

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9848970

DATE: 6-26-98

TIME: 11:31

FEE: \$ 30.⁰⁰ (3 Pages)

GRANTOR: *SDM / ADM, LLC*
(OWNER/SIGNER)

GRANTEE: *Founders Village #18*
(SUBDIVISION NAME OR NAME OF PLAT) *Final Plat*

LEGAL: 17, 8, 66
(SECTION-TOWNSHIP-RANGE)

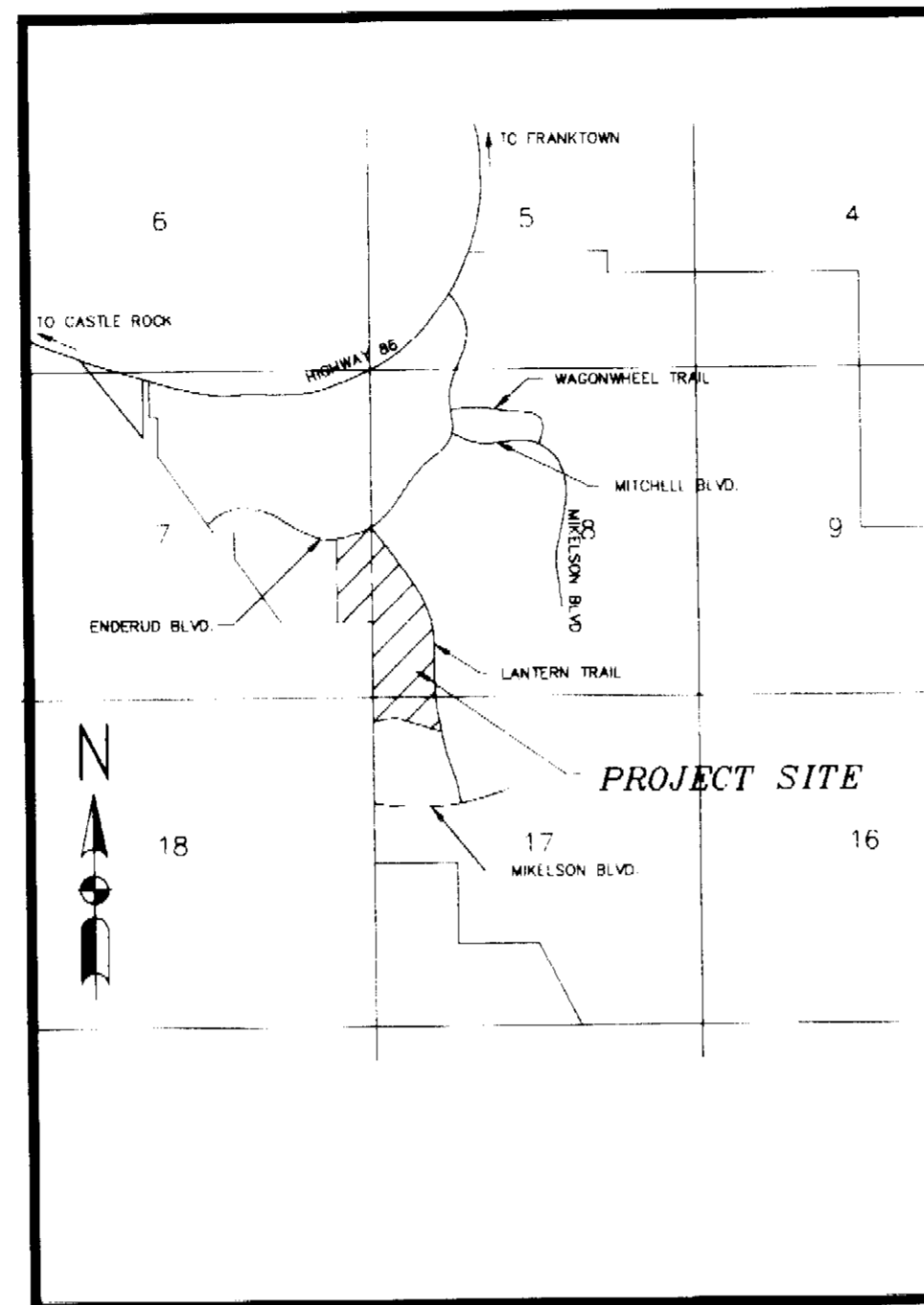
FINAL PLAT
FOUNDERS VILLAGE FILING NO. 18
 A PART OF THE SOUTHEAST 1/4 OF SECTION 7, THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3

LEGAL DESCRIPTION

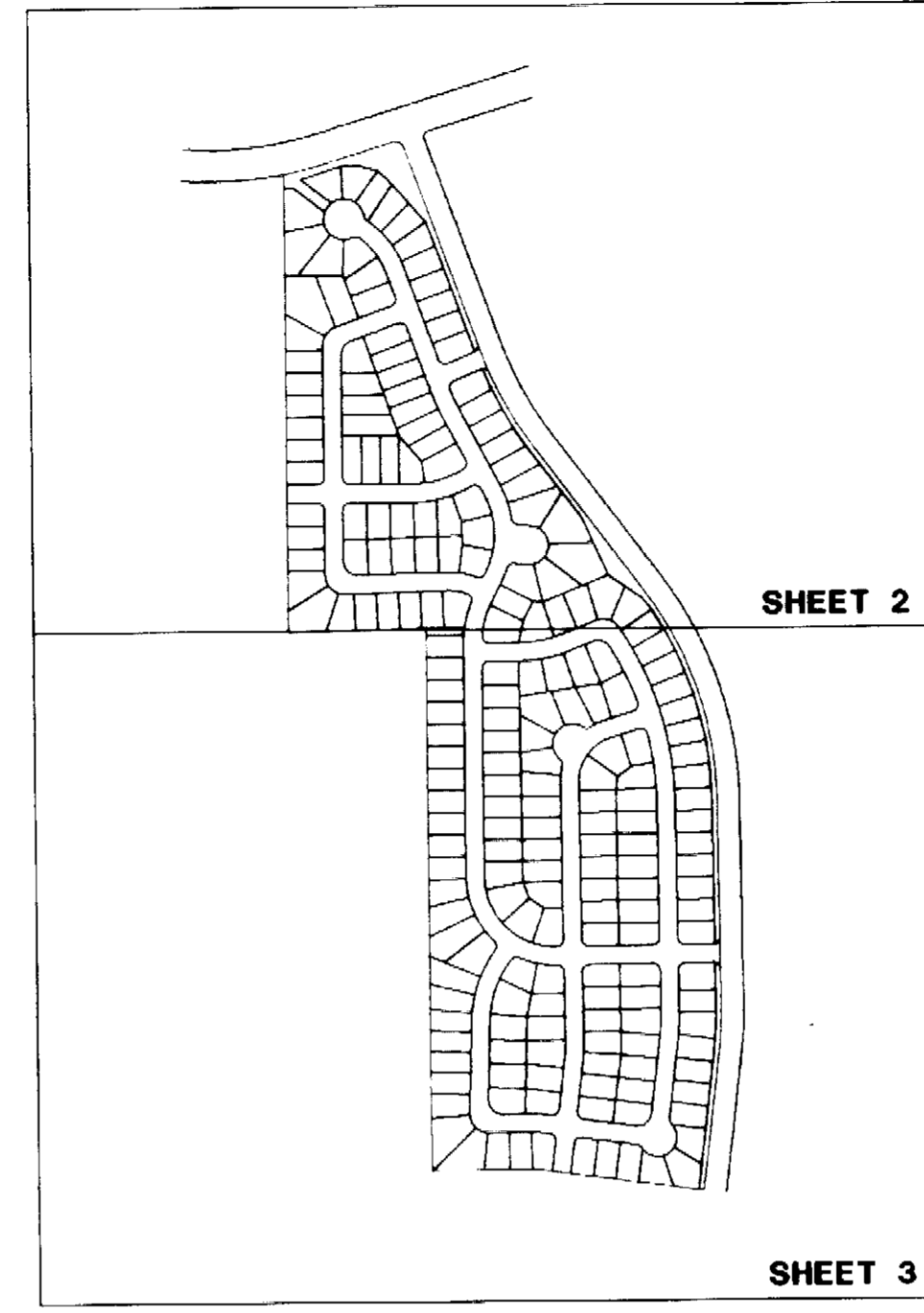
BEING A PARCEL OF LAND LOCATED IN SECTION 7, 8, AND 17 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF SAID SECTION 8 TO BEAR NORTH 00°00'15" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG THE WEST LINE OF SECTION 8 THE FOLLOWING ONE COURSE:

- NORTH 00°00'15" WEST 1261.60 FEET TO A POINT 60.00 FEET SOUTH OF THE SOUTH ONE-SIXTEENTH CORNER ON THE WEST LINE OF SECTION 8, THENCE ALONG A LINE WHICH IS 60.00 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7 THE FOLLOWING ONE COURSE:
- SOUTH 88°35'35" WEST 373.39 FEET TO THE SOUTHEAST CORNER OF FOUNDERS VILLAGE, FILING NO. 6; THENCE ALONG THE EAST LINE OF SAID FILING NO. 6 THE FOLLOWING ONE COURSE:
- NORTH 00°00'06" WEST 1236.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:
- 117.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 6°27'45", AND A CHORD BEARING AND DISTANCE OF NORTH 75°11'21" EAST 117.52 FEET; THENCE
- NORTH 71°57'29" EAST 195.26 FEET; THENCE
- 30.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 87°55'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°04'36" EAST 27.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL ACCORDING TO THE RECORDED PLAT OF THE VILLAGES AT CASTLE ROCK, FILING NO. 3; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES:
- SOUTH 20°06'42" EAST 586.48 FEET; THENCE
- 311.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 17°18'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°45'42" EAST 309.82 FEET; THENCE
- SOUTH 37°24'42" EAST 466.88 FEET; THENCE
- 624.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 36°54'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°57'41" EAST 613.97 FEET; THENCE
- SOUTH 00°30'40" EAST 573.93 FEET; THENCE
- 75.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 7°15'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°06'50" WEST 75.87 FEET; THENCE
- SOUTH 06°44'20" WEST 405.19 FEET TO THE NORTHEAST CORNER OF FOUNDERS VILLAGE, FILING NO. 7; THENCE ALONG THE OUTLINE OF SAID FILING NO. 7 THE FOLLOWING TWO COURSES:
- NORTH 82°22'48" WEST 460.48 FEET; THENCE
- SOUTH 89°29'25" WEST 280.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF SAID SECTION 17 THE FOLLOWING ONE COURSE:
- NORTH 00°30'35" WEST 199.89 FEET TO THE POINT OF BEGINNING, CONTAINING 44.46 ACRES OF LAND, MORE OR LESS, AS HEREIN DESCRIBED.



VICINITY MAP



INDEX MAP

SHEET INDEX

- 1 OF 3 COVER SHEET
- 2 OF 3 FINAL PLAT
- 3 OF 3 FINAL PLAT

DEVELOPMENT SUMMARY

1. NUMBER OF LOTS	211
2. GROSS DENSITY	4.75 LOTS/ACRE
3. NET DENSITY	6.49 LOTS/ACRE
4. LAND USE	RESIDENTIAL
5. BUILDING TYPE	SINGLE FAMILY DETACHED
6. ROADWAY AREA	10.3 ACRES
7. LOT AREA	32.5 ACRES
8. PUBLIC OPEN SPACE (TRACTS A, B, C, & D)	1.7 ACRES
9. TOTAL PLAN AREA (LOTS, OPEN SPACE AND ROW)	44.46 ACRES
10. MINIMUM LOT AREA	6,000 S.F.
11. MAXIMUM LOT AREA	14,691 S.F.
12. AVERAGE LOT AREA	6,709 S.F.
13. ZONED	PD

NOTES

- THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ICON ENGINEERING, INC. AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
- TRACTS A, B, C, & D ARE TO BE DEDICATED AS BUFFER/TRANSITION PUBLIC OPEN SPACE TO THE TOWN OF CASTLE ROCK AND SHALL BE USED FOR UTILITIES, DRAINAGE, AND OPEN SPACE.
- EXISTING ZONING IS PD. (FOUNDERS VILLAGE P.U.D.)
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH FOUNDERS VILLAGE SIGNAGE AND THE TOWN OF CASTLE ROCK'S SIGN CODE.
- THE PROPOSED SITE IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD PLAIN.
- THIS PLAT IS LIMITED TO 218 SFE'S INCLUDING IRRIGATION IN TRACTS A, B, C, & D.

MONUMENTATION LEGEND

- RECORDED MONUMENT
- FOUND MONUMENT
- SET MONUMENT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT 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 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. 18. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, TRACTS A, B, C, AND D AS SHOWN HEREON, AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY 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 LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 8th DAY OF May, 1998
 OWNER(S): SDM/ADM LLC, A COLORADO LIMITED LIABILITY COMPANY
Abel Michels, Manager
Stanley D. Mickelson, Manager

SS:
 COUNTY OF DOUGLAS
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 1998 BY Abel Michels, Manager and Stanley D. Mickelson, Manager, SDM/ADM LLC, A COLORADO LIMITED LIABILITY COMPANY
 WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 8-9-99

SUSAN I. RASMUSSEN
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 08-09-99

SURVEYING CERTIFICATE

CALVIN O. HEINLY, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY PRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Calvin Heinely
5-5-98
 ON BEHALF OF AND FOR
 ICON ENGINEERING
 CALVIN O. HEINLY
 COLORADO P.L.S. 23501

NOTE:

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

TITLE CERTIFICATE

Land Title Guarantee Company 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, MORTGAGES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.
 SIGNED THIS 7th DAY OF May, 1998
Land Title Guarantee Company
 AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 8-9-99
Susan I. Rasmussen
 NOTARY PUBLIC

MORTGAGE & LIENHOLDERS:

1. DOUGLAS VALLEY ENTERPRISES, INC., A COLORADO CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 16, 1998 IN BOOK 1537 AT PAGE 233

DOUGLAS VALLEY ENTERPRISES, INC., A COLORADO CORPORATION
 BY Stanley D. Mickelson
 AS President
 STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF May, 1998 BY Stanley D. Mickelson AS President of Douglas Valley Enterprises, Inc.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-9-99
Susan I. Rasmussen
 NOTARY PUBLIC
 My Commission Expires 08-09-99

2. CORA DARLEE WHITING, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 16, 1998 IN BOOK 1537 AT PAGE 246.

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF May, 1998 BY Cora Darlee Whiting AS Owner
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-9-99
Susan I. Rasmussen
 NOTARY PUBLIC
 My Commission Expires 08-09-99

3. SHIRLEY A. ILGEN, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 16, 1998 IN BOOK 1537 AT PAGE 256.

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF May, 1998 BY Shirley A. Ilgen AS Owner
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-9-99
Susan I. Rasmussen
 NOTARY PUBLIC
 My Commission Expires 08-09-99

4. COLORADO COMMUNITY BANK OF CASTLE ROCK TM BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 16, 1998 IN BOOK 1537 AT PAGE 267.

COLORADO COMMUNITY BANK OF CASTLE ROCK TM
 BY Michelle L. Carter
 AS Executive Vice President
 STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 1998 BY Michelle L. Carter AS Executive Vice President
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4-23-01
Susan I. Rasmussen
 NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 7th DAY OF Feb, A.D., 1998

ATTEST
Calvin Heinely 6-25-98
 CHAIRMAN DATE PLANNING DIRECTOR DATE

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, ON THE 7th DAY OF Feb, A.D., 1998

ATTEST
Calvin Heinely 6-25-98
 MAYOR DATE TOWN CLERK, COUNTY DATE

OWNER: SDM/ADM LIMITED LIABILITY COMPANY

BY Abel Michels, Manager BY Stanley D. Mickelson, Manager

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF DOUGLAS)
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 26 DAY OF June, 1998 AT 11:31 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 9848970
Michelle L. Carter
 DOUGLAS COUNTY CLERK AND RECORDER

No.	DATE	REVISIONS	APPR.
3	4/30/98	OWNERSHIP CHANGE	TWC
2	1/14/98	TOWN REFERRAL COMMENTS 1-2-98	RAR
1	11/25/97	TOWN REFERRAL COMMENTS 10-24-97	RAR

PROJECT No. 97-052-F18

DRAWN
 RAR
 DESIGNED
 RAR
 CHECKED
 RAR

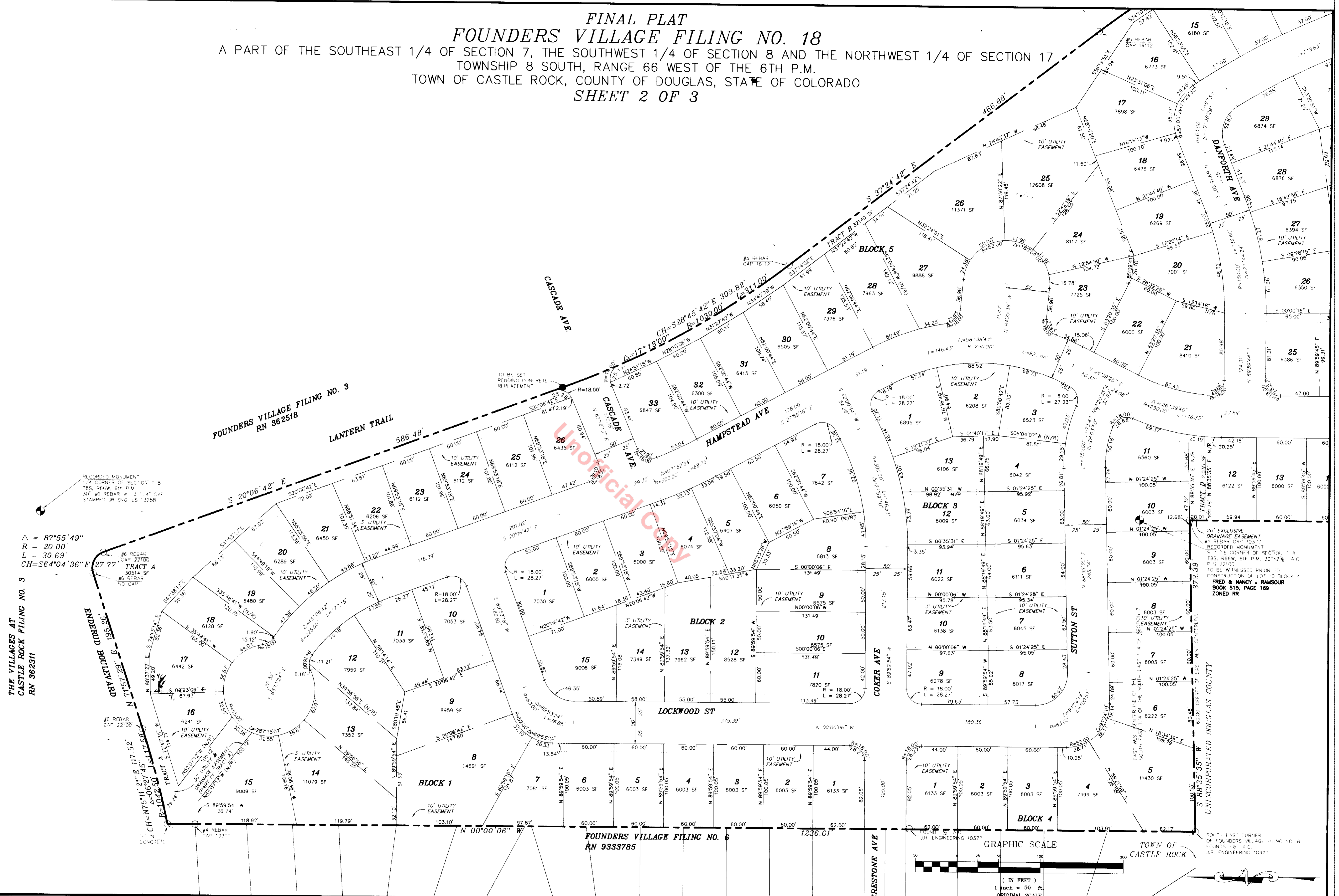
PREPARED FOR:
 SDM/ADM, LIMITED LIABILITY COMPANY
 512 WILCOX STREET
 CASTLE ROCK, CO 80104

ICON
 ENGINEERING, INC.
 700-B South Platte Way, Englewood, CO 80022-2006
 Phone (303) 223-0002 / Fax (303) 223-1009

FOUNDERS VILLAGE FILING NO. 18
 FINAL PLAT
 COVER SHEET

DATE
 8/97
 SHEET
 1 OF 3

FINAL PLAT
FOUNDERS VILLAGE FILING NO. 18
 A PART OF THE SOUTHEAST 1/4 OF SECTION 7, THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3



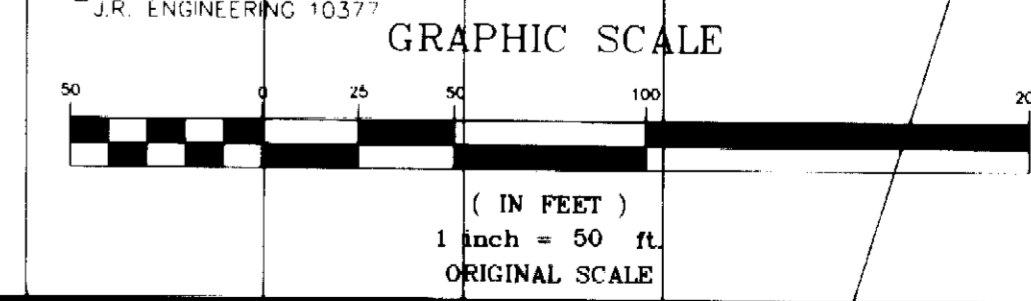
RECORDED MONUMENT
 1/4 CORNER OF SEC. 10 T. 8
 T8S. R66W. 6th P.M.
 30" #1 REBAR & 3" x 4" CAP
 STAMPED JR. ENC. 15/25/98

$\Delta = 87^{\circ}55'49''$
 $R = 20.00'$
 $L = 30.69'$
 $CH = S64^{\circ}04'36'' E 27.77'$

THE VILLAGES AT
 CASTLE ROCK FILING NO. 3
 RN 962311

FOUNDERS VILLAGE FILING NO. 3
 RN 962518

FOUNDERS VILLAGE FILING NO. 6
 RN 9333785



20' EXCLUSIVE
 DRAINAGE EASEMENT
 #4 REBAR CAP 10"
 RECORDED MONUMENT
 1/4 CORNER OF SECTION 8
 T8S. R66W. 6th P.M. 30" x 2 1/2" A.C.
 P.S. 22100
 TO BE WITNESSED PRIOR TO
 CONSTRUCTION OF LOT 10 BLOCK 4
 FRED & NANCY J. RAMSOUR
 BOOK 515, PAGE 169
 ZONED RR

UNINCORPORATED DOUGLAS COUNTY

SOUTH-EAST CORNER OF THE
 SOUTHWEST 1/4 OF SECTION 7
 T8S. R66W. 6th P.M. 30" x 2 1/2" A.C.
 P.S. 22100
 JR. ENGINEERING 10377

No.	DATE	REVISIONS	APPR.
3	4/30/98	OWNERSHIP CHANGE	TWC
2	1/14/98	TOWN REFERRAL COMMENTS 1-2-98	RAR
1	11/25/97	TOWN REFERRAL COMMENTS 10-24-97	RAR

PROJECT No. 97-052-F18

DRAWN
 RAR
 DESIGNED
 RAR
 CHECKED
 RAR

PREPARED FOR:
 SDM/ADM, LIMITED LIABILITY COMPANY
 512 WILCOX STREET
 CASTLE ROCK, CO 80104

ICON
 ENGINEERING, INC.
 7041 S. South Platte Way, Englewood, CO 80152-0506
 Phone (303) 533-0262 / Fax (303) 533-4009

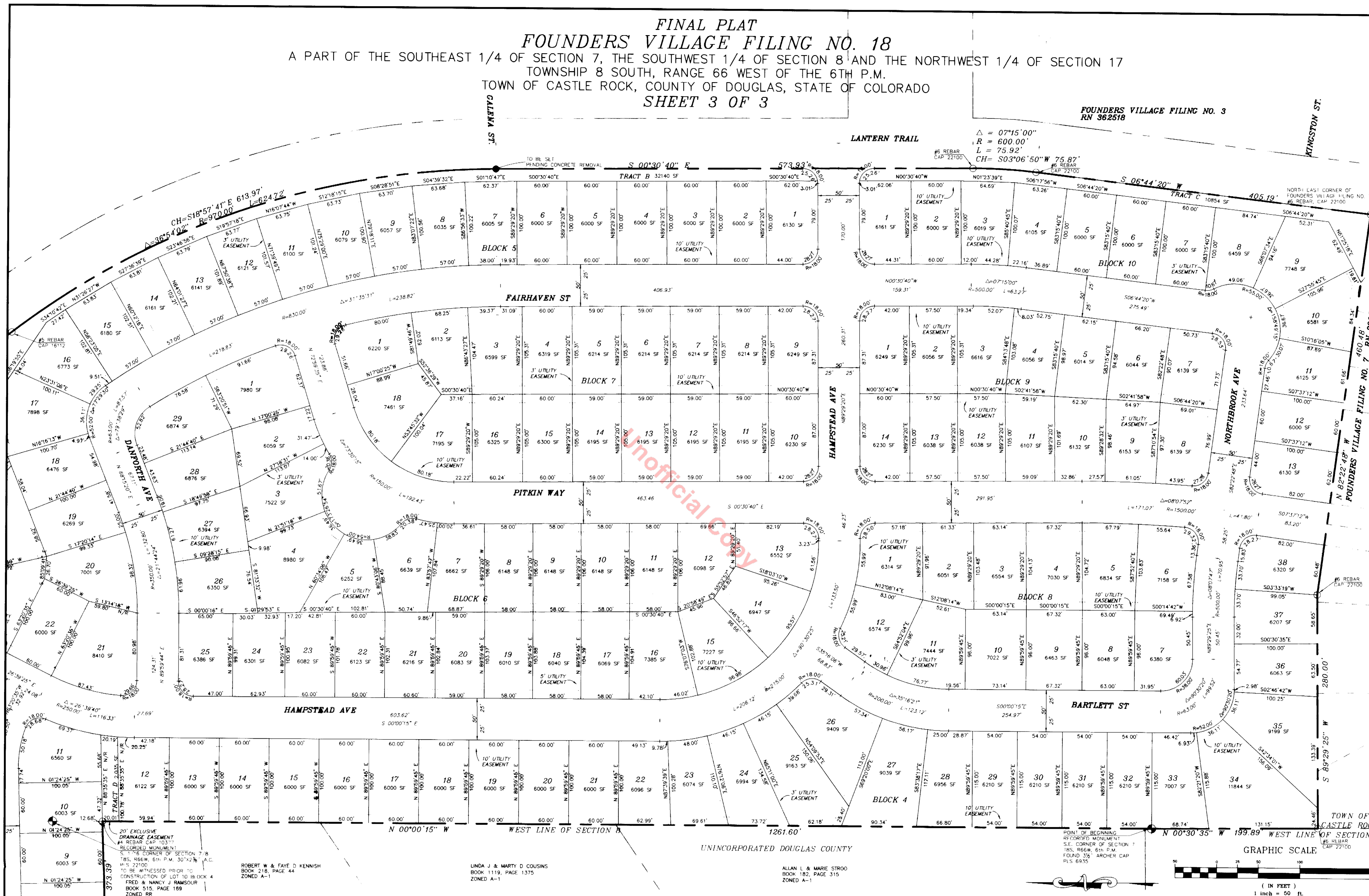
FOUNDERS VILLAGE FILING NO. 18
 FINAL PLAT

DATE
 8/97

SHEET
 2 OF 3

FINAL PLAT FOUNDERS VILLAGE FILING NO. 18

A PART OF THE SOUTHEAST 1/4 OF SECTION 7, THE SOUTHWEST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3



FOUNDERS VILLAGE FILING NO. 3
RN 362518

KINGSTON ST.

FOUNDERS VILLAGE FILING NO. 7
RN 890618

TOWN OF CASTLE ROCK
WEST LINE OF SECTION 17

GRAPHIC SCALE



**FOUNDERS VILLAGE FILING NO. 18
FINAL PLAT**

DATE
8/97
SHEET
3 OF 3

No.	DATE	REVISIONS	APPR.
3	4/30/98	OWNERSHIP CHANGE	TWC
2	1/14/98	TOWN REFERRAL COMMENTS 1-2-98	RAR
1	11/25/97	TOWN REFERRAL COMMENTS 10-24-97	RAR

PROJECT No. 97-052-F18

DRAWN
RAR
DESIGNED
RAR
CHECKED
RAR

PREPARED FOR:
SDM/ADM. LIMITED LIABILITY COMPANY
512 WILCOX STREET
CASTLE ROCK, CO 80104

ICON
ENGINEERING, INC.
708 S. Main Street, Suite 100, Castle Rock, CO 80104
Phone: (303) 268-0832 Fax: (303) 268-0499

LINDA J. & MARTY D. COUSINS
BOOK 1119, PAGE 1375
ZONED A-1

ALLAN L. & MARIE STROO
BOOK 182, PAGE 315
ZONED A-1

ROBERT W. & FAYE D. KENNISH
BOOK 218, PAGE 44
ZONED A-1

POINT OF BEGINNING
RECORDED MONUMENT
S.E. CORNER OF SECTION 7
R6S, R66W, 6TH P.M.
FOUND 3/9 ARCHER CAP
P.L.S. 69.35