

PLAT IDENTIFICATION SHEET

Reception #: 8804056

Number of pages: 2

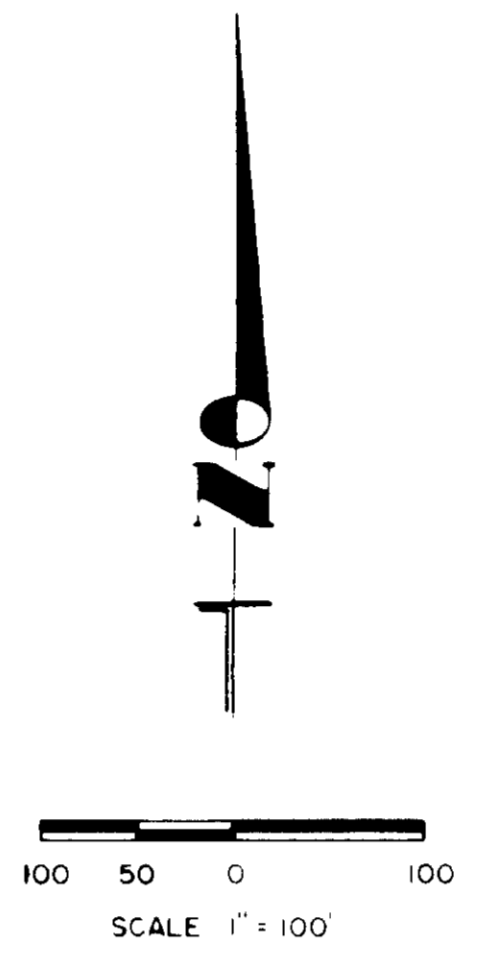
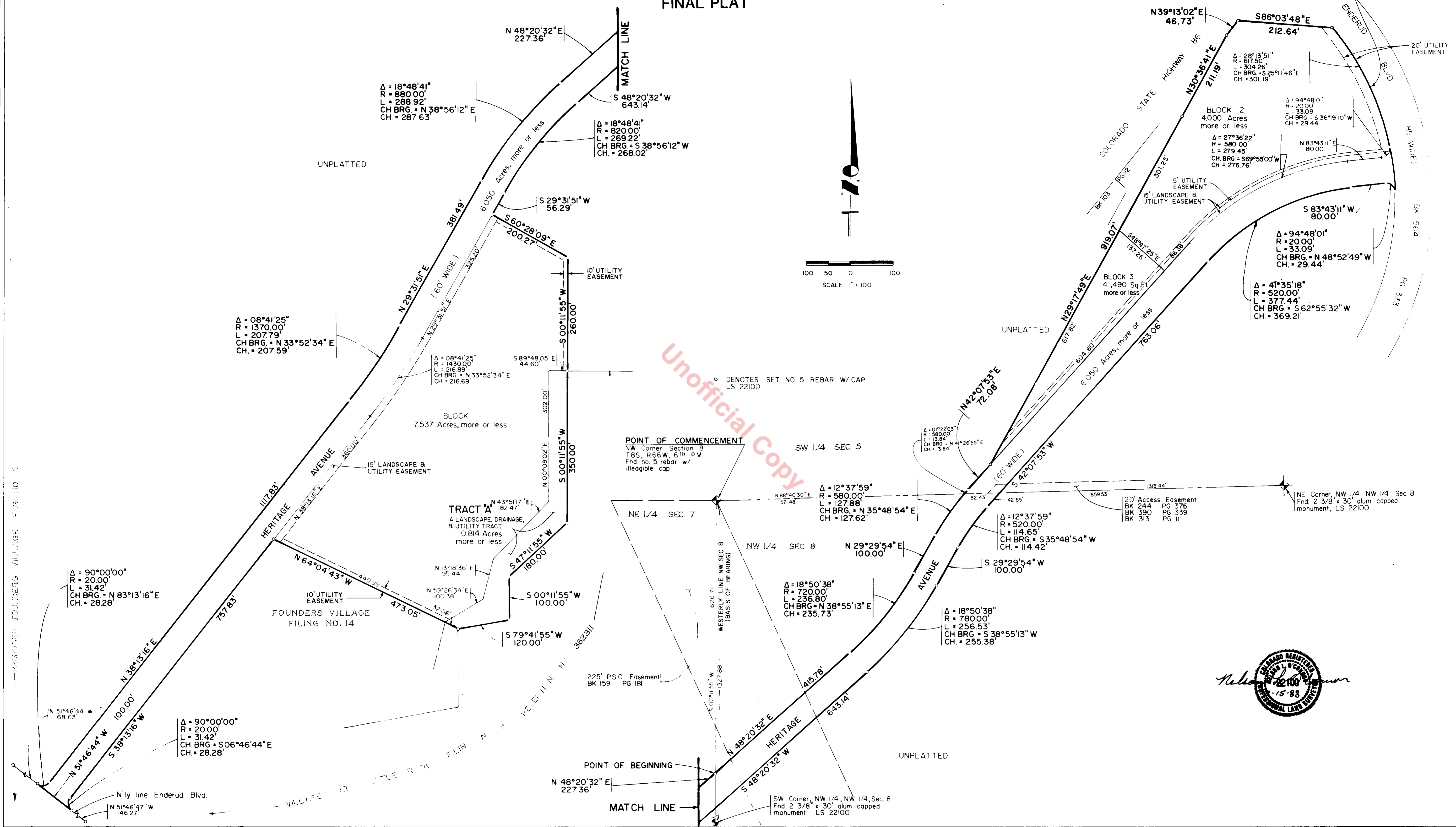
Date: 02/23/88

Name: FOUNDERS VILLAGE
10

MISCELLANEOUS COMMENTS:

FOUNDERS VILLAGE FILING NO. 10
IN THE SW 1/4, SECTION 5, THE E 1/2 SECTION 7 & NW 1/4 SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
FINAL PLAT

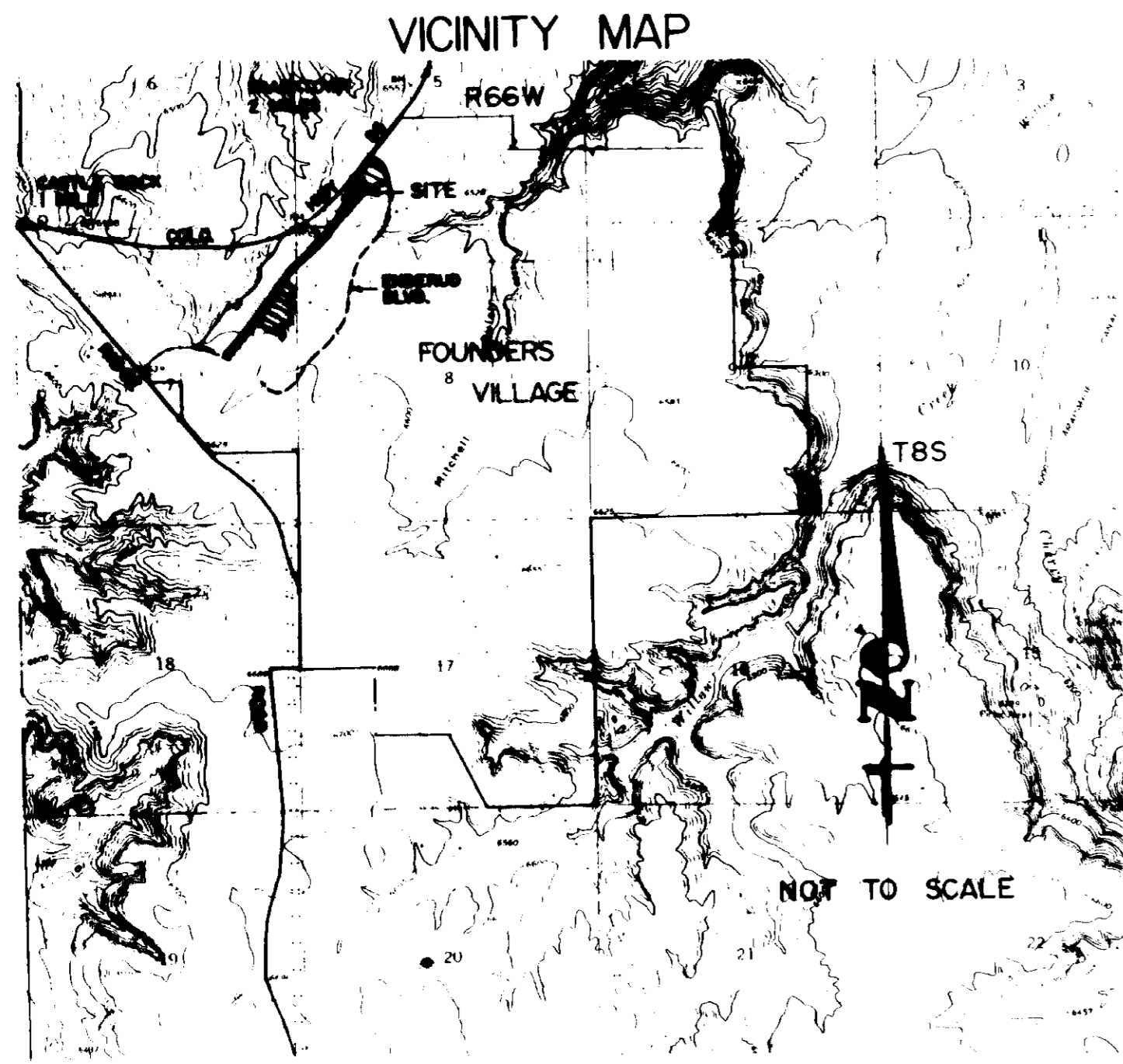
Δ = 37°49'53"
R = 617.50'
L = 407.72'
CH BRG = S20°23'45"E
CH = 400.36'



Unofficial Copy



FOUNDERS VILLAGE FILING NO. 10
IN THE SW 1/4 OF SECTION 5, THE E 1/2 OF SECTION 7 & NW 1/4 OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
FINAL PLAT



PROPERTY DESCRIPTION

A parcel of land in the Southwest Quarter of Section 5, the East Half of Section 7, and the Northwest Quarter of Section 8, all in Township 8 South, Range 66 West, of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows: COMMENCING at the northwest corner of said Section 8;

THENCE S00°11'55"W along the westerly line of said Northwest Quarter of Section 8 a distance of 626.71 feet to the POINT OF BEGINNING;

THENCE N48°20'32"E tangent with the following described curve a distance of 415.78 feet;

THENCE along the arc of a curve to the left having a central angle of 18°50'38", a radius of 720.00 feet, a chord bearing N38°55'13"E a distance of 235.73 feet, and an arc distance of 236.80 feet;

THENCE N29°29'54"E tangent with the last and following described curves a distance of 100.00 feet;

THENCE along the arc of a curve to the right having a central angle of 12°37'59", a radius of 580.00 feet, a chord bearing N35°48'54"E a distance of 127.62 feet, and an arc distance of 127.88 feet;

THENCE N42°07'53"E tangent with the last described curve a distance of 72.08 feet;

THENCE N29°17'49"E along the southeasterly line of a parcel of land described in Book 103 at Page 112 in the Douglas County Clerk and Recorder's Office a distance of 919.07 feet;

THENCE N30°36'41"E a distance of 211.19 feet;

THENCE N39°13'02"W along the southeasterly deed line of Colorado State Highway No. 86 a distance of 46.73 feet;

THENCE S86°03'48"E non-tangent with the following described curve a distance of 212.64 feet;

THENCE along the arc of a curve to the right tangent with the following described curve, having a central angle of 37°49'53", a radius of 617.50 feet, a chord bearing S20°23'45"W a distance of 400.36 feet, and an arc distance of 407.72 feet;

THENCE along the arc of a curve to the left having a central angle of 94°48'01", a radius of 20.00 feet, a chord bearing N48°52'49"W a distance of 29.44 feet, and an arc distance of 33.09 feet;

THENCE S83°43'11"W tangent with the last and following described curves a distance of 80.00 feet;

THENCE along the arc of a curve to the left having a central angle of 41°35'18", a radius of 520.00 feet, a chord bearing S62°55'32"W a distance of 369.21 feet, and an arc distance of 377.44 feet;

THENCE S42°07'53"W tangent with the last and following described curves a distance of 763.06 feet;

THENCE along the arc of a curve to the left having a central angle of 12°37'59", a radius of 520.00 feet, a chord bearing S35°48'54"W a distance of 114.42 feet, and an arc distance of 114.65 feet;

THENCE S29°29'54"W tangent with the last and following described curves a distance of 100.00 feet;

THENCE along the arc of a curve to the right having a central angle of 18°50'38", a radius of 780.00 feet, a chord bearing S38°55'13"W a distance of 255.38 feet, and an arc distance of 256.53 feet;

THENCE S48°20'32"W tangent with the last and following described curves a distance of 643.14 feet;

THENCE along the arc of a curve to the left having a central angle of 18°48'41", a radius of 820.00 feet, a chord bearing S38°56'12"W a distance of 268.02 feet, and an arc distance of 269.22 feet;

THENCE S29°31'51"W tangent with the last described curve a distance of 56.29 feet;

THENCE S60°28'09"E a distance of 200.27 feet;

THENCE S00°11'55"W along the prolongation of the westerly line of Villages at Castle Rock, Filing No. 3 recorded under Reception No. 362311, in said Douglas County Clerk and Recorder's Office a distance of 260.00 feet;

THENCE the following 4 (four) courses along said westerly line;

- 1) S00°11'55"W a distance of 350.00 feet;
- 2) THENCE S47°11'55"W a distance of 180.00 feet;
- 3) THENCE S00°11'55"W a distance of 100.00 feet;
- 4) THENCE S79°41'55"W a distance of 120.00 feet;

THENCE N64°04'43"W a distance of 473.05 feet;

THENCE S38°13'16"W tangent with the following described curve a distance of 757.83 feet;

THENCE along the arc of a curve to the left having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing S06°46'44"E a distance of 28.28 feet, and an arc distance of 31.42 feet;

THENCE N51°46'44"W tangent with the last and following described curves along the northerly line of Enderud Boulevard being the northerly line of proposed Founders Village Filing No. 5 to be recorded in said Douglas County Clerk and Recorder's Office a distance of 100.00 feet;

THENCE along the arc of a curve to the left having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing N83°13'16"E a distance of 28.28 feet, and an arc distance of 31.42 feet;

THENCE N38°13'16"E tangent with the last and following described curves a distance of 1117.83 feet;

THENCE along the arc of a curve to the left having a central angle of 8°41'25", a radius of 1370.00 feet, a chord bearing N33°52'34"E a distance of 207.59 feet, and an arc distance of 207.79 feet;

THENCE N29°31'51"E tangent with the last and following described curves a distance of 381.49 feet;

THENCE along the arc of a curve to the right having a central angle of 18°48'41", a radius of 880.00 feet, a chord bearing N38°56'12"E a distance of 287.63 feet, and an arc distance of 288.92 feet;

THENCE N48°20'32"E tangent with the last described curve a distance of 227.36 feet to the POINT OF BEGINNING.

CONTAINING 19.353 Acres, more or less.

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.

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three (3) 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 certification shown hereon.

NOTES

1) Bearings are based on the westerly line of the Northwest Quarter of the Northwest Quarter of Section 8, Township 8 South, Range 66 West, of the Sixth Principal Meridian being S00°11'55"W (State Plane Coordinate System, Colorado Central Zone).

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 have by these presents laid out, platted and subdivided the same into Blocks, as shown on this plat, under the name and style of Founders Village Filing No. 10. The undersigned hereby dedicate to the Town of Castle Rock the road shown hereon for road purposes, together with Tract A (a landscape, drainage and utility tract), and all utility and drainage easements, as shown hereon, 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 owners hereby also dedicate to the Town of Castle Rock Block 1 as 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 16th day of February, 1988.

Owner: Banyon Investments, Inc., a Colorado Corporation
 By: Joseph B. Sarbaum
 Owner: Locust Investments Inc., a Colorado Corporation
 By: Joseph B. Sarbaum
 Owner: Cypress Investments Inc., a Colorado Corporation
 By: Joseph B. Sarbaum
 Owner: Elm Investments Inc., a Colorado Corporation
 By: Joseph B. Sarbaum
 Owner: Palm Investments Inc., a Colorado Corporation
 By: Joseph B. Sarbaum

The foregoing dedication was acknowledged before me this 16th day of February, 1988, by Joseph Sarbaum, Assistant Vice-President of Banyon Investments Inc., Locust Investments Inc., Cypress Investments Inc., Elm Investments Inc., Palm Investments Inc., all Colorado Corporations.

County of Boulder, SS
 State of Colorado)

Witness my hand and seal. My Commission expires: 1-30-1990.

Marie E. Hensick
 Notary Public



SURVEYOR'S CERTIFICATE

I, Nelson L. O'Connor, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown hereon actually exist and this plat accurately represents said survey.

Nelson L. O'Connor
 Nelson L. O'Connor
 P.L.S. No. 22700
 For and on behalf of
 Merrick
 Job No: many
 Date: 2-16-88

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:50 A.M. on the 23rd day of February, 1988 in Book ---, Page ---, Map ---, Reception No. 9804066.

County Clerk and Recorder

By: Rita A. Crain
 Deputy

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.

TITLE CERTIFICATE

I, James B. Filburn, 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 herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed the 8th day of February, 1988.

James B. Filburn
 Attorney at Law

PLANNING COMMISSION REVIEW

This plat was reviewed by the Town of Castle Rock Planning Commission this 19th day of August, 1986.

By: Randy Johnson
 Planning Commission Chairman

VACATION CERTIFICATE

This plat hereby vacates any portion of existing Enderud Road that lies within platted blocks of this subdivision. Any portion of existing Enderud Road that lies within Heritage Avenue as delineated by this subdivision shall become Heritage Avenue.

Signed this 23rd day of February, 1988.

approved by the Board of Trustees on August 28, 1986.

TOWN OF CASTLE ROCK

Attest:

By: James J. Kennedy Mayor
Philip R. Brown Town Clerk

TOWN APPROVAL

This plat was approved for filing on 1-28-88, and the Town hereby accepts the dedication of Tract A, and all utility and landscape and drainage easements shown hereon and hereby accepts the dedication of the road shown hereon subject to the provisions in "Street Maintenance" set forth above, and acknowledges the rededication of any portion of existing Enderud Road that lies within Heritage Avenue.

Signed this 23rd day of February, 1988.

TOWN OF CASTLE ROCK

Attest:

By: James J. Kennedy Mayor
Philip R. Brown Town Clerk

SCALE
 1" = 100'

VILLAGES AT CASTLE ROCK DEVELOPMENT CORP.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

REGISTERED
 DRAWN
 CHECKED
 DATE

JGM
AB/IDL
JLB
 484-5851
 12/2/86

MERRICK

FINAL PLAT
 FOUNDERS VILLAGE
 FILING NO. 10