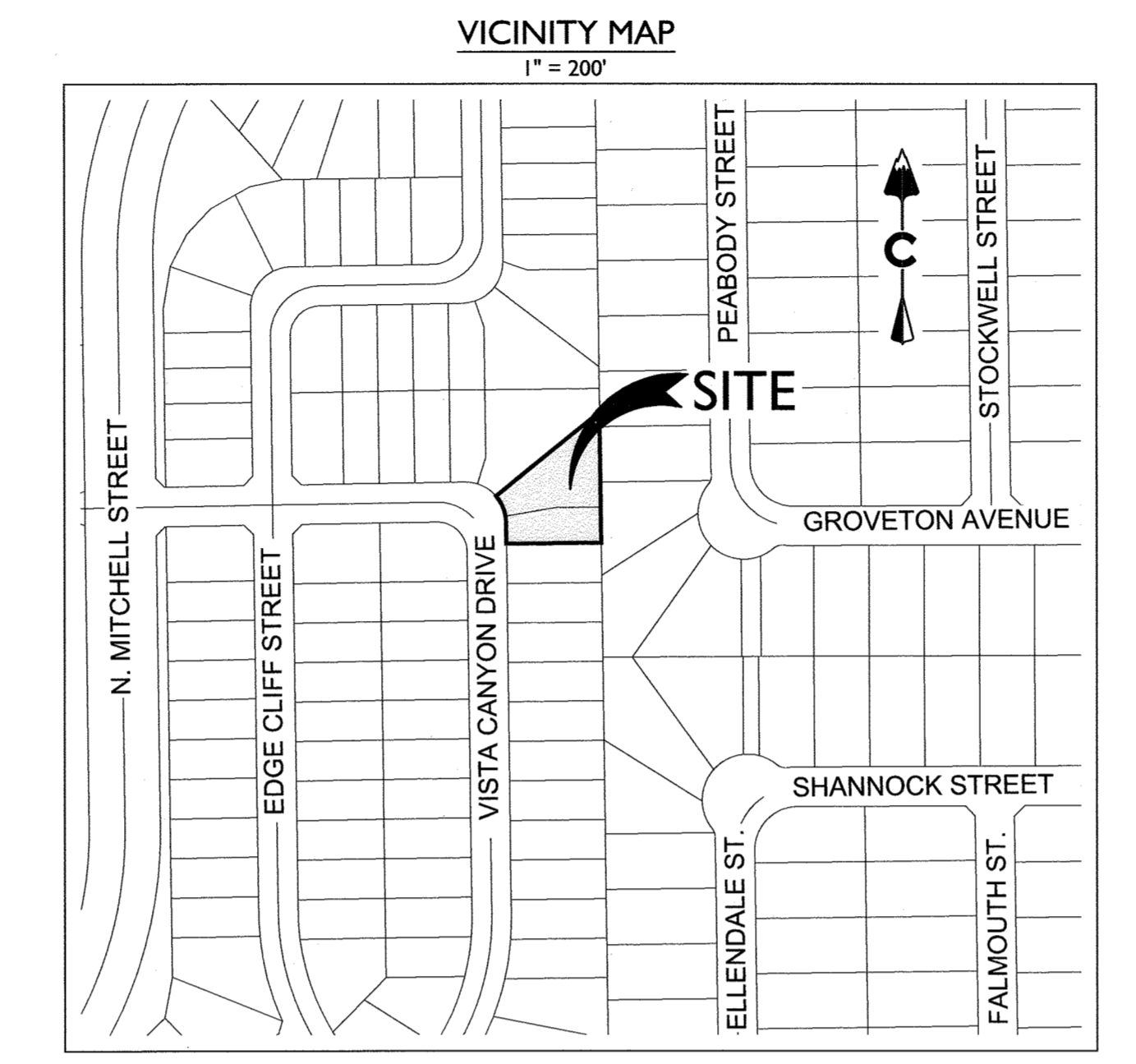
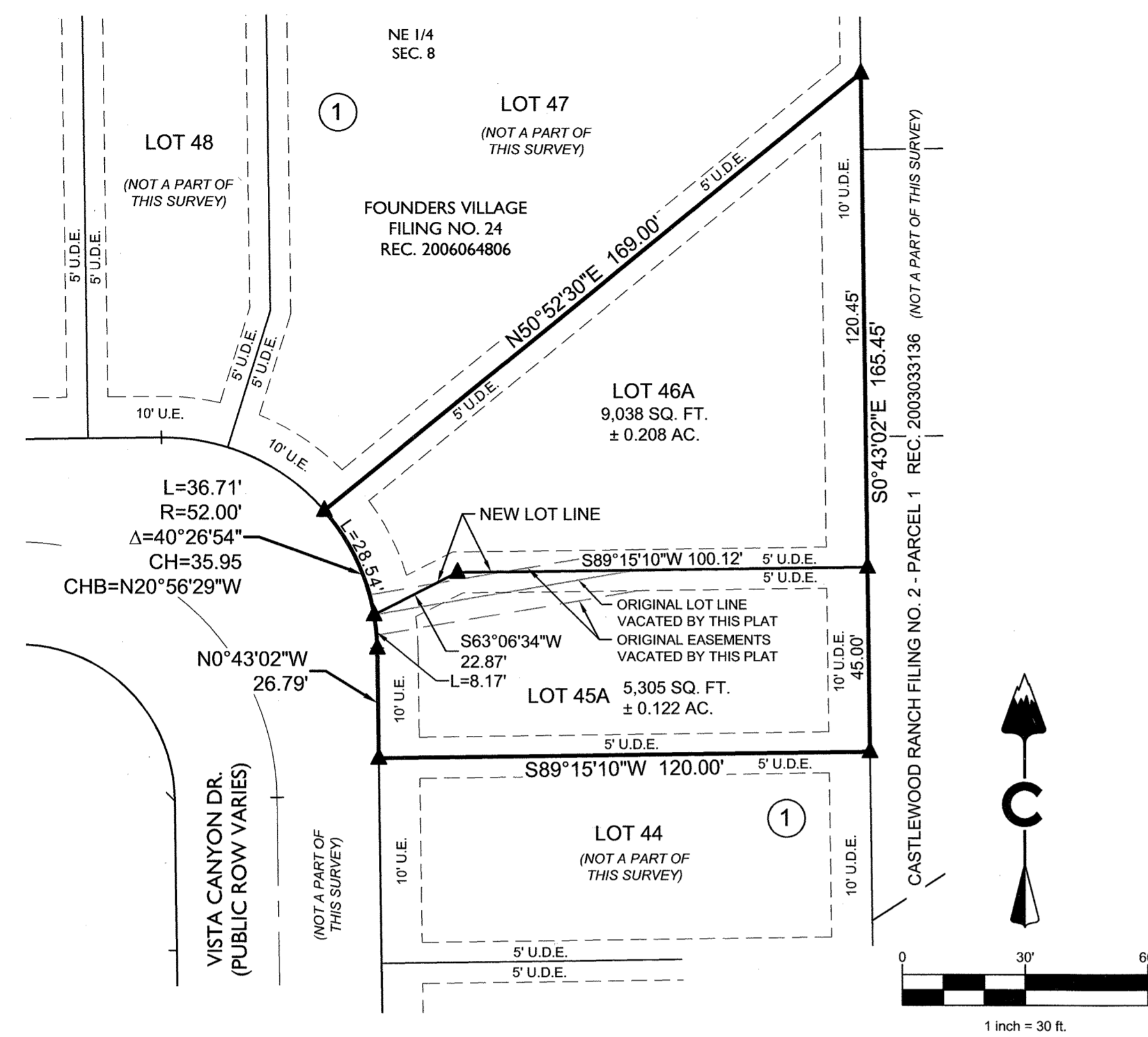


FOUNDERS VILLAGE FILING NO. 24 - AMENDMENT NO. 2

A REPLAT OF LOTS 45 AND 46, FOUNDERS VILLAGE FILING NO. 24
A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
0.33 ACRES - 2 RESIDENTIAL LOTS - PL21-0018



LEGEND
▲ SET #5 REBAR W/ YELLOW PLASTIC CAP, STAMPED "PLS 38151"
U.D.E. UTILITY AND DRAINAGE EASEMENT
U.E. UTILITY EASEMENT

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOTS (2)	14,343	0.330

PURPOSE

THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 45 AND 46 OF BLOCK 1, AS SHOWN ON THE PLAT OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006064806, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AS SHOWN HEREON.

LEGAL DESCRIPTION

LOTS 45 AND 46, BLOCK 1, FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006064806, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 24 - AMENDMENT NO. 2

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR THE PURPOSES OF OWNERSHIP AND MAINTENANCE ALL PUBLIC STREETS AS PLATTED, SIGHT EASEMENTS AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS TO INCLUDE EASEMENTS OVER TRAILS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

OWNERS

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

RICHMOND AMERICAN HOMES OF COLORADO INC
BY: Eric R. Kuby AS AUTHORIZED SIGNATORY
RICHMOND AMERICAN HOMES OF COLORADO INC

SIGNED THIS 2nd DAY OF August, 2021
COUNTY OF DOUGLAS
STATE OF COLORADO

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY
OF August, 2021
BY: Eric R. Kuby AS AUTHORIZED SIGNATORY OF RICHMOND AMERICAN HOMES OF COLORADO INC.

WITNESS MY HAND AND OFFICIAL SEAL

Amy L. Martin
NOTARY PUBLIC

AMY L. MARTIN
Notary Public
State of Colorado
Notary ID # 20084003861
My Commission Expires 02-01-2024

MY COMMISSION EXPIRES 2-01-2024

GENERAL NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT, OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.
- THE LINEAL UNIT OF MEASURE USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT NO. 19000310395, PREPARED BY STEWART TITLE GUARANTY COMPANY, WITH AN EFFECTIVE DATE OF MAY 06, 2019 AT 5:30 P.M.
- THERE ARE 2 LOTS AND EASEMENTS FOR DRAINAGE AND UTILITIES IN THIS PLAT.
- MAINTENANCE RESPONSIBILITY LIES WITH THE OWNER OF THE LAND, EXCEPT AS MODIFIED BY SPECIFIC AGREEMENT. THE PROPERTY OWNER OR DESIGNEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SPECIFIC AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE A 5-FOOT WIDE UTILITY EASEMENT ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, STREET LIGHTS, WATER METERS, FIRE HYDRANTS, TELEPHONE LINES AND CURB BOXES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- PURSUANT TO SECTION 14.02.040 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE TOWN OF CASTLE ROCK HEREBY ABANDONS ALL PREVIOUSLY PLATTED EASEMENTS AS SHOWN ON THE PLAT OF FOUNDERS VILLAGE FILING 24 AS RECORDED AT RECEPTION NO. 2006064806, WITHIN THE BOUNDARIES OF THIS PLAT UNLESS OTHERWISE SHOWN OR NOTED HEREON.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM), PANEL 08035C0306G, 03/16/2016 THE SUBJECT PROPERTY LIES WITHIN ZONE X, OTHER AREAS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

APPLICANT
RICHMOND AMERICAN HOMES OF
COLORADO INC
4350 S MONACO ST
DENVER, CO 80237

OWNER AND DEVELOPER
RICHMOND AMERICAN HOMES OF
COLORADO INC
4350 S MONACO ST
DENVER, CO 80237

ENGINEER AND SURVEYOR
CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113

TITLE CERTIFICATION

I, Pat L. Baker, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE INSURANCE 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 & DEDICATION.

SIGNED THIS 4th DAY OF August, 2021

BY: Pat L. Baker
AUTHORIZED REPRESENTATIVE
STEWART TITLE INSURANCE COMPANY

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)
SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF August, 2021
BY: Andrew Baker AS AUTHORIZED REPRESENTATIVE OF
Stewart TITLE INSURANCE COMPANY

Mary Faley
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/11/22

MARY FALEY
Notary Public
State of Colorado
Notary ID # 20184020197
My Commission Expires 07-11-2022

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THIS 9th DAY OF August, 2021.

Don Debo
DIRECTOR OF DEVELOPMENT SERVICES

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

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

ATTEST:
Suzanne Anderson
TOWN CLERK
August 10, 2021
DATE

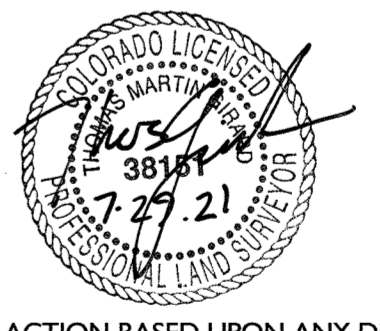
Tom Coffin
TOWN MANAGER
August 10, 2021
DATE



SURVEYOR'S CERTIFICATE

I, THOMAS M. GIRARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE, 2021 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL THE MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT THIS 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.

Thomas M. Girard
THOMAS M. GIRARD
PROFESSIONAL LAND SURVEYOR COLORADO REG. NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BE TAKEN BASED UPON ANY DEFECT IN THIS SURVEY MORE THAN TEN (10) YEARS AFTER THE DATE OF THE SURVEY CERTIFICATION SHOWN HEREON.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS AMENDED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:32 A.M. ON THE 17th DAY OF August, 2021

AT RECEPTION NO. 2021096726
DOUGLAS COUNTY CLERK AND RECORDER

BY: Mike Mubb
DEPUTY



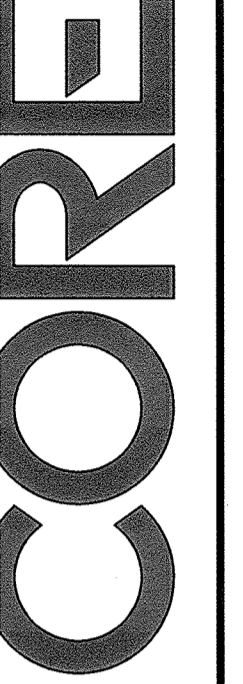
PROJECT NO. PL 21-0018
FOUNDERS VILLAGE FILING NO. 24 - AMENDMENT NO. 2

REVISIONS			
NO.	DESCRIPTION	DATE	BY

FOUNDERS VILLAGE NO. 24 - AMENDMENT NO. 2
SECTION 8, T3S, R66W, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM



RELEASE: 07/23/21

DESIGNED: RCY
CAD: JAG
QA/QC: TMG

JOB NO. 18-007

SHEET 1 of 1