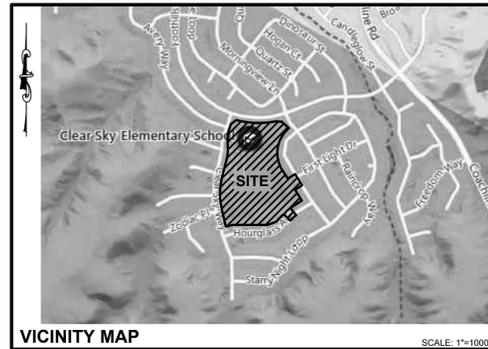


THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 4TH AMENDMENT

A REPLAT OF TRACT 1-N THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4
SITUATED IN THE SW 1/4 OF SECTION 4, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3
COVER SHEET



VICINITY MAP

SCALE: 1"=1000'

PURPOSE:

THE SOLE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE TRACT 1-N INTO ONE LOT AND ONE TRACT, VACATE AN EXISTING 20' UTILITY EASEMENT RECORDED AT RECEPTION NO. 2004105760 AND DEDICATE UTILITY AND SIDEWALK EASEMENTS.

LEGAL DESCRIPTION:

TRACT 1-N, THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 ACCORDING TO THE RECORDED PLAT AT RECEPTION NUMBER 2004105760 THEREOF, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL CONTAINS (892,866 SQUARE FEET) 20.4974 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP/DEVELOPER:

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, ONE TRACT AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF **THE MEADOWS FILING NO. 16-PARCELS 1, 2, 3 & 4, 4TH AMENDMENT.**

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 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, AND FURTHER BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE SIDEWALK AND SIGHT DISTANCE EASEMENTS SHOWN HEREON.

OWNER:

TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION.

SIGNED THIS _____ DAY OF _____, 20__

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

MAYOR _____ ATTEST: TOWN CLERK _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LOT SUMMARY TABLE					
LOT/TRACT	SQUARE FEET	ACRES	FUTURE OWNERSHIP/SURFACE MAINTENANCE EXCLUDING TOWN OF CASTLE ROCK UTILITIES	USAGE	USAGE TYPE
LOT 1	446,369	10.2472	DOUGLAS COUNTY SCHOOL DISTRICT RE-1	SCHOOL	
TRACT C	446,497	10.2502	TOWN OF CASTLE ROCK	PUBLIC LAND DEDICATION	O.S./ACCESS/DRAINAGE/UTIL
TOTAL	892,866	20.4974			

OWNER:
DOUGLAS COUNTY SCHOOL DISTRICT RE-1
2812 NORTH HIGHWAY 85, BLDG E
CASTLE ROCK, COLORADO 80109

OWNER:
TOWN OF CASTLE ROCK 100
NORTH WILCOX STREET
CASTLE ROCK, COLORADO 80104

SURVEYOR:
ENGINEERING SERVICE COMPANY 1300
SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

GENERAL NOTES:

- THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER 2021-064 PREPARED BY CASTLE ROCK TITLE CO. AS AGENT FOR ATTORNEYS TITLE GUARANTY FUND, INC., WITH A COMMITMENT DATE OF JANUARY 13, 2022, AT 7:45 A.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN WITH AN ASSUMED BEARING OF N89°51'17"W BETWEEN A CUT CROSS IN STONE AT THE SOUTH 1/4 CORNER OF SAID SECTION 4 AND A #5 REBAR & 3-1/4" ALUMINUM CAP AT THE EAST 1/16 CORNER SEC 4/9 OF SAID SECTION 4.
- BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08035C0169G WITH AN EFFECTIVE DATE OF MARCH 16, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS THE 20' UTILITY EASEMENT CREATED BY THE FINAL PLAT FOR THE MEADOWS FILINGS NO. 16 - PARCELS 1, 2, 3 & 4 DEPICTED HEREON. IT IS THE UNEQUIVOCAL INTENT OF THE TOWN COUNCIL TO SO ABANDON THIS EASEMENT.
- TRACT C IS TO BE DEDICATED AS PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK 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 TOWN OF CASTLE ROCK.
- 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.
- THE EASEMENT AREAS WITHIN LOT 1 SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-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 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK WATER SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

TITLE CERTIFICATE:

I, _____ BEING AN AUTHORIZED REPRESENTATIVE OF CASTLE ROCK TITLE CO. LLC, AS AGENT FOR ATTORNEYS TITLE GUARANTY FUND, INC., 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS _____ DAY OF _____, 20__

AUTHORIZED REPRESENTATIVE _____

INSURANCE COMPANY _____

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ BY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 4TH AMENDMENT** UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERTY SHOWS SAID SUBDIVISION.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE PLAT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

DATE OF SURVEY: NOVEMBER 12, 2021.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE 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 ON THE _____ DAY OF _____, 20__

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.

ATTEST: _____ TOWN OF CASTLE ROCK

TOWN CLERK _____ TOWN MANAGER _____

DATE _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

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

AT _____ ON THE _____ DAY OF _____, 20__, RECEPTION NO. _____

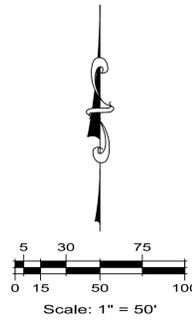
DOUGLAS COUNTY CLERK AND RECORDER _____

BY: _____ DEPUTY

<p>ESC ENGINEERING SERVICE COMPANY</p> <p>14190 East Evans Avenue Aurora, Colorado 80014</p> <p>P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659</p> <p>Creative Solutions Since 1984 OUR CUSTOMERS ARE OUR BUSINESS engineering@escservice.com</p>	Survey No: 21-147-P
	Project No: 1563.1
	Date: 11/12/2021
	Field Book No: -
	Record: 05/05/2022

THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4, 4TH AMENDMENT

A REPLAT OF TRACT 1-N THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4
SITUATED IN THE SW 1/4 OF SECTION 4, T.8S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3
PLAT SHEET



LEGEND

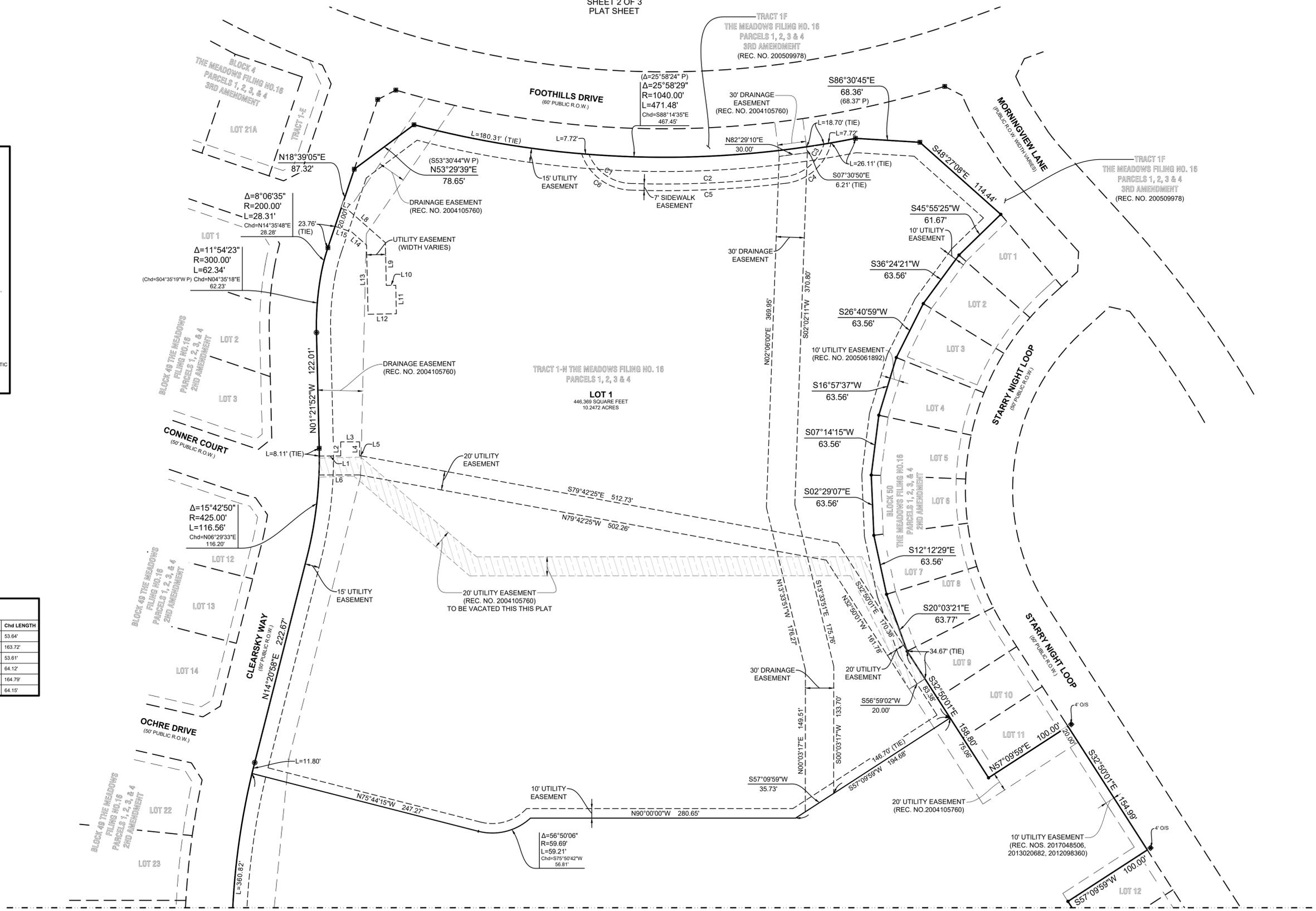
- PLAT BOUNDARY LINE
- ADJACENT LOT/PARCEL LINES
- SECTION LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- R.O.W. RIGHT-OF-WAY
- L.S. NO. LAND SURVEYOR NUMBER
- BK. PG. BOOK AND PAGE
- REC. NO. RECEPTION NUMBER
- (XXX.P) PER THE RECORDED PLAT OF THE MEADOWS FILING NO. 16 - PARCELS 1, 2, 3 & 4 (REC. NO. 2004105760) IF DIFFERENT FROM AS-MEASURED
- ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION
- ALIQUOT CORNER
- SET NAIL & 1" BRASS TAG STAMPED "ESC LS 33202"
- FOUND REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567"
- FOUND NAIL & 1" BRASS TAG STAMPED "AZTEC LS 36567"

LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N89°57'36"E	22.66'
L2	N00°00'00"E	14.87'
L3	N90°00'00"E	20.00'
L4	S00°00'00"E	14.86'
L5	N89°57'36"E	1.55'
L6	S89°57'36"W	42.79'
L7	S71°20'55"E	9.42'
L8	S48°50'55"E	50.29'
L9	S01°18'25"E	45.16'
L10	N89°03'21"E	10.00'
L11	S01°18'25"E	30.00'
L12	S89°03'21"W	30.00'
L13	N01°18'25"W	73.01'
L14	N48°50'55"W	20.85'
L15	N71°20'55"W	18.51'

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	65°51'54"	49.33'	56.71'	S55°10'10"E	53.64'
C2	8°47'20"	1068.33'	163.88'	N87°30'13"E	163.72'
C3	65°49'57"	49.33'	56.68'	N50°11'34"E	53.61'
C4	69°23'04"	56.33'	68.21'	S48°25'01"W	64.12'
C5	8°47'20"	1075.33'	164.95'	S87°30'13"W	164.79'
C6	69°24'50"	56.33'	68.24'	N53°23'42"W	64.15'



MATCH LINE SEE SHEET 3

ESC ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.1393
 F 303.337.7481
 T/F 1.877.273.0659

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