

# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

A REPLAT OF BLOCKS 31, 33, 34, 35, 36, 37, 38 AND TRACTS 2-E, 2-F, 2-G, 2-R, 2-S AND 2-T, SELLMAN DRIVE, KANDINSKY CIRCLE, UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2 LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO RECONFIGURE PREVIOUSLY PLATTED LOTS AND TRACTS.

### 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 LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS, ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, DRAINAGE EASEMENTS AND UTILITY 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, STREET LIGHTS, 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

### PROPERTY DESCRIPTION

LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 31, LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 33, LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 34, LOTS 1 THROUGH 32, INCLUSIVE, BLOCK 35, LOTS 1 AND 2, BLOCK 36, LOT 1, BLOCK 37, LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 38, TRACTS 2-E, 2-F, 2-G, 2-R, 2-S, AND 2-T, TOGETHER WITH ALL OF SELLMAN DRIVE, ALL OF KANDINSKY CIRCLE, ALL OF UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2 AS RECORDED UNDER RECEPTION NO. 2006015389 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

### OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

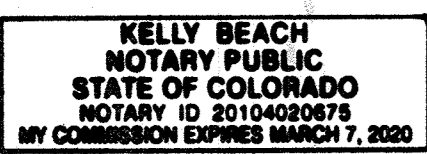
BY: [Signature] AS: President

### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Denver )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>rd</sup> DAY OF May, 2017 BY [Signature] AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES 3-7-20

NOTARY PUBLIC [Signature]

### OWNERSHIP CERTIFICATE

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: [Signature] MAYOR

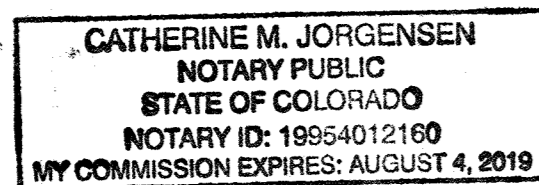
ATTEST: [Signature] TOWN CLERK

SIGNED THIS 18<sup>th</sup> DAY OF May, 2017

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF May, 2017 BY [Signature] AS MAYOR AND BY [Signature] AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 4, 2019

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

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

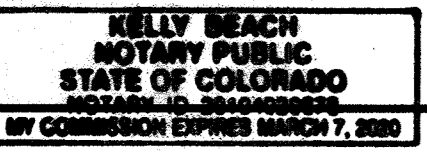
STATE OF COLORADO )  
COUNTY OF Denver )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>rd</sup> DAY OF May, 2017 BY [Signature] AS Authorized Agent OF CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

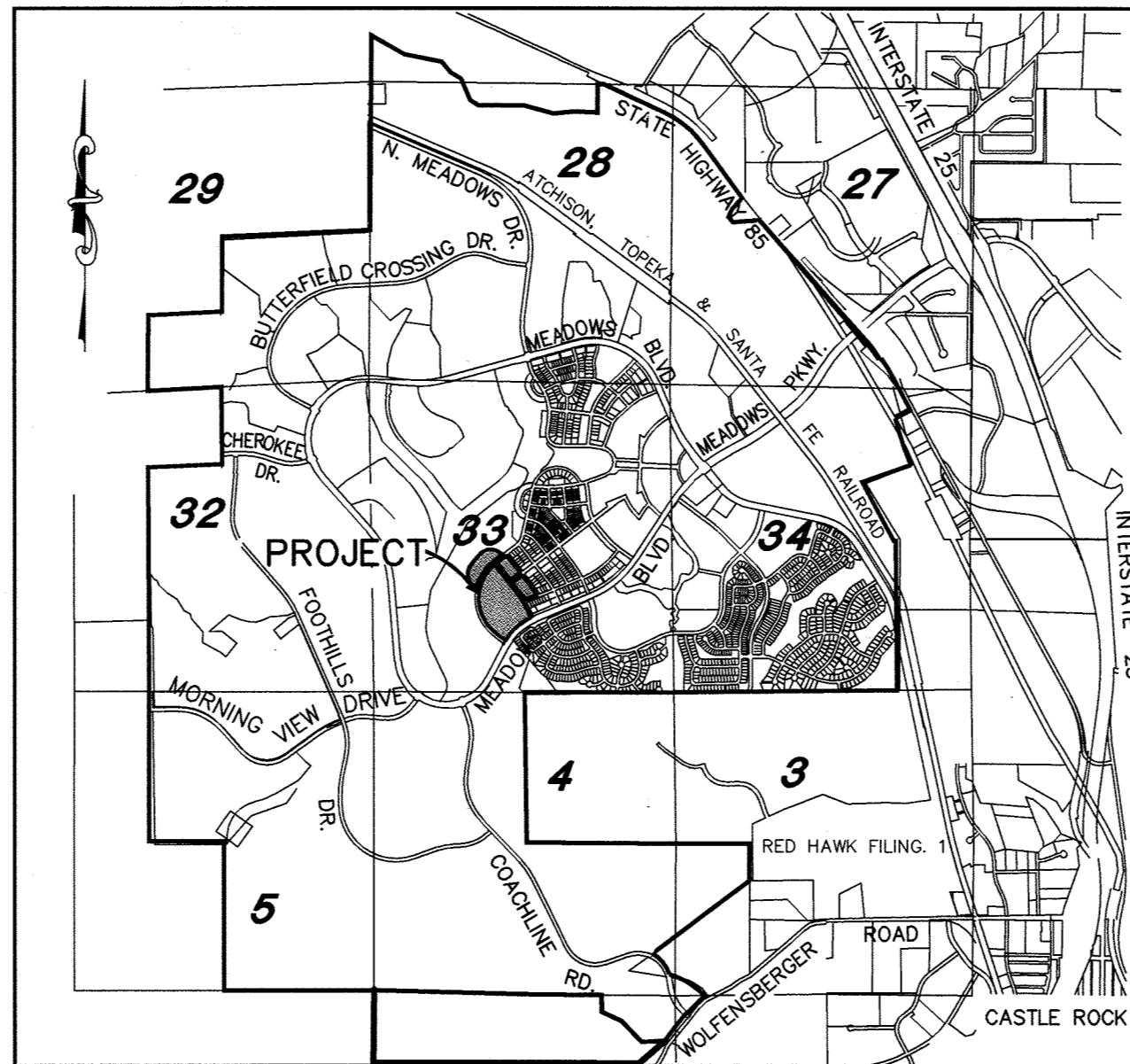
MY COMMISSION EXPIRES 3-7-20

NOTARY PUBLIC [Signature]



### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE WITH VACATED LOT LINES AND LINE & CURVE CHARTS
SHEETS 3-4	LOT DETAIL
SHEET 5	UTILITY EASEMENT DETAIL



VICINITY MAP

Scale: 1" = 3000'

### GENERAL NOTES:

- LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70503368.1 WITH AN EFFECTIVE DATE OF 03-21-2017 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.
- BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 38064" AND AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "AZTEC PLS 33204" AND ASSUMED TO BEAR SOUTH 01°03'47" EAST, A DISTANCE OF 5451.93 FEET.
- (NR) INDICATES A NON-RADIAL LINE.
- THERE ARE 126 LOTS AND 3 TRACTS IN THIS PLAT AMENDMENT.
- PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0803501696, REVISED MARCH 16, 2016, THE SUBJECT PARCEL IS WITHIN THE ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN).
- 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.
- ALL FRONT, SIDE AND REAR LOT LINE 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, STREET LIGHTS, SIGNS 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 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.
- 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 DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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 25% FEE.
- 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 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.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL PREVIOUSLY PLATTED EASEMENTS AS SHOWN ON THE MEADOWS FILING NO. 20, PHASE 1 FINAL PLAT, WITHIN THE BOUNDARIES OF THIS PLAT UNLESS OTHERWISE SHOWN OR NOTED HEREON.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY VACATES ALL OF SELLMAN DRIVE, ALL OF KANDINSKY CIRCLE, ALL OF UMBER DRIVE, ALONG WITH A PORTION OF CELESTIAL AVENUE CREATED BY THE MEADOWS FILING NO. 20, PHASE 2 FINAL PLAT, DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO VACATE THESE RIGHTS-OF-WAY.
- THE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO THAT EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2010038372, AND APPROVAL OF FORM OF SPECIAL SERVICES AGREEMENT UNDER EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2013080334 AND CORRECTIVE AMENDMENT TO EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 2014022917.
- THE UTILITY EASEMENTS AS SHOWN FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND UTILITY 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. 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 UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- THE UTILITY EASEMENTS AS SHOWN ON SHEET 5 HEREIN ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK UNTIL THE FACILITIES LOCATED WITHIN ARE REMOVED OR REALIGNED, UPON ABANDONMENT OF SAID FACILITIES A REPLAT WILL BE SUBMITTED TO VACATE THE UTILITY EASEMENTS.

### THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

#### LAND AREA SUMMARY TABLE

DESIGNATION	ACREAGE
SUBDIVISION LOTS (126)	17.545
PRIVATE TRACTS (3)	2.975
DEDICATED ROW	3.919
THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 2	24.439

#### TRACT SUMMARY TABLE

TRACT	USE	AREA ACRES	AREA SQ. FEET	FUTURE MAINTENANCE	FUTURE OWNER
TRACT A	OPEN SPACE, D.E., U.E., LANDSCAPE	0.691	30,115	HOA	HOA
TRACT B	OPEN SPACE, D.E., U.E., LANDSCAPE	0.858	37,394	HOA	HOA
TRACT C	OPEN SPACE, D.E., U.E., LANDSCAPE	1.426	62,109	HOA	HOA
	<b>TOTAL</b>	<b>2.975</b>	<b>129,618</b>	<b>HOA</b>	<b>HOA</b>

### SURVEYOR

AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122  
(303) 713-1898

### 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

### LAND PLANNER

VOGEL & ASSOCIATES  
475 W 12th Avenue, Suite E  
Denver, Colorado 80204  
303-893-4288

### 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 5/18/2017 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.

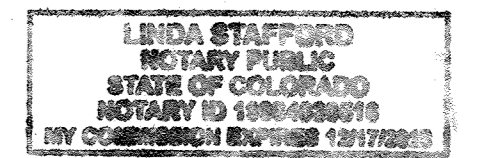
NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED 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, [Signature], 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 3<sup>rd</sup> DAY OF May, 2017.

[Signature]  
AUTHORIZED REPRESENTATIVE  
LAND TITLE GUARANTEE COMPANY



### NOTARY CERTIFICATE

STATE OF COLORADO )  
COUNTY OF Arapahoe )ss

SUBSCRIBED AND SWORN BEFORE ME THIS 3<sup>rd</sup> DAY OF May, 2017 BY [Signature] AS Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-11-19

NOTARY PUBLIC [Signature]

### 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. 2003102970 AND ACCORDINGLY 42.25 SFE ARE CREDITED TO THE WATER BANK.

### 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 17 DAY OF May, 2017.

[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

[Signature] TOWN MANAGER

5-17-17  
DATE

5-17-17  
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 4:28 P.M. ON THE 18<sup>th</sup> DAY OF May, 2017 AT

RECEPTION NO. 2017033459

DOUGLAS COUNTY CLERK AND RECORDER  
BY: [Signature] DEPUTY



THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

COVER SHEET

PROJECT NO.: PL16-0026

DATE OF PREPARATION: 2016-08-24

SCALE: N/A

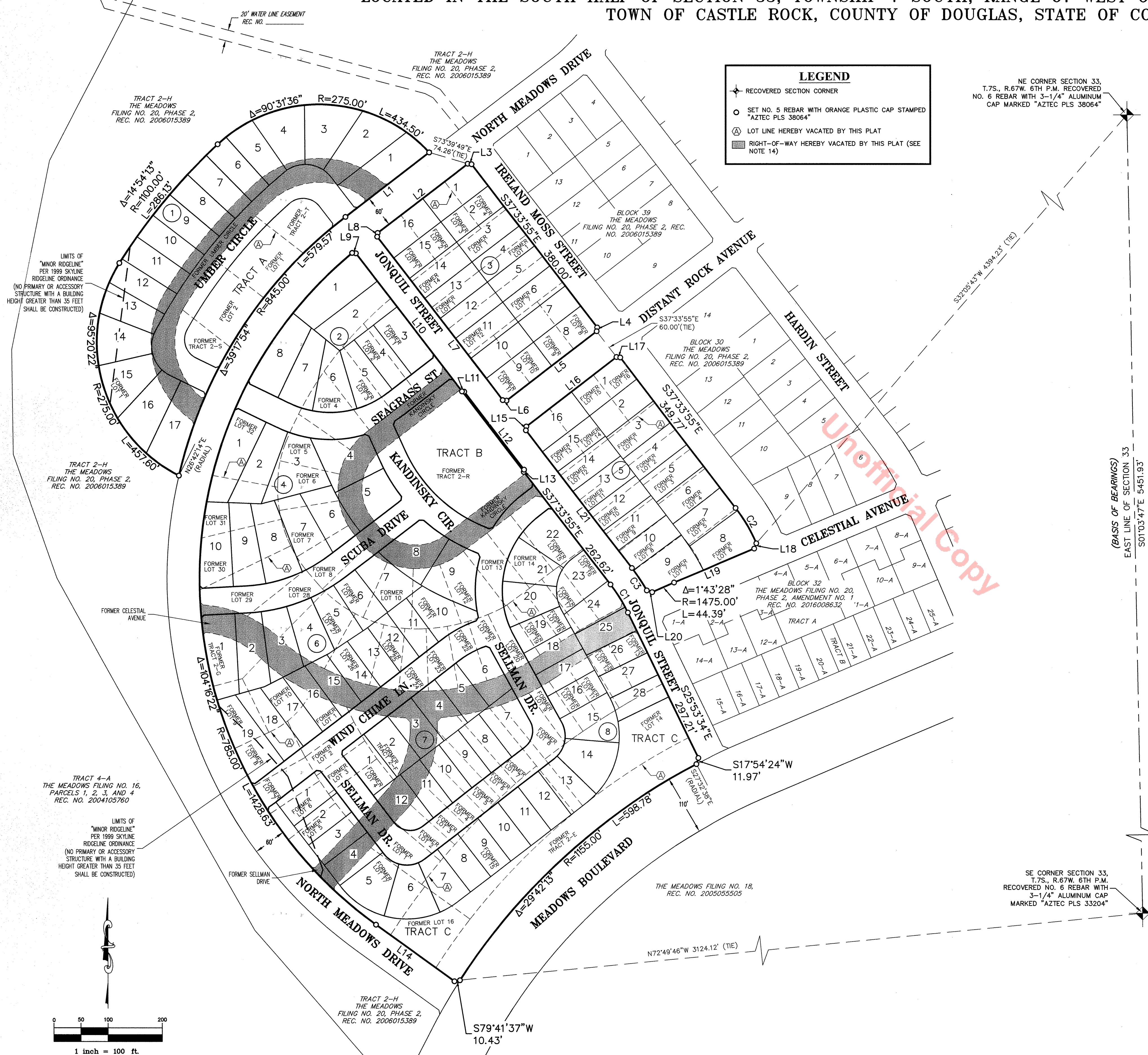
SHEET 1 OF 5



DEVELOPER  
CASTLE ROCK DEVELOPMENT COMPANY  
A COLORADO CORPORATION  
3033 EAST 1ST AVENUE, SUITE 305  
DENVER, COLORADO  
(303) 394-5500

# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

A REPLAT OF BLOCKS 31, 33, 34, 35, 36, 37, 38 AND TRACTS 2-E, 2-F, 2-G, 2-R, 2-S AND 2-T,  
 SELLMAN DRIVE, KANDINSKY CIRCLE, UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2  
 LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



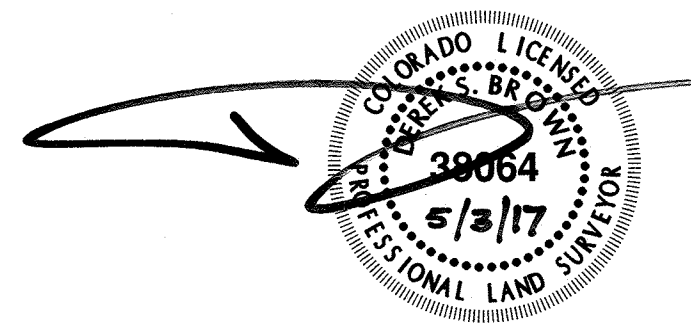
**LEGEND**

- Recovered Section Corner
- Set No. 5 Rebar with Orange Plastic Cap Stamped "AZTEC PLS 38064"
- Lot Line Hereby Vacated by This Plat
- Right-of-Way Hereby Vacated by This Plat (See Note 14)

LINE	BEARING	LENGTH
L1	S52°26'05"W	195.07'
L2	N52°26'05"E	210.00'
L3	S82°33'55"E	7.07'
L4	S07°26'05"W	7.07'
L5	S52°26'05"W	210.00'
L6	N82°33'55"W	7.07'
L7	N37°33'55"W	380.00'
L8	N07°26'05"E	7.07'
L9	S83°36'43"E	6.94'
L10	S37°33'55"E	321.10'
L11	S82°33'55"E	4.24'
L12	S37°33'55"E	180.92'
L13	S07°26'05"W	4.24'
L14	N54°06'50"W	178.51'
L15	N07°26'05"E	7.07'
L16	N52°26'05"E	210.00'
L17	S82°33'55"E	7.07'
L18	S21°52'39"W	10.46'
L19	S67°03'57"W	161.18'
L20	N72°06'30"W	10.28'
L21	N37°33'55"W	321.08'
L22	N37°33'55"W	44.69'
L23	S64°17'52"E	44.77'
L24	S47°05'35"W	20.54'
L25	S52°26'05"W	26.77'
L26	N67°12'01"W	40.15'
L27	N69°39'42"E	33.17'
L28	S83°36'43"E	6.94'
L29	N07°26'05"E	7.07'
L30	S82°33'55"E	4.24'
L31	S37°33'55"E	180.92'
L32	N82°33'55"W	7.07'
L33	N07°26'05"E	7.07'
L34	S07°26'05"W	4.24'
L35	S20°13'49"E	7.19'
L36	N18°17'38"W	6.95'

LINE	BEARING	LENGTH
L37	N69°41'55"E	6.95'
L38	S65°50'49"E	7.49'
L39	S07°26'05"W	7.07'
L40	S07°09'41"W	6.89'
L41	N87°42'39"W	8.06'
L42	N25°18'05"W	7.44'
L43	S82°33'55"E	7.07'
L44	N52°26'05"E	21.77'
L45	S52°26'05"W	26.77'
L46	S29°02'26"W	7.38'
L47	N67°12'01"W	50.96'
L48	N47°04'05"W	6.95'
L49	N40°55'29"E	6.95'
L50	S67°43'06"E	7.63'
L51	N52°26'05"E	6.45'
L52	N07°26'05"E	7.07'
L53	S82°33'55"E	7.07'
L54	N12°27'27"E	7.05'
L55	N75°49'03"W	6.80'
L56	N52°26'05"E	0.44'
L57	N82°33'55"W	7.07'
L58	N71°42'55"E	7.54'
L59	N07°26'05"E	7.07'
L60	S22°47'59"W	16.87'
L61	S39°22'26"W	41.36'
L62	S62°00'54"W	37.15'
L63	S71°38'05"W	7.19'
L64	S22°47'59"W	13.95'
L65	S04°39'01"E	36.06'
L66	S43°05'11"W	128.02'
L67	S03°16'29"W	25.99'
L68	N82°33'55"W	7.07'
L69	S06°27'44"W	7.19'
L70	S06°16'37"E	22.80'
L97	S24°21'18"E	134.68'

CURVE	DELTA	RADIUS	LENGTH	CHROD
C1	11°40'22"	300.00'	61.12'	S31°43'44"E, 61.01'
C2	14°33'59"	300.00'	76.27'	S30°16'55"E, 76.06'
C3	7°20'58"	350.00'	44.90'	N33°04'24"W, 44.86'
C4	94°07'33"	63.00'	103.50'	N84°37'42"W, 92.24'
C5	94°03'00"	63.00'	103.41'	S17°16'22"E, 92.19'
C6	5°20'30"	175.00'	16.32'	N49°45'50"E, 16.31'
C7	17°13'37"	200.00'	60.13'	S61°02'54"W, 59.91'
C8	81°27'13"	63.00'	89.56'	N11°42'28"E, 82.21'
C9	90°00'00"	63.00'	98.96'	S82°33'55"E, 89.10'
C10	11°40'22"	300.00'	61.12'	S31°43'44"E, 61.01'
C11	8°10'00"	350.00'	49.89'	N33°28'55"W, 49.85'
C12	92°15'13"	60.00'	96.61'	N83°41'31"W, 86.51'
C13	92°10'49"	60.00'	96.53'	S18°12'27"E, 86.45'
C14	2°02'04"	845.00'	30.00'	S26°43'10"W, 30.00'
C15	2°02'04"	845.00'	30.00'	S24°41'06"W, 30.00'
C16	2°11'24"	785.00'	30.00'	S24°36'26"W, 30.00'
C17	2°11'24"	785.00'	30.00'	S26°47'50"W, 30.00'
C18	13°35'18"	425.00'	100.79'	S31°31'34"E, 100.56'
C19	81°27'13"	75.00'	106.62'	S11°42'28"W, 97.87'
C20	13°56'13"	425.00'	103.38'	S52°03'04"E, 103.12'
C21	2°11'24"	785.00'	30.00'	S04°10'00"E, 30.00'
C22	2°11'24"	785.00'	30.00'	S01°58'36"E, 30.00'
C23	4°29'24"	325.00'	25.47'	N84°41'00"E, 25.46'
C24	0°57'38"	225.00'	3.77'	S28°32'19"E, 3.77'
C25	18°43'55"	175.00'	57.21'	S61°48'02"W, 56.96'
C26	8°33'20"	53.50'	7.99'	N48°09'25"E, 7.98'
C27	81°27'13"	53.50'	76.06'	N11°42'28"E, 69.81'
C28	90°00'00"	53.50'	84.04'	S82°33'55"E, 75.66'
C29	4°27'46"	200.00'	15.58'	N54°39'58"E, 15.57'
C30	3°39'32"	150.00'	9.58'	N54°15'51"E, 9.58'
C31	5°53'08"	175.00'	17.98'	N55°22'39"E, 17.97'
C32	8°39'16"	425.00'	64.20'	S62°52'23"E, 64.14'
C35	9°39'21"	460.00'	77.52'	N31°55'12"W, 77.43'



FOR AND ON BEHALF OF  
 AZTEC CONSULTANTS, INC.

OVERALL SITE PROJECT NO.: PL16-0026  
 THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

<p>300 East Mineral Ave., Suite 1                  Littleton, Colorado 80122                  Phone: (303) 713-1898                  Fax: (303) 713-1897                  www.aztecconsultants.com</p>	<p><b>DEVELOPER</b>                  CASTLE ROCK DEVELOPMENT COMPANY                  A COLORADO CORPORATION                  3033 EAST 1ST AVENUE, SUITE 305                  DENVER, COLORADO                  (303) 394-5500</p>		<p>DATE OF PREPARATION: 2016-08-24</p>
	<p>SCALE: T=100'</p>	<p>SHEET 2 OF 5</p>	
	<p>AzTec Proj. No.: 17016-10</p>		

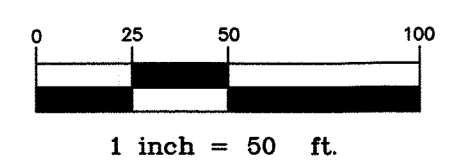
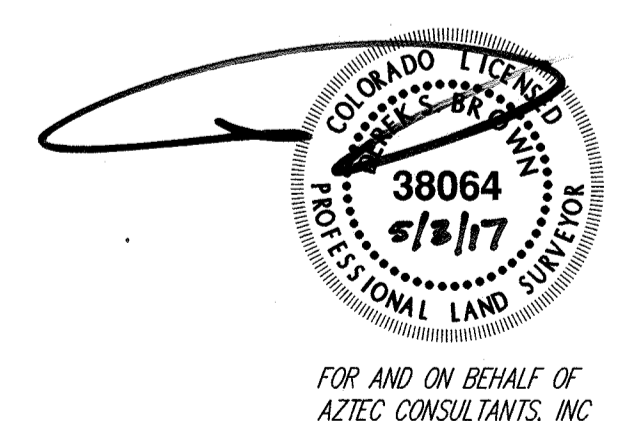
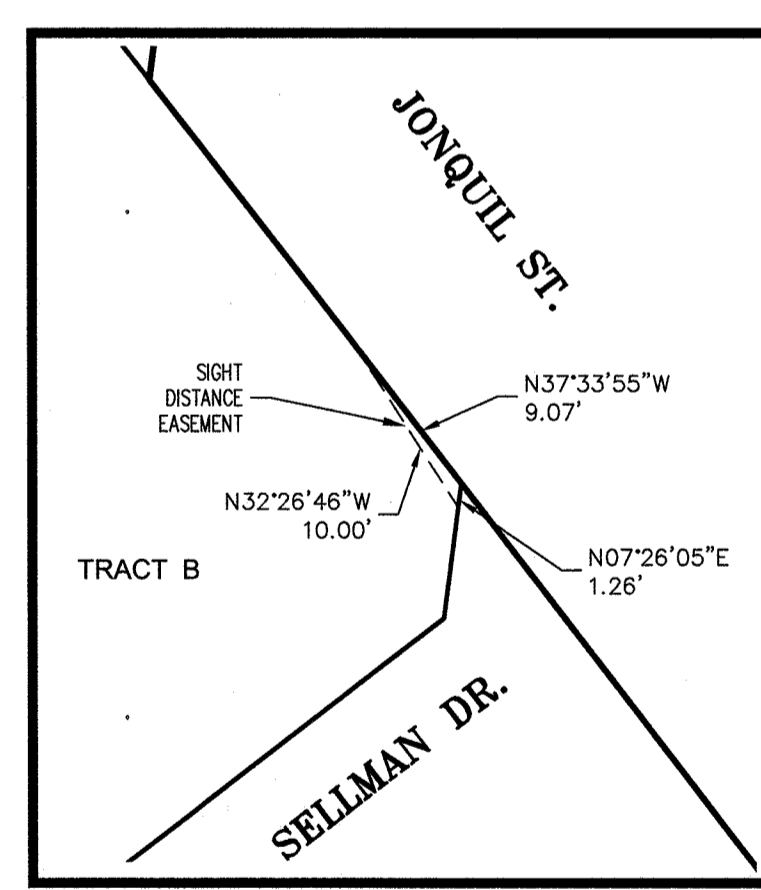
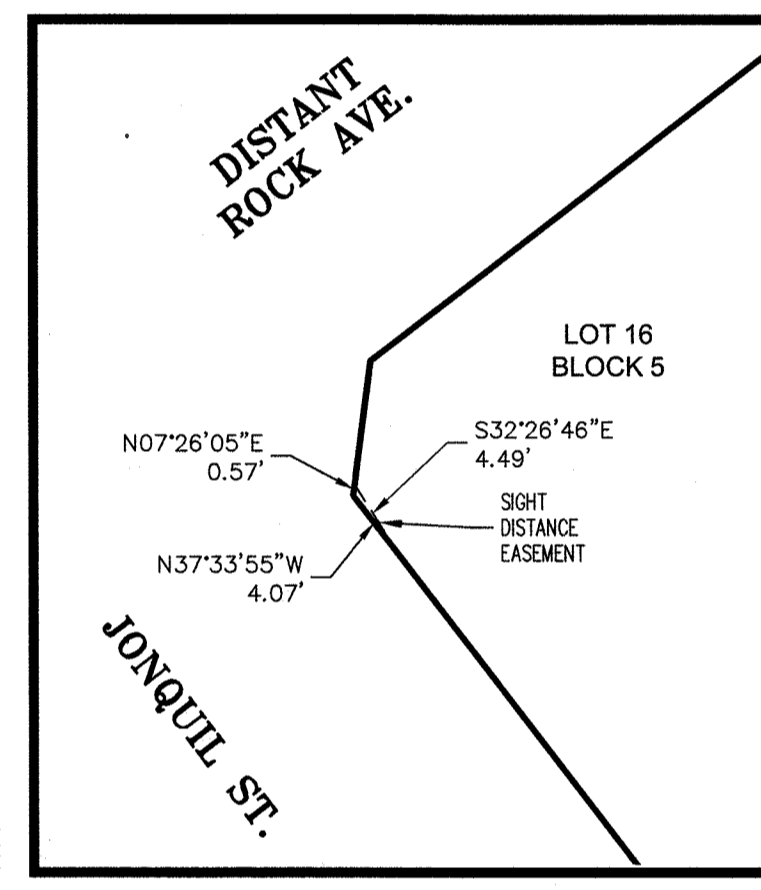
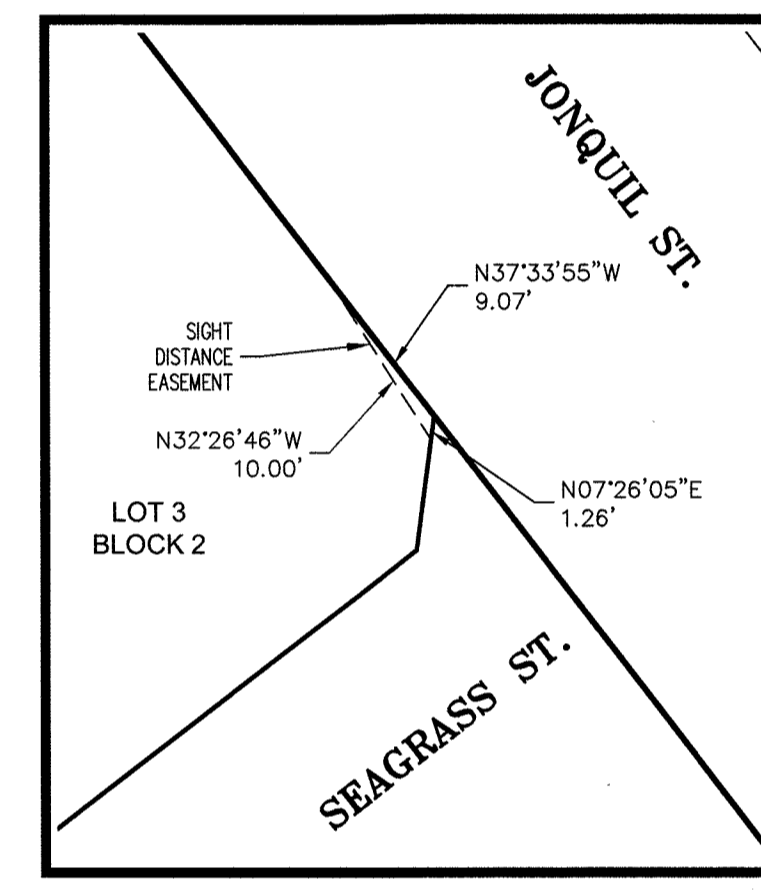
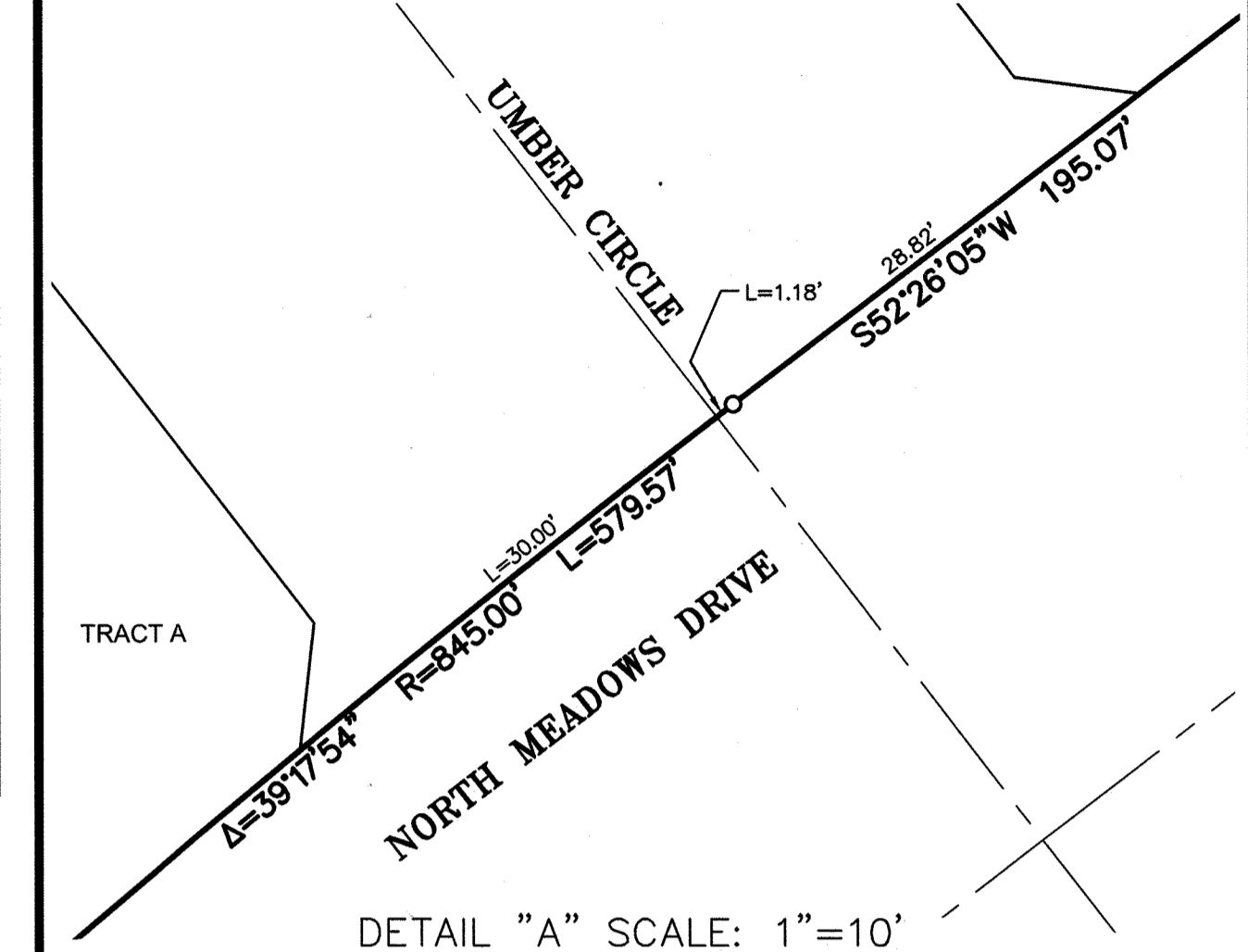
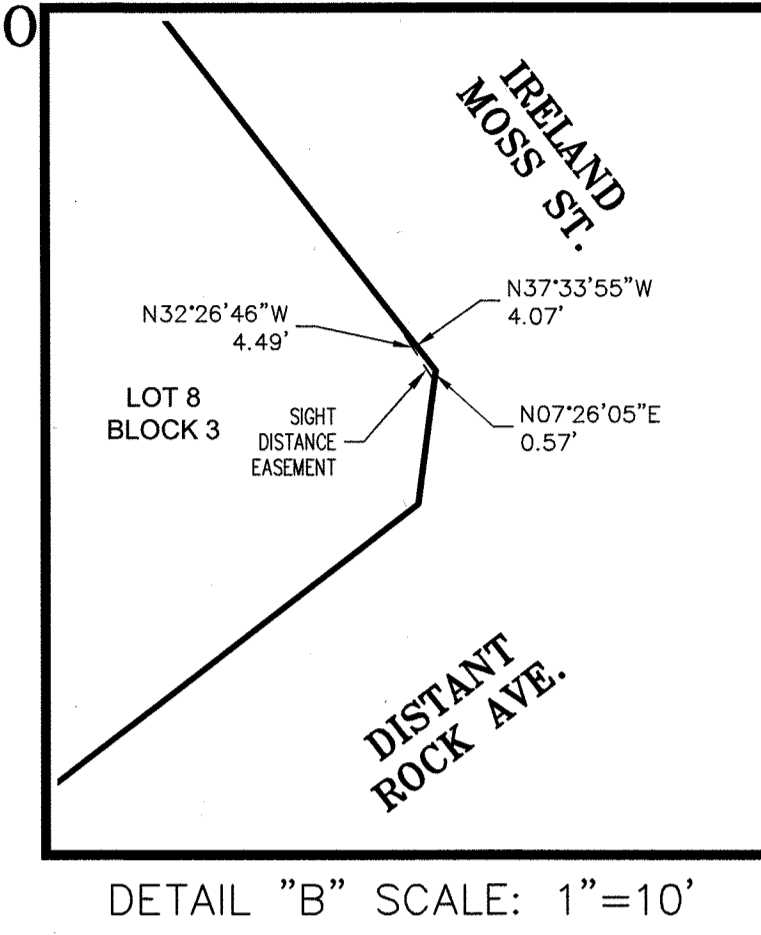
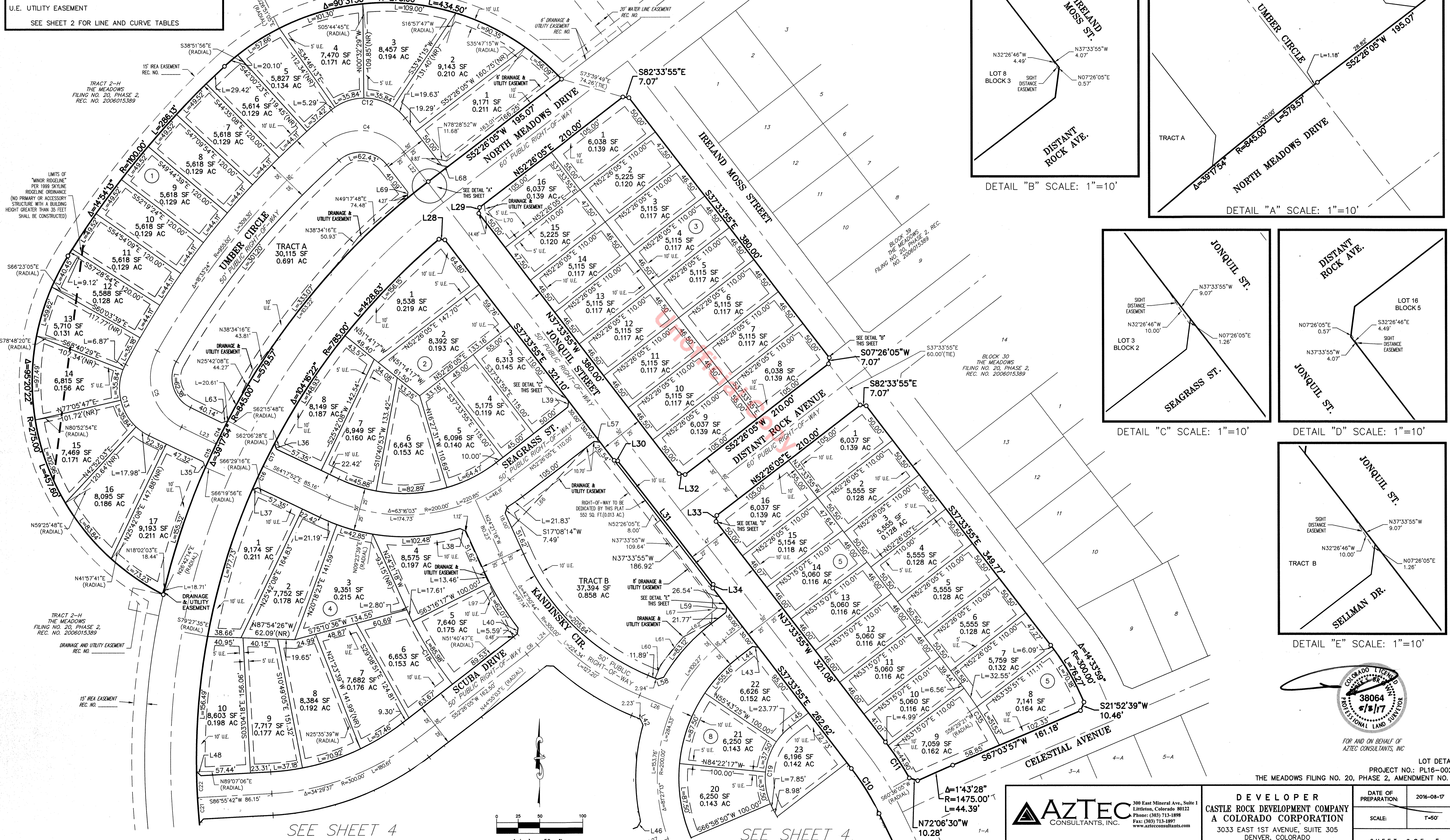
# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

A REPLAT OF BLOCKS 31, 33, 34, 35, 36, 37, 38 AND TRACTS 2-E, 2-F, 2-G, 2-R, 2-S AND 2-T, SELLMAN DRIVE, KANDINSKY CIRCLE, UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2 LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGEND**

- RECOVERED SECTION CORNER
- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT

SEE SHEET 2 FOR LINE AND CURVE TABLES



SEE SHEET 4

SEE SHEET 4

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

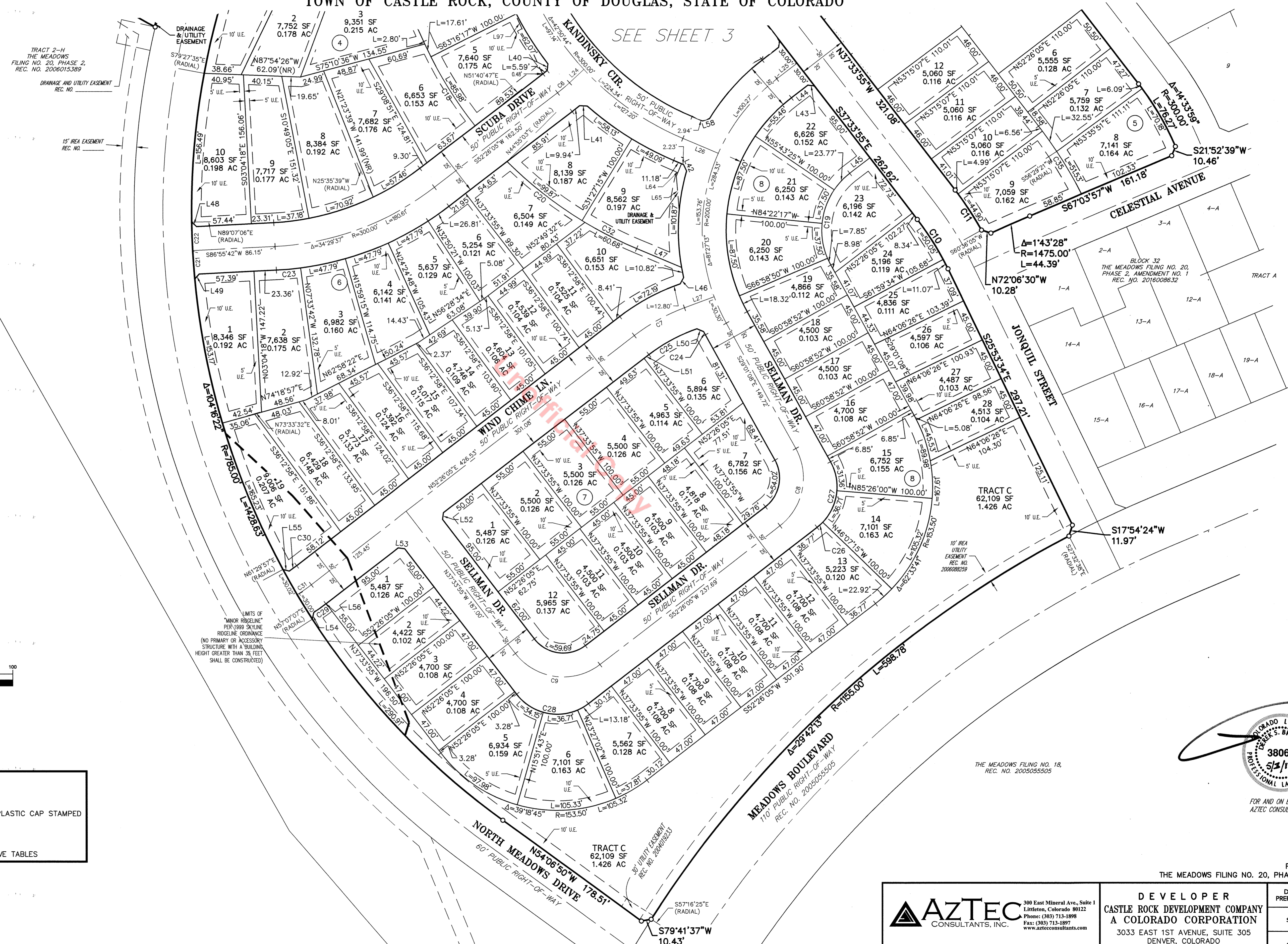
**DEVELOPER**  
CASTLE ROCK DEVELOPMENT COMPANY  
A COLORADO CORPORATION  
3033 EAST 1ST AVENUE, SUITE 305  
DENVER, COLORADO  
(303) 394-5500

PROJECT NO.:	PL16-0026
DATE OF PREPARATION:	2016-08-17
SCALE:	1"=50'
SHEET	3 OF 5

# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

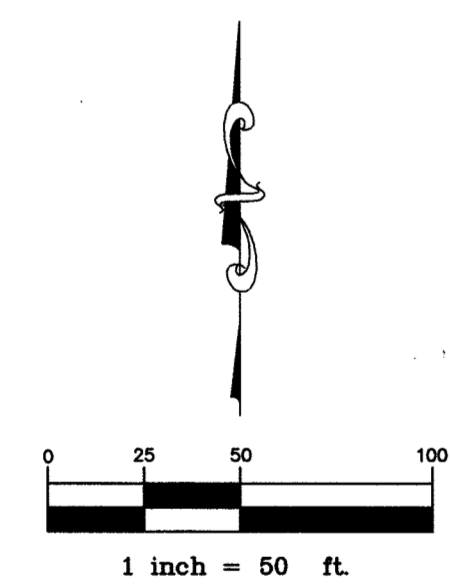
A REPLAT OF BLOCKS 31, 33, 34, 35, 36, 37, 38 AND TRACTS 2-E, 2-F, 2-G, 2-R, 2-S AND 2-T,  
SELLMAN DRIVE, KANDINSKY CIRCLE, UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2  
LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 3



TRACT 2-H  
THE MEADOWS  
FILING NO. 20, PHASE 2,  
REC. NO. 2006015389

15' AREA EASEMENT  
REC. NO.



**LEGEND**

- ◆ RECOVERED SECTION CORNER
- SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. UTILITY EASEMENT

SEE SHEET 2 FOR LINE AND CURVE TABLES

LIMITS OF  
"MINOR RIDGELINE"  
PER 1989 SINKHOLE  
RIDGELINE ORDINANCE  
(NO PRIMARY OR ACCESSORY  
STRUCTURE WITH A BUILDING  
HEIGHT GREATER THAN 35 FEET  
SHALL BE CONSTRUCTED)

THE MEADOWS FILING NO. 18,  
REC. NO. 2005055505

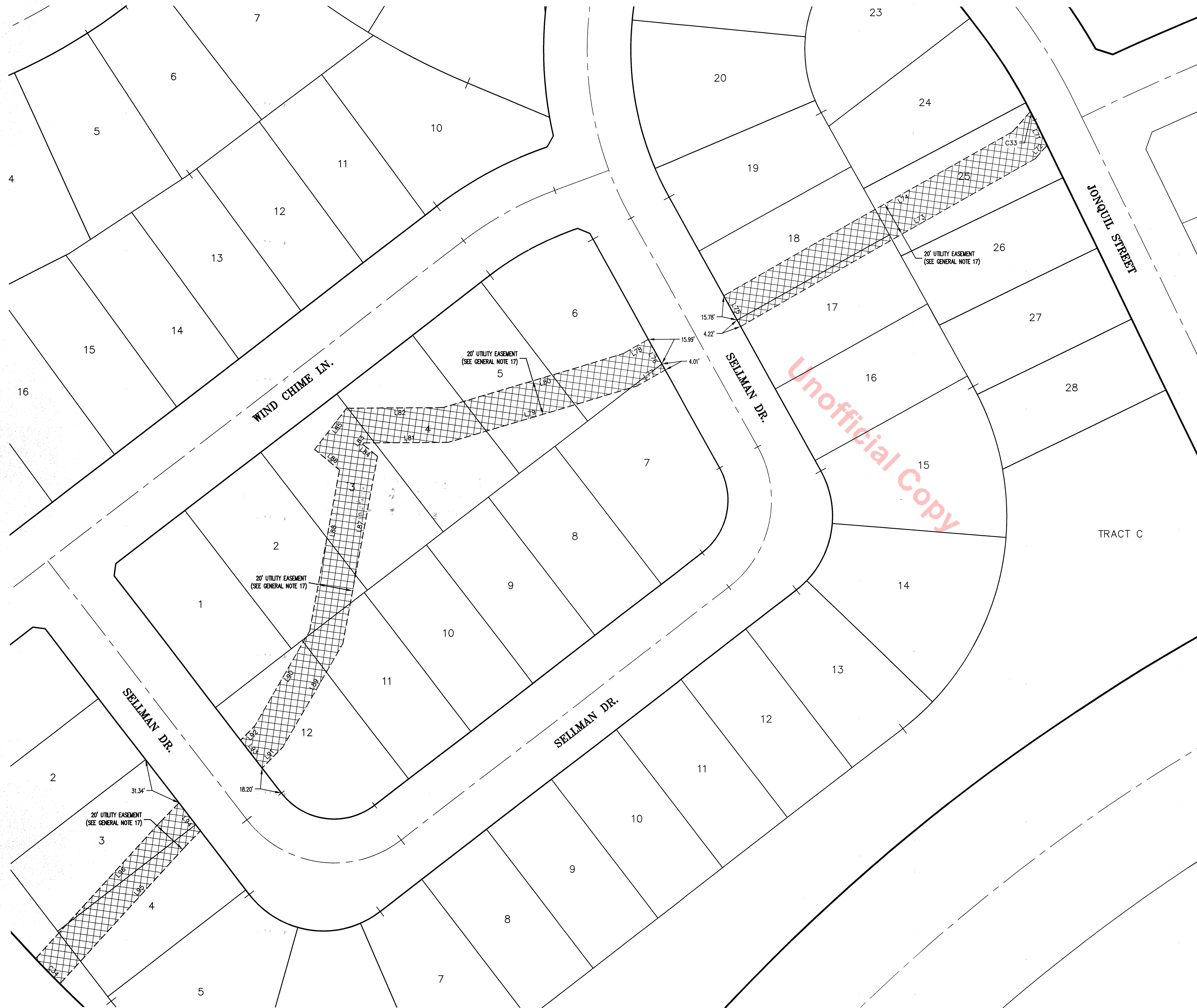


LOT DETAIL  
PROJECT NO.: PL16-0026  
THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

<p>Aztec Proj. No: 17016-10</p>	<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p><b>DEVELOPER</b> CASTLE ROCK DEVELOPMENT COMPANY A COLORADO CORPORATION 3033 EAST 1ST AVENUE, SUITE 305 DENVER, COLORADO (303) 394-5500</p>	<p>DATE OF PREPARATION: 2016-08-24</p>
			<p>SCALE: T=50'</p>
			<p>SHEET 4 OF 5</p>

# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

A REPLAT OF BLOCKS 31, 33, 34, 35, 36, 37, 38 AND TRACTS 2-E, 2-F, 2-G, 2-R, 2-S AND 2-T,  
 SELLMAN DRIVE, KANDINSKY CIRCLE, UMBER CIRCLE AND A PORTION OF CELESTIAL AVENUE, THE MEADOWS FILING NO. 20, PHASE 2  
 LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

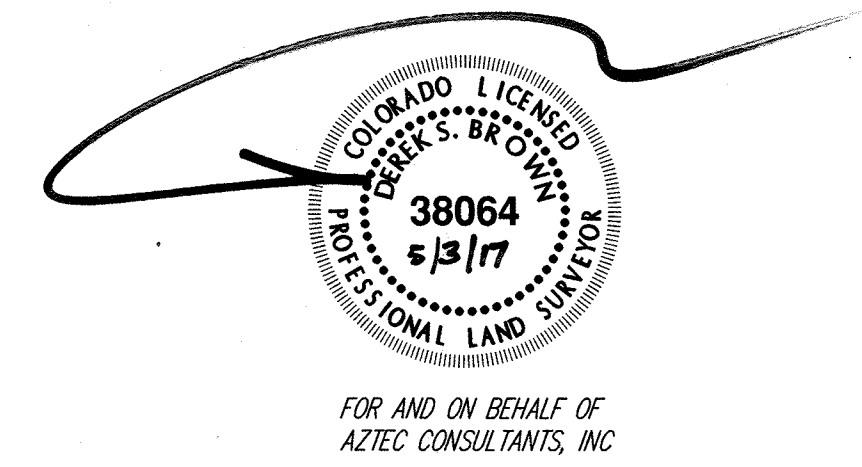
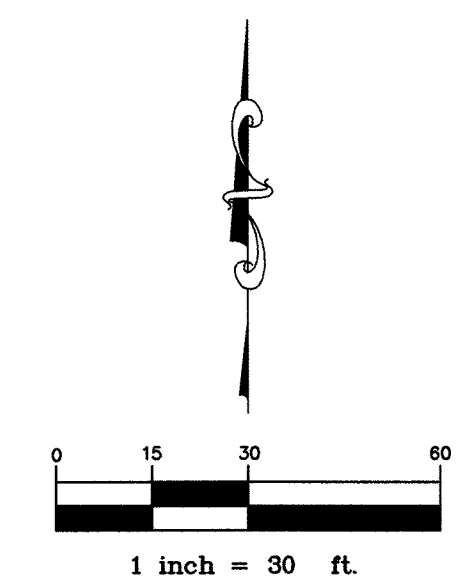


LEGEND	
	UTILITY EASEMENT (SEE GENERAL NOTE 17)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C33	1°01'31"	302.18'	5.41'	N26°24'32"W, 5.41'
C34	1°27'43"	785.00'	20.03'	S44°21'04"E, 20.03'

LINE TABLE		
LINE	BEARING	LENGTH
L71	N25°53'34"W	16.25'
L72	N41°23'25"E	10.53'
L73	N60°22'30"E	194.46'
L74	N60°22'30"E	190.90'
L75	S29°01'08"E	20.00'
L76	S29°01'08"E	20.00'
L77	N60°22'30"E	18.65'
L78	N60°22'30"E	16.59'
L79	N73°19'54"E	113.12'
L80	N73°19'54"E	107.98'
L81	N89°39'14"E	48.48'
L82	N89°39'14"E	55.37'
L83	N37°39'37"E	0.93'
L84	N50°04'12"W	11.00'
L85	N37°39'37"E	29.91'
L86	N50°04'12"W	18.53'
L87	N10°33'15"E	109.28'
L88	N10°33'15"E	94.11'
L89	N30°17'25"E	68.51'
L90	N30°17'25"E	62.54'
L91	N44°30'48"E	16.90'
L92	N44°30'48"E	11.63'
L93	S37°33'55"E	20.19'
L94	S37°33'55"E	20.19'
L95	N42°34'39"E	106.74'
L96	N42°34'39"E	106.00'

Unofficial Copy



WATER EASEMENT DETAIL  
 PROJECT NO.: PL16-0026  
 THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 3

<p><b>Aztec</b> CONSULTANTS, INC.</p> <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: 17016-30</p>	<p><b>DEVELOPER</b>                  CASTLE ROCK DEVELOPMENT COMPANY                  A COLORADO CORPORATION                  3033 EAST 1ST AVENUE, SUITE 305                  DENVER, COLORADO                  (303) 394-5500</p>	DATE OF PREPARATION:	2016-08-24
		SCALE:	T-30'
		SHEET 5 OF 5	