

PLAT IDENTIFICATION SHEET

RECEPTION # : DC98101200

DATE: 12-9-98

TIME: 11:20

FEE: \$ 40⁰⁰ (4 Pages)

GRANTOR: Castle Rock Development Co
(OWNER/SIGNER)
Development Company

GRANTEE: The Meadows #9
(SUBDIVISION NAME OR NAME OF PLAT)
Final Plat

LEGAL: 32, 7, 67
(SECTION-TOWNSHIP-RANGE)

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PLAT SHEET 1 OF 4

LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 29 and the Northeast 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 being more particularly described as follows:

BEGINNING at the North One-Quarter corner of said Section 32, said point being on the Southerly boundary line of the Meadows Filing No. 5 a plot recorded at reception number 8808526 of the records of said Douglas County, thence along said boundary line the following eight (8) courses:

- 1) North 88°37'24" East, a distance of 160.00 feet;
- 2) Thence North 29°09'24" East, a distance of 189.07 feet;
- 3) Thence North 12°27'34" East, a distance of 114.00 feet to a point of curve;
- 4) Thence along the arc of said curve to the left through a central angle of 35°59'08" an arc distance of 157.02 feet, having a radius of 250.00 feet and a chord bearing North 84°28'00" East, a distance of 154.45 feet;
- 5) Thence North 66°28'25" East, a distance of 104.57 feet to a point of curve;
- 6) Thence along the arc of said curve to the right through a central angle of 1°14'29" an arc distance of 219.16 feet, having a radius of 728.31 feet and a chord bearing North 76°05'39" East, a distance of 218.34 feet;
- 7) Thence North 83°42'55" East, a distance of 52.63 feet;
- 8) Thence South 53°09'36" East, a distance of 43.57 feet to a point on a curve and a point on the Southerly right-of-way line of Butterfield Crossing Drive as recorded at reception number 8727776 of the records of said Douglas County, thence, along said Southerly right-of-way line of Butterfield Crossing Drive the following two (2) courses:
- 1) Along the arc of said curve to the left through a central angle of 51°14'23" an arc distance of 652.84 feet, having a radius of 730.00 feet and a chord bearing South 36°13'01" East, a distance of 631.30 feet;
- 2) Thence South 61°50'12" East, a distance of 433.53 feet to a point of curve on the Westerly right-of-way line of Meadows Boulevard as recorded at reception number 8727783 of the records of said Douglas County, thence, along said Westerly right-of-way line of Meadows Boulevard the following four (4) courses:
- 1) Along the arc of said curve to the right through a central angle of 87°27'10" an arc distance of 30.53 feet, having a radius of 20.00 feet and a chord bearing South 18°06'37" East, a distance of 27.65 feet to a point of reverse curve;
- 2) Thence along the arc of said curve to the left through a central angle of 33°28'08" an arc distance of 645.48 feet, having a radius of 1105.00 feet and a chord bearing South 08°52'54" West, a distance of 636.34 feet;
- 3) Thence South 03°36'21" East, a distance of 100.82 feet to a point of curve;
- 4) Thence along the arc of said curve to the left through a central angle of 05°09'28" an arc distance of 100.55 feet, having a radius of 1117.00 feet and a chord bearing South 15°35'45" East, a distance of 100.52 feet to a point of reverse curve on the Northerly right-of-way line of Cherokee Drive as recorded at reception number 8727777 of the records of said Douglas County, thence, along said Northerly right-of-way line of Cherokee Drive the following six (6) courses:
- 1) Along the arc of said curve to the right through a central angle of 87°12'57" an arc distance of 10.44 feet, having a radius of 20.00 feet and a chord bearing South 25°26'42" West, a distance of 27.59 feet;
- 2) Thence South 59°03'10" West, a distance of 1.85 feet to a point of curve;
- 3) Thence along the arc of said curve to the right through a central angle of 39°05'40" an arc distance of 481.04 feet, having a radius of 705.00 feet and a chord bearing South 88°36'00" West, a distance of 471.76 feet;
- 4) Thence North 71°51'10" West, a distance of 315.18 feet to a point of curve;
- 5) Thence along the arc of said curve to the left through a central angle of 18°52'38" an arc distance of 317.94 feet, having a radius of 965.00 feet and a chord bearing North 81°17'29" West, a distance of 316.50 feet;
- 6) Thence South 89°16'12" West, a distance of 409.84 feet to a point on the West line of said Northeast Quarter of Section 32, thence, along said West line, North 00°49'57" West, a distance of 1084.43 feet to the POINT OF BEGINNING.

Said parcel of land contains 1,886,936 square feet or 43.318 acres, more or less.

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, 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 SEPTEMBER, 1998 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 30th DAY OF November 1998

Duwayne M. Phillips
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9329
8301 E. PRENTICE AVENUE, SUITE 101 ENGLEWOOD, COLORADO 80111

SHEET INDEX

SHEET 1 OF 4 COVER SHEET
SHEET 2 OF 4 FINAL PLAT
SHEET 3 OF 4 FINAL PLAT
SHEET 4 OF 4 FINAL PLAT

OWNER

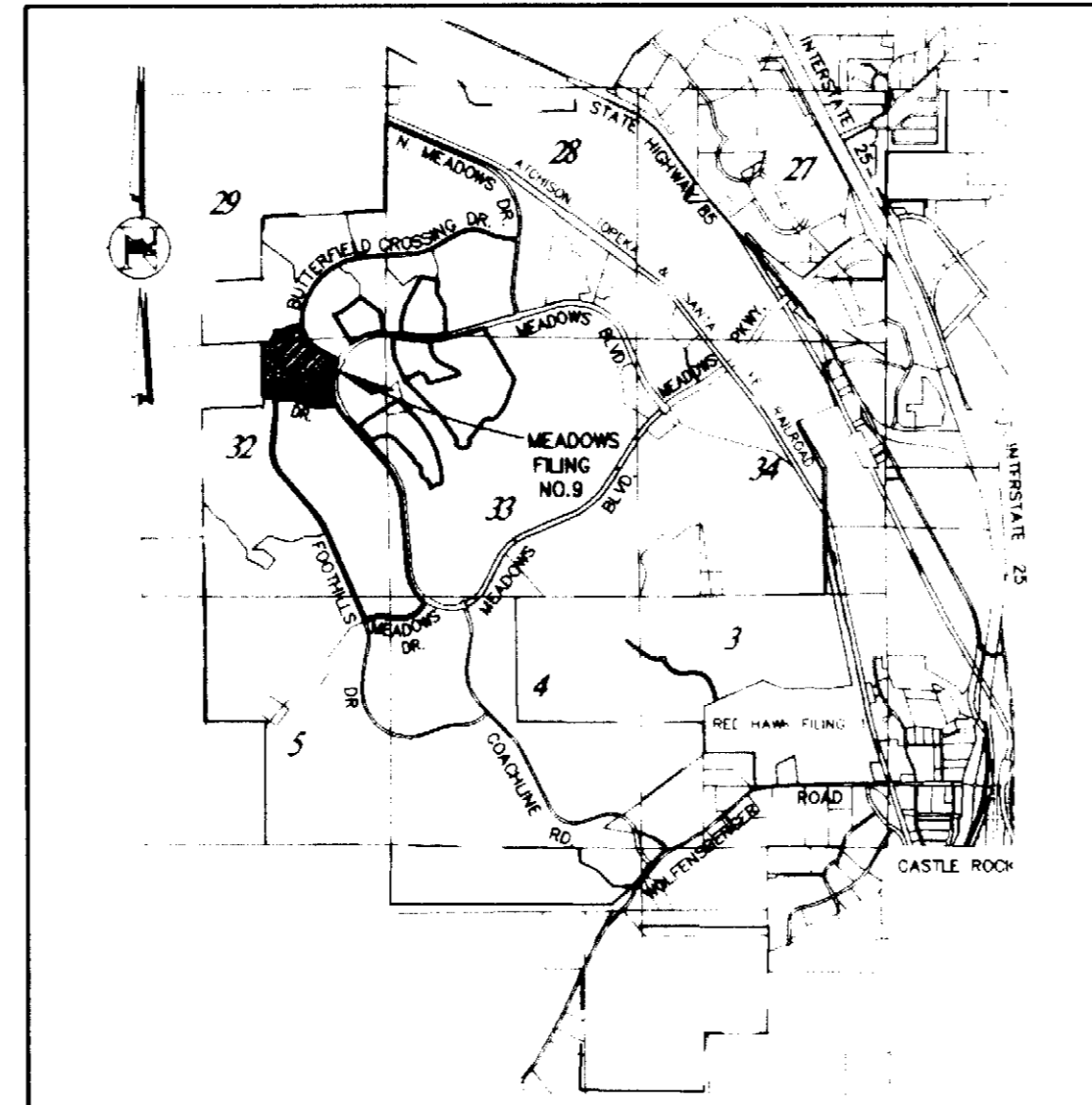
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 394-6500
CONTACT: JIM RILEY

DEVELOPER/APPLICANT

CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVENUE / SUITE 840
DENVER, COLORADO 80206
PHONE NUMBER: (303) 741-6000
CONTACT: JIM RILEY

CIVIL ENGINEER/SURVEYOR

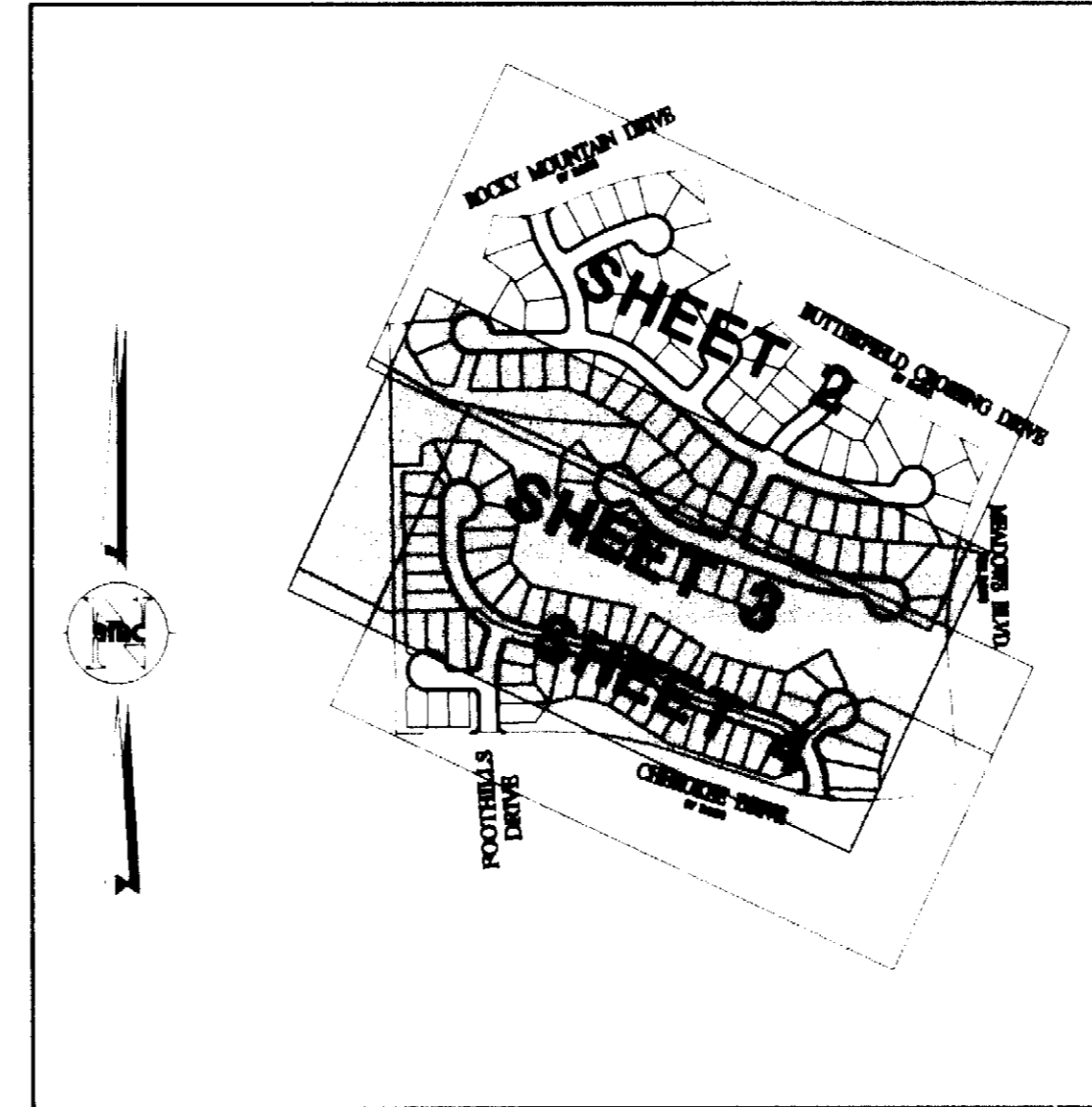
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE: (303) 741-6000
CONTACT: MARK T. NICKLESS



VICINITY MAP
SCALE 1" = 400'

NOTES:

- 1) BOUNDARY CORNERS SET BY R.M.C., INC. ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY UNLESS NOTED
- 2) DATE OF SURVEY: SEPTEMBER, 1998
- 3) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING SOUTH 00°49'57" EAST
- 4) THERE ARE 143 SINGLE FAMILY LOTS IN THIS SUBDIVISION
- 5) ALL THE 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 GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT ROW 7'; SIDE LOT AT ROW 15' SIDE LOT BETWEEN LOTS 6; 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, CASTLE ROCK DEVELOPMENTS COMPANY, A COLORADO CORPORATION, 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 EASEMENT SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF FIBER OPTIC, DATA TRANSMISSION AND OTHER TELECOMMUNICATIONS SERVICES.
- 6) TRACT C ARE LANDS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK
- 7) 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."
- 8) TRACTS A, B & D THROUGH G ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE MEADOWS COMMUNITY ASSOCIATION FOR THE MEADOWS FILING NO.9 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS/SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE MEADOWS COMMUNITY ASSOCIATION.
- 9) ALL BLOCK CORNER RADI ARE 18.00' UNLESS NOTED
- 10) N/R INDICATES A NON-RADIAL LINE
- 11) —○— INDICATES A FOUND PIN & CAP BEARING REGISTRATION NO.6935
- 12) THE MEADOWS FILING NO. 9 IS CROSSED BY THE FLOOD PLAIN FOR 6400 EAST FORK TRIBUTARY TO EAST PLUM CREEK. THE FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, COLORADO, COMMUNITY PANEL NUMBER 0800490170C, REVISION DATE JANUARY 5, 1996 SHOWS THE 6400 EAST FORK TRIBUTARY IN ZONE A. LETTER OF MAP REVISION APPROVED BY FEMA IN 1996 REDEFINED THE FLOODPLAIN LIMITS IN ZONE AE. THE UPDATED FIRM WAS NOT YET PUBLISHED.
- 13) 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.
- 14) THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS DISTRICT 1 WATER SERVICE AGREEMENT, RECORDED SEPTEMBER 30, 1993 IN BOOK 1151 AT PAGE 1173 AT RECEPTION NO. 9346159 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 143 SFE ARE DEBITED FROM THE WATER BANK.
- 15) R.M.C. RELIED UPON A TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE CO. AS POLICY #PI405222-2, EFFECTIVE DATE JULY 14, 1998, TO DETERMINE RIGHTS OF WAY AND EASEMENTS OF RECORD.



KEY MAP
SCALE 1" = 100'

CERTIFICATE OF DEDICATION AND OWNERSHIP

*NOW 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, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 9. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT C AND ALL SEWER AND STORM DRAINAGE EASEMENTS AND DEDICATE TO THE MEADOWS COMMUNITY ASSOCIATION TRACTS A, B AND D THROUGH H AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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 THE UTILITY EASEMENTS AS DEFINED IN NOTE 5 UNDER ALONG, AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNER: CASTLE ROCK DEVELOPMENT COMPANY

ATTEST BY *J.C. Thomas* PRESIDENT

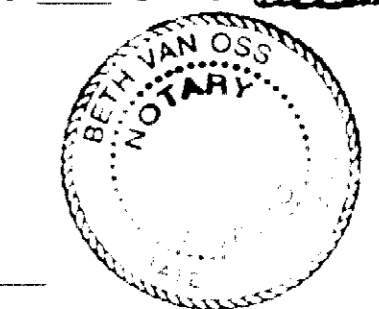
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF December 1998

BY *Beth VanDass*

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/21/01



TITLE CERTIFICATE

I, Eric Stearns, 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 1st DAY OF December 1998

Eric Stearns TITLE OFFICER

LAND TITLE GUARANTEE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 26th DAY OF October 1998

RC 12/8/98 DATE CHAIRMAN
JH 12/2/98 DATE PLANNING DIRECTOR

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF November 1998

ATTEST BY *Ronald Jones* DATE
Allen Munn 12-8-98 DATE TOWN CLERK

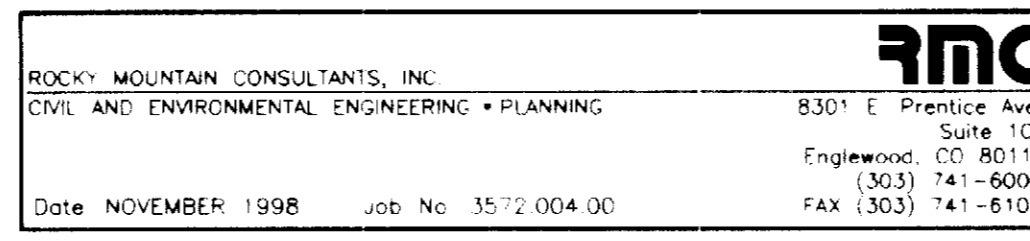
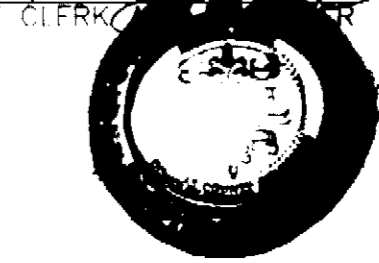
DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)

COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 4 DAY OF Dec. 1998 AT 11:20 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 98101200

Allen Munn
DOUGLAS COUNTY CLERK

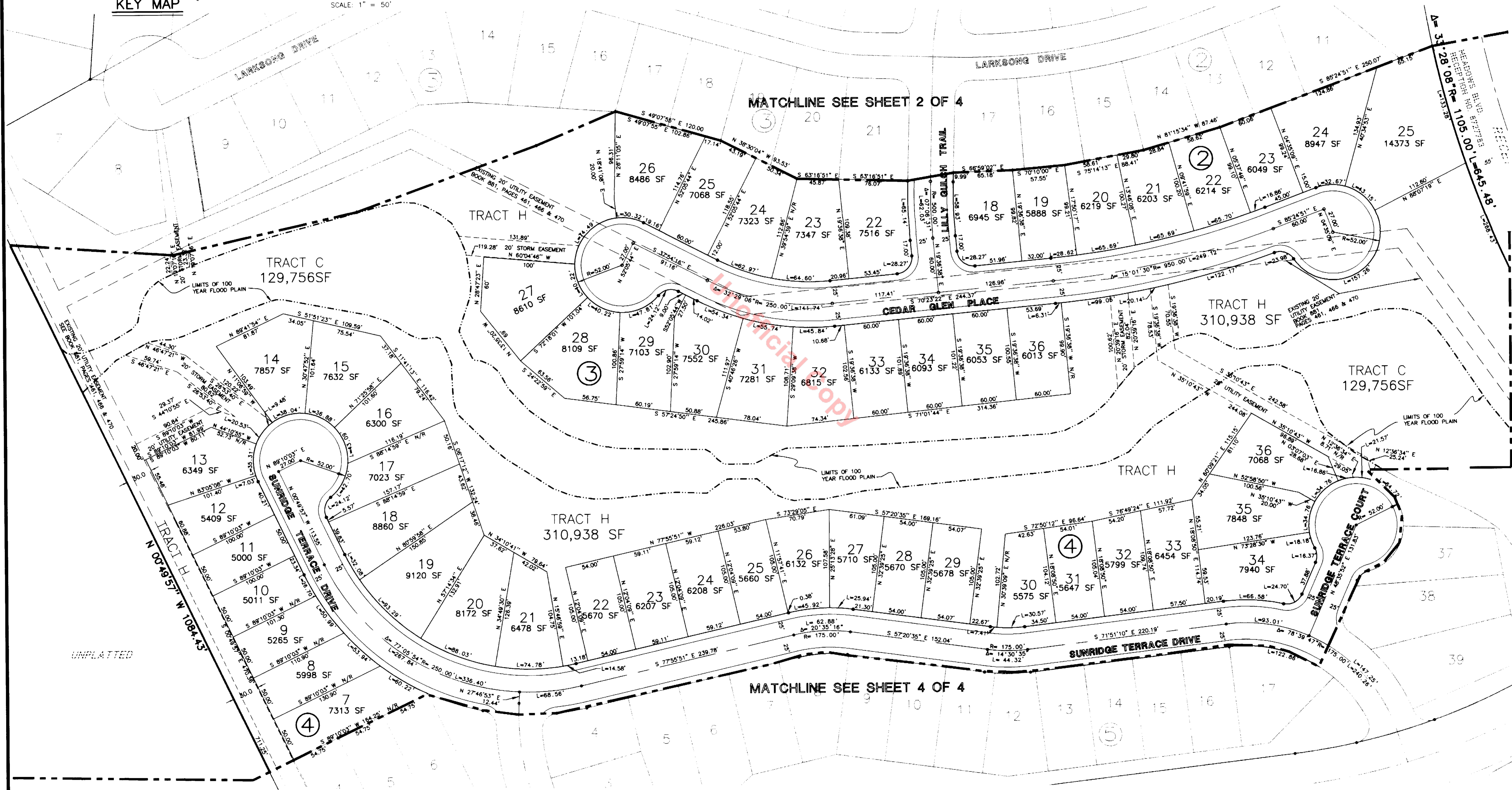
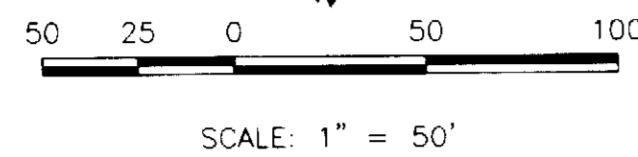
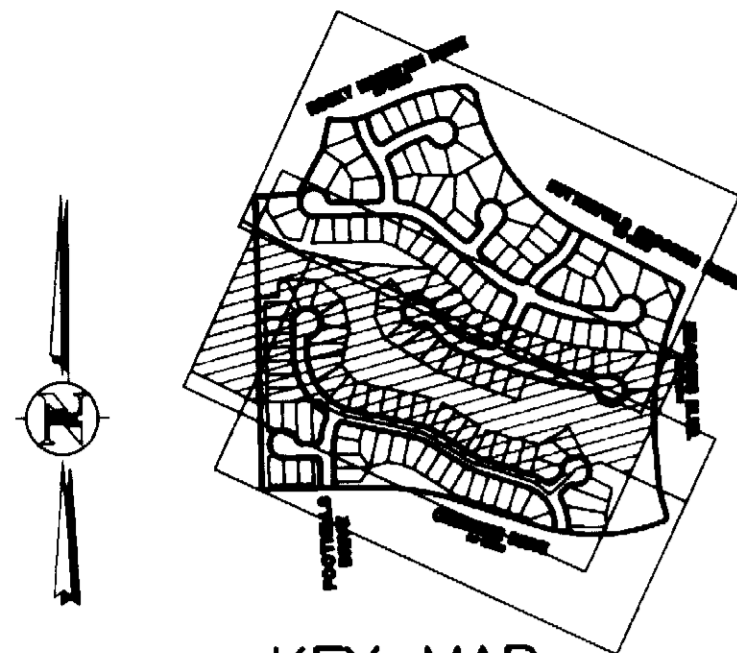


THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PLAT

SHEET 3 OF 4

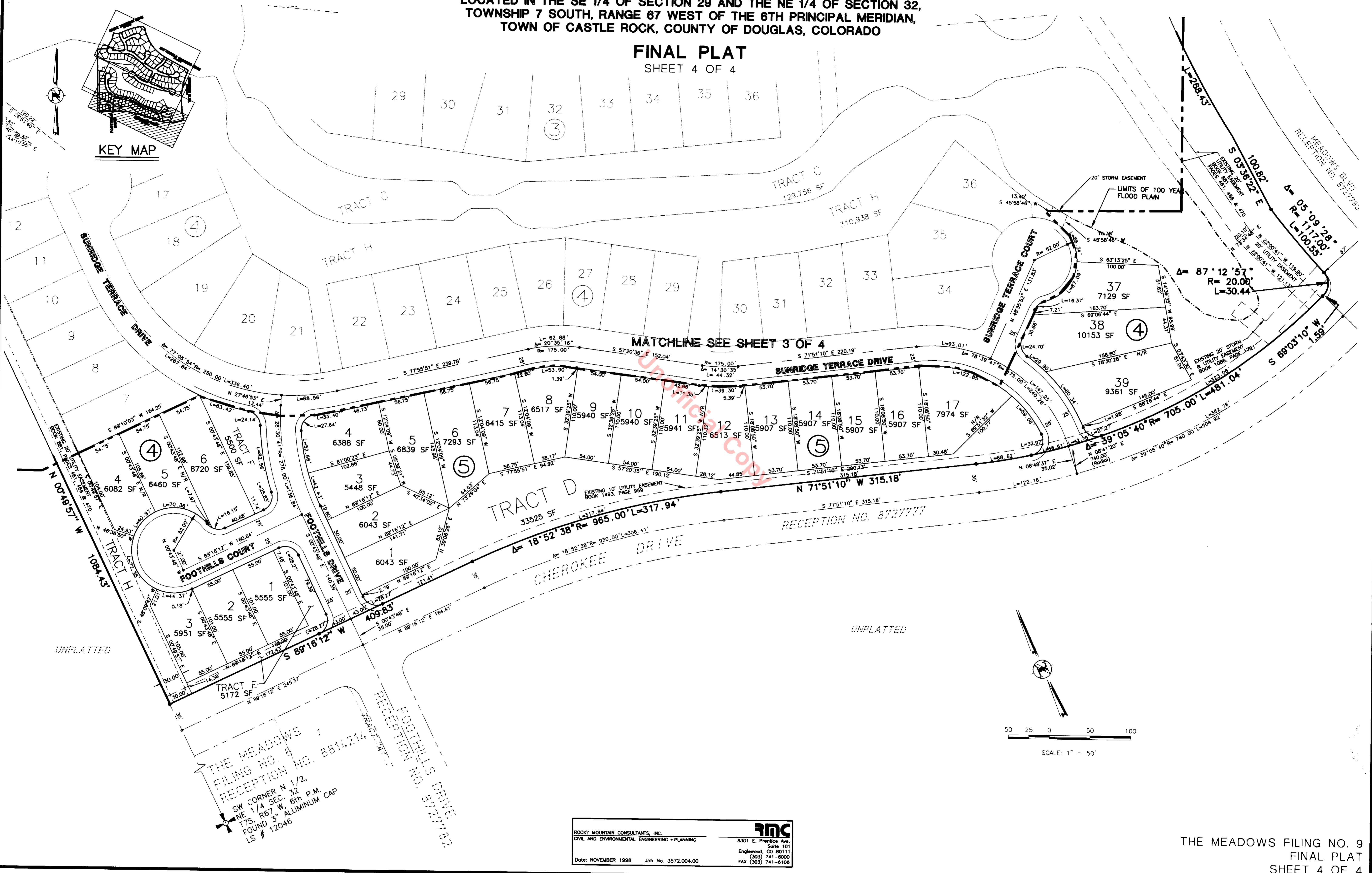


Rocky Mountain Consultants, Inc. (RMC)
Civil and Environmental Engineering + Planning
8301 E. Prentiss Ave
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: NOVEMBER 1998 Job No. 3572,004.00

THE MEADOWS FILING NO. 9

LOCATED IN THE SE 1/4 OF SECTION 29 AND THE NE 1/4 OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, COLORADO

FINAL PLAT
SHEET 4 OF 4



THE MEADOWS
FILING NO. 9
RECEPTION NO. 8814214
SW CORNER N 1/2,
NE 1/4 SEC. 32
T7S, R67W, 6th P.M.
FOUND 3" ALUMINUM CAP
LS # 12046

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108

Date: NOVEMBER 1998 Job No. 3572.004.00

THE MEADOWS FILING NO. 9
FINAL PLAT
SHEET 4 OF 4