

# PLAT IDENTIFICATION SHEET

RECEPTION#:

DATE:

TIME:

FEE: \$



2003032122 2 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$21.00  
2 PGS  
# 2003032122  
03/10/2003 02:28 PM

GRANTOR:

(owner/signer)

Engle Homes / Colorado Inc

GRANTEE:

(subdivision name or name of plat)

The Meadows filing No. 6,  
3rd Amendment

LEGAL:

(section-township-range)

32-7-67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# THE MEADOWS-FILING NO. 6, 3RD AMENDMENT

## FINAL PLAT

A RE-PLAT OF LOTS 173-180 OF THE MEADOWS-FILING NO. 6, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, A TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "THE MEADOWS-FILING NO. 6, 3RD AMENDMENT". THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, TOGETHER WITH TRACT A FOR UTILITY, DRAINAGE AND OPEN SPACE PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION 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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

### LEGAL DESCRIPTION

LOTS 173 THROUGH 180 INCLUSIVE, THE MEADOWS-FILING NO. 6, RECEPTION NO. 8814214.

THE ABOVE PARCEL OF LAND CONTAINS 134,561 SQUARE FEET OR 3.089 ACRES, MORE OR LESS.

EXECUTED THIS 24<sup>th</sup> DAY OF January, 2003

### OWNERS

ENGLE HOMES/COLORADO, INC.

BY: [Signature] AS: PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF } DOUGLAS

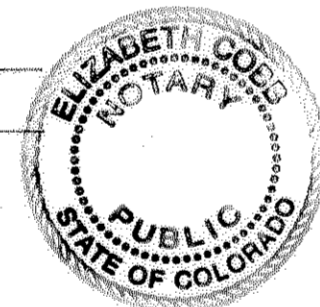
SUBSCRIBED AND SWORN BEFORE ME THIS 29<sup>th</sup> DAY OF JANUARY, 2003

BY: J. ERIC KEBBARE AS: PRESIDENT, OF ENGLE HOMES/COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8-25-04

NOTARY PUBLIC [Signature]



MEADOWS COMMUNITY ASSOCIATION

BY: [Signature] AS: President

NOTARY CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF } DOUGLAS

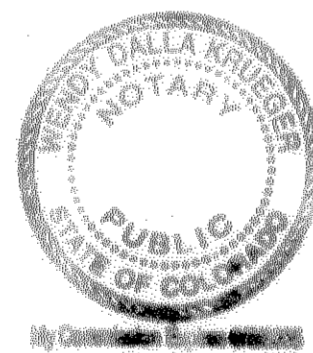
SUBSCRIBED AND SWORN BEFORE ME THIS 6<sup>th</sup> DAY OF FEBRUARY, 2003

BY: A. Porter Brown AS: President, OF MEADOWS COMMUNITY ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 8/25/05

NOTARY PUBLIC [Signature]



JOHNSON COMMUNITIES, LLC.

BY: [Signature] AS: Project Manager

NOTARY CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF } JEFFERSON

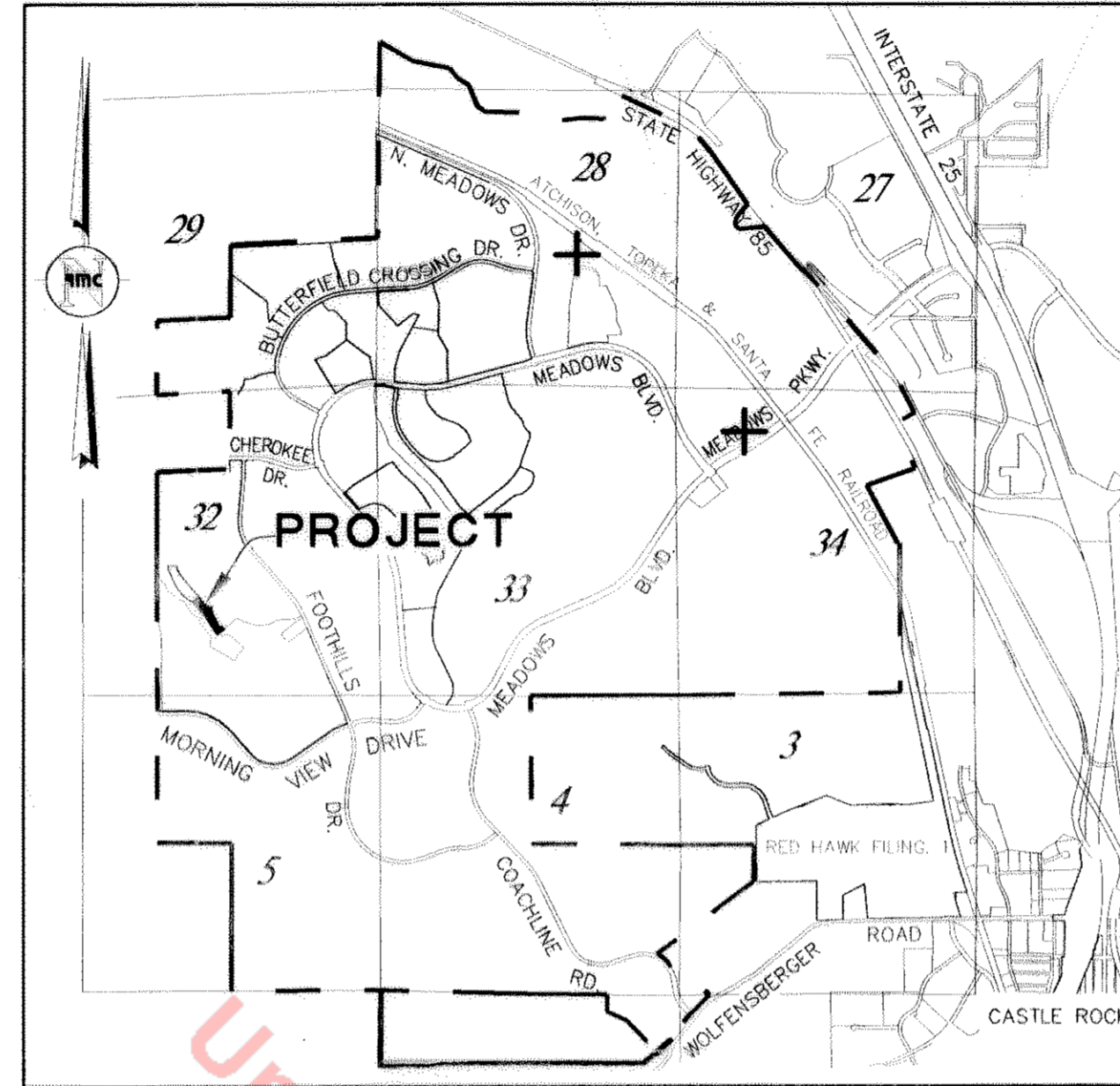
SUBSCRIBED AND SWORN BEFORE ME THIS 6 DAY OF FEB, 2003

BY: Don Lizar AS: Proj Mgr, OF JOHNSON COMMUNITIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 7-8-03

NOTARY PUBLIC [Signature]



VICINITY MAP

Scale: 1" = 3000'

### THE MEADOWS-FILING NO. 6, 3RD AMENDMENT Land Use Summary Table

| TRACT     | SQ.FT.    | OWNERSHIP           | MAINTENANCE         | USAGE            | USAGE TYPE                  |
|-----------|-----------|---------------------|---------------------|------------------|-----------------------------|
| TRACT "A" | 15,816 SF | TOWN OF CASTLE ROCK | TOWN OF CASTLE ROCK | UTILITY/DRAINAGE | OPEN SPACE/UTILITY/DRAINAGE |

### NOTES:

1) 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."

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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 TRACT "L" ADJOINING LOTS 173, 174, 175 AND 176 OF THE MEADOWS FILING NO. 6 RECEPTION NO. 8814214 BEARS NORTH 34°24'08" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

4) INDICATES A FOUND No. 5 REBAR WITH PLASTIC CAP STAMPED "RMC 9329".

5) THERE ARE 8 SINGLE FAMILY LOTS IN THIS SUBDIVISION.

6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, TETRA TECH RMC, RELIED UPON COMMITMENT FOR TITLE INSURANCE POLICY 02620373 ISSUED BY UNIVERSAL LAND TITLE OF COLORADO, INC. DATED JUNE 10, 2002 AT 8:00 A.M. AS TO TRACT H AND COMMITMENT FOR TITLE INSURANCE POLICY 02620355-C-3 ISSUED BY UNIVERSAL LAND TITLE OF COLORADO, INC. DATED DECEMBER 31, 2002 AT 8:00 A.M. AS TO LOTS 173 THROUGH 180 INCLUSIVE.

7) PORTIONS OF THE HEREIN DESCRIBED PROPERTY ARE AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, DATED SEPTEMBER 30, 1987.

8) ALL LOTS SHALL HAVE NON-EXCLUSIVE UTILITY EASEMENTS ALONG THE SIDE AND REAR LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR THE EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS UNLESS OTHERWISE SHOWN:

FRONT LOT AT ROW 10'; SIDE LOT AT ROW 5'; SIDE LOT BETWEEN LOTS 5'; REAR LOT 10' 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, ENGLE HOMES/ COLORADO INC. AND MEADOWS COMMUNITY ASSOCIATION 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.

### OWNER

ENGLE HOMES/COLORADO INC.  
7340 East Coley Avenue, Ste 300  
Englewood, CO 80111  
303 770-4646

### OWNER

MEADOWS COMMUNITY ASSOCIATION  
10020 East Girard Avenue Suite 175  
Denver, CO 80231  
303 745-2220

### OWNER

JOHNSON COMMUNITIES, INC.  
7761 Shaffer Parkway  
Littleton, Co 80127  
303 814-8072

### ENGINEER/SURVEYOR:

TETRA TECH RMC  
8301 East Prentice Ave. Suite 101  
Greenwood Village, Colorado 80111  
303 741-6000

### Sheet Summary

Sheet 1 Cover Sheet  
Sheet 2 Plot Graphics

|  |   |
|--|---|
| ROCKY MOUNTAIN CONSULTANTS, INC.<br>CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING | <b>RMC</b><br>8301 E. Prentice Ave.<br>Suite 101<br>Englewood, CO 80111<br>(303) 741-6000<br>FAX (303) 779-5648 |
| Date: 01/22/03 Job No. 3532.005.00   | DRAWING NAME: S:\353200500\DWG\PLAT\FINAL\COVAM3.DWG DRAWN BY: EAM  |

### SURVEYORS CERTIFICATE

I, JOHN R. WEST JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE DURING MARCH, 2002 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.

I ATTEST THE ABOVE ON THIS 24<sup>th</sup> DAY OF January, 2003

[Signature]  
JOHN R. WEST, JR. P.L.S. 25649

FOR AND ON BEHALF OF  
TETRA TECH RMC  
8301 E. PRENTICE AVENUE, SUITE 101  
GREENWOOD VILLAGE, COLORADO 80111

### TITLE CERTIFICATE

I, Eileen J. Wooster, AN AUTHORIZED REPRESENTATIVE OF Universal Land Title, 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 February, 2003.

[Signature]  
AUTHORIZED REPRESENTATIVE  
TITLE INSURANCE COMPANY

### 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 3 DAY OF March, 2003.

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

[Signature] TOWN CLERK  
[Signature] ASST. TOWN MANAGER

### DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } SS  
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 10<sup>th</sup> DAY OF March, 2003, AT 2:28 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2003032100

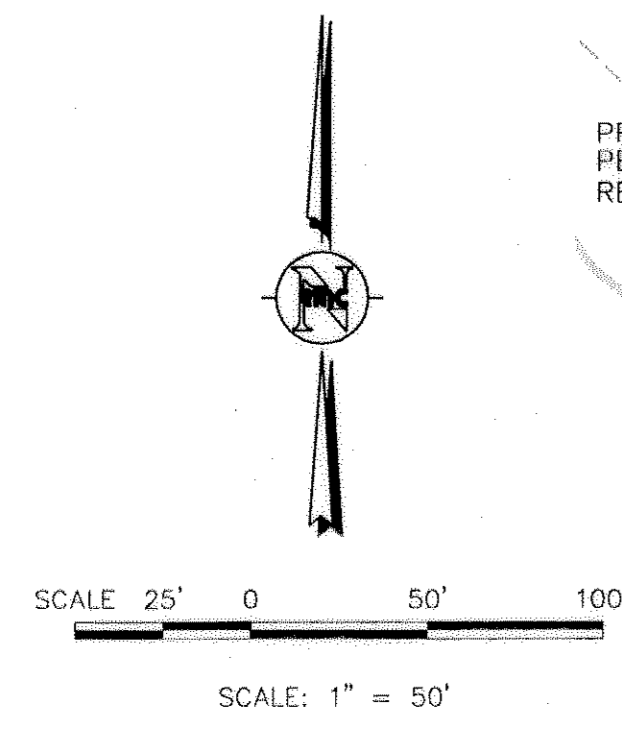
[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER

# THE MEADOWS-FILING NO. 6, 3RD AMENDMENT

## FINAL PLAT

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SHEET 2 OF 2

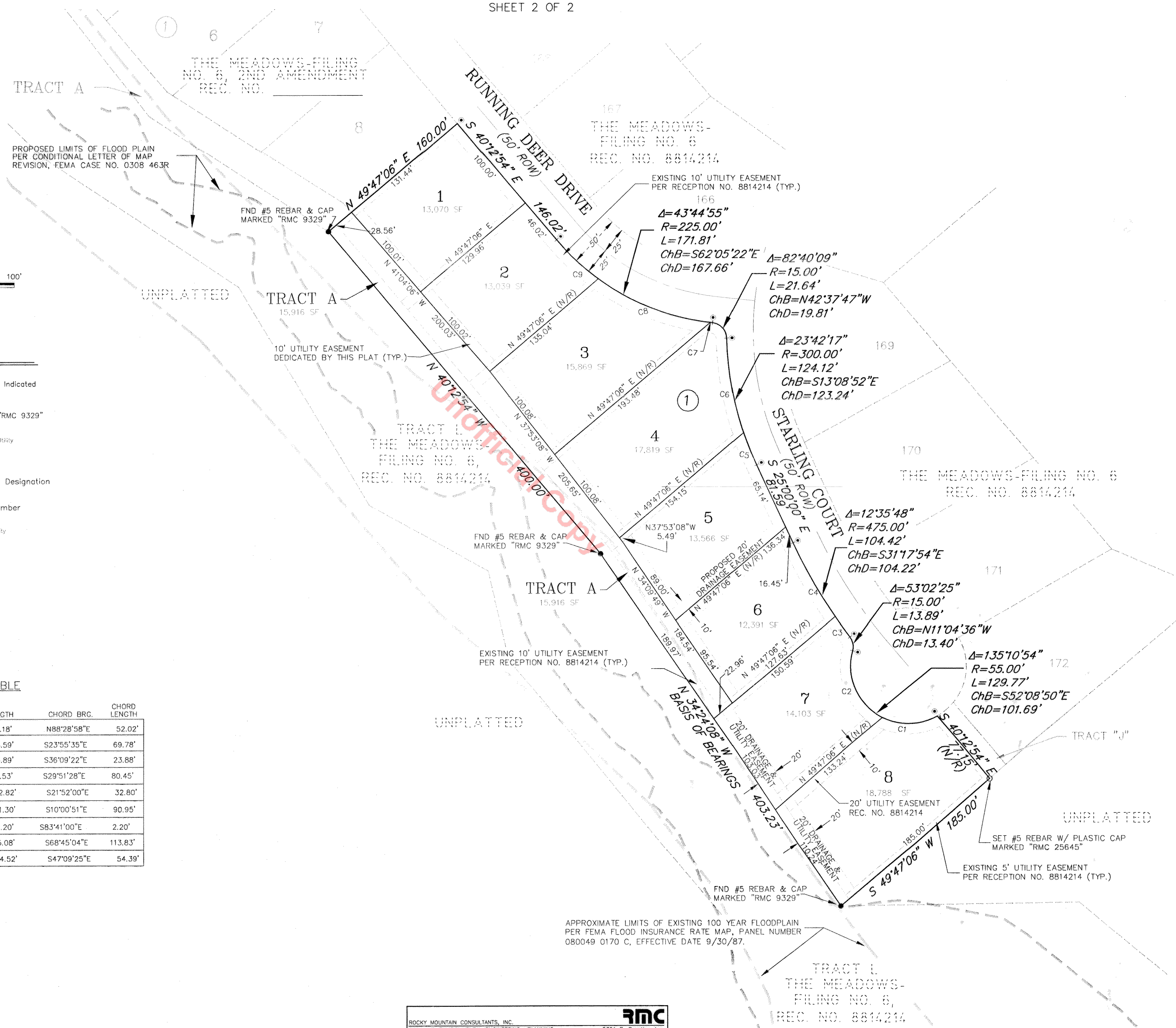


### Legend

- Found Survey Monument as Indicated
  - N/R Denotes a non-radial line
  - ⊙ Found Survey Tag marked "RMC 9329" (5' Offset)
- 

### CURVE TABLE

| #  | DELTA     | RADIUS  | LENGTH  | CHORD BRG.  | CHORD LENGTH |
|----|-----------|---------|---------|-------------|--------------|
| C1 | 56°26'30" | 55.00'  | 54.18'  | N88°28'58"E | 52.02'       |
| C2 | 78°44'24" | 55.00'  | 75.59'  | S23°55'35"E | 69.78'       |
| C3 | 2°52'52"  | 475.00' | 23.89'  | S36°09'22"E | 23.88'       |
| C4 | 9°42'51"  | 475.00' | 80.53'  | S29°51'28"E | 80.45'       |
| C5 | 6°16'01"  | 300.00' | 32.82'  | S21°52'00"E | 32.80'       |
| C6 | 17°26'16" | 300.00' | 91.30'  | S10°00'51"E | 90.95'       |
| C7 | 00°33'37" | 225.00' | 2.20'   | S83°41'00"E | 2.20'        |
| C8 | 29°18'16" | 225.00' | 115.08' | S68°45'04"E | 113.83'      |
| C9 | 13°53'02" | 225.00' | 54.52'  | S47°09'25"E | 54.39'       |



APPROXIMATE LIMITS OF EXISTING 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 080049 0170 C, EFFECTIVE DATE 9/30/87.

ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING  
 8301 E. Prentice Ave., Suite 101  
 Englewood, CO 80111  
 (303) 741-6000  
 FAX (303) 779-5648

**RMC**

Date: 01/22/03 Job No. 3532.005.00  
 DRAWING NAME: S:\353200500\DWG\PLAT\FINAL\SH-2AM3.DWG DRAWN BY: EAM