

FINAL PLAT

THE MEADOWS FILING 23

PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N06°00'57"W A DISTANCE OF 1937.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE N48°59'54"W A DISTANCE OF 460.00 FEET; THENCE N43°31'03"W A DISTANCE OF 217.70 FEET; THENCE N03°02'31"E A DISTANCE OF 90.00 FEET; THENCE S86°57'29"E A DISTANCE OF 360.00 FEET; THENCE S41°28'26"E A DISTANCE OF 452.00 FEET; THENCE S40°58'30"W A DISTANCE OF 254.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHEAST CORNER OF SECTION 28 BEARS N03°49'46"E A DISTANCE OF 3380.63 FEET;

PARCEL CONTAINS 179,199 SQUARE FEET OF LAND OR 4.114 ACRES, MORE OR LESS.

NOTE: FOR THE PURPOSE OF THE ABOVE DESCRIPTION THE BEARINGS ARE REFERENCED TO THE EAST LINE OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N00°14'47"E A DISTANCE OF 5299.50 FEET FROM A 3.25" ALUMINUM CAP L.S. #38064 FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 28 TO A 2.5" ALUMINUM CAP L.S. #22564 FOUND AT THE NORTHEAST CORNER OF SAID SECTION 28.

THE PURPOSE OF THE SUBDIVISION IS TO CREATE ONE LOT FOR THE PURPOSES OF CONSTRUCTION AN ELECTRICAL SUBSTATION.

STANDARD NOTES

1.) THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE MEADOWS FILING NO. 23 PLAT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

OWNER WAIVES, REMISES AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS RELATED TO OR RESULTING FROM THE PASSAGE OF AIRCRAFT UNDER THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS SITE IMPROVEMENT PLAN.

THE MEADOWS FILING NO. 23 PLAT PLAT SHALL NOT BE FURTHER SUBDIVIDED.

2.) SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (OUTSIDE THE 100 AND 500 YEAR FLOOD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP 08035C0167G, MAP REVISED DATE OF MARCH 16, 2016.

3.) 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.

4.) PROJECT IS LOCATED WITHIN 300 FEET OF THE 100 YR. FLOODPLAIN, APPROVAL FROM THE U.S. FISH AND WILDLIFE SERVICE WILL BE REQUIRED FOR POTENTIAL DISTURBANCE OF THE PREBLE'S MEADOW JUMPING MOUSE HABITAT.

ACCESS EASEMENT NOTE:

THE ACCESS EASEMENT SHOWN HEREON SHALL BE GRANTED BY SEPARATE DOCUMENT FROM CASTLE ROCK DEVELOPMENT COMPANY (GRANTOR) TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (GRANTEE) AND SHALL RUN WITH THE LAND. THE EASEMENT PROVIDES LEGAL ACCESS TO LOT 1 FOR THE GRANTEE. THE TERMS AND CONDITIONS OF THE EASEMENT ARE LAID OUT IN SAID DOCUMENT AND SHALL CONTROL THE USE AND MAINTENANCE OBLIGATIONS OF THE EASEMENT AREA.

TEMPORARY ACCESS EASEMENT NOTE:

THE ACCESS EASEMENT SHOWN HEREON SHALL BE GRANTED BY SEPARATE DOCUMENT FROM CASTLE ROCK DEVELOPMENT COMPANY (GRANTOR) TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (GRANTEE) AND SHALL RUN WITH THE LAND. THE EASEMENT PROVIDES LEGAL ACCESS TO LOT X FOR THE GRANTEE. THE TERMS AND CONDITIONS OF THE EASEMENT ARE LAID OUT IN SAID DOCUMENT AND SHALL CONTROL THE USE AND MAINTENANCE OBLIGATIONS OF THE EASEMENT AREA.

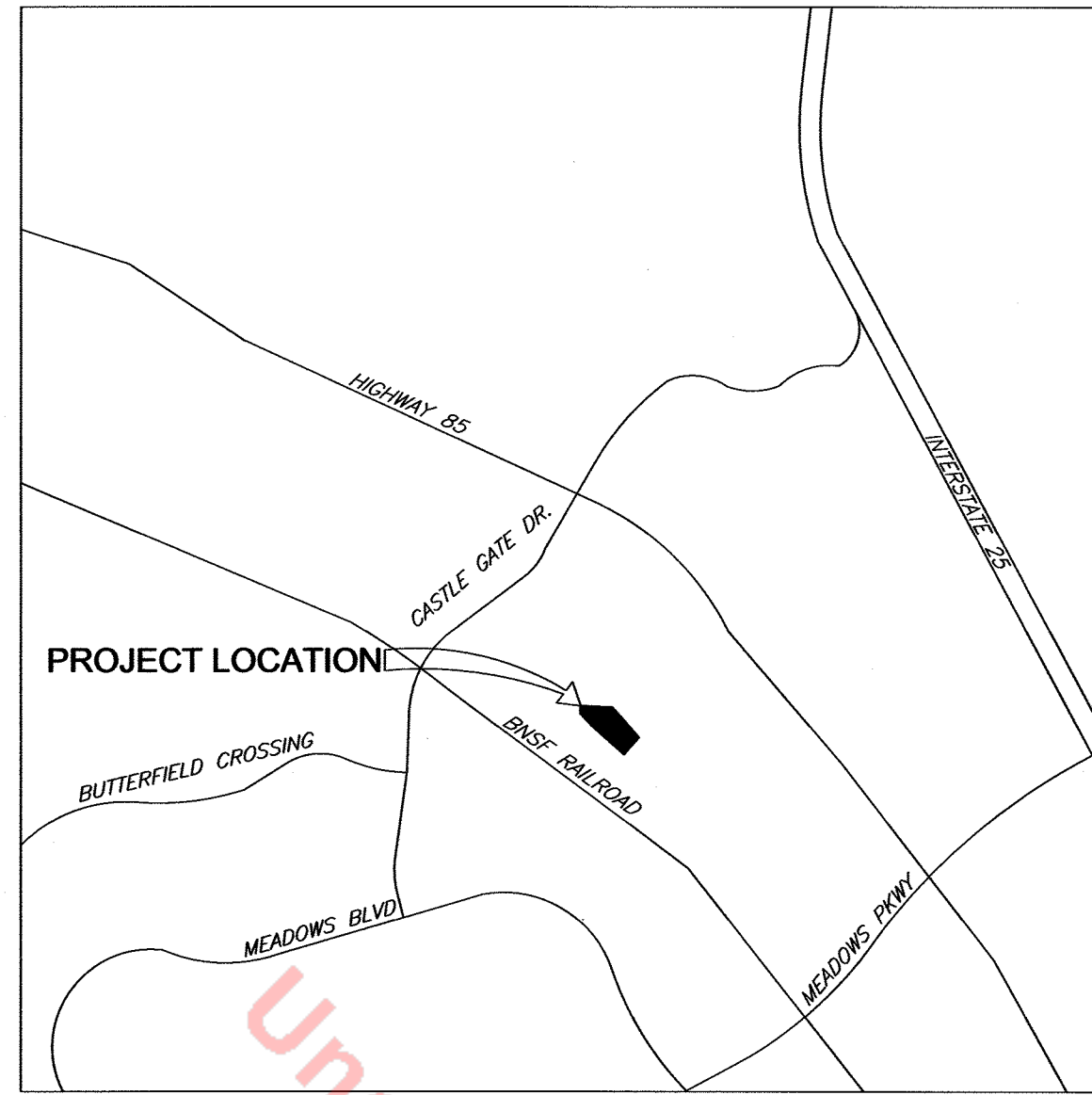
SURVEYOR'S NOTES

1.) BEARINGS ARE BASED ON THE THE EAST LINE OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N00°14'47"E A DISTANCE OF 5299.50 FEET FROM A 3.25" ALUMINUM CAP L.S. #38064 FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 28 TO A 2.5" ALUMINUM CAP L.S. #22564 FOUND AT THE NORTHEAST CORNER OF SAID SECTION 28.

2.) 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

3.) ANY PERSON, WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.

4.) ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.



VICINITY MAP
 SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER P. JULIANA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THAT SURVEY.

Christopher P. Juliana
 REGISTERED PROFESSIONAL LAND SURVEYOR
 08/06/19
 DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 16th DAY OF August, 2019.

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 OF CASTLE ROCK.

Susan Anderson
 TOWN CLERK



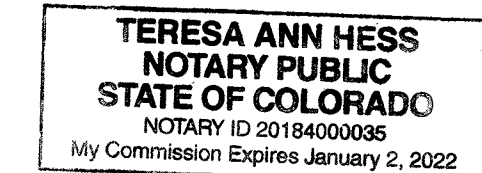
TITLE CERTIFICATION

I, Robert Hayes, 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 CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE
Robert Hayes
 TITLE COMPANY Land Title Guarantee Company

SIGNED THIS 6th DAY OF August, 2019.
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF August, 2019, BY Robert Hayes AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company.
 WITNESS MY HAND AND OFFICIAL SEAL.

Teresa Ann Hess
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 12/2022



CERTIFICATE OF DEDICATION AND OWNERSHIP

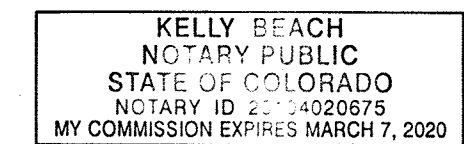
THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING 23. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL 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.

Stephanie Macanless
 CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION
 SIGNED THIS 6th DAY OF August, 2019.

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF August, 2019, BY Stephanie Macanless AS President OF CASTLE ROCK DEVELOPMENT COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL.

Kelly Beach
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-7-20



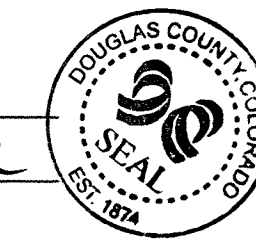
RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY

AT 2:14 (A.M./P.M.) ON THE 8th DAY OF August, A.D., 2019
 IN BOOK 2019048892 PAGE 1 MAP 1

RECEPTION NO. 2019048892
 COUNTY CLERK AND RECORDER

BY *Claire Blegu*
 DEPUTY



APPLICANT: INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION 5496 NORTH U.S. HIGHWAY 85 SEDALIA, CO 80135	7	07/24/19	CLIENT COMMENTS	R.M.
	6	05/30/19	TOWN COMMENTS	R.M.
	5	05/07/19	CLIENT COMMENTS	R.M.
	4	03/07/19	CLIENT COMMENTS	R.M.
	3	02/25/19	CLIENT COMMENTS	R.M.
	2	10/22/18	CLIENT COMMENTS	R.M.
	NO.	DATE	DESCRIPTION	BY

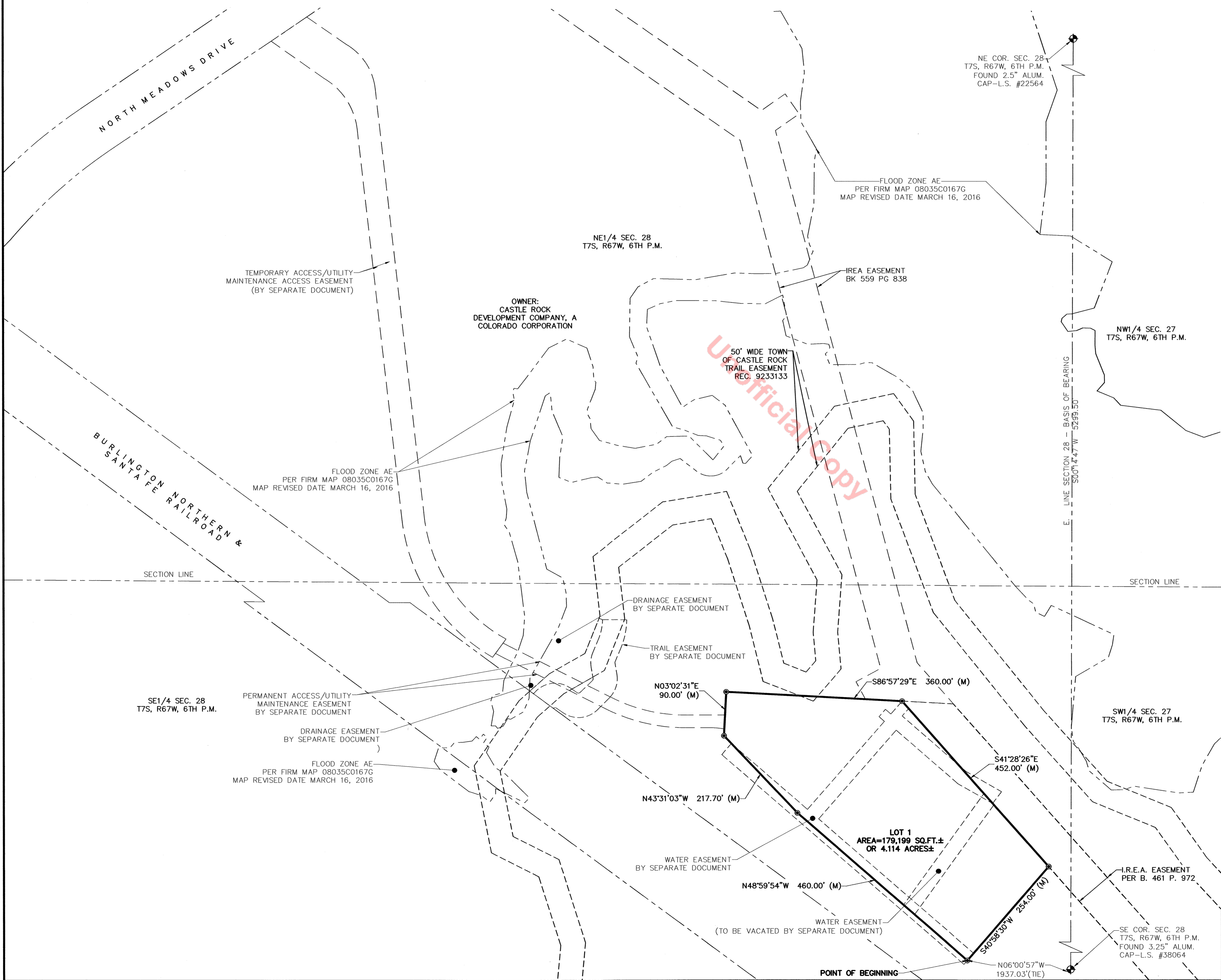
Precision Survey & Mapping, Inc.
 Professional Land Surveying Consultants
 9025 E. Kenyon Ave., Suite 150, Denver, CO 80237
 Tel: (303) 753-9799 Fax: (303) 753-4044

DRAWN: R.M. CHKD.: C.P.J. JOB NO.: R12408 DATE: 09/17/18 ACAD FILE: R12408-MEADOWS SS.DWG

FINAL PLAT

THE MEADOWS FILING 23

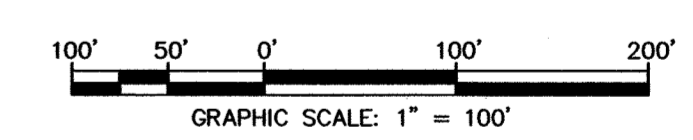
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO



Unofficial Copy



LEGEND:
 DENOTES SECTION CORNER AS DESCRIBED
 DENOTES MONUMENT FOUND AS DESCRIBED
 DENOTES MONUMENT SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS #31158
 DENOTES MEASURED INFORMATION (M)



NO.	DATE	DESCRIPTION	BY
7	07/24/19	CLIENT COMMENTS	R.M.
6	05/30/19	TOWN COMMENTS	R.M.
5	05/07/19	CLIENT COMMENTS	R.M.
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SE1/4 SEC. 28
T7S, R67W, 6TH P.M.
 PERMANENT ACCESS/UTILITY
MAINTENANCE EASEMENT
BY SEPARATE DOCUMENT
 DRAINAGE EASEMENT
BY SEPARATE DOCUMENT
 FLOOD ZONE AE
PER FIRM MAP 08035C0167G
MAP REVISED DATE MARCH 16, 2016

TEMPORARY ACCESS/UTILITY
MAINTENANCE ACCESS EASEMENT
(BY SEPARATE DOCUMENT)

OWNER:
CASTLE ROCK
DEVELOPMENT COMPANY, A
COLORADO CORPORATION

NE1/4 SEC. 28
T7S, R67W, 6TH P.M.

FLOOD ZONE AE
PER FIRM MAP 08035C0167G
MAP REVISED DATE MARCH 16, 2016

AREA EASEMENT
BK 559 PG 838

50' WIDE TOWN
OF CASTLE ROCK
TRAIL EASEMENT
REC. 9233133

NW1/4 SEC. 27
T7S, R67W, 6TH P.M.

E. LINE SECTION 28 - BASIS OF BEARING
S00°14'47"W 5299.50'

DRAINAGE EASEMENT
BY SEPARATE DOCUMENT

TRAIL EASEMENT
BY SEPARATE DOCUMENT

N03°02'31"E
90.00' (M)

S86°57'29"E 360.00' (M)

SW1/4 SEC. 27
T7S, R67W, 6TH P.M.

S41°28'26"E
452.00' (M)

N43°31'03"W 217.70' (M)

LOT 1
AREA=179,199 SQ.FT.±
OR 4.114 ACRES±

N48°59'54"W 460.00' (M)

L.R.E.A. EASEMENT
PER B. 461 P. 972

WATER EASEMENT
(TO BE VACATED BY SEPARATE DOCUMENT)

SE COR. SEC. 28
T7S, R67W, 6TH P.M.
FOUND 3.25" ALUM.
CAP-L.S. #38064

POINT OF BEGINNING

N06°00'57"W
1937.03'(TIE)