



2005007628 16 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$151.00  
16 PGS

# 2005007628  
01/26/2005 12:30 PM

### PLAT IDENTIFICATION SHEET

Castle Rock Development Company  
Castle Rock Land Co., LLC

GRANTOR(owner) \_\_\_\_\_

Meadows 20, Phase 1 Final Plat

GRANTEE(name of plat) \_\_\_\_\_

~~UNOFFICIAL COPY~~

Meadows, The

Subdivision/Condo Name \_\_\_\_\_

20

Filing \_\_\_\_\_

Phase \_\_\_\_\_

Lot \_\_\_\_\_

Building \_\_\_\_\_

Block \_\_\_\_\_

Unit \_\_\_\_\_

28, 33, 34

7

67

OLD LEGAL(Section)

(Township)

(Range)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cross reference#s (reception#s Book – Page)

# THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 15

## 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,

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, WITH ALL BEARINGS MADE AS A REFERENCE HEREON, SOUTH 01°01'02" EAST 644.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS DEDICATED ON THE FINAL PLAT OF MEADOWS BOULEVARD RECORDED UNDER RECEPTION NO. 872778 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND POINT OF BEGINNING;

1. SOUTH 22°59'40" EAST 192.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1369.75 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE 390.54 FEET THROUGH A CENTRAL ANGLE OF 16°20'10";
3. TANGENT TO SAID CURVE, SOUTH 39°19'50" EAST 72.59 FEET;
4. SOUTH 32°29'16" EAST 100.72 FEET;
5. SOUTH 39°19'50" EAST 187.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF SOUTH 50°42'31" WEST;
6. SOUTHERLY ALONG SAID CURVE 30.74 FEET THROUGH A CENTRAL ANGLE OF 88°04'13" TO NORTHERLY RIGHT-OF-WAY OF SAID MEADOWS BOULEVARD BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2763.59 FEET AND A RADIAL BEARING OF SOUTH 41°11'03" EAST;

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE 772.12 FEET THROUGH A CENTRAL ANGLE OF 16°00'28";
2. TANGENT TO SAID CURVE, SOUTH 32°48'29" WEST 1176.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1695.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE 1013.46 FEET THROUGH A CENTRAL ANGLE OF 34°15'28";
4. TANGENT TO SAID CURVE, SOUTH 67°03'57" WEST 60.89 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 22°03'57" EAST 9.62 FEET;

THENCE NORTH 22°56'03" WEST 258.20 FEET;

THENCE NORTH 67°56'03" WEST 7.07 FEET;

THENCE NORTH 23°19'56" WEST 50.00 FEET;

THENCE NORTH 21°13'56" EAST 6.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 985.00 FEET AND A RADIAL BEARING OF SOUTH 65°15'25" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE 220.43 FEET THROUGH A CENTRAL ANGLE OF 12°49'20";

THENCE TANGENT TO SAID CURVE, NORTH 37°33'55" WEST 416.69 FEET;

THENCE NORTH 82°33'55" WEST 7.07 FEET;

THENCE NORTH 37°33'55" WEST 60.00 FEET;

THENCE NORTH 07°26'05" EAST 7.07 FEET;

THENCE NORTH 22°26'05" EAST 60.00 FEET;

THENCE SOUTH 82°33'55" EAST 7.07 FEET;

THENCE NORTH 52°26'05" EAST 279.97 FEET;

THENCE NORTH 07°26'05" EAST 7.07 FEET;

THENCE SOUTH 82°33'55" EAST 7.07 FEET;

THENCE NORTH 52°26'05" EAST 231.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 575.00 FEET AND A RADIAL BEARING OF NORTH 60°01'30" EAST;

THENCE NORTHERLY ALONG SAID CURVE 238.75 FEET THROUGH A CENTRAL ANGLE OF 23°47'24";

THENCE TANGENT TO SAID CURVE, NORTH 09°11'06" WEST 420.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE 23.17 FEET THROUGH A CENTRAL ANGLE OF 07°35'13" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 780.00 FEET AND A RADIAL BEARING OF NORTH 11°00'03" WEST;

THENCE EASTERLY ALONG SAID CURVE 77.87 FEET THROUGH A CENTRAL ANGLE OF 05°43'12" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 561.55 FEET AND A RADIAL BEARING OF SOUTH 72°58'24" WEST;

THENCE NORTHERLY ALONG SAID CURVE 55.18 FEET THROUGH A CENTRAL ANGLE OF 05°38'01";

THENCE NON-TANGENT TO SAID CURVE, SOUTH 65°20'32" EAST 7.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 413.04 FEET AND A RADIAL BEARING OF NORTH 15°50'19" WEST;

THENCE EASTERLY ALONG SAID CURVE 34.03 FEET THROUGH A CENTRAL ANGLE OF 04°43'15";

THENCE NON-TANGENT TO SAID CURVE, NORTH 70°26'50" EAST 399.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 63.06 FEET THROUGH A CENTRAL ANGLE OF 09°45'52";

THENCE TANGENT TO SAID CURVE, SOUTH 89°59'09" WEST 525.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 230.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE 222.85 FEET THROUGH A CENTRAL ANGLE OF 55°30'56";

THENCE NON-TANGENT TO SAID CURVE, SOUTH 25°20'06" WEST 43.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 212.68 FEET AND A RADIAL BEARING OF NORTH 61°38'40" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 123.61 FEET THROUGH A CENTRAL ANGLE OF 33°18'03" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 77.13 FEET AND A RADIAL BEARING OF SOUTH 29°05'48" WEST;

THENCE SOUTHERLY ALONG SAID CURVE 129.74 FEET THROUGH A CENTRAL ANGLE OF 96°22'37";

THENCE NON-TANGENT TO SAID CURVE, SOUTH 31°43'40" WEST 196.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 56.10 FEET AND A RADIAL BEARING OF NORTH 58°23'21" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 56.10 FEET THROUGH A CENTRAL ANGLE OF 38°46'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 141.60 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 155.55 FEET THROUGH A CENTRAL ANGLE OF 62°56'30" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 459.00 FEET AND A RADIAL BEARING OF SOUTH 03°34'44" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 225.12 FEET THROUGH A CENTRAL ANGLE OF 28°08'04" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 274.11 FEET AND A RADIAL BEARING OF SOUTH 07°14'00" WEST;

THENCE WESTERLY ALONG SAID CURVE 220.86 FEET THROUGH A CENTRAL ANGLE OF 46°09'52";

THENCE NON-TANGENT TO SAID CURVE, NORTH 38°51'08" WEST 1.62 FEET;

THENCE NORTH 17°30'16" EAST 134.28 FEET;

THENCE NORTH 25°02'45" WEST 83.75 FEET;

THENCE NORTH 68°50'23" WEST 250.03 FEET TO THE EASTERLY BOUNDARY OF THE MEADOWS FILING 11-PARCEL NO. 3 AS RECORDED UNDER RECEPTION NO. 89131240 OF SAID DOUGLAS COUNTY RECORDS;

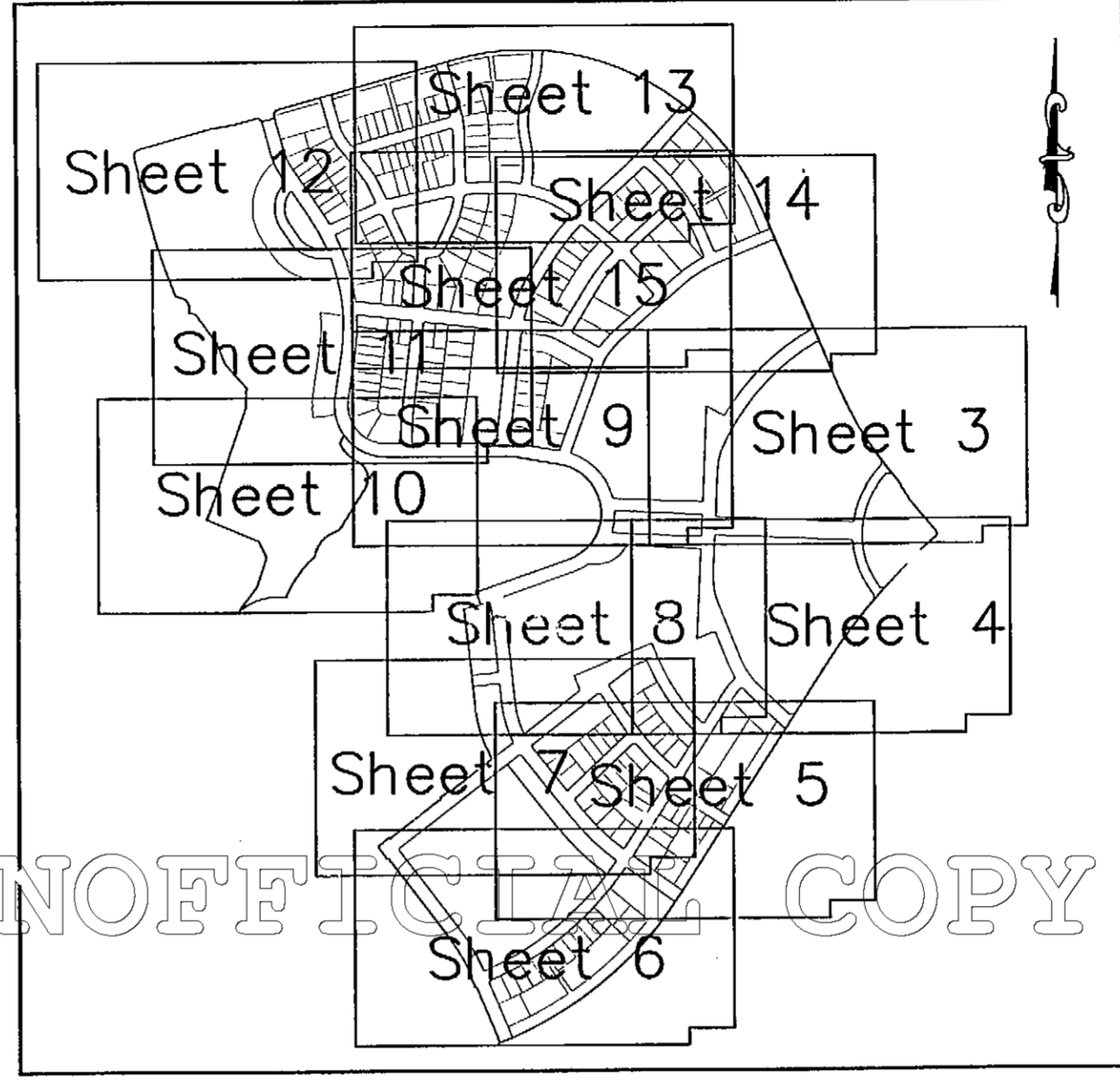
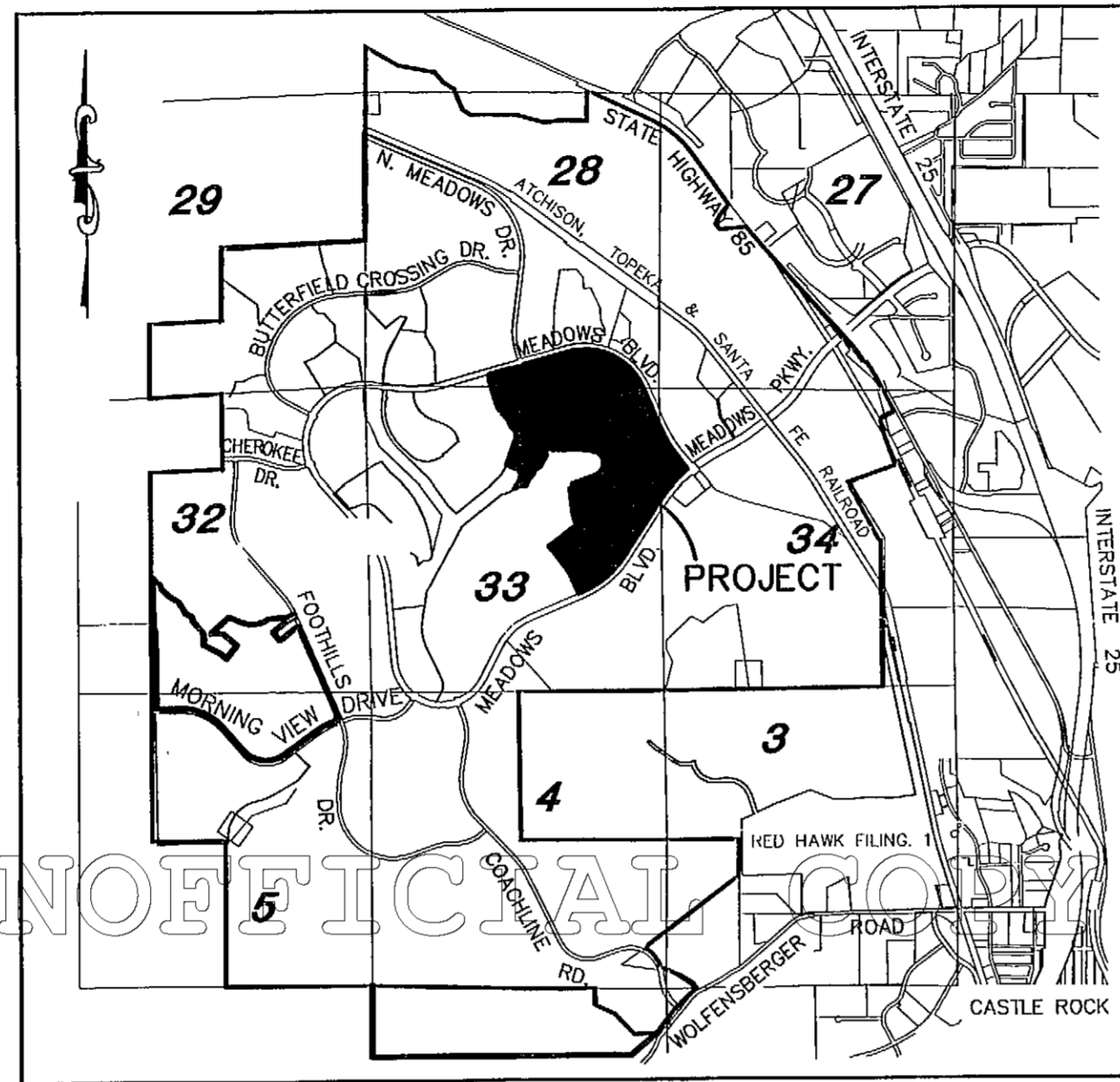
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 22°19'50" EAST 86.23 FEET;
2. NORTH 19°14'29" EAST 439.84 FEET;
3. NORTH 01°28'10" EAST 189.39 FEET;
4. NORTH 41°25'25" WEST 143.58 FEET;
5. NORTH 22°01'53" WEST 98.70 FEET;
6. NORTH 35°39'51" WEST 158.43 FEET;
7. NORTH 73°04'40" WEST 29.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET AND A RADIAL BEARING OF NORTH 73°04'40" WEST;
8. NORTHERLY ALONG SAID CURVE 97.86 FEET THROUGH A CENTRAL ANGLE OF 101°56'36" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET;
9. NORTHWESTERLY ALONG SAID CURVE 20.16 FEET THROUGH A CENTRAL ANGLE OF 64°09'28";
10. TANGENT TO SAID CURVE, NORTH 205°1'48" WEST 151.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 970.00 FEET;
11. NORTHWESTERLY ALONG SAID CURVE 91.22 FEET THROUGH A CENTRAL ANGLE OF 05°23'17";
12. TANGENT TO SAID CURVE, NORTH 15°28'31" WEST 253.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 202.00 FEET;
13. NORTHERLY ALONG SAID CURVE 19.59 FEET THROUGH A CENTRAL ANGLE OF 05°33'20";
14. TANGENT TO SAID CURVE, NORTH 09°55'11" WEST 62.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 212.00 FEET;
15. NORTHERLY ALONG SAID CURVE 20.56 FEET THROUGH A CENTRAL ANGLE OF 05°33'20";
16. TANGENT TO SAID CURVE, NORTH 15°28'31" WEST 34.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28.00 FEET;
17. NORTHEASTERLY ALONG SAID CURVE 43.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE SOUTHERLY RIGHT-OF-WAY OF SAID MEADOWS BOULEVARD;

THENCE DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID SOUTHERLY AND SOUTHWESTERLY RIGHT-OF-WAYS THE FOLLOWING TEN (10) COURSES:

1. TANGENT TO SAID CURVE, NORTH 74°31'29" EAST 340.28 FEET;
2. NORTH 81°22'03" EAST 100.72 FEET;
3. NORTH 74°31'29" EAST 103.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
5. RADIAL TO SAID CURVE, NORTH 74°31'29" EAST 60.00 FEET;
6. NORTH 15°28'31" WEST 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
7. NORTHEASTERLY ALONG SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00";
8. TANGENT TO SAID CURVE, NORTH 74°31'29" EAST 826.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1145.00 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE 1848.30 FEET THROUGH A CENTRAL ANGLE OF 82°28'51";
10. TANGENT TO SAID CURVE, SOUTH 22°59'40" EAST 710.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 183.025 ACRES (7,972,569 SQ. FT.), MORE OR LESS.



## CERTIFICATE OF DEDICATION AND OWNERSHIP

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20, PHASE I FINAL PLAT. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, ALL SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON, AND SIDEWALK EASEMENTS ALLOWING PUBLIC ACCESS. TRACTS D, E, F, G, H, M, O AND V WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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.

### OWNERS:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: *Jim Riley* AS: *President*

NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF *Denver* }  
SUBSCRIBED AND SWORN BEFORE ME THIS *3rd* DAY OF *December*, 2004 BY *Jim Riley* AS *President* OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *11/12/2008*

NOTARY PUBLIC *Quinta Eyzaguet*



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

BY: *John Fox* AS: *Registered Agent*

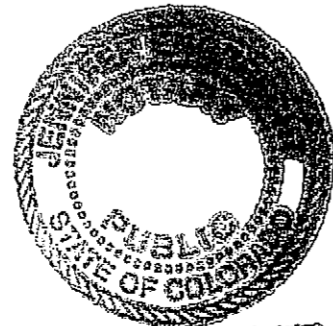
NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF *Denver* }  
SUBSCRIBED AND SWORN BEFORE ME THIS *3rd* DAY OF *December*, 2004 BY *John Fox* AS *Registered Agent* OF CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *11/12/2008*

NOTARY PUBLIC *Quinta Eyzaguet*



### OWNERS/DEVELOPERS

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

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY  
3033 East 1st Avenue, Suite 200  
Denver, Colorado 80206  
303-394-5500

### MORTGAGEES:

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY  
3033 East 1st Avenue, Suite 200  
Denver, Colorado 80206  
303-394-5500

CALIFORNIA BANK AND TRUST  
2000 South Colorado Blvd, #2-1200  
Denver, Colorado 80222  
303-394-5500

### SURVEYOR:

AZTEC CONSULTANTS, INC.  
8000 South Lincoln Street, Unit 5  
Littleton, Colorado 80122  
303-713-1898

### MORTGAGEES:

CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST DATED AUGUST 2, 2004 RECORDED AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS

BY: *John Fox* AS: *Registered Agent*

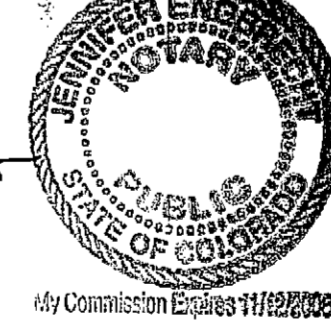
NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF *Denver* }  
SUBSCRIBED AND SWORN BEFORE ME THIS *3rd* DAY OF *December*, 2004 BY *John Fox* AS *Registered Agent* OF CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *11/12/2008*

NOTARY PUBLIC *Quinta Eyzaguet*



CALIFORNIA BANK AND TRUST PER DEED OF TRUST DATED AUGUST 2, 2004 RECORDED AT RECEPTION NO. 2004081485, DOUGLAS COUNTY RECORDS

BY: *John Fox* AS: *Senior Vice President*

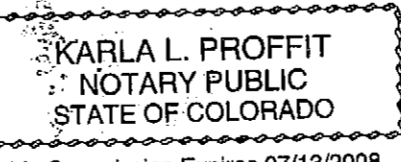
NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF *Denver* }  
SUBSCRIBED AND SWORN BEFORE ME THIS *8th* DAY OF *December*, 2004 BY *Karla L. Proffitt* AS *Agent* OF CALIFORNIA BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *7/13/08*

NOTARY PUBLIC *Karla L. Proffitt*



## SURVEYORS CERTIFICATE

I, ROBERT D. SNOODGRASS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON *12/08/04* 2004 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 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.



ROBERT D. SNOODGRASS  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR No. 36580  
FOR AND BEHALF OF AZTEC CONSULTANTS, INC.  
8000 SOUTH LINCOLN STREET, UNIT 5  
LITTLETON, CO. 80122

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

*Brenda Backe* AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE A THOROUGH 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 *9th* DAY OF *December*, 2004.

AUTHORIZED REPRESENTATIVE *Brenda Backe* LAND TITLE GUARANTEE COMPANY

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF *Denver* }

SUBSCRIBED AND SWORN BEFORE ME THIS *9th* DAY OF *December*, 2004 BY *Brenda Backe* AS *Title Officer* OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *3/13/2006*

NOTARY PUBLIC *John J. Proffitt*

My Commission Expires *March 13, 2006*

STATE OF COLORADO }  
COUNTY OF *Denver* }

SUBSCRIBED AND SWORN BEFORE ME THIS *9th* DAY OF *December*, 2004 BY *Brenda Backe* AS *Title Officer* OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *3/13/2006*

NOTARY PUBLIC *John J. Proffitt*

My Commission Expires *March 13, 2006*

## WATER RIGHTS DEDICATION STATEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED ON THE 10th DAY OF JULY, 2003 AT RECEPTION NO. 2003072929 AND ACCORDINGLY *607* FEET'S ARE DEBITED FROM THE WATER BANK.

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS *22nd* DAY OF *December*, 2004.

*John J. Proffitt*  
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 PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN OF CASTLE ROCK  
ATTEST: *Michelle Murr* TOWN CLERK  
DATE: *12-05*  
DATE: *1-3-05*

## DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT *12:30 P.M.* ON THE *26th* DAY OF *January*, 2005 AT RECEPTION NO. *2005007628*

DOUGLAS COUNTY CLERK AND RECORDER  
BY: *Julianne Proffitt* DEPUTY

JUNE 16, 2004

Aztec CONSULTANTS, Inc. A LAND SURVEYING COMPANY

DATE	BY	COMMENTS
11-03-2004	DBH/TSG	PER TOC COMMENTS
09-16-2004	DBH/TSG	PER TOC COMMENTS
08-16-2004	DBH/TSG	PER TOC COMMENTS

8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122  
Ph: (303) 713-1898 Fx: (303) 713-1897  
Aztec Proj. No.: 17004-12-01

# THE MEADOWS FILING NO. 20, PHASE I

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 15

**NOTES:**

- 1) LAND TITLE GUARANTY COMPANY COMMITMENT NO. P145009192-2 WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2003 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENT(S) 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 EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH RANGE 67 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 01°01'02" EAST AND IS MONUMENTED AS SHOWN HEREON.
- 4) N/R INDICATES A NON-RADIAL LINE.
- 5) THERE ARE 227 LOTS IN THIS SUBDIVISION.
- 6) ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, POSTAL FACILITIES, RETAINING WALLS AND FENCES AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN:

FRONT LOT AT ROW 5'; SIDE LOT AT ROW 10'; REAR LOT 10', SIDE LOT BETWEEN LOTS 3' TOGETHER KNOWN AS THE UTILITY EASEMENTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS OR OTHER STRUCTURES BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH. ADDITIONALLY, CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION, FOR ITS SELF, ITS SUCCESSORS AND ASSIGNS, SHALL RETAIN THE RIGHT TO GRANT NON-EXCLUSIVE EASEMENTS UNDER, ALONG, AND ACROSS THE AREAS OF SUCH UTILITY EASEMENTS AND SUCH SEWER, WATER, AND STORM DRAIN EASEMENTS AS ARE SHOWN HEREON SUCH EASEMENTS SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.

**MEADOWS FILING NO. 20 Land Use Summary Table**

TRACT	SQ.FT.	OWNERSHIP	SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
TRACT "A"	23,213	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "B"	16,697	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "C"	34,583	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "D"	48,836	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "E"	436,223	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	P.L.D.	SCHOOL
TRACT "F"	36,218	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D U	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "G"	36,642	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "H"	39,227	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PARK
TRACT "I"	34,776	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "J"	11,358	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "K"	36,955	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PARK
TRACT "L"	3,843	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "M"	77,303	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "N"	97,539	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "O"	296,961	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "P"	9,787	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "Q"	5,715	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "R"	2,200	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "S"	40,093	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PARK
TRACT "T"	24,422	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "U"	20,550	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PARK
TRACT "V"	988,061	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	O.S.D	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS
TRACT "W"	44,593	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE/UTILITY/DRAINAGE/PRIVATE ACCESS

PLD = PUBLIC LAND DEDICATION  
OSD = OPEN SPACE DEDICATION  
OS = OPEN SPACE

**MEADOWS FILING NO. 20 Land Area Summary Table**

Designation	Acreage
STREET R.O.W.'S	33.686
SUBDIVISION LOTS	95.028
PUBLIC TRACTS	46.321
PRIVATE TRACTS	7.980
MEADOWS FILING 20	183.025

**NOTES: (Cont)**

- 7) TRACTS A THROUGH C, H THROUGH L, P, Q THROUGH U AND W ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR THE MEADOWS FILING NO. 20, AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 8) 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.
  - 9) THE FOLLOWING PROPOSED LOTS: BLOCK 2, LOT 1, BLOCK 3, LOT 1, BLOCK 32, LOT 1, BLOCK 33, LOTS 2-7, BLOCK 35, AND LOT 2 LIE WITHIN ZONE A, OF SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 080049 0170 C, REVISION DATE SEPTEMBER 30, 1987. A CONDITIONAL LETTER OF MAP REVISION HAS BEEN SUBMITTED TO FEMA WITH A CASE NUMBER OF 04-08-0393R.
  - 10) THERE ARE NO AREAS DESIGNATED AS REGULATED WETLANDS WITHIN THE FINAL PLAT OF THE MEADOWS FILING NO. 20.
  - 11) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
  - 12) THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COST SHALL INCLUDE ALL ACTUAL COST FOR LABOR, EQUIPMENT AND MATERIALS AT A 15% FEE.
  - 13) 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 SCRUB MUST REPLACE A SCRUB. 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.
  - 14) THE NUMBER OF SFE'S TO BE DEBITED FROM THE WATER BANK BY THIS PLAT INCLUDES 179 FOR SINGLE FAMILY LOTS, 315 FOR MULTI FAMILY UNITS AND AN ESTIMATE OF 113 FOR PUBLIC FACILITIES AND OUTSIDE IRRIGATION.
- THE NUMBER OF SFE'S TO BE DEBITED FROM THE WATER BANK IN BLOCKS 1, 2, 3, 4, AND 5 WILL BE DETERMINED AT THE TIME OF FINAL PD SITE PLAN OR REPLAT OF THESE BLOCKS.



# THE MEADOWS FILING NO. 20, PHASE I

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTIONS 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 3 of 15

SEE SHEET 14

1  
646,258 SF  
14.836 AC

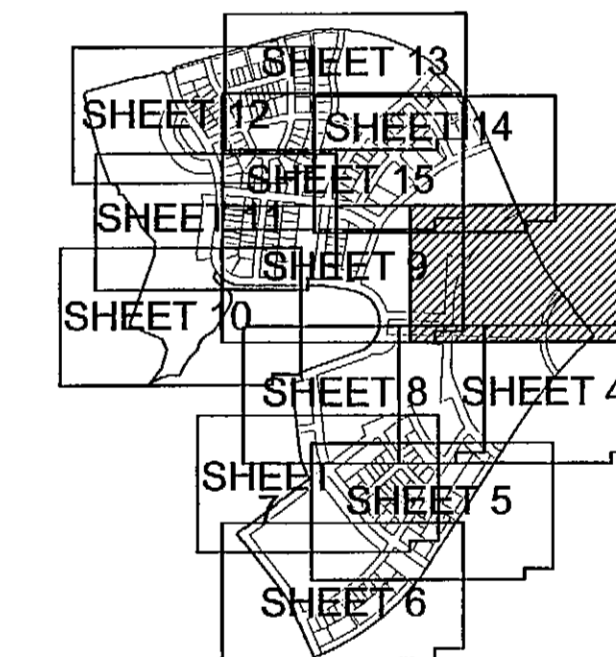
POINT OF COMMENCEMENT  
NE CORNER SECTION 33  
T.7S., R.67W., 6TH. P.M.  
FND. 3" BRASS CAP  
MARKED AS SHOWN

BELL  
28127  
33134  
7361

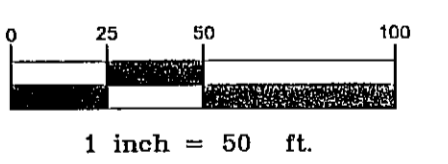
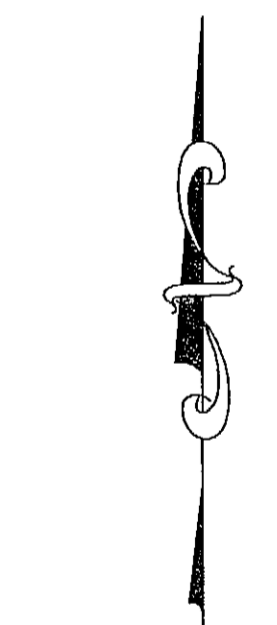
POINT OF BEGINNING

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2  
1  
388,371 SF  
8.916 AC



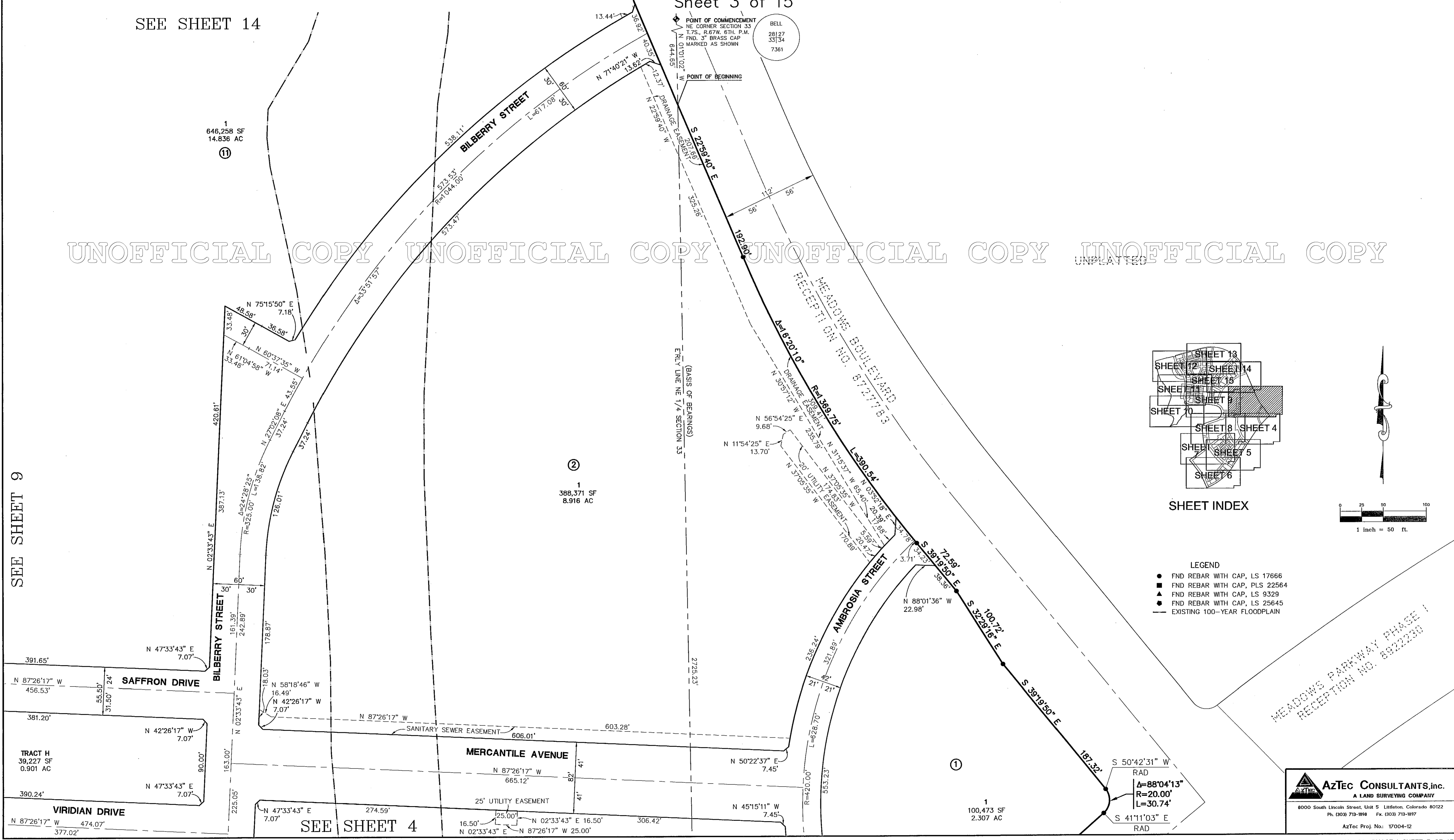
SHEET INDEX



- LEGEND
- FND REBAR WITH CAP, LS 17666
  - FND REBAR WITH CAP, PLS 22564
  - ▲ FND REBAR WITH CAP, LS 9329
  - FND REBAR WITH CAP, LS 25645
  - EXISTING 100-YEAR FLOODPLAIN

SEE SHEET 9

SEE SHEET 4



TRACT H  
39,227 SF  
0.901 AC

VIRIDIAN DRIVE

SAFFRON DRIVE

BILBERRY STREET

MERCANTILE AVENUE

25' UTILITY EASEMENT

SANITARY SEWER EASEMENT

ERLY LINE NE 1/4 SECTION 33

AMBROSIA STREET

MEADOWS BOULEVARD  
RECEIPT NO. 87277833

MEADOWS PARKWAY PHASE I  
RECEIPT NO. 8822230

1  
100,473 SF  
2.307 AC

△=88°04'13"  
R=20.00'  
L=30.74'

S 41°11'03" E  
RAD

**AzTec CONSULTANTS, inc.**  
A LAND SURVEYING COMPANY

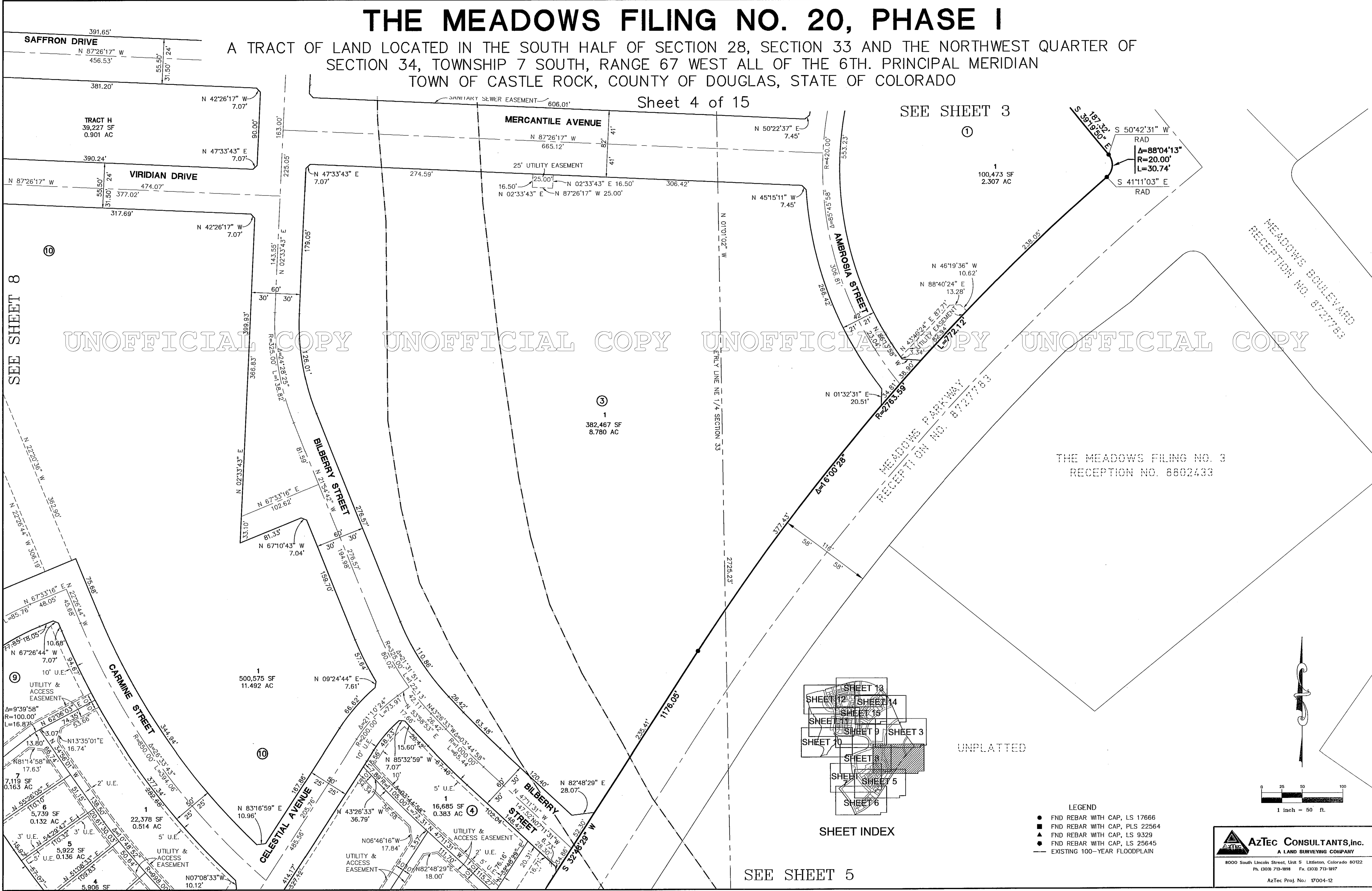
8000 South Lincoln Street, Unit 5 Littleton, Colorado 80122  
Ph. (303) 713-1898 Fx. (303) 713-1897  
AzTec Proj. No.: 17004-12

# THE MEADOWS FILING NO. 20, PHASE I

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Sheet 4 of 15

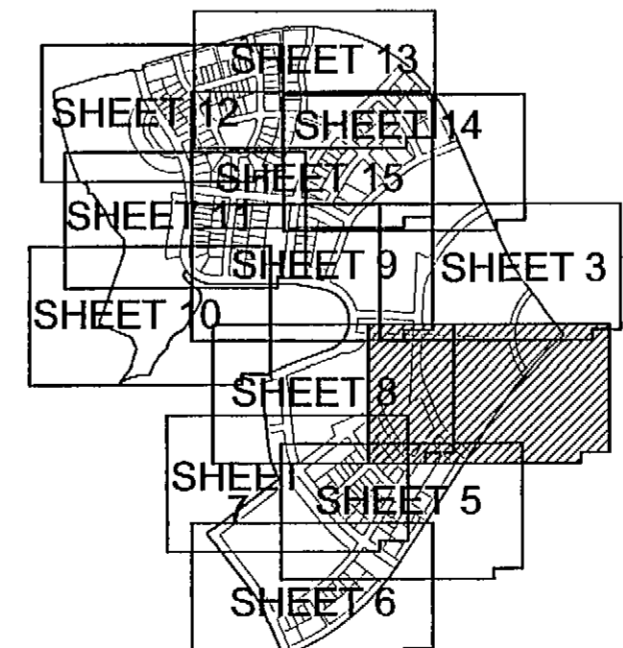
SEE SHEET 3



SEE SHEET 8

MEADOWS BOULEVARD  
RECEPTION NO. 8727783

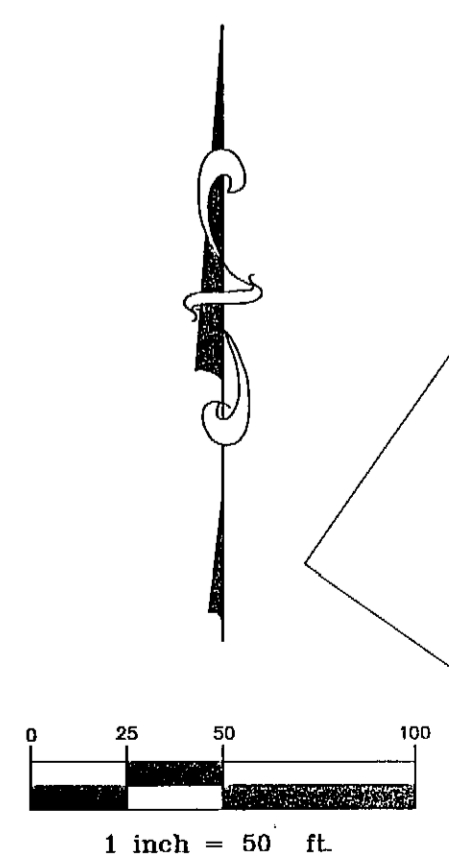
THE MEADOWS FILING NO. 3  
RECEPTION NO. 8802433



SHEET INDEX

SEE SHEET 5

- LEGEND**
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  - ▲ FND REBAR WITH CAP, LS 25645
  - EXISTING 100-YEAR FLOODPLAIN



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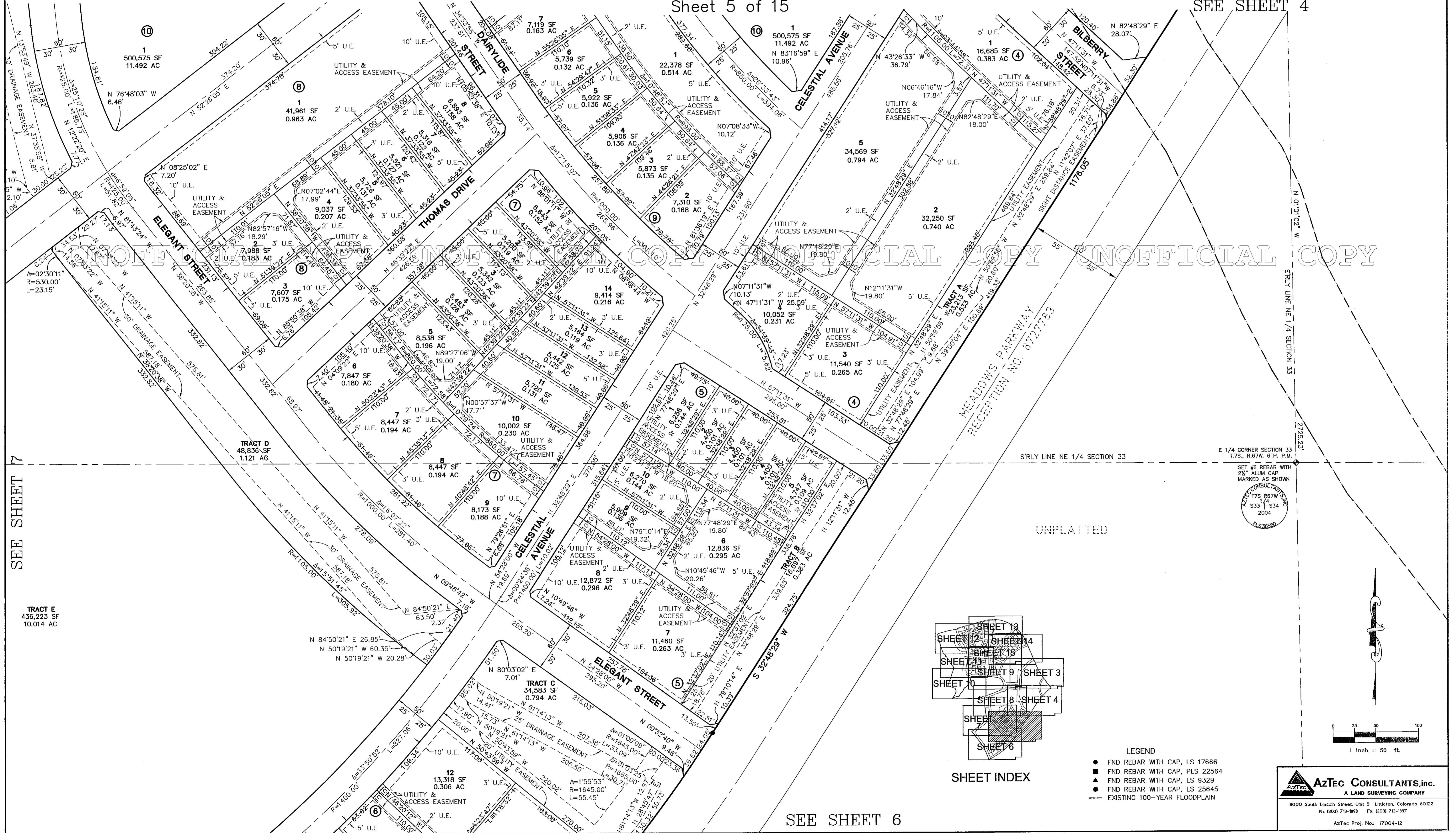
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SEE SHEET 8

Sheet 5 of 15

SEE SHEET 4

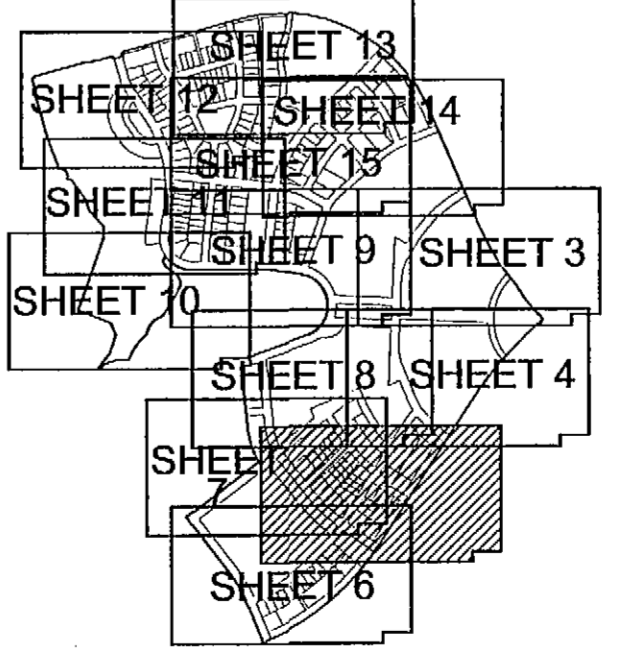


SEE SHEET 7

SEE SHEET 6

STATE CONSULTANTS, INC.  
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S33-534  
2004  
RS3650

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  - FND REBAR WITH CAP, LS 25645
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A LAND SURVEYING COMPANY

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AzTec Proj. No.: 17004-12

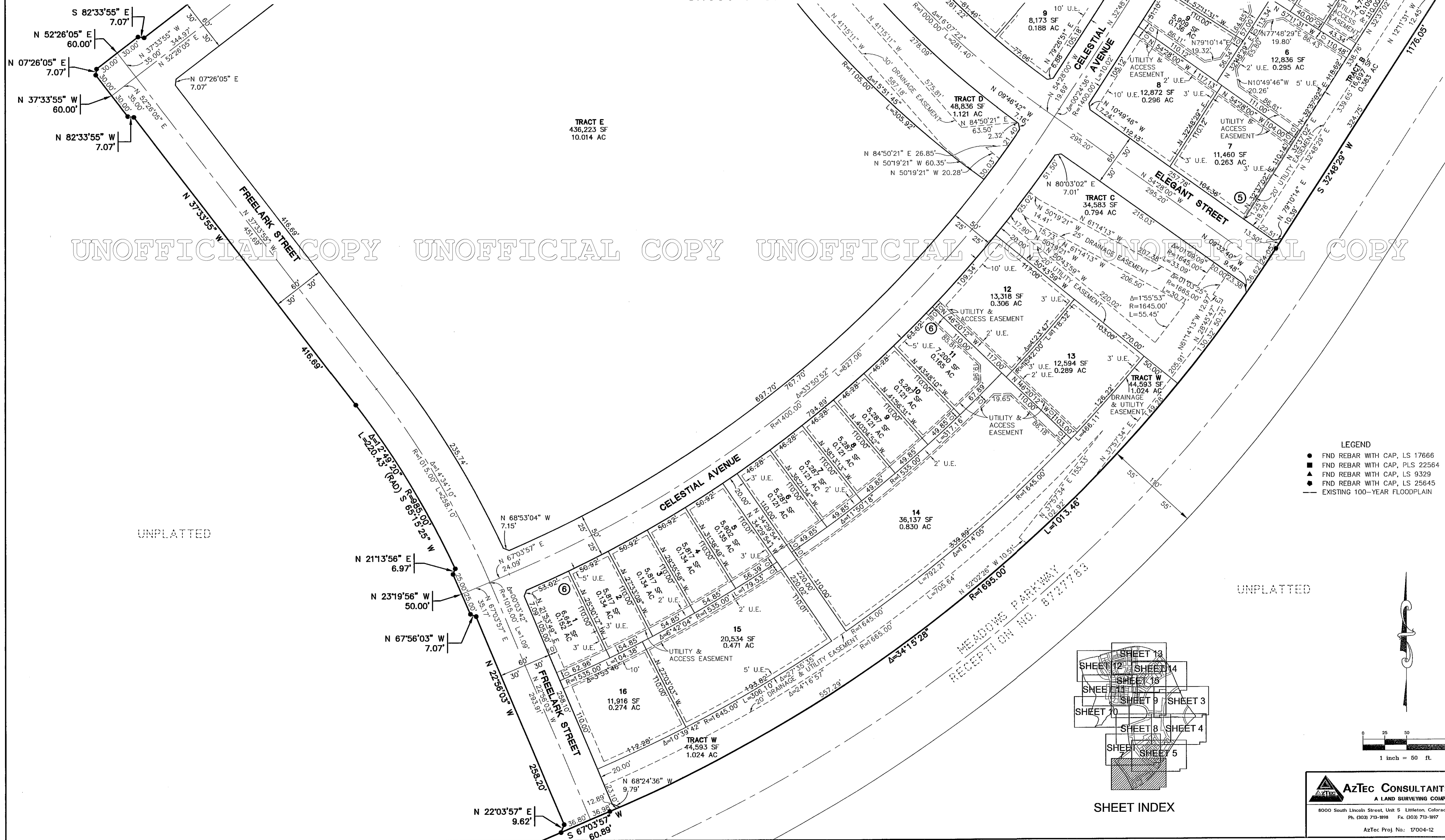
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SEE SHEET 7

Sheet 6 of 15

SEE SHEET 5

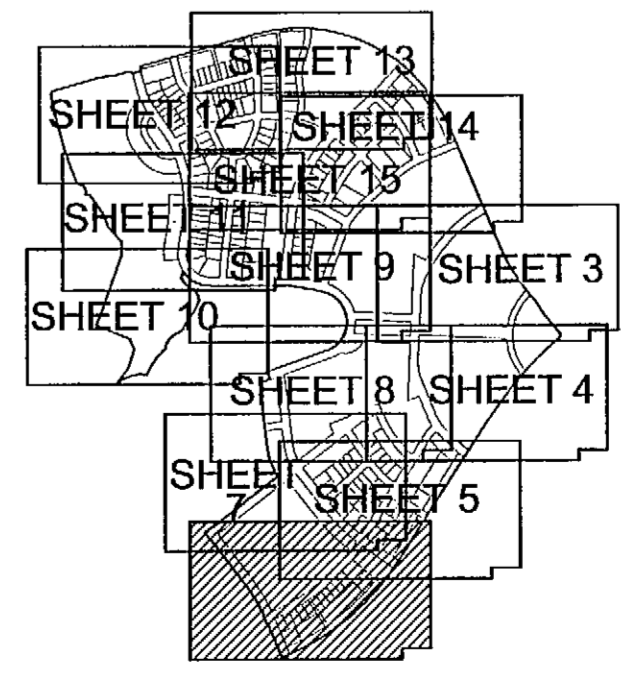


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SHEET INDEX

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 AzTec Proj. No.: 17004-12

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1  
500,575 SF  
11.492 AC

Sheet 7 of 15

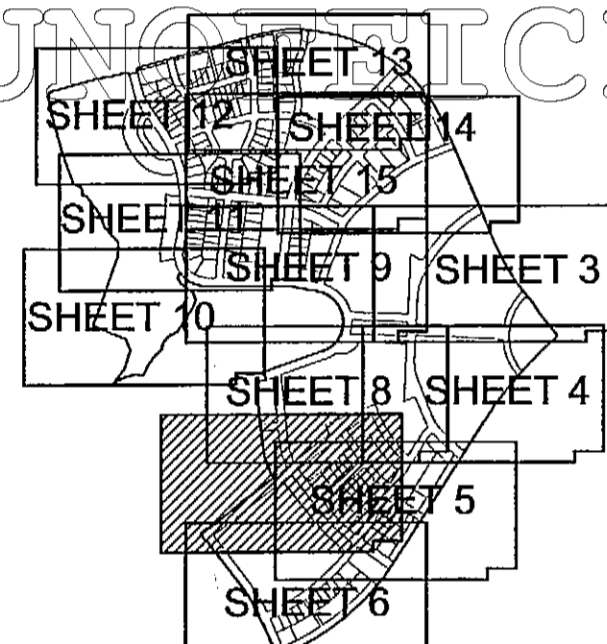
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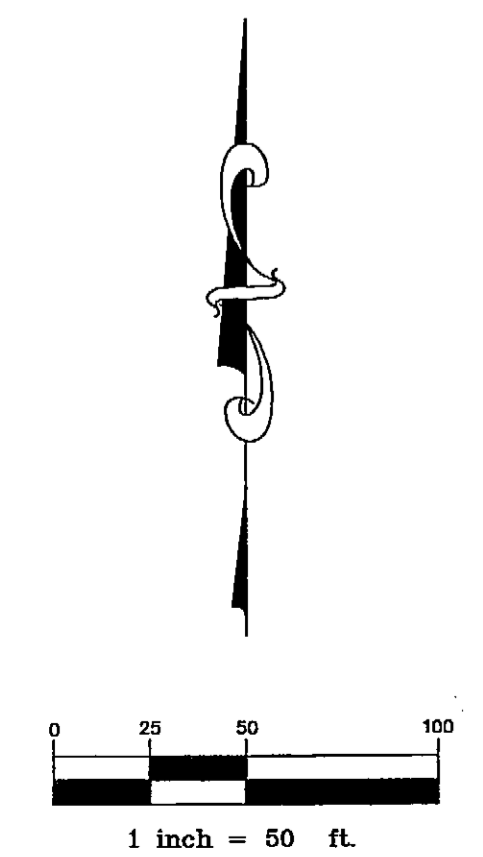
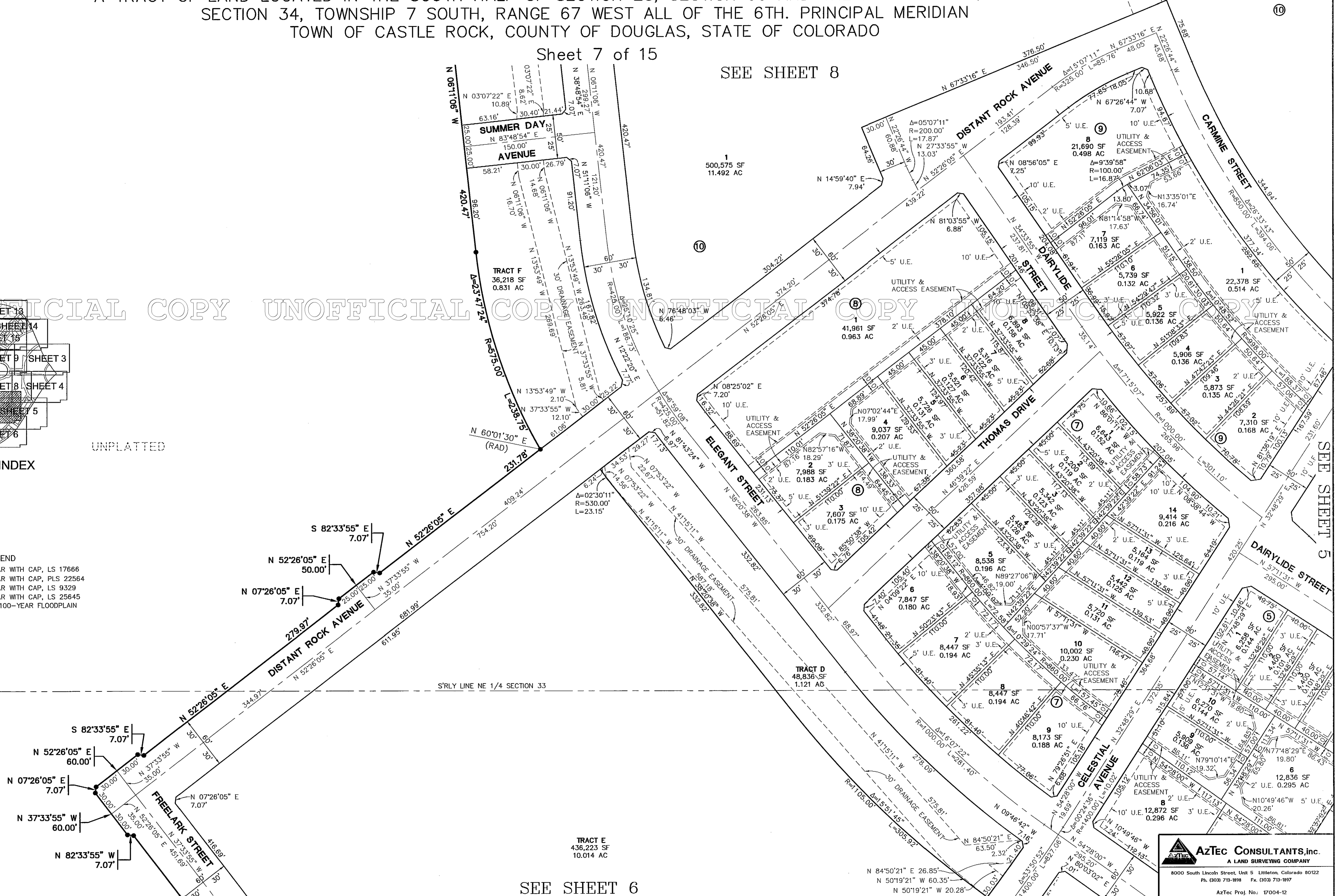


SHEET INDEX

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SEE SHEET 5

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SEE SHEET 6

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Sheet 8 of 15

SEE SHEET 9

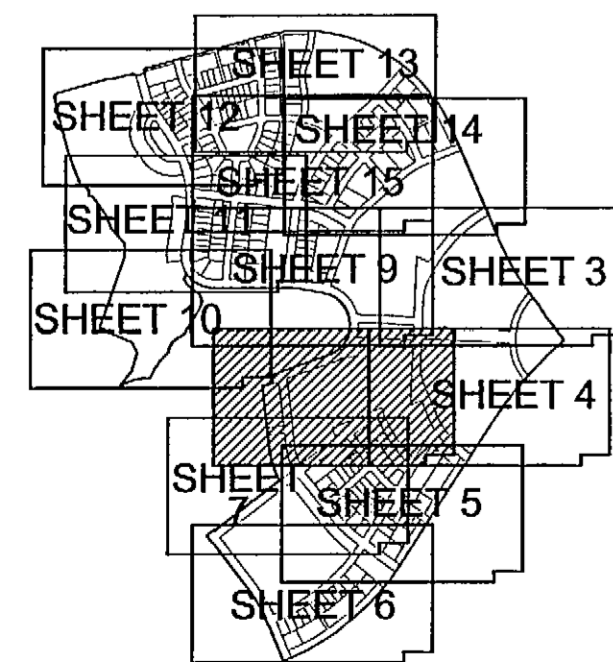
SEE SHEET 10

SEE SHEET 4

SEE SHEET 5

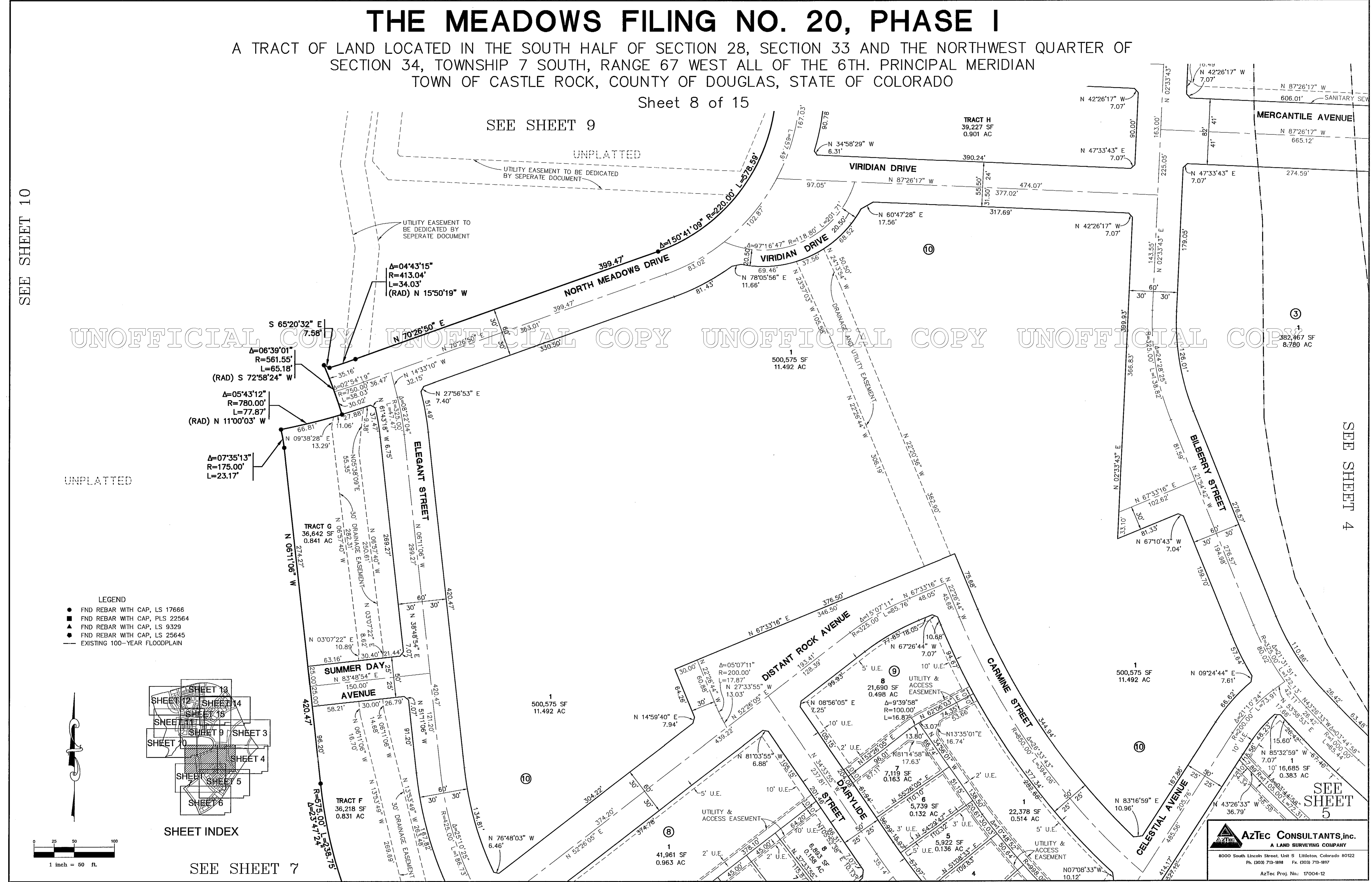
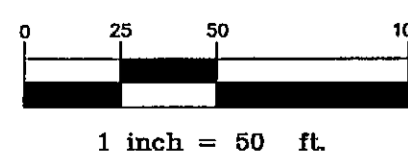
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SHEET INDEX

SEE SHEET 7



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 Ph. (303) 713-1898 Fx. (303) 713-1897  
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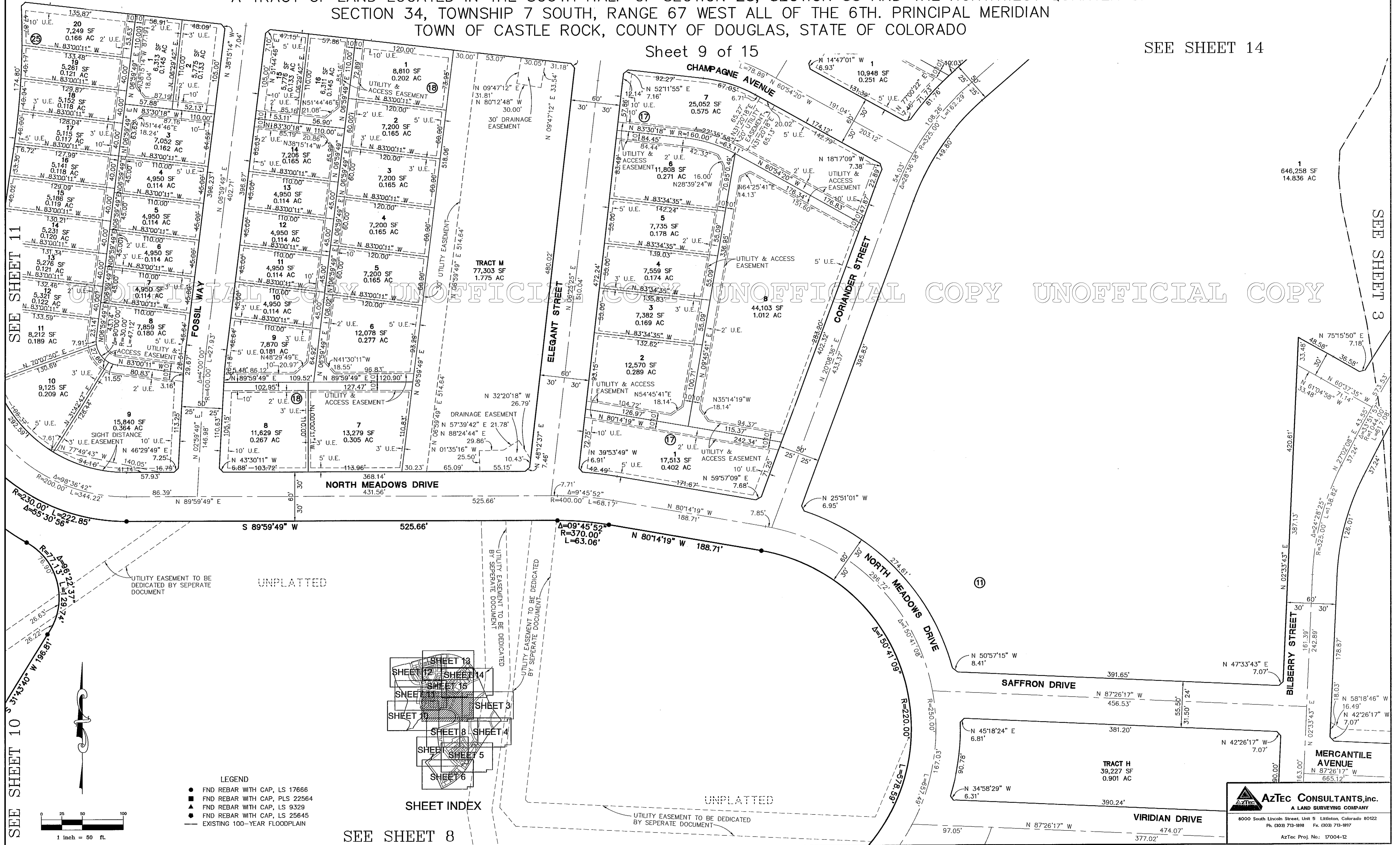
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SEE SHEET 15

SEE SHEET 14

Sheet 9 of 15



SEE SHEET 11

SEE SHEET 3

SEE SHEET 10

SEE SHEET 8

- LEGEND**
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 Ph. (303) 713-1898 Fx. (303) 713-1897  
 AzTec Proj. No.: 17004-12



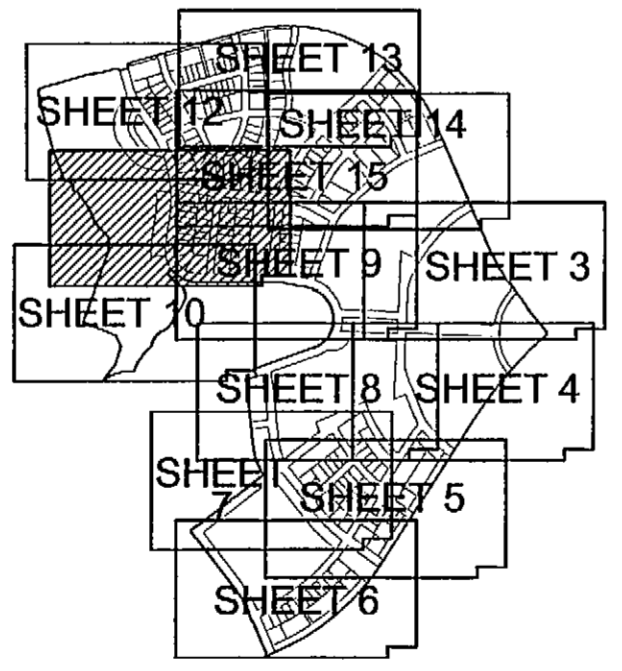
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SEE SHEET 12

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SEE SHEET 15



SHEET INDEX

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SEE SHEET 10

SEE SHEET 9

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 Ph. (303) 713-1818 Fx. (303) 713-1817  
 AzTec Proj. No.: 17004-12

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UNPLATTED

MEADOWS BOULEVARD  
RECEPTION NO. 8727783

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°40'39"	1005.00'	11.88'
C3	18°35'02"	180.00'	58.38'
C4	18°06'53"	170.00'	53.75'
C5	6°18'37"	435.00'	47.91'
C6	145°57'00"	3.00'	7.64'

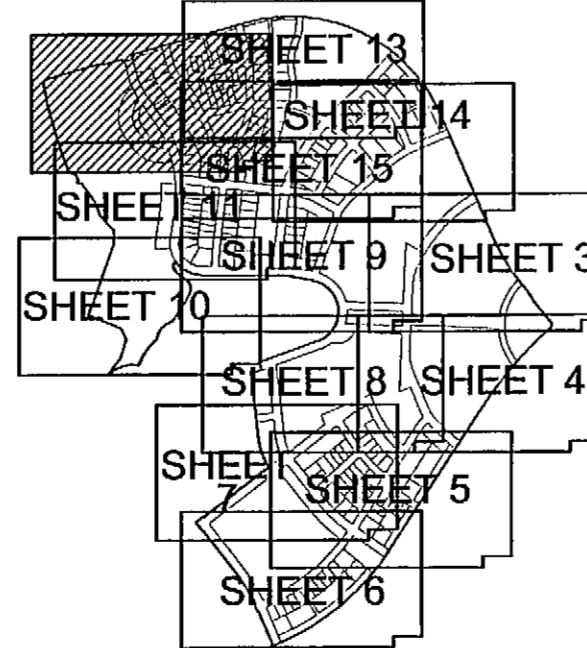
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 32°14'06" E	18.94
L2	N 49°24'24" W	19.55
L3	N 00°27'37" E	31.49
L4	N 19°02'39" E	45.13
L5	N 15°28'31" W	81.79

TRACT V  
988,081 SF  
22.683 AC

N'RLY LINE NW 1/4 SECTION 33

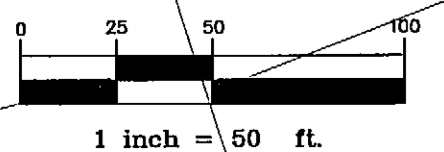
N 1/4 CORNER SECTION 33  
T.7S., R.67W. 6TH. P.M.  
FND. 3" BRASS CAP SET  
IN CONC., PE-LS 2680

- LEGEND
- FND REBAR WITH CAP, LS 17666
  - ▲ FND REBAR WITH CAP, PLS 22564
  - FND REBAR WITH CAP, LS 9329
  - FND REBAR WITH CAP, LS 25645
  - EXISTING 100-YEAR FLOODPLAIN



SHEET INDEX SEE SHEET 11

$\Delta=64^{\circ}09'28''$   
 $R=18.00'$   
 $L=20.16'$



**AzTEC CONSULTANTS, Inc.**  
A LAND SURVEYING COMPANY  
8000 South Lincoln Street, Unit 5, Littleton, Colorado 80122  
Ph. (303) 713-1898 Fx. (303) 713-1897  
AzTEC Proj. No. 17004-12

# THE MEADOWS FILING NO. 20, PHASE I

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 28, SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST ALL OF THE 6TH. PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

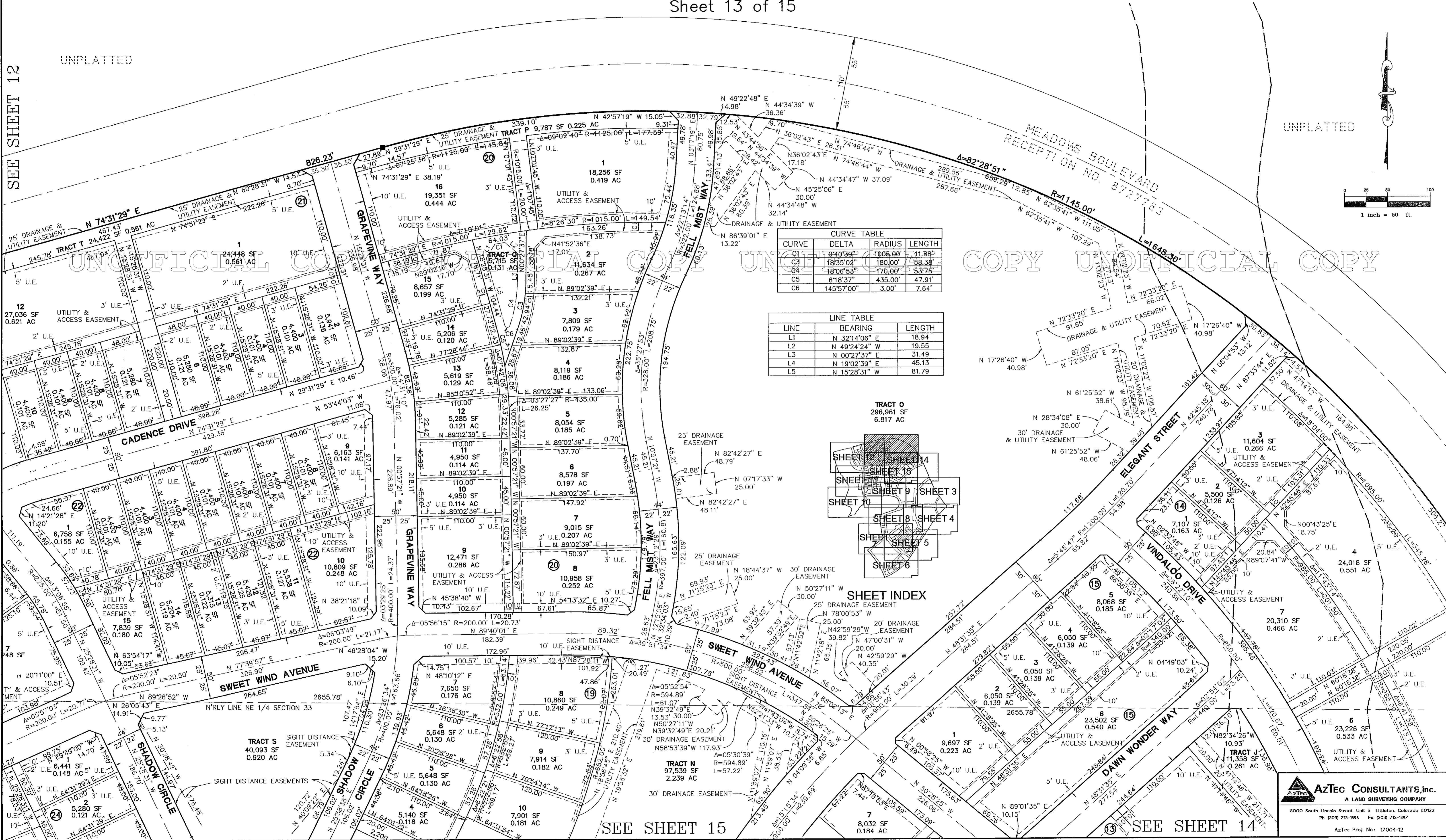
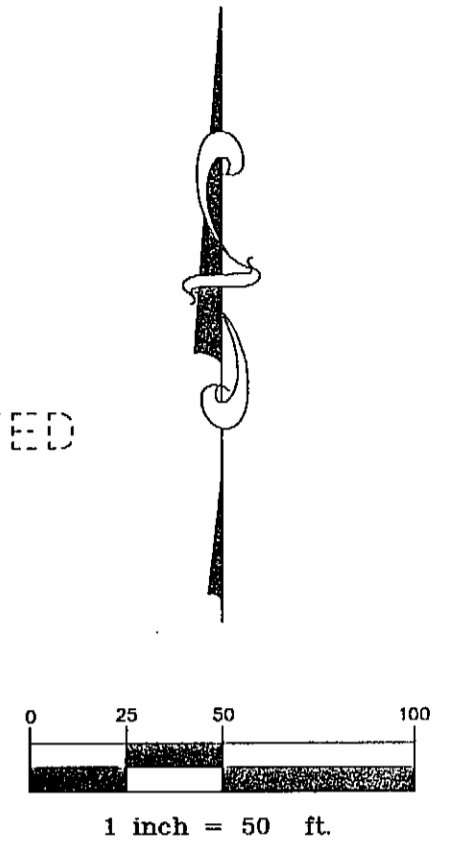
Sheet 13 of 15

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SEE SHEET 12

UNPLATTED

UNPLATTED

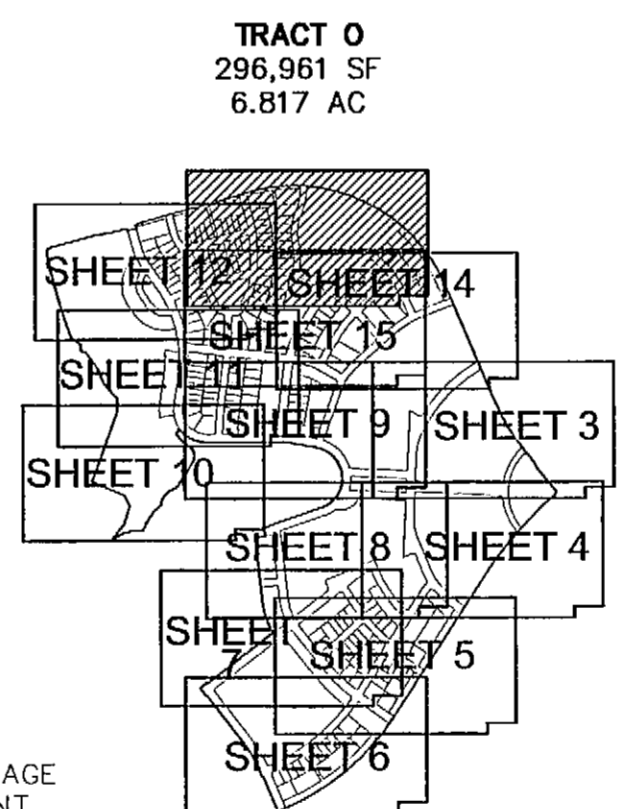


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	0°40'39"	1005.00'	11.88'
C3	18°35'02"	180.00'	58.38'
C4	18°06'53"	170.00'	53.75'
C5	6°18'37"	435.00'	47.91'
C6	145°57'00"	3.00'	7.64'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 32°14'06" E	18.94
L2	N 49°24'24" W	19.55
L3	N 00°27'37" E	31.49
L4	N 19°02'39" E	45.13
L5	N 15°28'31" W	81.79



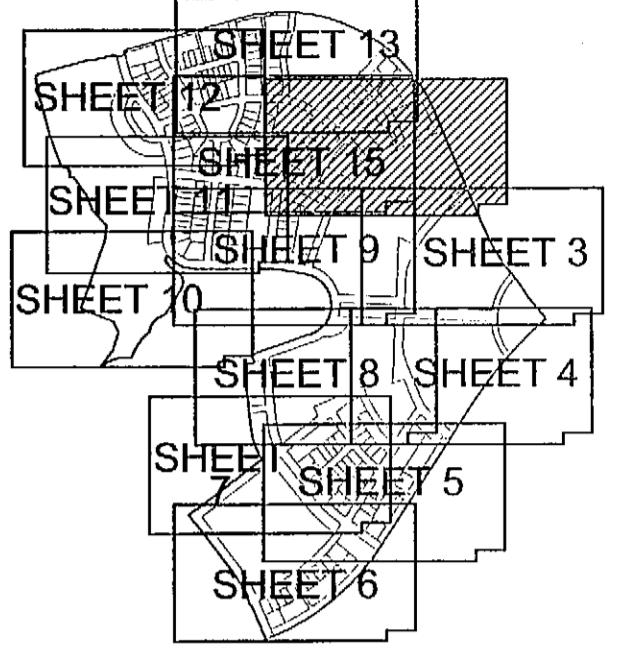
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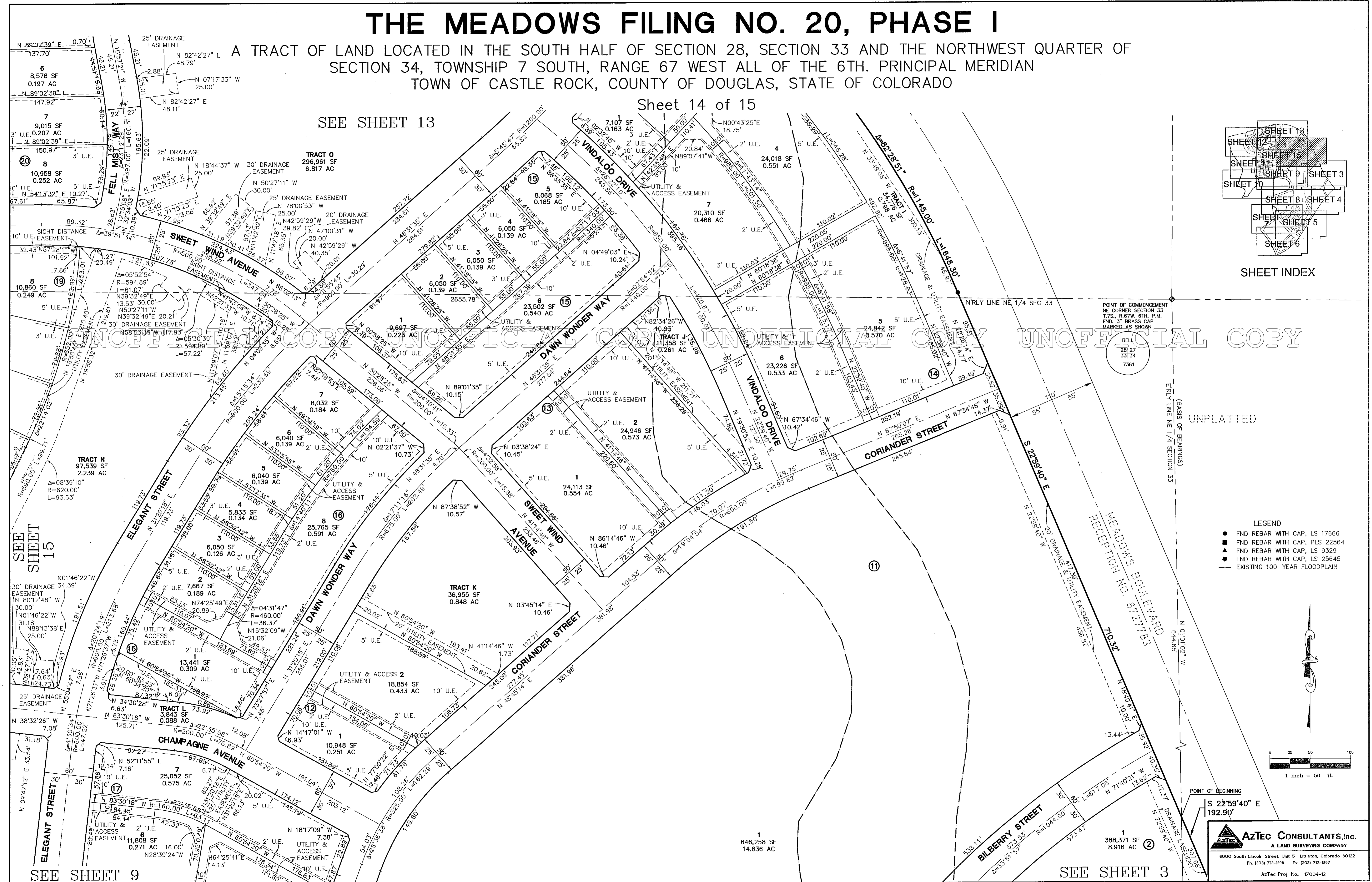
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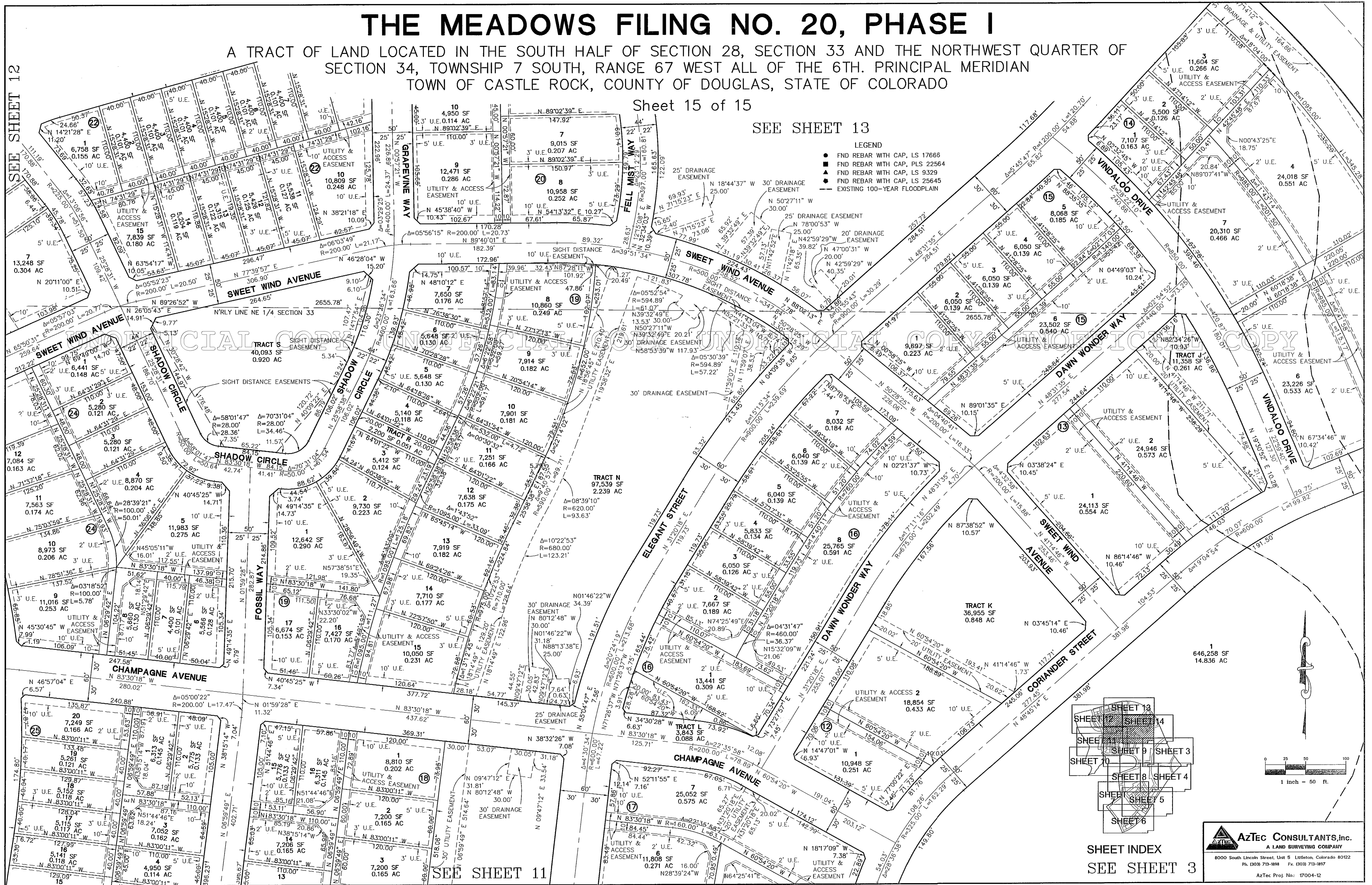
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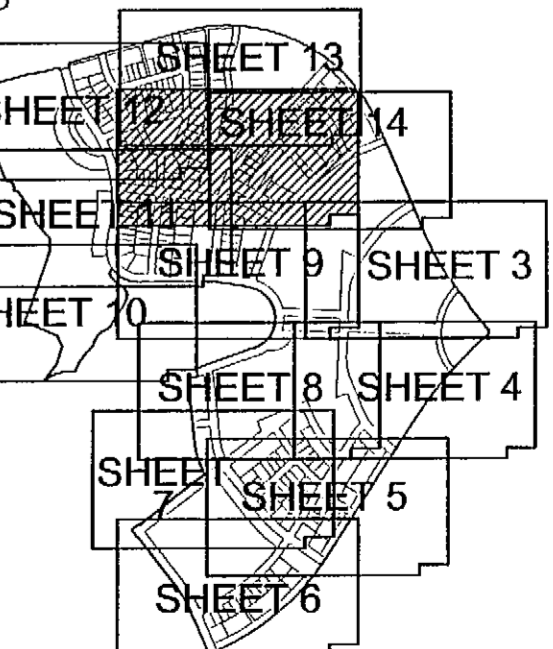
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SEE SHEET 3

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