

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99056232

DATE: 6-23-99

TIME: 15:20

FEE: \$ 10.00 (1 Pages)

GRANTOR: patio plus Dev. Corp.
(OWNER/SIGNER)

GRANTEE: Founders Village # 19
(SUBDIVISION NAME OR NAME OF PLAT) 1st Amendment

LEGAL: 7-8-66
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

FOUNDERS VILLAGE FILING NO. 19, 1ST AMENDMENT

A REPLAT OF PART OF LOTS 15 AND 16, BLOCK 5, FOUNDERS VILLAGE FILING NO. 19, IN SECTION 7, T8S, R66W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2 LOT - 0.28 ACRES



TITLE CERTIFICATE

I, Brenda Decker, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor 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 23rd DAY OF June, 1999.

Brenda Decker
AUTHORIZED REPRESENTATIVE
Land Title Guarantor Company
TITLE INSURANCE COMPANY

PROPERTY DESCRIPTION

LOTS 15 AND 16, BLOCK 5, FOUNDERS VILLAGE FILING NO. 19, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

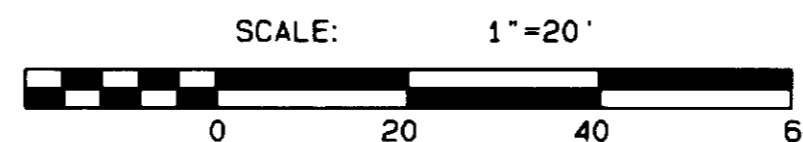
SURVEYOR'S CERTIFICATE

I DAVID E. ARCHER, 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 IN MAY 1999, 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, SUBDIVISION OR SURVEYING OF LAND AND ALL PROVISION, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

David E. Archer
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 6-22-99

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CONSIDERATION THAT NORTH LINE OF LOTS 15 & 16, BLOCK 5, FOUNDERS VILLAGE FILING NO. 19 BEARS N51°46'44"W BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

ACREAGE TABLE	
LOT 15A	0.11 ACRES
LOT 16A	0.17 ACRES
TOTAL ACREAGE=0.28 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.

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 AS HEREON HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TWO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 19, 1ST AMENDMENT. THE UNDERSIGNED HEREBY REDEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

EXECUTED THIS 22nd DAY OF June, 1999.

OWNERS

Carlene Miller, pro.
PATIO PLUS DEVELOPMENT CORPORATION
A COLORADO CORPORATION
134 LAS LUNAS STREET
CASTLE ROCK, CO 80104

NOTARY CERTIFICATES

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF June, 1999, BY Carlene Miller as President OF PATIO PLUS DEVELOPMENT, A COLORADO CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 1999
MY COMMISSION EXPIRES 7-18-99
Susan Mazingo
NOTARY PUBLIC

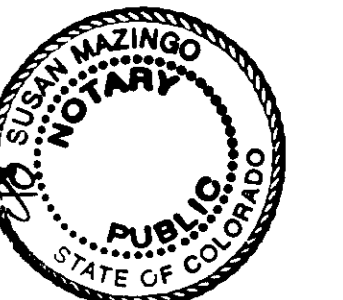


MORTGAGEE

J. V. L.
MEGABANK OF ARAPAHOE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF June, 1999, BY Dann Vischeras Loan Officer OF MEGABANK OF ARAPAHOE
WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 1999
MY COMMISSION EXPIRES 7-18-99
Susan Mazingo
NOTARY PUBLIC



STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22nd DAY OF June, 1999.

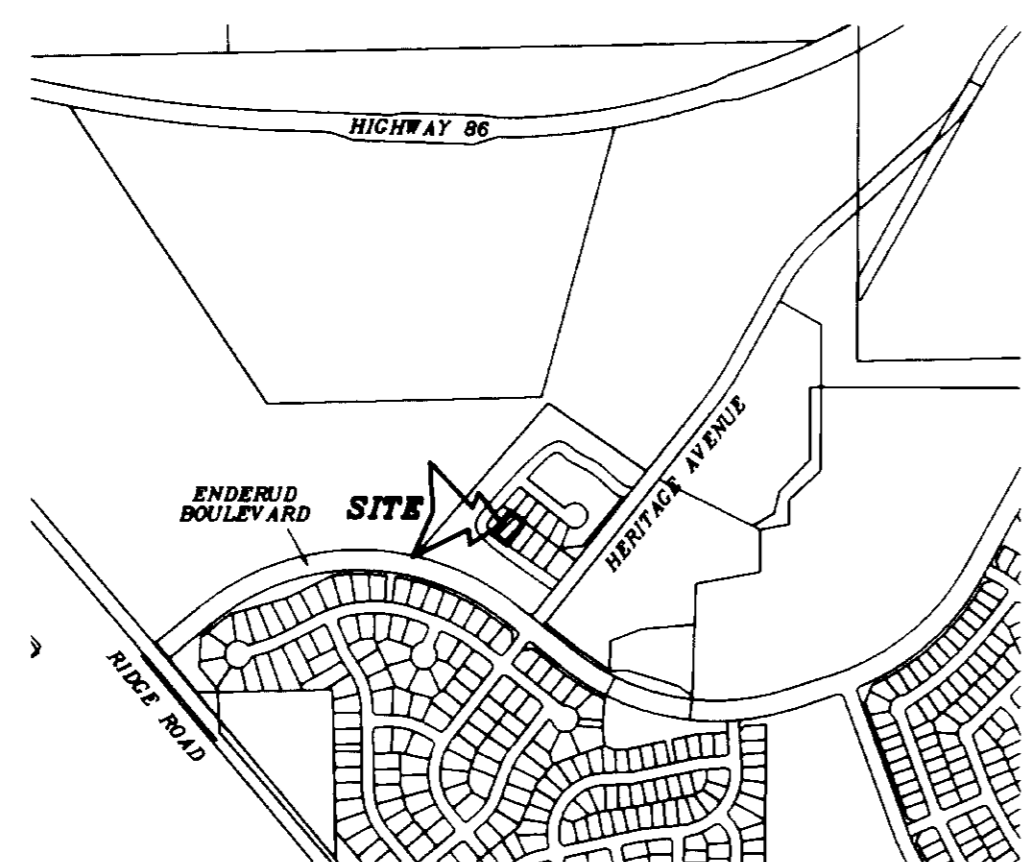
Alan Am
COMMUNITY DEVELOPMENT DIRECTOR

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF DOUGLAS)

THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:20 P M ON THE 23 DAY OF June, 1999, IN BOOK _____ PAGE _____, MAP _____, RECEPTION NO. 99056232.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Sheryl Huelshelt
DEPUTY



VICINITY MAP
NTS

REVISIONS Rev. 6-22-99	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104	SCALE 1"=20' DATE 5-21-99 DRAWN BY CHECKED BY	FINAL PLAT FOUNDERS VILLAGE FILING NO. 19, 1ST AMENDMENT CLIENT PATIO PLUS DEVELOPMENT CORPORATION JOB NUMBER 99-001 Sheet 1 of 1
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