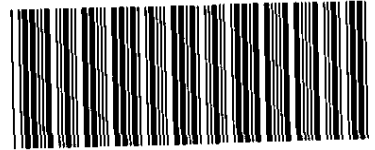


OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2008017662 3 PGS

2008017662
03/12/2008 01:12 PM

PLAT IDENTIFICATION SHEET

Castle Rock, Town of

Grantor (owner)

Grantor (owner)

Meadows 22 Final Plat

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Meadows, The Filing: 22

Condo Info: Phase _____ Bldg _____ Unit _____

28

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

1451-1711 _____

2004053760 _____

809-984 _____

FINAL PLAT THE MEADOWS FILING NO. 22

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 28, T7S, R67W OF THE 6th P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
15.453 ACRES 1 TRACT

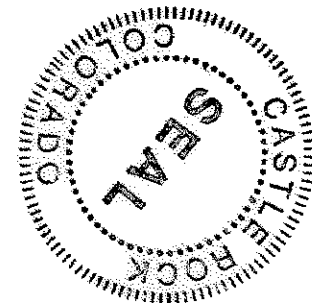
CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ELEGANT STREET, TRACT A AND AN EASEMENT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 22. THE UNDERSIGNED HEREBY DEDICATES A 10-FOOT UTILITY EASEMENT AS SHOWN HEREON TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, A COLORADO CORPORATION.

EXECUTED THIS 10th DAY OF March, 2007.

OWNER:

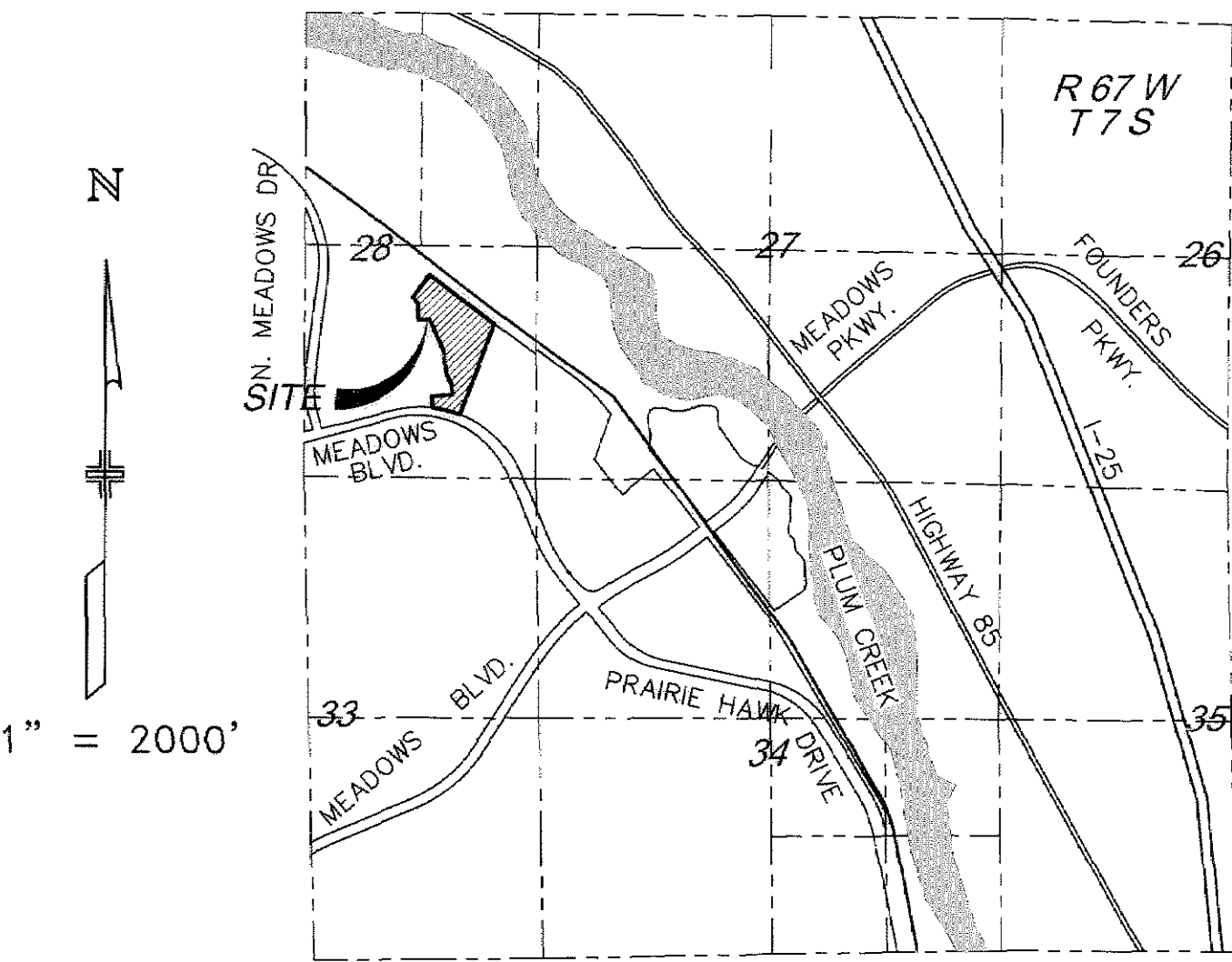
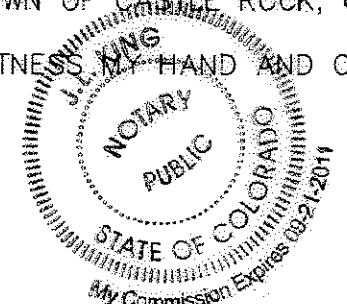
TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION
BY: [Signature] AS: MAYOR
ATTEST: [Signature]
TOWN CLERK



NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF Douglas)
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF March, 2007, BY
Handy A. Reed AS MAYOR AND Sally A. Muere AS TOWN CLERK,
TOWN OF CASTLE ROCK, COLORADO.

WITNESSE MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-21-2011
NOTARY PUBLIC [Signature]



LAND USE TABLE					
DESIGNATION	AREA IN ACRES	% OF SITE	SFE's	PURPOSE/USE	OWNERSHIP/MAINTENANCE
ELEGANT ST. R.O.W.	1.416	9.15	N/A	PUBLIC ROW	TOWN OF CASTLE ROCK
TRACT A	14.038	90.85	N/A	DRAINAGE, ACCESS & UTILITY	TOWN OF CASTLE ROCK
TOTAL PARCEL	15.453	100.00	N/A		

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING SOUTH AND EAST OF THE LAND OF THE DOUGLAS COUNTY SCHOOL DISTRICT RE-1 DESCRIBED IN DEEDS RECORDED JULY 30, 1997 IN BOOK 1451 AT PAGE 1711 AND MAY 26, 2004 UNDER RECEPTION NUMBER 2004053760 AND A PORTION OF BOOK 809 AT PAGE 984, DOUGLAS COUNTY PUBLIC RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS SOUTH 89°27'29" EAST A DISTANCE OF 2657.43 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 49°33'57" WEST A DISTANCE OF 1141.41 FEET TO A POINT OF CURVE ALONG A LINE 7.00 FEET NORTH OF AND CONCENTRIC WITH THE NORTH RIGHT OF WAY LINE OF MEADOWS BOULEVARD AS DESCRIBED IN RECEPTION NUMBER 8727783 AND AT THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2004106388, DOUGLAS COUNTY PUBLIC RECORDS;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14° 52' 00", A RADIUS OF 1262.00 FEET, AN ARC LENGTH OF 327.45 FEET, AND A CHORD BEARING NORTH 76° 29' 20" WEST A DISTANCE OF 326.53 FEET TO A POINT;
THENCE ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1451 AT PAGE 1711, DOUGLAS COUNTY PUBLIC RECORDS THE FOLLOWING NINE (9) COURSES;
1. NORTH 04° 42' 39" WEST A DISTANCE OF 122.28 FEET TO A POINT;
2. THENCE NORTH 85° 17' 21" EAST A DISTANCE OF 240.99 FEET TO A POINT;
3. THENCE NORTH 04° 42' 39" WEST A DISTANCE OF 107.00 FEET TO A POINT;
4. THENCE NORTH 26° 20' 09" WEST A DISTANCE OF 147.94 FEET TO A POINT;
5. THENCE NORTH 04° 42' 39" WEST A DISTANCE OF 255.00 FEET TO A POINT;
6. THENCE NORTH 24° 29' 13" WEST A DISTANCE OF 399.00 FEET TO A POINT;
7. THENCE SOUTH 86° 53' 58" WEST A DISTANCE OF 128.10 FEET TO A POINT;
8. THENCE NORTH 03° 06' 02" WEST A DISTANCE OF 190.00 FEET TO A POINT;
9. THENCE NORTH 37° 30' 42" WEST A DISTANCE OF 88.76 FEET TO A POINT;
THENCE NORTH 35° 21' 06" EAST, ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2004053760, DOUGLAS COUNTY PUBLIC RECORDS, A DISTANCE OF 315.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD;
THENCE SOUTH 53° 33' 36" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 934.81 FEET TO A POINT;
THENCE SOUTH 20° 56' 48" WEST A DISTANCE OF 1102.30 FEET TO THE POINT OF BEGINNING;
CONTAINING 673,149 SQUARE FEET OR 15.453 ACRES, MORE OR LESS.

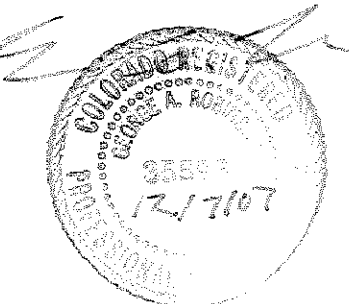
NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CVL CONSULTANTS, INC. RELIED UPON ORDER NUMBER ABN70191110 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 26, 2007 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., AS MARKED BY A 3" BRASS CAP IN CONCRETE AT THE SOUTH QUARTER CORNER STAMPED "LS 2690" AND BY A 3" BRASS CAP AT THE SOUTHWEST CORNER, STAMPED "LS 7361" AND BEARING SOUTH 89°27'29" EAST A DISTANCE OF 2657.43 FEET (BEARING ASSUMED).
- THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED HAS A PORTION LYING WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAP FOR DOUGLAS COUNTY, PANEL NUMBER 08035C 0167 F, REVISED SEPTEMBER 30, 2005, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREIN.
- BENCHMARK: THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET, NAVD 1988 DATUM.
- THE PURPOSE OF THE PLAT IS TO ESTABLISH RIGHT-OF-WAY FOR ELEGANT STREET AND PLATTING OF TRACT A AND AN EASEMENT AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, 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 IN MAY, 2007, 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.

GEORGE A. ROBINSON P.L.S. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
7901 EAST BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, COLORADO 80111



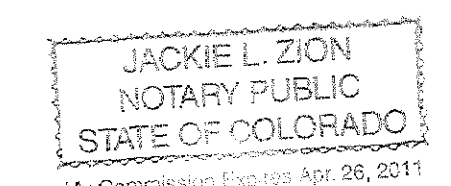
TITLE VERIFICATION:

I, Larissa L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 CERTIFICATE OF OWNERSHIP AND DEDICATION.
SIGNED THIS 20th DAY OF February, 2007.

[Signature]
AUTHORIZED REPRESENTATIVE
Land Title Guarantees Co.
TITLE INSURANCE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO)
)SS
COUNTY OF Douglas)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF February, 2007, BY
[Signature] AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.
WITNESSE MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: April 26, 2011
NOTARY PUBLIC [Signature]

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.
ATTEST: TOWN OF CASTLE ROCK

[Signature] TOWN CLERK [Signature] TOWN MANAGER



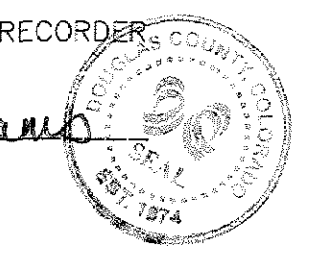
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 20th DAY OF February, 2007.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:12 PM ON THE 10th DAY OF MARCH, 2007, IN RECEPTION NO. 2008017462

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY



OWNER
TOWN OF CASTLE ROCK,
100 THIRD STREET
CASTLE ROCK, CO 80104
303-680-7464
CONTACT: JENNIFER BROCKMAN

ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO,
INC 7901 E. BELLEVUE AVENUE,
SUITE 150 ENGLEWOOD, CO 80111
720-249-3545
CONTACT: BRIAN HALL

MEADOWS FILING NO. 22

DEVELOPER/APPLICANT
CASTLE ROCK DEVELOPMENT
COMPANY 3033 E. 1ST AVE. #410
DENVER, CO. 80206



JOB NO. 30101309
DATE: 12/05/07

SHEET 1 OF 2

