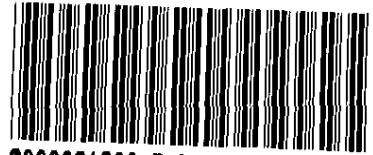


OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$41.00  
5 PGS

# 2008061280  
09/03/2008 01:25 PM



2008061280 5 PGS

## PLAT IDENTIFICATION SHEET

Castle Canyon Townhomes, LLC

---

Grantor (owner)

---

Grantor (owner)

Founders Village 21, 1<sup>st</sup> Amendment Final Plat

---

Grantee (name of plat or condo)

---

Grantee (name of plat or condo)

Subdivision Info: Founders Village Filing: 21

Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_

8

8

66

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Section

---

Township

---

Range

Cross Reference numbers: (reception #s or book and page)

2007094030

2008023558

2008023564

2008023568

2008023571

2008023574

# FOUNDERS VILLAGE, FILING NO. 21, FIRST AMENDMENT

A REPLAT OF LOTS 19-23, & 51-55  
 FOUNDERS VILLAGE, FILING NO. 21  
 LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,  
 RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 1 OF 4

**PROPERTY DESCRIPTION - LOTS 19-23:**

LOTS 19-23, INCLUSIVE AND LOTS 51-55, INCLUSIVE. AND TRACT B  
 FOUNDERS VILLAGE FILING NO. 21,  
 ACCORDING TO THE RECORDED PLAT THEREOF,  
 TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS,  
 STATE OF COLORADO.

**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 HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE, FILING NO. 21, FIRST AMENDMENT.

**OWNER:**

CASTLE CANYON TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

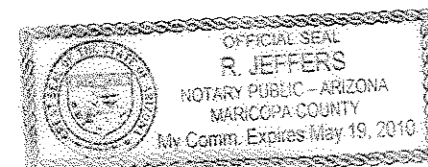
BY James S. Ricketts  
 AS MANAGER

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF JUNE, 2008, BY JAMES S. RICKETTS AS MANAGER OF CASTLE CANYON TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 5/19/2010



NOTARY PUBLIC: [Signature]

**MORTGAGEE CERTIFICATE:**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS FOUNDERS VILLAGE FILING NO. 21, FIRST AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARIES OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON DECEMBER 4, 2007 AT RECEPTION NO. 2007094030 AND ON APRIL 2, 2008 AT RECEPTION NOS. 2008022558, 2008022564, 2008022568, 2008022571 AND 2008022574, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

**MORTGAGEE:**

COLORADO COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS.

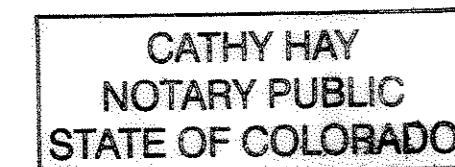
BY [Signature]  
 AS VICE PRESIDENT

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF JUNE, 2008, BY David J. Williams AS VICE PRESIDENT OF COLORADO COMMUNITY BANK, ITS SUCCESSOR AND/OR ASSIGNS.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 4-22-2011



NOTARY PUBLIC: [Signature]

**MORTGAGEE:**

BANK OF THE WEST, ITS SUCCESSORS AND/OR ASSIGNS.

BY [Signature]  
 AS VICE PRESIDENT

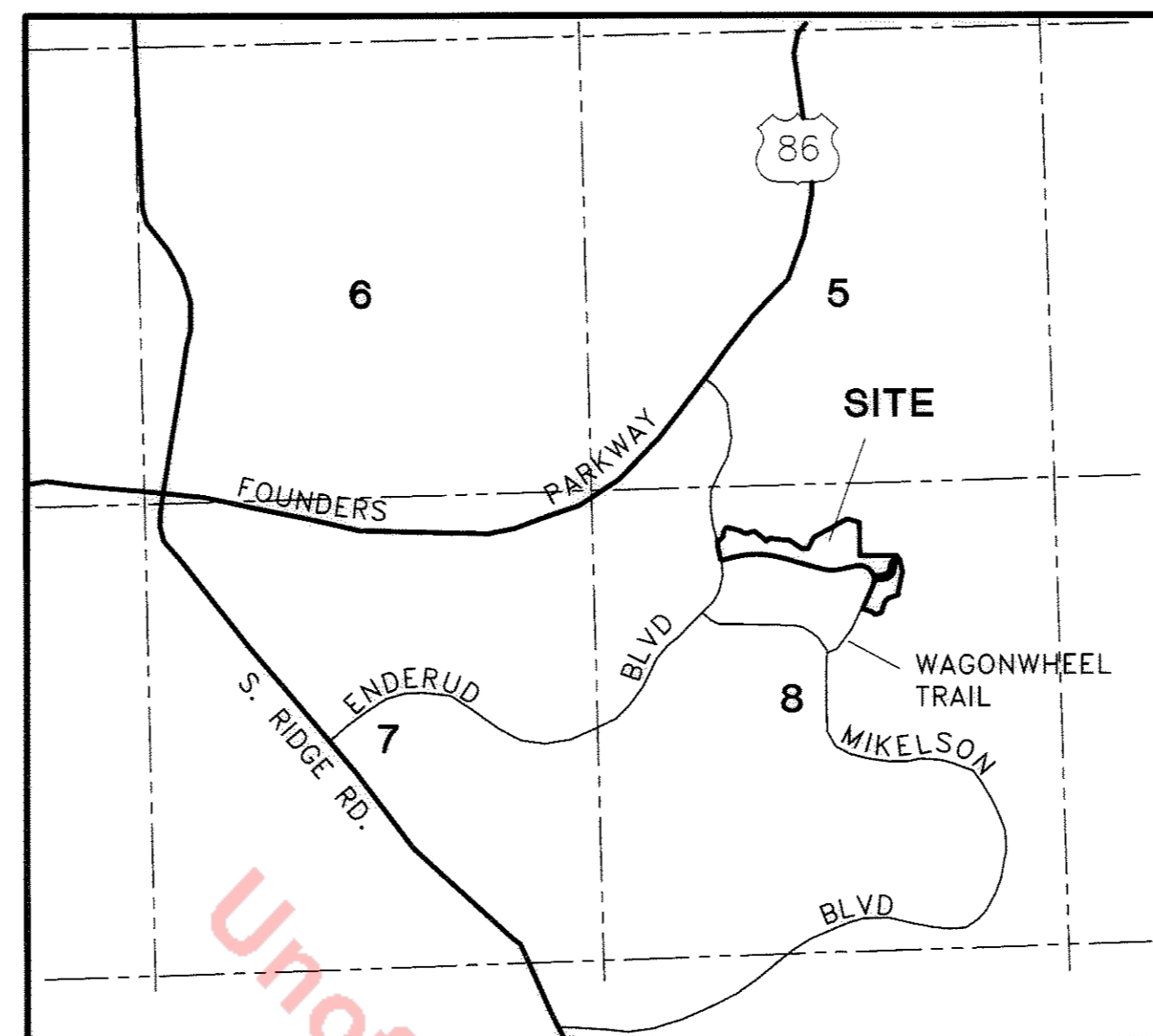
**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF Maricopa

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12<sup>th</sup> DAY OF August, 2008, BY Charles Barajas VICE PRESIDENT OF BANK OF THE WEST, ITS SUCCESSOR AND/OR ASSIGNS.

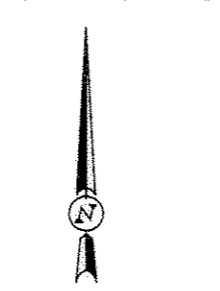
WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: May 25, 2009

NOTARY PUBLIC: Shana R. Padilla



VICINITY MAP

Scale: 1" = 2000'



**LAND USE TABLE**

DESIGNATION	AREA IN ACRES	% OF SITE	SFE'S	PURPOSE OF USE	OWNERSHIP/MAINTENANCE
LOTS 19-23	0.286	1.73%	N/A	PRIVATE RESIDENCES	PRIVATE
LOTS 51-55	0.290	1.75%	N/A	PRIVATE RESIDENCES	PRIVATE
TOTAL PARCEL	0.576	3.48%	N/A		

**NOTES:**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FRONTIER SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. COMMITMENT NO. 74107-889417, DATED DECEMBER 5, 2007 AT 7:30 A.M. (AS PROVIDED BY THE OWNER) WAS SOLELY RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PARCEL. ONLY B-2 EXCEPTIONS 12.13, 18.20, AND 21 WERE ADDRESSED OR EXAMINED BY THIS SURVEY.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(a).
- THE SURVEY FIELD WORK TO COMPILER THE INFORMATION USED IN THIS SURVEY WAS COMPLETED ON MARCH 21, 2007.
- THE SUBJECT PROPERTY IS SITUATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE MAP (FIRM) NUMBER 08035C0193F EFFECTIVE DATE: SEPTEMBER 30, 2005 (PANEL 193 OF 495). THE FLOOD ZONE LIMITS OF MITCHELL CREEK WERE CHECKED BY TRACING A SCANNED IMAGE OF SAID MAP.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S00°53'54"W BETWEEN THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION 8 AND THE WEST QUARTER CORNER OF SECTION 8.
- THE BENCHMARK USED FOR THIS SURVEY IS USGS "V336", TOP OF A 3" BRASS CAP SET IN A STONE. LAT 39°22'36.87995" N, LONG 104°48'42.29183" W AS SHOWN HEREON. ELEVATION= 6554.45 NAVD 1988 - DOUGLAS COUNTY GIS ORTHOMETRIC HT.
- THE PURPOSE OF THIS PLAT IS TO:  
 ADJUST THE ENVELOPE AND LOT LINES BETWEEN LOTS 19-23  
 ADJUST THE LOT LINES BETWEEN LOTS 51-55

**SURVEYOR'S CERTIFICATE:**

I, DONALD L. LAMBERT, 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 ON MARCH 21, 2008, BY ME 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, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

[Signature]  
 DONALD L. LAMBERT, PLS 50830  
 FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.  
 352 NORFOLK STREET  
 AURORA, CO 80011

**TITLE VERIFICATION:**

I, James E. Muehle, BEING AN AUTHORIZED REPRESENTATIVE OF North American Title Insurance Company, 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 13<sup>th</sup> DAY OF August, 2008

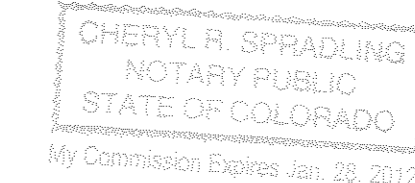
[Signature]  
 AUTHORIZED REPRESENTATIVE  
North American Title Insurance Company  
 TITLE INSURANCE COMPANY

**NOTARY CERTIFICATE:**

STATE OF COLORADO )  
 ) S.S.  
 COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF August, 2008, BY Deane S. Martin AS THE AUTHORIZED REPRESENTATIVE OF North American Title Company

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 1-28-12



NOTARY PUBLIC: [Signature]

**STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:**

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK

[Signature] TOWN CLERK  
[Signature] TOWN MANAGER

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:**

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 14<sup>th</sup> DAY OF August, 2008

[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES

**DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:25 P.M. ON THE 3rd DAY OF September, 2008. AT RECEPTION NO. 2008061280

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]  
 DEPUTY

**OWNER**

CASTLE CANYON TOWNHOMES, LLC,  
 76 CRESTONE WAY,  
 CASTLE ROCK, CO 80108

**MORTGAGEE**

COLORADO COMMUNITY BANK  
 500 NORTH WILCOX STREET  
 CASTLE ROCK, CO 80104

**MORTGAGEE**

BANK OF THE WEST  
 9335 E COUNTY LINE ROAD  
 CENTENNIAL, CO 80112

JOB NO. 06-118

**FRONTIER SURVEYING, INC.**  
 352 NORFOLK STREET OFC. 303-340-0113  
 AURORA, CO 80011 FAX. 303-340-0114

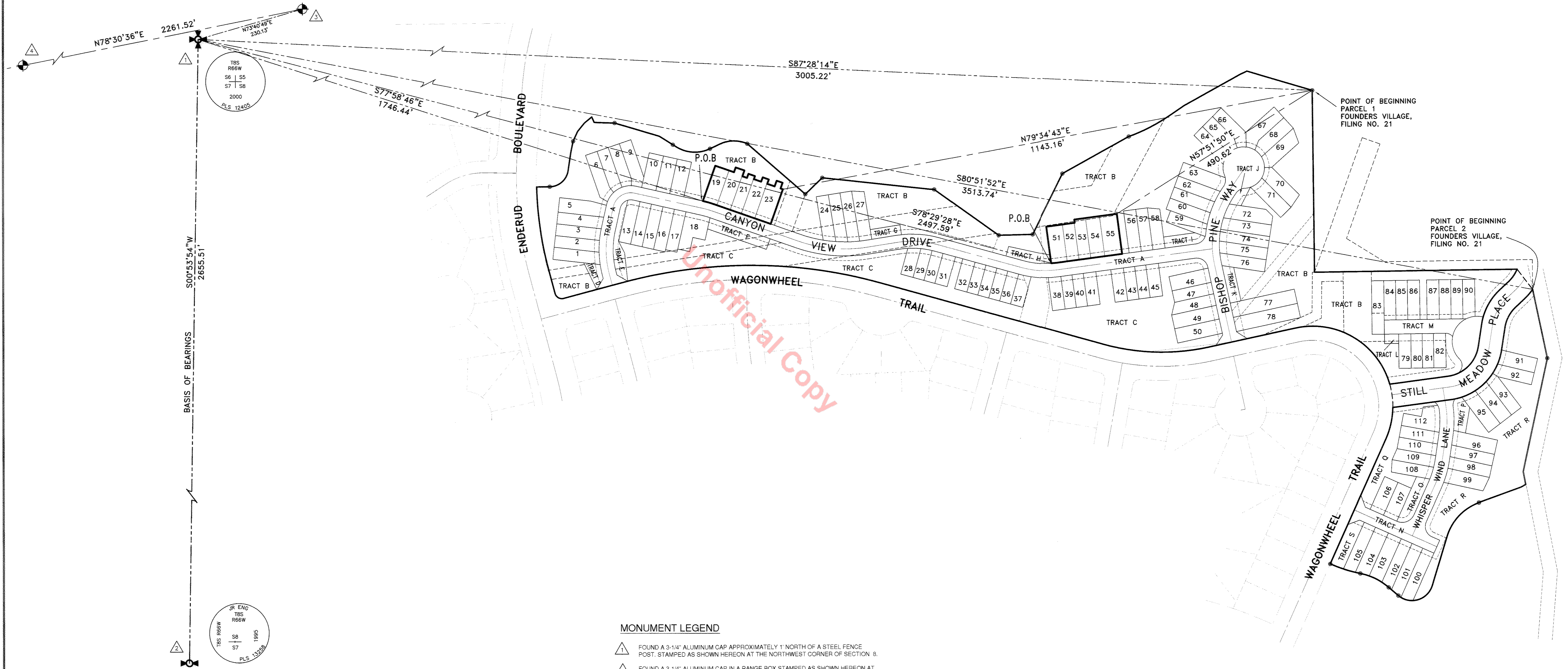
No.	Description	Date	Name
1	1st Submittal	3/20/08	DL
2	2nd Submittal	5/9/08	DL

# FOUNDERS VILLAGE, FILING NO. 21, FIRST AMENDMENT

A REPLAT OF LOTS 19-23, & 51-55

FOUNDERS VILLAGE, FILING NO. 21

LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 4



### MONUMENT LEGEND

- ▲ FOUND A 3-1/4" ALUMINUM CAP APPROXIMATELY 1' NORTH OF A STEEL FENCE POST. STAMPED AS SHOWN HEREON AT THE NORTHWEST CORNER OF SECTION 8.
- ▲ FOUND A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED AS SHOWN HEREON AT THE NORTHWEST CORNER OF SECTION 8.
- ▲ FOUND A 3" BRASS CAP SET IN A STONE STAMPED "USGS - V336".  
LAT 39°22'36.87995" N, LONG 104°48'42.29183" W  
1562907.622 N, 3194651.87 E, NAD 83 COLORADO STATE PLANE
- ▲ FOUND A 3" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS - 4011005"  
LAT 39°22'32.32637" N, LONG 104°49'10.47893" W  
1562430.26 N, 3192342.09 E, NAD 83 COLORADO STATE PLANE
- FOUND A RED PLASTIC CAP ON A REBAR STAMPED "ODG INC. - PLS 5447"

18S  
R66W  
S6 | S5  
S7 | S8  
2000  
PLS 12405

JR ENG  
18S  
R66W  
S6 | S5  
S7 | S8  
1995  
PLS 13238

POINT OF BEGINNING  
PARCEL 1  
FOUNDERS VILLAGE,  
FILING NO. 21

POINT OF BEGINNING  
PARCEL 2  
FOUNDERS VILLAGE,  
FILING NO. 21

JOB NO. 06-118

**FRONTIER SURVEYING, INC.**  
352 NORFOLK STREET AURORA, CO 80011  
OFF. 303-340-0113 FAX. 303-340-0114

No.	Description	Date	Name
1	1st Submittal	3/20/08	DLL

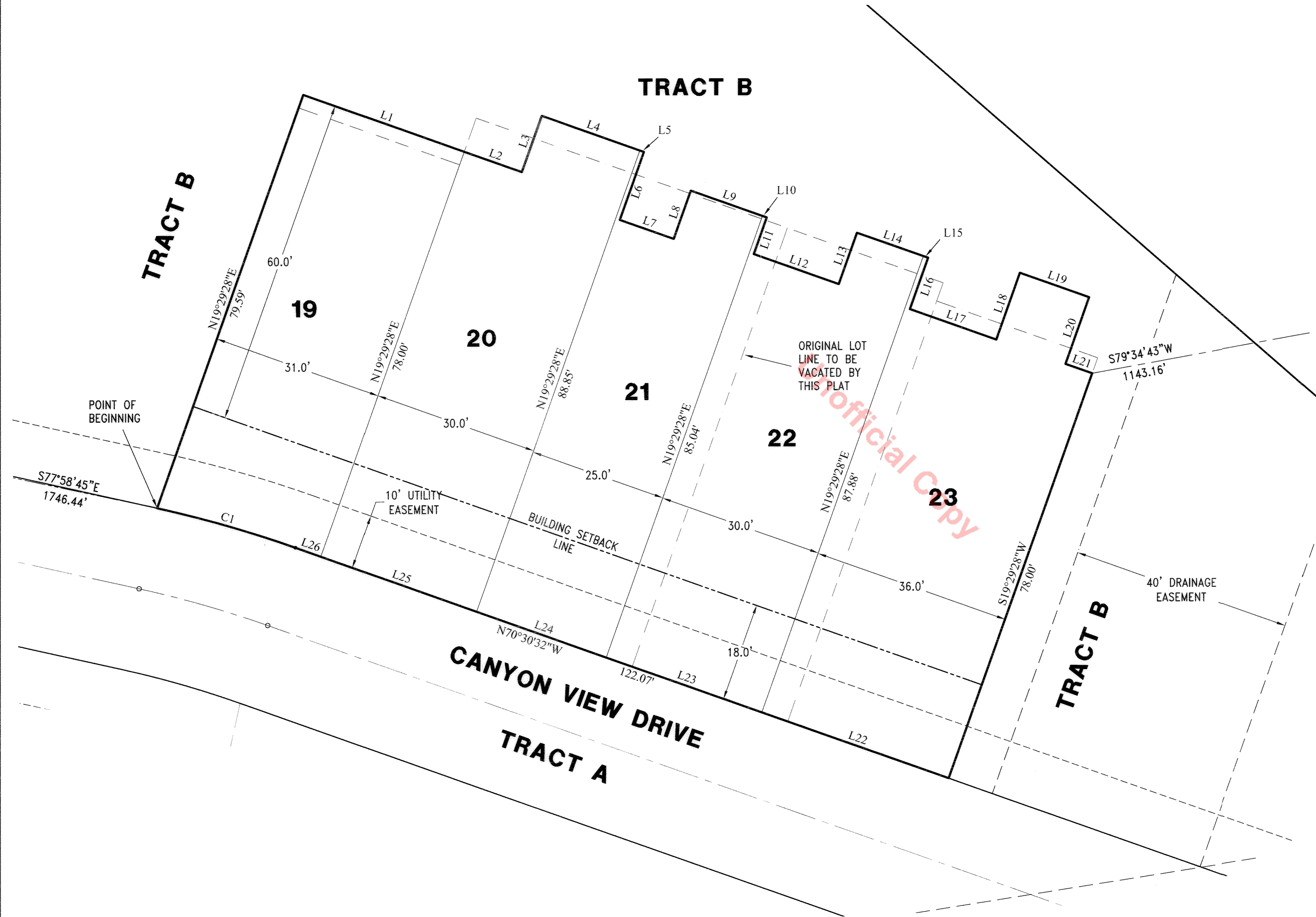
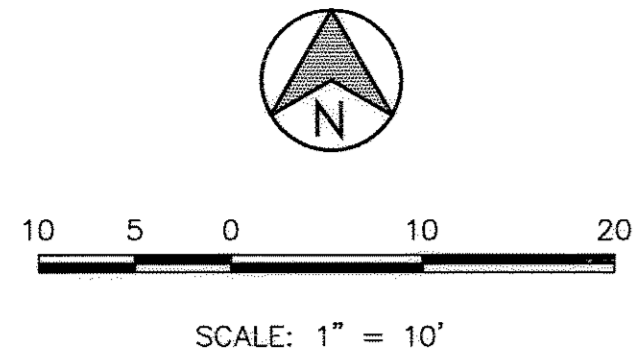
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# FOUNDERS VILLAGE, FILING NO. 21, FIRST AMENDMENT

A REPLAT OF LOTS 19-23, & 51-55

FOUNDERS VILLAGE, FILING NO. 21

LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°30'32"E	31.00
L2	S70°30'32"E	11.10
L3	N19°29'28"E	10.85
L4	S70°30'32"E	18.90
L5	S70°30'32"E	0.80
L6	S19°29'28"W	13.10
L7	S70°30'32"E	10.39
L8	N19°29'28"E	9.29
L9	S70°30'32"E	13.81
L10	S70°30'32"E	0.83
L11	S19°29'28"W	7.04
L12	S70°30'32"E	16.37
L13	N19°29'28"E	9.88
L14	S70°30'32"E	12.80
L15	S70°30'32"E	0.91
L16	S19°29'28"W	9.88
L17	S70°30'32"E	16.62
L18	N19°29'28"E	12.86
L19	S70°30'32"E	13.32
L20	S19°29'28"W	12.86
L21	S70°30'32"E	5.14
L22	N70°30'32"W	36.00
L23	N70°30'32"W	30.00
L24	N70°30'32"W	25.00
L25	N70°30'32"W	30.00
L26	N70°30'32"W	4.91

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	Ch Brg	Ch Dst
C1	215.00	26.15	6°58'11"	N73°59'37"W	26.14

P:\Drawings\Founders Village Filing 21\replat\replat\_bldg.d detail 03/20/08.dwg 8/18/2008 11:56:16 AM MDT

JOB NO. 06-118

**FRONTIER SURVEYING, INC.**

352 NORFOLK STREET    OFC. 303-340-0113  
AURORA, CO 80011    FAX: 303-340-0114

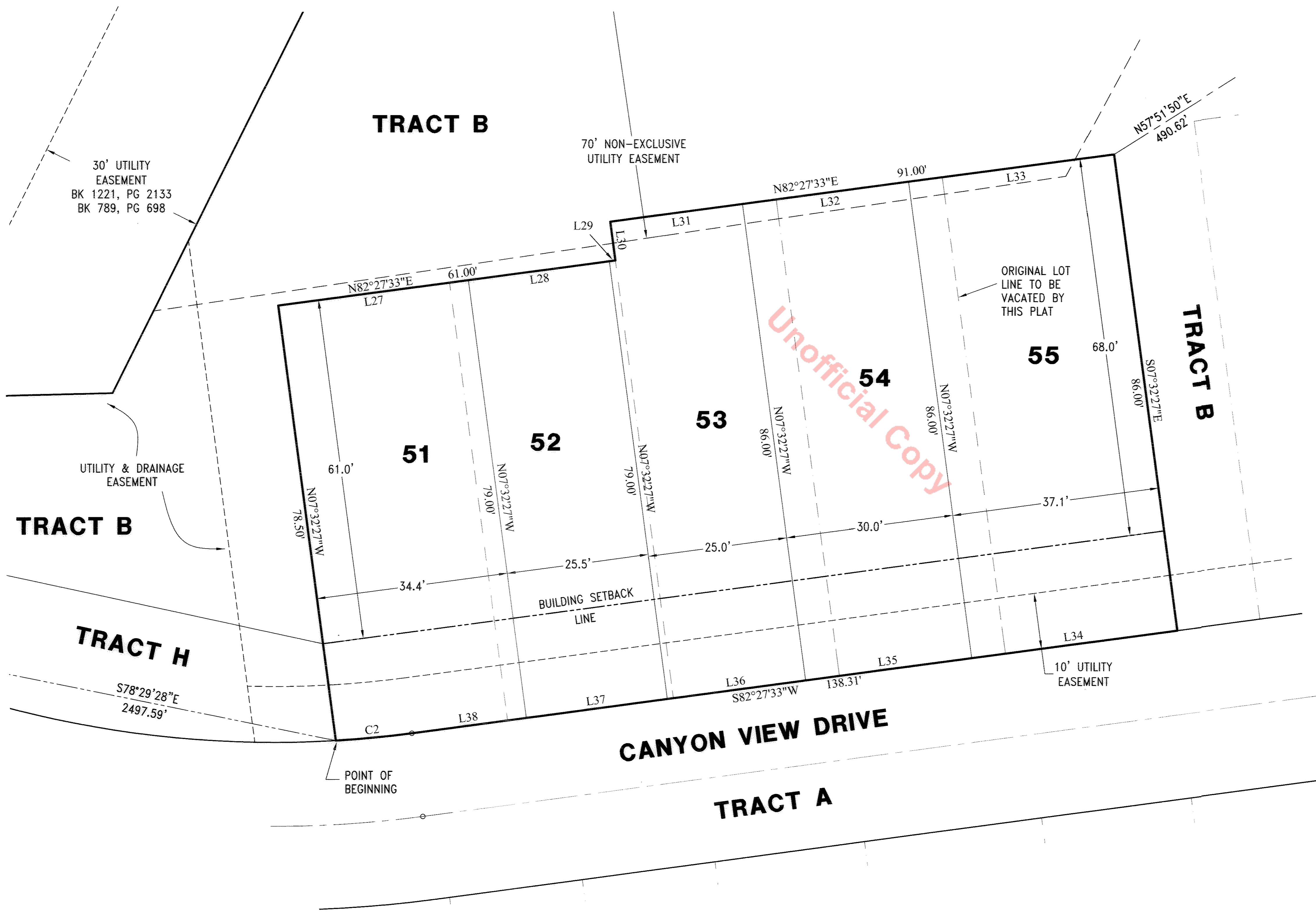
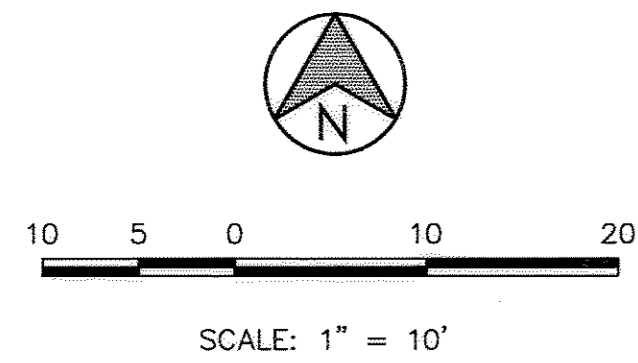
No.	Description	Date	Name
1	1st Submittal	3/20/08	DLL

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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 4



LINE TABLE		
LINE	BEARING	DISTANCE
L27	N82°27'33"E	34.40
L28	N82°27'33"E	25.50
L29	N82°27'33"E	1.10
L30	N07°32'27"W	7.00
L31	N82°27'33"E	23.90
L32	N82°27'33"E	30.00
L33	N82°27'33"E	37.10
L34	S82°27'33"W	37.10
L35	S82°27'33"W	30.00
L36	S82°27'33"W	25.00
L37	S82°27'33"W	25.50
L38	S82°27'33"W	20.71

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	Ch Brg	Ch Dst
C2	187.00	13.70	4°11'56"	N84°33'31"E	13.70

Unofficial Copy

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