

PLAT IDENTIFICATION SHEET

RECEPTION#: 02 049604

DATE: 05/23/02

TIME: 11:13

FEE: \$ 40.00 (4 P)

GRANTOR:
(owner/signer)

Engle Homes/Co Inc.

GRANTEE:
(subdivision name or name of plat)

Founders Village
#15

LEGAL:
(section-township-range)

8-8-66

NEW SUBDIVISION ABBREV: _____

FOUNDERS VILLAGE FILING NO. 15

BEING A PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 1 OF 4

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE 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 THE FOUNDERS VILLAGE FILING NO. 15. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACTS B AND C, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT A WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT. TRACTS D, E AND F WILL BE DEDICATED TO THE FOUNDERS VILLAGE HOA BY SEPARATE DOCUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE TELEVISION 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.

EXECUTED THIS 17TH DAY OF MAY, 2002.

OWNER:

ENGLER HOMES/COLORADO, INC., A FLORIDA CORPORATION

J. Eric Eckberg
J. ERIC ECKBERG, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF MAY, 2002.

BY: *Cynthia Cabb*

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-25-04



OWNER:

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

Phillip S. Bennin
MAYOR

Janet Tuckett, Deputy
ATTEST: TOWN CLERK

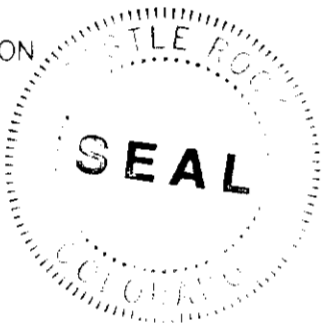
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF MAY, 2002.

BY: *J. King*

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-03



PROPERTY DESCRIPTION:

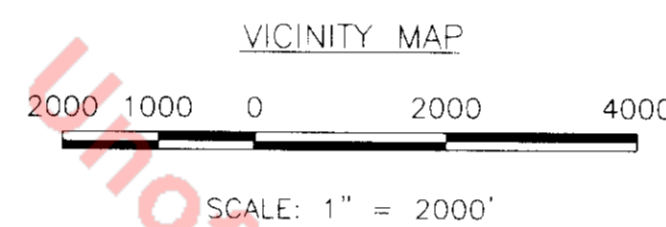
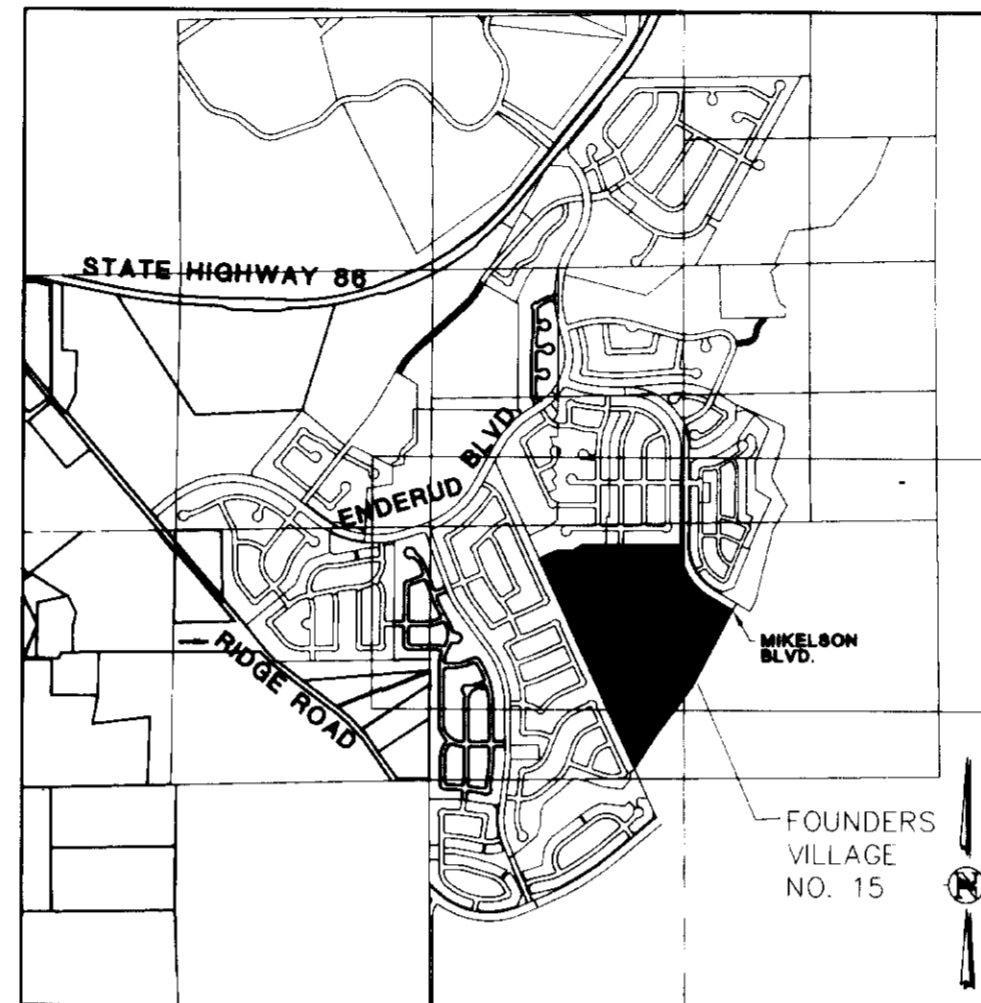
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE NORTH 87°38'38" WEST 483.19 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT G AND A POINT ON THE WESTERLY LINE OF A PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 159 AT PAGE 129 AND BOOK 156 AT PAGE 247 OF THE RECORDS OF SAID DOUGLAS COUNTY AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 24°42'24" WEST 2496.40 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID PUBLIC SERVICE EASEMENT AND THE EASTERLY BOUNDARY LINE OF FOUNDERS VILLAGE FILING NO. 3 AS RECORDED AT RECEPTION NO. 362518 OF THE RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID FOUNDERS VILLAGE FILING NO. 3 NORTH 65°17'54" EAST 197.21 FEET; THENCE NORTH 89°57'09" EAST 168.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FOUNDERS VILLAGE FILING NO. 4 AS RECORDED AT RECEPTION NO. 8619237 OF THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING ALONG THE SAID SOUTHERLY BOUNDARY NORTH 58°26'20" EAST 124.34 FEET; THENCE NORTH 89°57'09" EAST 1027.24 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID FOUNDERS VILLAGE NO. 4 AND THE SOUTHERLY BOUNDARY LINE OF FOUNDERS VILLAGE FILING NO. 8A AS RECORDED AT RECEPTION NO. 9438487 IN THE DOUGLAS COUNTY RECORDS TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MIKELSON BOULEVARD AND THE WESTERLY BOUNDARY OF FOUNDERS VILLAGE FILING NO. 11 AS RECORDED AT RECEPTION NO. 8702940 IN THE DOUGLAS COUNTY RECORDS; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID MIKELSON BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT 365.98 FEET THROUGH A CENTRAL ANGLE OF 33°57'29" HAVING A RADIUS OF 617.50 FEET AND A CHORD BEARING SOUTH 17°04'15" EAST 360.65 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF SAID MIKELSON BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT 273.51 FEET THROUGH A CENTRAL ANGLE OF 25°22'42" HAVING A RADIUS OF 617.50 FEET AND A CHORD BEARING SOUTH 46°44'24" EAST 271.28 FEET TO A POINT OF TANGENT; THENCE SOUTH 59°26'46" EAST 457.24 FEET; THENCE LEAVING SAID RIGHT-OF-WAY OF MIKELSON BOULEVARD SOUTH 27°26'50" WEST 378.28 FEET; THENCE SOUTH 27°32'21" WEST 68.26 FEET; THENCE SOUTH 28°05'52" WEST 461.22 FEET; THENCE SOUTH 36°21'56" WEST 612.19 FEET; THENCE SOUTH 44°15'12" WEST 498.70 FEET TO THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8 BEARING NORTH 00°18'19" WEST.

SAID PARCEL OF LAND CONTAINS 2,865,883 SQUARE FEET OR 65.792 ACRES.



SUMMARY TABLE

CATEGORY	AREA
SINGLE FAMILY EQUIVALENTS	86
LOTS	13.77 ACRES
RIGHTS OF WAY	6.09 ACRES
PRIVATE OPEN SPACE	0.33 ACRES
PUBLIC OPEN SPACE (Tracts A & C)	5.99 ACRES
PARK / SCHOOL SITE (TRACT G)	38.2 ACRES
FIRE STATION	1.40 ACRES
TOTAL	65.79 ACRES

GENERAL NOTES:

- ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT 8'; SIDE LOT AT 5' R.O.W.; SIDE LOT BETWEEN LOTS 5'; REAR LOT 8'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- EASEMENTS TO THE TOWN OF CASTLE ROCK AS HEREBY DEDICATED OVER AND ACROSS ALL PRIVATE TRACTS WITH TOWN FACILITIES (I.E. STORM WATER DRAINAGE AND SEWER WATER).
- TRACTS D, E, AND F ARE TO BE CONVEYED BY SEPARATE DOCUMENT AS PRIVATE OPEN SPACE TO THE HOME OWNERS ASSOCIATION FOR FOUNDERS VILLAGE AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PRIVATE OPEN SPACE FACILITIES.
- TRACTS D, E AND F ARE TO BE CONVEYED BY SEPARATE DOCUMENT AS PRIVATE OPEN SPACE TO THE TOWN OF CASTLE ROCK AND IS BEING SUBDIVIDED BY THIS PLAT. MAINTENANCE OF ALL STORM UTILITIES LOCATED IN TRACTS A, C AND G OF THE FOUNDER'S VILLAGE FILING NO. 15 SUBDIVISION WILL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION. IN THE EVENT THE MASTER ASSOCIATION ELECTS NOT TO ACCEPT THIS MAINTENANCE RESPONSIBILITY THEN THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CREATE A FOUNDER'S 15 SUB-ASSOCIATION TO THE MASTER ASSOCIATION TO ASSUME MAINTENANCE RESPONSIBILITY OF THE OBLIGATIONS THE MASTER ASSOCIATION ELECTS NOT TO ACCEPT.
- TRACTS A, B AND C ARE TO BE CONVEYED TO THE TOWN OF CASTLE ROCK. TRACT G IS CURRENTLY OWNED BY THE FOUNDER'S VILLAGE MASTER ASSOCIATION, INC. (MASTER ASSOCIATION). MAINTENANCE OF THESE TRACTS SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION. IN THE EVENT THE MASTER ASSOCIATION ELECTS NOT TO ACCEPT THIS MAINTENANCE RESPONSIBILITY THEN THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL CREATE A FOUNDER'S 15 SUB-ASSOCIATION TO THE MASTER ASSOCIATION TO ASSUME MAINTENANCE OF THE OBLIGATIONS THE MASTER ASSOCIATION ELECTS NOT TO ACCEPT. THE MASTER ASSOCIATION OR THE SUB-ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, WATER QUALITY PONDS AND DETENTION BASINS LOCATED WITHIN THESE TRACTS. IN THE EVENT THAT THE MASTER ASSOCIATION OR SUB-ASSOCIATION FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING SHALL CONFORM TO THE TOWN REQUIREMENTS.
- THERE ARE NO FLOOD HAZARD AREAS WITHIN THIS DEVELOPMENT.
- A SEPARATE PHASE III DRAINAGE REPORT, CIVIL DESIGN PLANS, GRADING AND EROSION CONTROL PLANS AND A FINAL PD SITE PLAN WILL BE REQUIRED WITH DEVELOPMENT OF THE PARK LAND AREA, DESIGNATED AS TRACT G. THIS TRACT IS HEREBY CREATED WITH THE APPROVAL OF THIS FOUNDER'S VILLAGE FILING 15 FINAL PLAT.
- ALL PRIVATE COMMON SPACE, AND TRACT A, MAINTENANCE WILL BE PERFORMED BY THE HOMEOWNERS ASSOCIATION.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT.

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAN WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22ND DAY OF MAY, 2002.

Kathleen A. Sullivan
DEVELOPMENT SERVICES DIRECTOR

STATEMENT OF 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.

ATTEST: TOWN OF CASTLE ROCK

Janet Tuckett, Deputy
TOWN CLERK
Mikaela
Acting TOWN MANAGER

WATER SUPPLY NOTE

WATER RIGHTS DEDICATION ADDRESSED IN SUBDIVISION IMPROVEMENTS AGREEMENT.



TITLE CERTIFICATE

I, ERIC SEARNS, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 17 DAY OF MAY, 2002

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Eric Stearns
LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

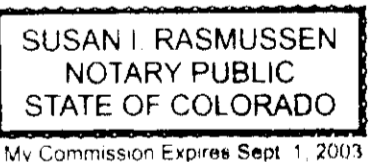
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF MAY, 2002

BY: Eric SEARNS

WITNESS MY HAND AND OFFICIAL SEAL.

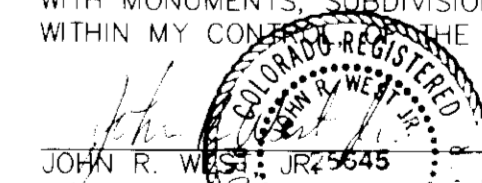
NOTARY PUBLIC: *Susan I. Rasmussen*

MY COMMISSION EXPIRES: 9-1-03



SURVEYOR'S STATEMENT

I, John R. West, Jr., 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 MAY, 2000, 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; 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 COMMISSION. THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



DATE: 5/16/02

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 11:13 ON THE 23 DAY OF MAY, 2002. IN BOOK 414, PAGE 414. RECEPTION NO. 02049604

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Talayne Poe-Deputy*
DEPUTY



RMCC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Greenwood Village, CO 80111
(303) 741-6000
FAX (303) 779-5648
Revised: 03/05/02 gdc
Revised: 12/18/01 gdc
Date: 12/10/01
Job No: 3532.004.00
DRAWING NAME: P:\PROJECTS\CRANE\3532004\PP1-CVR.DWG
Drawn by: GDC



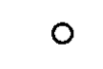
FOUNDERS VILLAGE FILING NO. 15

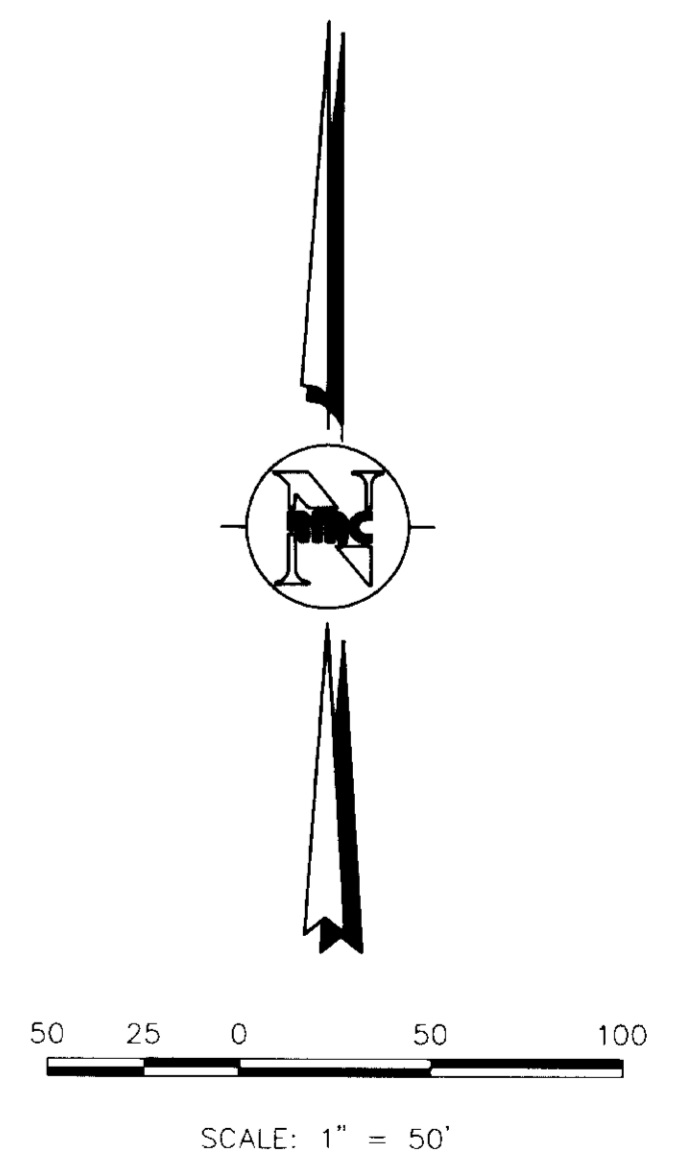
BEING A PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 4



LEGEND

-  SECTION CORNER
-  FOUND REBAR AND CAP
-  SET REBAR AND CAP
LS #9329

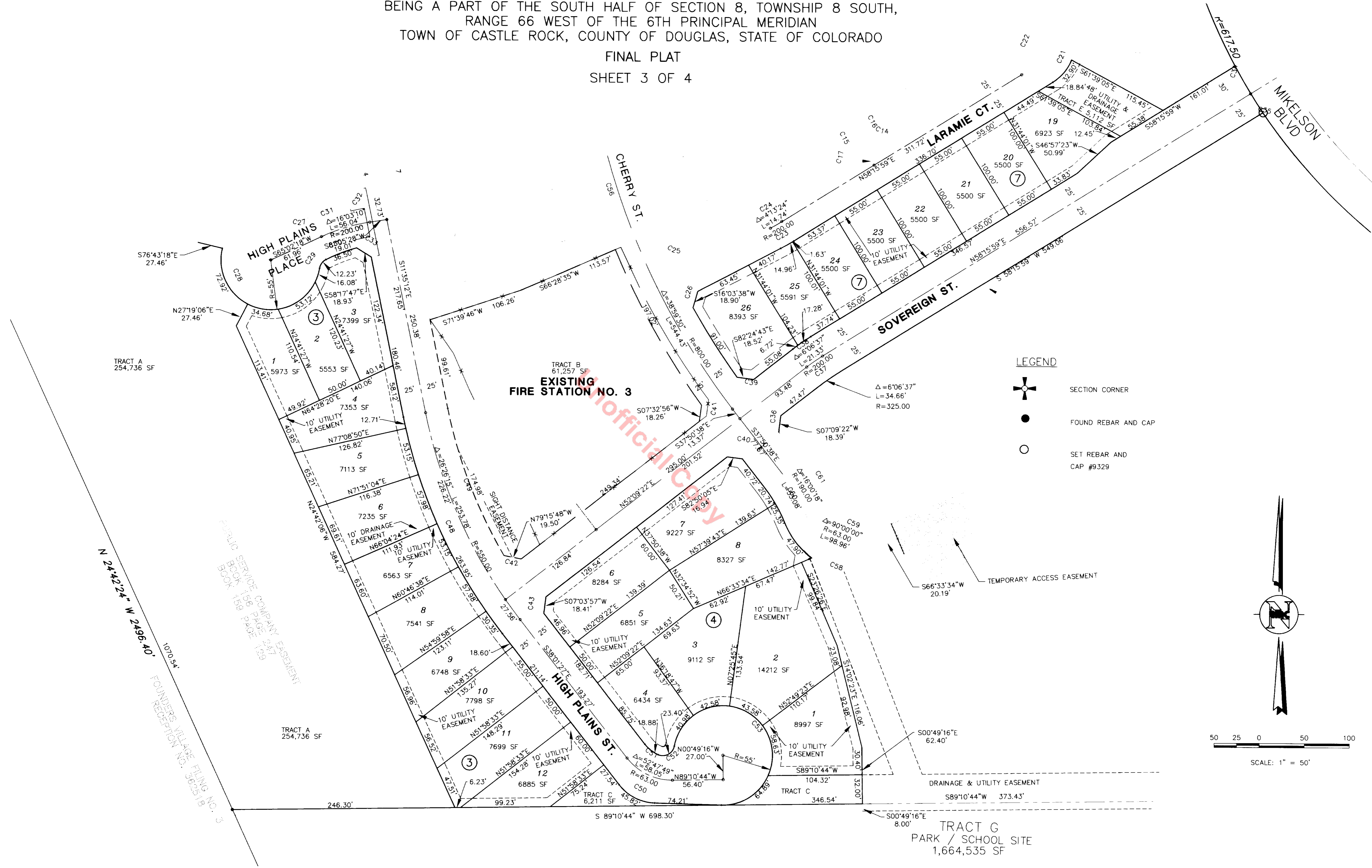


RMCI ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING		8301 E. Prentice Ave. Suite 101 Greenwood Village, CO 80111 (303) 741-6000 FAX (303) 779-5648
Revised: 12/18/01 gdc Date: 12/18/01	Job No. 3532.004.01 DRAWING NAME: P:\PROJECTS\CRANE\3532004\PLAT2.DWG	Drawn by: GDC




FOUNDERS VILLAGE FILING NO. 15

BEING A PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 3 OF 4



LEGEND

-  SECTION CORNER
-  FOUND REBAR AND CAP
-  SET REBAR AND CAP #9329

North arrow pointing up.

Graphic scale: 0, 25, 50, 100 feet.

SCALE: 1" = 50'

ROCKY MOUNTAIN CONSULTANTS, INC. **RMC**

CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

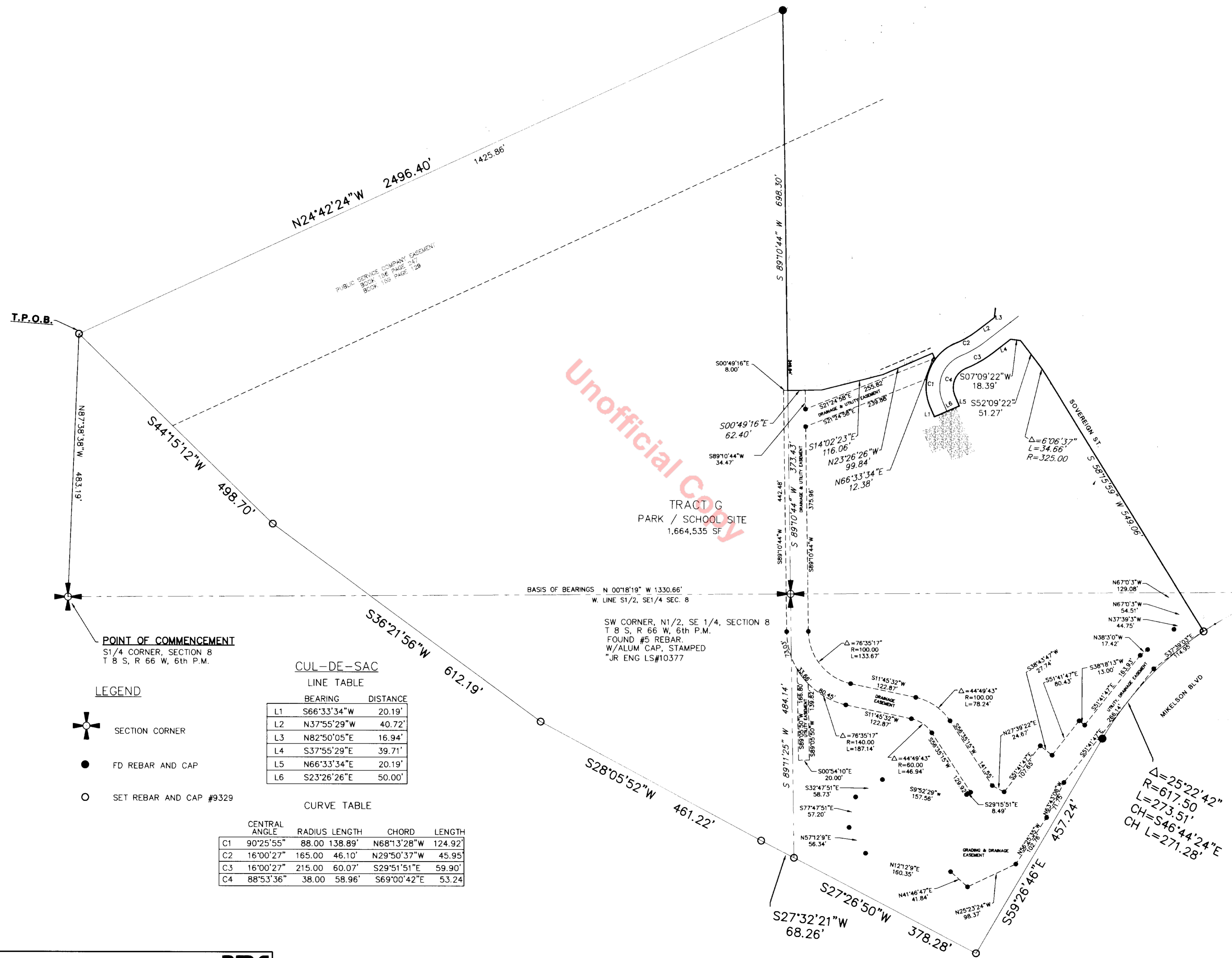
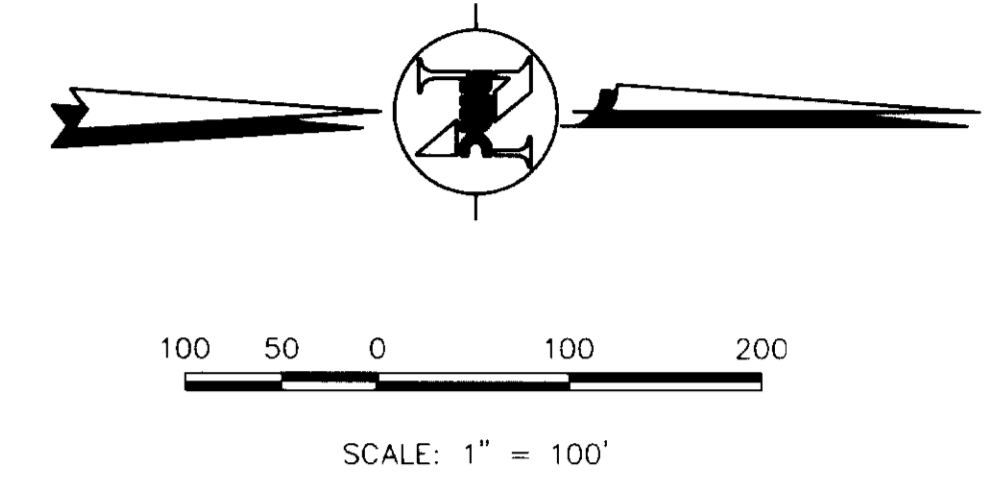
8301 E. Prentice Ave. Suite 101
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Revised: 12/18/01 gdc
Date: 12/10/01 Job No. 3532.004.01
DRAWING NAME: P:\PROJECTS\CRANE\3532004\PLAT3.DWG Drawn by: GOC

FOUNDERS VILLAGE FILING NO. 15

BEING A PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 4 OF 4



POINT OF COMMENCEMENT
S1/4 CORNER, SECTION 8
T 8 S, R 66 W, 6th P.M.

- LEGEND**
- SECTION CORNER
 - FD REBAR AND CAP
 - SET REBAR AND CAP #9329

CUL-DE-SAC

LINE TABLE

	BEARING	DISTANCE
L1	S66°33'34"W	20.19'
L2	N37°55'29"W	40.72'
L3	N82°50'05"E	16.94'
L4	S37°55'29"E	39.71'
L5	N66°33'34"E	20.19'
L6	S23°26'26"E	50.00'

CURVE TABLE

	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	LENGTH
C1	90°25'55"	88.00	138.89'	N68°13'28"W	124.92'
C2	16°00'27"	165.00	46.10'	N29°50'37"W	45.95'
C3	16°00'27"	215.00	60.07'	S29°51'51"E	59.90'
C4	88°53'36"	38.00	58.96'	S69°00'42"E	53.24'

BASIS OF BEARINGS N 00°18'19" W 1330.66'
W LINE S1/2, SE1/4 SEC. 8

SW CORNER, N1/2, SE 1/4, SECTION 8
T 8 S, R 66 W, 6th P.M.
FOUND #5 REBAR.
W/ALUM CAP, STAMPED
"JR ENG LS#10377

ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING Revised: 12/18/01 gdc Date: 12/10/01	8301 E. Prentice Ave. Suite 101 Greenwood Village, CO 80111 (303) 741-6000 Job No. 3532.004.01 FAX (303) 779-5648
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