

PLAT IDENTIFICATION SHEET

359812

8-13-85

GRANTOR:
(owner/signer)

Castle Rock Villages
Dev Corp

GRANTEE:

(subdivision name or name of plat)

Villages at Castle Rock

LEGAL:

(section-township-range)

VILLAGES AT CASTLE ROCK

FOUNDERS VILLAGE

FILING NO. 2

FINAL PLAT

A PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8,
T8S, R66W OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

LEGAL DESCRIPTION:

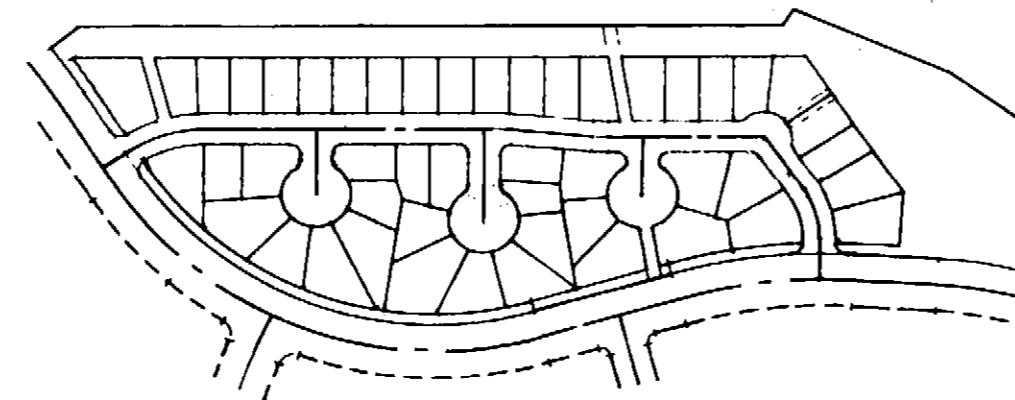
A PART OF THE NORTHWEST ONE-QUARTER (NW1/4), SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST
ONE-QUARTER (NW1/4)
THENCE N89°23'49"E ALONG THE NORTH LINE OF SAID
NORTHWEST ONE-QUARTER A DISTANCE OF 1305.85 FEET TO THE
POINT OF BEGINNING ON A NON-TANGENT CURVE ON THE WEST
BOUNDARY LINE OF VILLAGES AT CASTLE ROCK
FILING NO. 1;
THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING
FOUR (4) COURSES:

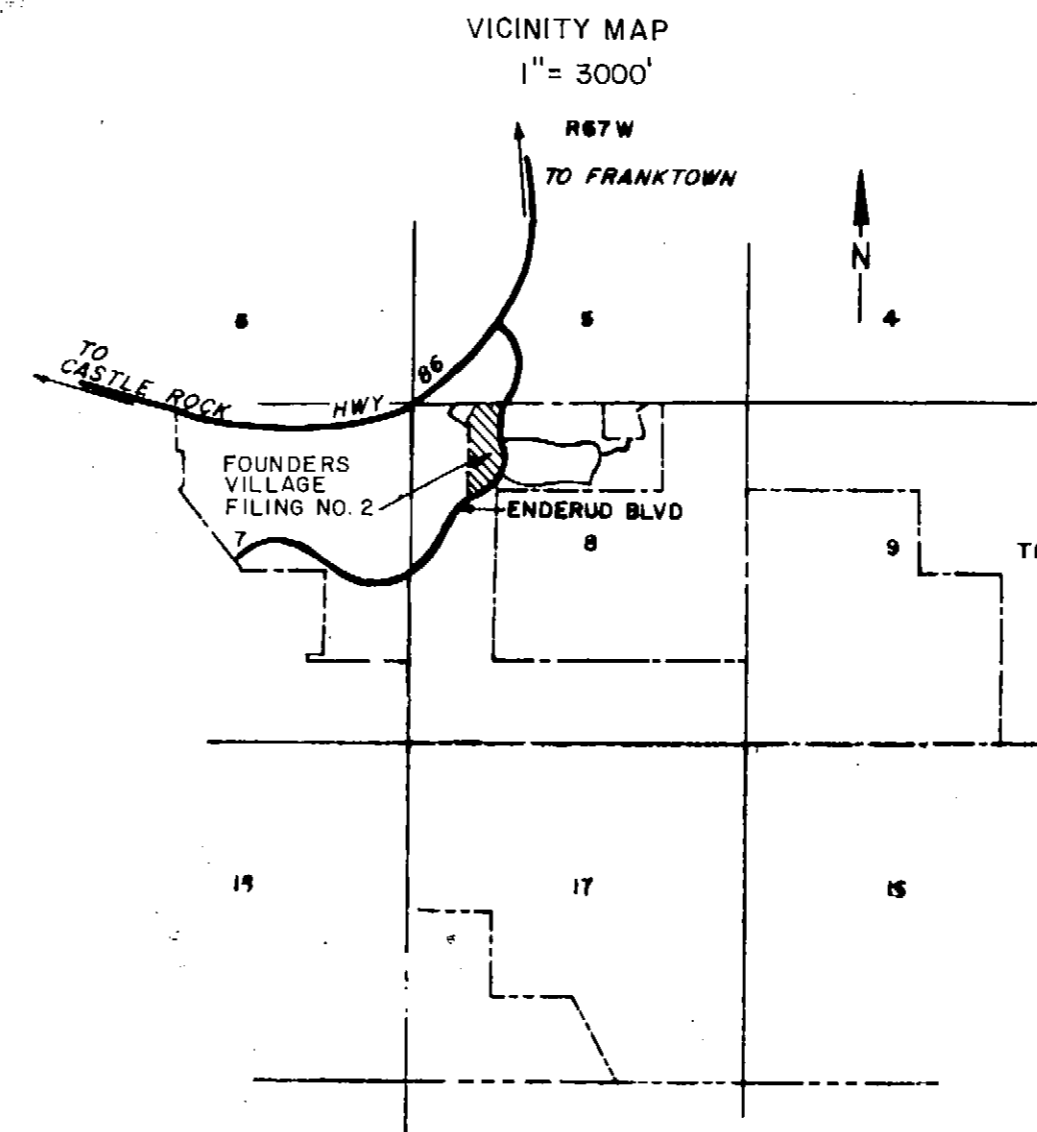
1. ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE
LEFT, WHENCE THE CENTER OF SAID CURVE BEARS
S74°31'41"E, HAVING A CENTRAL ANGLE OF 10°59'34"
AND A RADIUS OF 702.50 FEET, A DISTANCE OF 134.78
FEET TO THE POINT OF TANGENT;
 2. S04°28'45"W ALONG SAID TANGENT A DISTANCE OF
131.03 FEET TO THE POINT OF CURVE;
 3. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
CENTRAL ANGLE OF 19°30'00" AND A RADIUS OF 842.50
FEET, A DISTANCE OF 286.74 FEET TO THE POINT OF
TANGENT;
 4. S15°01'15"E ALONG SAID TANGENT A DISTANCE OF
220.65 FEET TO THE POINT OF CURVE;
- THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE AND
ALONG THE NORTHWESTERLY BOUNDARY LINE OF PROPOSED
VILLAGES AT CASTLE ROCK FILING NO. 3 ALONG THE ARC OF
SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
72°41'17" AND A RADIUS OF 557.50 FEET, A DISTANCE OF
707.27 FEET TO THE POINT OF TANGENT;
THENCE CONTINUING ALONG SAID NORTHWESTERLY BOUNDARY LINE OF FILING
NO. 3 THE FOLLOWING THREE (3) COURSES:

1. S57°40'02"W A DISTANCE OF 155.96 FEET TO THE POINT
OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
CENTRAL ANGLE OF 04°55'49" AND A RADIUS OF 1042.50
FEET, A DISTANCE OF 89.70 FEET;
3. N37°15'47"W A DISTANCE OF 54.36 FEET;
THENCE N00°54'37"E A DISTANCE OF 1097.75 FEET;
THENCE N59°45'02"W A DISTANCE OF 30.00 FEET;
THENCE N23°53'44"E A DISTANCE OF 266.64 FEET;
THENCE N36°13'31"E A DISTANCE OF 134.09 FEET TO A POINT
ON SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER OF
SECTION 8;
THENCE N89°23'49"E ALONG SAID NORTH LINE A DISTANCE OF
250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 566,941.763 SQUARE FEET OR 13.015 ACRES MORE
OR LESS.



KEY MAP
1" = 300'



VICINITY MAP
1" = 3000'

Unofficial Copy

NOTES:

1. BASIS OF BEARINGS:
THE NORTH LINE OF SECTION 8 BEARS N 89-23-49 E.

2. BENCHMARK:

PANEL POINT NO. 9, TOP OF NO. 5 REBAR LOCATED 150
FEET +/- EAST OF BELL SURVEYING PIN & CAP AT THE
NE CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 8.
ELEVATION = 6522.96 U.S.G.S.

3. BUILDING SETBACKS:
ALL SINGLE FAMILY LOTS SHALL HAVE THE FOLLOWING MINIMUM BUILDING
SETBACK DIMENSIONS FROM THE PROPERTY LINES:
MINIMUM FRONT YARD: 15 FEET, EXCEPT WHERE A GARAGE OR CARPORT
ENTERS DIRECTLY UPON A STREET, AND IN SUCH CASE, 20 FEET FOR SUCH
GARAGE OR CARPORT.

REAR 20'
SIDE 3'
CORNER 10'
MAXIMUM BUILDING HEIGHT: 35'

4. ALL LINES DESIGNATED WITH - (NR) - ARE
NON-RADIAL LINES.

5. -> DENOTES BOUNDARY PIN, # 5 REBAR WITH CAP,
SET BY L.S. 16112

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

MORTGAGEE

LOCUST INVESTMENT, INC., A COLORADO CORPORATION, 8301E. PRENTICE
BLDG. 30 DTC, SUITE 305, ENGLEWOOD, COLORADO.

Joseph Beneshaw SECRETARY
James W. Hagan ASST. V.P.

COUNTY OF DOUGLAS
STATE OF COLORADO

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 9th DAY OF August, 1985
BY *James W. Hagan* and *Joseph Beneshaw* SECRETARY
NOTARY *Harmon M. Jackson*
COMMISSION EXPIRES: June 9, 1989

PLANNING AND ZONING COMMISSION REVIEW:

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING
AND ZONING COMMISSION THIS 16 DAY OF APRIL
1985.

D. Melody
CHAIRMAN

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE
COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY
AT 2:41 P.M. ON THE 22 DAY OF August
1985
Reception # 259812

Reta A. Crain
DEPUTY
COUNTY CLERK AND RECORDER

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 CITY HAS ISSUED TO THAT EFFECT.

HOLLAND CORPORATION, INC
6920 S. HOLLY CIRCLE
ENGLEWOOD, COLORADO
303-773-0020

Correction
7/5/90
Rec. 9016200
Book 920
Page 334

CERTIFICATE AND DEDICATION OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE
UNDERSIGNED, BEING ALL OF THE OWNERS 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 AND TRACTS, AS
SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF
VILLAGES AT CASTLE ROCK, FOUNDERS VILLAGE FILING NO.
2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF
CASTLE ROCK ALL ROADS SHOWN HEREON FOR ROAD
PURPOSES, AND ALL UTILITY EASEMENTS AND DEDICATE TO
THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND
WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY,
ARISING UPON, FLOWING UPON OR LYING UNDER THE
PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN
OF CASTLE ROCK THE RIGHT TO INSTALL, MAINTAIN AND
OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND
APPURTENANCES TO PROVIDE SUCH UTILITY, CABLE
TELEVISION SERVICES AND OTHER COMMUNICATIONS
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.

EXECUTED THIS 1st DAY OF August, 1985.

OWNER:

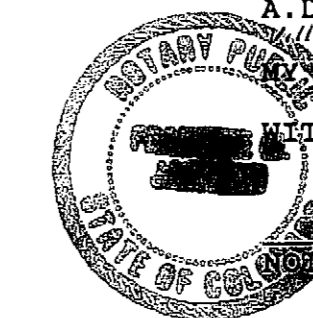
CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION,
a Colorado Corporation

By: *James W. Hagan* PRES.
By: *Joseph Beneshaw* V.P.

NOTARY:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS:

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS 9th DAY OF August, 1985
BY *James W. Hagan* and *Joseph Beneshaw* SECRETARY
VILLAGES DEVELOPMENT CORPORATION, A COLORADO CORPORATION
NOTARY *Harmon M. Jackson*
COMMISSION EXPIRES: June 9, 1989



SURVEYOR'S CERTIFICATE:

1. LARRY HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE
SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY
SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY
EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.
HOLLAND CORPORATION, INC., 6920 S. HOLLY CIRCLE
ENGLEWOOD, COLORADO.

Larry W. Hagan
REGISTERED LAND SURVEYOR
16112

TITLE CERTIFICATE:

1. *James B. Folkesrad*, AN ATTORNEY AT LAW DULY
LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE
STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED THE
TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY
OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS
IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 1st DAY OF August, 1985.

James B. Folkesrad #471
ATTORNEY AT LAW

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY
ACCEPTS THE DEDICATION OF THE STREETS AND ROADS
SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET
MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS
THE DEDICATION OF THE UTILITY EASEMENTS SHOWN
HEREON.

SIGNED THIS 25 DAY OF APRIL, 1985

TOWN OF CASTLE ROCK

Thomas J. Himmelfarb Mayor
Phillip L. Brown Deputy Mayor

ATTEST:

Secretary

VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE FILING NO.2 FINAL PLAT

A PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8,
T8S, R66W OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

VILLAGES
AT
CASTLE ROCK
FILING NO.3
(PROPOSED)

UNPLATTED

UNPLATTED

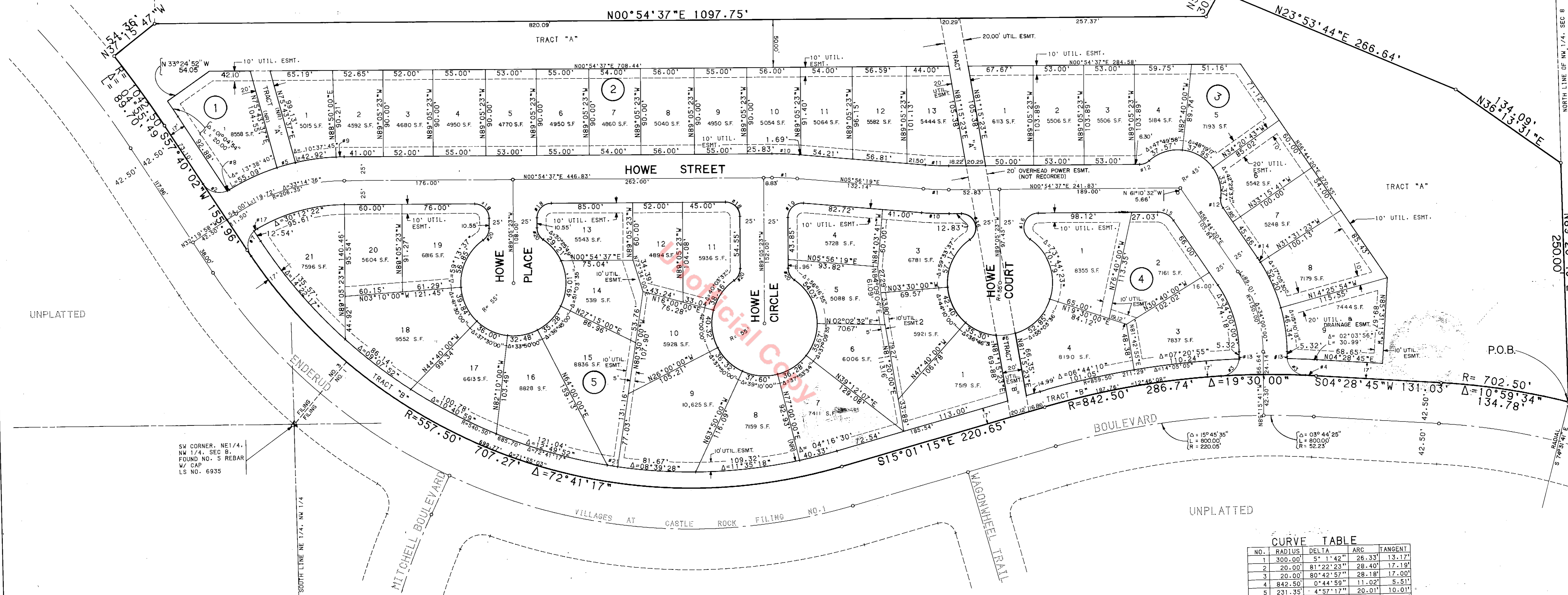
P.O.C.

NW CORNER
NW 1/4
SECTION 8

NORTH LINE OF NW 1/4, SEC 8
506.88'

250.00'

RADIALLINE
788.71'



SW CORNER, NE 1/4,
NW 1/4, SEC 8,
FOUND NO. 5 REBAR
W/ CAP
LS NO. 6935

SOUTH LINE NE 1/4, NW 1/4

MITCHELL BOULEVARD

WAGNER TRAIL

BOULEVARD

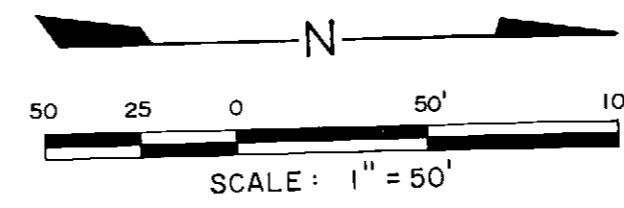
VILLAGES AT CASTLE ROCK FILING NO.1

VILLAGES AT CASTLE ROCK FILING NO.2

UNPLATTED

P.O.B.

NO.	RADIUS	DELTA	ARC	TANGENT
1	300.00'	5° 1' 42"	26.33'	13.17'
2	20.00'	81° 22' 23"	28.40'	17.19'
3	20.00'	80° 42' 57"	28.18'	17.00'
4	842.50'	0° 44' 59"	11.02'	5.51'
5	231.35'	4° 57' 17"	20.01'	10.01'
6	55.00'	20° 59' 53"	20.16'	10.19'
7	20.00'	82° 0' 10"	28.62'	17.39'
8	20.00'	8° 41' 20"	2.33'	1.17'
9	231.35'	2° 4' 37"	8.39'	4.19'
10	325.00'	5° 1' 42"	28.52'	14.27'
11	275.00'	5° 1' 42"	24.13'	12.07'
12	15.00'	41° 24' 35"	10.84'	5.67'
13	20.00'	6° 17' 37"	2.20'	1.10'
14	175.00'	1° 44' 17"	5.31'	2.65'
15	20.00'	55° 49' 43"	19.49'	10.60'
16	15.00'	145° 9' 0"	38.00'	47.79'
17	20.00'	11° 48' 17"	4.12'	2.07'
18	15.00'	90° 0' 0"	23.56'	15.00'
19	15.00'	95° 1' 42"	24.88'	16.38'
20	15.00'	55° 9' 0"	14.44'	7.83'
21	540.50'	1° 9' 3"	10.86'	5.43'



HOLLAND CORPORATION, INC
6920 S. HOLLY CIRCLE
ENGLEWOOD, COLORADO
303-773-0020