

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13 PLAT

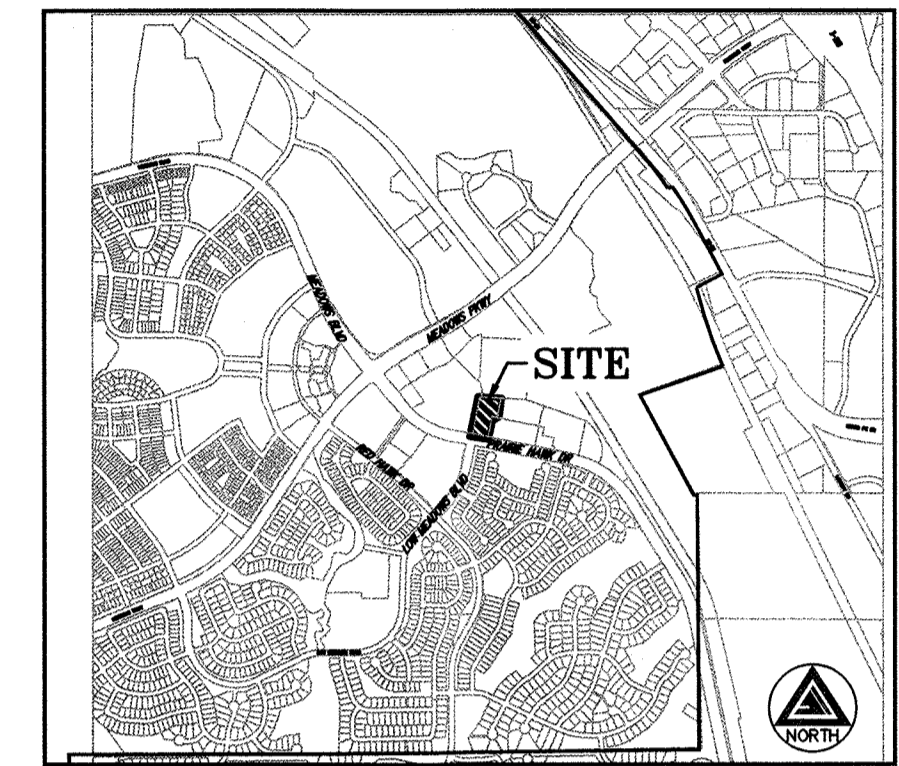
A REPLAT OF LOT 6E-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 1 of 2

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO REPLAT ONE LOT INTO TWO LOTS.

**PROPERTY DESCRIPTION**  
LOT 6E-3 OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
CONTAINING 1.771 ACRES (77,138 SQ. FT.), MORE OR LESS.

**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 TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13.  
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 PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS SEWER AND STORM DRAINAGE EASEMENTS AS DESCRIBED AND SHOWN HEREON.



**VICINITY MAP**  
SCALE 1" = 1,000'

**SHEET INDEX:**  
SHEET 1 - COVER SHEET  
SHEET 2 - OVERALL PLAT MAP AND LOTS

**OWNERS/DEVELOPERS**  
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
3033 East 1st Avenue, Suite 410  
Denver, Colorado 80206  
303-394-5500

**SURVEYOR:**  
AZTEC CONSULTANTS, INC.  
300 East Mineral Avenue, Suite 1  
Littleton, Colorado 80122  
303-713-1898

**TITLE CERTIFICATE**  
I, Scott Bennett, 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 24<sup>th</sup> DAY OF September, 2021.  
Scott Bennett AUTHORIZED REPRESENTATIVE  
Scott Bennett LAND TITLE GUARANTEE COMPANY

**NOTARY CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF ADAMITE )ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 24<sup>th</sup> DAY OF SEPTEMBER, 2021  
BY Scott Bennett AS Comisal Title Officer OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES February 10, 2024  
NOTARY PUBLIC Andy John Stenman  
**ANDY JOHN STENMAN**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2014018613  
My Commission Expires February 10, 2024

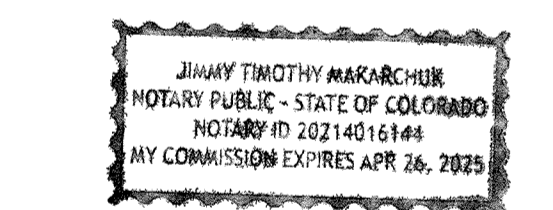
**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**  
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 5 DAY OF October, 2021.  
Stephanie McCandless  
DIRECTOR OF DEVELOPMENT SERVICES

**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:  
Steph Anderson TOWN CLERK  
John G. Smith TOWN MANAGER  
10-5-2021 DATE  
10-5-2021 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 3:47 P.M. ON THE 7<sup>th</sup> DAY OF October AT RECEPTION NO. 2021115033  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: Stephany K. Bolauer DEPUTY

**OWNER:**  
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION  
BY: Stephanie McCandless AS: President

**NOTARY CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF Denver )ss  
SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF September, 2021  
BY Stephanie McCandless  
AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES April 26, 2025  
NOTARY PUBLIC Jimmy Marachuk

- GENERAL NOTES:**
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NO. ABC70723024-4, WITH AN EFFECTIVE DATE OF 09/10/2021 AT 5:00 P.M., AND 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.
  - BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF LOT 6E-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7 PLAT, BEING MONUMENTED AS SHOWN HEREON, ASSUMED TO BEAR NORTH 11°23'45" EAST, A DISTANCE OF 379.50 FEET.
  - THERE ARE 2 LOTS IN THIS PLAT AMENDMENT.
  - 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.
  - NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
  - DRAINAGE EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT 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.

MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13 PLAT  
LAND USE SUMMARY TABLE

| LOTS      | SQ. FT. | OWNERSHIP                   | SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES | USAGE                  |
|-----------|---------|-----------------------------|---|------------------------|
| LOT 6E-3A | 35,580  | CASTLE ROCK DEVELOPMENT CO. | CASTLE ROCK DEVELOPMENT CO.                                 | COMMERCIAL DEVELOPMENT |
| LOT 6E-3B | 41,558  | CASTLE ROCK DEVELOPMENT CO. | CASTLE ROCK DEVELOPMENT CO.                                 | COMMERCIAL DEVELOPMENT |

THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13 PLAT  
LAND AREA SUMMARY TABLE

| DESIGNATION                                    | ACREAGE |
|--|---------|
| SUBDIVISION LOT 6E-3A                          | 0.817   |
| SUBDIVISION LOT 6E-3B                          | 0.954   |
| MEADOWS FILING 17, AREA NO. 4 AMENDMENT NO. 13 | 1.771   |

- GENERAL NOTES: (CONTINUED)**
- 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 SIX (6) MONTHS 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.
  - THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, PER FEDERAL EMERGENCY MANAGEMENT AGENCY PRELIMINARY FLOOD INSURANCE RATE MAP NO. 08035C0169G, MAP REVISED DATE MARCH 16, 2016.
  - THE EASEMENT PREMISES AS DESCRIBED WITHIN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED UNDER RECEPTION NO. 2013020344 AND RECORDED UNDER RECEPTION NO. 2013046523 FALLS WITHIN LOT 6 REMAINDER OF THE MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO. 9 RECORDED UNDER RECEPTION NO. 2015067501. HOWEVER, THE EXACT LOCATION OF SAID EASEMENT PREMISES COULD NOT BE DETERMINED AND THEREFORE IS NOT SHOWN HEREON.
  - THE TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS WITHIN THE BOUNDARIES OF THIS PLAT.
  - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A TEN-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER METERS, FIRE HYDRANTS, CURB BOXES, 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. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A NINETY-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL FROM CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS

**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 JUNE 24, 2021 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 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 1.6.B.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.

THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 13 PLAT SHEET 1 OF 2

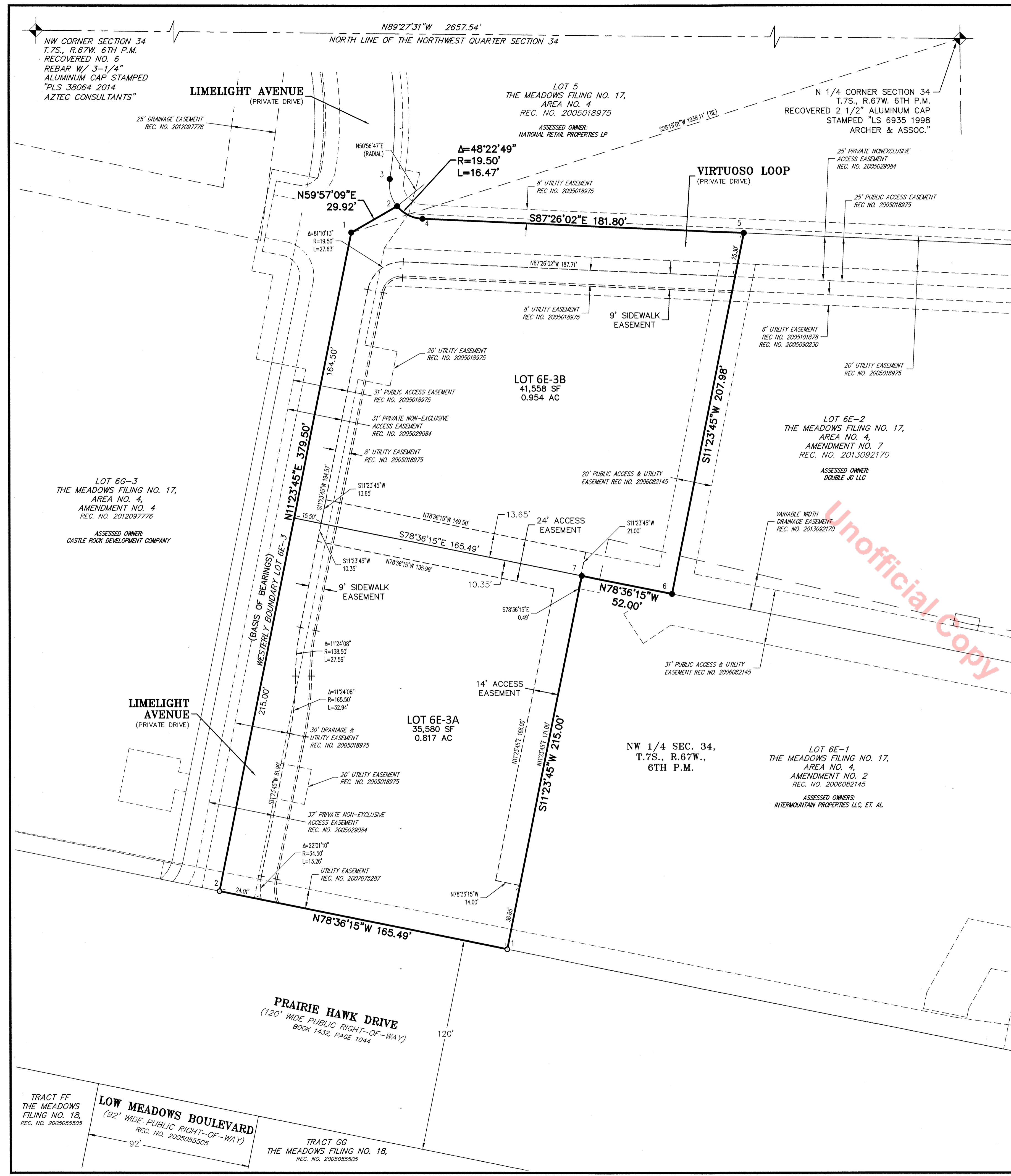
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|--|--|---------------------------------------|
| <b>AZTEC</b><br>CONSULTANTS, INC.<br>300 East Mineral Ave., Suite 1<br>Littleton, Colorado 80122<br>Phone: (303) 713-1898<br>Fax: (303) 713-1897<br>www.aztecconsultants.com | <b>DEVELOPER</b><br>CASTLE ROCK DEVELOPMENT COMPANY<br>A COLORADO CORPORATION<br>3033 EAST 1ST AVENUE, SUITE 410<br>DENVER, COLORADO 80206<br>(303) 394-5500 | DATE OF PREPARATION: <u>7/12/2021</u> |
|  | SCALE: <u>N/A</u>  | SHEET 1 OF 2                          |

LAST REVISED: 2021-09-22      AzTec Proj. No.: 17019-01      Drawn By:

# THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13 PLAT

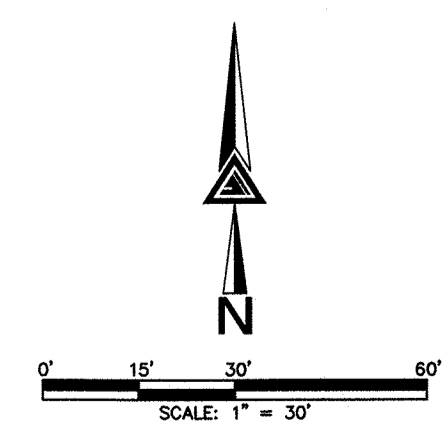
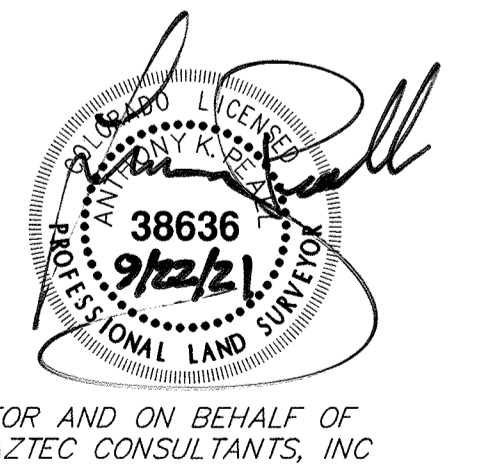
A REPLAT OF LOT 6E-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
 LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 2



| MONUMENT SYMBOL LEGEND |  |
|------------------------|--|
| 1                      | SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636" |
| 2                      | SET 1" BRASS DISK STAMPED "AZTEC LS 38636"                                   |
| 1                      | FOUND 2" ALUMINUM CAP IN ASPHALT STAMPED "TRUE POSITION PLS 25614"           |
| 2                      | FOUND NO. 5 REBAR - NO CAP   |
| 3                      | FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLSI 32439"        |
| 4                      | FOUND NAIL IN CURB   |
| 5                      | FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"   |
| 6                      | FOUND 1" BRASS TAG STAMPED "AZTEC PLS 38064"                                 |
| 7                      | FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "KSDG PLS 27926"    |

Unofficial Copy



PLAT MAP  
 PROJECT NO.: PL21-0019  
 THE MEADOWS FILING 17, AREA NO. 4, AMENDMENT NO. 13 PLAT SHEET 2 OF 2

|  |  |  |                                   |
|--|--|--|-----------------------------------|
| <p>300 East Mineral Ave., Suite 1<br/>                 Littleton, Colorado 80122<br/>                 Phone: (303) 713-1898<br/>                 Fax: (303) 713-1897<br/>                 www.aztecconsultants.com</p> | <b>DEVELOPER</b><br>CASTLE ROCK DEVELOPMENT COMPANY<br>A COLORADO CORPORATION<br>3033 EAST 1ST AVENUE, SUITE 410<br>DENVER, COLORADO 80206<br>(303) 394-5500 |  | DATE OF PREPARATION:<br>7/12/2021 |
|  | AZTEC Proj. No.: 17019-01<br>Drawn By:   |  | SCALE:<br>1" = 30'                |
|  | SHEET 2 OF 2   |  |                                   |

TRACT FF THE MEADOWS FILING NO. 18, REC. NO. 2005055505

**LOW MEADOWS BOULEVARD**  
 (92' WIDE PUBLIC RIGHT-OF-WAY)  
 REC. NO. 2005055505

TRACT GG THE MEADOWS FILING NO. 18, REC. NO. 2005055505