

# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3

A REPLAT OF LOT 1, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2,  
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**PURPOSE STATEMENT:**

THIS PLAT WILL REPLAT LOT 1, FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO.2 INTO TWO LOTS.

**LEGAL DESCRIPTION:**

LOT 1, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2,  
 TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS,  
 STATE OF COLORADO.

**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 AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3**. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.  
 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.

**OWNERSHIP CERTIFICATION:**

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

*[Signature]*  
 CANVAS CREDIT UNION, F/K/A PUBLIC SERVICE CREDIT UNION A STATE CHARTERED CREDIT UNION

SIGNED THIS 5 DAY OF May, 2019.

**NOTARY:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF May, 2019 BY Joey Salgado  
 AS CEO OF CANVAS CREDIT UNION, F/K/A PUBLIC SERVICE CREDIT UNION A STATE CHARTERED CREDIT UNION  
 NOTARY PUBLIC Joey Salgado

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES: April 13 2021

**TITLE CERTIFICATION:**

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Fidelity National Title, 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 CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

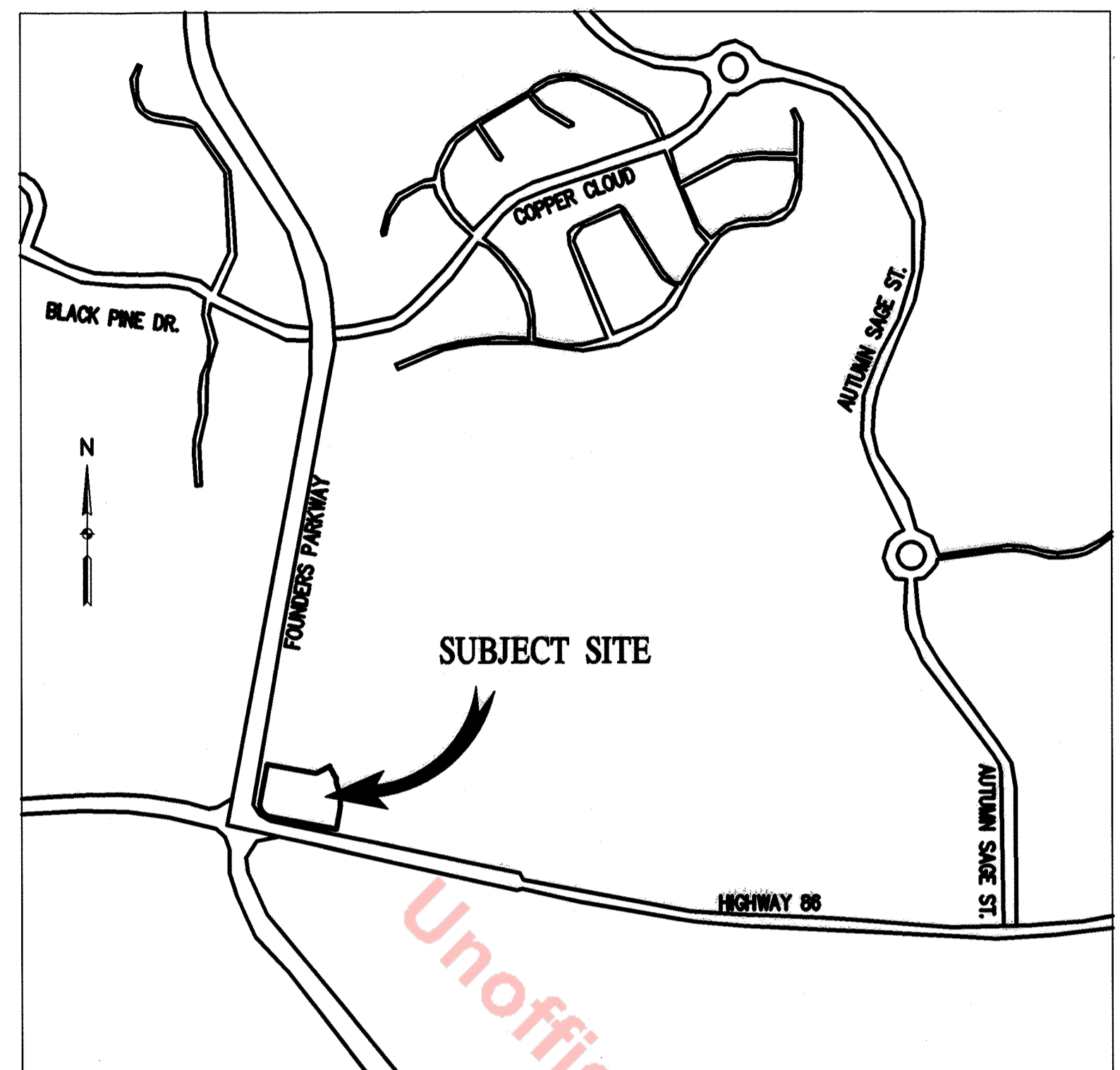
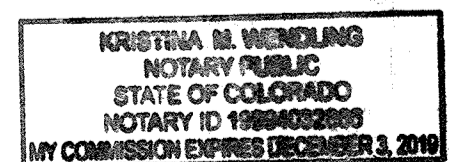
*[Signature]*  
 AUTHORIZED REPRESENTATIVE  
Fidelity National Title - National Commercial Services  
 TITLE COMPANY

SIGNED THIS 23<sup>rd</sup> DAY OF May, 2019.

**NOTARY:**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23<sup>rd</sup> DAY OF May, 2019 BY Eric Stearns AS AUTHORIZED REPRESENTATIVE OF Fidelity National Title - National Commercial Services  
 WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12/31/19



VICINITY MAP

SCALE: 1"=1000'

**GENERAL NOTES:**

1. BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 23521 AT THE WEST QUARTER CORNER OF SAID SECTION 6 AND A 1 INCH PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED PLS 12046 AT THE SOUTHWEST CORNER OF SAID SECTION 6 TO BEAR SOUTH 01°18'43" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2647.47 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 22, 2017.
3. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
4. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (FLOOD ZONE X UNSHADED), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, PANEL NUMBER 08035C0189G, REVISED DATE MARCH 16, 2016.
5. THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
6. 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.
7. 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.

LOT SUMMARY CHART		
TYPE	AREA	% TOTAL AREA
LOT 1A	56,821 SF	49%
LOT 1B	60,195 SF	51%
COMBINED	117,016 SF	100%

**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 AMENDMENT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

*[Signature]*  
 TOWN MANAGER

ATTEST:  
*[Signature]*  
 TOWN CLERK



**SURVEYOR'S CERTIFICATE:**

I, AARON ALVIN DEMO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLAT AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

AARON A DEMO  
 REGISTERED LAND SURVEYOR



5/21/19  
 DATE

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

THIS PLAT AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 3 DAY OF JUNE, 2019.

*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

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

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

1:25 p.m. ON THE 25<sup>th</sup> DAY OF June, 2019

AT RECEPTION NO. 2019036927

DOUGLAS COUNTY CLERK AND RECORDER

BY: Danah C. Seavey  
 DEPUTY



Engineering · Planning · Surveying  
 407 S LINCOLN AVENUE, SUITE 405 · LOVELAND, COLORADO 80537  
 P. 970.332.7600 · F. 986.679.6864 · www.baselinencorp.com

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
DRANK BY			
BDS			
ORDERED BY			
AAAD			

PLAT AMENDMENT

DOUGLAS COUNTY

FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 3

TOWN OF CASTLE ROCK

FOUNDERS PKWY. & HWY 86

CASTLE ROCK, COLORADO 80104

PREPARED UNDER THE DIRECT SUPERVISION OF

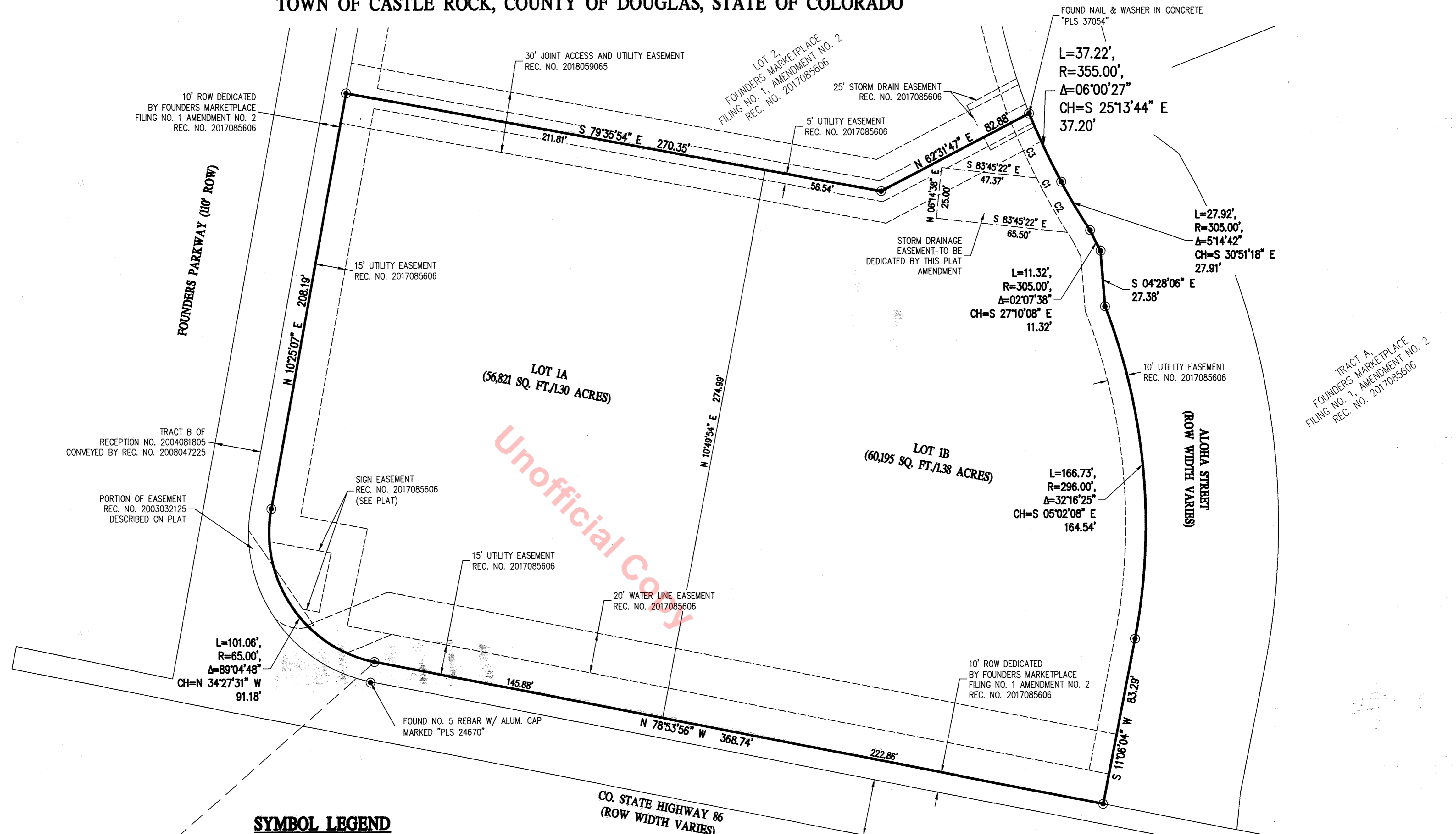
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	11/27/2018
DRAWING SIZE	24" x 36"
SURVEY FIRM	SURVEY DATE
BASELINE CORP.	08/22/2017
JOB NO.	3292
DRAWING NAME	
3292 - PLAT AMEND.dwg	
SHEET 1 OF 2	

# FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 3

A REPLAT OF LOT 1, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT NO. 2,  
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

5.0' WITNESS CORNER TO THE WEST QUARTER COR. SEC. 6  
 FOUND NO. 6 REBAR W/ 3-1/4" ALUM. CAP  
 MARKED "PLS NO. 23521"



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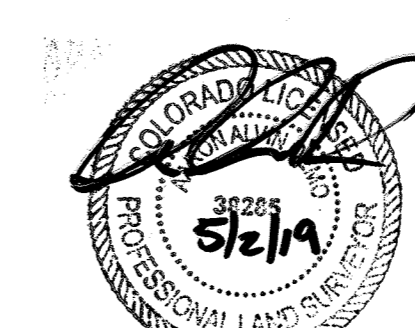
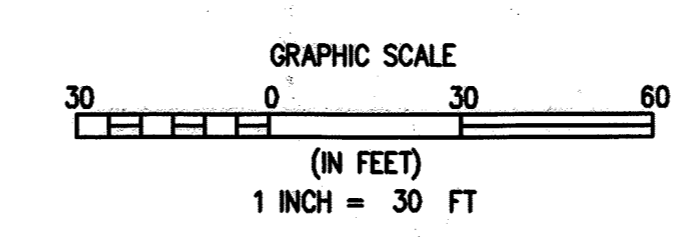
### SYMBOL LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND NO. 5 REBAR W/ 1-1/4" BLUE PLASTIC CAP "PLS 37054" UNLESS OTHERWISE NOTED

### LINETYPE LEGEND

- SUBJECT BOUNDARY
- - - - ALIQUOT LINE
- - - - EASEMENT LINE
- PROPERTY LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	7.46'	365.00'	1°10'17"	S 27°38'49" E	7.46'
C2	23.43'	315.00'	4°15'43"	S 30°21'49" E	23.43'
C3	29.94'	365.00'	4°41'57"	S 24°42'41" E	29.93'



AARON ALVIN DEMO, PLS  
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285  
 FOR AND ON BEHALF OF BASELINE CORPORATION

SOUTHWEST COR. SEC. 6  
 FOUND 1" PIPE W/ 3-1/4"  
 ALUM. CAP MARKED "LS 12046"

**BASELINE**  
 Engineering · Planning · Surveying  
 407 S LINCOLN AVENUE, SUITE 405 - LOVELAND, COLORADO 80537  
 P: 970.533.7800 F: 970.533.7804 www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	DATE
BDS			
AAAD			

PLAT AMENDMENT  
 TOWN OF CASTLE ROCK  
 DOUGLAS COUNTY  
**FOUNDERS MARKETPLACE FILING NO. 1 AMENDMENT NO. 3**  
 FOUNDERS PKWY. & HWY 86  
 CASTLE ROCK, COLORADO 80104

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	11/27/2018
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE CORP.
SURVEY DATE	08/22/2017
JOB NO.	3292
DRAWING NAME	3292 - PLAT AMEND.dwg
SHEET	2 OF 2

FOUNDERS MARKETPLACE FILING NO. 1 AMD. NO. 3  
 A REPLAT OF LOT 1, FOUNDERS MARKETPLACE  
 FILING NO. 1, AMD. NO. 2  
 PROJECT NO. PL19-0001