

PLAT IDENTIFICATION SHEET

370873

12/20/85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

Castle Rock Villages Dev Corp

GRANTEE:

(subdivision name or name of plat)

Founders Village 1

LEGAL:

(section-township-range)

CORRECTION
 Rec. 902 7760
 Book 940
 Page 76
 11-18-90

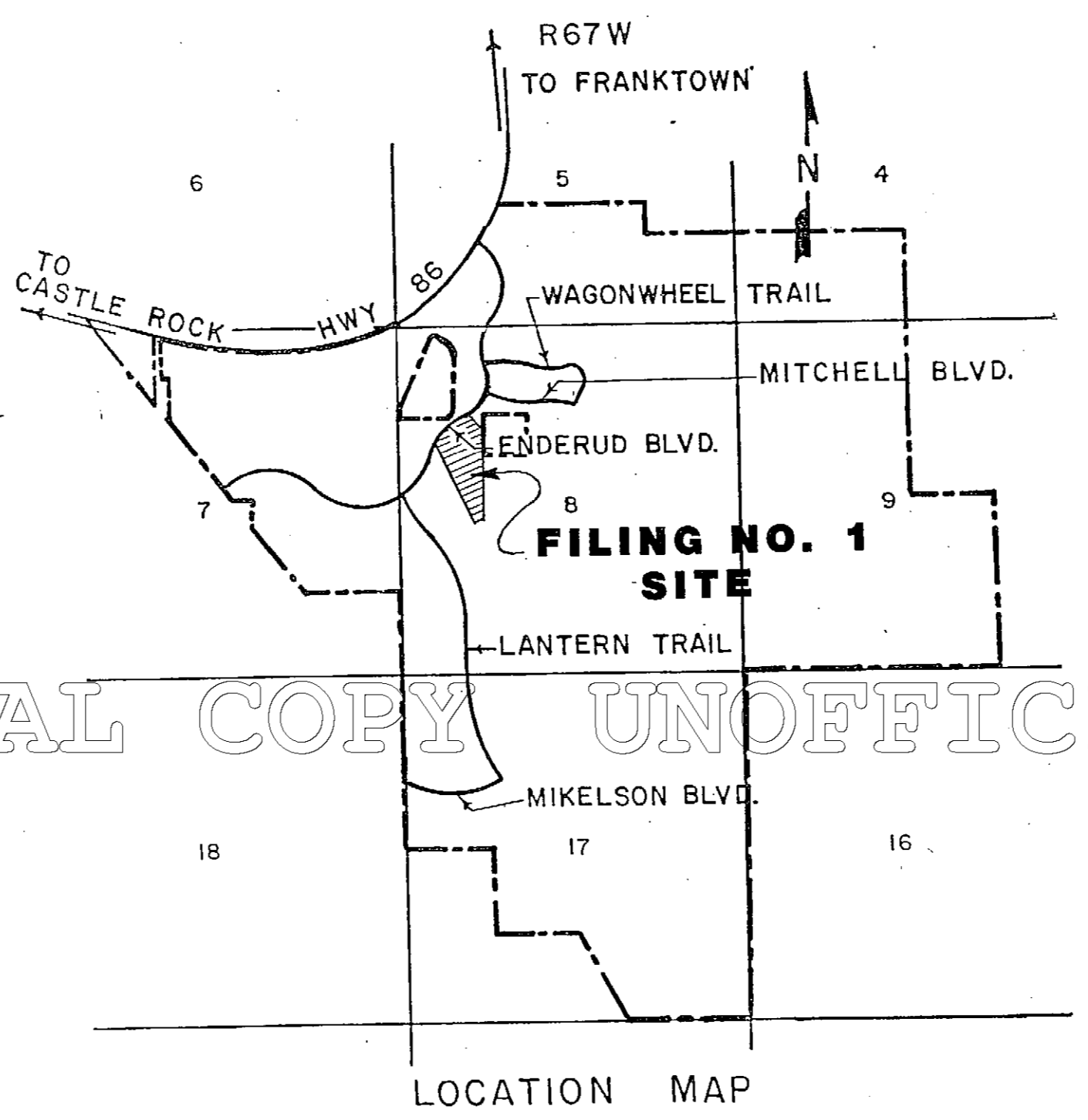
THE VILLAGES AT CASTLE ROCK
FOUNDER'S VILLAGE FILING NO. 1

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 8, T.8S. R.66W. OF THE 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

FINAL PLAT

---PROPERTY DESCRIPTION: (Founder's Village Filing No. 1)---

A tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian, 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:
 Commencing at the Northeast corner of said Southwest 1/4 of the Northwest 1/4 and considering the East line of said Southwest 1/4 of the Northwest 1/4 to bear S 00°39'38"W with all bearings contained herein relative thereto:
 Thence S 00°39'38"W along said East line a distance of 177.09 feet to the true point of beginning;
 Thence S 33°01'43"W a distance of 92.00 feet to a point on a curve;
 Thence Southeasterly along the arc of a curve to the left a distance of 52.89 feet, said curve has a radius of 125.00 feet, a central angle of 24°14'30" and a chord that bears S 69°05'32"E a distance of 52.49 feet to a point on the East line of said Southwest 1/4 of the Northwest 1/4;
 Thence S 00°39'38"W along said East line a distance of 145.79 feet;
 Thence N 84°14'15"W a distance of 79.64 feet;
 Thence S 18°31'47"E a distance of 110.25 feet to a point on a curve;
 Thence Easterly along the arc of a curve to the right a distance of 44.37 feet, said curve has a radius of 55.00 feet a central angle of 46°13'34" and a chord that bears S 85°25'00"E a distance of 43.18 feet to a point on the East line of aforesaid Southwest 1/4 of the Northwest 1/4;
 Thence S 00°39'38"W along said East line a distance of 106.44 feet to a point of curve;
 Thence Southwesterly along the arc of a curve to the right a distance of 124.49 feet, said curve has a radius of 125.00 feet and a central angle of 57°03'35";
 Thence S 32°16'47"E a distance of 96.21 feet;
 Thence S 45°51'13"W a distance of 68.49 feet;
 Thence S 23°59'26"E a distance of 105.30 feet;
 Thence S 66°00'34"W a distance of 95.00 feet;
 Thence S 23°59'26"E a distance of 34.73 feet to a point of curve;
 Thence Southeasterly along the arc of a curve to the left a distance of 109.83 feet, said curve has a radius of 125.00 feet and a central angle of 50°20'34" to a point on the East line of aforesaid Southwest 1/4 of the Northwest 1/4;
 Thence S 00°39'38"W along said East line a distance of 181.24 feet;
 Thence S 51°19'49"W a distance of 118.49 feet;
 Thence S 66°00'23"W a distance of 225.00 feet;
 Thence N 23°59'37"W a distance of 854.82 feet to a point on the South line of Enderud Boulevard as platted in the Villages at Castle Rock, Filing No. 3;
 Thence N 29°44'43"E along said South line a distance of 145.32 feet to a point of curve;
 Thence Northeasterly along the arc of a curve to the right and along said South line a distance of 466.61 feet, said curve has a radius of 957.50 feet and a central angle of 27°55'18" to a point of tangent;
 Thence N 57°40'02"E along said tangent and along said South line a distance of 155.96 feet to a point of curve;
 Thence Northeasterly along the arc of a curve to the left and along said South line a distance of 82.22 feet, said curve has a radius of 642.50 feet and a central angle of 07°19'57";
 Thence S 32°19'59"E a distance of 128.51 feet to the point of beginning;
 Containing 13.0855 acres, more or less.



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---TITLE CERTIFICATE---

I, JAMES B. FOLKESIAID, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described hereon and that in my opinion title to the hereon described real property is in the hereon referred to dedicators.
 Signed this 21st day of October, 1985.
J. B. Folkesiaid #471
 Attorney at Law

---SURVEYOR'S CERTIFICATE---

I, David E. Archer, a Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of "FOUNDERS VILLAGE FILING NO. 1" was made under my direct supervision and the monuments shown hereon actually exist and this plat accurately represents said survey. All subdivision boundary corners are marked by a No. 5 rebar with a plastic cap bearing L.S. No. 6935 or as indicated hereon.
David E. Archer
 Professional Land Surveyor

---STREET MAINTENANCE---

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this Plat and approval of the Town has issued to that effect.

---GENERAL NOTES---

1. Basis of Bearings: East line of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian being N 00°39'38"E.
2. Benchmark: USGS Brass Cap in concrete on Ridge Road just South of Colorado State Highway No. 86. Number T112A, Date 1933, Elevation 6610.019.
3. All Easements shown are Utility and/or Drainage Easements.
4. All Defined Utility Easements are for the Use of Gas, Electric, Telephone, and/or Cable TV, Sanitary Sewers and for drainage.
5. Tract A & B are reserved for public park and pedestrian/bike trails.

Reviewed and Approved by the Master Architectural Committee of Founder's Village on this 21 day of October, 1985.
John S. ...
 Chairman of Committee

-----CERTIFICATE OF DEDICATION AND OWNERSHIP-----

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being all of the Owners of certain lands in the Town of Castle Rock, Colorado, described above, have by these presents laid out, platted and subdivided the same into lots, blocks and tracts, as shown on this plat, under the name and style of "FOUNDERS VILLAGE FILING NO. 1."
 The undersigned hereby dedicate to the Town of Castle Rock all roads shown hereon for road purposes, Tracts A & B as platted and all utility easements and dedicate to the Town of Castle Rock for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.
 The undersigned hereby further dedicate to the town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, cable television services and other communication 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 utility easements as shown hereon.

EXECUTED THIS 25th DAY OF October, 1985.

-----OWNER-----

Locust Investments, Inc., A Colorado Corporation
 By: Joseph Benebaum Sec. By: Kenneth R. Ash Asst. VP.

State of Colorado)
 County of Arapahoe) SS:

The foregoing dedication was made before me this 25 day of October, 1985, by Joseph Benebaum as Sec. and by Kenneth R. Ash as Asst. VP. of Locust Investments, Inc.

Witness my hand and Seal My commission expires: _____
 Address: 301 E. PRENTICE AVE
Englewood, CO. 80111
Dennis W. Magor
 Notary Public

---PLANNING & ZONING COMMISSION APPROVAL---

This plat recommended for approval by the Town of Castle Rock Planning and Zoning Commission this 17th day of September, 1985.
S. Melody
 Chairman

---TOWN APPROVAL---

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth hereon, and further accepts the dedication of the utility easements and easements shown hereon.

Signed 26th day of September, 1985.
 Town of Castle Rock
 By: Ray D. ... Mayor
 Attested: Phyllis Brown, Deputy Town Clerk

---CLERK AND RECORDER'S CERTIFICATE---

State of Colorado)
 County of Douglas)
 I hereby certify that this plat was filed in my office on this 20th day of December, 1985 A. D. at 9:09 o'clock A.M. and was recorded in Book 270873 at Page 1 per Reception No. 270873.
 County Clerk and Recorder
 By: Reta A. ...

REVISIONS		SCALE	TITLE
		DATE 8-22-85	FINAL PLAT THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE NO. 1
		DRWN. L.B.	CLIENT
		CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION	
		NO. 1	JOB NUMBER
		1 of 2	85-424

