

# THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 8

A REPLAT OF LOT 17A, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 7  
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

## SHEET INDEX

SHEET 1 COVER SHEET, LOT DETAIL

## SURVEYOR

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

## OWNERS

LENNAR COLORADO, LLC  
9781 S MERIDIAN BLVD. #120  
ENGLEWOOD, CO 80112  
(303) 754-0600

## PURPOSE

THE PURPOSE OF THIS AMENDED PLAT IS TO ABANDON AN EXISTING 10-FOOT UTILITY EASEMENT AND DEDICATE AN 8-FOOT UTILITY EASEMENT IN ITS PLACE, WITHIN THE BOUNDARY OF LOT 17A, THE MEADOWS FILING NO. 20, PHASE 2 AMENDMENT NO. 7.

## 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 A LOT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 8. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AND 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

LOT 17A, BLOCK 1, THE MEADOWS FILING NO. 20, PHASE 2 AMENDMENT NO. 7 AS RECORDED UNDER RECEPTION NO. 2018029183 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.

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: John Cheney AS: VICE PRESIDENT

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Douglas }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF October, 2019 BY

John Cheney AS Vice President OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

TRACY L. BEAUMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20074032694  
MY COMMISSION EXPIRES SEPTEMBER 26, 2022

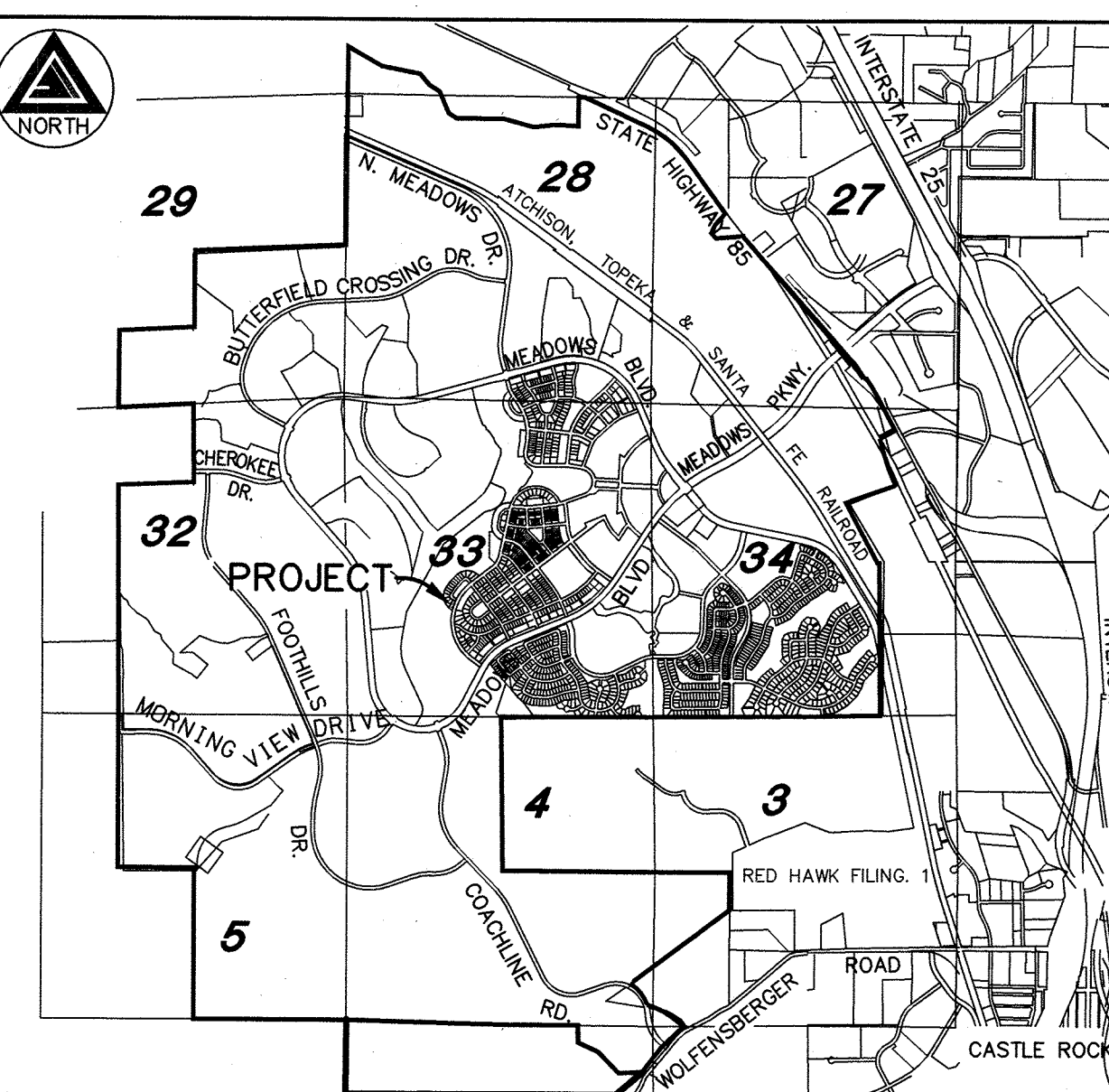
MY COMMISSION EXPIRES 9/26/2022

NOTARY PUBLIC Tracy L. Beauman

## THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 8

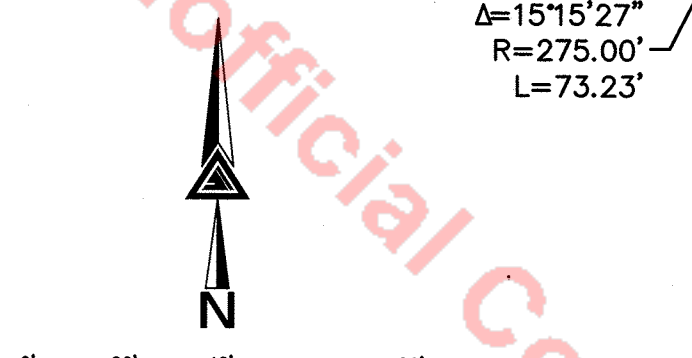
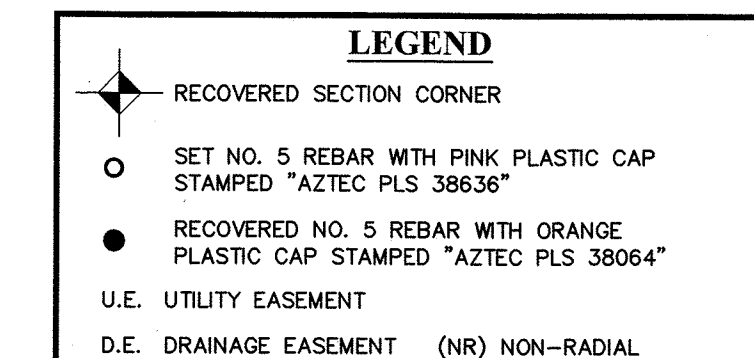
### LAND AREA SUMMARY TABLE

| DESIGNATION                                         | ACREAGE |
|-----------------------------------------------------|---------|
| SUBDIVISION LOT (1)                                 | 0.214   |
| PRIVATE TRACTS (0)                                  | ---     |
| DEDICATED ROW                                       | ---     |
| THE MEADOWS FILING NO. 20, PHASE 2, AMENDMENT NO. 8 | 0.214   |



VICINITY MAP

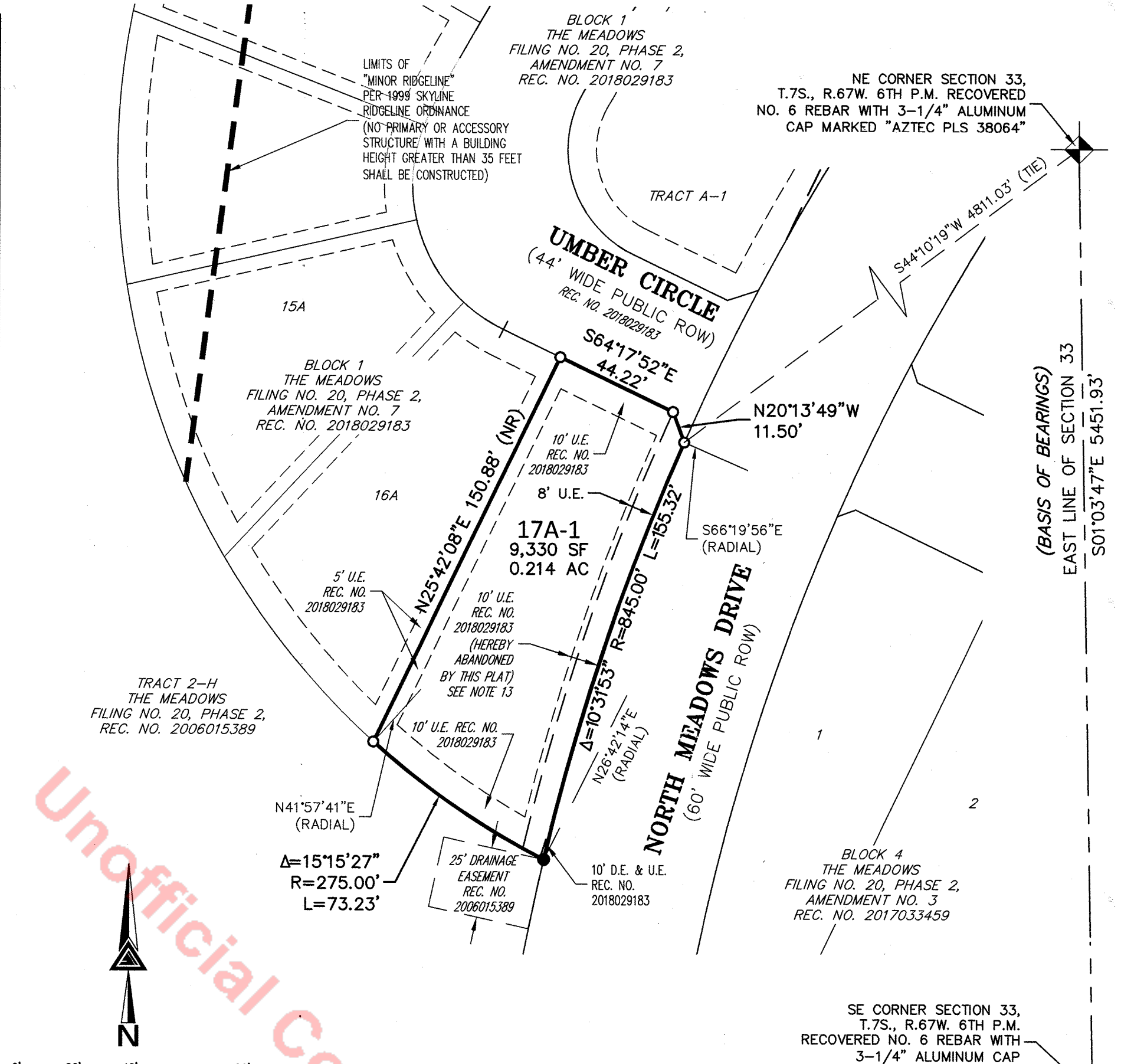
Scale: 1" = 3000'



## GENERAL NOTES:

- NORTH AMERICAN TITLE COMPANY OF COLORADO COMMITMENT FILE NO. 36200-19-02439, REVISION NO. 1 WITH AN EFFECTIVE DATE OF OCTOBER 14, 2019 AT 7:30 A.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 IS 1 LOT IN THIS PLAT AMENDMENT.
- PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08035C0169G, 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.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE 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 SPECIFIC 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 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 THE PREVIOUSLY PLATTED EASEMENT AS SHOWN HEREON.
- THE 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 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.

Unofficial Copy



## SURVEYORS CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 9, 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.



ANTHONY K. PEALL, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. No. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

## TITLE CERTIFICATE

I, Shane E. Martin AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY OF COLORADO, 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 28 DAY OF October, 2019.

Shane E. Martin  
AUTHORIZED REPRESENTATIVE  
NORTH AMERICAN TITLE COMPANY OF COLORADO

## NOTARY CERTIFICATE

STATE OF COLORADO }  
COUNTY OF Douglas }ss

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF October, 2019 BY

Shane E. Martin AS AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL.

JOANNA DUFFIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904012833  
MY COMMISSION EXPIRES SEPTEMBER 16, 2022

MY COMMISSION EXPIRES 9-16-2022

NOTARY PUBLIC

## 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.

## STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

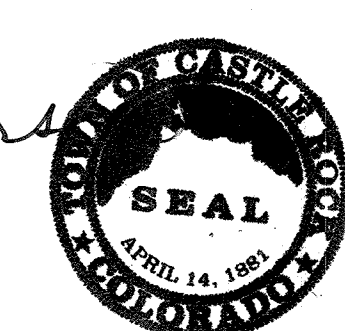
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 28 DAY OF October, 2019.

[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  
11-19-2019 DATE  
[Signature] TOWN MANAGER  
11-19-2019 DATE



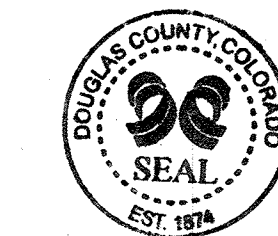
## DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:54pm ON THE 20th DAY OF November, 2019, AT

RECEPTION NO. 2019079495

DOUGLAS COUNTY CLERK AND RECORDER

BY: Daniel Wood  
DEPUTY



LAST REVISED 2019-10-17

**AZTEC**  
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Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 24219-19

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

DATE OF PREPARATION: 2019-08-28  
SCALE: T = 40'  
SHEET 1 OF 1