

# FOUNDERS VILLAGE FILING NO. 11

A REPLAT OF A PORTION OF TRACT A, OF VILLAGES AT CASTLE ROCK FILING NO.1 AND  
A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
FINAL PLAT

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS BEING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8 BEING N88°41'11"E.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, THENCE S21°58'37"W A DISTANCE OF 1445.30 FEET TO THE POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MITCHELL BOULEVARD AS PLATTED IN VILLAGES AT CASTLE ROCK FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE N84°53'07"E ALONG THE SOUTHERLY LINE OF SAID MITCHELL BOULEVARD A DISTANCE OF 236.81 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°57'45"W HAVING A CENTRAL ANGLE OF 35°27'30", A RADIUS OF 642.50 FEET AND A LENGTH OF 397.62 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPOSED WAGONWHEEL TRAIL THE FOLLOWING 4 COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°04'32", A RADIUS OF 15.00 FEET, A LENGTH OF 22.53 FEET TO A POINT OF TANGENT;
2. N64°20'43"E A DISTANCE OF 112.04 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°52'28", A RADIUS OF 345.00 FEET, A LENGTH OF 246.12 FEET TO A POINT OF TANGENT;
4. N23°28'16"E ALONG THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF WAGONWHEEL TRAIL AS PLATTED IN SAID VILLAGES AT CASTLE ROCK FILING NO. 1 A DISTANCE OF 43.38 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8;

THENCE N88°49'50"E AND ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 66.01 FEET TO THE EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID WAGONWHEEL TRAIL; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED WAGONWHEEL TRAIL THE FOLLOWING 4 COURSES:

1. S23°28'16"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE EXTENDED OF SAID WAGONWHEEL TRAIL A DISTANCE OF 70.91 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 40°52'28", A RADIUS OF 405.00 FEET, A LENGTH OF 288.92 FEET TO A POINT OF TANGENT;
3. S64°20'43"W A DISTANCE OF 112.04 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 86°04'32", A RADIUS OF 15.00 FEET, A LENGTH OF 22.53 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 2 COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 21°39'51", A RADIUS OF 642.50 FEET, A LENGTH OF 242.94 FEET TO A POINT OF TANGENT;
2. S0°03'58"E A DISTANCE OF 297.74 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE N89°56'02"E A DISTANCE OF 72.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE N89°56'02"E A DISTANCE OF 39.00 FEET; THENCE N89°56'02"E A DISTANCE OF 75.00 FEET; THENCE S00°03'58"E A DISTANCE OF 210.00 FEET; THENCE S89°56'02"W A DISTANCE OF 119.00 FEET; THENCE N00°03'58"W A DISTANCE OF 159.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT; THENCE S89°56'02"W A DISTANCE OF 72.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT ON THE EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 3 COURSES:

1. S00°03'58"E A DISTANCE OF 604.84 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 59°22'48", A RADIUS OF 532.50 FEET AND A LENGTH OF 551.87 FEET TO A POINT OF TANGENT;
3. S59°26'46"E A DISTANCE OF 288.70 FEET;

THENCE S30°33'14"W A DISTANCE OF 85.00 FEET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PROPOSED MIKELSON BOULEVARD THE FOLLOWING 4 COURSES:

1. N59°26'46"W A DISTANCE OF 288.70 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 59°22'48", A RADIUS OF 617.50 FEET, AND A LENGTH OF 639.96 FEET TO A POINT OF TANGENT;
3. N00°03'58"W A DISTANCE OF 992.58 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 93°00'55", A RADIUS OF 557.50 FEET, AND A LENGTH OF 905.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MITCHELL BOULEVARD;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MITCHELL BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°04'53"W, HAVING A DELTA OF 02°02'00", A RADIUS OF 1843.39 FEET, AND A LENGTH OF 65.42 FEET TO THE POINT OF BEGINNING, CONTAINING 6.554 ACRES.

## CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS 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, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDER'S VILLAGE FILING NO. 11 THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ROADS SHOWN HEREON FOR ROAD PURPOSES AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE 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.

THE UNDERSIGNED DEDICATES TO THE TOWN OF CASTLE ROCK THE RIGHT OF INGRESS AND EGRESS, AND ALL NECESSARY INCIDENTAL RIGHTS THERETO OVER AND ACROSS THE PRIVATE ALLEYS, AS THE SAME ARE DESIGNATED AND SHOWN HEREON AS "ACCESS AND UTILITY EASEMENTS", FOR THE PURPOSE OF PROVIDING MEDICAL SERVICES, POLICE AND FIRE PROTECTION TO THE PRIVATE IMPROVEMENTS ON THE LANDS DESCRIBED HEREON.

THE UNDERSIGNED FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK A "SIDEWALK AND SIGN EASEMENT" AS THE SAME IS DESIGNATED AND SHOWN HEREON FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS, AND ESTABLISHMENT AND MAINTENANCE OF MUNICIPAL TRAFFIC CONTROL, DIRECTIONAL AND STREET SIGNAGE.

EXECUTED THIS 27th DAY OF January, 1987.

## OWNER

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

BY: Paul W. Meyer

COUNTY OF Arapahoe )  
) S.S.

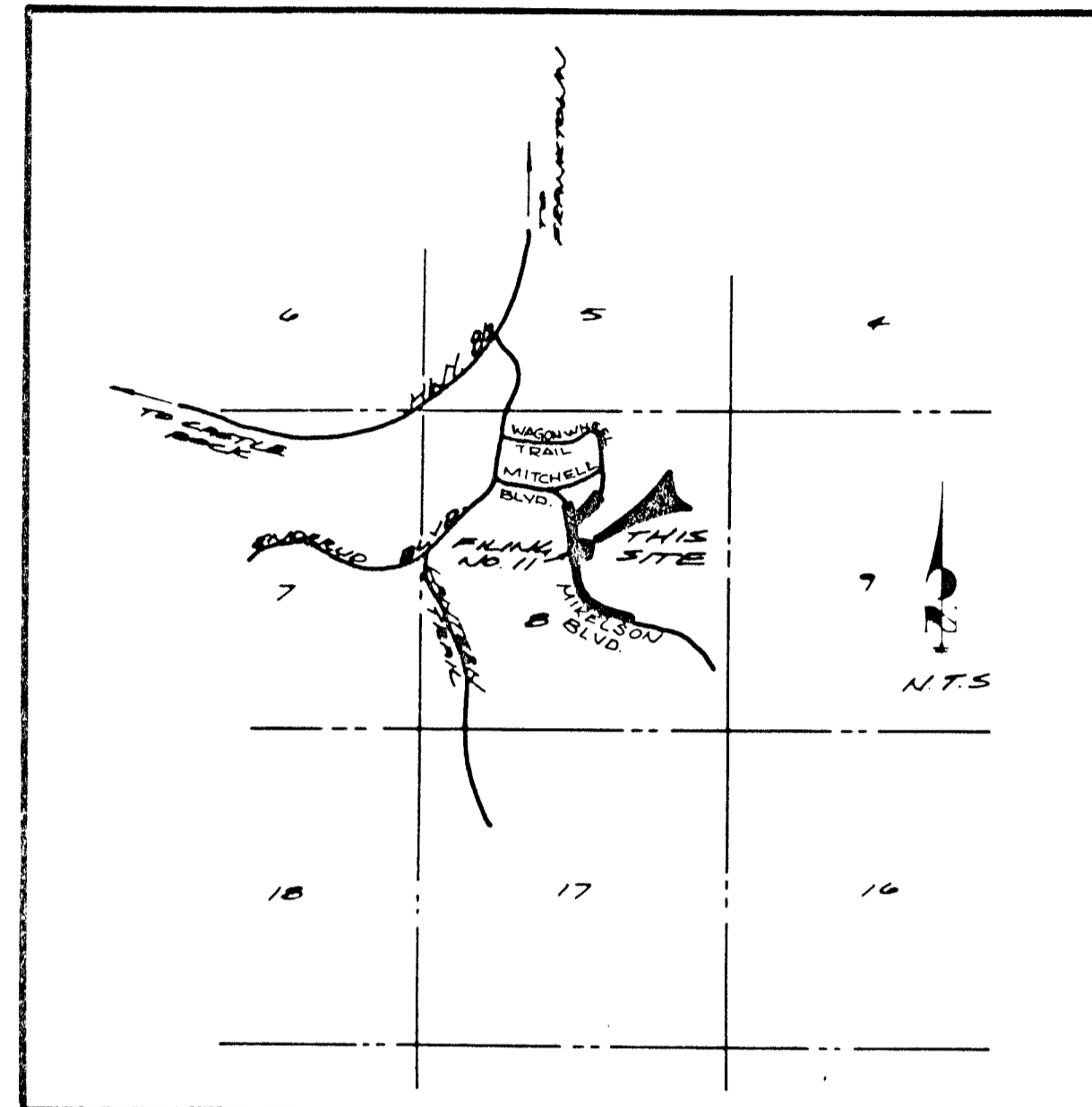
STATE OF COLORADO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, A.D., 1987, BY Gene W. Myers AS President OF CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: My Commission expires July 23, 1990

William J. Meyer  
NOTARY PUBLIC



VICINITY MAP

## WATER RIGHTS DEDICATION

THE UNDERSIGNED, DAVID H. FEINBERG, HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK THE RIGHT TO MAKE USE OF UP TO 1.5 ACRE FEET ANNUALLY OF NON-TRIBUTARY UNDERGROUND WATER UNDERLYING THE LAND DESCRIBED HEREON.

DAVID H. FEINBERG

BY: Joseph Berenbaum  
JOSEPH BERENBAUM  
ATTORNEY IN FACT FOR  
DAVID H. FEINBERG

STATE OF COLORADO )  
) S.S.  
COUNTY OF Arapahoe )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, A.D., 1987, BY Joseph Berenbaum Attorney in Fact for David H. Feinberg.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: My Commission expires July 23, 1990

William J. Meyer  
NOTARY PUBLIC  
ADDRESS 177 So. 11th Ave Denver CO 80202



## GENERAL NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8 BEING N88°41'11"E.
2. BENCHMARK: USGS BRASS CAP IN CONCRETE ON RIDGE ROAD JUST SOUTH OF COLORADO STATE HIGHWAY NO. 86. NUMBER TT12A, 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, AND FOR DRAINAGE.

## 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 BEEN ISSUED TO THAT EFFECT.

## SURVEYOR'S CERTIFICATE

I, PAUL J. HUSSONG, 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 THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Paul J. Hussong  
PAUL J. HUSSONG, REGISTERED LAND SURVEYOR  
COLORADO NO. 23044  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.



## TITLE CERTIFICATE

I, \_\_\_\_\_, 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 HEREIN AND THAT IN MY OPINION, TITLE TO THE ABOVE-DESCRIBED REAL PROPERTY IS IN THE ABOVE-REFERRED TO DEDICATORS.

SIGNED THIS 28th DAY OF January, 19 87.

Paul J. Hussong  
ATTORNEY AT LAW

## PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 2nd DAY OF Sept, 19 86.

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 ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS, AND SIDEWALK AND SIGNAGE EASEMENTS SHOWN HEREON.

SIGNED THIS 11th DAY OF September, 1986.

TOWN OF CASTLE ROCK

BY: Steve Johnson 1-28-87  
MAYOR

ATTEST: BY: Phyllis L. Brand Deputy 1-28-87  
TOWN CLERK

## CLERK & RECORDER'S CERTIFICATE

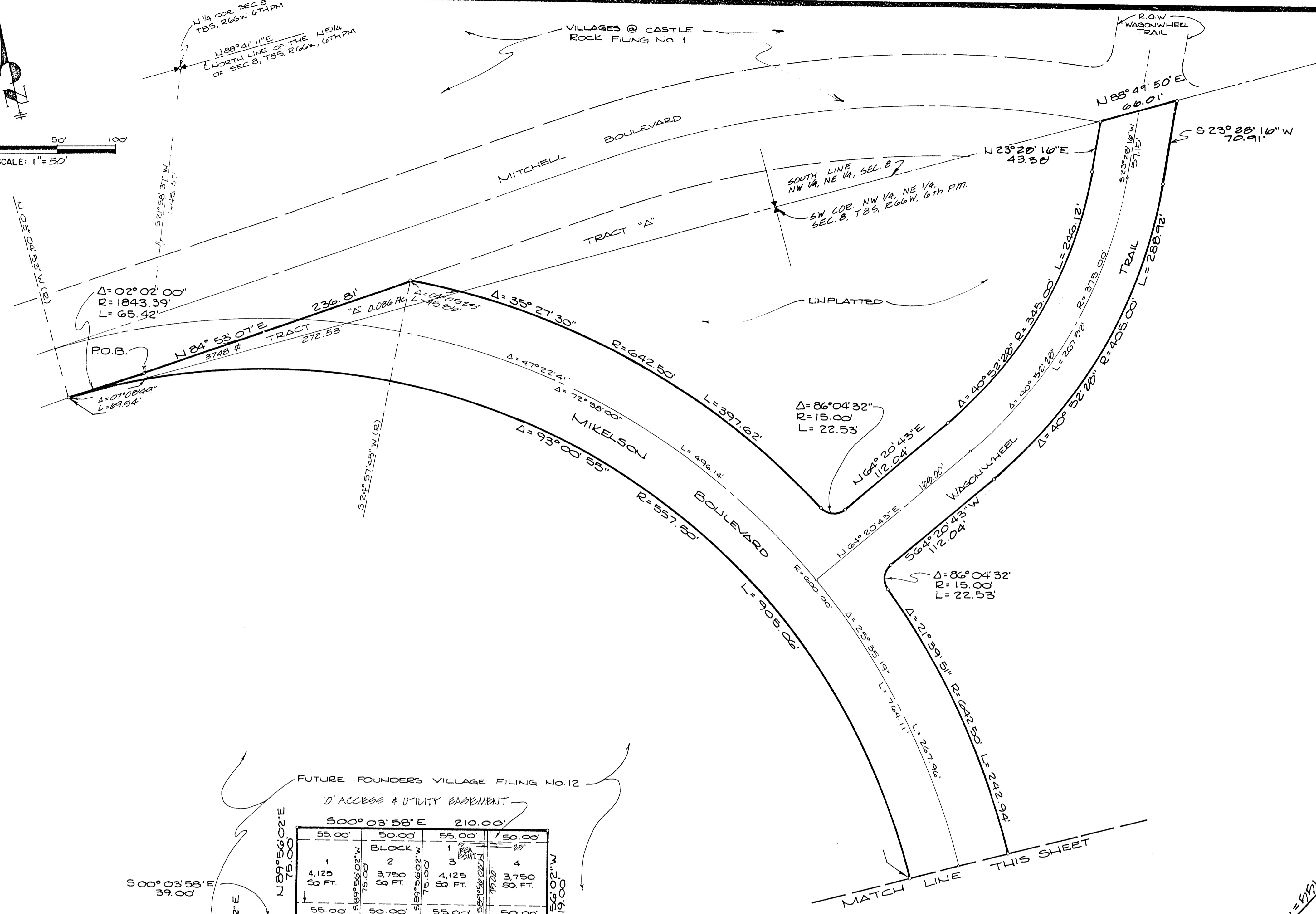
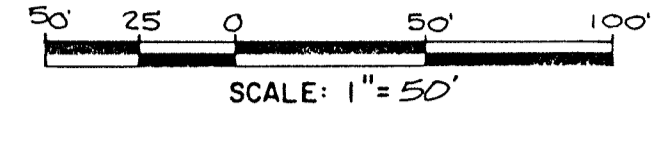
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:00 P.M. ON THE 28th DAY OF January, 19 87, IN BOOK \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NUMBER 1870294.

COUNTY CLERK AND RECORDER

BY: Louis J. Thompson Deputy

FOUNDERS VILLAGE FILING NO. 11  
JOB NO. 2304  
SHEET 1 OF 2

**JR** JR ENGINEERING, LTD.  
6857 So. Spruce Street  
Englewood, Colorado 80112  
(303) 740-9393



FUTURE FOUNDERS VILLAGE FILING NO. 12

10' ACCESS & UTILITY BASEMENT

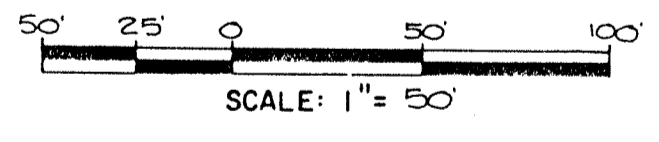
BLOCK 1			
1	2	3	4
4,125 FT.	3,750 FT.	4,125 FT.	3,750 FT.
75.00'	75.00'	75.00'	75.00'

QUICKSILVER AVENUE  
N 00° 03' 58" W 249.00'

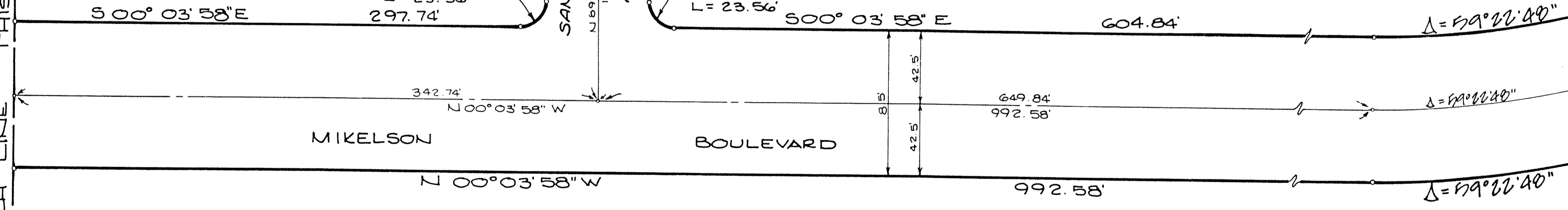
SANDPIPER AVE.  
N 89° 56' 02" E 75.00'

N 00° 03' 58" W 159.00'

N 00° 03' 58" E 604.84'



MATCH LINE THIS SHEET



MATCH LINE THIS SHEET

**JR** JR ENGINEERING, LTD.  
6857 So. Spruce Street  
Englewood, Colorado 80112  
(303) 740-9393

ENGINEERING/PLANNING/SURVEYING

FOUNDERS VILLAGE  
FILING NO. 12  
SHEET 2 OF 2  
JOB# 2344