

PLAT IDENTIFICATION SHEET

Flamingo Partners, LLC
Poplar Investments, Inc.
Linden Partners, Ltd.



2004081805 4 PGS

GRANTOR(owner)

Founders Marketplace Filing No. 1 Final Plat

GRANTEE(name of plat)

Founders Marketplace

Subdivision/Condo Name

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
4 PGS

2004081805
08/05/2004 03:10 PM

1

Filing

Phase

Lot

Building

Block

Unit

6, 7

8

67

OLD LEGAL(Section)

(Township)

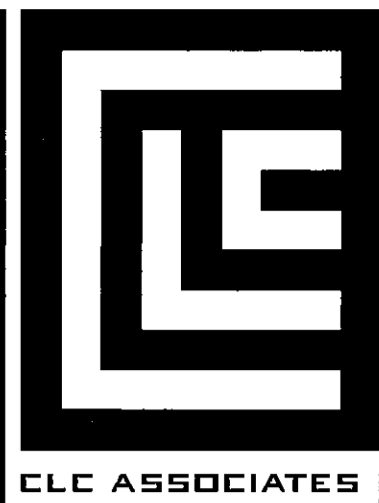
(Range)

FOUNDERS MARKETPLACE FILING NO. 1

FINAL PLAT

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

SHEET 1 OF 3



CLC ASSOCIATES
 8480 E. ORCHARD RD., SUITE 2800
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 8600
 F 303 770 8849
 CLC@CLC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PLAT
FOUNDERS MARKETPLACE
FILING NO. 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

PROJECT #: 03-0292
 DRAWN BY: MU
 DESIGNED BY:
 CHECKED BY: SMO
 DATE: 07/21/04
 DESCRIPTION: INITIAL ACCEPTANCE
FINAL PLAT

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 RECORDED SIMULTANEOUSLY HERewith AND 55 SFE ARE DEBITED FROM THE WATER BANK.

LEGAL DESCRIPTION: BLOCK 1 CREDITED TO

A PARCEL OF LAND BEING A PORTION OF (1) THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST, (2) THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST, AND (3) THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BEARS NORTH 88 DEGREES 50 MINUTES 19 SECONDS EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE NORTH 88 DEGREES 50 MINUTES 19 SECONDS EAST ALONG SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 53.29 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD 35 ALSO KNOWN AS RIDGE ROAD BEING ALSO ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND CONVEYED IN BOOK 959, PAGE 227 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY LINE, THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
 1. NORTH 88 DEGREES 50 MINUTES 19 SECONDS EAST 17.43 FEET;
 2. NORTH 08 DEGREES 35 MINUTES 09 SECONDS WEST 20.17 FEET;
 3. SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST 31.13 FEET TO SAID EASTERLY RIGHT-OF-WAY;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 40 DEGREES 20 MINUTES 28 SECONDS WEST 159.39 FEET;

THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 58 DEGREES 08 MINUTES 34 SECONDS EAST 71.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 86;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 78 DEGREES 54 MINUTES 18 SECONDS EAST 496.27 FEET;
2. SOUTH 87 DEGREES 35 MINUTES 42 SECONDS EAST 101.98 FEET;
3. SOUTH 78 DEGREES 54 MINUTES 18 SECONDS EAST 200.00 FEET;
4. NORTH 89 DEGREES 47 MINUTES 06 SECONDS EAST 101.98 FEET;
5. SOUTH 78 DEGREES 54 MINUTES 18 SECONDS EAST 157.58 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 01 DEGREES 08 MINUTES 54 SECONDS EAST 1151.07 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD NO. 35 ALSO KNOWN AS RIDGE ROAD;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY NORTH 40 DEGREES 20 MINUTES 28 SECONDS WEST 1541.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 14.854 ACRES (647,060 SQ. FT.) MORE OR LESS.

LEGAL DESCRIPTION: BLOCK 2

A PARCEL OF LAND BEING A PORTION OF OUTLOT "A" CASTLE OAKS SUBDIVISION NO. 1 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BEARS NORTH 88 DEGREES 50 MINUTES 19 SECONDS EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON; THENCE NORTH 23 DEGREES 00 MINUTES 39 SECONDS EAST 271.10 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 86 BEING ALSO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY NORTH 11 DEGREES 04 MINUTES 52 SECONDS EAST ALONG THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 555, PAGE 955 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER 11.29 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLER BOULEVARD AS SHOWN ON THE FINAL PLAT OF MILLER BOULEVARD FILING NO. 1 FILED UNDER RECEPTION NO. 8603132 IN SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID FINAL PLAT OF MILLER BOULEVARD THE FOLLOWING TWO (2) COURSES:

1. SOUTH 78 DEGREES 20 MINUTES 23 SECONDS EAST 79.30 FEET;
2. NORTH 10 DEGREES 24 MINUTES 06 SECONDS EAST 1115.55 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE ALONG SAID NORTHERLY LINE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 655.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SOUTH 00 DEGREES 53 MINUTES 20 SECONDS EAST 1298.86 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 86; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 78 DEGREES 54 MINUTES 18 SECONDS WEST 277.38 FEET;
2. NORTH 67 DEGREES 35 MINUTES 18 SECONDS WEST 51.00 FEET;
3. NORTH 78 DEGREES 54 MINUTES 18 SECONDS WEST 649.70 FEET TO THE TRUE POINT OF BEGINNING.

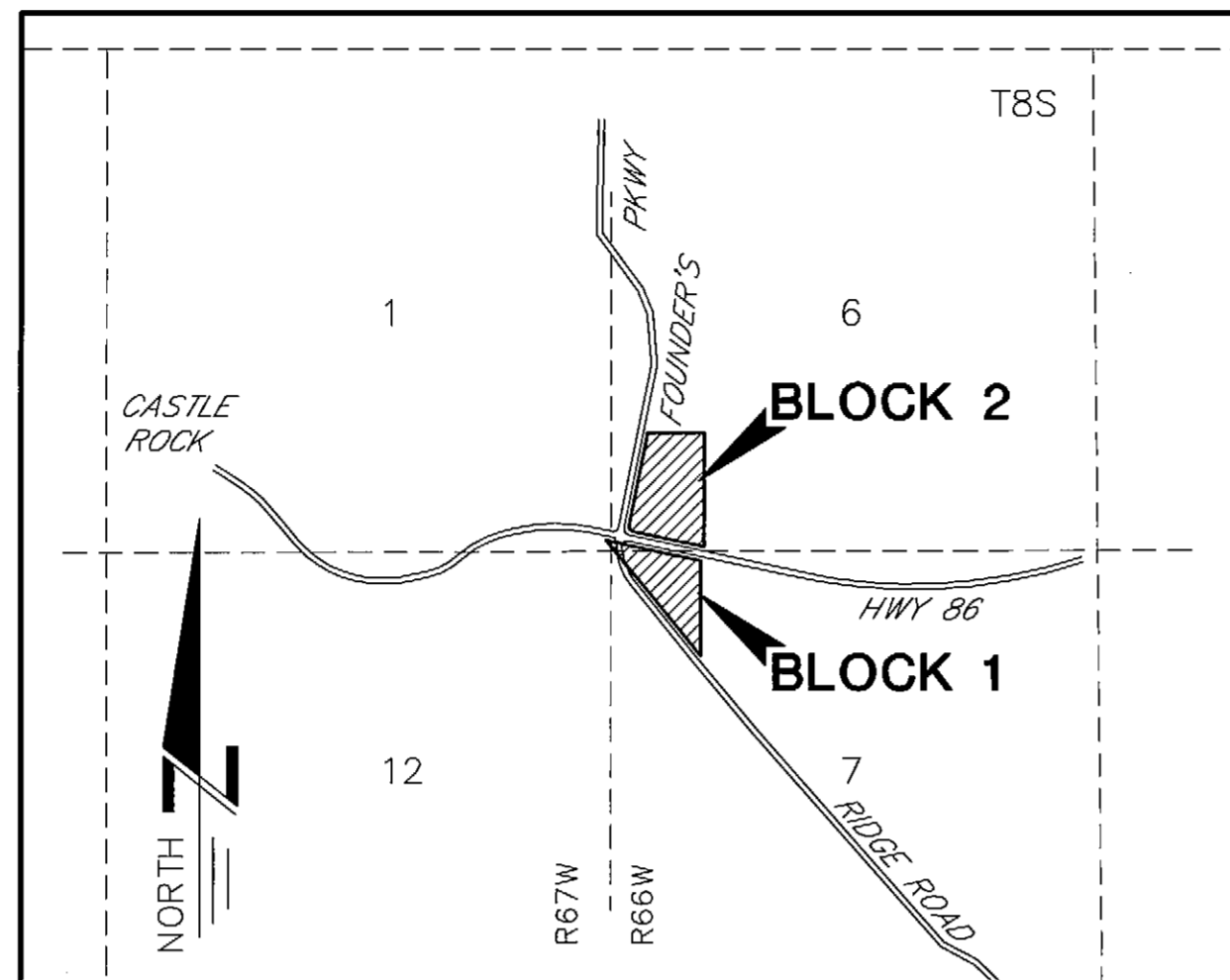
CONTAINING 21.360 ACRES (930,447 SQ FT) MORE OR LESS.

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 22nd DAY OF July, 2004

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



VICINITY MAP
 1" = 2000 FT

SHEET INDEX:

- SHEET 1 OF 3 COVER SHEET
- SHEET 2 OF 3 PLAT
- SHEET 3 OF 3 DIMENSIONING OF EASEMENTS

OWNERS ADDRESS:

FLAMINGO PARTNERS LLC
 POPLAR INVESTMENTS, INC.
 LINDEN PARTNERS, LTD.
 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, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS MARKETPLACE FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR MAINTENANCE PURPOSES ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A AND B WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR RIGHT-OF-WAY AND OPEN SPACE.

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.

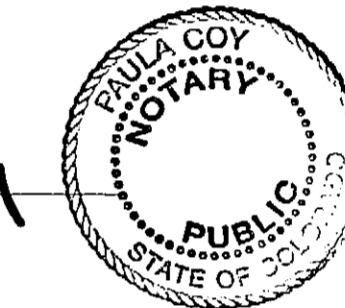
OWNERS:

EXECUTED THIS 22nd DAY OF July, 2004
 FLAMINGO PARTNERS, LLC
 BY: *J. R. Smith* AS: *Manager*
 TITLE
 STATE OF Colorado
 COUNTY OF Arapahoe SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2004 A.D. BY *Glenn R. Smith*

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 8/1/2008
 ATTEST: *Paula Cuy*
 NOTARY PUBLIC



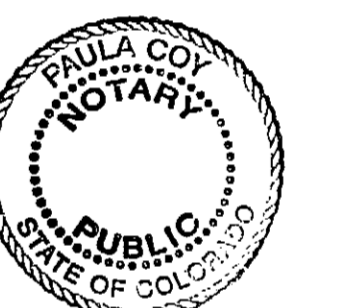
EXECUTED THIS 22nd DAY OF July, 2004

POPLAR INVESTMENTS, INC.
 BY: *J. R. Smith* AS: *Vice President*
 TITLE
 STATE OF Colorado
 COUNTY OF Arapahoe SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2004 A.D. BY *Glenn R. Smith*

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 8/1/2008
 ATTEST: *Paula Cuy*
 NOTARY PUBLIC



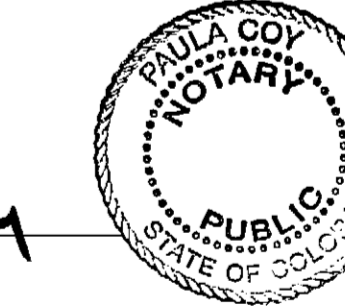
EXECUTED THIS 22nd DAY OF July, 2004

LINDEN PARTNERS, LTD.
 BY: *J. R. Smith* AS: *Vice President*
 TITLE
 STATE OF Colorado
 COUNTY OF Arapahoe SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF July, 2004 A.D. BY *Glenn R. Smith*

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 8/1/2008
 ATTEST: *Paula Cuy*
 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 28th DAY OF July, 2004

Clayton
 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.



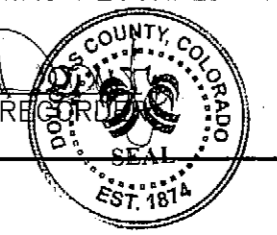
Valley Huser TOWN CLERK
Mark Swann TOWN MANAGER

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 5th DAY OF Aug, 2004 AT 3:10 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2004081805

Christine Davis
 DOUGLAS COUNTY CLERK AND RECORDER



NOTES

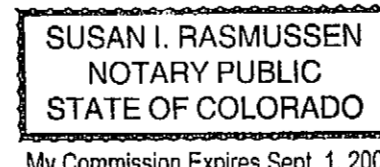
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6 ASSUMED TO BEAR NORTH 88°50'19" EAST BETWEEN THE MONUMENT SHOWN HEREON.
2. BOUNDARY CORNERS ARE SET #5 REBAR, 24" LONG WITH YELLOW PLASTIC CAP MARKED CLC INC. LS 24670, UNLESS OTHERWISE NOTED.
3. NOTICE: ACCORDING TO COLORADO 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.
4. THE SUBDIVIDER RESERVES THE RIGHT, PER TOWN REGULATIONS, TO REPLAT THE LOTS WITHIN THIS SUBDIVISION AT A FUTURE DATE.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
10. ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
11. THE PRELIMINARY PLATS FOR BLOCK 1 AND BLOCK 2 OF THIS PROPERTY WERE CALLED "THE VILLAGES AT CASTLE ROCK-INFILL FILING NO. 1" AND "THE VILLAGES AT CASTLE ROCK-INFILL FILING NO. 2," RESPECTIVELY.
12. CLC ASSOCIATES RELIED ON AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY AZTEC CONSULTANTS INC., 7200 E. DRY CREEK RD #102, ENGLEWOOD CO 80112, SIGNED AND SEALED ON MAY 25, 2000 BY C. REY TENNEY LS #17666., TO ESTABLISH THE BOUNDARIES OF THIS SUBDIVISION.

TITLE CERTIFICATE:

I, Laryce 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 23rd DAY OF July, 2004

Laryce L. Nitsch
 AUTHORIZED REPRESENTATIVE
 LAND TITLE GUARANTEE COMPANY



STATE OF COLORADO)
 COUNTY OF DOUGLAS) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF July, 2004

WITNESS MY HAND AND OFFICIAL SEAL

Susan I. Rasmussen
 NOTARY PUBLIC

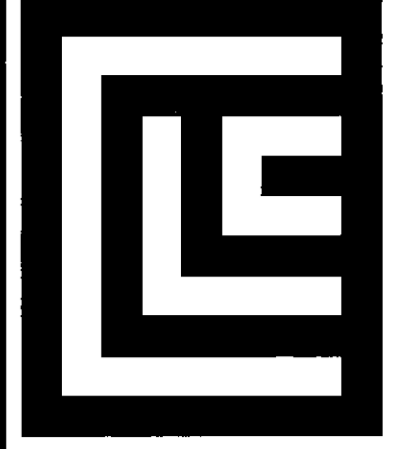
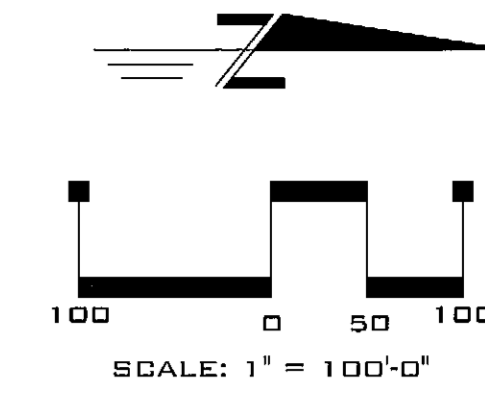
MY COMMISSION EXPIRES: 9-1-07

FOUNDERS MARKETPLACE FILING NO. 1

FINAL PLAT

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

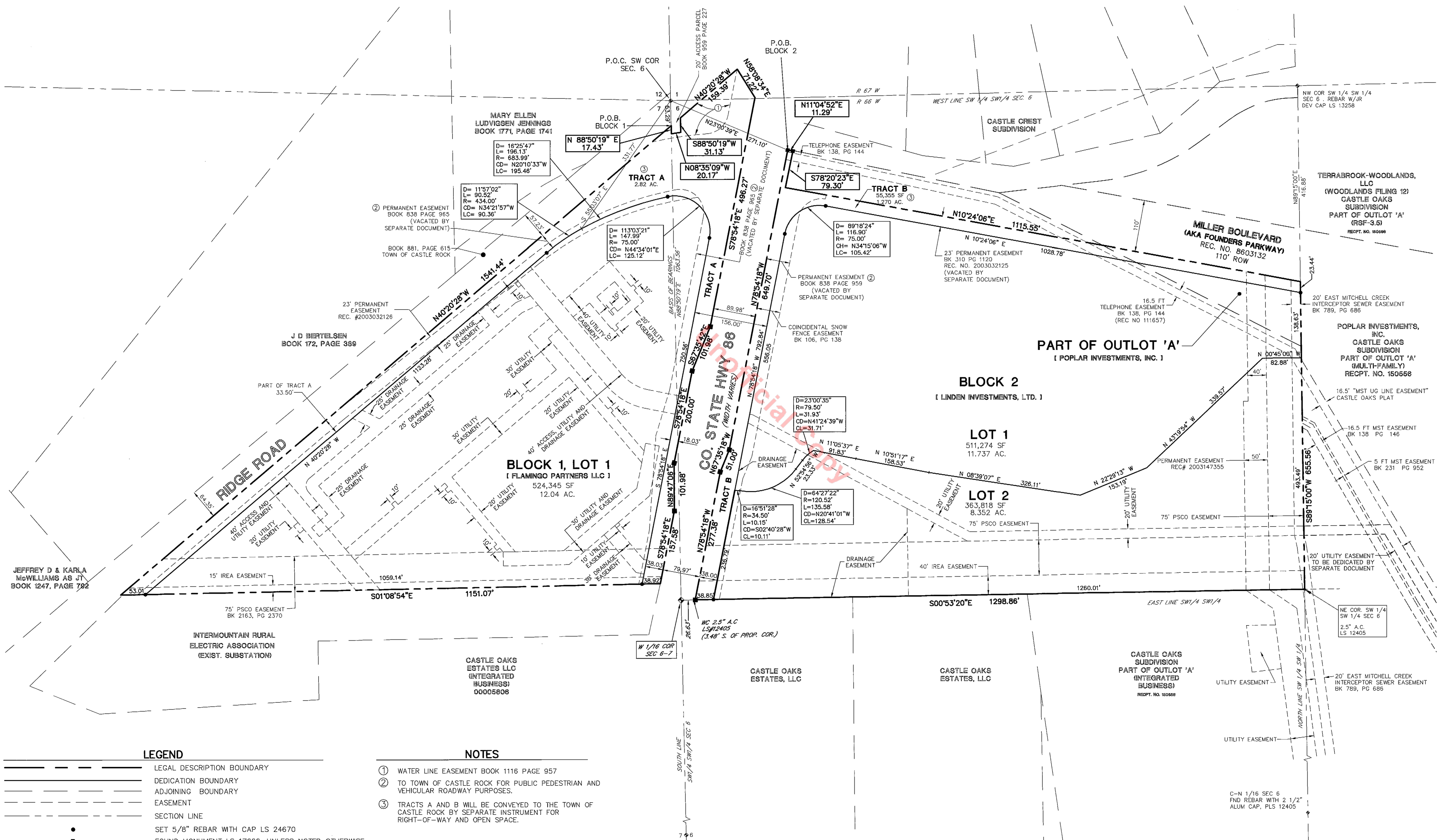
SHEET 2 OF 3



CLC ASSOCIATES
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 P 303 770 5600
 F 303 770 2349
 CLCASSOC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PLAT
FOUNDERS MARKETPLACE
FILING NO. 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



LEGEND

---	LEGAL DESCRIPTION BOUNDARY
---	DEDICATION BOUNDARY
---	ADJOINING BOUNDARY
---	EASEMENT
---	SECTION LINE
●	SET 5/8" REBAR WITH CAP LS 24670
◆	FOUND MONUMENT LS 17666, UNLESS NOTED OTHERWISE
◆	PUBLIC LAND SURVEY SYSTEM CORNER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.SCO	PUBLIC SERVICE COMPANY
I.R.E.A.	INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
A.C.	ALUMINUM CAP
MST	MOUNTAIN STATES TELEPHONE

- NOTES**
- ① WATER LINE EASEMENT BOOK 1116 PAGE 957
 - ② TO TOWN OF CASTLE ROCK FOR PUBLIC PEDESTRIAN AND VEHICULAR ROADWAY PURPOSES.
 - ③ TRACTS A AND B WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT FOR RIGHT-OF-WAY AND OPEN SPACE.

SITE DATA CHART

LOT 1, BLK 1	12.04 AC.
LOT 1, BLK 2	11.74 AC.
LOT 2, BLK 2	8.35 AC.
ROW DEDICATION (TRACT A)	2.82 AC.
ROW DEDICATION (TRACT B)	1.27 AC.
TOTAL AREA	36.21 AC.

FINAL PLAT

DATE	07/15/04
DESCRIPTION	INITIAL ACCEPTANCE
PROJECT #:	03-0292
DRAWN BY:	MU
DESIGNED BY:	SMO
CHECKED BY:	SMO

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.

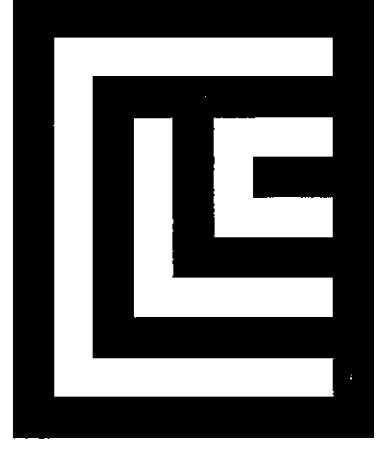
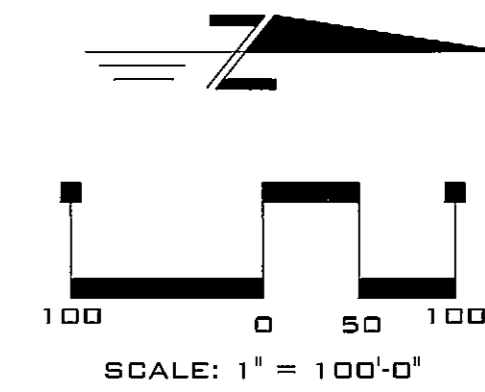
SHEET 2

FOUNDERS MARKETPLACE FILING NO. 1

FINAL PLAT

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

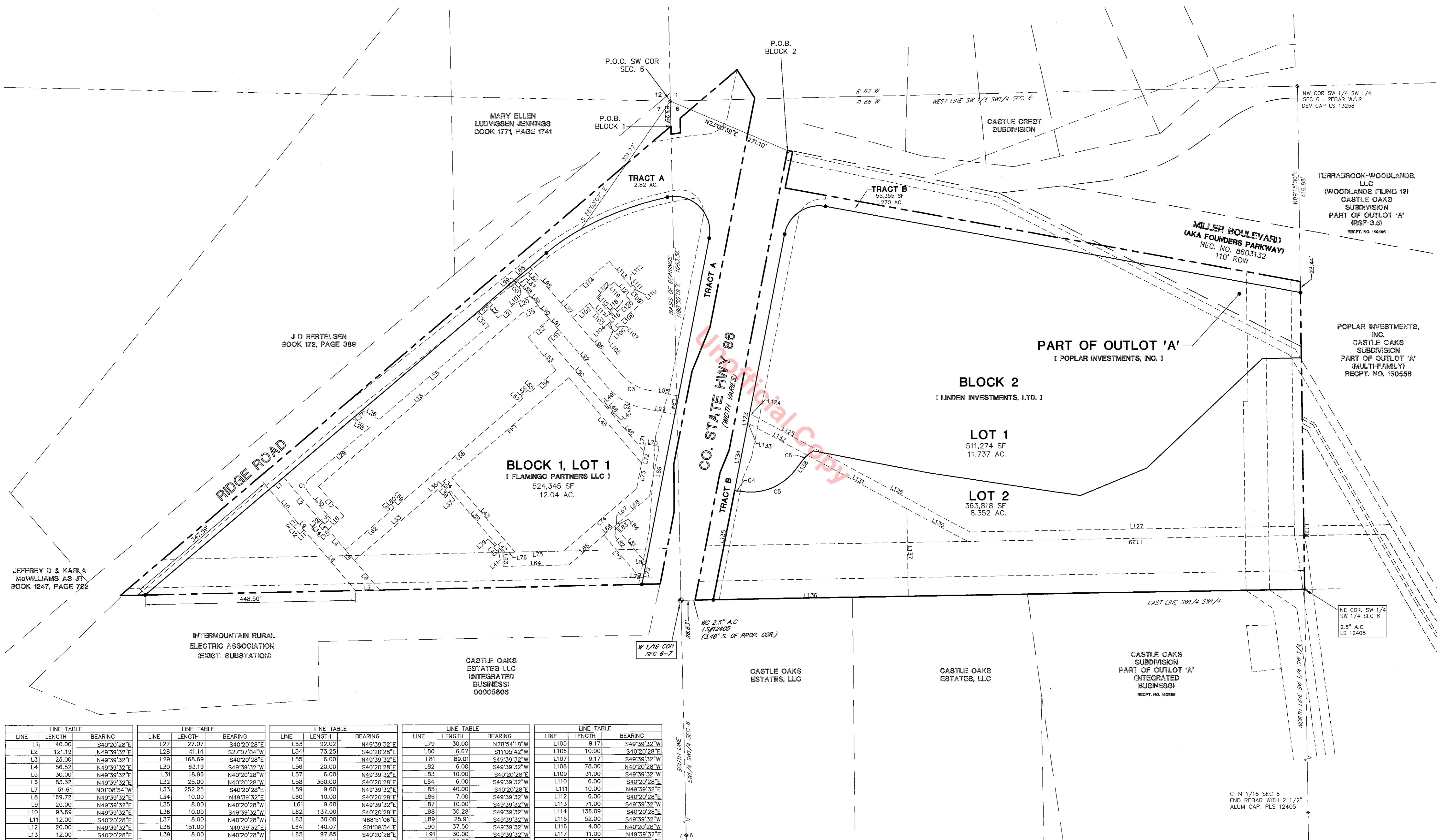
SHEET 3 OF 3



CLC ASSOCIATES
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COLORADO 80111
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F. 303.770.5344
CLCASSOC.CO

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
AND SURVEYING

FINAL PLAT
FOUNDERS MARKETPLACE
FILING NO. 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



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
L2	121.19	N49°39'32"E	L28	41.14	S27°07'04"W	L54	73.25	S40°20'28"E	L80	6.67	S11°05'42"W
L3	25.00	N49°39'32"E	L29	168.69	S40°20'28"E	L55	6.00	N49°39'32"E	L81	89.01	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	8.00	S49°39'32"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
L6	83.32	N49°39'32"E	L32	25.00	N40°20'28"W	L58	350.00	S40°20'28"E	L84	6.00	S49°39'32"W
L7	91.61	N01°08'54"W	L33	252.25	S40°20'28"E	L59	9.60	N49°39'32"E	L85	40.00	S40°20'28"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
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
L10	93.69	N49°39'32"E	L36	10.00	S49°39'32"W	L62	137.00	S40°20'28"E	L88	30.28	S49°39'32"W
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
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
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
L14	25.00	N49°39'32"E	L40	10.00	S49°39'32"W	L66	30.00	S40°20'28"E	L92	180.33	S49°39'32"W
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
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
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
L18	568.78	S40°20'28"E	L44	328.00	S40°20'28"E	L70	30.00	S11°05'42"W	L96	160.33	S49°39'32"W
L19	38.72	N25°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	N25°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"E	L47	6.00	S40°20'28"E	L73	55.32	S78°54'18"E	L99	7.80	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	25.00	S40°20'28"E	L49	6.00	S40°20'28"E	L75	103.59	S01°08'54"E	L101	7.80	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	307.68	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	58.84	S40°20'28"E	L78	17.17	S11°05'42"W	L104	2.00	N40°20'28"W

LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	CD
L105	9.17	S49°39'32"W	C1	31.42	20.00	28.28	S85°20'28"E
L106	10.00	S40°20'28"E	C2	94.23	140.00	92.46	N30°22'37"E
L107	9.17	S49°39'32"W	C3	67.31	100.00	66.04	N30°22'37"E
L108	78.00	N40°20'28"W	C4	10.10	34.50	10.07	S02°42'48"W
L109	31.00	S49°39'32"W	C5	135.58	120.52	128.54	N20°41'01"W
L110	6.00	S40°20'28"E	C6	15.71	79.50	15.68	S47°15'18"E
L111	10.00	N49°39'32"E					
L112	6.00	S40°20'28"E					
L113	71.00	S49°39'32"W					
L114	136.09	S40°20'28"E					
L115	52.00	S49°39'32"W					
L116	4.00	N40°20'28"W					
L117	11.00	N49°39'32"E					
L118	10.00	S40°20'28"E					
L119	11.00	N49°39'32"E					
L120	36.00	N40°20'28"W					
L121	52.00	S49°39'32"W					
L122	50.00	S40°20'28"E					
L123	20.00	N78°54'18"W					
L124	6.52	S11°05'42"W					
L125	168.12	S28°22'03"W					
L126	357.69	S28°22'03"W					
L127	711.73	S00°33'20"E					
L128	20.00	N89°15'00"E					
L129	716.90	S00°33'20"E					
L130	186.65	N89°08'40"E					
L131	240.78	S28°22'03"W					
L132	140.54	S28°22'03"W					
L133	3.48	S11°05'42"W					
L134	145.22	N78°54'18"W					
L135	236.88	N78°54'18"W					
L136	418.42	S00°33'20"E					
L137	186.65	N89°08'40"E					
L138	23.33	N52°54'56"W					

DATE: 07/21/04
DESCRIPTION: INITIAL ACCEPTANCE

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