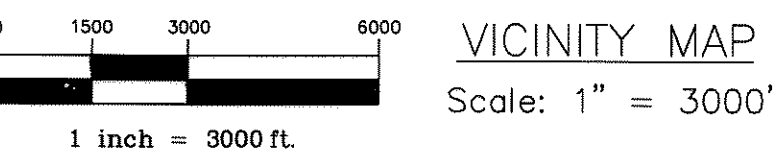
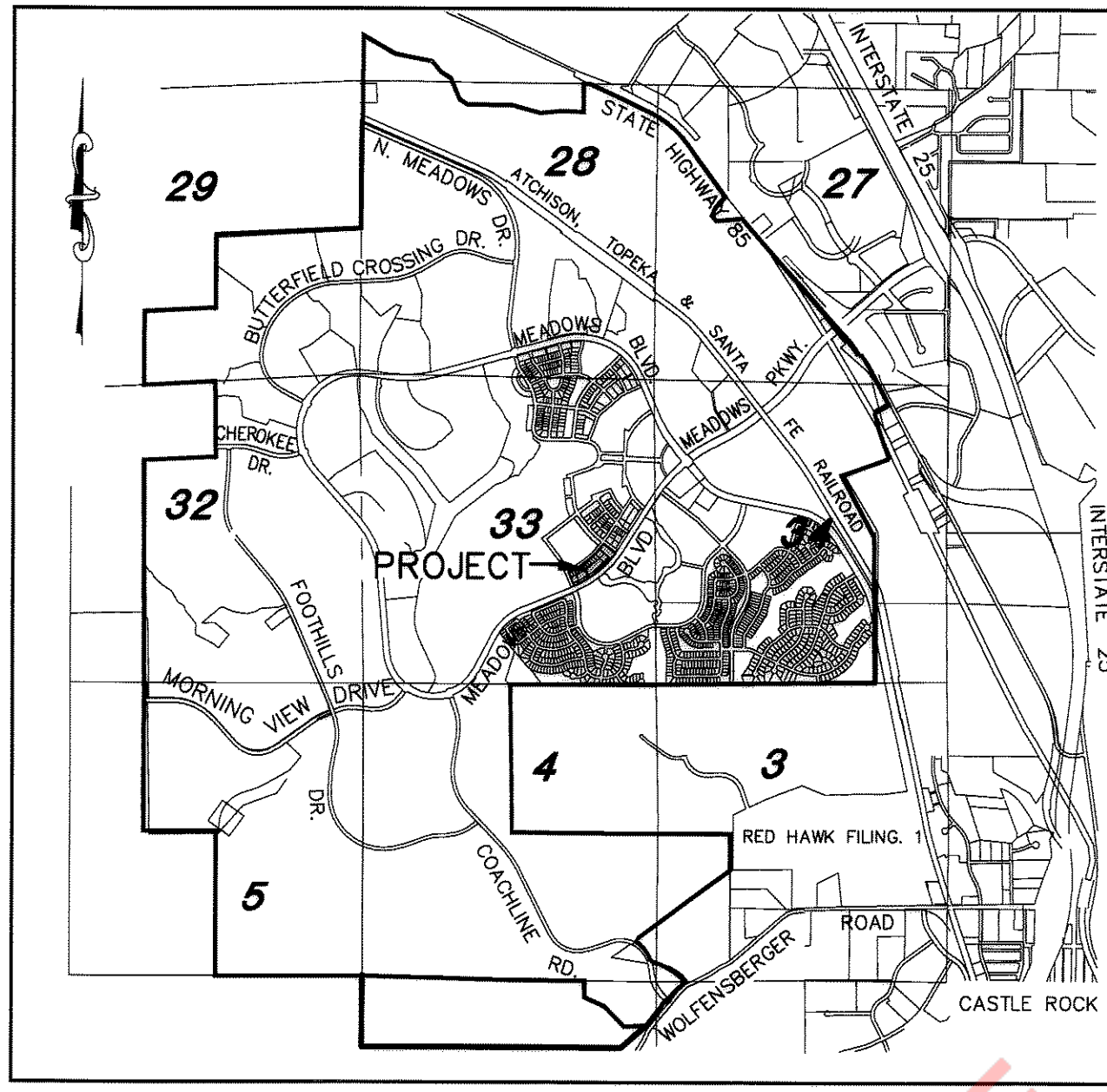
NOTARY PUBLIC Kelsy Shea Roney

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 6 AND TRACTS C AND W, MEADOWS FILING NO. 20, PHASE I INTO 1 LOT AND 2 TRACTS.

GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. F70445257-8 WITH AN EFFECTIVE DATE OF 7/23/15 AT 17:00:00 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.



SHEET INDEX

SHEET 1 - COVER SHEET

SHEET 2 - PLAT MAP

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
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

THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT

LAND AREA SUMMARY TABLE

Designation	Acreage
SUBDIVISION LOTS (1)	3.731
PRIVATE TRACTS (2)	1.717
MEADOWS FILING 20	5.448

MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT

LAND USE SUMMARY TABLE

TRACT	SQ.FT.	OWNERSHIP	PURPOSE	USAGE TYPE
C-1	34,583	CASTLE ROCK DEVELOPMENT	PRIVATE OPEN SPACE	OPEN SPACE/UTILITY/ DRAINAGE/PRIVATE ACCESS
W-1	40,193	CASTLE ROCK DEVELOPMENT	PRIVATE OPEN SPACE	OPEN SPACE/UTILITY/ DRAINAGE/PUBLIC ACCESS

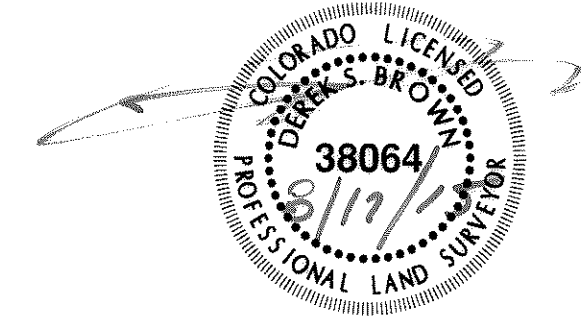
GENERAL NOTES: (CONTINUED)

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF SECTION 33 BEARS SOUTH 01°03'47" EAST, A DISTANCE OF 5451.93 FEET AND IS MONUMENTED AS SHOWN HEREON.
- THERE IS 1 LOT AND 2 TRACTS 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.
- 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.
- 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.

- PER PRELIMINARY FIRM PANEL 08035C0169G, DATED JULY 11, 2014, NO PORTION OF THIS SITE LIES WITHIN A FEMA REGULATED FLOODPLAIN.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE DRAINAGE, UTILITY AND ACCESS EASEMENTS AS SHOWN ON THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT WITHIN THE BOUNDARIES OF THIS PLAT.

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 APRIL 8, 2015 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 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.

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 28th DAY OF August, 2015

Scott Bennett AUTHORIZED REPRESENTATIVE
Scott Bennett LAND TITLE GUARANTEE COMPANY

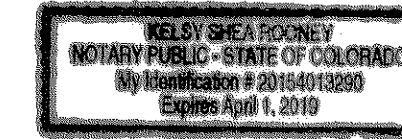
NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Arapahoe }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF August, 2015
BY Scott Bennett AS Authorized Representative OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4-01-19
NOTARY PUBLIC Kelsy Shea Roney



WATER RIGHTS DEDICATION STATEMENT

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. 2003102968.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

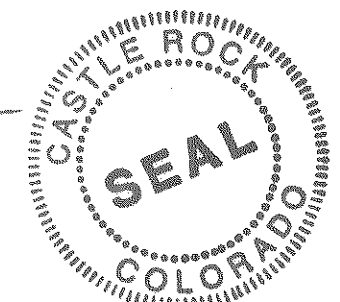
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 28th DAY OF August, 2015

[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.

ATTEST:
[Signature] TOWN CLERK
8-28-15 DATE
[Signature] TOWN MANAGER
8-28-15 DATE



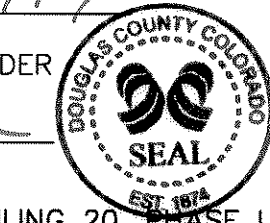
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:04 AM ON THE 31st DAY OF August, 2015

AT RECEPTION NO. 2015062417

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY



PROJECT NO.: PL15-0012
THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT SHEET 1 OF 2

 300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 08/11/2015 SCALE: N/A
	SHEET 1 OF 2	

THE MEADOWS FILING NO. 20, PHASE I, AMENDMENT NO. 5 PLAT

A REPLAT OF LOTS 1 THROUGH 16, BLOCK 6, TRACT C AND TRACT W, THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT,
 LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

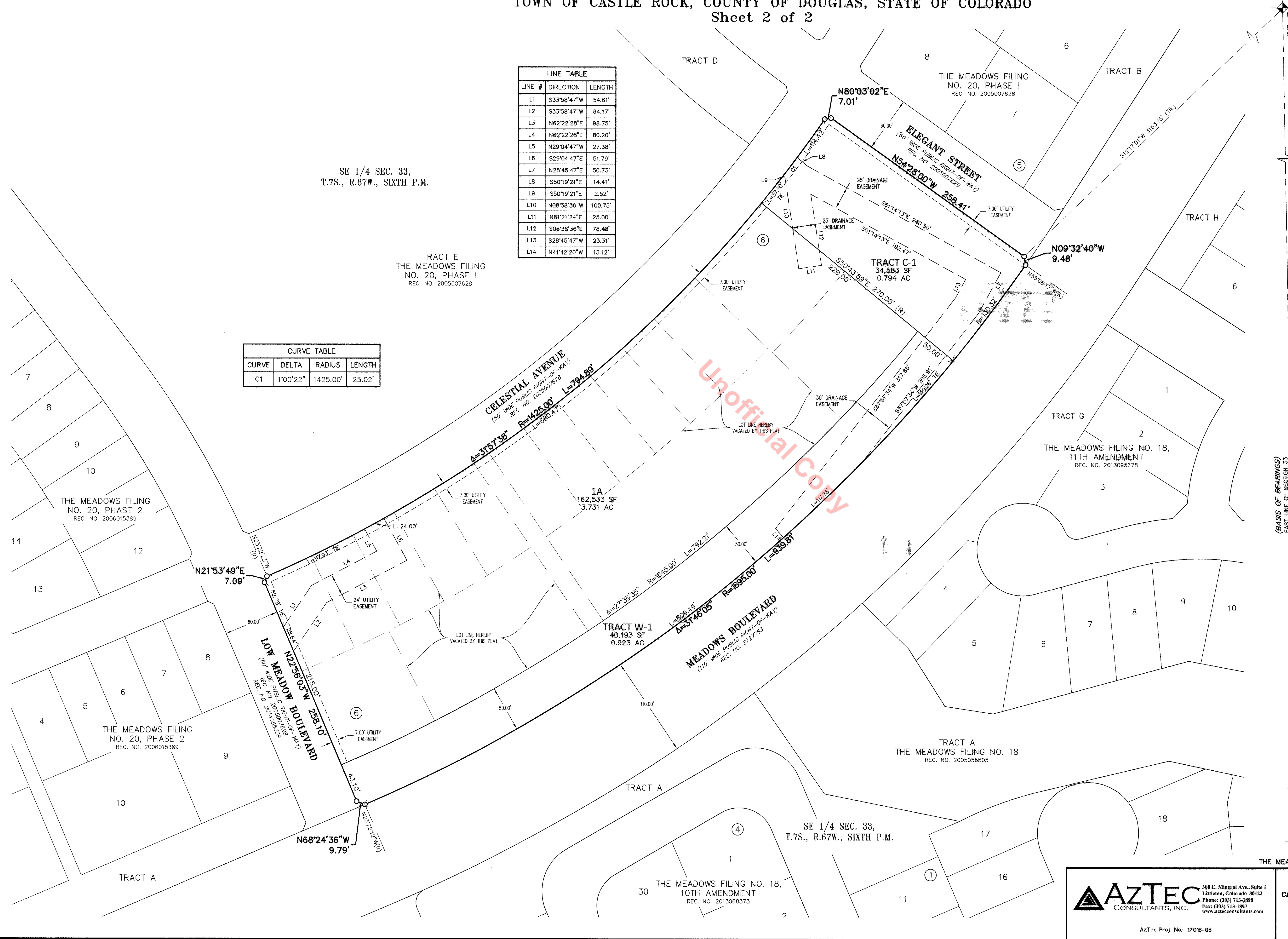
Sheet 2 of 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S33°58'47"W	54.61'
L2	S33°58'47"W	64.17'
L3	N62°22'28"E	98.75'
L4	N62°22'28"E	80.20'
L5	N29°04'47"W	27.38'
L6	S29°04'47"E	51.79'
L7	N28°45'47"E	50.73'
L8	S50°19'21"E	14.41'
L9	S50°19'21"E	2.52'
L10	N08°38'36"W	100.75'
L11	N81°21'24"E	25.00'
L12	S08°38'36"E	78.48'
L13	S28°45'47"W	23.31'
L14	N41°42'20"W	13.12'

SE 1/4 SEC. 33,
 T.7S., R.67W., SIXTH P.M.

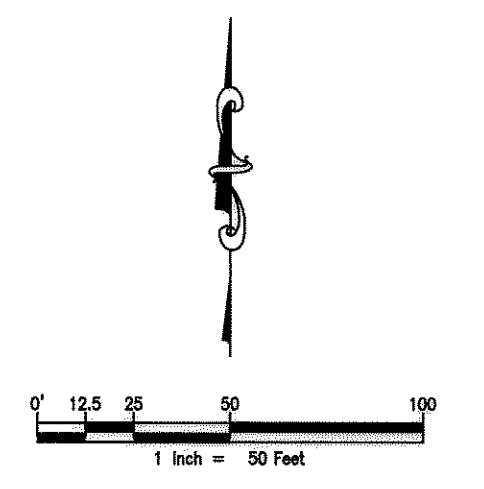
TRACT E
 THE MEADOWS FILING
 NO. 20, PHASE I
 REC. NO. 2005007628

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°00'22"	1425.00'	25.02'

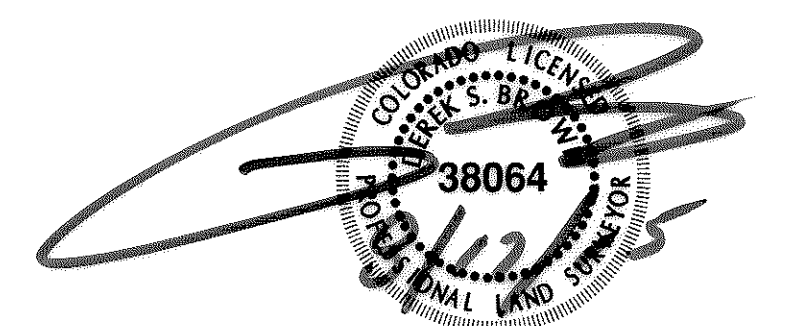


NE CORNER SECTION 33,
 T.7S., R.67W. 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 MARKED "AZTEC PLS 38064"

(BASIS OF BEARINGS)
 EAST LINE OF SECTION 33
 S01°03'47"E 5451.93'



LEGEND	
	RECOVERED P.L.S.S. CORNER STAMPED AS SHOWN
	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
	LOT LINE HEREBY VACATED BY THIS PLAT
(R)	DENOTES RADIAL LINE



FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

SE CORNER SECTION 33,
 T.7S., R.67W. 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 MARKED "AZTEC PLS 33204"

PROJECT NO.: PL15-0012
 THE MEADOWS FILING 20, PHASE I, AMENDMENT NO. 5 PLAT SHEET 2 OF 2

<p>AzTec Proj. No: 17015-05</p>	300 E. Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 08/11/2015 SCALE: 1"=50' SHEET 2 OF 2
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