

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9443491

DATE: 8-18-94

TIME 15:33

FEE: \$20⁰⁰ (2P)

GRANTOR: Mahogany Partners, LTD
(OWNER/SIGNER)

GRANTEE:
(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village #17 Final Plat

LEGAL: 5-8-66
(SECTION-TOWNSHIP-RANGE)

FOUNDERS VILLAGE FILING NO. 17

A RESUBDIVISION OF OUTLOT A AND TRACT P OF FOUNDERS VILLAGE FILING NO. 9
AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

FINAL PLAT
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LEIHHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED BELOW, 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 FOUNDERS VILLAGE FILING NO. 17. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACT A AS SHOWN HEREON, AND ALL DRAINAGE AND UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER 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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING KNOWN AS OUTLOT A AND TRACT P OF FOUNDERS VILLAGE FILING NO. 9, AS DESCRIBED AT RECEPTION NUMBER 8731703 OF THE DOUGLAS COUNTY RECORDS, AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, 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 ONE-QUARTER CORNER OF SAID SECTION 5, WHENCE THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER OF SECTION 5 BEARS NORTH 88°41'14" EAST A DISTANCE OF 1313.48 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 88°41'14" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER A DISTANCE OF 123.74 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT A, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 28°56'36" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID OUTLOT A DISTANCE OF 440.05 FEET; THENCE ALONG THE BOUNDARY LINE OF TRACT P, AS DESCRIBED IN SAID FOUNDERS VILLAGE FILING NO. 9 THE FOLLOWING THREE (3) COURSES:

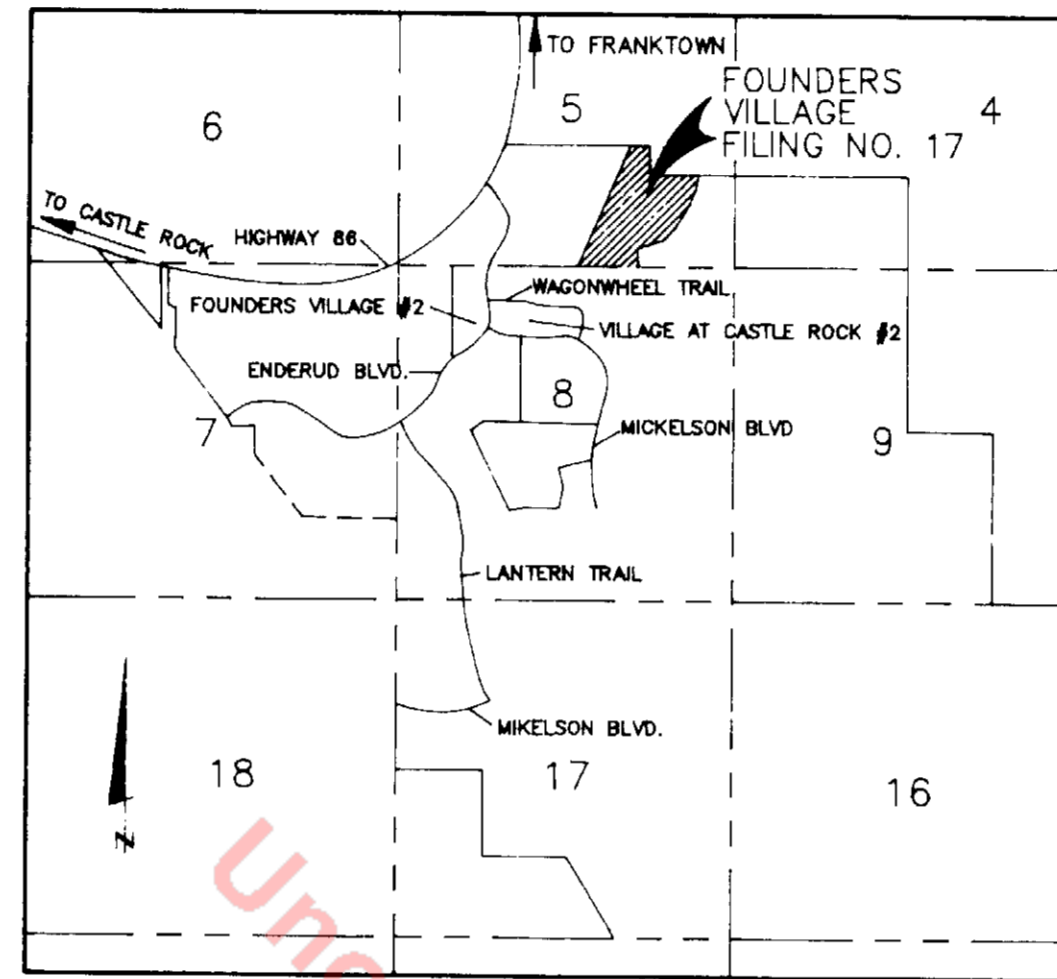
1. NORTH 61°03'24" WEST A DISTANCE OF 110.00 FEET;
 2. THENCE NORTH 28°56'36" EAST A DISTANCE OF 74.00 FEET;
 3. THENCE SOUTH 61°03'24" EAST A DISTANCE OF 110.00 FEET;
- THENCE NORTH 28°56'36" EAST ALONG SAID WESTERLY BOUNDARY LINE OF OUTLOT A, A DISTANCE OF 1749.51 FEET; THENCE NORTH 89°03'00" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID OUTLOT A, A DISTANCE OF 92.88 FEET; THENCE SOUTH 00°04'02" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID OUTLOT A AND THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5 A DISTANCE OF 650.90 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF SAID OUTLOT A, NORTH 88°55'12" EAST ALONG THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5 A DISTANCE OF 837.69 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 684, PAGE 483 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

1. SOUTH 22°21'24" WEST A DISTANCE OF 458.24 FEET;
 2. THENCE SOUTH 40°08'01" WEST A DISTANCE OF 661.99 FEET;
 3. THENCE SOUTH 82°45'32" WEST A DISTANCE OF 237.06 FEET;
- THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID OUTLOT A THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 82°45'32" WEST A DISTANCE OF 217.29 FEET;
 2. THENCE SOUTH 23°59'57" WEST A DISTANCE OF 371.51 FEET;
 3. THENCE SOUTH 11°26'58" EAST A DISTANCE OF 1.87 FEET;
 4. THENCE SOUTH 88°41'14" WEST A DISTANCE OF 822.83 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 39.071 ACRES, MORE OR LESS.

EXCEPT THAT PARCEL OF LAND DESCRIBED AS TRACT D, OF SAID FOUNDERS VILLAGE FILING NO.9, CONTAINING 1.033 ACRES.

NET ACRES OF LAND IS 38.038 ACRES.

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



VICINITY MAP
SCALE 1"=3000'

NOTES

- 1) BOUNDARY CORNERS ARE #5 REBAR WITH PLASTIC CAPS BEARING SURVEYOR'S REGISTRATION NO. 9329 AND ARE INDICATED BY
- 2) DATE OF SURVEY: MARCH, 1994
- 3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING NORTH 88°41'14" EAST.
- 4) THERE ARE 4 SINGLE-FAMILY LOTS IN THIS SUBDIVISION.
- 5) TRACT A IS HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK.
- 6) THE LOTS SHOWN HEREON ARE NOT WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
- 7) EACH LOT SHALL BE REQUIRED TO PROVIDE AN IN-HOUSE FIRE SPRINKLER SYSTEM OR A 10,000 GALLON CISTERN AT THE HOUSE SITE, EITHER AS SUBMITTED TO AND APPROVED BY THE TOWN'S BUILDING DEPARTMENT AND FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS REQUIREMENT SHALL BE WAIVED IF A PUBLIC FIRE HYDRANT IS LOCATED WITHIN AN ACCEPTABLE DISTANCE OF THE HOUSE AS DETERMINED BY THE FIRE DEPARTMENT.
- 8) PRIVATE ACCESS AND DRIVES SHALL BE CONSTRUCTED AND MAINTAINED TO SUPPORT EMERGENCY FIRE VEHICLES. ASPHALTIC CONCRETE PAVEMENT SHALL BE UTILIZED FROM THE PUBLIC RIGHT-OF-WAY ACCESS POINTS TO THE HOUSES. OTHER ACCESSORY PRIVATE DRIVES MAY UTILIZE AGGREGATE COURSE SURFACING. MAINTENANCE OF PRIVATE ACCESSSES AND DRIVES SHALL BE BY THE OWNERS OF THE LOTS WHICH UTILIZE EACH ACCESS AND/OR DRIVE, EXCEPT FOR TRACT P WHICH SHALL BE MAINTAINED BY THE OWNER OF LOT 2.
- 9) MAINTENANCE OF THE 15' AND 50' DRAINAGE EASEMENTS SHOWN HEREON SHALL BE BY THE OWNER OF THE LOTS IN WHICH THE EASEMENTS ARE LOCATED.
- 10) THE 74 FOOT WIDE ACCESS EASEMENT IN LOT 1 AND TRACT A SHALL BE FOR THE USE OF LOTS 1, 2, 3, AND 4. THE 40 FOOT WIDE ACCESS EASEMENT IN LOT 2 AND LOT 4 SHALL BE FOR THE USE OF LOTS 2, 3 AND 4.
- 11) DUE TO SPARCE NATURAL VEGETATION ON LOTS 1,2,3 & 4, HORSES SHALL BE SUPPLEMENTARY FED DAILY. GRAZING SHALL BE LIMITED TO PRESERVE THE EXISTING VEGETATION.

OWNER: MAHOGANY PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP
7340 E. CALEY AVE., SUITE 300, ENGLEWOOD, CO. 80111
By MAHOGANY INVESTMENTS, INC., a Colo. corporation as General Partner
ATTEST:

TITLE: V.P., MAHOGANY INVESTMENTS, INC. as General Partner
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF August, 1994.
By Panda Coy
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC MY COMMISSION EXPIRES: August 17, 1996

TITLE CERTIFICATE

I, Diana Evans, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, A TITLE INSURANCE COMPANY LICENCED 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 10th DAY OF August, 1994.

AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 9th DAY OF MAY, 1994.

ATTEST: 8/18/94 CHAIRMAN
 8/18/94 TOWN CLERK

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THIS 26th DAY OF MAY, 1994.

ATTEST: DATE
 8/18/94 TOWN CLERK

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DUWAYNE M. PHILLIPS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 9329 DATE 6/14/94

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 18th DAY OF August, 1994, A.D., AT 15:33 AM (PM) AND WAS RECORDED AT RECEPTION NUMBER 9443491 BOOK PAGE

COUNTY CLERK AND RECORDER

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING PLANNING 8301 E. Prentiss Ave.
Suite 101
Englewood, CO 80111
(303) 741-8000
FAX (303) 741-8108
Date: 6-14-94 Job No. 2195.017.00

FOUNDERS VILLAGE FILING NO. 17
FINAL PLAT

FOUNDERS VILLAGE FILING NO. 17

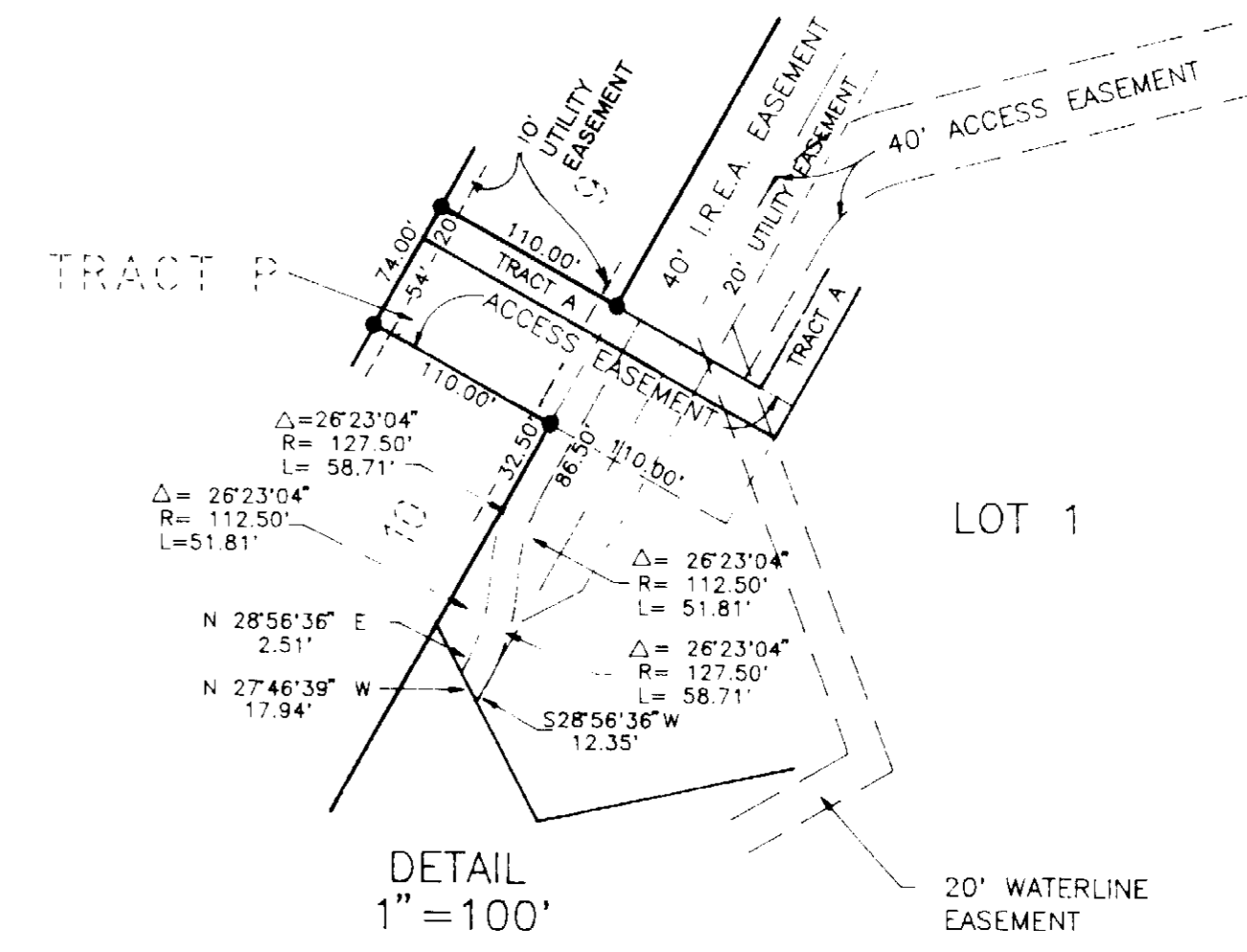
A RESUBDIVISION OF OUTLOT A AND TRACT P OF FOUNDERS VILLAGE FILING NO. 9
AND A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 5,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.

DEBORAH A. AND CLIFFORD MANNING
BK. 1172, PG. 0113

FINAL PLAT
SHEET 2 OF 2

JOY Y. SCRUGGS
BK. 1138, PG. 537

CURVE	LENGTH	DELTA	RADIUS
C1	21.41'	81°47'12"	15.00'
C2	47.63'	49°37'18"	55.00'
C3	41.67'	43°24'17"	55.00'
C4	37.85'	72°17'42"	30.00'
C5	88.33'	72°17'43"	70.00'
C6	65.09'	41°26'18"	90.00'
C7	36.16'	41°26'18"	50.00'
C8	165.09'	47°17'36"	200.00'
C9	198.10'	47°17'36"	240.00'
C10	36.69'	42°02'33"	50.00'
C11	66.00'	42°01'06"	90.00'
C12	41.87'	47°58'59"	50.00'
C13	132.44'	137°58'59"	55.00'
C14	29.54'	30°46'39"	55.00'



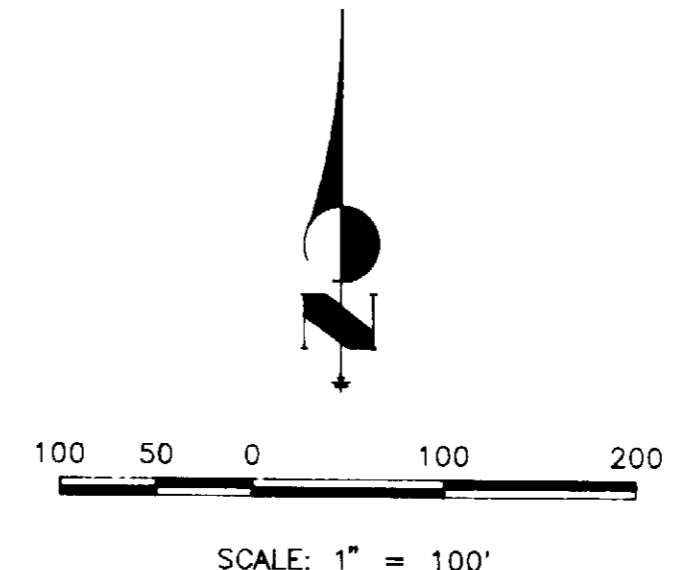
NORTHEAST CORNER OF THE
SOUTHWEST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF
SECTION 5, T8S, R66W, 6th P.M.
FOUND NO. 3 REBAR

ANTON G. FOUST, ET. AL
BOOK 931, PG. 177

Official Copy

- NOTES:**
- INDICATES A SET NO.5 REBAR AND CAP MARKED "L.S. 9329".
 - INDICATES A FOUND CHISELED + IN ROCK.

IN ACCORDANCE WITH CRS 13-80-105.3
"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon".



POINT OF COMMENCEMENT
SOUTH ONE-QUARTER CORNER
SECTION 5, T8S, R66W 6th P.M.
FOUND 1" ALUM. CAP
L.S. NO. 6935

SOUTHEAST CORNER OF THE
SOUTHWEST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF
SECTION 5, T8S, R66W, 6th P.M.
FOUND 3" ALUM. CAP
L.S. NO. 10377

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: 6-14-04 Job No. 2195.017.00

FOUNDERS VILLAGE FILING NO. 17
FINAL PLAT

