

# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

A REPLAT OF LOTS 1 & 2, BLOCK 2 OF FOUNDERS MARKETPLACE FILING NO. 1  
LOCATED IN THE SOUTHWEST ONE- 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  
20.088 ACRES, 6 LOTS AND 2 TRACTS

**OWNER**  
LINDEN PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY CORPORATION.  
1805 S. BELAIR ST. #110  
DENVER, CO 80222  
BLAKE R. SMITH, VICE PRESIDENT

**LAND PLANNER**  
KIRBY SMITH AND ASSOCIATES  
6201 S HUDSON COURT  
CENTENNIAL, CO 80121

**ENGINEER / SURVEYOR**  
ATWELL, LLC  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, COLORADO 80228

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 1 AND 2, FOUNDERS MARKETPLACE FILING NO. 1 INTO LOTS, TRACTS AND PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

**LEGAL DESCRIPTION:**

LOT 1 AND 2, BLOCK 2 OF FOUNDERS MARKETPLACE FILING NO. 1 AS RECORDED AT RECEPTION NUMBER 2004081805, PUBLIC RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINING 20.09 ACRES MORE OR LESS.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A AND B WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, STREET LIGHTS, 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.

**OWNER:**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

LINDEN PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY CORPORATION, FORMERLY KNOWN AS LINDEN PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP

BY: BLAKE R. SMITH  
VICE PRESIDENT  
NAME: BLAKE R. SMITH  
TITLE: VICE-PRESIDENT

STATE OF COLORADO )  
                                  )SS  
COUNTY OF DOUGLAS )

ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF DEC, 2017

BY BLAKE R. SMITH, AS VICE PRESIDENT OF LINDEN PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 06-04-2020

Theresa M. Spanos  
NOTARY PUBLIC



**OWNER:**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

POPLAR INVESTMENTS, INC.  
A COLORADO CORPORATION

BY: BLAKE R. SMITH  
NAME: BLAKE R. SMITH  
TITLE: VICE-PRESIDENT

STATE OF COLORADO )  
                                  )SS  
COUNTY OF DOUGLAS )

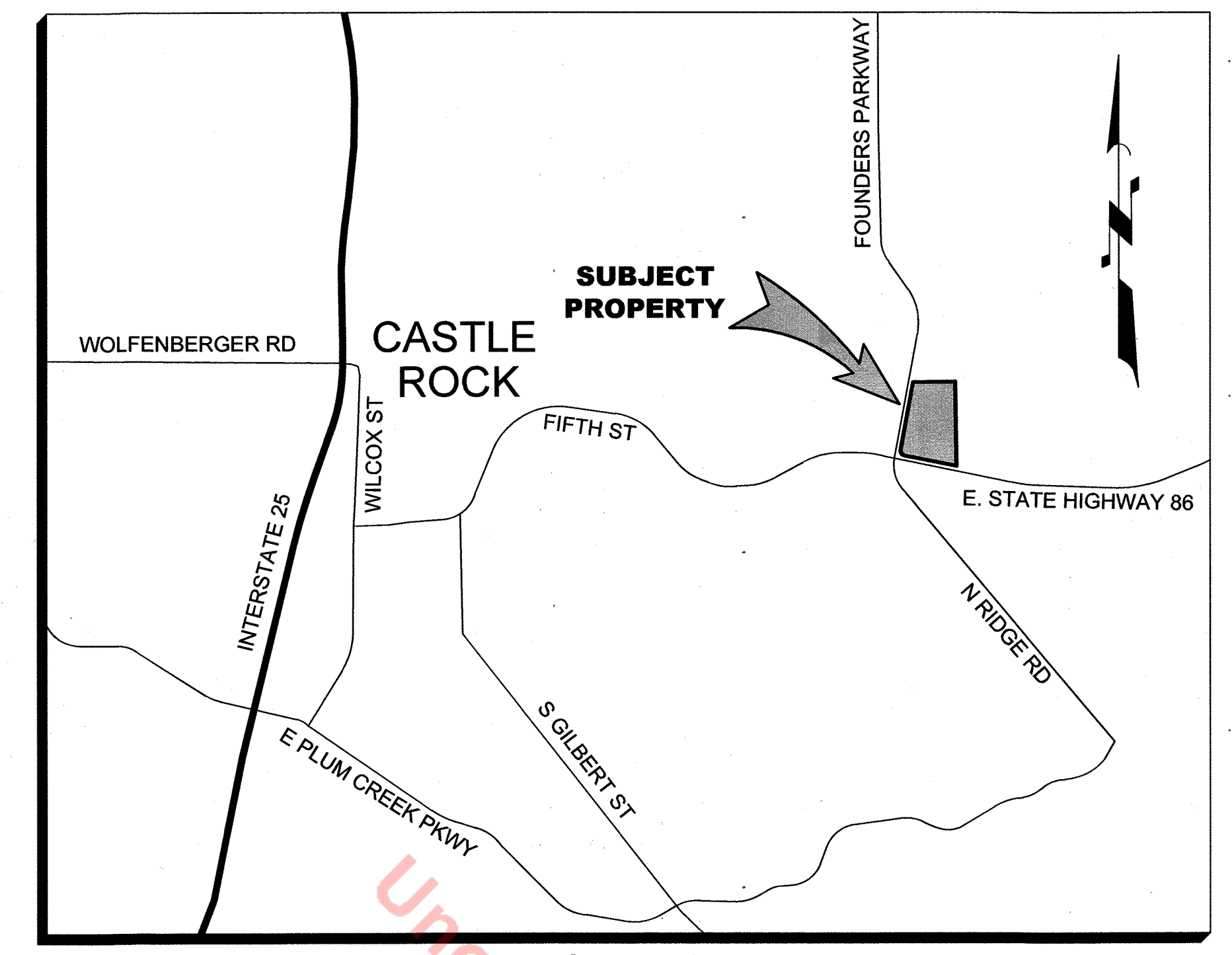
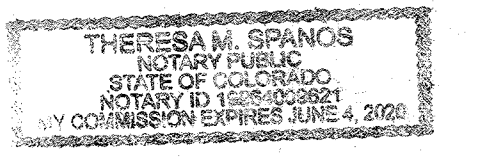
ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF DEC, 2017

BY BLAKE R. SMITH, AS AUTHORIZED AGENT, AND  
VICE-PRESIDENT, AS AUTHORIZED AGENT OF  
POPLAR INVESTMENTS, INC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 06-04-2020

Theresa M. Spanos  
NOTARY PUBLIC



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER
2	PLAT SHEET
3	DETAILS

**LAND SUMMARY CHART**

TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
LOTS (6)	397,075	9.12	45.40
TRACTS	390,336	8.96	44.60
PUBLIC ROW	87,603	2.01	10.00
<b>TOTALS</b>	<b>875,014</b>	<b>20.09</b>	<b>100.00%</b>

**TRACT TABLE**

TRACT NAME	AREA (AC)	USE	OWNERSHIP/ MAINTENANCE
TRACT A	8.52	OPEN SPACE	TOWN OF CASTLE ROCK
TRACT B	0.44	PUBLIC RIGHT-OF-WAY	TOWN OF CASTLE ROCK

**GENERAL NOTES:**

- 1.) BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF SW 1/4 OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND BEARS N01°18'43"W BETWEEN THE MONUMENTS SHOWN HEREON.
- 2.) 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.
- 3.) THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
- 4.) ACCORDING TO FIRM MAP 08035C0189C REVISED MARCH 16, 2016, THE SITE LIES WITHIN ZONE X: OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
- 5.) 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 PURPOSE 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 25% FEE.
- 6.) 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 A FIVE-FOOT UTILITY EASEMENT 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, 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 UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- 7.) LOT LINES RECORDED IN THE PLAT OF FOUNDERS MARKETPLACE FILING NO. 1, LOT 1 AND 2, BLOCK 2 AT RECEPTION NUMBER 2004081805, PUBLIC RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO ARE HEREBY VACATED AS NOTED ON THIS REPLAT OF SAID SUBDIVISION.
- 8.) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 9.) ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- 10.) NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE FLOWLINE OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.
- 11.) PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED LANDSCAPE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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 IMPROPER IRRIGATION.
- 12.) ONLY TWO ACCESS POINTS TO SH-86 WILL SERVE THE SUBDIVISION. NO ADDITIONAL ACCESS TO SH-86 WILL BE GRANTED SHOULD THE SUBDIVISION BE SUBDIVIDED OR SPLIT FURTHER, OR SOLD TO NEW OWNERS. ALL POTENTIAL PARCEL OWNERS ARE REQUIRED TO SHARE THESE TWO ACCESS POINTS.

**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 OF CASTLE ROCK.

John P. Corbin  
TOWN MANAGER

ATTEST:  
Sara Anderson  
TOWN CLERK

**TITLE CERTIFICATION:**

I, Brenda Becke, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees 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 CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Brenda Becke  
AUTHORIZED REPRESENTATIVE

Land Title Guarantees Company  
TITLE COMPANY  
SIGNED THIS 14<sup>th</sup> DAY OF December, 2017.

**NOTARY BLOCK**

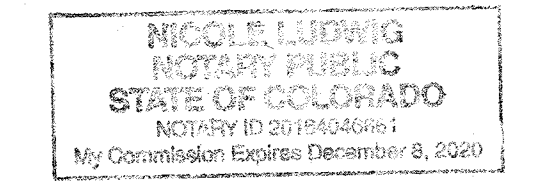
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF December, 2017.

BY: Brenda Becke, Authorized Representative of Land Title Guarantees Company

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12/8/20

Nicole Ludwig  
NOTARY PUBLIC



**STATEMENT OF DEVELOPMENT SERVICES DIRECTOR'S APPROVAL:**

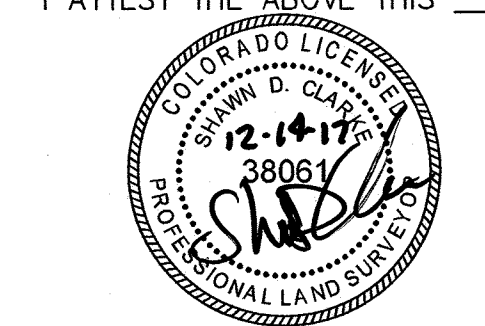
THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 19 DAY OF December, 2017.

Shawn D. Clarke  
DIRECTOR OF DEVELOPMENT SERVICES

**SURVEY CERTIFICATION:**

I, SHAWN D. CLARKE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON FEBRUARY 3, 2017, REVIEWED 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 ALL ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE THIS 14<sup>th</sup> DAY OF December, 2017



SHAWN D. CLARKE, PLS  
COLORADO REG. NO. 38061  
FOR AND ON BEHALF OF  
ATWELL, LLC

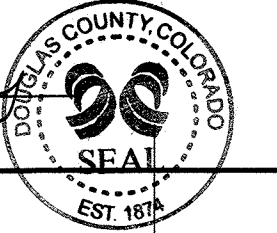
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

**CLERK AND RECORDER'S CERTIFICATE:**

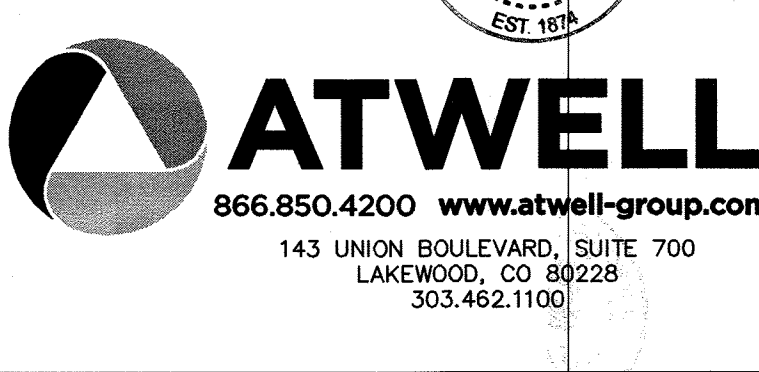
STATE OF COLORADO )  
                                  )SS  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS AMENDED PLAT WAS FILED IN MY OFFICE ON THIS 20<sup>th</sup> DAY OF December, 2017 AT 1:52 P.M. AND WAS RECORDED AT RECEPTION NUMBER 2017085606.

Tulayya Pove  
COUNTY CLERK AND RECORDER



COVER  
FOUNDERS MARKETPLACE FILING NO. 1  
AMENDMENT NO. 2 PLAT  
TOWN PROJECT # PL 16-0024



**REVISIONS**

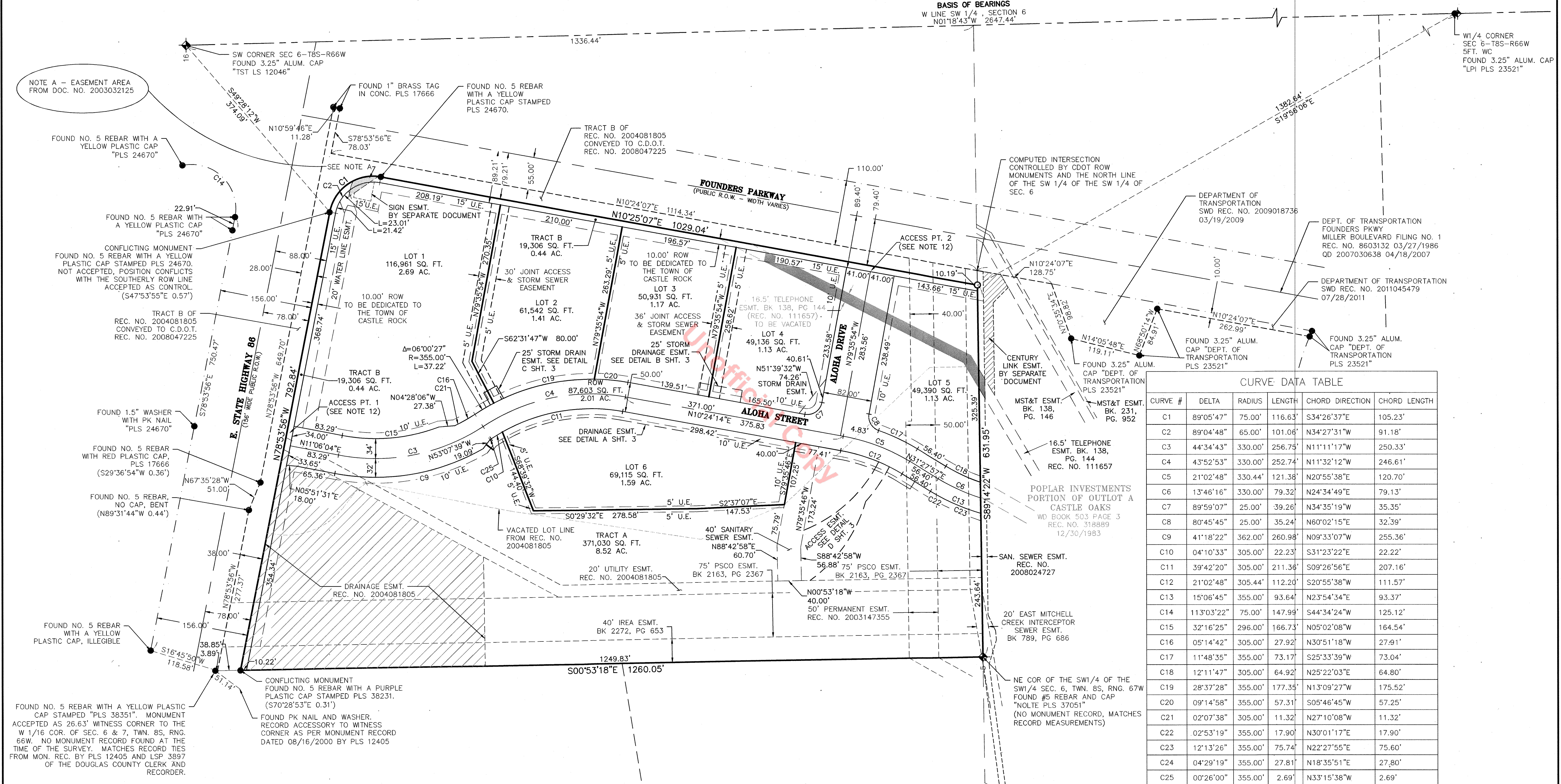
DATE	REVISIONS
10/13/2016	1ST REVIEW COMMENTS
12/20/2016	2ND REVIEW COMMENTS
02/20/2017	3RD REVIEW COMMENTS
03/15/2017	4TH REVIEW COMMENTS
04/18/2017	R.O.W. AND ESMT REV.
05/25/2017	REVIEW COMMENTS
05/30/2017	SIGN ESMT REV.
06/26/2017	ADD STORM DRAIN ESMTS
12/06/2017	REV.N ESMTS. & LOTS

**SHEET**  
1  
OF 3

File No. FOUNDERS-PLAT  
Date Drawn 8/18/16  
Drawn By: TWK  
Checked By: SDC  
Job No. 1600060

# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

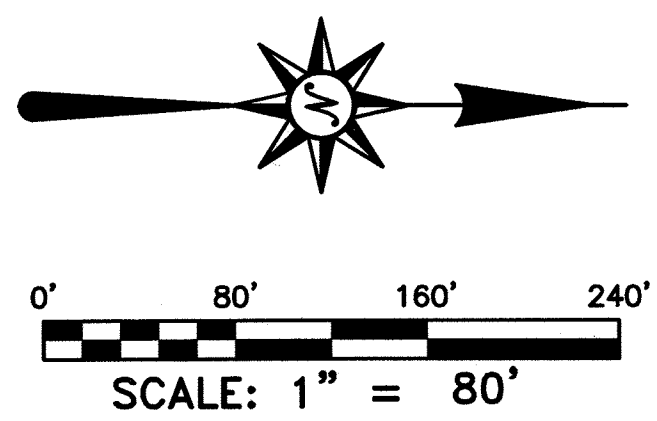
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LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
20.088 ACRES, 6 LOTS AND 2 TRACTS



NOTE A - EASEMENT AREA FROM DOC. NO. 2003032125

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°05'47"	75.00'	116.63'	S34°26'37"E	105.23'
C2	89°04'48"	65.00'	101.06'	N34°27'31"W	91.18'
C3	44°34'43"	330.00'	256.75'	N11°11'17"W	250.33'
C4	43°52'53"	330.00'	252.74'	N11°32'12"W	246.61'
C5	21°02'48"	330.44'	121.38'	N20°55'38"E	120.70'
C6	13°46'16"	330.00'	79.32'	N24°34'49"E	79.13'
C7	89°59'07"	25.00'	39.26'	N34°35'19"W	35.35'
C8	80°45'45"	25.00'	35.24'	N60°02'15"E	32.39'
C9	41°18'22"	362.00'	260.98'	N09°33'07"W	255.36'
C10	04°10'33"	305.00'	22.23'	S31°23'22"E	22.22'
C11	39°42'20"	305.00'	211.36'	S09°26'56"E	207.16'
C12	21°02'48"	305.44'	112.20'	S20°55'38"W	111.57'
C13	15°06'45"	355.00'	93.64'	N23°54'34"E	93.37'
C14	113°03'22"	75.00'	147.99'	S44°34'24"W	125.12'
C15	32°16'25"	296.00'	166.73'	N05°02'08"W	164.54'
C16	05°14'42"	305.00'	27.92'	N30°51'18"W	27.91'
C17	11°48'36"	355.00'	73.17'	S25°33'39"W	73.04'
C18	12°11'47"	305.00'	64.92'	N25°22'03"E	64.80'
C19	28°37'28"	355.00'	177.35'	N13°09'27"W	175.52'
C20	09°14'58"	355.00'	57.31'	S05°46'45"W	57.25'
C21	02°07'38"	305.00'	11.32'	N27°10'08"W	11.32'
C22	02°53'19"	355.00'	17.90'	N30°01'17"E	17.90'
C23	12°13'26"	355.00'	75.74'	N22°27'55"E	75.60'
C24	04°29'19"	355.00'	27.81'	N18°35'51"E	27.80'
C25	00°26'00"	355.00'	2.69'	N33°15'38"W	2.69'

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP, PLS 38313
  - ◆ ALIQUOT SECTION CORNER AS NOTED
  - SUBJECT PARCEL BOUNDARY LINE
  - - - SECTION LINE
  - ▨ SUBDIVISION LOT LINE
  - - - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE, AS NOTED
  - - - RIGHT-OF-WAY LINE
  - - - OFFSET / TIE LINE
  - - - CENTERLINE RIGHT OF WAY
  - - - VACATED LOT LINE BY THIS PLAT AS NOTED
  - - - UTILITY EASEMENT
  - - - EXISTING DRAINAGE EASEMENT
  - XX' U.E.

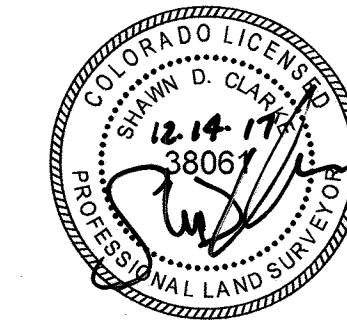


PLAT SHEET  
FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 2  
TOWN PROJECT # PL 16-0024

**ATWELL**  
866.850.4200 www.atwell-group.com  
143 UNION BOULEVARD, SUITE 700  
LAKEWOOD, CO 80228  
303.462.1100

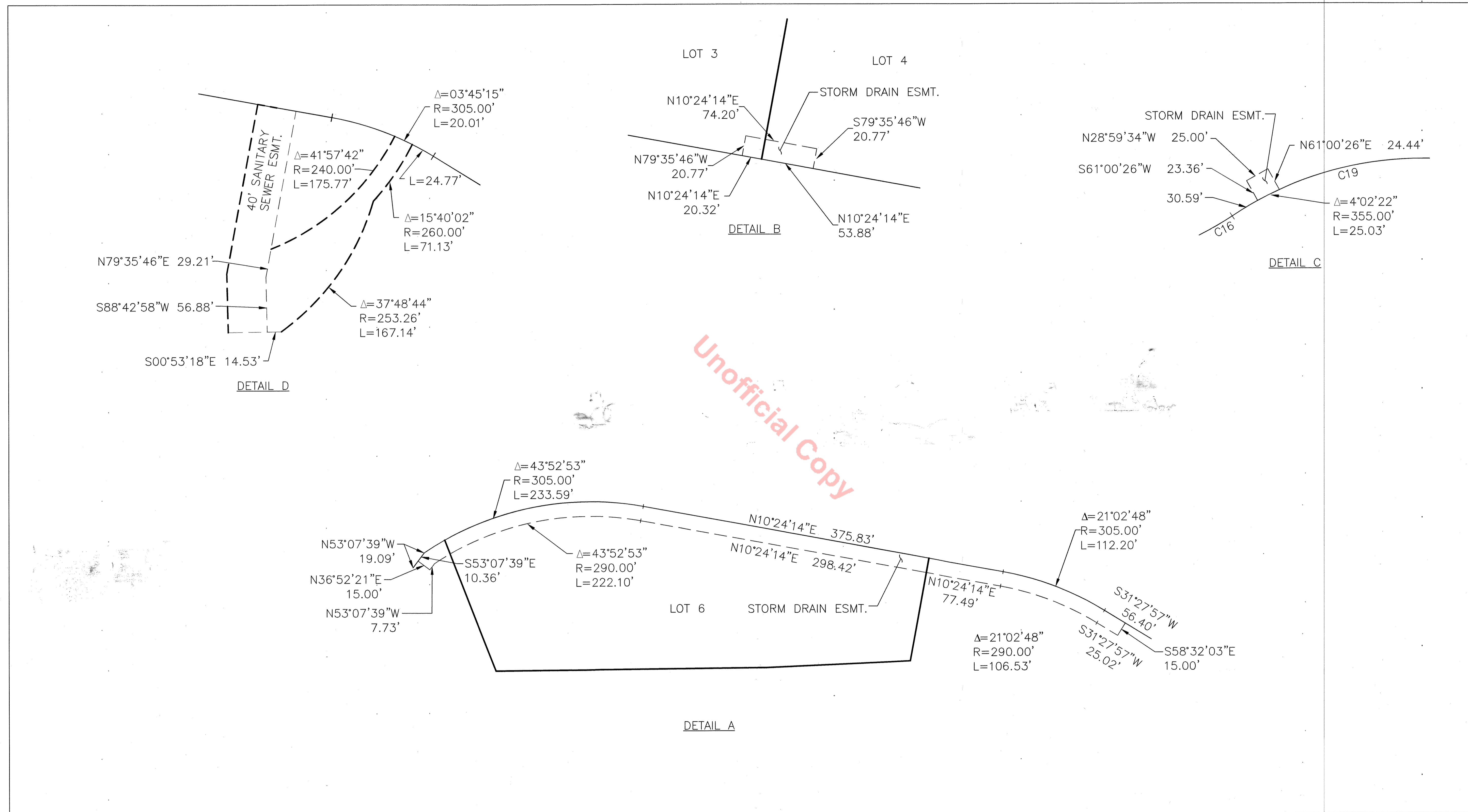
REVISIONS	SHEET
10/13/16-1ST REVIEW COMMENTS	2
12/20/16-2ND REVIEW COMMENTS	OF 3
02/20/17-3RD REVIEW COMMENTS	
03/15/17-4TH REVIEW COMMENTS	
04/18/17 - E.O.W. AND ESMT. REV.	
05/25/17-REVIEW COMMENTS	
05/30/17-SIGN ESMT. REV.	
06/26/17-ADD STORM DRAIN ESMTS.	
12/06/17-REV. ESMTS. & LOTS	

File No. FOUNDERS-PLAT  
Date Drawn 8/18/16  
Drawn By TWK  
Checked By SDC  
Job No. 1600600



# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2

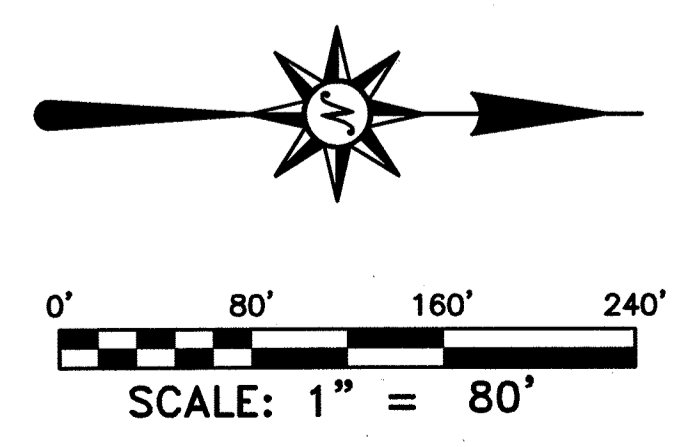
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 20.088 ACRES, 6 LOTS AND 2 TRACTS



Unofficial Copy

**LEGEND**

<ul style="list-style-type: none"> <li>● FOUND MONUMENT, AS NOTED</li> <li>○ SET 24" LONG #5 REBAR WITH ORANGE PLASTIC CAP, PLS 38313</li> <li>◆ ALIQUOT SECTION CORNER AS NOTED</li> <li>— SUBJECT PARCEL BOUNDARY LINE</li> <li>- - - SECTION LINE</li> <li>— SUBDIVISION LOT LINE</li> </ul>	<ul style="list-style-type: none"> <li>- - - ADJACENT PROPERTY LINE</li> <li>- - - EASEMENT LINE, AS NOTED</li> <li>- - - RIGHT-OF-WAY LINE</li> <li>- - - OFFSET / TIE LINE</li> <li>- - - CENTERLINE RIGHT OF WAY</li> <li>- - - VACATED LOT LINE BY THIS PLAT AS NOTED</li> <li>- - - UTILITY EASEMENT</li> <li>- - - EXISTING DRAINAGE EASEMENT</li> </ul>
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**ATWELL**  
 866.850.4200 www.atwell-group.com  
 143 UNION BOULEVARD, SUITE 700  
 LAKEWOOD, CO 80228  
 303.462.1100

REVISIONS		SHEET 3 OF 3
10/13/16-1ST REVIEW COMMENTS		
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03/15/17-4TH REVIEW COMMENTS		
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File No. FOUNDERS-PLAT  
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