

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9553228

**DATE:**

11-9-95

**TIME:**

16:14

**FEE: \$**

20

( 2 Pages)

**GRANTOR:**

(OWNER/SIGNER)

Douglas Valley Enterprises

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

FOUNDERS VILLAGE #14 AMEND 1

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

7-8-66

**FINAL PLAT**  
**FOUNDER'S VILLAGE FILING NO. 14, AMENDMENT NO. 1**  
 A REPLAT OF BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14  
 PART OF THE E 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14, AS RECORDED UNDER RECEPTION NO. 8800925 IN THE DOUGLAS COUNTY RECORDS;

CONTAINING 9.4045 ACRES.

**CERTIFICATE OF DEDICATION AND 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, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE FOUNDERS VILLAGE FILING NO. 14, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING MEYERS COURT AND CAMPDEN COURT, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC OPEN SPACE, THE TRACTS AS SHOWN ON SAID PLAT, THESE BEING TRACTS "B", "C", "D" AND "E". THE UNDERSIGNED HEREBY FURTHER DEDICATE TRACT "B" AS A DRAINAGE AND UTILITY EASEMENT, TRACTS "C", "D" AND "E" AS UTILITY EASEMENTS AND ALL UTILITY EASEMENTS OWNED BY THE UNDERSIGNED 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 24<sup>th</sup> DAY OF October, 1995

DOUGLAS VALLEY ENTERPRISES, INC., A COLORADO CORPORATION

Stanley D. Mikelson  
 STANLEY D. MIKELSON, PRESIDENT

VILLAGES AT CASTLE ROCK METRO DISTRICT #1

Deborah S. Minde  
 Villages at Castle Rock Metro Dist #1  
 OF \_\_\_\_\_ A.D., 19\_\_\_\_ BY Deborah S. Minde

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF October, A.D., 1995 BY STANLEY D. MIKELSON AS PRESIDENT OF DOUGLAS VALLEY ENTERPRISES, INC., A COLORADO CORPORATION. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: May 1, 1998

Dalene J. Barber  
 NOTARY PUBLIC

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF October, A.D., 1995 BY Deborah S. Minde AS Dist. 1 Director OF VILLAGES AT CASTLE ROCK METRO DISTRICT #1.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: May 1, 1998

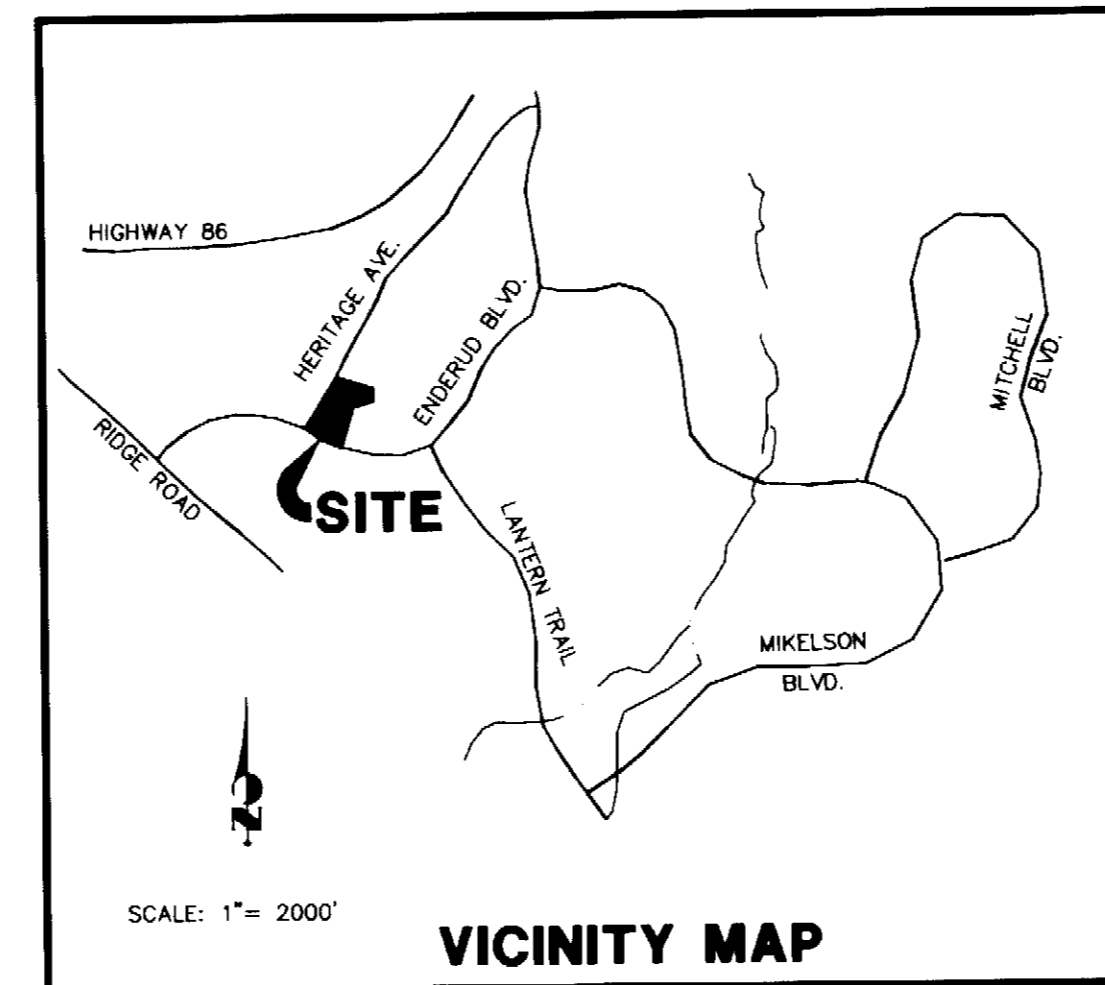
Dalene J. Barber  
 NOTARY PUBLIC

COUNTY OF DOUGLAS )  
 STATE OF COLORADO )

**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.

OWNER/SUBDIVIDER DOUGLAS VALLEY ENTERPRISES 512 WILCOX STREET CASTLE ROCK COLORADO 80104 CONTACT: STAN MIKELSON	OWNER/SUBDIVIDER VILLAGES AT CASTLE ROCK METRO DIST. #1 102 INVERNESS TERRACE, SUITE 202 ENGLEWOOD, COLORADO 80112 CONTACT: CIMARRON CONSULTANTS, INC. KARL KASCH
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**GENERAL NOTES**

- BASIS OF BEARINGS: SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING MONUMENTED AT THE CENTER OF SAID SECTION 7, BY A NO. 4 REBAR WITH CAP, LS #6935 AND AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 7, BY A 3 1/4" ALUMINUM CAP STAMPED "JR ENG LS 13258" WITH THE LINE BETWEEN BEING CONSIDERED TO BEAR S88°47'32"W.
- ALL EASEMENTS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES FOR THE USES OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES, UNLESS NOTED OTHERWISE.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE ENDERUD WATER SUPPLY AGREEMENT, RECORDED ON JUNE 25, 1990 AT RECEPTION NO. 9015319, AND ACCORDINGLY 30 SFE (PLUS ANY IRRIGATION TAPS) IS DEBITED FROM THE WATER BANK.
- TRACT "B" WILL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF CASTLE ROCK. TRACTS "C", "D", AND "E" WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR OPEN SPACE AND UTILITY, DRAINAGE AND ACCESS EASEMENTS. TRACTS "C", "D" AND "E" WILL BE MAINTAINED BY THE VILLAGES AT CASTLE ROCK METRO DISTRICT.
- THE SYMBOL DENOTES A NO. 5 REBAR 24 INCHES IN LENGTH WITH CAP, MARKED "JR ENG 13258" UNLESS OTHERWISE NOTED ON PLAT. MONUMENTS SO DESCRIBED WERE SET BY THIS SURVEY.
- TEN FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, MAIL BOXES, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE-DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THE CROSS AT SUBSTANTIALLY RIGHT ANGLES.
- ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, FIBER OPTICS, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE, EXCEPT FOR EXCLUSIVE GAS EASEMENTS.
- NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS FIVE (5') FEET IN WIDTH ARE HEREBY GRANTED ALONG EACH SIDE LOT LINE NOT ADJACENT TO A STREET, ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO (2') FOOT ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE (3') FEET BELOW TOP OF FOUNDATION AND AT A ONE TO ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT FROM THE FOUNDATION WALL), FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF OR ACCESS TO SAID EASEMENT. ANY FENCE, LANDSCAPING, OR OTHER IMPROVEMENT THAT OBSTRUCTS THE OPERATION OF OR ACCESS TO SAID EASEMENT MAY BE REMOVED BY GRANTEE WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.

**SITE DATA**

TOTAL ACREAGE	9.4045 ACRES
TOTAL NO. OF RESIDENTIAL LOTS	28
TOTAL ACREAGE OF RESIDENTIAL LOTS	5.4626 ACRES
TOTAL ACREAGE OF PUBLIC STREETS	1.3424 ACRES
TOTAL ACREAGE OF PUBLIC LAND DEDICATION (TRACTS B-E)	0.8890 ACRES
TOTAL ACREAGE OF LOT 1, BLOCK 2	1.7105 ACRES

**SURVEYOR'S CERTIFICATE**

I, ELDON R. STRONG, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

Eldon R. Strong 10/19/95  
 ELDON R. STRONG, P.L.S.  
 COLORADO NO. 13258  
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.

**TITLE CERTIFICATE**

Beth Miller BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 25<sup>th</sup> DAY OF October, 1995

Beth Miller AUTHORIZED REPRESENTATIVE  
Land Title Guarantee TITLE INSURANCE COMPANY

**PLANNING COMMISSION APPROVAL**

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 28 DAY OF AUGUST, A.D., 1995.

Deborah S. Minde CHAIRMAN DATE 11/08/95  
Sally Mikelson DATE 11/8/95

**TOWN COUNCIL APPROVAL**

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14<sup>th</sup> DAY OF SEPTEMBER, A.D., 1995.

Walter Sullivan DATE 11/9/95  
Sally Mikelson DATE 11/9/95

**RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 9<sup>th</sup> DAY OF November, 1995 AT 4:14 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NO. 4553228

Wanda W. Bailey  
 DOUGLAS COUNTY CLERK AND RECORDER

**SHEET INDEX**

SHEET 1 COVER SHEET  
 SHEET 2 FINAL PLAT

FINAL PLAT  
 FOUNDER'S VILLAGE FILING NO. 14  
 AMENDMENT NO. 1  
 JOB NO. 2711.09  
 02/03/95 (REV: 9/02/95)  
 (REV: 10/18/95)  
 SHEET 1 OF 2

**JR Engineering, Ltd.**  
 6110 Greenwood Plaza Blvd.  
 Englewood, Colorado 80111  
 Tel. (303) 740-9393  
 FAX (303) 721-9019

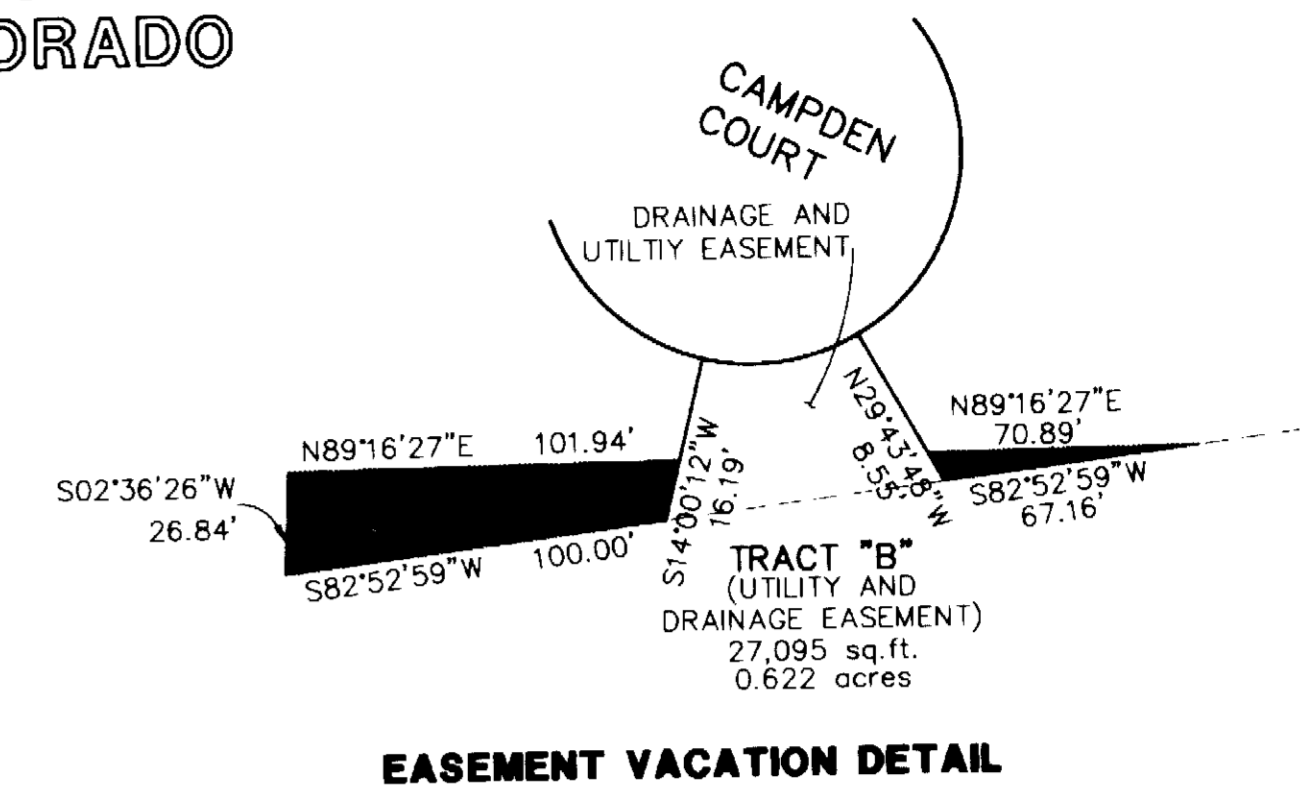
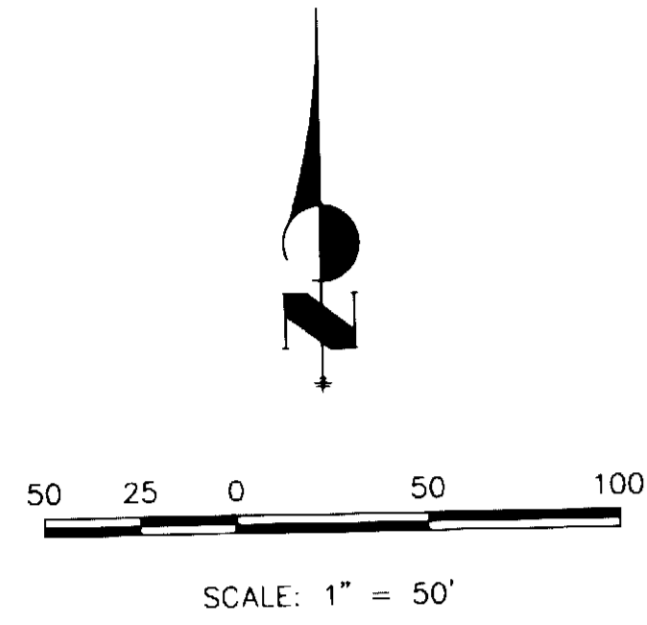
ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=1, DATE 10/18/95, TIME 16:19, FILE X:\271109\ACAD\2711PFCV.DWG

# FINAL PLAT

## FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 1

A REPLAT OF BLOCK 1 AND BLOCK 2, FOUNDERS VILLAGE FILING NO. 14  
PART OF THE E 1/2 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LINE	DIRECTION	DISTANCE
L1	S03°18'02"E	15.47'
L2	N79°51'42"E	14.89'
L3	S51°46'44"E	11.27'
L4	S51°46'44"E	1.17'
L5	S03°18'02"E	14.77'
L6	N44°43'09"E	5.06'
L7	S02°36'26"W	4.73'
L8	N74°14'53"E	16.61'
L9	S08°16'33"E	13.17'
L10	N51°46'44"W	25.03'
L11	S51°46'44"E	9.79'
L12	S51°46'44"E	13.27'
L13	S64°04'43"E	6.51'
L14	S64°04'43"E	6.51'
L15	S64°04'43"E	15.35'

CURVE	LENGTH	DELTA	RADIUS
C1	36.43'	41°45'04"	50.00'
C2	36.43'	41°45'04"	50.00'
C3	23.56'	90°00'00"	15.00'
C4	23.56'	90°00'00"	15.00'
C5	10.78'	41°09'52"	15.00'
C6	36.43'	83°30'07"	25.00'
C7	6.34'	06°36'05"	55.00'
C8	10.78'	41°09'52"	15.00'
C9	28.30'	29°28'35"	55.00'
C10	30.53'	31°47'58"	55.00'
C11	35.96'	37°27'33"	55.00'
C12	21.41'	81°47'12"	15.00'
C13	20.34'	77°42'01"	15.00'
C14	26.78'	102°17'59"	15.00'
C15	21.41'	81°47'12"	15.00'
C16	33.14'	34°31'08"	55.00'
C17	41.98'	43°44'00"	55.00'
C18	19.33'	20°07'56"	55.00'



$\Delta = 08^{\circ}37'37''$   
 $R = 20.00'$   
 $L = 3.01'$   
 $CH\ BRG. = N33^{\circ}54'28''E$   
 $CH = 3.01'$

CENTER 1/4 COR. SEC. 7  
 T.8S., R.66W., 6th P.M.  
 RECOVERED NO. 4 REBAR  
 WITH CAP LS#6935  
 SET NO. 6 REBAR WITH A  
 3 1/4" ALUMINUM CAP STAMPED  
 "JR ENG LS 13258"

E 1/4 COR. SEC. 7  
 T.8S., R.66W., 6th P.M.  
 RECOVERED NO. 5 REBAR, NO  
 CAP, IN WATER VALVE BOX  
 SET NO. 6 REBAR WITH A  
 3 1/4" ALUMINUM CAP STAMPED  
 "JR ENG LS 13258"

THESE PORTIONS OF THE EXISTING DRAINAGE  
 AND UTILITY EASEMENT TO BE VACATED  
 SEE DETAIL ABOVE

VILLAGE AT CASTLE ROCK  
 FILING NO. 3  
 RECPT. NO. 882311

TRACT A  
 FOUNDERS VILLAGE  
 FILING NO. 14  
 RECPT. NO. 8800925

FOUNDERS VILLAGE FILING NO. 5  
 RECPT. NO. 8827270

FINAL PLAT  
 FOUNDERS VILLAGE FILING NO. 14  
 AMENDMENT NO. 1  
 JOB NO. 2711.09  
 DATE 1/20/95  
 SHEET 2 OF 2

**JR Engineering, Ltd.**  
 6110 Greenwood Plaza Blvd.  
 Englewood, Colorado 80111  
 Tel (303) 740 9393  
 FAX (303) 721-9019

ENGINEERING/PLANNING/SURVEYING

PLOT SCALE 1"=50', DATE 10/01/95, TIME 08:44, FILE X:\271109\ACAD\2711FP2.DWG