

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$41.00
5 PGS

2004012546
02/03/2004 11:27 AM



2004012546 5 PGS

GRANTOR:
(owner/signer)

Castle Canyon Townhomes LLC

GRANTEE:
(subdivision name or name of plat)

Founders Village #21
Final Plat

LEGAL:
(section-township-range)

8-8-66

LAND DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER COMMON TO SECTION 5 AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 8 BEARS S89°23'49"W, 1313.91 FEET; THENCE S79°24'52"W, 954.44 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF A 7.601 ACRES SITE KNOWN AS TRACT B - MITCHELL CREEK SEWAGE TREATMENT AS RECORDED ON THE PLAT OF VILLAGES AT CASTLE ROCK, FILING NO. 1, FINAL PLAT AMENDED, AT RECEPTION NO. 869810; THENCE S00°36'20"E, 386.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE ALONG THE SOUTH LINE OF SAID TRACT B, N89°23'40"E, 429.85 FEET TO THE NORTHWESTERLY LINE OF A 50.00 FOOT WIDE UTILITY & ACCESS EASEMENT AS RECORDED AT SAID RECEPTION NO. 869810; THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING 6 COURSES: 1) THENCE 32.05 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 24°29'10" AND A CHORD WHICH BEARS S34°35'19"W, 31.81 FEET; 2) THENCE S46°49'54"W, 26.50 FEET; 3) THENCE 83.01 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 38°02'55" AND A CHORD WHICH BEARS S27°48'26"W, 81.49 FEET; 4) THENCE S08°46'59"W, 48.10 FEET; 5) THENCE 96.61 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 73°48'10" AND A CHORD WHICH BEARS S45°41'04"W, 90.07 FEET; 6) THENCE S82°35'09"W, 124.66 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL AS RECORDED AT SAID RECEPTION NO. 869810;

THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 7 COURSES: 1) THENCE 256.16 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 170.00 FEET, A DELTA OF 86°20'05" AND A CHORD WHICH BEARS N59°02'18"W, 232.60 FEET; 2) THENCE S77°47'40"W, 187.14 FEET; 3) THENCE 228.30 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 470.00 FEET, A DELTA OF 27°49'50" AND A CHORD WHICH BEARS N88°17'25"W, 226.06 FEET; 4) THENCE N74°22'30"W, 489.89 FEET; 5) THENCE 550.92 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1030.00 FEET, A DELTA OF 30°38'45" AND A CHORD WHICH BEARS N89°41'53"W, 544.37 FEET; 6) THENCE S74°58'45"W, 133.02 FEET; 7) THENCE 23.56 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 15.00 FEET, A DELTA OF 90°00'00" AND A CHORD WHICH BEARS N60°01'15"W, 21.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS RECORDED AT SAID RECEPTION NO. 869810; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) THENCE N15°01'15"W, 50.84 FEET; 2) THENCE 179.35 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 757.50 FEET, A DELTA OF 13°33'57" AND A CHORD WHICH BEARS N08°14'16"W, 178.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 20 FOOT BIKE PATH EASEMENT AS RECORDED IN BOOK 1221 AT PAGE 2137;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 7 COURSES: 1) THENCE N89°01'01"E, 27.95 FEET; 2) THENCE 56.29 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 40.00 FEET, A DELTA OF 80°37'50" AND A CHORD WHICH BEARS N48°51'06"E, 51.76 FEET; 3) THENCE N08°32'11"E, 39.19 FEET; 4) THENCE N11°47'16"E, 24.15 FEET; 5) THENCE N24°40'42"E, 22.85 FEET; 6) THENCE N39°14'45"E, 23.25 FEET; 7) THENCE N50°28'01"E, 20.13 FEET TO THE SOUTHERLY LINE OF A 30 FOOT UTILITY EASEMENT AS RECORDED IN BOOK 789 AT PAGE 698; THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: 1) THENCE S23°18'55"E, 12.65 FEET; 2) THENCE S88°09'24"E, 43.40 FEET; 3) THENCE S73°40'41"E, 98.99 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: 1) THENCE S57°51'22"E, 34.00 FEET; 2) THENCE S57°38'35"E, 7.70 FEET; 3) THENCE 75.43 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 57°37'17" AND A CHORD WHICH BEARS S86°27'14"E, 72.29 FEET; 4) THENCE N64°44'08"E, 22.93 FEET; 5) THENCE 60.11 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 70.00 FEET, A DELTA OF 49°11'48" AND A CHORD WHICH BEARS N89°20'02"E, 58.28 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) THENCE S48°52'00"E, 163.48 FEET; 2) THENCE N45°58'03"E, 49.94 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) THENCE S83°49'21"E, 228.34 FEET; 2) THENCE 10.52 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 150.00 FEET, A DELTA OF 4°01'03" AND A CHORD WHICH BEARS S85°49'53"E, 10.52 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: 1) THENCE S54°26'14"E, 167.41 FEET; 2) THENCE N88°43'37"E, 72.19 FEET; 3) THENCE N26°31'55"E, 143.69 FEET; 4) THENCE N60°58'56"E, 161.33 FEET TO THE SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: 1) THENCE 97.91 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 385.00 FEET, A DELTA OF 14°34'15" AND A CHORD WHICH BEARS N62°58'43"E, 97.65 FEET; 2) THENCE N55°41'16"E, 36.83 FEET; 3) THENCE N60°58'56"E, 137.32 FEET; 4) THENCE 15.08 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 260.00 FEET, A DELTA OF 3°19'26" AND A CHORD WHICH BEARS N65°14'03"E, 15.08 FEET TO THE SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE;

THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 1 COURSE: 1) THENCE S73°22'02"E, 144.46 FEET TO THE POINT OF BEGINNING; CONTAINING: 596,978 SQUARE FEET OR 13.70 ACRES OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER COMMON TO SECTION 5 AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 8 BEARS S89°23'49"W, 1313.91 FEET; THENCE, S38°04'02"W, 763.14 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 30 FOOT SANITARY SEWER EASEMENT KNOWN AS "D-1" AS RECORDED IN BOOK 1221 AT PAGE 2135;

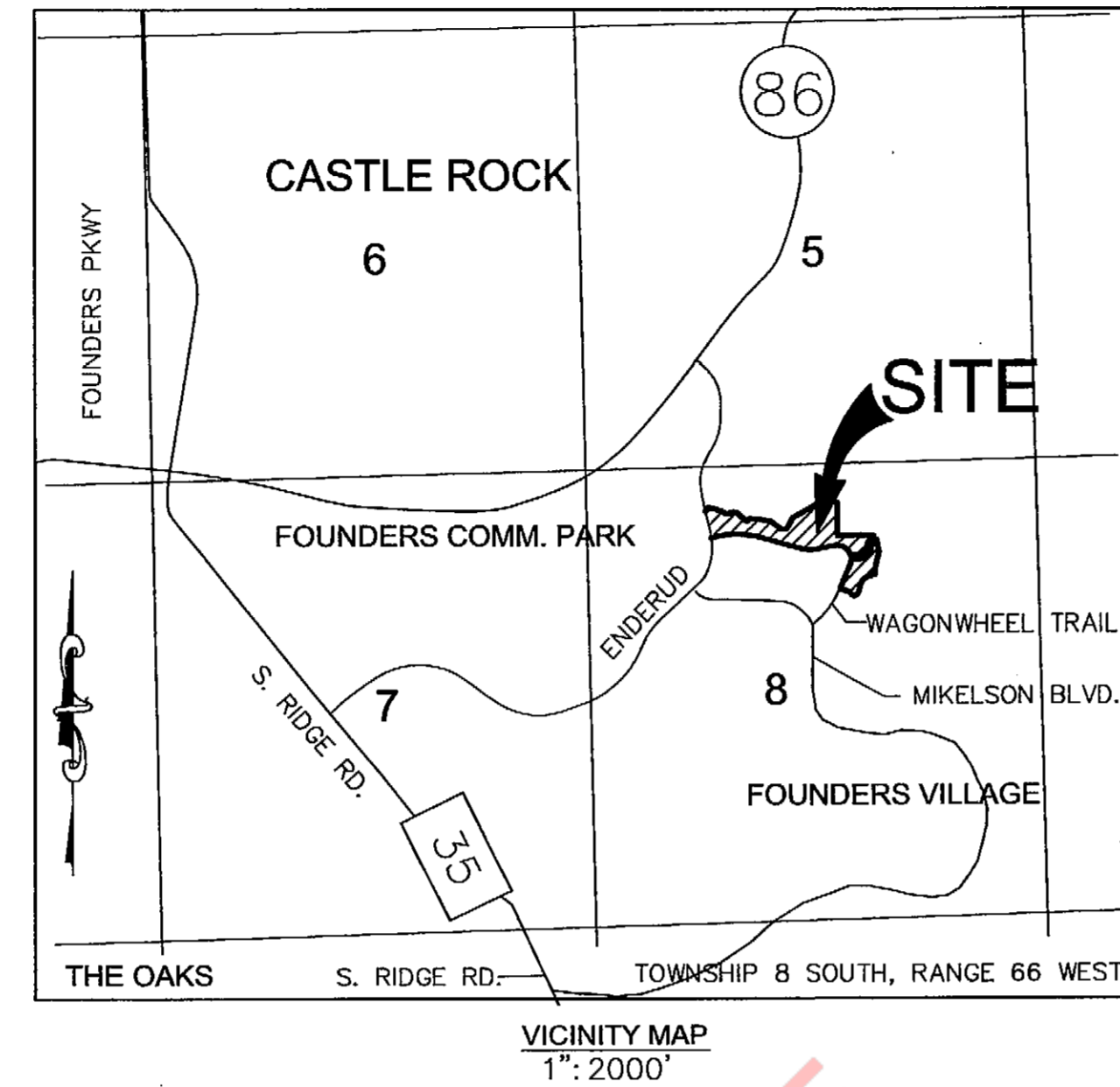
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: 1) THENCE S11°53'56"E, 149.40 FEET; 2) THENCE S12°09'40"W, 245.75 FEET; 3) THENCE S11°00'08"E, 27.72 FEET TO A POINT ON THE NORTHERLY LINE OF A 20 FOOT BIKE PATH RIGHT-OF-WAY AS RECORDED IN BOOK 1221 AT PAGE 2137;

THENCE ALONG SAID NORTHERLY BIKE PATH RIGHT-OF-WAY LINE THE FOLLOWING 9 COURSES: 1) THENCE S60°43'42"W, 11.05 FEET; 2) THENCE S70°04'59"W, 95.47 FEET; 3) THENCE 102.15 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 110.00 FEET, A DELTA OF 53°12'27" AND A CHORD WHICH BEARS S43°28'46"W, 98.52 FEET; 4) THENCE S16°52'32"W, 107.89 FEET; 5) THENCE 89.05 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 45.00 FEET, A DELTA OF 11°32'14" AND A CHORD WHICH BEARS S73°34'09"W, 75.22 FEET; 6) THENCE N49°44'14"W, 26.92 FEET; 7) THENCE 67.85 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 135.00 FEET, A DELTA OF 28°42'38" AND A CHORD WHICH BEARS N64°05'33"W, 66.94 FEET; 8) THENCE 64.45 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 299.54 FEET, A DELTA OF 12°19'43" AND A CHORD WHICH BEARS N72°17'01"W, 64.33 FEET; 9) THENCE N65°58'56"W, 2.85 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAGONWHEEL TRAIL AS RECORDED ON THE PLAT OF VILLAGES AT CASTLE ROCK, FILING NO. 1, FINAL PLAT AMENDED, AT RECEPTION NO. 869810;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: 1) THENCE N24°11'16"E, 289.79 FEET; 2) THENCE 68.67 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 170.00 FEET, A DELTA OF 23°08'42" AND A CHORD WHICH BEARS N12°36'55"E, 68.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT UTILITY AND ACCESS EASEMENT AS RECORDED AS SAID RECEPTION NO. 869810; THENCE ALONG SAID SOUTHERLY UTILITY RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES: 1) THENCE N82°35'09"E, 124.66 FEET; 2) THENCE 161.01 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 73°48'10" AND A CHORD WHICH BEARS N45°41'04"E, 150.11 FEET; 3) THENCE N08°46'59"E, 48.10 FEET; 4) THENCE 49.81 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 75.00 FEET, A DELTA OF 38°02'55" AND A CHORD WHICH BEARS N27°48'27"E, 48.90 FEET; 5) THENCE N46°49'54"E, 26.50 FEET; 6) THENCE 25.74 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 125.00 FEET, A DELTA OF 11°47'56" AND A CHORD WHICH BEARS N40°55'56"E, 25.70 FEET TO THE POINT OF BEGINNING; CONTAINING: 125,534 SQUARE FEET OR 2.88 ACRES OF LAND, MORE OR LESS.

FOUNDERS VILLAGE, FILING NO. 21 FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO SHEET 1 OF 4



SHEET INDEX:

Table with 2 columns: SHEET, PLAT COVER SHEET. Rows: SHEET 1 OF 4, SHEET 2 OF 4, SHEET 3 OF 4, SHEET 4 OF 4.

NOTES:

- 1) THE ACCURACY OF SURVEY CLOSURE FOR PARCELS 1 AND 2 WAS 1:4,095,000 AND 1:371,800, RESPECTIVELY.
2) BASIS OF BEARINGS: THE NORTH LINE OF THE NW 1/4 NE 1/4 SECTION 8 BEARS N89°23'49"E, 1313.91 FEET.
3) UTILITY EASEMENTS ARE GRANTED FOR THE USE OF SPECIFIED UTILITIES. LANDSCAPING WILL NOT BE ALLOWED IN THE UTILITY EASEMENTS.
4) ALL OPEN SPACE & COMMON AREAS WITHIN THIS PLAT WILL BE MAINTAINED BY THE FOUNDERS VILLAGE FILING 21 HOMEOWNERS ASSOCIATION.
5) ALL PRIVATE ACCESS DRIVES WILL BE OWNED AND MAINTAINED BY THE FOUNDERS VILLAGE FILING 21 HOMEOWNERS ASSOCIATION. 30' ACCESS, UTILITY, AND DRAINAGE EASEMENTS WILL ASSURE EMERGENCY ACCESS TO THE SITE.
6) THERE IS NO KNOWN 100 YEAR FLOOD PLAIN ON THIS SITE, BUT A FLOODPLAIN IS LOCATED IMMEDIATELY NORTH OF THE SITE.
7) TRACTS A, M, AND N WILL BE CONVEYED BY SEPARATE DOCUMENT TO THE FOUNDERS VILLAGE FILING NO. 21 HOMEOWNERS ASSOCIATION FOR PUBLIC ACCESS.
8) TRACTS D, E, F, G, H, I, J, K, L, O, AND P WILL BE CONVEYED BY SEPARATE DOCUMENT TO THE FOUNDERS VILLAGE FILING NO. 21 HOMEOWNERS ASSOCIATION FOR PUBLIC PARKING.
9) TRACTS B, C, Q, R, AND S WILL BE CONVEYED BY SEPARATE DOCUMENT TO THE FOUNDERS VILLAGE FILING NO. 21 HOMEOWNERS ASSOCIATION FOR OPEN SPACE.
10) LANDSCAPING AND STRUCTURES WITHIN THE SIGHT DISTANCE EASEMENT SHOWN ON THIS PLAT ARE LIMITED TO A MAXIMUM HEIGHT OF 30' ABOVE THE FLOW-LINE OF THE ADJACENT CURB AND GUTTER.

CERTIFICATE OF DEDICATION & 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, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE, FILING NO. 21. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, RIGHT-OF-WAY AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

A BLANKET EMERGENCY ACCESS, UTILITY, AND DRAINAGE EASEMENT IS HEREBY GRANTED TO THE TOWN OF CASTLE ROCK FOR TRACTS A, M, & N.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLE VISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THESE PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER

CASTLE CANYON TOWNEHOMES, L.L.C. (P.O.B 215, CASTLE ROCK, CO 80104)

James G. Ricketts MEMBER

SIGNED THIS 17 DAY OF December, 2003.

THIS FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2003, BY James G. Ricketts AS Managing Member FOR Castle Canyon Townhomes, LLC

WITNESS MY HAND AND OFFICIAL SEAL: Michael Sauer, Notary Public, My Commission Expires: 3-5-2004



LIENHOLDERS:

FIRST UNITED BANK (8095 EAST BELLEVUE AVENUE ENGLEWOOD, CO 80111)

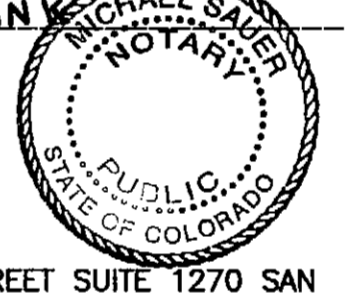
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 26, 2002 AT RECEPTION NO. 2002141464, DOUGLAS COUNTY, COLORADO.

Arnold Parks, Senior Vice President, First United Bank, My Commission Expires: 12-17-03

STATE OF COLORADO, COUNTY OF ARAPAHOE

THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2003, BY Arnold Parks AS Senior Vice President FOR FIRST UNITED BANK

WITNESS MY HAND AND OFFICIAL SEAL: Michael Sauer, Notary Public, My Commission Expires: 3-5-2004



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (350 CALIFORNIA STREET SUITE 1270 SAN FRANCISCO, CA 94104)

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 7, 1999 IN BOOK 1717 AT PAGE 1612 DOUGLAS COUNTY, COLORADO.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE 12/1/03

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO

THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 2003, BY Edward Wallace AS Senior Vice President FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL: Edward Wallace, Notary Public, My Commission Expires: 9-9-2007



FINANCIAL CAPITAL EQUITIES, INC (6901 S. PIERCE STREET SUITE 205, LITTLETON, CO 80128)

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENTS RECORDED ON JUNE 7, 1999 IN BOOK 1717 AT PAGE 1560 AND ON DECEMBER 26, 2002 AT RECEPTION NO. 2002141464, DOUGLAS COUNTY, COLORADO.

Financial Capital Equities, Inc, DATE 12/17/03

STATE OF COLORADO, COUNTY OF ARAPAHOE

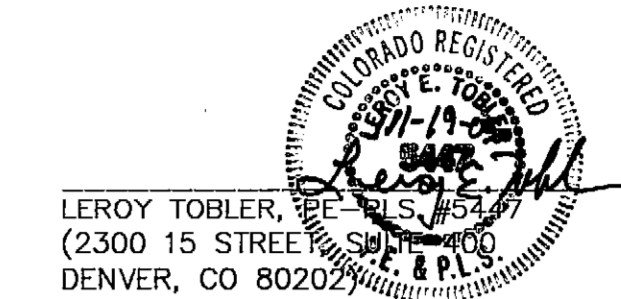
THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2003, BY Angela S. Shamis AS Vice President FOR FINANCIAL CAPITAL EQUITIES, INC

WITNESS MY HAND AND OFFICIAL SEAL: Angela S. Shamis, Notary Public, My Commission Expires: 02/04/07



SURVEYOR'S STATEMENT:

I, LEROY E. TOBLER, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PRELIMINARY PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.



LEROY TOBLER, 2300 15 STREET, DENVER, CO 80202

TITLE CERTIFICATION:

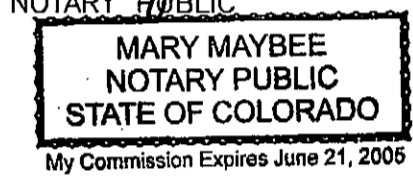
CHARLES C. BOGEMAN, BEING AN AUTHORIZED REPRESENTATIVE OF North American Title Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 28th DAY OF January, 2004

Charles C. Bogeman, Vice President, North American Title Company, Title Insurance Company

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF January, 2004, BY Charles C. Bogeman AS Vice President FOR North American Title Company

WITNESS MY HAND AND OFFICIAL SEAL: Mary Maybee, Notary Public, My Commission Expires: 6/21/2005



TOWN APPROVAL & ACCEPTANCE STATEMENT:

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: Kelly Miller, Town Clerk, Date 1/30/04; Mark J. Jorgensen, Town Manager, Date 1/30/04

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 28th DAY OF January, 2004.

Antonia A. Sellman, Director of Development Services

WATER RIGHTS DEDICATION AGREEMENT:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS VILLAGE, FILING NO.21 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HERewith AND 444 SFE ARE REQUIRED TO SERVE THIS PROJECT. 102 gKH

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATION:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:21 A.M. ON THE 28th DAY OF February, 2004 AT RECEPTION NO. 2004016546

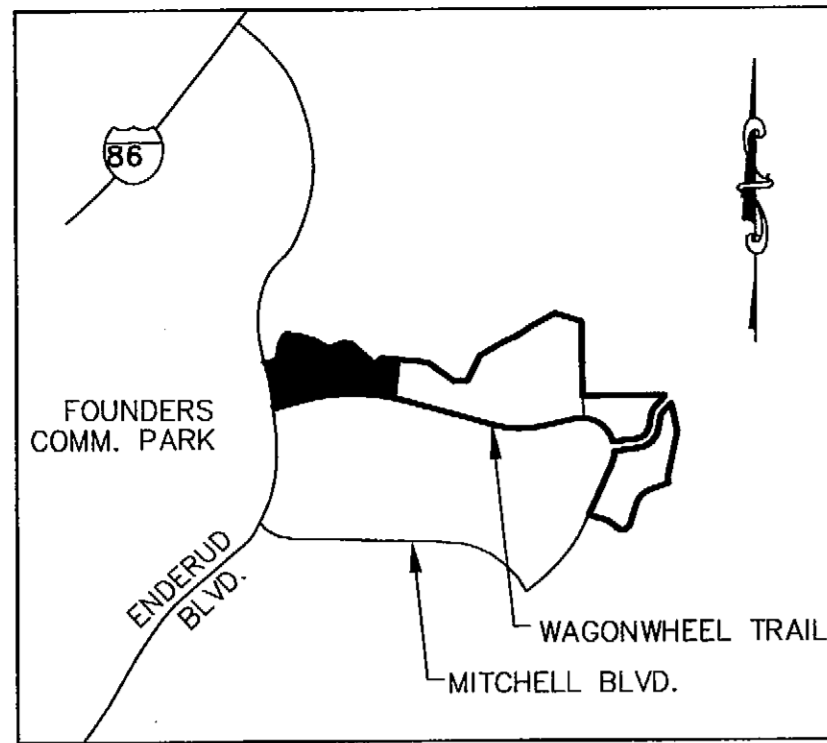
DOUGLAS COUNTY CLERK AND RECORDER BY: Beth Juntka, Deputy



FOUNDERS VILLAGE, FILING NO. 21 FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

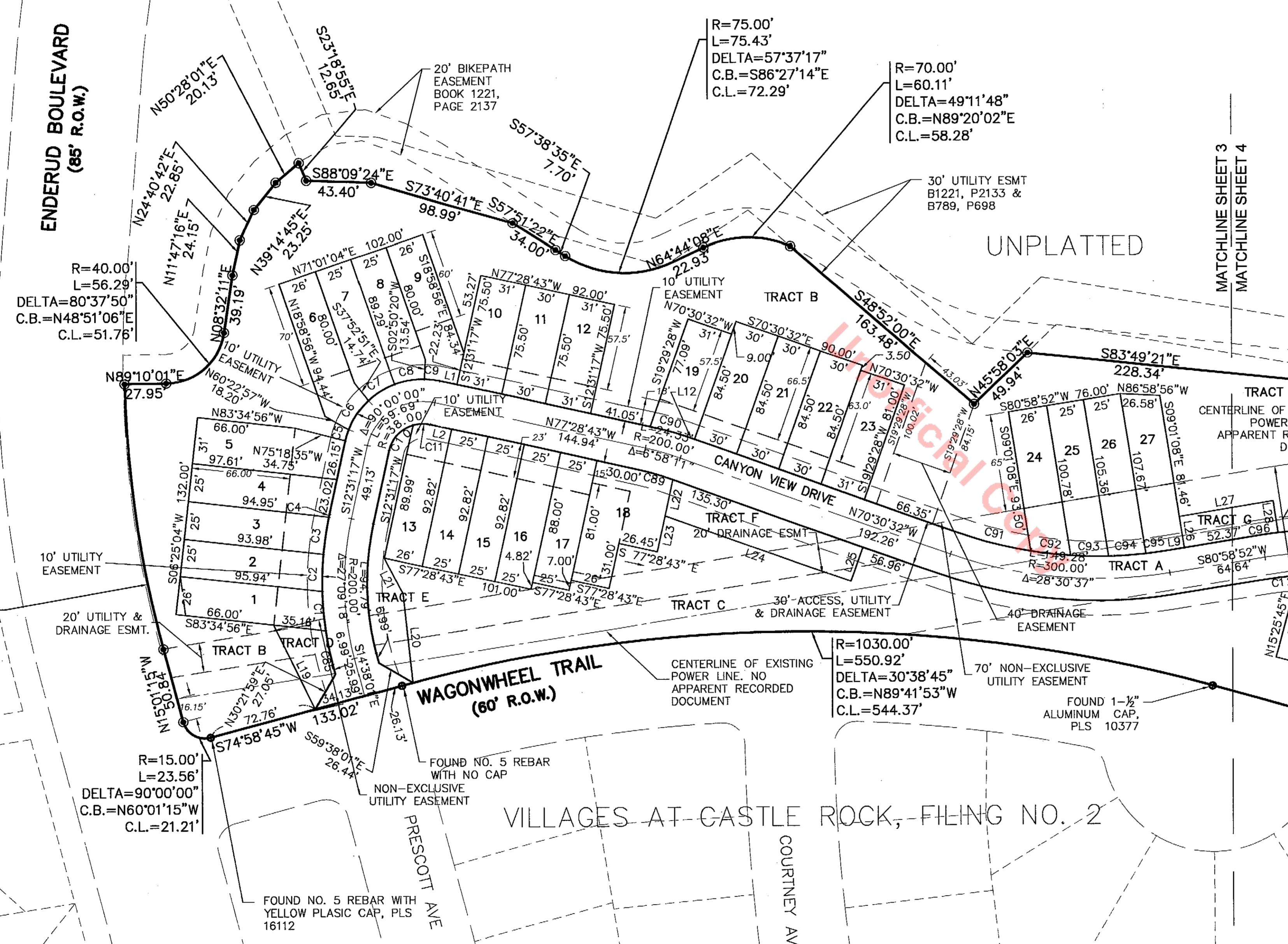
SHEET 2 of 4



KEY MAP

VILLAGES AT CASTLE ROCK, FILING NO. 2

ENDERUD BOULEVARD (85' R.O.W.)



CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	215.00'	7°04'18"	26.54'	S04°56'13"E	26.52'
C2	215.00'	6°41'11"	25.09'	S01°56'32"W	25.08'
C3	215.00'	6°40'16"	25.03'	S08°37'15"W	25.02'
C4	215.00'	0°33'54"	2.12'	S12°14'20"W	2.12'
C5	53.00'	8°36'55"	7.97'	S16°52'02"W	7.96'
C6	53.00'	25°35'29"	23.67'	S33°58'14"W	23.48'
C7	53.00'	22°34'56"	20.89'	S58°03'27"W	20.75'
C8	53.00'	22°00'31"	20.36'	S80°21'11"W	20.23'
C9	53.00'	11°09'51"	10.33'	N83°03'38"W	10.31'
C10	23.00'	61°16'13"	24.60'	S43°09'24"W	23.44'
C11	23.00'	28°43'47"	11.53'	S88°09'24"W	11.41'
C12	185.00'	6°13'12"	20.08'	S84°05'28"W	20.07'
C13	185.00'	8°37'23"	27.84'	N88°29'15"W	27.82'
C14	185.00'	7°28'39"	24.14'	N80°26'14"W	24.13'
C15	185.00'	2°07'40"	6.87'	N75°38'05"W	6.87'
C16	217.00'	6°49'01"	25.82'	S77°58'45"E	25.80'
C17	217.00'	9°45'51"	36.98'	S86°16'11"E	36.94'
C18	217.00'	6°23'21"	24.20'	N85°39'13"E	24.19'
C19	24.00'	85°20'09"	35.75'	N54°52'23"W	32.53'
C21	187.00'	4°11'56"	13.70'	N84°33'31"E	13.70'
C22	24.00'	62°49'18"	26.31'	N51°02'54"E	25.02'
C23	24.00'	13°34'35"	5.69'	N12°50'57"E	5.67'
C24	213.00'	5°35'44"	20.80'	S08°51'32"W	20.79'
C25	213.00'	6°45'29"	25.12'	S15°02'08"W	25.11'
C26	213.00'	6°43'51"	25.02'	S21°46'48"W	25.01'
C27	213.00'	6°47'52"	25.27'	S28°32'39"W	25.26'
C28	213.00'	2°26'11"	9.06'	S33°09'41"W	9.06'
C29	24.00'	46°21'38"	19.42'	N11°11'58"E	18.89'
C30	24.00'	10°40'31"	4.47'	N17°19'06"W	4.47'
C31	44.00'	32°00'38"	24.58'	S06°39'02"E	24.26'
C32	44.00'	36°04'31"	27.70'	S27°23'32"W	27.25'
C33	44.00'	26°22'55"	20.26'	S58°37'15"W	20.08'
C34	44.00'	25°21'55"	19.48'	S84°29'41"W	19.32'
C35	44.00'	25°27'16"	19.55'	N70°05'44"W	19.39'
C36	44.00'	26°12'22"	20.12'	N44°15'55"W	19.95'
C37	44.00'	31°06'34"	23.89'	N15°36'27"W	23.60'
C38	44.00'	29°54'15"	22.96'	N14°53'57"E	22.70'
C39	44.00'	41°26'29"	31.82'	N50°34'19"E	31.14'
C40	44.00'	16°00'22"	12.29'	N79°17'45"E	12.25'
C41	24.00'	52°55'09"	22.17'	S60°50'21"W	21.39'
C42	183.00'	6°23'44"	20.43'	S31°10'55"W	20.42'
C43	183.00'	10°01'57"	32.04'	S22°58'05"W	32.00'
C44	183.00'	7°52'07"	25.13'	S14°01'03"W	25.11'
C45	183.00'	7°50'26"	25.04'	S06°09'46"W	25.02'
C46	183.00'	7°57'46"	25.43'	S01°44'19"E	25.41'
C47	183.00'	6°29'06"	20.71'	S08°57'45"E	20.70'
C48	75.00'	13°23'25"	17.53'	N75°53'27"E	17.49'
C49	75.00'	60°24'45"	79.08'	N38°59'22"E	75.47'
C50	53.00'	55°13'05"	51.08'	S16°41'42"E	49.12'
C51	19.00'	52°25'58"	17.39'	N64°23'21"W	16.79'
C52	53.00'	53°23'34"	49.39'	S37°36'37"W	47.62'
C53	125.00'	31°03'35"	67.76'	S11°18'06"W	66.94'
C54	125.00'	6°59'20"	15.25'	S12°16'39"W	15.24'
C55	125.00'	14°15'28"	31.10'	N15°54'42"E	31.02'
C56	125.00'	10°14'52"	22.36'	N28°09'51"E	22.33'
C57	125.00'	10°15'15"	22.37'	N38°24'55"E	22.34'
C58	125.00'	13°47'46"	30.10'	N50°26'26"E	30.03'
C59	125.00'	14°33'19"	31.75'	N64°36'58"E	31.67'
C60	125.00'	6°52'43"	15.01'	N75°19'59"E	15.00'
C61	24.00'	41°35'56"	17.42'	S13°06'40"W	17.04'
C62	217.00'	13°14'07"	50.13'	N01°04'14"W	50.02'
C63	217.00'	2°49'00"	10.67'	N06°57'19"E	10.67'
C64	215.00'	4°30'48"	16.94'	N10°37'13"E	16.93'
C65	215.00'	8°17'35"	31.12'	N17°01'25"E	31.09'
C66	215.00'	3°01'04"	11.32'	N22°40'44"E	11.32'
C67	24.00'	90°00'00"	37.70'	S20°48'44"E	33.94'
C68	45.00'	34°03'09"	26.74'	S75°11'52"E	26.35'
C69	45.00'	8°26'04"	6.62'	S53°57'16"E	6.62'
C70	135.00'	7°40'23"	18.08'	N53°34'26"W	18.07'
C71	135.00'	12°46'00"	30.08'	N63°47'37"W	30.02'
C72	135.00'	8°16'15"	19.49'	N74°18'45"W	19.47'
C73	299.54'	2°05'52"	10.97'	S77°23'56"E	10.97'
C74	299.54'	5°01'29"	26.27'	S73°50'15"E	26.26'
C75	299.54'	5°12'22"	27.22'	S68°43'20"E	27.21'
C76	45.00'	70°54'00"	55.69'	N52°19'33"E	52.20'
C77	27.50'	90°00'00"	43.20'	N69°11'16"E	38.89'
C78	185.00'	1°48'51"	5.86'	N23°16'50"E	5.86'
C79	185.00'	8°07'58"	26.26'	N18°18'26"E	26.24'
C80	185.00'	5°52'38"	18.98'	N11°18'08"E	18.97'
C81	187.00'	0°45'20"	2.47'	N07°59'09"E	2.47'
C82	187.00'	14°34'07"	47.55'	N00°19'26"E	47.42'
C83	24.00'	24°31'12"	10.27'	N19°13'14"W	10.19'
C84	20.00'	113°29'59"	39.62'	N12°26'45"E	33.45'
C85	215.00'	6°09'39"	23.12'	S11°33'11"E	23.11'
C86	125.00'	3°48'48"	8.32'	N80°40'45"E	8.32'
C87	53.00'	21°09'33"	19.57'	S74°53'11"W	19.46'
C88	53.00'	18°39'10"	17.25'	N85°12'27"W	17.18'
C89	185.00'	6°58'11"	22.50'	N73°59'37"W	22.49'
C90	215.00'	6°58'11"	26.15'	N73°59'37"W	26.14'
C91	285.00'	10°09'28"	50.53'	S75°35'16"E	50.46'
C92	285.00'	5°25'48"	27.01'	S83°22'53"E	27.00'
C93	285.00'	5°06'40"	25.42'	S88°39'07"E	25.41'
C94	285.00'	5°02'57"	25.11'	N86°16'05"E	25.11'
C95	285.00'	2°45'44"	13.74'	N82°14'44"E	13.74'
C96	215.00'	3°02'37"	11.42'	S82°30'10"W	11.42'
C97	24.00'	24°34'36"	10.29'	N43°46'08"W	10.22'

TRACT SUMMARY TABLE

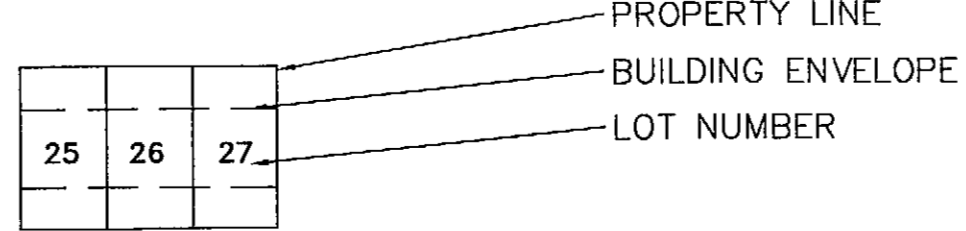
TRACT NAME	SIZE IN ACRES	SIZE IN SQ. FT.	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
TRACT A	1.41	61,611	HOA	HOA	PUBLIC ACCESS
TRACT B	5.10	222,352	HOA	HOA	PRIVATE OPEN SPACE
TRACT C	1.77	77,294	HOA	HOA	
TRACT D	0.03	1,202	HOA	HOA	
TRACT E	0.06	2,684	HOA	HOA	
TRACT F	0.07	3,212	HOA	HOA	
TRACT G	0.03	1,341	HOA	HOA	PUBLIC PARKING
TRACT H	0.05	2,062	HOA	HOA	
TRACT I	0.04	1,896	HOA	HOA	
TRACT J	0.02	863	HOA	HOA	
TRACT K	0.04	1,812	HOA	HOA	
TRACT L	0.01	602	HOA	HOA	
TRACT M	0.11	4,744	HOA	HOA	
TRACT N	0.35	15,037	HOA	HOA	PUBLIC ACCESS
TRACT O	0.06	2,811	HOA	HOA	PUBLIC PARKING
TRACT P	0.05	2,032	HOA	HOA	
TRACT Q	0.20	8,510	HOA	HOA	
TRACT R	0.87	38,036	HOA	HOA	PRIVATE OPEN SPACE
TRACT S	0.07	3,115	HOA	HOA	

LINE TABLE

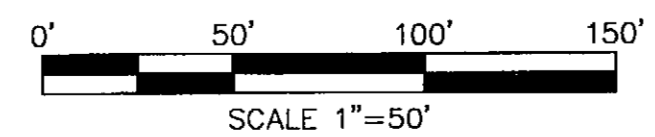
LINE	BEARING	LENGTH
L1	S77°28'43"E	11.90'
L2	S77°28'43"E	14.94'
L3	N74°34'15"W	17.13'
L4	N74°34'15"W	1.24'
L5	S82°27'33"W	2.85'
L6	S34°22'47"W	3.62'
L7	N34°22'47"E	6.43'
L8	N12°12'18"W	6.70'
L9	S80°58'52"W	12.26'
L10	N10°35'31"E	20.64'
L11	N83°57'01"E	30.97'
L12	N70°30'32"W	4.91'
L13	N56°42'43"W	13.05'
L14	N18°11'17"W	23.12'
L15	S01°39'27"E	31.40'
L16	N12°12'18"W	2.46'
L17	N21°03'31"E	22.11'
L18	N87°40'32"E	15.45'
L19	N26°00'52"W	63.07'
L20	N06°07'24"W	60.35'
L21	N27°27'48"W	27.26'
L22	S12°31'17"W	24.45'
L23	S12°31'17"W	24.18'
L24	S70°30'32"E	132.37'
L25	S19°29'28"W	24.00'
L26	S09°01'08"E	21.00'
L27	N80°58'52"E	63.79'
L28	N09°01'08"W	21.30'
L29	S15°25'45"W	21.00'
L30	N77°45'32"W	90.93'
L31	N07°32'27"W	17.50'
L32	N74°34'15"W	37.44'
L33	S82°27'33"W	67.27'
L34	S07°32'27"E	23.81'
L35	N81°24'20"W	25.00'
L36	S27°15'37"W	44.10'
L37	S12°12'18"E	72.87'
L38	N81°24'20"W	25.07'
L39	S77°47'42"W	23.44'
L40	N00°36'20"W	20.00'
L41	S09°29'41"W	54.77'
L42	N79°24'29"W	28.63'
L43	N24°11'16"E	27.12'

LEGEND:

- SET NO. 5 REBAR WITH RED PLASTIC CAP, CDG INC., PLS 5447
- FOUND MONUMENT AS SHOWN
- ✦ FOUND QUARTER CORNER AS SHOWN
- ✧ FOUND SIXTEENTH CORNER AS SHOWN



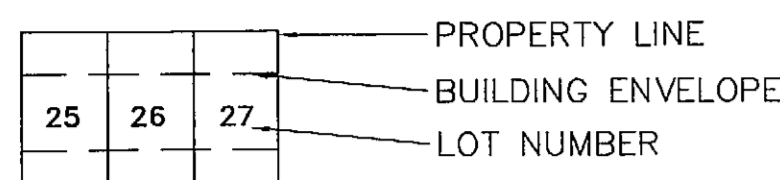
NOTICE:
ACCORDING TO COLORADO LAW, C.R.S 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERE ON.



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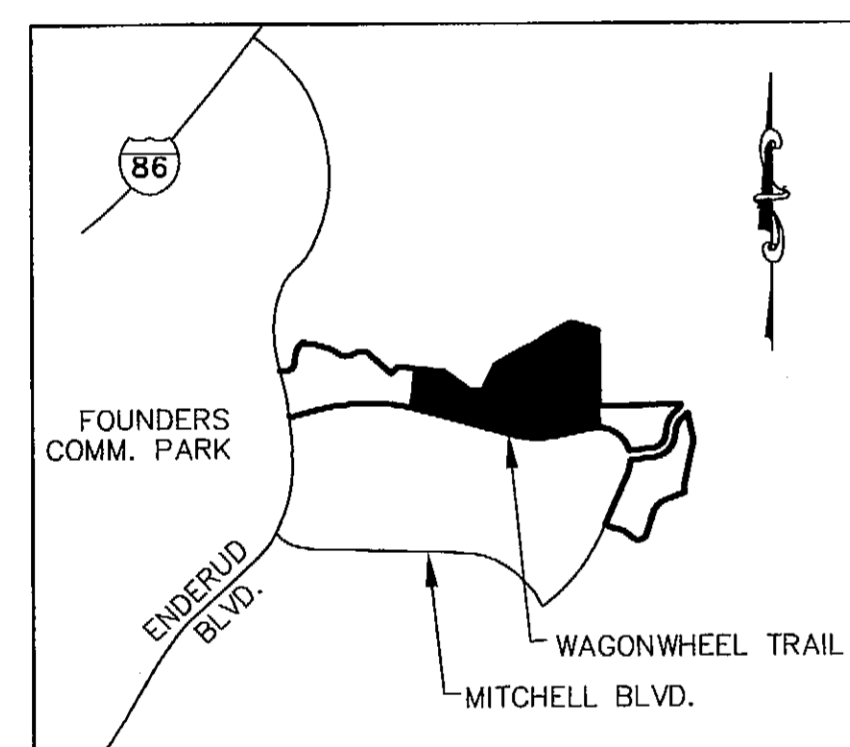


FOUNDERS VILLAGE, FILING NO. 21

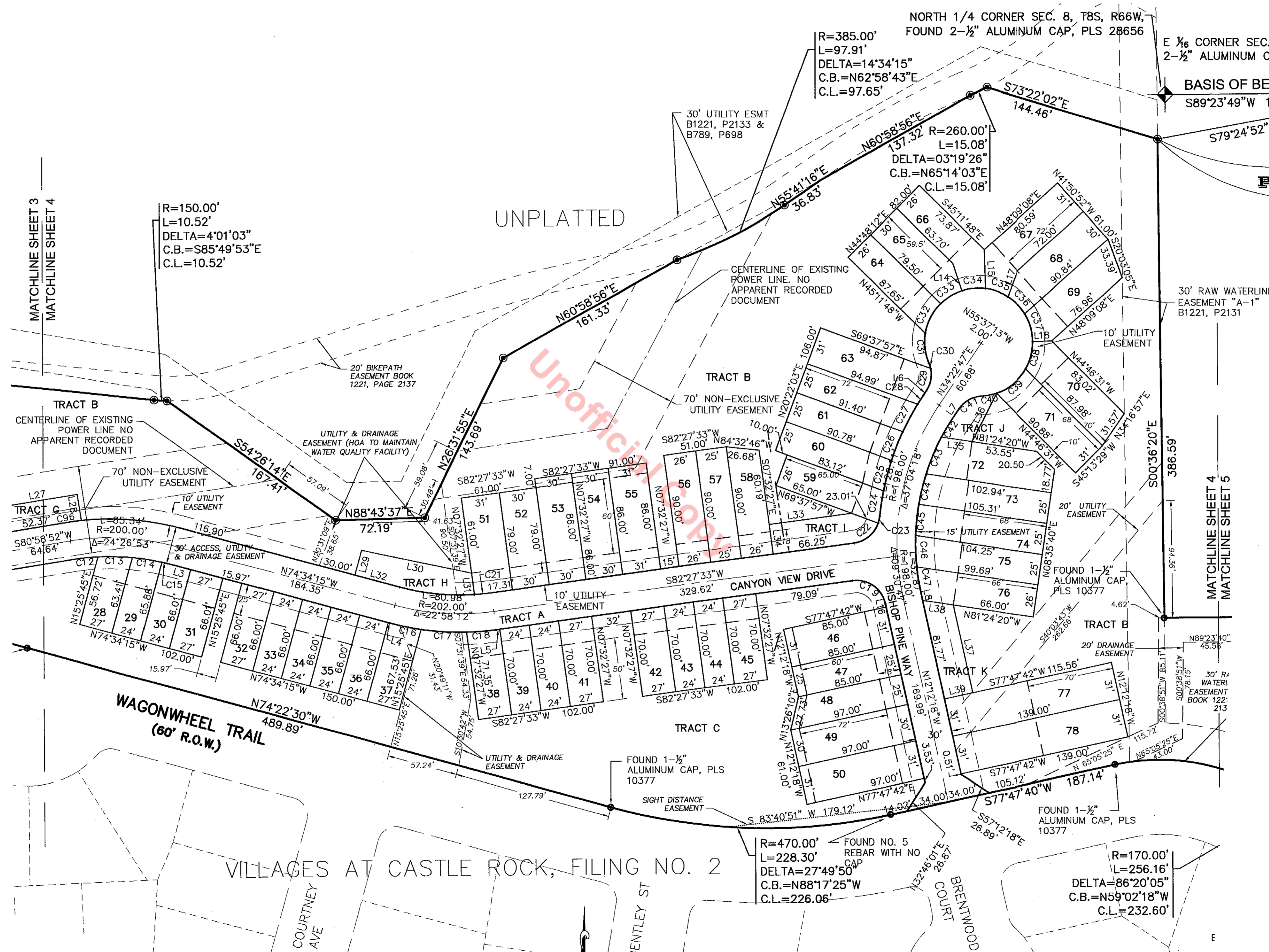
FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 of 4



KEY MAP
NTS

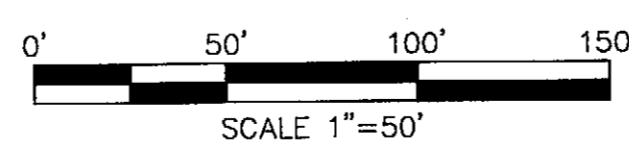


P.O.B. PARCEL 1

LOT AREA TABLE

LOT	SIZE IN SQ.FT	LOT	SIZE IN SQ.FT
1	2,555	57	2,250
2	2,368	58	2,262
3	2,356	59	2,226
4	2,407	60	2,293
5	2,990	61	2,271
6	2,676	62	2,324
7	2,254	63	3,012
8	2,237	64	2,134
9	2,549	65	2,358
10	2,340	66	2,398
11	2,265	67	2,983
12	2,340	68	2,628
13	2,403	69	2,753
14	2,321	70	2,796
15	2,321	71	2,713
16	2,321	72	2,982
17	2,200	73	2,610
18	3,418	74	2,627
19	2,354	75	2,557
20	2,535	76	2,488
21	2,535	77	4,309
22	2,535	78	4,309
23	2,511	79	1,898
24	2,531	80	1,752
25	2,582	81	1,752
26	2,667	82	1,891
27	2,734	83	2,964
28	1,632	84	2,100
29	1,558	85	2,100
30	1,584	86	2,184
31	1,782	87	2,184
32	1,782	88	2,100
33	1,584	89	2,100
34	1,584	90	2,126
35	1,584	91	2,440
36	1,584	92	2,130
37	1,785	93	2,361
38	1,901	94	2,629
39	1,680	95	2,796
40	1,680	96	2,924
41	1,890	97	2,306
42	1,890	98	2,263
43	1,680	99	2,710
44	1,680	100	2,936
45	1,890	101	2,765
46	2,635	102	2,593
47	2,125	103	3,000
48	2,275	104	3,067
49	2,910	105	2,785
50	3,007	106	2,356
51	2,447	107	2,356
52	2,370	108	2,252
53	2,580	109	2,171
54	2,580	110	2,078
55	2,666	111	2,053
56	2,340	112	3,022

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SHEET 3 OF 4
FOUNDERS VILLAGE, FILING NO. 21
FINAL PLAT

