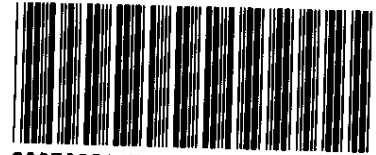


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS



2005002117
01/06/2005 03:45 PM

PLAT IDENTIFICATION SHEET

Heritage Evangelical Free Church

GRANTOR(owner)

Founders Village ²² ~~14~~ Final Plat

GRANTEE(name of plat)

Founders Village

Subdivision/Condo Name

~~14~~ ²²

Filing

Phase

Lot

Building

Block

Unit

7

8

66

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book - Page)

FOUNDERS VILLAGE FILING NO. 22 FINAL PLAT

**BEING A 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**

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER'S, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 22. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION 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 THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24 DAY OF November, 2004.

OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S)
Heritage Evangelical Free Church
Donald S. Lash - vice-chairman

SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2007

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF November, 2004, BY Donald S. Lash

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 09/01-07

Susan I. Rasmussen
NOTARY PUBLIC

LEGAL DESCRIPTION

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:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE LINE ASSUMED TO BEAR SOUTH 00°11'53".

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, THENCE SOUTH 00°11'53" WEST, 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 FOUNDERS VILLAGE FILING NO. 10 UNDER RECEPTION NO. 8804056; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HERITAGE AVENUE THE FOLLOWING THREE COURSES:

- 1.) SOUTH 48°20'32" WEST A DISTANCE OF 227.36 FEET;
- 2.) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°48'41", A RADIUS OF 800.00 FEET AND AN ARC LENGTH OF 288.92 FEET;
- 3.) SOUTH 24°31'51" WEST, A DISTANCE OF 12.07 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES:

- 1.) SOUTH 24°31'51" WEST, A DISTANCE OF 369.42 FEET;
- 2.) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°41'25", A RADIUS OF 1370.00 FEET AND AN ARC LENGTH OF 207.79 FEET;
- 3.) SOUTH 38°13'16" WEST, A DISTANCE OF 347.79 FEET;

THENCE THE FOLLOWING EIGHT COURSES:

- 1.) NORTH 50° 36'42" WEST, A DISTANCE OF 575.84 FEET;
- 2.) NORTH 34°23'18" EAST, A DISTANCE OF 67.83 FEET;
- 3.) NORTH 81°34'58" EAST, A DISTANCE OF 151.10 FEET;
- 4.) NORTH 01°46'50" EAST, A DISTANCE OF 96.55 FEET;
- 5.) NORTH 53°28'06" EAST, A DISTANCE OF 410.07 FEET;
- 6.) NORTH 34°44'02" EAST, A DISTANCE OF 178.14 FEET;
- 7.) NORTH 14°14'35" WEST, A DISTANCE OF 107.88 FEET;
- 8.) SOUTH 60°28'04" EAST, A DISTANCE OF 450.04 FEET TO THE POINT OF BEGINNING. CONTAINING 435,688.53 SQ. FT. OR 10.00 ACRES.

SURVEYOR'S STATEMENT

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 ON MAY 25, 2004, 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, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

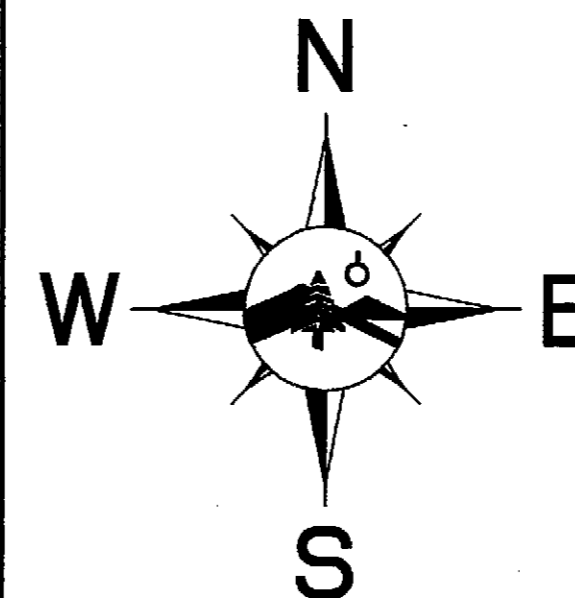
David E. Archer
REGISTERED LAND SURVEYOR

11-22-04
DATE



VICINITY MAP

OWNER / DEVELOPER
HERITAGE EVANGELICAL FREE CHURCH
1051 NORTH PARK STREET
CASTLE ROCK, COLORADO 80104
PHONE: (303) 660-4411



SCALE: 1"=1000'

TITLE CERTIFICATE

I, Laryse L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 24th DAY OF November, 2004.

Laryse L. Nitsch, title officer
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Co.
TITLE INSURANCE COMPANY

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 REGULATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK
Shelly M. Mad Stum
TOWN CLERK
Mark Stum
TOWN MANAGER

STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 16 DAY OF December, 2004.

Colleen
COMMUNITY DEVELOPMENT DIRECTOR

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LAND DEDICATION AGREEMENT, RECORDED ON THE 16 DAY OF June, 1988, 2004 AT RECEPTION NO. 8215919, BOOK 918, PAGE 689

WATER SUPPLY AGREEMENT

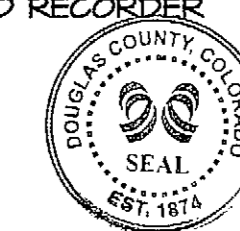
AND ACCORDINGLY 16 SFE ARE DEBITED FROM THE WATER BANK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:45 AM, ON THE 16 DAY OF January, 2004, IN BOOK 3, MAP 81, RECEPTION NO. 200502117

DOUGLAS COUNTY CLERK AND RECORDER

BY: Debrae Lee
DEPUTY



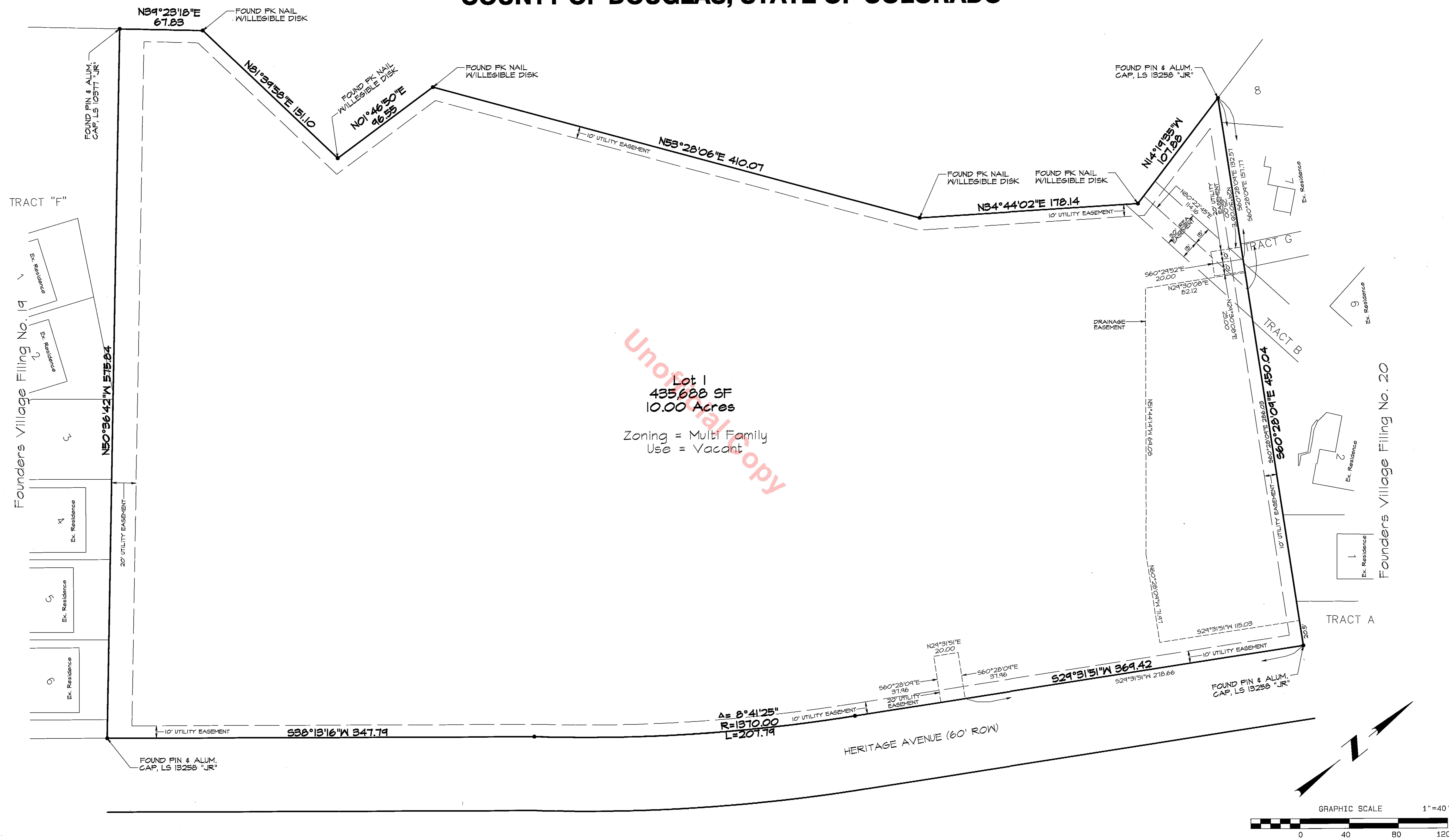
REVISIONS	<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILSON ST. CASTLE ROCK, COLORADO 80104</p>	TITLE	FOUNDERS VILLAGE FILING NO. 22 FINAL PLAT
		SCALE	NONE
		DATE	1-28-04
		CLIENT	HERITAGE EVANGELICAL FREE CHURCH
		JOB NUMBER	03-0124
		Sheet	1 of 2

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.

FN No. 11.14.1.04.2004
 © D:\chng\2005\03-01\TICR-CONS-10-10-04.ppt

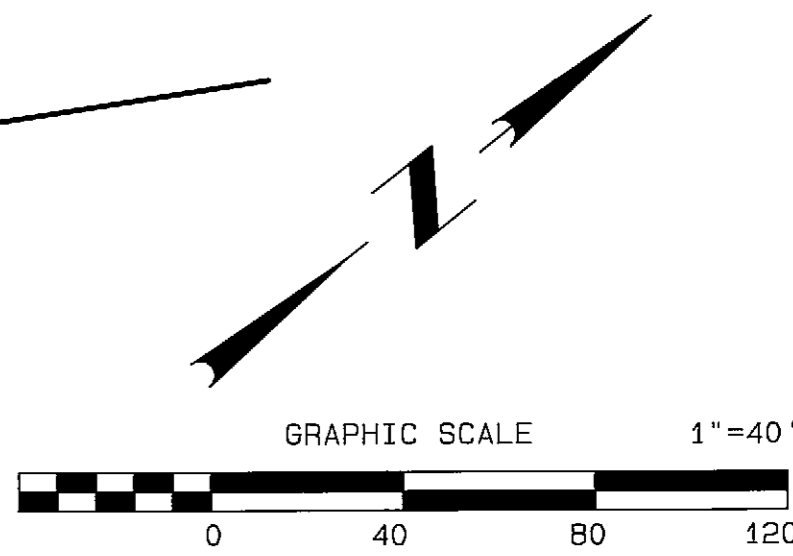
FOUNDERS VILLAGE FILING NO. 22 FINAL PLAT

**BEING A 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**



Unofficial Copy

Lot 1
435,688 SF
10.00 Acres
Zoning = Multi Family
Use = Vacant



Founders Village Filing No. 10

Mon Nov 22 09:55:59 2024
G:\Drawings\2024\22-03-0124\22-03-0124.dwg

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50px; height: 15px;"> </td><td> </td></tr> <tr><td style="width: 50px; height: 15px;"> </td><td> </td></tr> <tr><td style="width: 50px; height: 15px;"> </td><td> </td></tr> <tr><td style="width: 50px; height: 15px;"> </td><td> </td></tr> </table>									<p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>	<p>SCALE: 1"=40' DATE: 7-28-04 DRN: CWN CKD: APPD:</p>	<p>TITLE: FOUNDERS VILLAGE FILING NO. 22 FINAL PLAT BEING A PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO</p> <p>CLIENT: HERITAGE EVANGELICAL FREE CHURCH</p> <p>JOB NUMBER: 03-0124</p> <p>Sheet 2 of 2</p>

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.