

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9607282

DATE:

2-12-96

TIME:

14:54

FEE: \$

20⁰⁰

(2 Pages)

GRANTOR:

(OWNER/SIGNER)

Darlene Miller

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Founders Village #19
Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

7-8-66

FINAL PLAT
FOUNDER'S VILLAGE FILING NO. 19
 PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 7, 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:

BASIS OF BEARINGS: THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER OF SECTION 7, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A NUMBER 5 REBAR, SET NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "JR ENG LS 13258" AND AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 7 BY A NUMBER 5 REBAR, SET NO. 6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED "JR ENG LS 13258" WITH THE LINE BETWEEN ASSUMED TO BEAR S00° 11'55"W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, THENCE S00° 11'55"W, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 626.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HERITAGE AVENUE AS PLATTED IN FOUNDER'S VILLAGE FILING NO. 10 UNDER RECEPTION NO. 8804056; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE THE FOLLOWING FIVE (5) COURSES:

1. S48° 20'32"W, A DISTANCE OF 227.36 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18° 48'41", A RADIUS OF 880.00 FEET AND A LENGTH OF 288.92 FEET TO A POINT OF TANGENT;
3. S29° 31'51"W, A DISTANCE OF 381.49 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 8° 41'25", A RADIUS OF 1,370.00 FEET AND A LENGTH 207.79 FEET TO A POINT OF TANGENT;
5. S38° 13'16"W, A DISTANCE OF 401.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HERITAGE AVENUE S38° 13'16"W, A DISTANCE OF 716.04 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 90° 00'00", A RADIUS OF 20.00 FEET AND A LENGTH OF 31.42 FEET TO A POINT OF TANGENT, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS PLATTED IN FOUNDER'S VILLAGE FILING NO. 5 UNDER RECEPTION NO. 8621161; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID ENDERUD BOULEVARD THE FOLLOWING TWO (2) COURSES:

1. N51° 46'44"W, A DISTANCE OF 68.63 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27° 13'26", A RADIUS OF 1042.50 FEET AND A LENGTH OF 495.34 FEET;

THENCE N10° 59'50"E, A DISTANCE OF 58.39 FEET; THENCE N39° 23'18"E, A DISTANCE OF 811.50 FEET; THENCE S50° 36'42"E, A DISTANCE OF 575.84 FEET TO THE POINT OF BEGINNING, CONTAINING 453,024 SQUARE FEET, OR 10.40 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE FOUNDER'S VILLAGE FILING NO. 19, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING LAS LUNAS COURT AND LAS LUNAS STREET, AND DO HEREBY PROVIDE CASH TO THE TOWN OF CASTLE ROCK IN LIEU OF PUBLIC OPEN SPACE, AND DO HEREBY FURTHER DEDICATE TRACTS "A", "B", "C" & "D" TO THE TOWN OF CASTLE ROCK, TRACTS "E" & "F" TO THE FOUNDER'S VILLAGE FILING NO. 19 HOMEOWNERS ASSOCIATION, AND TRACT "G" TO THE TOWN OF CASTLE ROCK FOR DRAINAGE PURPOSES.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 2nd DAY OF February, 1996

PATIO PLUS DEVELOPMENT, A COLORADO CORPORATION

Darlene Miller, President
 DARLENE MILLER, PRESIDENT

COUNTY OF DOUGLAS)
) SS
 STATE OF COLORADO)

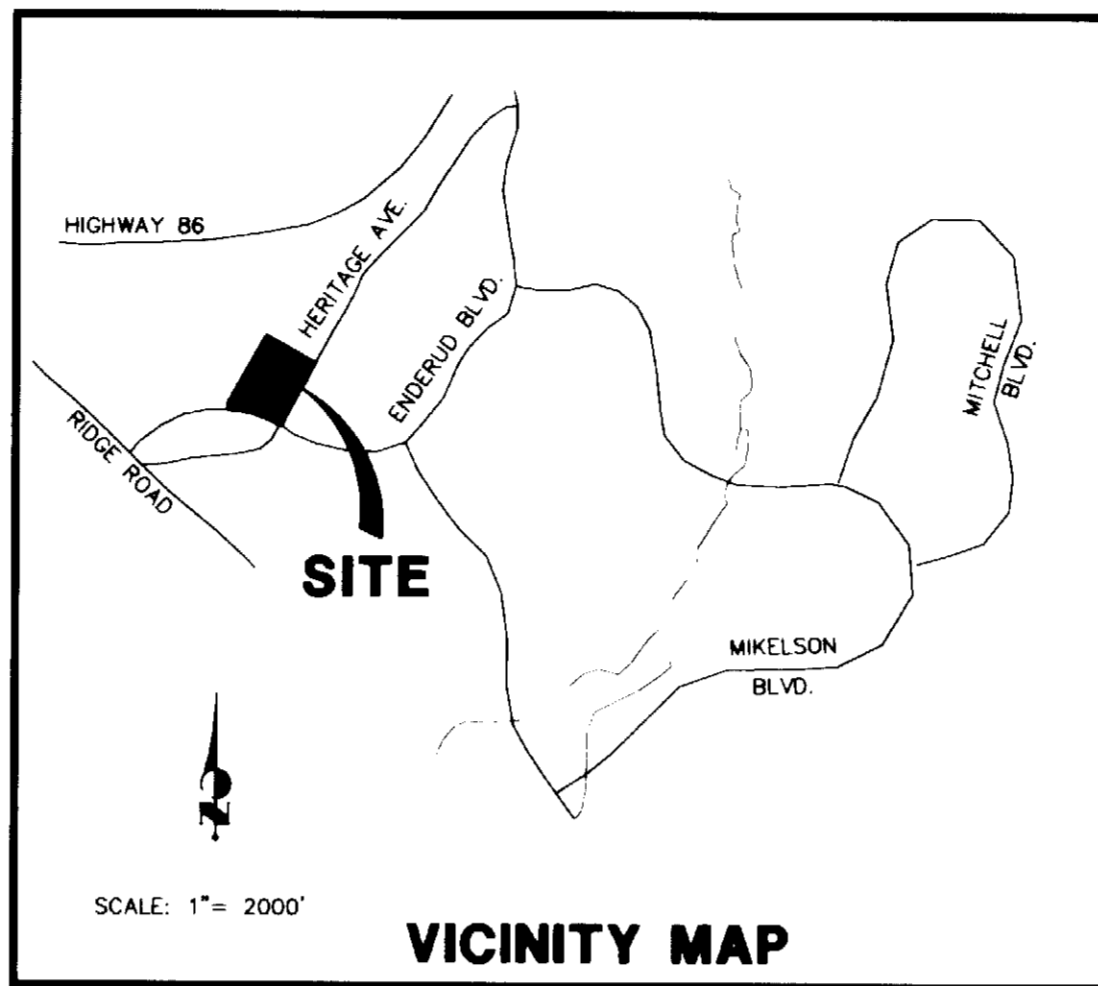
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, A.D., 1996 BY DARLENE MILLER AS PRESIDENT OF PATIO PLUS DEVELOPMENT, A COLORADO CORPORATION. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 9-9-99

Susan J. Rasmussen
 SUSAN J. RASMUSSEN
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires 08-09-99

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS ISSUED TO THAT EFFECT.

OWNER/SUBDIVIDER
 PATIO PLUS DEVELOPMENT
 719 WILCOX STREET
 CASTLE ROCK, COLORADO 80104
 CONTACT: DARLENE MILLER
 (303)688-2202



GENERAL NOTES

1. ALL EASEMENTS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES FOR THE USES OF GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, AND OTHER PUBLIC PURPOSES, UNLESS NOTED OTHERWISE.
2. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE ENDERUD WATER SUPPLY AGREEMENT, RECORDED ON JUNE 25, 1990 AT RECEPTION NO. 9015319, AND ACCORDINGLY, 36 SFE (PLUS ANY IRRIGATION TAPS) IS DEBITED FROM THE WATER BANK.
3. TRACTS "A", "B", "C" & "D" WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK. LANDSCAPE MAINTENANCE OF THESE TRACTS BY THE VILLAGES AT CASTLE ROCK METRO DISTRICT. TRACTS "E" & "F" WILL BE DEDICATED AND MAINTAINED BY THE FOUNDER'S VILLAGE FILING NO. 19 HOMEOWNERS ASSOCIATION. TRACT "G" TO BE DEDICATED TO THE TOWN OF CASTLE ROCK FOR DRAINAGE AND MAINTAINED BY THE FOUNDER'S VILLAGE FILING NO. 19 HOMEOWNERS ASSOCIATION.
4. THE SYMBOL DENOTES A NO. 5 REBAR 24 INCHES IN LENGTH WITH CAP, MARKED "JR ENG 13258" UNLESS OTHERWISE NOTED ON PLAT. MONUMENTS SO DESCRIBED WERE SET BY THIS SURVEY.
5. SEVEN FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PLATTED ROADWAYS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT APPROXIMATELY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, VALVES, STREET LIGHTS, POWER POLES, MAIL BOXES, OTHER STRUCTURES, TREES OR SHRUBS BE ALLOWED IN THE ABOVE-DESCRIBED AREAS. CONCRETE DRIVES AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THE CROSS AT SUBSTANTIALLY RIGHT ANGLES.
6. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, FIBER OPTICS, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE, EXCEPT FOR EXCLUSIVE GAS EASEMENTS.
7. NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS FIVE (5') FEET IN WIDTH (EXCEPT ON THE COMMON LINE OF LOTS 1 & 2, 12 & 13 AND 14 & 15 OF BLOCK 5) ARE HEREBY GRANTED ALONG EACH SIDE LOT LINE NOT ADJACENT TO A STREET, ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, WINDOW WELLS, FIREPLACES WITH A MAXIMUM TWO (2') FOOT ENCROACHMENT, FOUNDATION COUNTERFORTS (PROVIDED THAT THE COUNTERFORT IS CONSTRUCTED THREE (3') FEET BELOW TOP OF FOUNDATION AND AT A ONE TO ONE SLOPE FROM A POINT NOT MORE THAN ONE FOOT FROM THE FOUNDATION WALL), FENCES, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS, NURSERY STOCK OR OTHER CROPS, AND OTHER ARCHITECTURAL FEATURES MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF OR ACCESS TO SAID EASEMENT, ANY FENCE, LANDSCAPING, OR OTHER IMPROVEMENT THAT OBSTRUCTS THE OPERATION OF OR ACCESS TO SAID EASEMENT MAY BE REMOVED BY GRANTEE WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.
8. ON EACH LOT A BLANKET EASEMENT IS HEREBY GRANTED TO THE FOUNDER'S VILLAGE FILING NO. 19 HOMEOWNERS ASSOCIATION BY THE OWNER OF EACH LOT FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING AND ALL EXTERIOR MAINTENANCE OF THE STRUCTURE.

SITE DATA

TOTAL ACREAGE	10.4	ACRES
TOTAL NO. OF RESIDENTIAL LOTS	36	
TOTAL ACREAGE OF RESIDENTIAL LOTS	5.78	ACRES
TOTAL ACREAGE OF PUBLIC STREETS	2.05	ACRES
TOTAL ACREAGE OF PUBLIC LAND DEDICATION (EXCLUDING TRACT "G")	2.08	ACRES
TOTAL ACREAGE OF TRACT "G"	0.49	ACRES

SURVEYOR'S STATEMENT

I, ELDON R. STRONG, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

Eldon R. Strong 2/7/96
 ELDON R. STRONG, P.L.S.
 COLORADO NO. 13258
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.

TITLE CERTIFICATE

I, *Diana Evans*, BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee Co.*, 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 2nd DAY OF February, 1996
Diana Evans AUTHORIZED REPRESENTATIVE
Land Title Guarantee Corporation TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO THE 23RD DAY OF OCTOBER, A.D., 1995.

ATTEST:
Sharon Allard CHAIRMAN DATE 2/9/96
Gally Mussen TOWN CLERK DATE 2/9/96

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, THE 9TH DAY OF NOVEMBER, A.D., 1995.

ATTEST:
Donald Ponce MAYOR DATE Feb 9 1996
Gally Mussen TOWN CLERK DATE 2/9/96

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 12th DAY OF February, 1996 AT 10:00 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NUMBER 9607282.

Tatiana Ponce Chief Deputy
 DOUGLAS COUNTY CLERK AND RECORDER

FINAL PLAT
 FOUNDER'S VILLAGE FILING NO. 19
 JOB NO. 2711.10
 08/22/95 (REV: 9/22/95)
 (REV: 10/18/95)
 SHEET 1 OF 2

JR Engineering, Ltd.
 6110 Greenwood Plaza Blvd
 Englewood, Colorado 80111
 Tel (303) 740-9393
 FAX (303) 721-9019

SHEET INDEX

SHEET 1 COVER SHEET
 SHEET 2 FINAL PLAT

FINAL PLAT
FOUNDERS VILLAGE FILING NO. 19
 PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NE COR SEC. 7, T8S, R66W, 6th P.M.
 RECOVERED NO. 5 REBAR W/CAP
 SET NO. 6 REBAR WITH A 3/4"
 ALUMINUM CAP STAMPED "JR ENG
 LS 1325B"



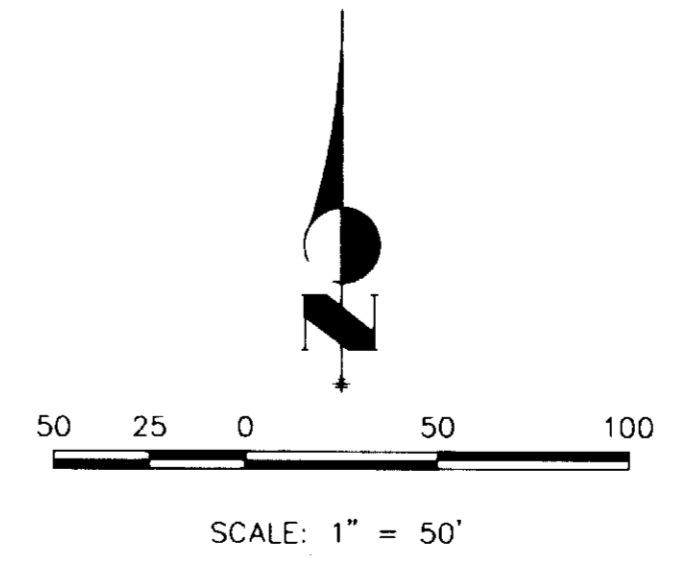
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N51°46'44"W	30.00'
L2	S51°46'44"E	25.35'
L3	S63°13'40"E	30.61'
L4	N80°14'31"E	15.28'
L5	S03°50'02"E	15.31'
L6	N51°46'44"W	16.00'
L7	S83°12'55"W	3.25'
L8	N83°12'55"E	25.45'
L9	N51°46'44"W	10.63'
L10	N13°35'37"E	29.62'
L11	S51°46'44"E	5.53'
L12	S51°46'44"E	14.50'
L13	S51°46'44"E	10.85'
L14	S63°13'40"E	27.68'
L15	S09°11'47"E	14.22'
L16	S63°13'40"E	3.98'
L17	N63°13'40"W	7.92'
L18	N75°12'44"E	17.28'
L19	N63°13'40"W	37.88'
L20	N21°28'34"W	43.59'
L21	S50°36'42"E	5.02'
L22	N51°46'44"W	31.38'
L23	N47°09'43"E (R)	14.58'
L24	N21°55'44"E	48.72'
L25	N05°37'12"E	33.78'
L26	N20°20'59"E	31.77'
L27	N30°32'39"W (R)	23.61'
L28	S10°59'50"W	40.39'
L29	S10°59'50"W	18.00'
L30	S22°24'21"W	21.59'
L31	S51°46'44"E	15.30'
L32	S51°46'44"E (R)	10.26'
L33	S51°46'44"E	10.23'
L34	N50°36'42"W	15.00'
L35	S51°46'44"E	19.68'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	63.00'	49.48'	45°00'00"
C2	63.00'	49.48'	45°00'00"
C3	63.00'	49.48'	45°00'00"
C4	63.00'	49.48'	45°00'00"
C5	175.00'	51.15'	16°44'42"
C6	175.00'	88.58'	29°00'00"
C7	175.00'	72.40'	23°42'14"
C8	38.00'	59.69'	90°00'00"
C9	15.00'	23.56'	90°00'00"
C10	55.00'	26.65'	27°45'32"
C11	55.00'	26.31'	27°24'13"
C12	15.00'	23.56'	90°00'00"
C13	38.00'	59.69'	90°00'00"
C14	200.00'	41.96'	12°01'12"
C15	200.00'	16.49'	04°43'30"
C16	150.00'	37.95'	14°29'46"
C17	150.00'	37.97'	14°30'14"
C18	200.00'	82.74'	23°42'14"
C19	18.00'	31.57'	101°26'56"
C20	22.00'	30.16'	78°13'04"
C21	150.00'	17.66'	06°44'44"
C22	150.00'	44.40'	16°57'30"
C23	200.00'	21.14'	06°03'27"
C24	200.00'	65.39'	18°43'59"
C25	200.00'	14.69'	04°12'34"
C26	150.00'	20.16'	07°42'08"
C27	150.00'	23.67'	09°02'34"
C28	15.00'	8.74'	33°22'51"
C29	55.00'	6.76'	07°02'49"
C30	55.00'	16.70'	17°23'35"
C31	55.00'	17.23'	17°56'58"
C32	55.00'	35.20'	36°39'58"
C33	15.00'	8.74'	33°22'51"
C34	55.00'	7.61'	07°55'36"
C35	15.00'	8.74'	33°22'51"
C36	55.00'	20.66'	21°31'34"
C37	15.00'	8.74'	33°22'51"
C38	15.00'	23.56'	90°00'00"
C39	15.00'	23.56'	90°00'00"
C40	26.00'	34.02'	74°58'26"

E 1/4 COR SEC. 7,
 T8S, R66W, 6th P.M.
 RECOVERED NO. 5 REBAR,
 NO CAP, IN WATER VALVE
 BOX. SET NO. 6 REBAR
 WITH A 3/4" ALUMINUM
 CAP STAMPED "JR ENG LS 1325B"



FOUNDERS VILLAGE FILING NO. 19
 PROJECT NO. 2711.10
 DATE: 8/22/95 (REV: 9/22/95)
 SHEET 2 OF 2

JR Engineering, Ltd.
 6110 Greenwood Plaza Blvd
 Englewood, Colorado 80111
 Tel (303) 740 9393
 FAX (303) 721 9019

ENGINEERING / PLANNING / SURVEYING

PLOT SCALE = 50, DATE 11/28/95, TIME 09:21, FILE X:\271110\ACAD\2711PLAT.DWG