

PLAT IDENTIFICATION SHEET

Reception #: 8702938

Number of pages: 3

Date: 01/28/87

Name: FOUNDERS VILLAGE
12

MISCELLANEOUS COMMENTS:

FOUNDERS VILLAGE FILING NO. 12

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 IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 BEARING N88°48'11"E;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8; THENCE S14°54'46"E A DISTANCE OF 1,373.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N23°28'16"E AND ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL A DISTANCE OF 7.18 FEET; THENCE S66°33'35"E A DISTANCE OF 77.59 FEET; THENCE S58°29'58"E A DISTANCE OF 138.31 FEET; THENCE S66°33'35"E A DISTANCE OF 553.49 FEET; THENCE S02°37'59"E A DISTANCE OF 133.59 FEET; THENCE S17°55'10"W A DISTANCE OF 420.37 FEET; THENCE S30°12'32"E A DISTANCE OF 337.19 FEET; THENCE S29°37'42"W A DISTANCE OF 303.94 FEET; THENCE S13°25'09"W A DISTANCE OF 769.28 FEET; THENCE S27°26'50"W A DISTANCE OF 112.78 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BLVD; THENCE N59°26'46"W AND ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BLVD. A DISTANCE OF 163.82 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FOUNDERS VILLAGE FILING 11; THENCE NORTHERLY AND ALONG SAID EASTERLY BOUNDARY OF FOUNDERS VILLAGE FILING 11 THE FOLLOWING 21 COURSES:

- N59°26'46"W A DISTANCE OF 288.70 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 59°22'48", A RADIUS OF 532.50 FEET, A DISTANCE OF 551.87 FEET TO A POINT OF TANGENT;
- N00°03'58"W A DISTANCE OF 604.84 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
- N89°56'02"E A DISTANCE OF 72.00 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
- S00°03'58"E A DISTANCE OF 159.00;
- N89°56'02"E A DISTANCE OF 119.00 FEET;
- N00°03'58"W A DISTANCE OF 210.00 FEET;
- S89°56'02"W A DISTANCE OF 75.00 FEET;
- N00°03'58"W A DISTANCE OF 39.00 FEET;
- S89°56'02"W A DISTANCE OF 44.00 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°56'02"W HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
- S89°56'02"W A DISTANCE OF 72.00 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET TO A POINT OF TANGENT;
- N00°03'58"W A DISTANCE OF 297.74 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°39'51", A RADIUS OF 642.50 FEET, A DISTANCE OF 242.94 FEET TO A POINT OF REVERSE CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 86°04'32", A RADIUS OF 15.00 FEET, A DISTANCE OF 22.54 FEET TO A POINT OF TANGENT;
- N64°20'43"E A DISTANCE OF 112.04 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°52'28", A RADIUS OF 405.00 FEET, A DISTANCE OF 288.92 FEET TO A POINT OF TANGENT;
- N23°28'16"E A DISTANCE OF 70.91 FEET TO THE POINT OF BEGINNING, CONTAINING 38.314 ACRES.

OWNER

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

BY: *Dennis W. Morgan*

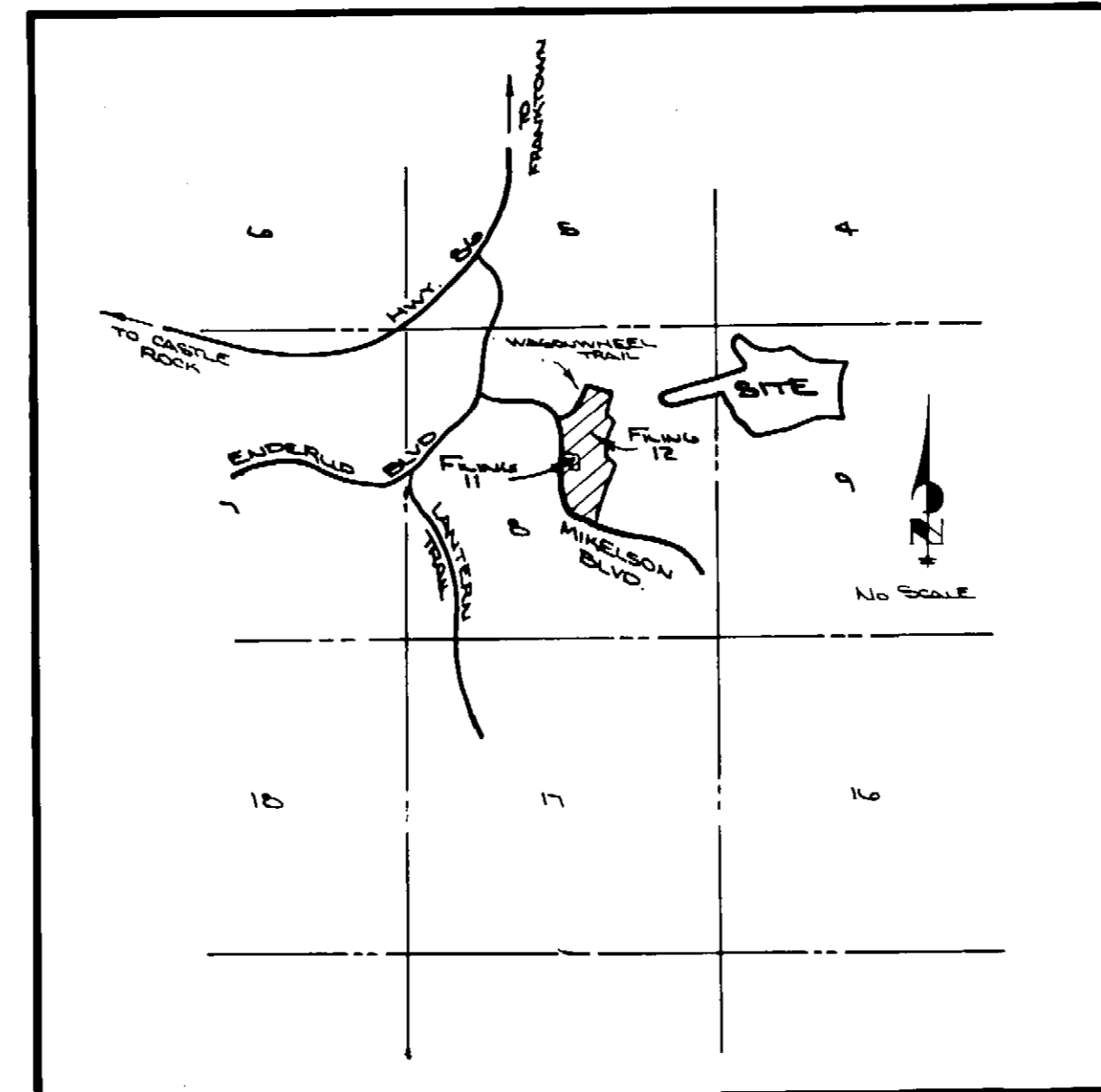
COUNTY OF Arapahoe)
STATE OF COLORADO)

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: July 23, 1988

Dennis W. Morgan
NOTARY PUBLIC



VICINITY MAP

VACATION CERTIFICATE

THAT PART OF MITCHELL BOULEVARD RIGHT-OF-WAY AS PLATTED IN VILLAGES AT CASTLE ROCK FILING NO. 1, LOCATED WITHIN FOUNDERS VILLAGE FILING NO. 12 IS HEREBY VACATED.

SIGNED THIS 28th DAY OF January, 1987.

TOWN OF CASTLE ROCK

BY: *Joseph J. Fenwick*
MAYOR

ATTEST: BY: *Phyllis L. Brown Deputy*
TOWN CLERK

WATER RIGHTS DEDICATION

THE UNDERSIGNED, DAVID H. FEINBERG, HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK THE RIGHT TO MAKE USE OF UP TO 63.3 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

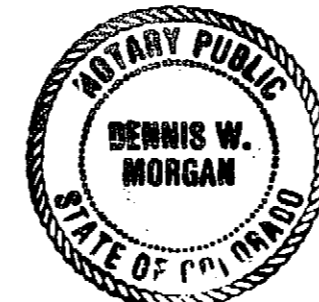
STATE OF COLORADO)
COUNTY OF Arapahoe)

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: July 23, 1988

Dennis W. Morgan
NOTARY PUBLIC
ADDRESS: 2177 So. William
Denver, Co. 80216



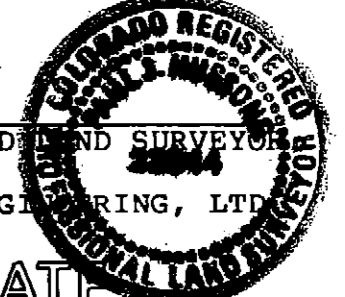
STREET MAINTENANCE

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, James B. Falkstedt, 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, 1987.

James B. Falkstedt #471
ATTORNEY AT LAW

PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 12th DAY OF October, 1986.

Ray Reagan
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 TRACTS A AND B, THE UTILITY EASEMENTS, AND SIDEWALK AND SIGNAGE EASEMENTS SHOWN HEREON.

SIGNED THIS 29th DAY OF October, 1986.

TOWN OF CASTLE ROCK

BY: *Joseph J. Fenwick 1-28-87*
MAYOR

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

CLERK & RECORDER'S CERTIFICATE

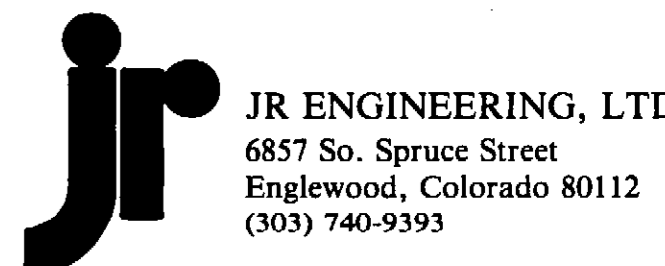
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:05 P.M. ON THE 28th DAY OF JANUARY, 1987, IN BOOK _____, MAP _____, RECEPTION NUMBER 18702938.

COUNTY CLERK AND RECORDER

BY: *Louise J. Thompson Deputy*

FOUNDERS VILLAGE FILING NO. 12
JOB NO. 23044
SHEET 1 OF 3

FINAL PLAT



ENGINEERING/PLANNING/SURVEYING

CERTIFICATE OF DEDICATION & OWNERSHIP

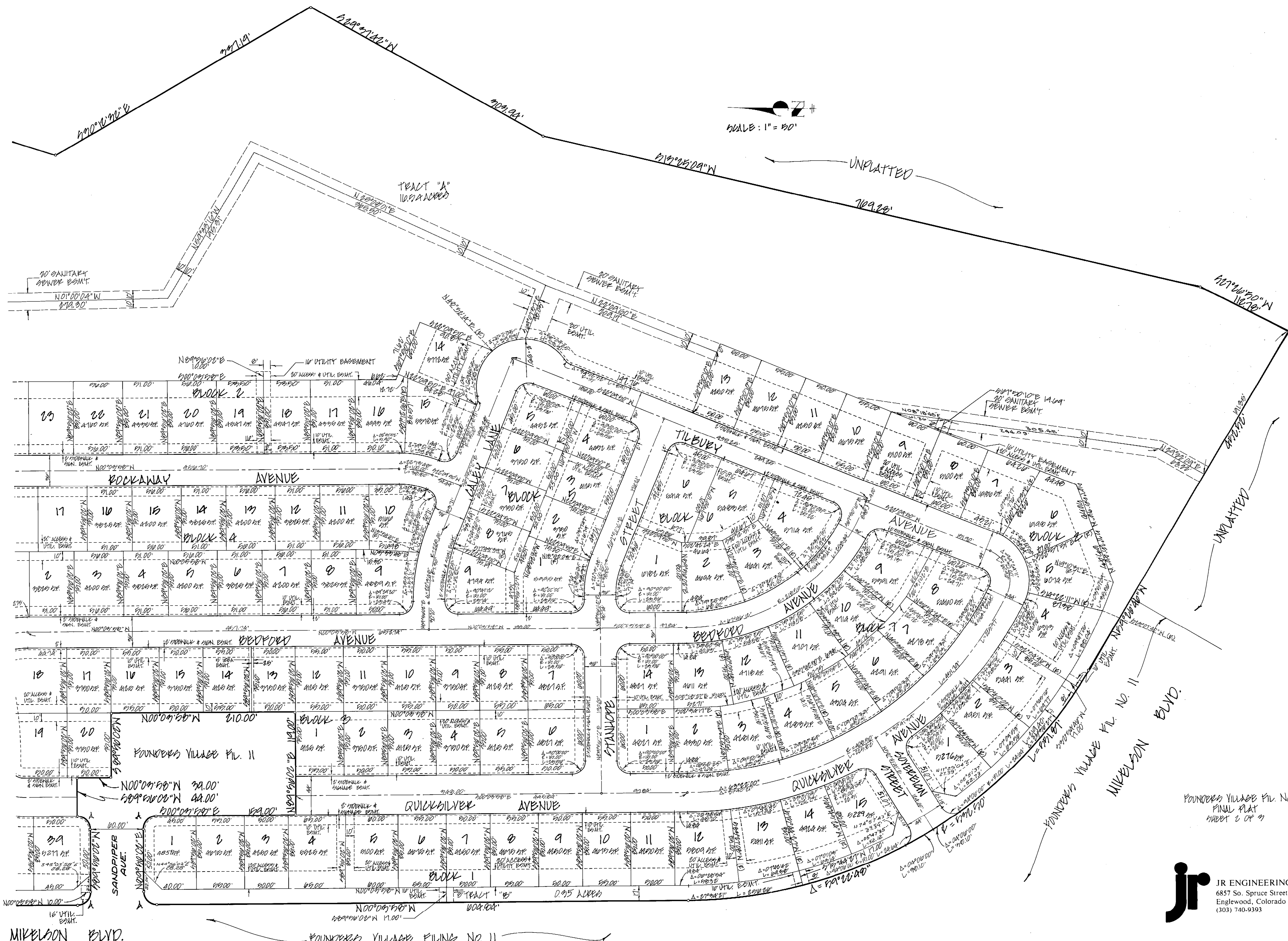
KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDER'S VILLAGE FILING NO. 12 THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL ROADS SHOWN HEREON FOR ROAD PURPOSES, TRACTS A AND B, 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.

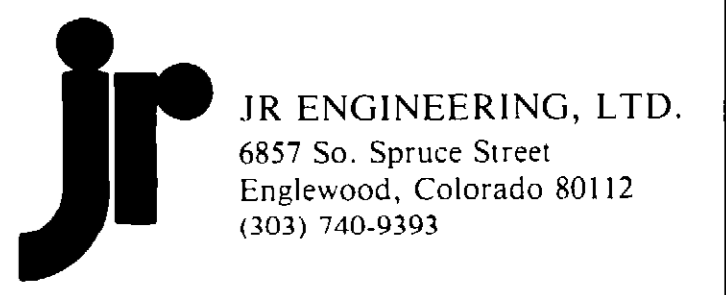
EXECUTED THIS 27th DAY OF January, 1987.



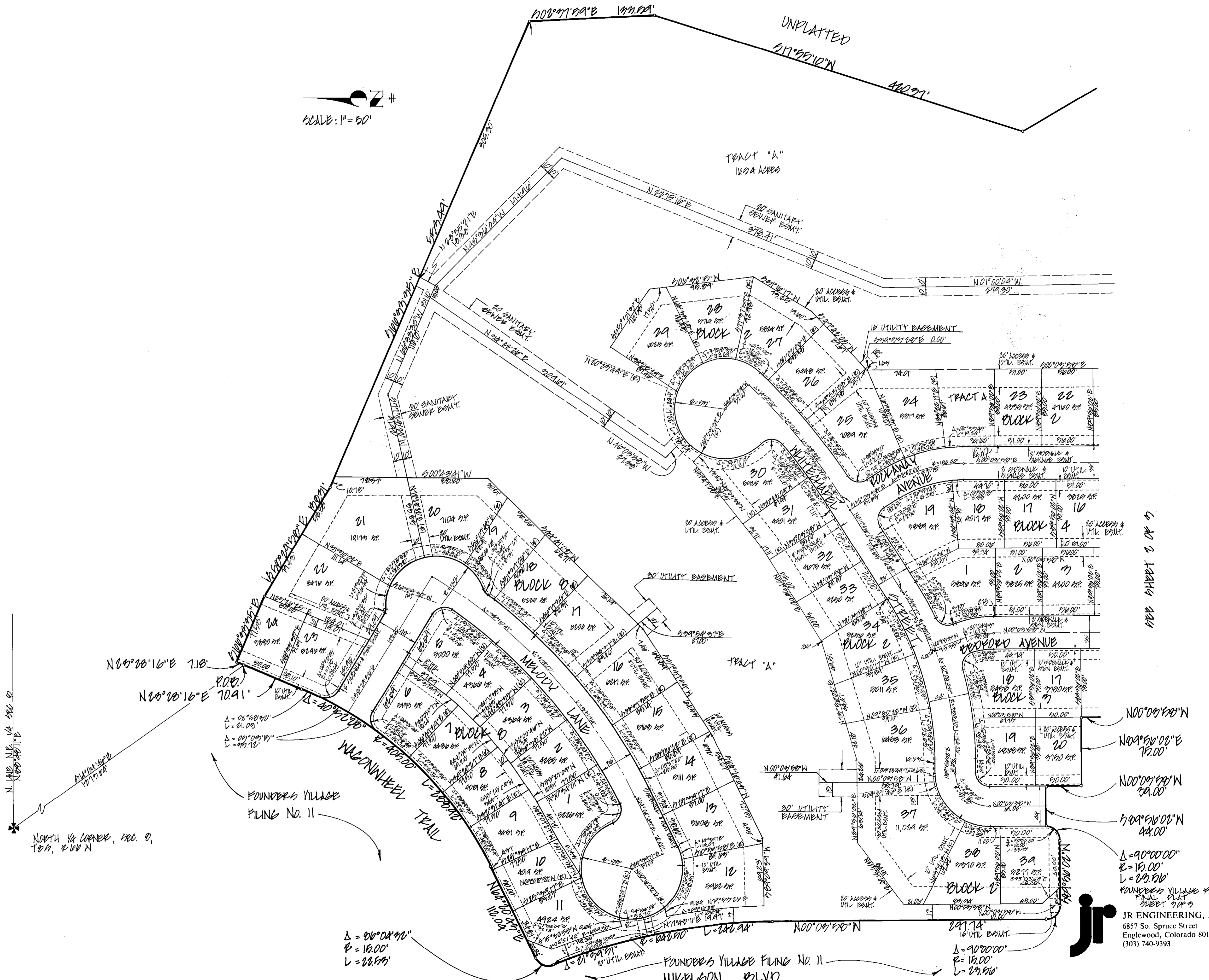
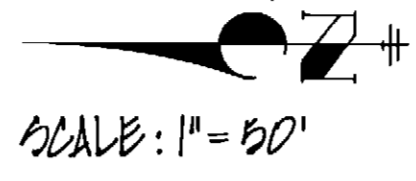
SEE SHEET 3 OF 3

CURVE INFORMATION:
 $A = \Delta = 90^{\circ}00'00''$
 $R = 18.00'$
 $L = 66.910'$

FOUNDER'S VILLAGE PL. NO. 12
 FINAL PLAT
 SHEET 2 OF 3



ENGINEERING/PLANNING/SURVEYING



N 00°00'16"E 71.8'
N 00°00'16"E 70.91'
R.O.D.
N 00°00'16"E 71.8'
N 00°00'16"E 70.91'
N 00°00'16"E 71.8'
N 00°00'16"E 70.91'

FOUNDER'S VILLAGE
PILING NO. 11

$\Delta = 00^{\circ}04'40''$
 $R = 18.00'$
 $L = 88.64'$

FOUNDER'S VILLAGE PILING NO. 11
MILKELSON BLVD.

$\Delta = 90^{\circ}00'00''$
 $R = 18.00'$
 $L = 89.91'$

N 00°00'00"N
N 09°50'00"E 72.00'
N 00°00'00"N 54.00'
N 00°00'00"N 44.00'

$\Delta = 90^{\circ}00'00''$
 $R = 18.00'$
 $L = 89.91'$
FOUNDER'S VILLAGE PL. 12
FINAL PLAT
SHEET 7 OF 9

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

