

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 7 PLAT

LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT TOGETHER WITH A PORTION OF BILBERRY STREET
LOCATED IN THE NORTHEAST 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 4

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT AND THAT VACATED PORTION OF BILBERRY STREET RIGHT-OF-WAY INTO ONE LOT.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT AS RECORDED UNDER RECEPTION NO. 2005007628 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE TOGETHER WITH A PORTION OF BILBERRY STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT, LOCATED WITHIN THE NORTHEAST 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33 WHENCE THE EAST LINE OF SECTION 33 BEARS SOUTH 01°03'47" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 54°30'56" WEST, A DISTANCE OF 247.07 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 1, BLOCK 11 AND THE **POINT OF BEGINNING**

THENCE ALONG THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF SAID LOT 1, BLOCK 11 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 22°59'40" EAST, A DISTANCE OF 417.39 FEET;
2. SOUTH 18°40'41" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,074.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°17'03" EAST;
3. SOUTHWESTERLY ALONG SAID CURVE AND THE SOUTHERLY EXTENSION THEREOF, THROUGH A CENTRAL ANGLE OF 33°40'49", AN ARC LENGTH OF 631.33 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 27°02'08" WEST A DISTANCE OF 37.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 355.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°28'25", AN ARC LENGTH OF 151.64 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 11;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND NORTHWESTERLY BOUNDARIES OF SAID LOT 1, BLOCK 11 THE FOLLOWING TWELVE (12) COURSES:

1. TANGENT TO SAID CURVE, SOUTH 02°33'43" WEST, A DISTANCE OF 132.39 FEET;
2. SOUTH 47°33'43" WEST, A DISTANCE OF 7.07 FEET;
3. NORTH 87°26'17" WEST, A DISTANCE OF 391.65 FEET;
4. NORTH 50°57'15" WEST, A DISTANCE OF 8.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 74°50'28" WEST;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°11'35", AN ARC LENGTH OF 274.61 FEET;
6. NON-TANGENT TO SAID CURVE, NORTH 25°51'01" WEST, A DISTANCE OF 6.95 FEET;
7. NORTH 20°08'36" EAST, A DISTANCE OF 395.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°36'38", AN ARC LENGTH OF 149.80 FEET;
9. TANGENT TO SAID CURVE, NORTH 48°45'14" EAST, A DISTANCE OF 381.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 575.00 FEET;
10. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'54", AN ARC LENGTH OF 191.50 FEET;
11. TANGENT TO SAID CURVE, NORTH 67°50'07" EAST, A DISTANCE OF 255.55 FEET;
12. SOUTH 67°34'46" EAST, A DISTANCE OF 14.37 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 15.037 ACRES, (655,031 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 ONE LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 7 PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK UTILITY, ACCESS, SIDEWALK AND DRY 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.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

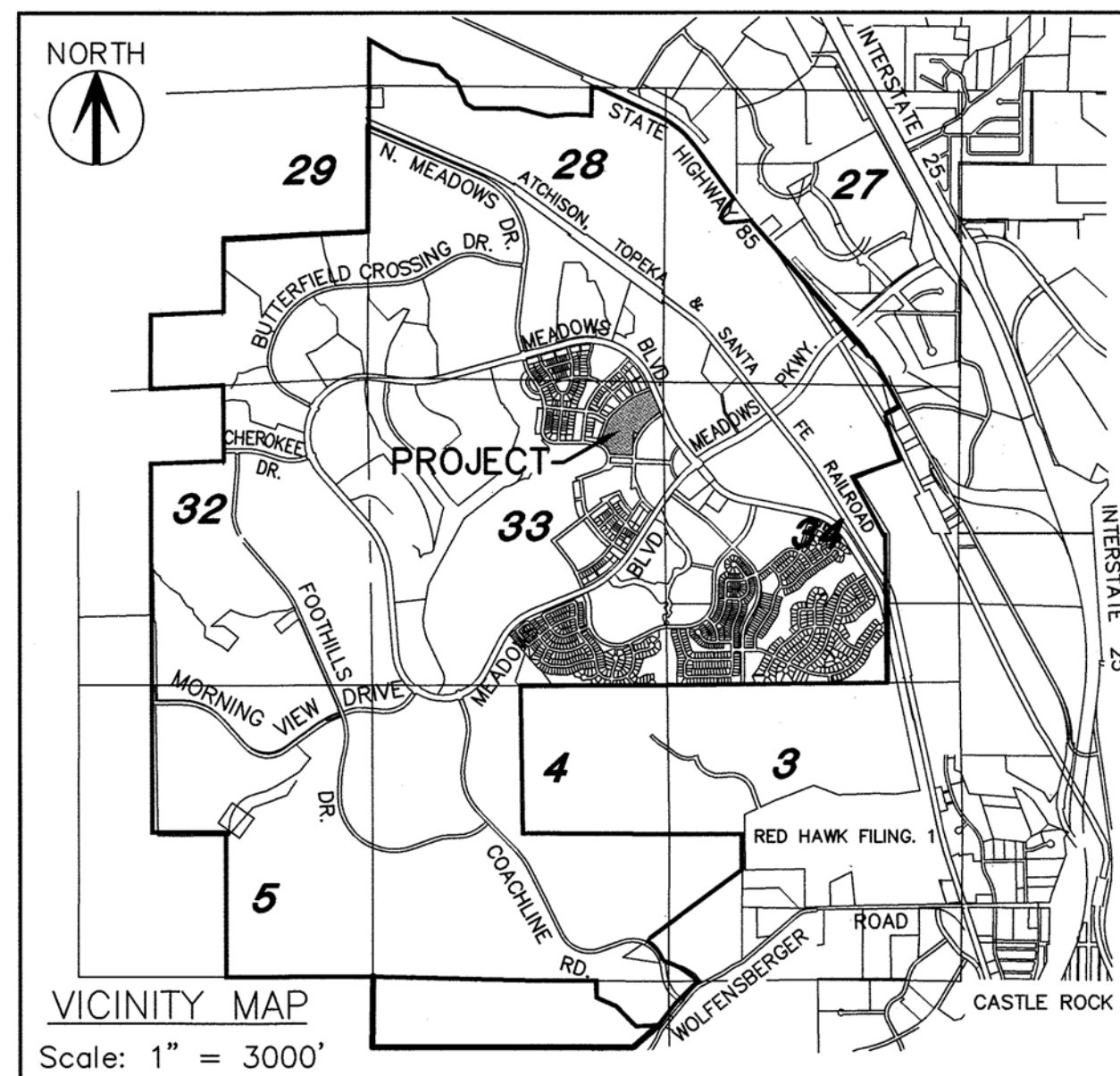
BY: [Signature] AS: President

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss
SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF October, 2016
BY James Riley
AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Kelly Beal MY COMMISSION EXPIRES 3-7-20

MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 7 PLAT

LOT	SQ.FT.	OWNERSHIP	PURPOSE	USAGE TYPE
1A	655,031	CASTLE ROCK DEVELOPMENT	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT



GENERAL NOTES:

- 1) LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC70451309-2 EFFECTIVE DATE JULY 2, 2015 AT 05:00:00 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.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS 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 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.
- 4) THERE IS 1 LOT IN THIS PLAT AMENDMENT.
- 5) 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.
- 6) 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.
- 7) DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULTVERTS, 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.
- 8) 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.
- 9) 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". ZONE X IN THE LEGEND OF THE ABOVE MENTIONED MAP IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 10) PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE THE TOWN OF CASTLE ROCK HEREBY VACATES THAT PORTION OF THE PUBLIC RIGHT-OF-WAY AS SHOWN ON SHEET 2 HEREON PREVIOUSLY DEDICATED ON THE MEADOWS FILING NO. 20, PHASE 2 FINAL PLAT RECORDED UNDER RECEPTION NO. 2005007628.
- 11) 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 THE 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.

OWNER:

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ AS: _____

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF _____ }ss
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2016
BY _____
AS _____ OF CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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: [Signature] AS: Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Denver }ss
SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF October, 2016
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 Kelly Beal MY COMMISSION EXPIRES 3-7-20

CONVEYED TO CASTLE ROCK DEV. AT REC. # 2016072064

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - PLAT MAP
- SHEET 3 - ACCESS EASEMENT DETAIL
- SHEET 4 - UTILITY EASEMENT DETAIL

OWNERS/DEVELOPERS

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
3033 East 1st Avenue, Suite 410
Denver, Colorado 80206
303-394-5500

OWNERS/DEVELOPERS

CASTLE ROCK LAND CO., LLC A COLORADO LIMITED LIABILITY COMPANY
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

TITLE CERTIFICATE

I, Sean 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 7th DAY OF October, 2016.

[Signature] AUTHORIZED REPRESENTATIVE Sean Bennett LAND TITLE GUARANTEE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF Arapahoe }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF October, 2016

BY Kristina Dorngeest AS Authorized Representative OF LAND TITLE GUARANTEE COMPANY.
Scott Bennetts

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 25, 2020

NOTARY PUBLIC Kristina Dorngeest

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 OCTOBER 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 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.

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 14 DAY OF October, 2016.

[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
10-19-16
DATE

TOWN OF CASTLE ROCK
[Signature]
TOWN MANAGER
10-19-16
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 2:19pm ON THE 19th DAY OF October, 2016,
AT RECEPTION NO. 2016074705

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

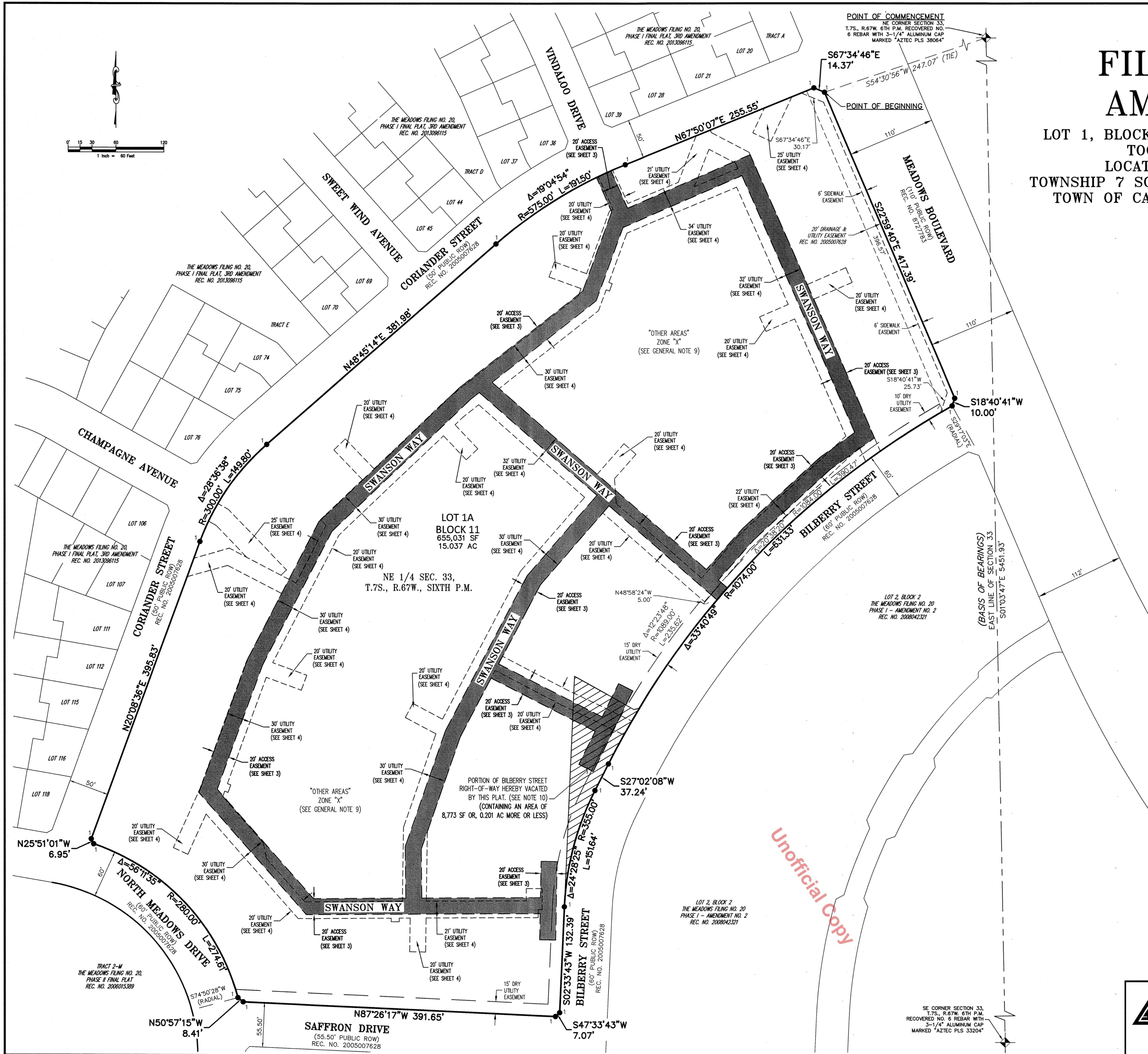
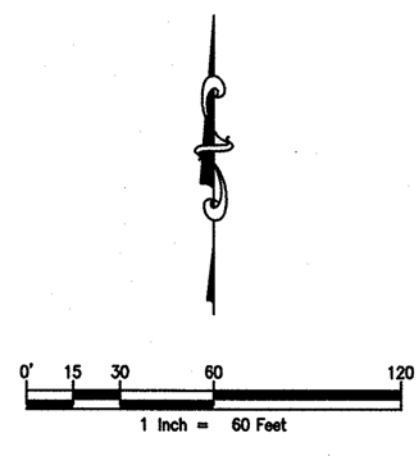
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1899
www.aztecconsultants.com

DEVELOPER
CASTLE ROCK DEVELOPMENT CO.
3033 EAST 1ST AVE., STE. 410
DENVER, COLORADO 80206
(303) 394-5500

DATE OF PREPARATION:	2016-03-18
SCALE:	NA
SHEET 1 OF 4	

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 7 PLAT

LOT 1, BLOCK 11, THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT
TOGETHER WITH A PORTION OF BILBERRY STREET
LOCATED IN THE NORTHEAST 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 4



MONUMENT SYMBOL LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- (ROW) RIGHT-OF-WAY
- ACCESS EASEMENT
- PORTION OF BILBERRY STREET RIGHT-OF-WAY HEREBY VACATED BY THIS PLAT. (SEE NOTE 10)

NOTE:
SIDEWALK & DRY UTILITY
EASEMENTS SHOWN ON THIS
PAGE TO BE GRANTED WITH
THE FILING OF THIS PLAT.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

Unofficial Copy

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 715-1898 Fax: (303) 715-1897 www.aztecconsultants.com</p>	DEVELOPER CASTLE ROCK DEVELOPMENT CO.		PROJECT NO.: PL16-0010 THE MEADOWS FILING 20, PHASE I, AMENDMENT NO. 7 PLAT SHEET 2 OF 4
	3033 EAST 1ST AVE., STE. 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 2016-03-18	SCALE: 1" = 60'

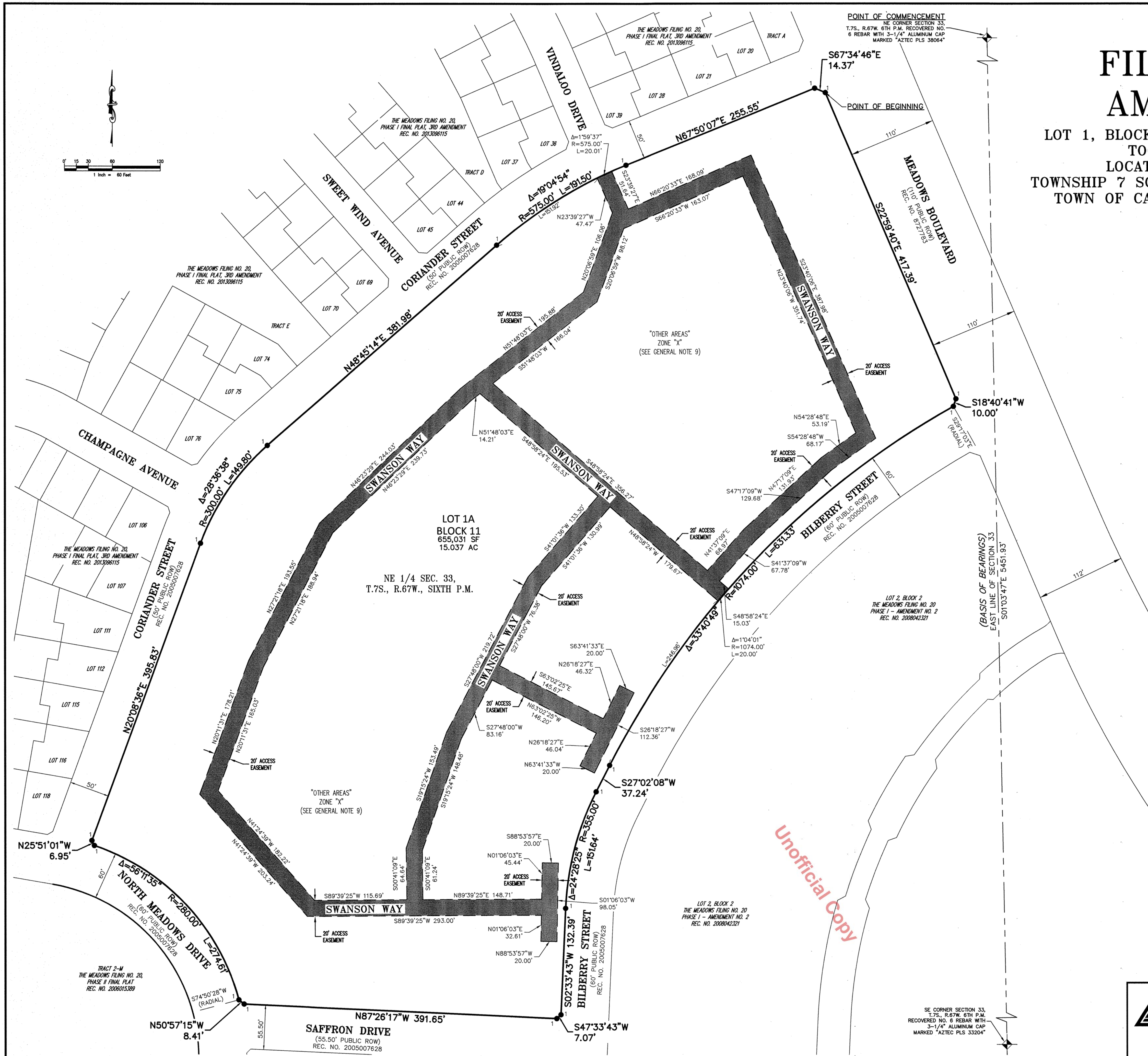
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SHEET 3 OF 4

MONUMENT SYMBOL LEGEND

	RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
	RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
	(ROW) RIGHT-OF-WAY
	ACCESS EASEMENT

NOTE:
ACCESS EASEMENT SHOWN ON
THIS PAGE TO BE GRANTED
WITH THE FILING OF THIS PLAT.



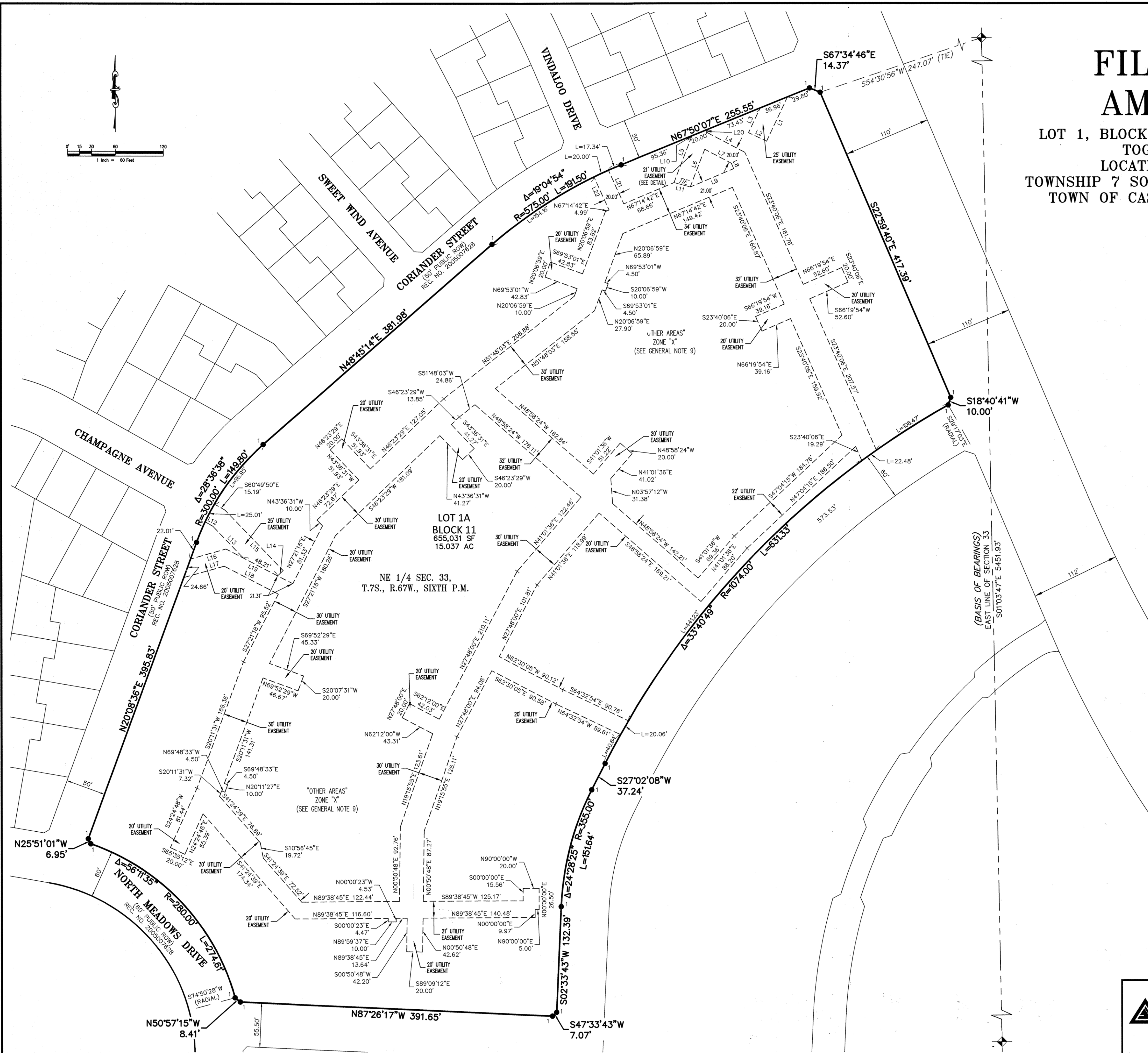
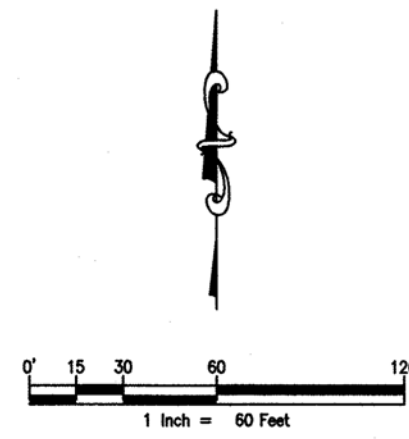
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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	PROJECT NO.: PL16-0010 THE MEADOWS FILING 20, PHASE I, AMENDMENT NO. 7 PLAT SHEET 3 OF 4	
	DEVELOPER CASTLE ROCK DEVELOPMENT CO. 3033 EAST 1ST AVE., STE. 410 DENVER, COLORADO 80206 (303) 394-5500	DATE OF PREPARATION: 2016-03-18
Aztec Proj. No.: Q-1705-18		SHEET 3 OF 4

THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 7 PLAT

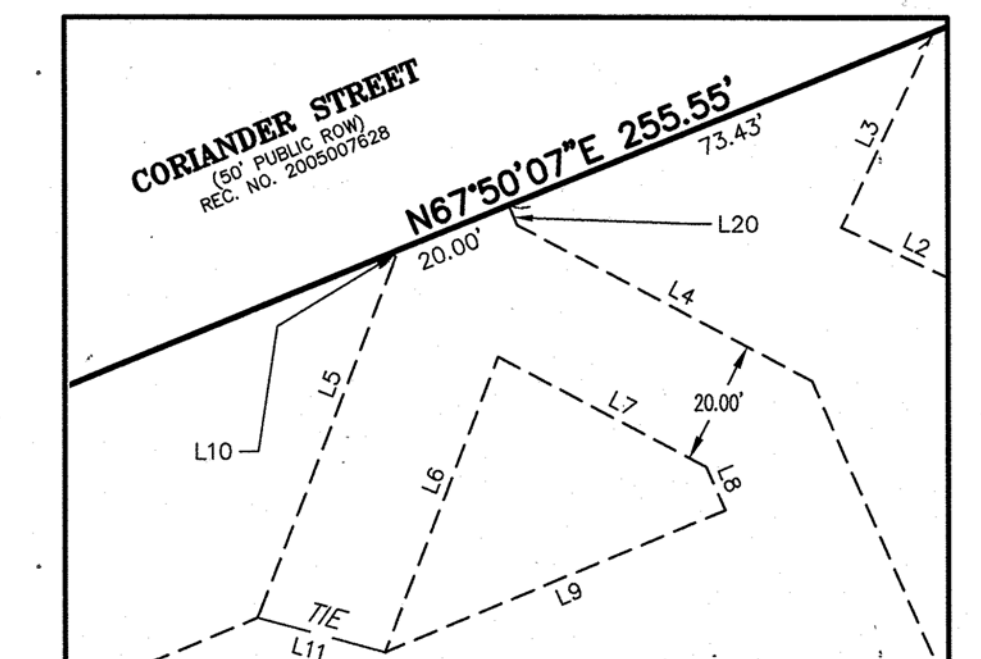
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
SHEET 4 OF 4



MONUMENT SYMBOL LEGEND

- RECOVERED P.L.S.S. CORNER STAMPED AS NOTED
- RECOVERED NO. 5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP, STAMPED "AZTEC PLS 38064"
- (ROW) RIGHT-OF-WAY

NOTE:
UTILITY EASEMENT SHOWN ON THIS PAGE TO BE GRANTED WITH THE FILING OF THIS PLAT.



DETAIL
SCALE: 1" = 30'

LINE	BEARING	LENGTH
L1	N25°16'25"E	61.74'
L2	S64°43'35"E	25.00'
L3	N25°16'25"E	34.52'
L4	S62°16'58"E	53.29'
L5	N21°04'21"E	61.62'
L6	S21°04'21"W	50.66'
L7	N62°16'58"W	37.65'
L8	N23°40'06"W	7.51'
L9	N67°14'42"E	59.17'
L10	N22°38'11"W	0.91'
L11	S74°44'25"E	21.11'
L12	N60°49'50"W	10.92'
L13	N44°01'31"E	55.31'
L14	S45°58'29"W	9.61'
L15	S44°01'31"E	104.69'
L16	N74°20'18"E	46.28'
L17	N74°20'18"E	52.82'
L18	S62°38'42"E	76.16'
L19	S62°38'42"E	94.05'
L20	S22°38'11"E	3.46'
L21	N24°25'27"W	46.28'
L22	N24°25'27"W	45.54'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PROJECT NO.: PL16-0010
THE MEADOWS FILING 20, PHASE I, AMENDMENT NO. 7 PLAT SHEET 4 OF 4

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p> <p>AzTec Proj. No.: Q\1705-18</p>	<p>DEVELOPER CASTLE ROCK DEVELOPMENT CO.</p> <p>3033 EAST 1ST AVE., STE. 410 DENVER, COLORADO 80206 (303) 394-5500</p>	<p>DATE OF PREPARATION: 2016-03-18</p> <p>SCALE: T = 60'</p>
	<p>SHEET 4 OF 4</p>	

