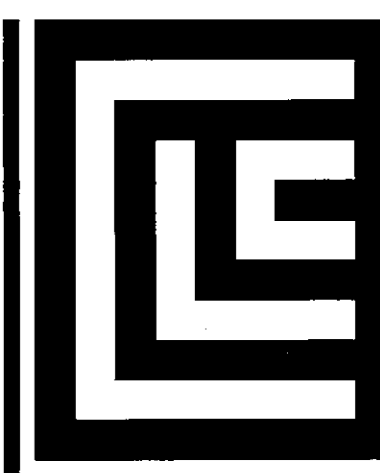




**FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1**  
**FINAL PLAT**  
**BEING BLOCK 1 LOT 1, FOUNDERS MARKETPLACE FILING NO. 1**  
**A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,**  
**CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**  
**SHEET 1 OF 3**



CLC ASSOCIATES  
 8480 E. ORCHARD RD.  
 SUITE 200  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 770 5800  
 F 303 770 2349  
 CLC@CLC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

FINAL PLAT  
**FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1**  
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

DATE	DESCRIPTION
07/21/04	INITIAL ACCEPTANCE
08/23/04	FIRST AMENDMENT

PROJECT #: 03-0292  
 DRAWN BY: MFM  
 DESIGNED BY:  
 CHECKED BY: SMO

**WATER SUPPLY NOTE:**

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT.

**LEGAL DESCRIPTION:**

BLOCK 1, LOT 1, FOUNDERS MARKETPLACE FILING NO. 1

ALSO DESCRIBED AS:

A PART OF THE NORTHWEST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 88 DEGREES 50 MINUTES 19 SECONDS EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE SOUTH 55 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 331.77 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 683.99 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 25 MINUTES 47 SECONDS, AN ARC DISTANCE OF 196.13 FEET AND HAVING A CHORD BEARING OF NORTH 20 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 195.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 113 DEGREES 03 MINUTES 21 SECONDS AN ARC DISTANCE OF 147.99 FEET AND HAVING A CHORD WHICH BEARS NORTH 44 DEGREES 34 MINUTES 01 SECONDS EAST, A DISTANCE OF 125.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 750.56 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,059.14 FEET; THENCE NORTH 40 DEGREES 20 MINUTES 28 SECONDS WEST, A DISTANCE OF 1,123.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 434.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11 DEGREES 57 MINUTES 02 SECONDS, AN ARC DISTANCE OF 90.52 FEET AND HAVING A CHORD WHICH BEARS NORTH 34 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 90.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 524,345 SQUARE FEET OR 12.037 ACRES, MORE OR LESS.

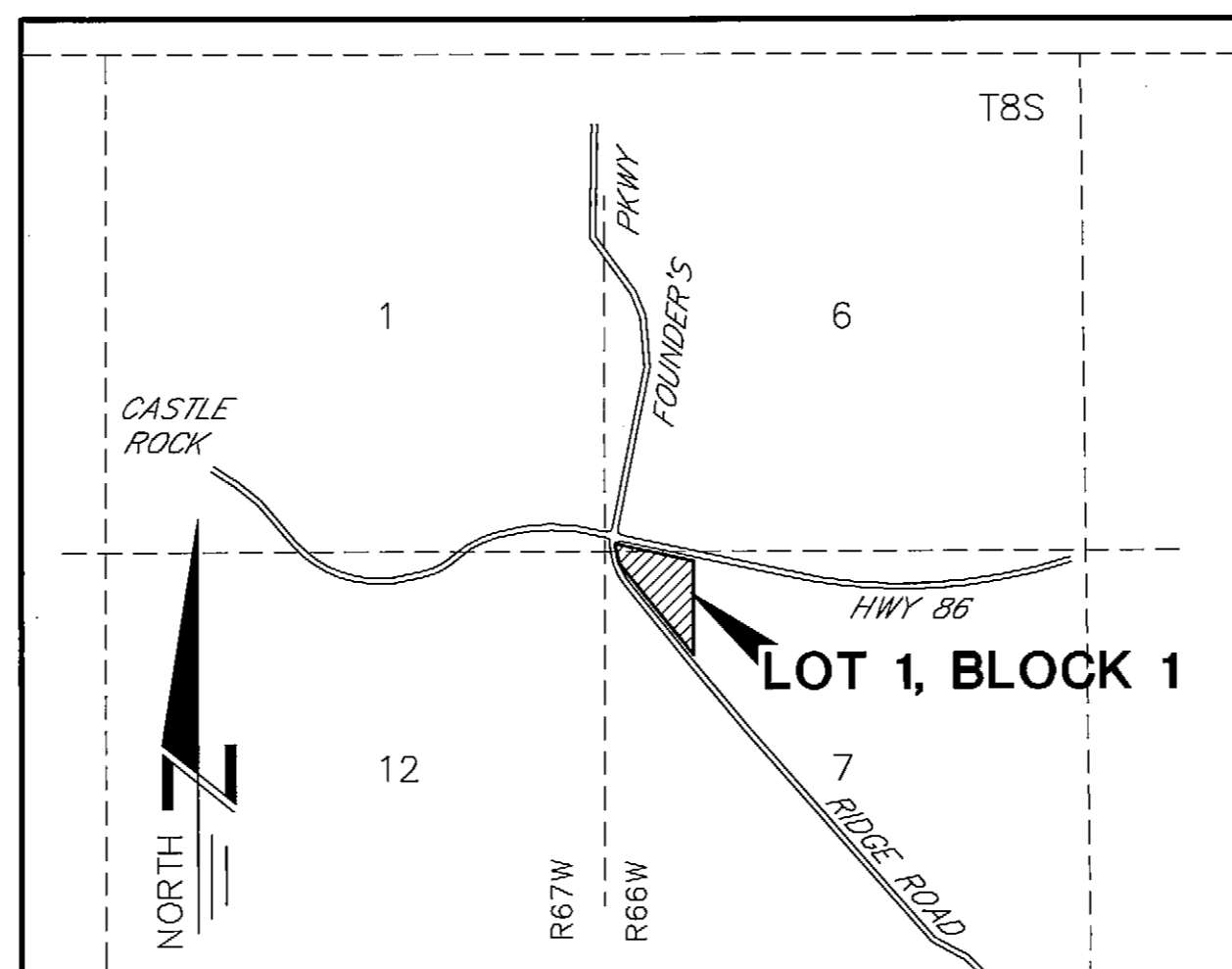
**SURVEYOR'S CERTIFICATE**

I, STEVE M. OLSON, 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 ON DECEMBER 7, 2000 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 23<sup>rd</sup> DAY OF August, 2004



STEVE M. OLSON, REGISTERED LAND SURVEYOR  
 COLORADO PROFESSIONAL SURVEYOR NUMBER 24670  
 FOR AND ON BEHALF OF CLC ASSOCIATES



**VICINITY MAP**

1" = 2000 FT

**NOTES**

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6 ASSUMED TO BEAR NORTH 88°50'19" EAST BETWEEN THE MONUMENT SHOWN HEREON.
- BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24670, UNLESS OTHERWISE NOTED.
- 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
- PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE No. 83-16, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
- ACCORDING TO FIRM MAP 080050 0189C AND 080050 0302C DATED SEPTEMBER 30, 1987 THE SITE LIES IN ZONE X: OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER 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 THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- THE PRELIMINARY PLAT FOR BLOCK 1 OF THIS PROPERTY WAS CALLED "THE VILLAGES AT CASTLE ROCK-INFILL FILING NO. 1"
- PLAT EASEMENTS SHOWN WERE DEDICATED BY FOUNDERS MARKETPLACE FILING NO. 1

**TITLE CERTIFICATE:**

Larvee L. Nitsch, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 24<sup>th</sup> DAY OF August, 2004

Larvee L. Nitsch  
 AUTHORIZED REPRESENTATIVE  
 LAND TITLE GUARANTEE COMPANY

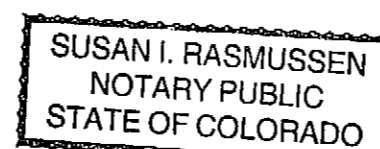
STATE OF COLORADO )  
 COUNTY OF DOUGLAS ) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 24<sup>th</sup> DAY OF August, 2004

WITNESS MY HAND AND OFFICIAL SEAL

Susan I. Rasmussen  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-07



My Commission Expires Sept. 1, 2007

**SHEET INDEX:**

- SHEET 1 OF 3 COVER SHEET
- SHEET 2 OF 3 PLAT
- SHEET 3 OF 3 EASEMENT DIMENSIONS

**OWNERS ADDRESS:**

FLAMINGO PARTNERS LLC  
 C/O PARK LAND COMPANY  
 7600 E. ARAPAHOE RD.  
 SUITE 211  
 CENTENNIAL, COLORADO 80112

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIEN HOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR MAINTENANCE PURPOSES ALL UTILITY EASEMENTS.

THE UNDERSIGNED FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE VISION 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 FOR SPECIFIC USES HEREON.

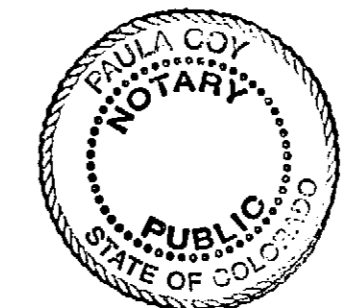
**OWNER:**

EXECUTED THIS 23<sup>rd</sup> DAY OF August, 2004  
 FLAMINGO PARTNERS LLC  
 BY Glen R. Smith AS: manager TITLE  
 STATE OF Colorado )  
 COUNTY OF Arapahoe ) SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23<sup>rd</sup> DAY OF August, 2004 A.D. BY Glen R. Smith

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 8/17/2008  
 ATTEST: Paula Coy  
 NOTARY PUBLIC



**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 21 DAY OF September, 2004.

Carl Conner  
 DIRECTOR OF DEVELOPMENT SERVICES

**TOWN APPROVAL AND ACCEPTANCE:**

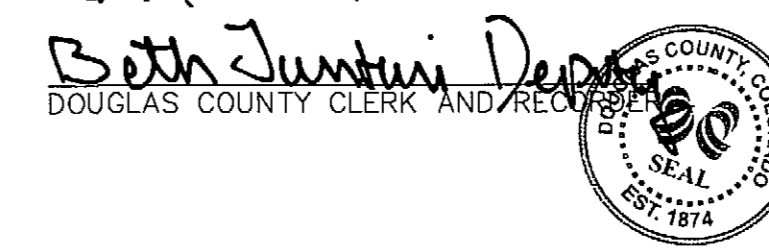
ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST:  
Gallya Munn TOWN CLERK  
Mark Stevens TOWN MANAGER

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 COUNTY OF DOUGLAS ) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 24<sup>th</sup> DAY OF Sept, 2004 AT 10:34 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2004092394



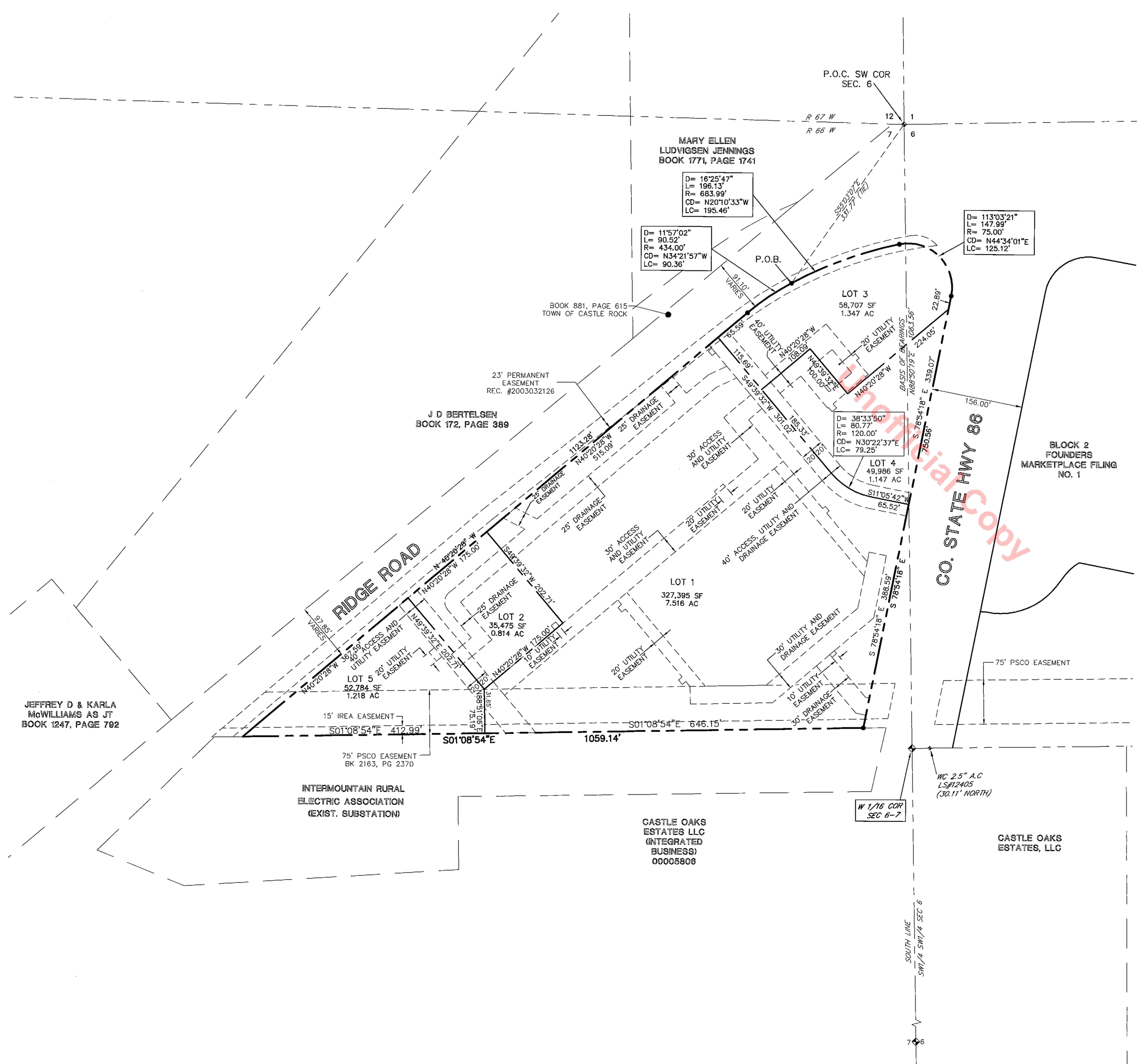
# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1

## FINAL PLAT

### BEING BLOCK 1 LOT 1, FOUNDERS MARKETPLACE FILING NO. 1

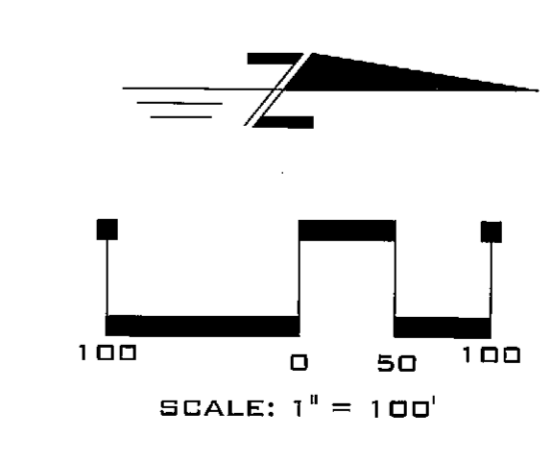
#### A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

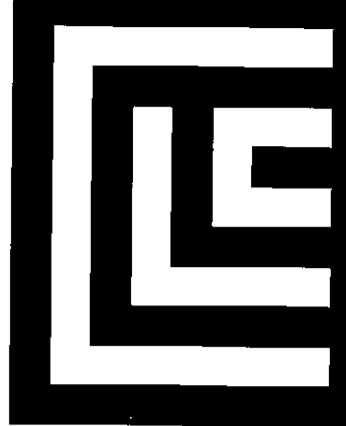
#### SHEET 2 OF 3



LEGEND	
---	LEGAL DESCRIPTION BOUNDARY
---	ADJOINING BOUNDARY
---	EASEMENT
---	SECTION LINE
●	SET 5/8" REBAR WITH CAP LS 24670
■	FOUND MONUMENT AS DESCRIBED
◆	PUBLIC LAND SURVEY SYSTEM CORNER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.S.C.O.	PUBLIC SERVICE COMPANY
I.R.E.A.	INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
A.C.	ALUMINUM CAP
MST	MOUNTAIN STATES TELEPHONE

PLAT EASEMENTS SHOWN WERE DEDICATED BY FOUNDERS MARKETPLACE FILING NO. 1





**CLC ASSOCIATES**  
 8480 E. ORCHARD RD. SUITE 3000  
 GREENWOOD VILLAGE COLORADO 80111  
 P 303 778 5600  
 F 303 778 2548  
 CLC@CLC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

**FINAL PLAT**  
**FOUNDERS MARKETPLACE**  
**FILING NO. 1, AMENDMENT 1**  
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,  
 AND PART OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,  
 STATE OF COLORADO

DESCRIPTION  
 INITIAL ACCEPTANCE  
 FIRST AMENDMENT

DATE  
 07/21/04  
 08/29/04

PROJECT #: 03-0292  
 DRAWN BY: MFL  
 DESIGNED BY:  
 CHECKED BY: SMO

**FINAL PLAT, AMENDMENT 1**

**SHEET 2**

03-0292 SURVEY AMENDMENT-1.PDF

# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1

## FINAL PLAT

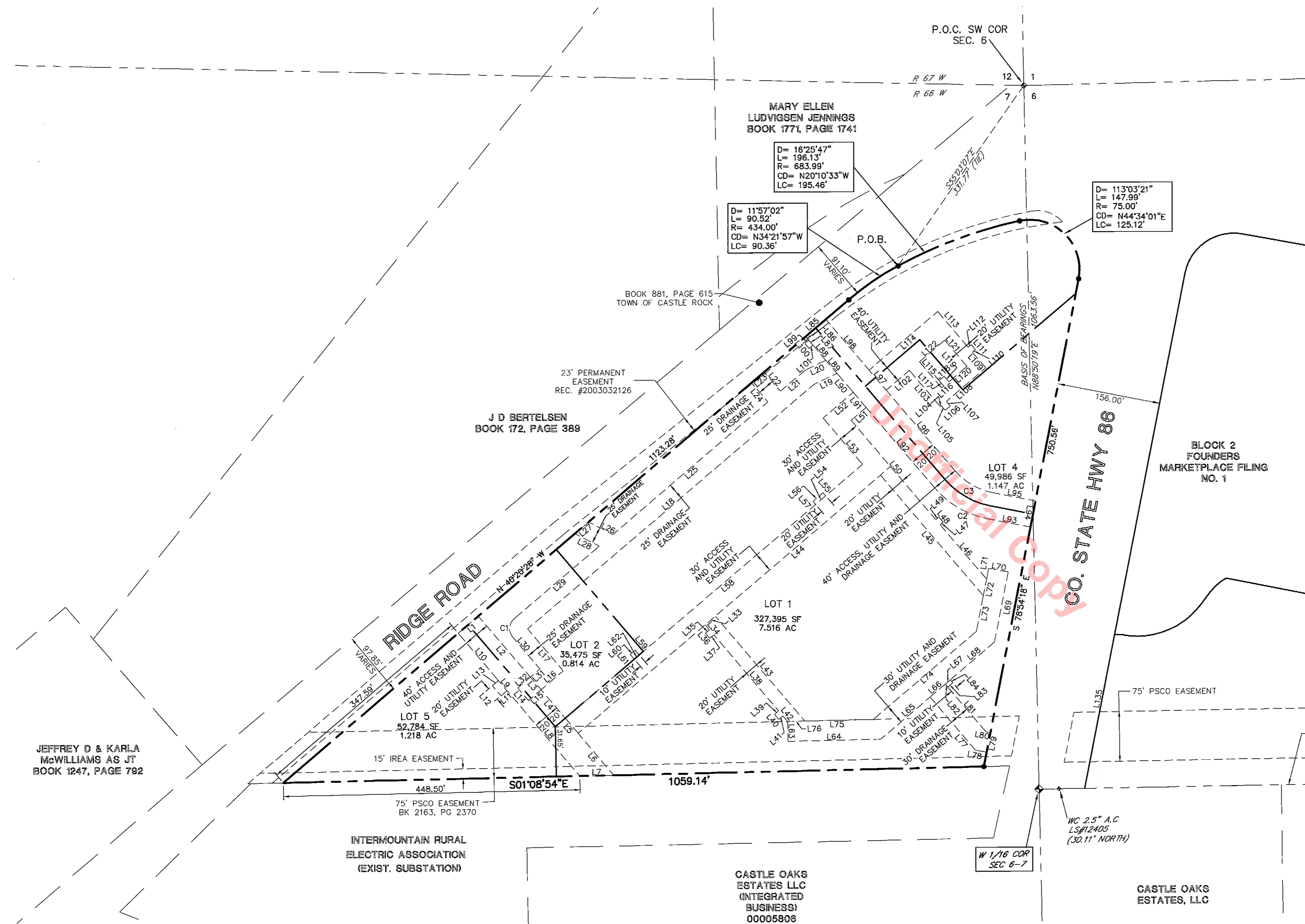
### BEING BLOCK 1 LOT 1, FOUNDERS MARKETPLACE FILING NO. 1

### A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

### CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

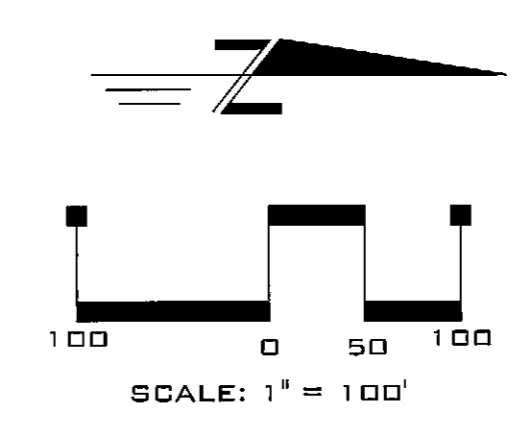
## SHEET 3 OF 3

### EASEMENT DIMENSIONS



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	40.00	S40°20'28"E	L27	27.07	S40°20'28"E	L53	92.02	N49°39'32"E	L79	30.00	N78°54'18"W	L105	9.17	S49°39'32"W
L2	121.19	N49°39'32"E	L28	41.14	S27°07'04"W	L54	20.00	S40°20'28"E	L80	6.67	S11°05'42"W	L106	10.00	S40°20'28"E
L3	25.00	N49°39'32"E	L29	168.69	S40°20'28"E	L55	6.00	N49°39'32"E	L81	69.01	S49°39'32"W	L107	9.17	S49°39'32"W
L4	56.52	N49°39'32"E	L30	63.19	S49°39'32"W	L56	20.00	S40°20'28"E	L82	6.00	S49°39'32"W	L108	78.00	N40°20'28"W
L5	30.00	N49°39'32"E	L31	18.96	N40°20'28"W	L57	6.00	N49°39'32"E	L83	10.00	S40°20'28"E	L109	31.00	S49°39'32"W
L6	83.32	N49°39'32"E	L32	25.00	N40°20'28"W	L58	590.25	S40°20'28"E	L84	6.00	S49°39'32"W	L110	6.00	S40°20'28"E
L7	51.61	N01°08'54"W	L33	20.00	S40°20'28"E	L59	9.60	N49°39'32"E	L85	40.00	S40°20'28"E	L111	10.00	N49°39'32"E
L8	169.72	N49°39'32"E	L34	10.00	N49°39'32"E	L60	10.00	S40°20'28"E	L86	7.00	S49°39'32"W	L112	6.00	S40°20'28"E
L9	20.00	N49°39'32"E	L35	8.00	N40°20'28"W	L61	9.60	N49°39'32"E	L87	10.00	S49°39'32"W	L113	71.00	S49°39'32"W
L10	93.69	N49°39'32"E	L36	10.00	S49°39'32"W	L62	10.00	S40°20'28"E	L88	30.28	S49°39'32"W	L114	136.09	S40°20'28"E
L11	12.00	S40°20'28"E	L37	8.00	N40°20'28"W	L63	30.00	N88°51'06"E	L89	25.91	S49°39'32"W	L115	52.00	S49°39'32"W
L12	20.00	N49°39'32"E	L38	151.00	N49°39'32"E	L64	140.07	S01°08'54"E	L90	37.50	S49°39'32"W	L116	4.00	N40°20'28"W
L13	12.00	S40°20'28"E	L39	8.00	N40°20'28"W	L65	97.85	S40°20'28"E	L91	30.00	S49°39'32"W	L117	11.00	S40°20'28"E
L14	25.00	N49°39'32"E	L40	10.00	S49°39'32"W	L66	30.00	S40°20'28"E	L92	160.33	S49°39'32"W	L118	10.00	S40°20'28"E
L15	25.00	N40°20'28"W	L41	8.00	N40°20'28"W	L67	10.00	S40°20'28"E	L93	65.52	S11°05'42"W	L119	11.00	N49°39'32"E
L16	43.96	N40°20'28"W	L42	11.23	N49°39'32"E	L68	87.79	S40°20'28"E	L94	40.00	S78°54'18"E	L120	36.00	N40°20'28"W
L17	83.19	S49°39'32"W	L43	208.54	N49°39'32"E	L69	107.81	S78°54'18"E	L95	65.52	S11°05'42"W	L121	52.00	S49°39'32"W
L18	568.78	S40°20'28"E	L44	620.25	S40°20'28"E	L70	30.00	S11°05'42"W	L96	160.33	S49°39'32"W	L122	50.00	S40°20'28"E
L19	36.72	N28°05'00"W	L45	239.51	N49°39'32"E	L71	16.42	S78°54'18"E	L97	40.00	S49°39'32"W			
L20	35.25	N28°05'00"W	L46	108.08	N49°39'32"E	L72	25.58	S78°54'18"E	L98	100.69	S49°39'32"W			
L21	48.50	S40°20'28"W	L47	6.00	S40°20'28"E	L73	55.32	S78°54'18"E	L99	7.60	S40°20'28"E			
L22	38.00	N49°39'32"E	L48	10.00	N49°39'32"E	L74	204.46	S40°20'28"E	L100	10.00	S49°39'32"W			
L23	26.00	S40°20'28"E	L49	6.00	S40°20'28"E	L75	103.59	S01°08'54"E	L101	7.60	S40°20'28"E			
L24	38.00	N49°39'32"E	L50	197.51	N49°39'32"E	L76	25.81	S01°08'54"E	L102	46.09	S40°20'28"E			
L25	307.88	S40°20'28"E	L51	29.84	S40°20'28"E	L77	105.50	S49°39'32"W	L103	72.00	S49°39'32"W			
L26	41.14	S27°07'04"W	L52	59.64	S40°20'28"E	L78	17.17	S11°05'42"W	L104	2.00	N40°20'28"W			

PLAT EASEMENTS SHOWN WERE DEDICATED BY FOUNDERS MARKETPLACE FILING NO. 1



CURVE	LENGTH	RADIUS	CHORD	CD
C1	31.42	20.00	28.28	S85°20'28"E
C2	94.23	140.00	92.46	N30°22'37"E
C3	67.31	100.00	66.04	N30°22'37"E

**LLC ASSOCIATES**  
 8480 E. ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303.770.8800  
 F 303.770.8849  
 WWW.LLCASSOCIATES.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

FINAL PLAT  
**FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1**  
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DATE	DESCRIPTION
07/21/04	INITIAL ACCEPTANCE
08/23/04	FIRST AMENDMENT

PROJECT #: 03.0292  
 DRAWN BY: MFL  
 DESIGNED BY:  
 CHECKED BY: SMO

**EASEMENT DIMENSIONS**

**SHEET 3**