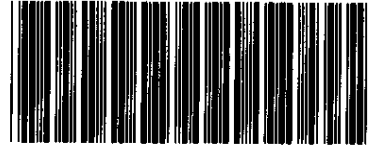


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
2 PGS

2004126938
12/15/2004 11:56 AM



2004126938 2 PGS

PLAT IDENTIFICATION SHEET

✓ Founders Village Master Association, Inc.

GRANTOR(owner)

✓ Founders Village 14, Amendment 2, Replat of Tract A Founders Village 14

GRANTEE(name of plat)

Founders Village

Subdivision/Condo Name

14

Filing

Phase

Lot

Building

Block

Unit

7

8

66

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book – Page)

FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2

A REPLAT OF TRACT A, FOUNDERS VILLAGE FILING NO. 14 TOGETHER WITH LOT 1, BLOCK 2, FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 1 LOCATED IN THE EAST 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

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT, ONE TRACT, AND ONE EASEMENT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 14, AMENDMENT NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK A BLANKET UTILITY EASEMENT OVER TRACT A AS DESCRIBED AND SHOWN HEREON. THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

ALL EASEMENTS AS DESCRIBED AND SHOWN HEREON AND

EXECUTED THIS 8th DAY OF December, 2004

OWNER: FOUNDERS VILLAGE MASTER ASSOCIATION INC., A COLORADO NON-PROFIT CORPORATION

BY: Thomas E. Valley
PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF December, 2004, BY Thomas E. Valley AS President FOR FOUNDERS VILLAGE MASTER ASSOCIATION INC., A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

Elephant Hill White
NOTARY PUBLIC

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 7, T8S, R66W, OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, FOUNDERS VILLAGE FILING NO. 14 AS RECORDED AT RECEPTION NO. 8800925 AND LOT 1, BLOCK 2 OF FOUNDERS VILLAGE NO. 14, AMENDMENT NO. 1 AS RECORDED AT RECEPTION NO. 9553229, CONTAINING 0.1354 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

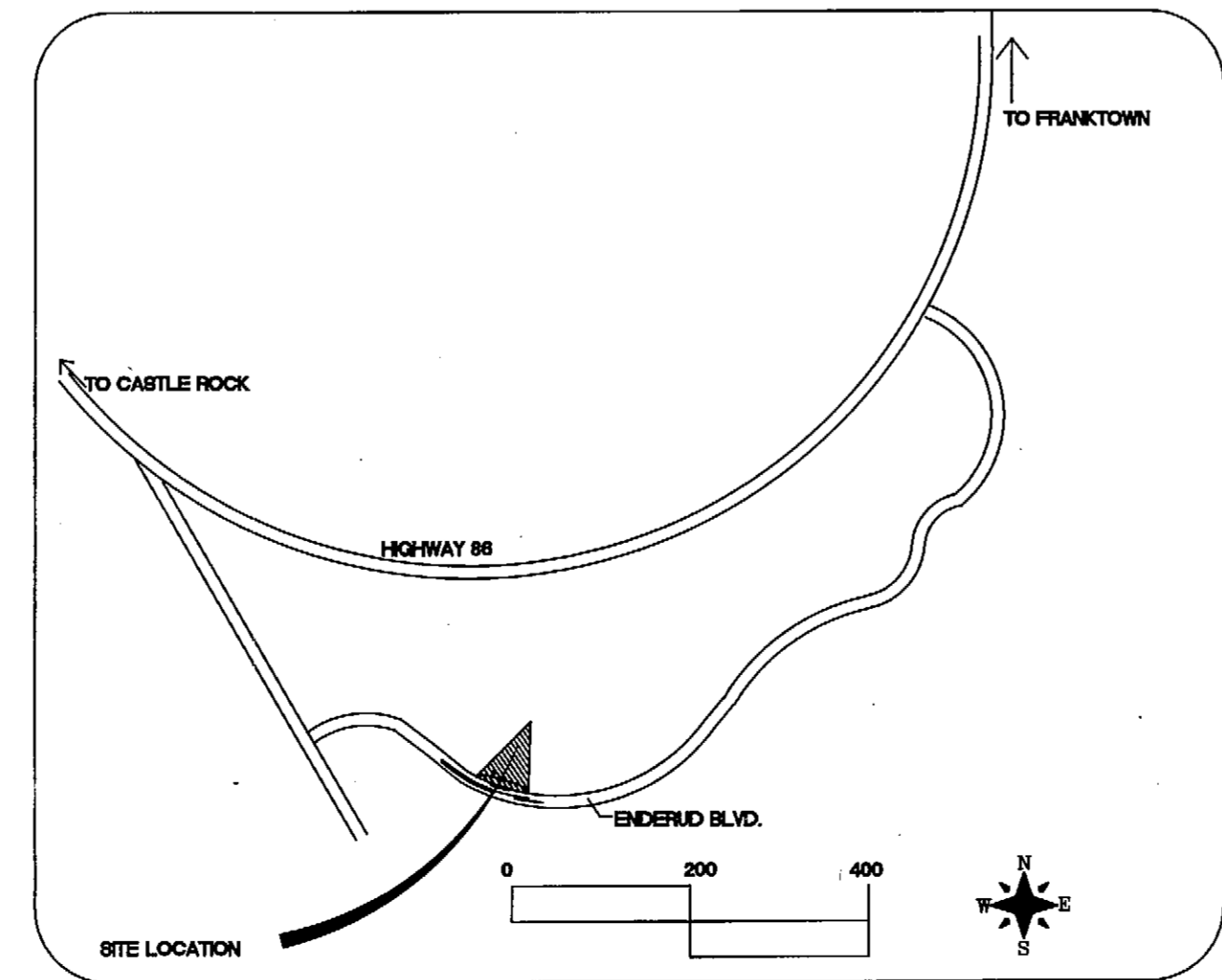
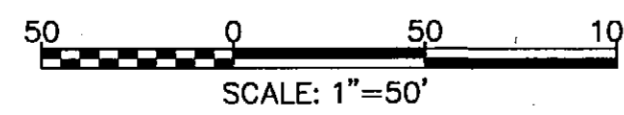
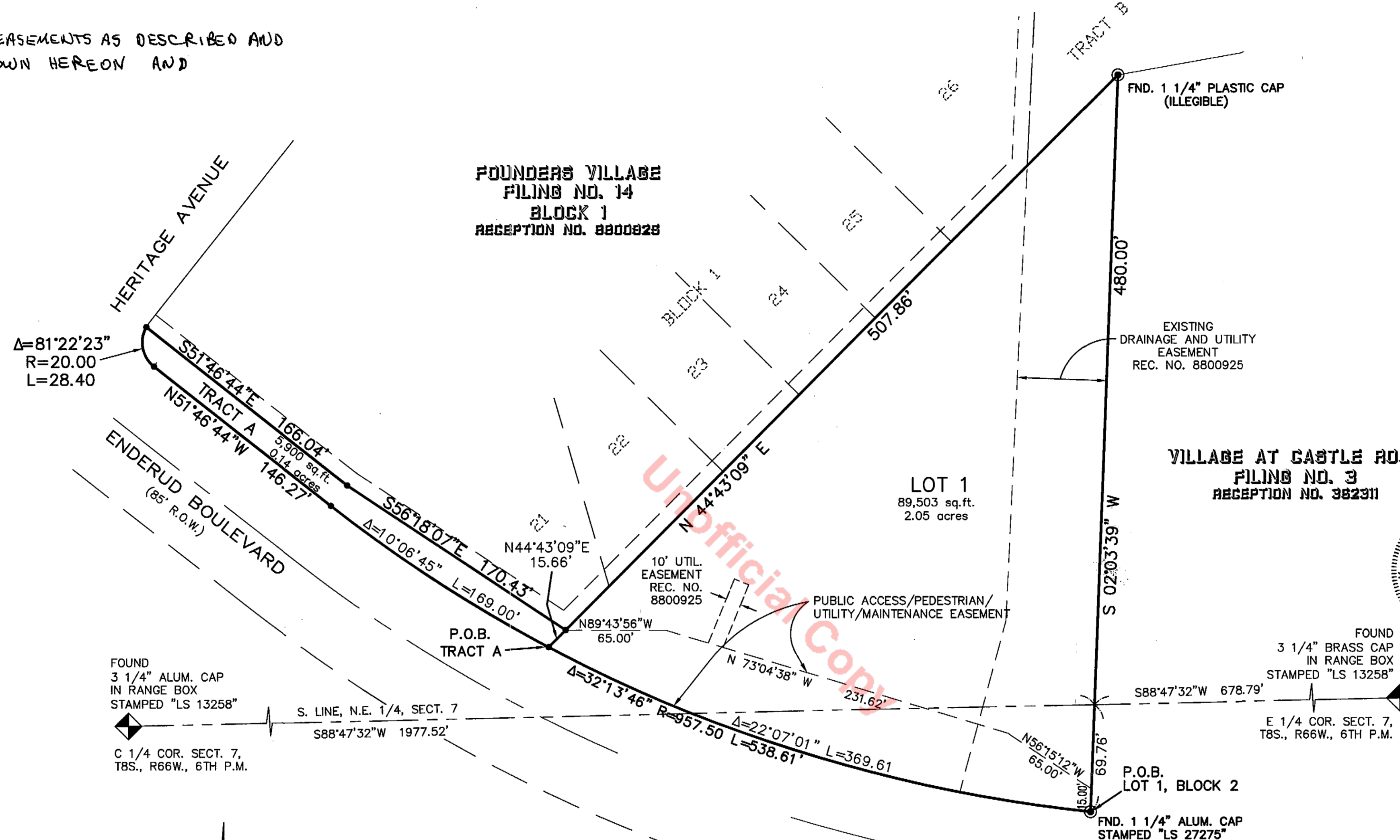
I, ROGER A. VERMAAS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 19, 2003, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Roger A. Vermaas
ROGER A. VERMAAS, RLS
12/8/04
DATE

SUMMARY TABLE

AREA	DESIGNATION
LOT 1	2.05 ACRES PRIVATE LOT
*TRACT A	0.14 ACRES PRIVATE OPEN SPACE TRACT
2.19 ACRES TOTAL	

TOTAL NUMBER OF PRIVATE LOTS=1
TOTAL NUMBER OF PRIVATE OPEN SPACE TRACTS=1
TOTAL AREA OF OPEN SPACE TRACTS=0.14 ACRES
*TRACT A TO BE OWNED AND MAINTAINED BY THE FOUNDERS VILLAGE MASTER ASSOCIATION INC.



LEGEND

- FOUND MONUMENTS AS SHOWN
- SET 5/8" REBAR WITH 1-1/2" PLASTIC CAP, PLS 24968

NOTE:

TRACT A, FOUNDERS VILLAGE FILING NO. 14 WILL BE CONVEYED TO THE FOUNDERS VILLAGE MASTER ASSOCIATION, INC. BY SEPARATE INSTRUMENT PRIOR TO RECORDATION OF THIS DOCUMENT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT WITH THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF First American Heritage Title Company 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 8th DAY OF December, 2004

Eric Stearns
AUTHORIZED REPRESENTATIVE

First American Heritage Title Company
TITLE INSURANCE COMPANY

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 2004 BY Eric Stearns AS Title Manager

MY COMMISSION EXPIRES 8-8-2008

WITNESS MY HAND AND OFFICIAL SEAL Elephant Hill White
NOTARY PUBLIC

TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TESTED: TOWN OF CASTLE ROCK
Gallya M... TOWN CLERK
Mark Jones TOWN MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 9th DAY OF DECEMBER, A.D., 2004

Chris Con...
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY, AT 10:30 AM, ON THE 15th DAY OF DEC, 2004, RECEPTION NO. 2004121538

DOUGLAS COUNTY CLERK AND RECORDER

BY: Maureen Jenkins
DEPUTY

OWNER(S)
FOUNDERS VILLAGE MASTER ASSOCIATION, INC.,
A COLORADO NON-PROFIT CORPORATION
8100 S. QUEBEC STREET
CENTENNIAL, COLORADO 80112

SURVEYOR
ASPEN SURVEYING, INC.
2993 S. PEORIA STREET
AURORA, COLORADO 80014