

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$121.00  
13 PGS

# 2006064806  
07/31/2006 10:46 AM

(12 pgs)



# PLAT IDENTIFICATION SHEET

**Castle Rock 25 Partners, LLC**

\_\_\_\_\_  
**Grantor (owner)**

\_\_\_\_\_  
Grantor (owner)

**Founders Village 24 Final Plat**

\_\_\_\_\_  
**Grantee (name of plat or condo)**

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Founders Village    Filing: 24**

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

8

8

66

\_\_\_\_\_  
**Section**

\_\_\_\_\_  
**Township**

\_\_\_\_\_  
**Range**

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

**2006047826**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

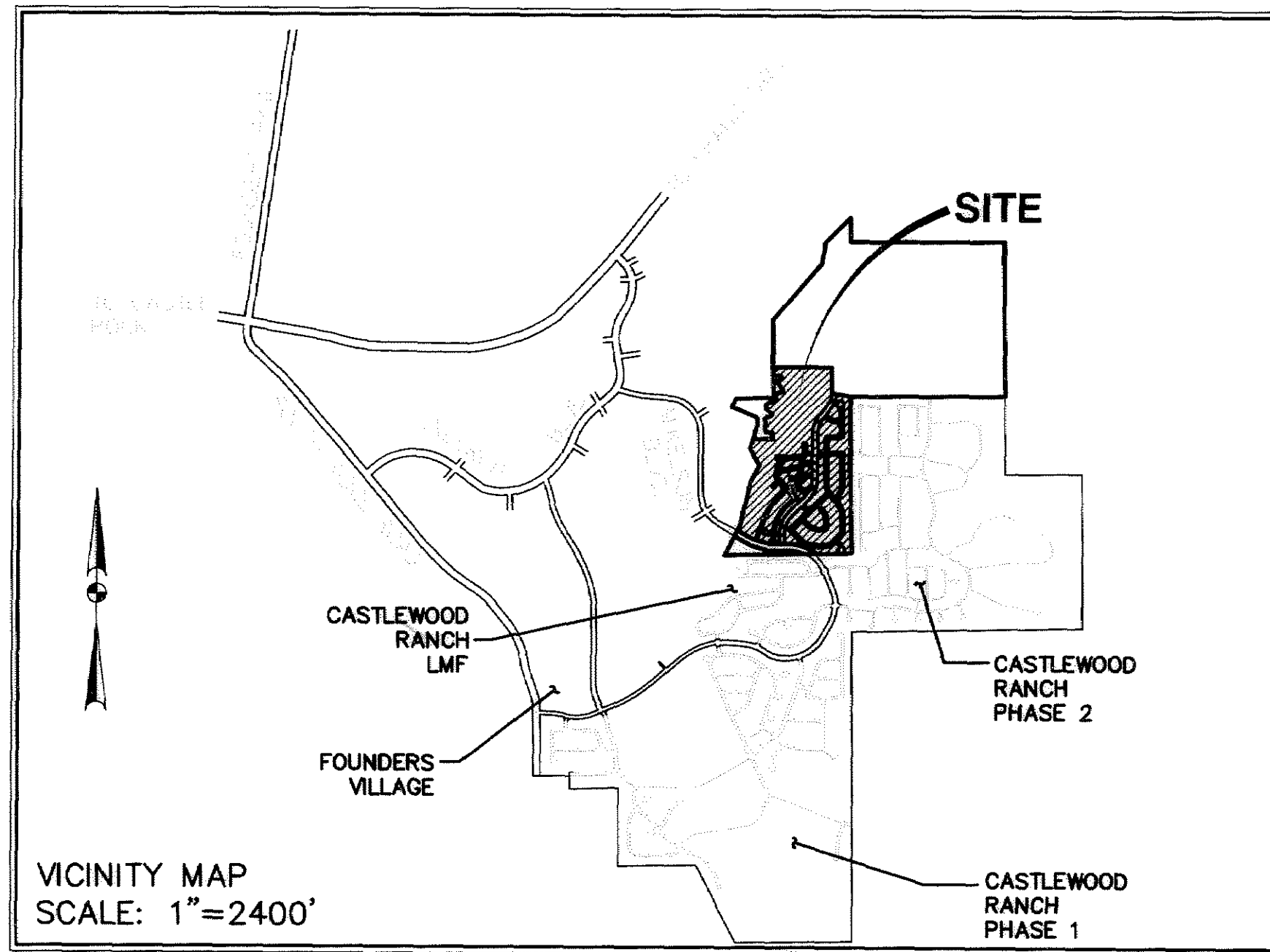
LEGAL DESCRIPTION

BEING A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THESE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:
1. N 27'28"11" E A DISTANCE OF 97.52 FEET;
2. N 13'24"30" E A DISTANCE OF 769.28 FEET;
3. N 29'37"03" E A DISTANCE OF 303.94 FEET;
4. N 30'13"11" W A DISTANCE OF 337.19 FEET;
5. N 17'54"31" E A DISTANCE OF 166.89 FEET;

FOUNDERS VILLAGE FILING NO. 24 FINAL PLAT

LOCATED IN THE EAST 1/2 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP SCALE: 1"=2400'

DEVELOPER
US EURO PARTNERS, LLC
5401 S. KIRKMAN DRIVE, SUITE 310
ORLANDO, FL 32819
407-926-5775
MR. DANIEL R. ROBISON

PROJECT ENGINEER
TURNER, COLLIE & BRADEN INC.
717 17TH STREET, SUITE 500
DENVER, CO. 80202
303-298-7117
MS. CASSIE FREE P.E.

PROJECT LAND SURVEYOR
SURVCON INC.
7800 E. DORADO PLACE, SUITE 101
GREENWOOD VILLAGE, CO. 80111
303-858-0404
MR. JEFFREY KISTNER, P.L.S.

PROJECT LANDSCAPE ARCHITECT
NUSZER KOPATZ
1117 CHEROKEE STREET
DENVER, CO. 80204
303-534-3881
MR. CRAIG KARN

BASIS OF BEARINGS

BASIS OF BEARINGS: THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH 1/16TH CORNER OF SECTIONS 8 AND 9 BY A 2-1/2" INCH ALUMINUM CAP STAMPED LS 28656 AND AT THE EAST ONE-QUARTER OF SAID SECTION 8 BY A 2-1/2" INCH ALUMINUM CAP STAMPED LS 28656, ASSUMED TO BEAR S 00'44'50" E.

ENGINEERS CERTIFICATION

I, CASSIE LYNN HARRISON, BEING A REGISTERED PROFESSIONAL IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PLAT HAVE BEEN DESIGNED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED.

CASSIE LYNN HARRISON, P.E.
PROFESSIONAL ENGINEER REGISTRATION NO. 36196
DATE 6-20-06

SURVEYOR'S CERTIFICATE:

I, TODD G. BEERS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF (1) THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MARCH OF 2002, UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; (2) THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND (3) THAT SAID PLAT HAS BEEN PREPARED IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND THOSE PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

TODD G. BEERS
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 30822
FOR AND ON BEHALF OF SURVCON INC.

NOTICE: ACCORDING TO COLORADO LAW 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 HEREON.

TITLE CERTIFICATE

I, Larive L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 25th DAY OF July, 2006

Larive L. Nitsch, Land Title Guarantee Company
AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 25th DAY OF July, 2006

BY: Larive L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 26, 2007

Jacqueline L. Zion, Notary Public
STATE OF COLORADO
My Commission Expires 03/31/2007

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 24. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLE TELEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITIES, 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. TRACTS A THROUGH R INCLUSIVE WILL BE CONVEYED TO THE HOA BY SEPARATE INSTRUMENT, AND TRACTS S AND T WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

EXECUTED THIS 20th DAY OF June, 2006

OWNER:
CASTLE ROCK 25 PARTNERS, LLC
BY: GREAT LAND DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS MANAGER

BY: Warren Stanchina, AS MANAGER

COUNTY OF Eagle
STATE OF Colorado

NOTARY:
SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 20th DAY OF June, 2006, BY WARREN STANCHINA, AS MANAGER OF GREAT LAND DEVELOPMENT, LLC, AS MANAGER OF CASTLE ROCK 25 PARTNERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:

NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS FOUNDERS VILLAGE FILING NO. 24 IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON JUNE 8, 2006 AT RECEPTION NO. 2006047826, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

EXECUTED THIS 20th DAY OF July, 2006

BY: [Signature]

AS: SVP (TITLE)

OF: FLAG BANK

NOTARY
COUNTY OF [Signature]
STATE OF [Signature]

SUBSCRIBED AND SWORN TO BE BEFORE ME THIS 20th DAY OF July, 2006

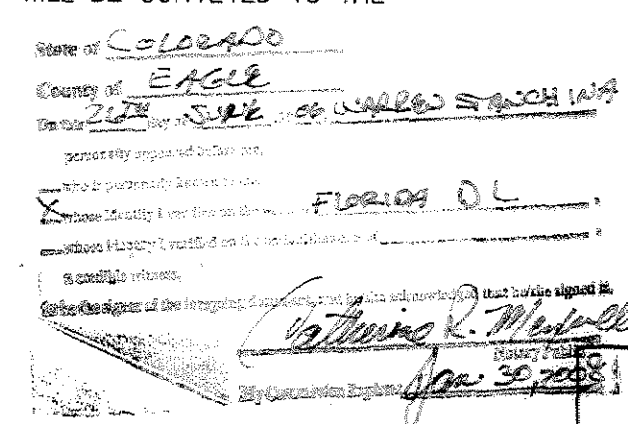
BY: [Signature] AS SVP OF FLAG BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

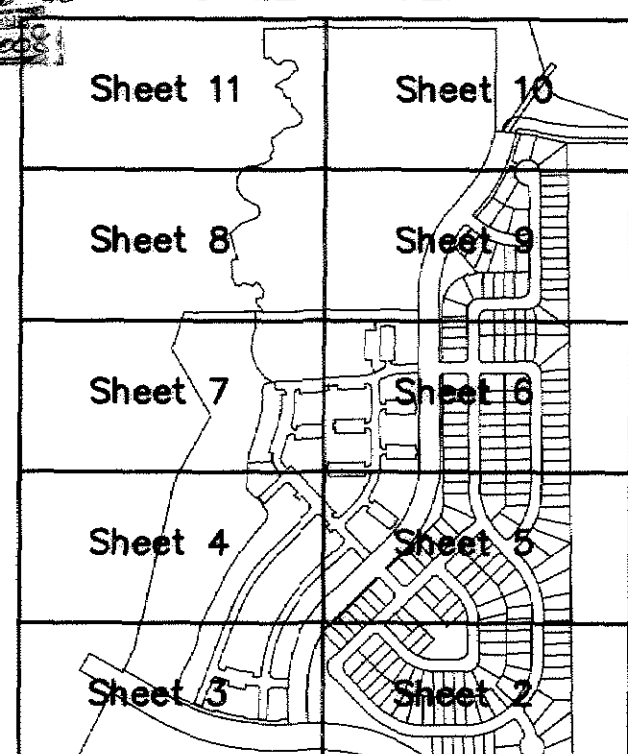
MY COMMISSION EXPIRES: May 4, 2008

NOTARY PUBLIC

(ADDRESS)



SHEET INDEX



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 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 27th DAY OF July, 2006

[Signature] DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
THIS PLAT WAS FILED IN FOR RECORD IN THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:56 A.M./P.M. ON THE 27th DAY OF July, 2006.

AT RECEPTION NO. 2006047826

DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature] DEPUTY

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

SURVCON INC.
PROFESSIONAL SURVEYORS
7800 E. DORADO PLACE, SUITE 101
GREENWOOD VILLAGE, CO 80111
PH. (303) 858-0404

SCALE: N/A JOB NO. 110-063
DATE: 05-21-2004 PROJECTS\110-063\DRAWING\063FP01Rev4
DRAWN BY: CB SHEET NO. 1 OF 12

DRAINAGE EASEMENTS

TO THE TOWN OF CASTLE ROCK, DRAINAGE EASEMENTS, OVER EACH PLATTED LOT CREATED BY THIS PLAT HEREIN. SAID DRAINAGE EASEMENT SHALL BE USED TO CONVEY SURFACE RUNOFF, CREATED BY NATURAL EVENTS, FROM ONE OR MANY LOTS, OVER, ACROSS, UPON, OR WITHIN, ADJACENT LOT OR LOTS, FOR THE CONVEYANCE OF THE SURFACE RUNOFF, DRAINAGE, WITH ANY OF SAID LOT OR LOTS, TO CONFORM TO THE APPROVED CONSTRUCTION DOCUMENTS, AND/OR DRAINAGE REPORT, AND/OR ANY DRAINAGE REQUIREMENTS, DEEMED NECESSARY BY THE TOWN OF CASTLE ROCK, FOR THE PROPER DRAINAGE OF SAID LOT OR LOTS, HEREIN.

GENERAL NOTES

- 1. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
2. STREETS DESIGNATED HEREON AS "PRIVATE" ARE ACCESS, PARKING, FIRE, DRAINAGE AND UTILITY EASEMENTS.
3. BY GRAPHIC PLOTTING ONLY, THIS SITE LIES IN FLOOD ZONES "A" AND "X" PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 080049 0300C, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005. THE LIMITS OF ZONE "A" AS DELINEATED ON THIS F.I.R.M. ARE SHOWN HEREON.
4. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS VILLAGE FILING NO. 24 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HERewith AND 632 SEE ARE REQUIRED TO SERVE THIS PROJECT.

SUMMARY TABLE

Table with columns: TRACT, ACREAGE, ZONING, USE, OWNERSHIP, MAINTENANCE. Rows A through T.

SUMMARY: (ACREAGE)

192 SINGLE-FAMILY DETACHED LOTS 29.090 ACRES
TRACTS A THROUGH T INCLUSIVE 64.842 ACRES
RIGHT OF WAY: 14.863 ACRES
TOTAL: 108.395 ACRES

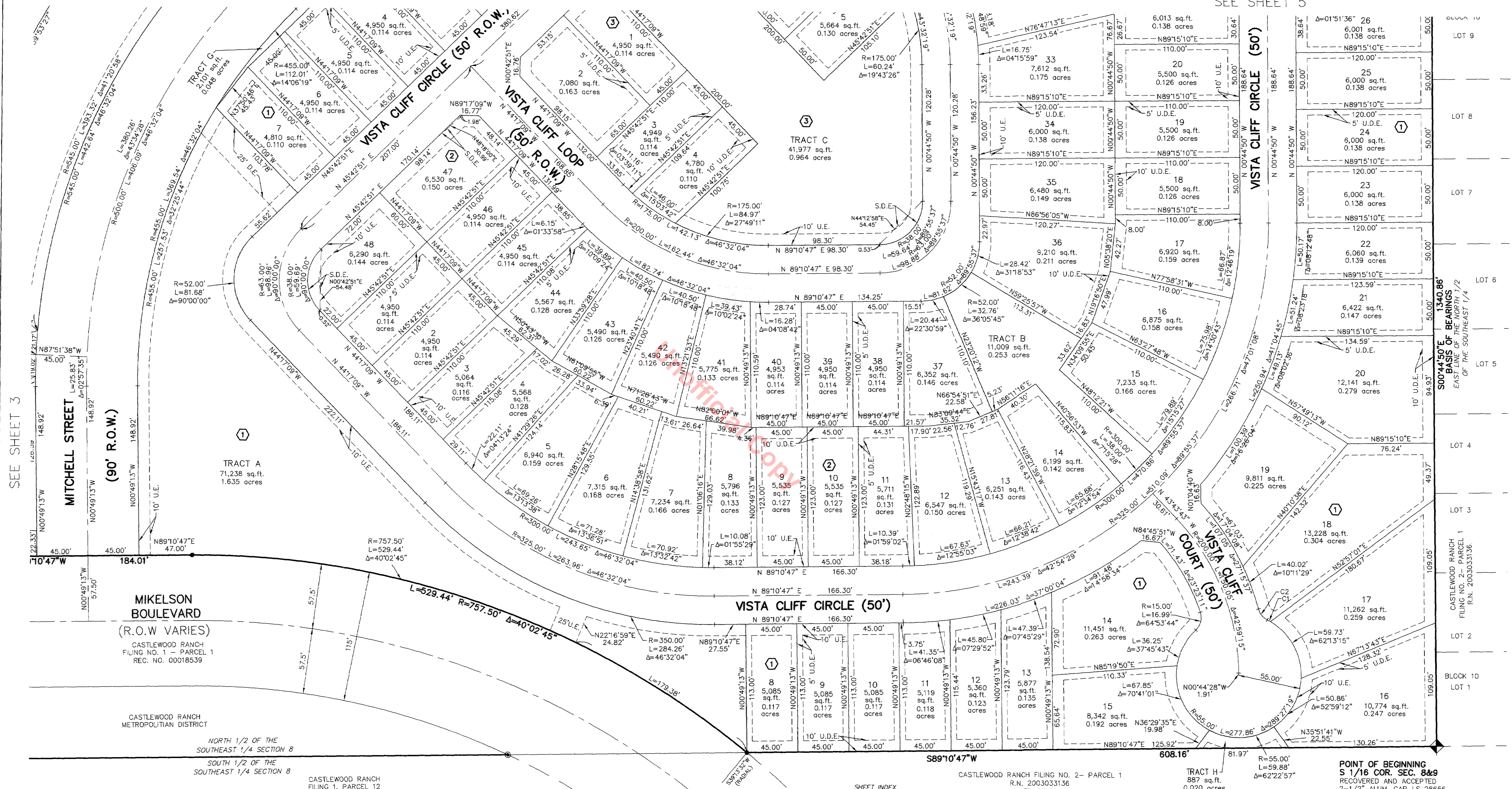
# FOUNDERS VILLAGE FILING NO. 24

## FINAL PLAT

LOCATED IN THE EAST 1/2 OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 5

SEE SHEET 5



SEE SHEET 3

SEE SHEET 5

MIKELSON BOULEVARD  
(R.O.W. VARIES)

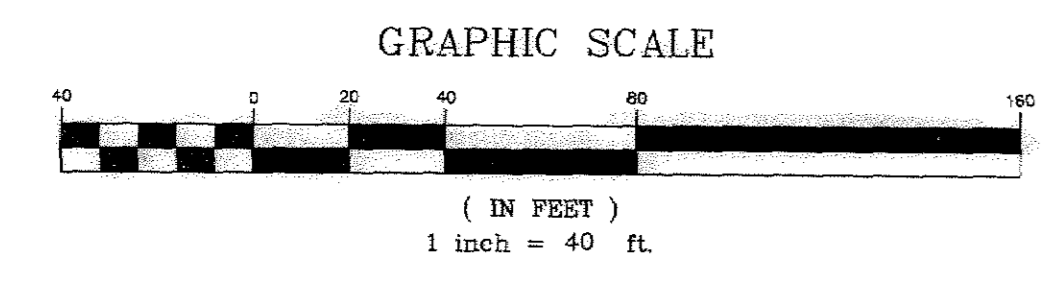
CASTLEWOOD RANCH  
FILING NO. 1 - PARCEL 1  
REC. NO. 00018539

CASTLEWOOD RANCH  
METROPOLITAN DISTRICT

NORTH 1/2 OF THE  
SOUTHEAST 1/4 SECTION 8  
SOUTH 1/2 OF THE  
SOUTHEAST 1/4 SECTION 8

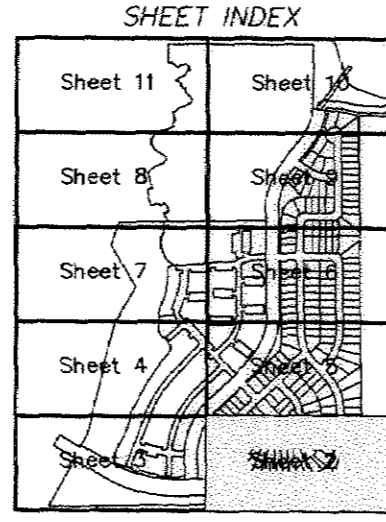
CASTLEWOOD RANCH  
FILING 1, PARCEL 12

POINT OF BEGINNING  
S 1/16 COR. SEC. 8 & 9  
RECOVERED AND ACCEPTED  
2-1/2" ALUM. CAP, LS 28656



### LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✱ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- ② DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT



### FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PLACE, SUITE 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

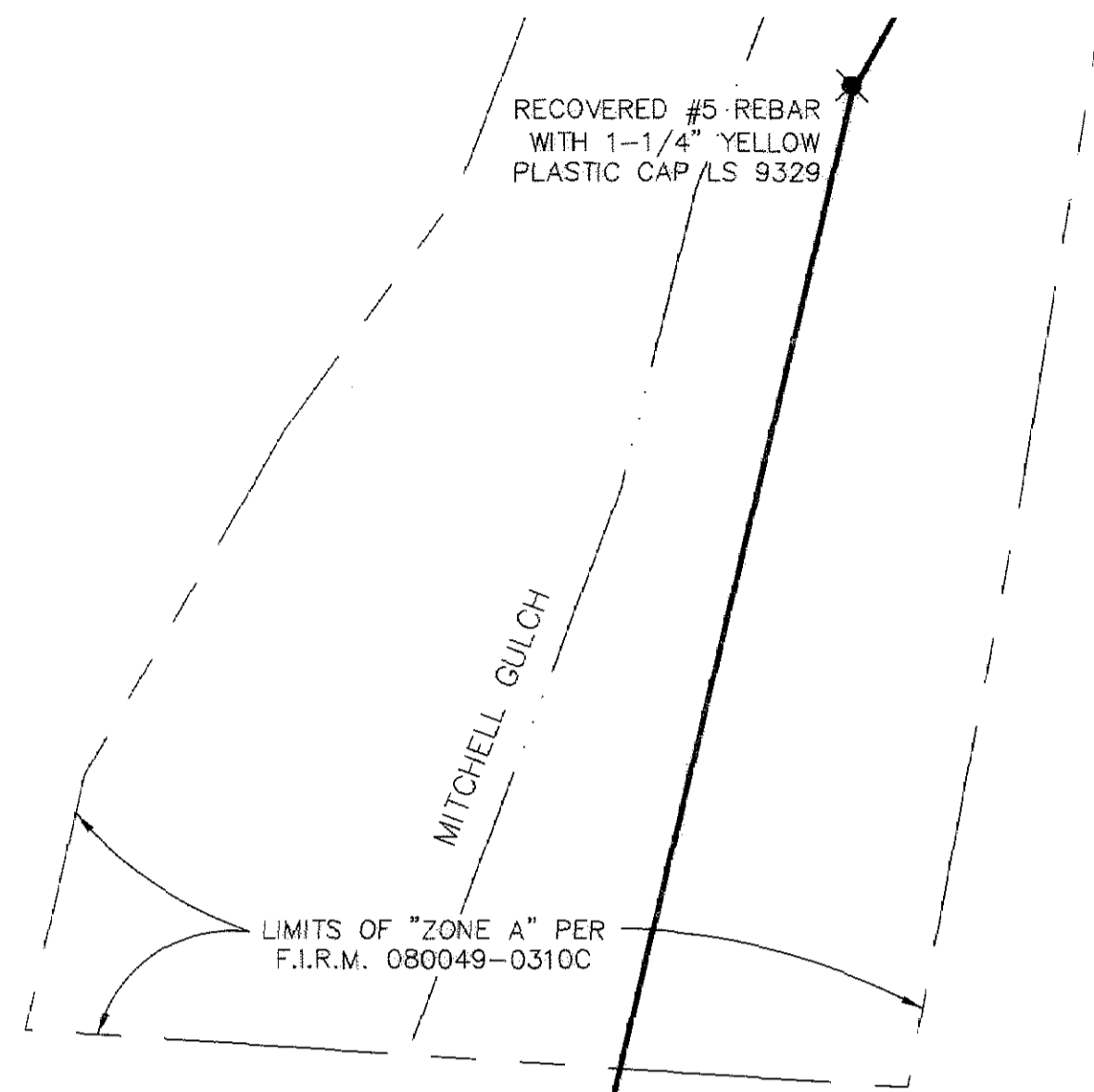
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DATE: 05-21-2004 PROJECTS\110-063\DRAWING\063FP01Rev4  
DRAWN BY: CB SHEET NO. 2 OF 12



**FOUNDERS VILLAGE FILING NO. 24**  
**FINAL PLAT**  
 LOCATED IN THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 7

SEE SHEET 7



TOWN OF CASTLE ROCK

M13°24'30"E  
769.28'

TRACT S  
490,569 sq.ft.  
11.262 acres

TRACT K  
134,747 sq.ft.  
3.093 acres

TRACT J  
108,520 sq.ft.  
2.491 acres

TRACT M  
165,116 sq.ft.  
3.791 acres

TRACT N  
125,423 sq.ft.  
2.879 acres

TRACT J  
108,520 sq.ft.  
2.491 acres

TRACT O  
53,737 sq.ft.  
1.234 acres

Unofficial Copy

TRACT M  
165,116 sq.ft.  
3.791 acres

TRACT N  
125,423 sq.ft.  
2.879 acres

TRACT O  
53,737 sq.ft.  
1.234 acres

TRACT G  
2,101 sq.ft.  
0.048 acres

TRACT H  
2,101 sq.ft.  
0.048 acres

TRACT I  
2,101 sq.ft.  
0.048 acres

TRACT J  
2,101 sq.ft.  
0.048 acres

TRACT K  
2,101 sq.ft.  
0.048 acres

TRACT L  
2,101 sq.ft.  
0.048 acres

TRACT M  
2,101 sq.ft.  
0.048 acres

TRACT N  
2,101 sq.ft.  
0.048 acres

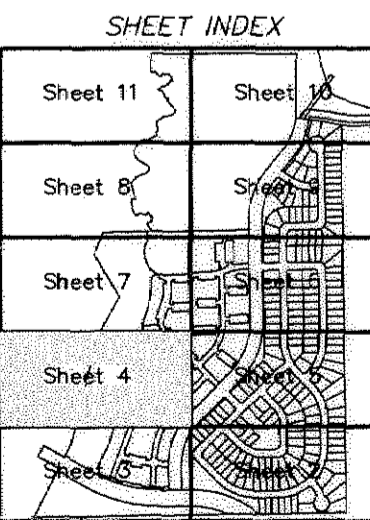
TRACT O  
2,101 sq.ft.  
0.048 acres

TRACT P  
2,101 sq.ft.  
0.048 acres

TRACT Q  
2,101 sq.ft.  
0.048 acres

TRACT R  
2,101 sq.ft.  
0.048 acres

TRACT S  
2,101 sq.ft.  
0.048 acres



TRACT S  
490,569 sq.ft.  
11.262 acres

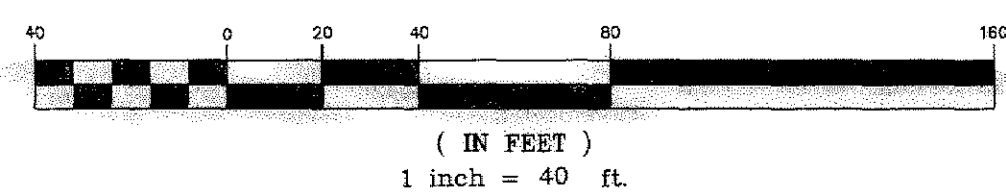
SEE SHEET 3

SEE SHEET 3

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT



GRAPHIC SCALE



**LEGEND**

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✱ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
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- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- Ⓢ DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
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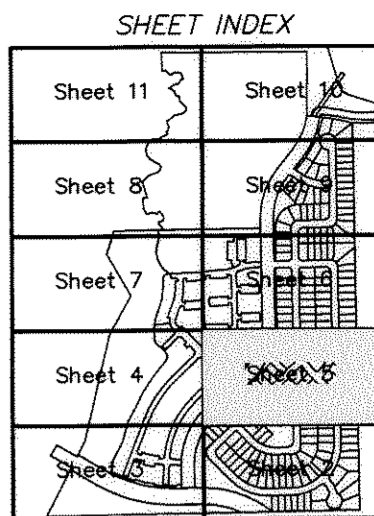
**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 7800 E. DORADO PLACE, SUITE 101  
 GREENWOOD VILLAGE, CO 80111  
 PH. (303) 858-0404

SCALE: 1"=40' JOB NO. 110-063  
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 DRAWN BY: CB SHEET NO. 4 OF 12

# FOUNDERS VILLAGE FILING NO. 24

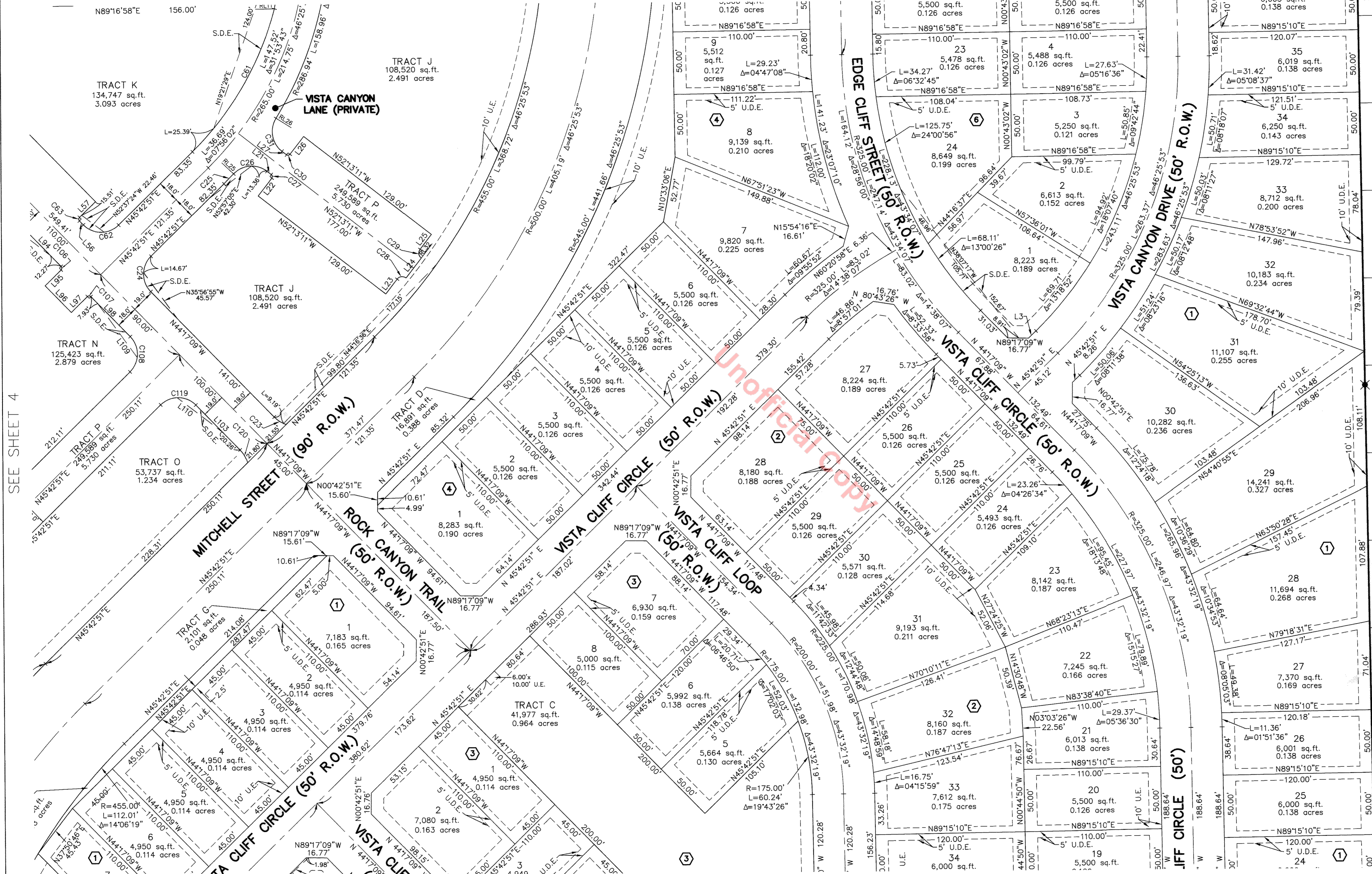
FINAL PLAT

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TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 6

SEE SHEET 6

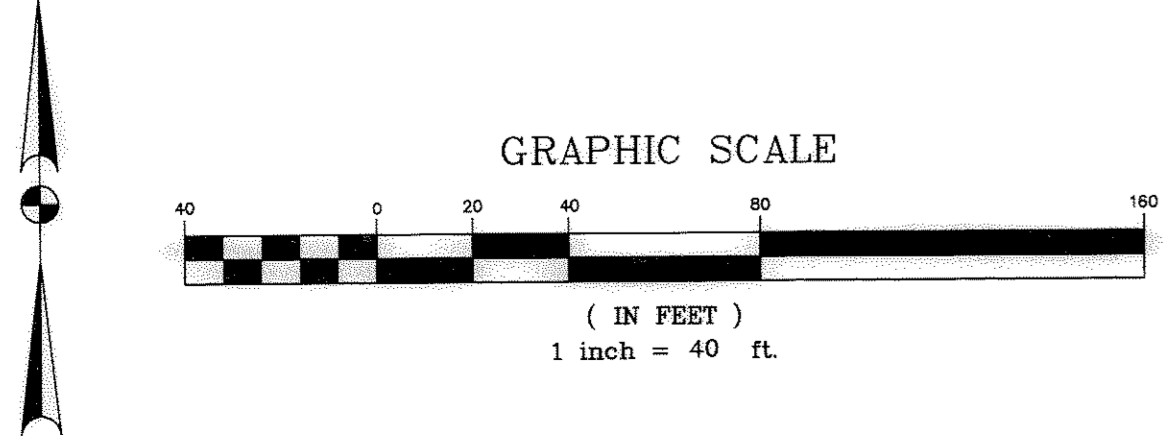


SEE SHEET 4

SEE SHEET 2

SEE SHEET 2

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT



- LEGEND**
- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
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PROFESSIONAL SURVEYORS  
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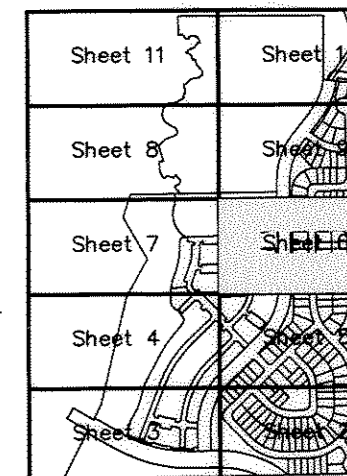
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DRAWN BY: CB	SHEET NO. 5 OF 12

# FOUNDERS VILLAGE FILING NO. 24

## FINAL PLAT

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

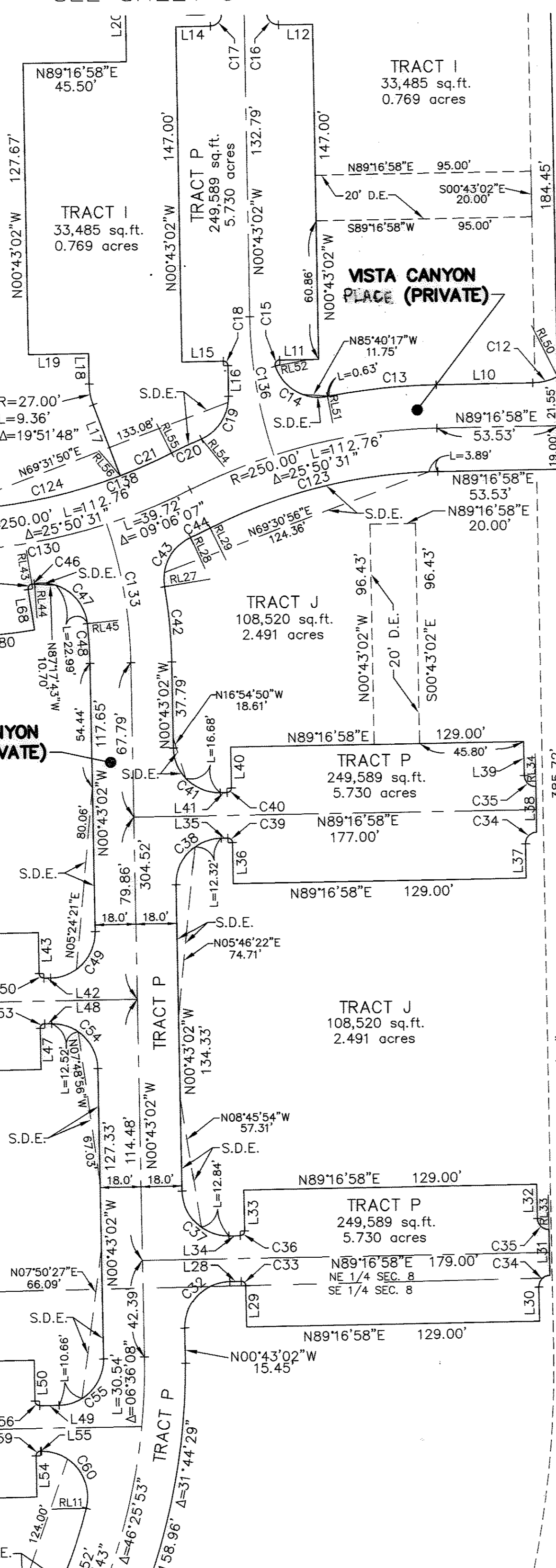
SHEET INDEX



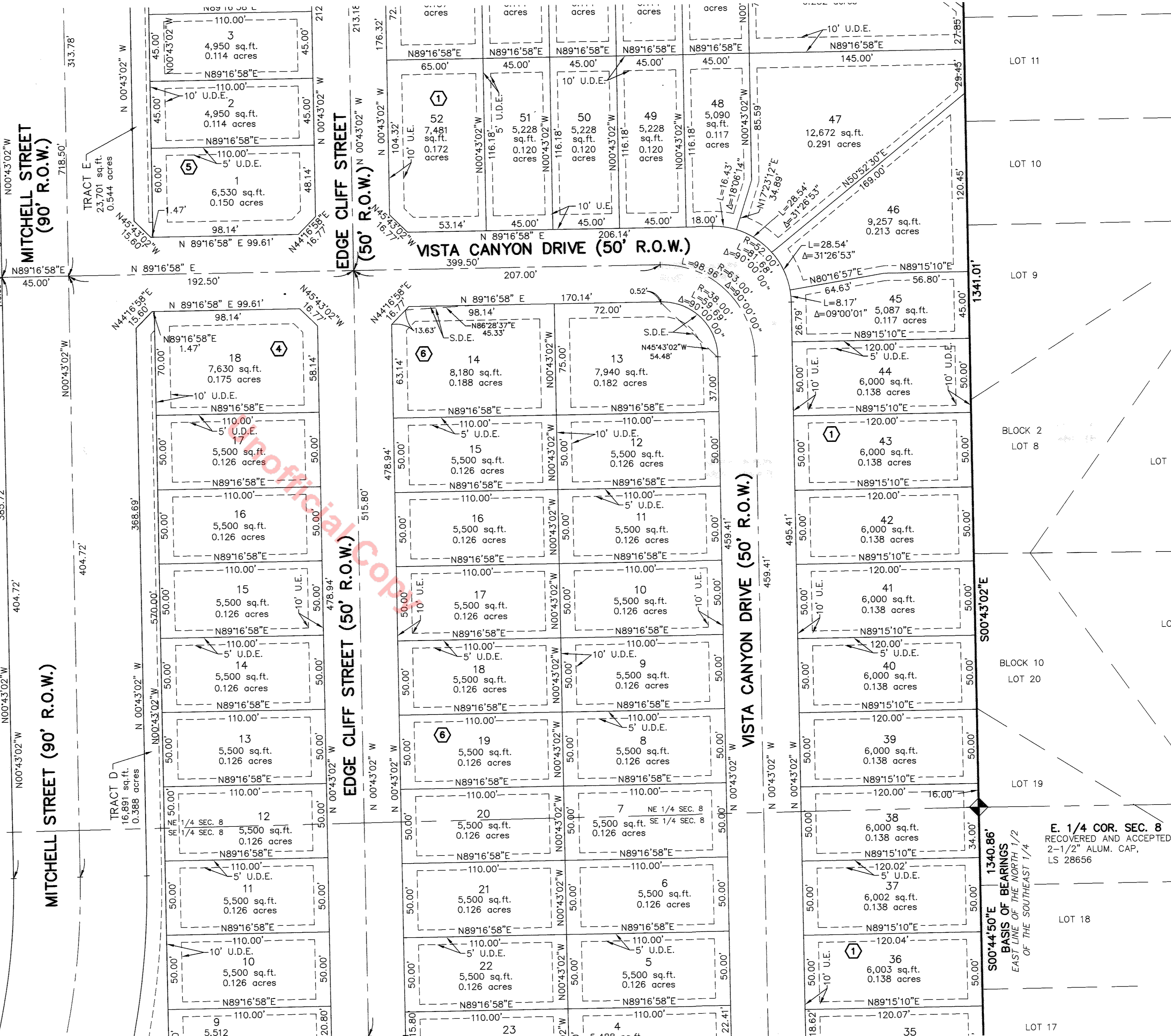
SEE SHEET 9

SEE SHEET 9

TRACT Q  
155,603 sq.ft.  
3.572 acres



SEE SHEET 5



### LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✱ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
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SEE SHEET 5

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PLACE, SUITE 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1"=40'  
DATE: 05-21-2004  
DRAWN BY: CB

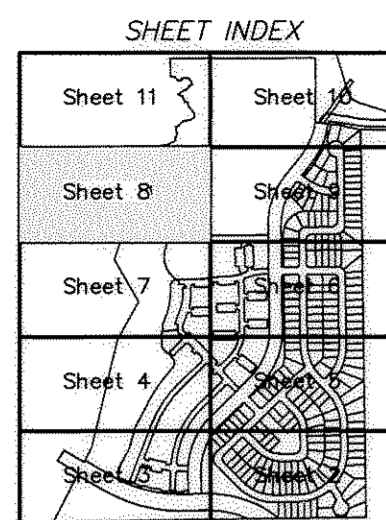
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SHEET NO. 6 OF 12



# FOUNDERS VILLAGE FILING NO. 24

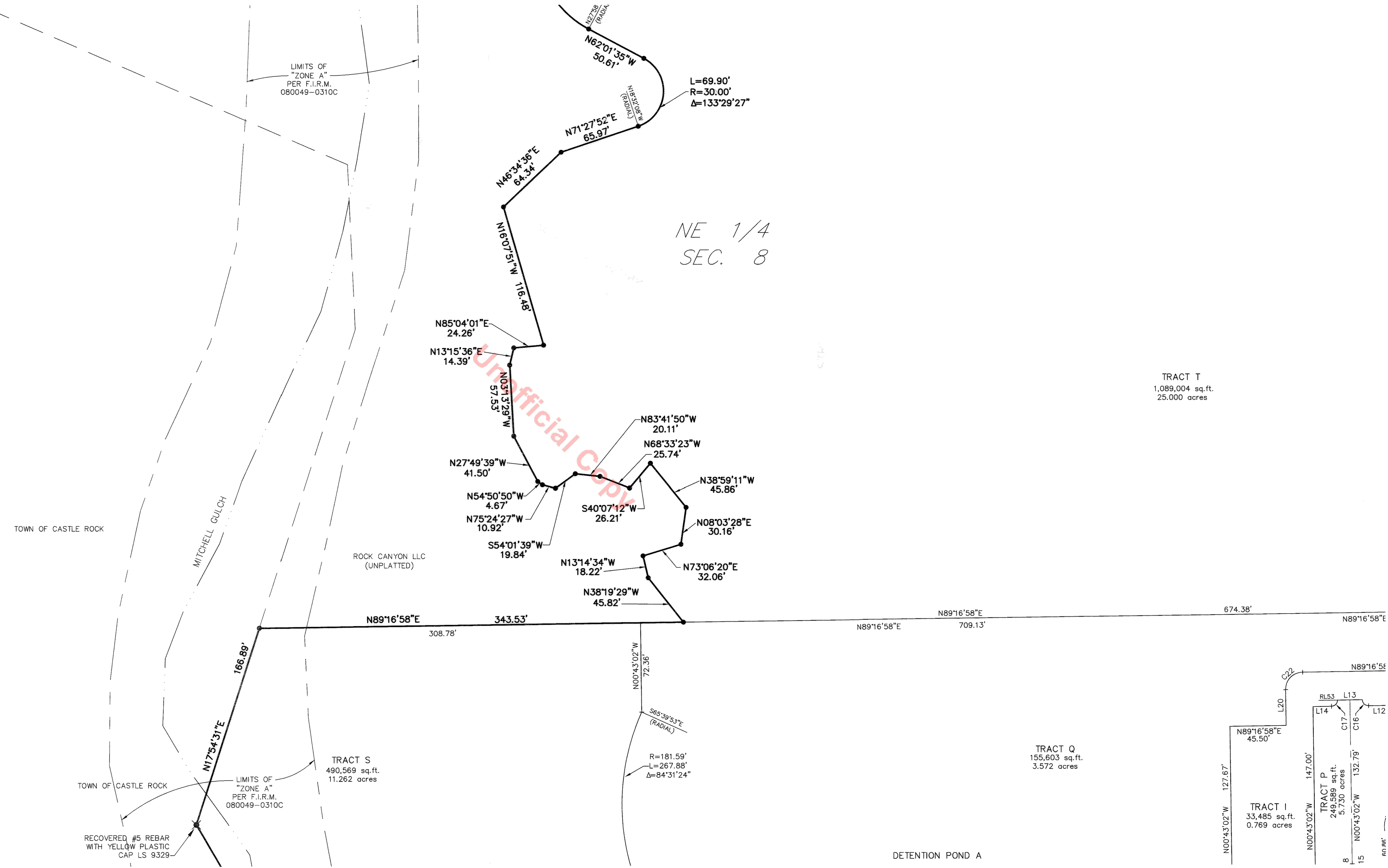
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SEE SHEET 11

SEE SHEET 11



TOWN OF CASTLE ROCK

LIMITS OF "ZONE A" PER F.I.R.M. 080049-0310C

ROCK CANYON LLC (UNPLATTED)

TRACT S  
490,569 sq. ft.  
11.262 acres

TRACT Q  
155,603 sq. ft.  
3.572 acres

TRACT T  
1,089,004 sq. ft.  
25.000 acres

RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP LS 9329

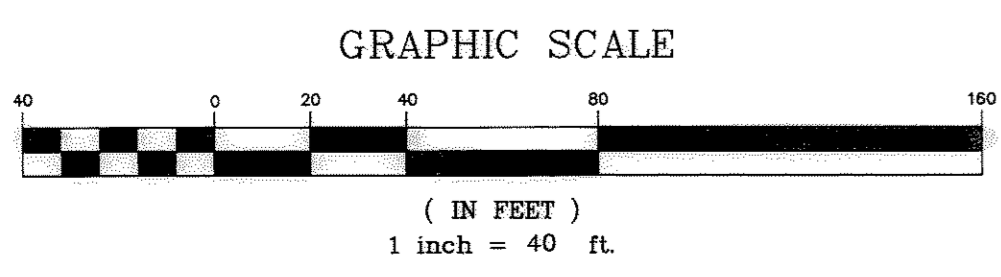
SEE SHEET 7

DETENTION POND A

SEE SHEET 7

### LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ⊗ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- ② DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT



### FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

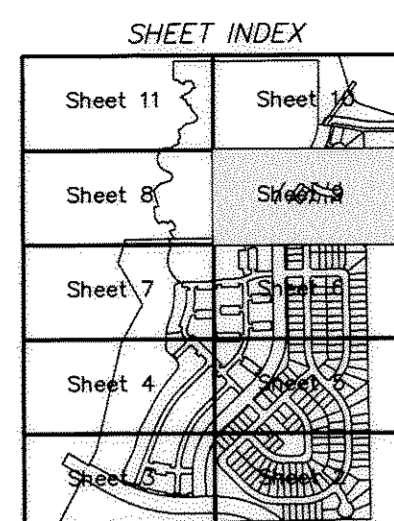
**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PLACE, SUITE 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1"=40'	JOB NO. 110-063
DATE: 05-21-2004	J:\PROJECTS\110-063\DRAWING\063FP01Rev4
DRAWN BY: CB	SHEET NO. 8 OF 12

SEE SHEET 9

# FOUNDERS VILLAGE FILING NO. 24 FINAL PLAT

LOCATED IN THE EAST 1/2 OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

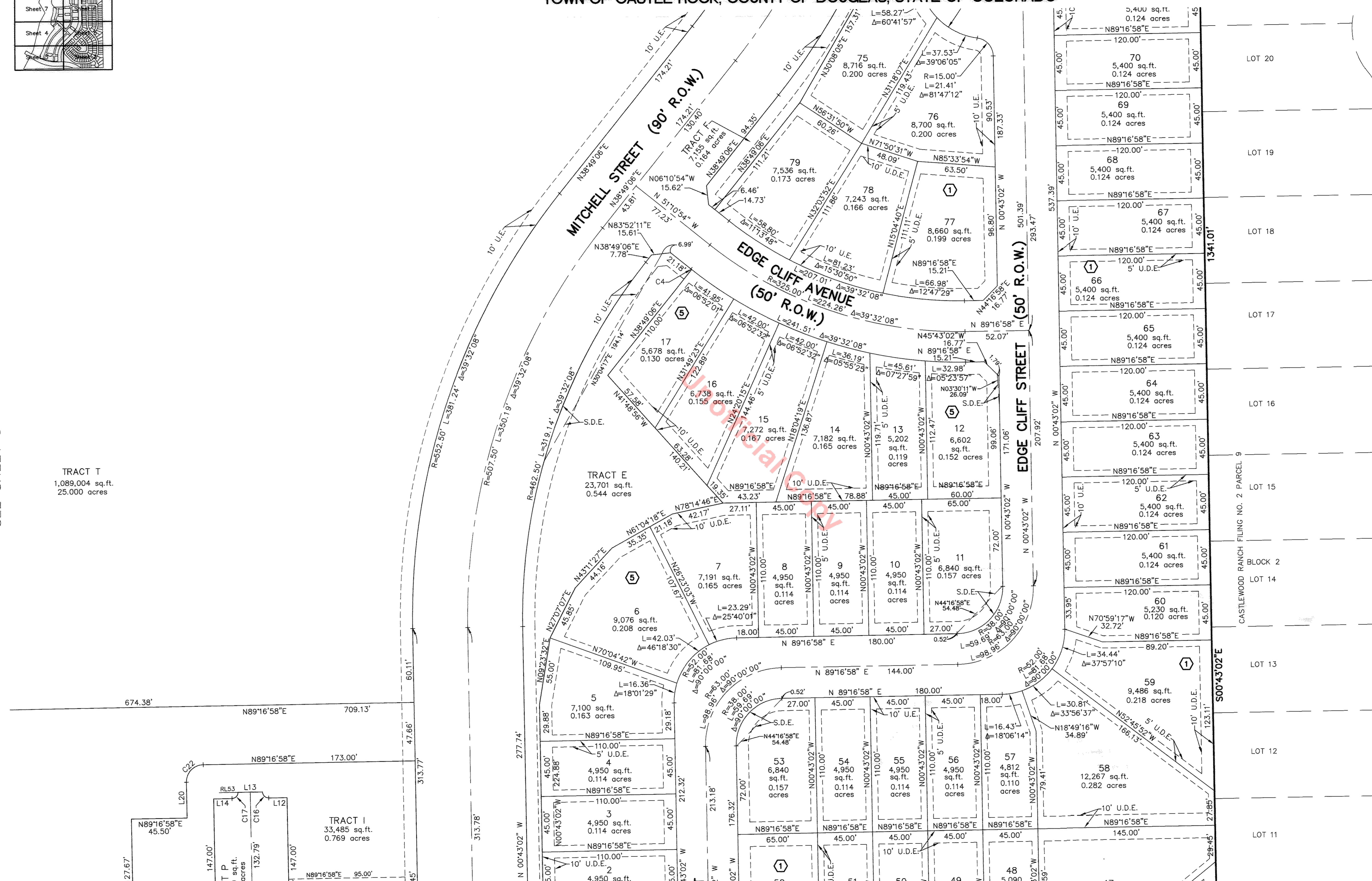


SEE SHEET 10

SEE SHEET 10

SEE SHEET 8

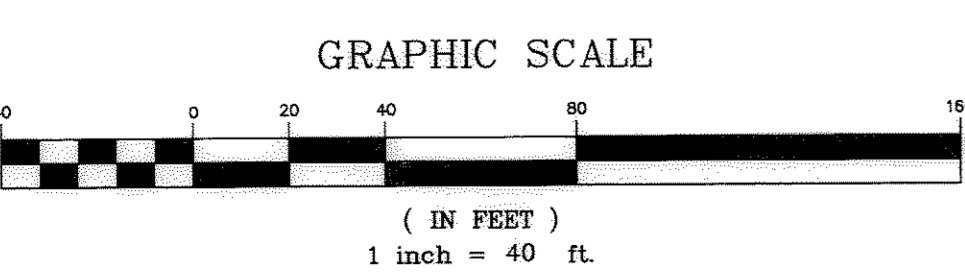
SEE SHEET 6



TRACT T  
1,089,004 sq.ft.  
25.000 acres

TRACT E  
23,701 sq.ft.  
0.544 acres

TRACT I  
33,485 sq.ft.  
0.769 acres



### LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✱ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- ② DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PLACE, SUITE 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1"=40'	JOB NO. 110-063
DATE: 05-21-2004	J:\PROJECTS\110-063\DRAWING\063FP01Rev4
DRAWN BY: CB	SHEET NO. 9 OF 12

# FOUNDERS VILLAGE FILING NO. 24

FINAL PLAT

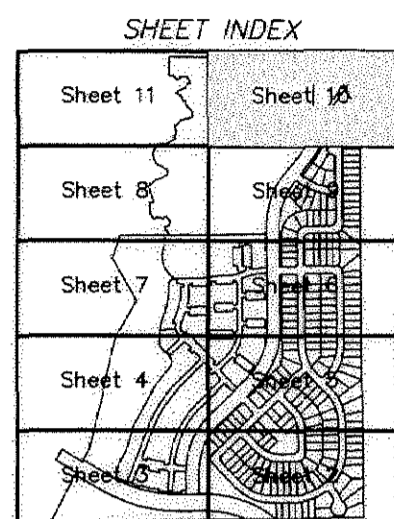
LOCATED IN THE EAST 1/2 OF SECTION 8,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ROCK CANYON LLC  
(UNPLATTED)

EAST

1007.74'

ROCK CANYON LLC  
(UNPLATTED)



TRACT T  
1,089,004 sq.ft.  
25.000 acres

NORTH 1/2 OF THE  
NORTHEAST 1/4 SECTION 8  
SOUTH 1/2 OF THE  
NORTHEAST 1/4 SECTION 8

Unofficial Copy

DRAINAGE EASEMENT  
TO BE RECORDED BY SEPARATE DOCUMENT  
ROCK CANYON LLC  
(UNPLATTED)

RETENTION POND B

ROCK CANYON LLC  
(UNPLATTED)

50' TEMPORARY ACCESS EASEMENT  
TO BE RECORDED BY SEPARATE DOCUMENT

DRAINAGE EASEMENT  
TO BE RECORDED BY SEPARATE DOCUMENT

N 1/16 SEC. 8 & 9  
RECOVERED AND ACCEPTED  
2-1/2" ALUM. CAP,  
LS 28656

BLOCK 2  
LOT 21  
CASTLEWOOD RANCH  
FILING NO. 2- PARCEL 9

LOT 22

LOT 23

LOT 20

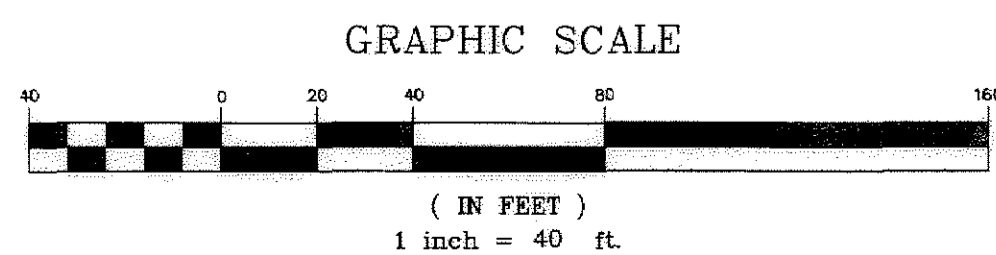
SEE SHEET 11

SEE SHEET 9

SEE SHEET 9

### LEGEND

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✦ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- ⊙ RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- ② DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT



FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7800 E. DORADO PLACE, SUITE 101  
GREENWOOD VILLAGE, CO 80111  
PH. (303) 858-0404

SCALE: 1"=40'	JOB NO. 110-063
DATE: 05-21-2004	J:\PROJECTS\110-063\DRAWING\063FP01Rev4
DRAWN BY: CB	SHEET NO. 10 OF 12

**FOUNDERS VILLAGE FILING NO. 24**  
**FINAL PLAT**  
 LOCATED IN THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

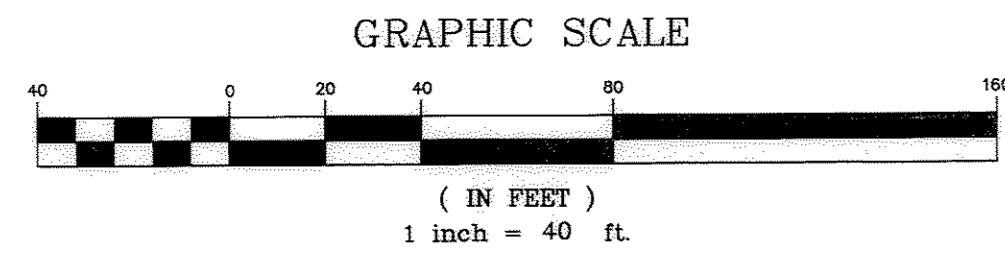
ROCK CANYON LLC  
(UNPLATTED)

EAST

1007.74'

**LEGEND**

- ◆ RECOVERED & ACCEPTED ALIQUOT SECTION CORNER AS NOTED
- ✱ RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 22100 UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED SURVCON LS 30829 UNLESS OTHERWISE NOTED
- ② DENOTES BLOCK NUMBER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.D.E. UTILITY AND DRAINAGE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT



LIMITS OF "ZONE A" PER F.I.R.M. 080049-0310C

DSSD LIMITED LIABILITY COMPANY (UNPLATTED)

DSSD LIMITED LIABILITY COMPANY (UNPLATTED)

RECOVERED #5 REBAR WITH 1" YELLOW PLASTIC CAP LS 9329

ROCK CANYON LLC (UNPLATTED)

L=164.60'  
R=80.00'  
Δ=117°53'17"

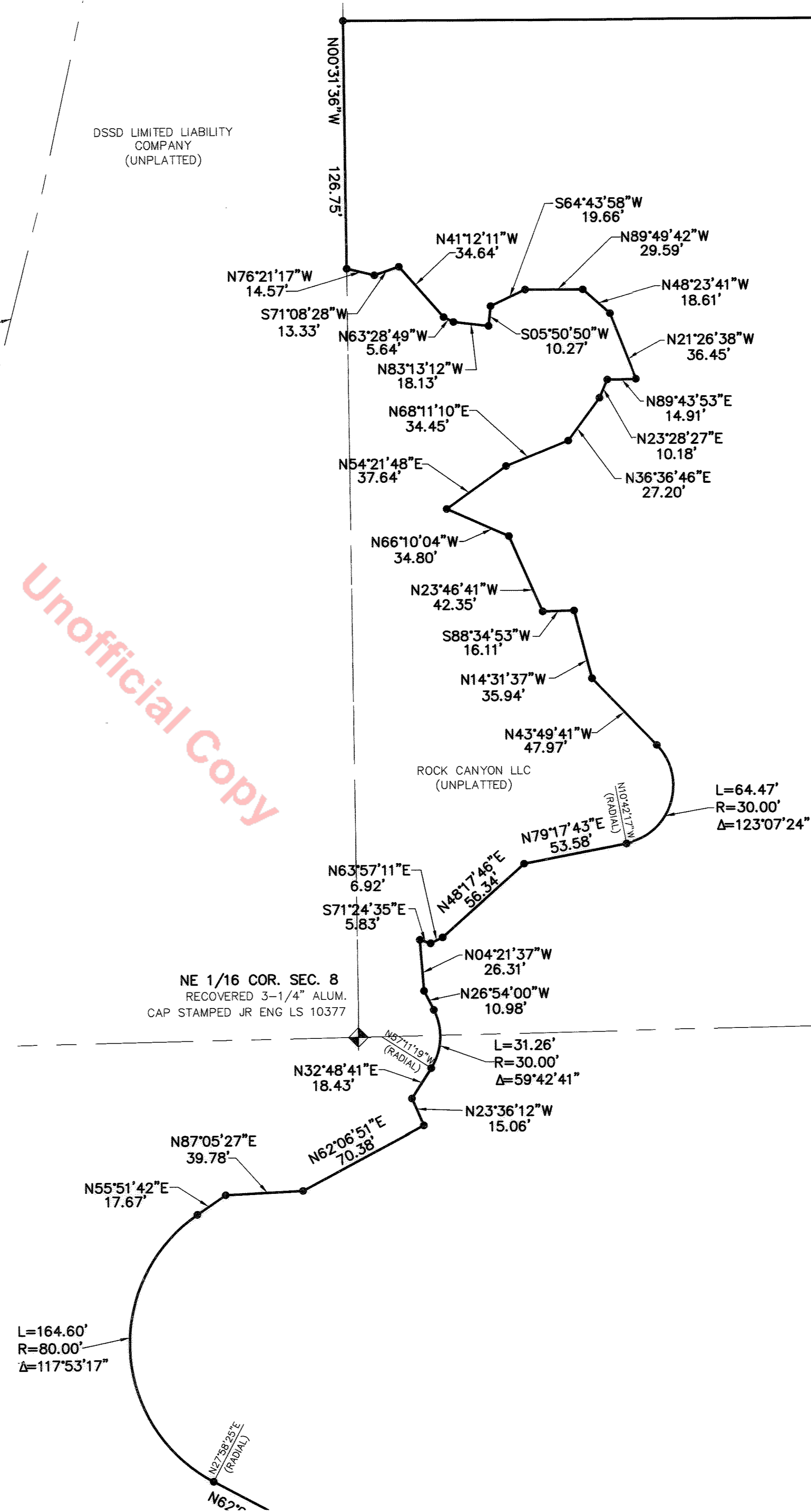
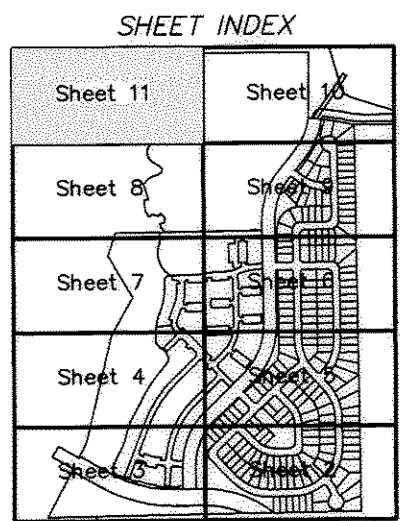
Unofficial Copy

NE 1/16 COR. SEC. 8  
RECOVERED 3-1/4" ALUM. CAP STAMPED JR ENG LS 10377

ROCK CANYON LLC (UNPLATTED)

TRACT T  
1,089,004 sq.ft.  
25.000 acres

NORTH 1/2 OF THE  
NORTHEAST 1/4 SECTION 8  
SOUTH 1/2 OF THE  
NORTHEAST 1/4 SECTION 8



SEE SHEET 8

SEE SHEET 8

SEE SHEET 10

FOUNDERS VILLAGE FILING NO. 24- FINAL PLAT

<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 7800 E. DORADO PLACE, SUITE 101 GREENWOOD VILLAGE, CO 80111 PH. (303) 858-0404			
SCALE: 1"=40'	JOB NO. 110-063		
DATE: 05-21-2004	J:\PROJECTS\110-063\DRAWING\063FP01Rev4		
DRAWN BY: CB	SHEET NO. 11	OF	12

**FOUNDERS VILLAGE FILING NO. 24**  
**FINAL PLAT**  
 LOCATED IN THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	3.28'	55.00'	03°25'10"
C2	12.56'	15.00'	47°58'08"
C3	25.23'	55.00'	26°17'08"
C4	0.78'	350.00'	00°07'42"
C5	22.72'	22.50'	57°50'49"
C6	22.60'	22.50'	57°33'13"
C7	109.59'	350.00'	17°56'22"
C8	22.69'	22.50'	57°46'09"
C9	10.05'	14.00'	41°06'48"
C10	46.20'	71.00'	37°16'51"
C11	31.42'	20.00'	90°00'04"
C12	11.39'	25.00'	26°06'14"
C13	48.17'	269.00'	10°15'36"
C14	28.94'	20.00'	82°54'58"
C15	3.75'	2.00'	107°22'45"
C16	7.85'	5.00'	90°00'00"
C17	7.85'	5.00'	90°00'00"
C18	3.14'	2.00'	90°00'00"
C19	23.47'	20.00'	67°13'43"
C20	14.36'	268.00'	03°04'14"
C21	24.71'	232.00'	06°06'07"
C22	21.99'	14.00'	90°00'00"
C23	11.39'	25.00'	26°06'14"
C24	31.42'	20.00'	90°00'00"
C25	11.12'	283.00'	02°15'06"
C26	29.43'	20.00'	84°19'04"
C27	3.14'	2.00'	90°00'00"
C28	7.85'	5.00'	90°00'00"
C29	7.85'	5.00'	90°00'00"
C30	3.14'	2.00'	90°00'00"
C31	29.43'	20.00'	84°19'04"
C32	31.42'	20.00'	90°00'00"
C33	3.14'	2.00'	90°00'00"
C34	7.85'	5.00'	90°00'00"
C35	7.85'	5.00'	90°00'00"
C36	3.14'	2.00'	90°00'00"
C37	31.42'	20.00'	90°00'00"
C38	31.42'	20.00'	90°00'00"
C39	3.14'	2.00'	90°00'00"
C40	3.14'	2.00'	90°00'00"
C41	31.42'	20.00'	90°00'00"
C42	32.96'	218.00'	08°39'41"
C43	26.12'	20.00'	74°49'57"
C44	9.45'	269.00'	02°00'47"
C45	3.13'	2.00'	89°34'32"
C46	1.19'	268.00'	00°15'18"
C47	32.49'	20.00'	93°04'53"
C48	17.32'	182.00'	05°27'10"
C49	31.42'	20.00'	90°00'00"
C50	3.14'	2.00'	90°00'00"
C51	7.85'	5.00'	90°00'00"
C52	7.85'	5.00'	90°00'00"
C53	3.14'	2.00'	90°00'00"
C54	31.42'	20.00'	90°00'00"
C55	31.42'	20.00'	90°00'01"
C56	3.14'	2.00'	90°00'00"
C57	7.85'	5.00'	90°00'00"
C58	7.85'	5.00'	90°00'00"
C59	3.14'	2.00'	90°00'00"
C60	36.81'	20.00'	105°26'56"
C61	133.56'	247.00'	30°58'57"
C62	31.42'	20.00'	90°00'00"
C63	3.14'	2.00'	90°00'00"
C64	3.14'	2.00'	90°00'00"
C65	38.83'	35.00'	63°34'07"
C66	28.10'	20.00'	80°29'24"
C67	8.84'	210.00'	02°24'40"
C68	2.86'	2.00'	81°55'16"
C69	7.85'	5.00'	90°00'00"
C70	7.85'	5.00'	90°00'00"
C71	3.36'	2.00'	96°21'01"
C72	3.03'	190.00'	00°54'49"
C73	34.66'	20.00'	99°17'14"
C74	31.42'	20.00'	90°00'00"
C75	3.14'	2.00'	90°00'00"
C76	3.16'	2.00'	90°29'54"
C77	31.97'	232.00'	07°53'47"
C78	3.16'	2.00'	90°29'54"
C79	15.52'	212.00'	04°11'38"
C80	39.48'	288.00'	07°51'17"
C81	7.85'	5.00'	90°00'00"
C82	31.42'	20.00'	90°00'00"
C83	3.14'	2.00'	90°00'00"
C84	3.05'	2.00'	87°20'05"
C85	29.27'	71.00'	23°37'22"
C86	18.76'	200.00'	05°22'23"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C87	51.84'	33.00'	90°00'00"
C88	31.42'	20.00'	90°00'04"
C89	3.14'	2.00'	90°00'00"
C90	3.14'	2.00'	90°00'00"
C91	31.42'	20.00'	90°00'00"
C92	3.11'	2.00'	89°12'36"
C93	3.11'	2.00'	89°12'31"
C94	3.14'	2.00'	90°00'00"
C95	3.14'	2.00'	90°00'00"
C96	31.42'	20.00'	90°00'00"
C97	41.28'	518.00'	04°33'57"
C98	3.13'	2.00'	89°46'46"
C99	77.63'	537.88'	08°16'08"
C100	3.07'	2.00'	87°51'50"
C101	42.40'	518.00'	04°41'24"
C102	31.41'	20.00'	89°59'21"
C103	31.08'	20.00'	89°01'48"
C104	9.13'	545.00'	00°57'35"
C105	31.42'	20.00'	90°00'00"
C106	3.14'	2.00'	90°00'00"
C107	3.14'	2.00'	90°00'00"
C108	31.42'	20.00'	90°00'00"
C109	30.60'	20.00'	87°39'17"
C110	14.26'	482.00'	01°41'43"
C111	3.15'	2.00'	90°14'19"
C112	120.52'	462.00'	14°56'48"
C113	3.15'	2.00'	90°14'20"
C114	14.49'	482.00'	01°43'22"
C115	31.14'	20.00'	89°13'08"
C116	3.17'	2.00'	90°50'00"
C117	20.00'	807.00'	01°25'12"
C118	3.17'	2.00'	90°50'01"
C119	31.42'	20.00'	90°00'00"
C120	11.95'	25.00'	27°23'13"
C121	10.47'	25.00'	24°00'03"
C122	32.70'	20.00'	93°41'02"
C123	104.19'	231.00'	25°50'31"
C124	79.93'	232.00'	19°44'24"
C125	65.81'	268.00'	14°04'12"
C126	56.97'	232.00'	14°04'12"
C127	7.85'	5.00'	90°00'00"
C128	6.39'	121.00'	03°01'38"
C129	6.18'	121.00'	02°55'35"
C130	73.04'	250.00'	16°44'24"
C131	61.39'	250.00'	14°04'12"
C132	61.39'	250.00'	14°04'12"
C133	61.78'	200.00'	17°41'53"
C134	58.80'	53.00'	63°34'07"
C135	69.81'	200.00'	20°00'00"
C136	61.78'	200.00'	17°41'53"
C137	480.43'	942.50'	29°12'22"
C138	104.64'	232.00'	25°50'32"
C139	10.27'	62.50'	09°24'40"
C140	10.26'	37.50'	15°40'25"

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.49'	N57°48'18"W
L2	24.57'	N57°48'18"W
L3	8.26'	N45°42'51"E
L4	24.85'	N87°00'28"W
L5	1.19'	N86°53'26"W
L6	7.02'	N68°57'04"W
L7	159.43'	N68°57'08"W
L8	30.39'	N44°17'09"W
L9	11.41'	S44°17'09"E
L10	42.53'	N89°16'58"E
L11	17.19'	S89°16'58"W
L12	15.00'	N89°16'58"E
L13	20.00'	N89°16'58"E
L14	15.00'	N89°16'58"E
L15	18.00'	S89°16'58"W
L16	13.45'	N00°43'02"W
L17	33.27'	S20°34'50"E
L18	13.32'	S00°43'03"E
L19	26.47'	N89°16'58"E
L20	28.92'	S00°43'02"E
L21	4.49'	S52°13'11"E
L22	18.00'	S37°46'49"W
L23	15.00'	N37°46'49"E
L24	20.00'	N37°46'49"E
L25	15.00'	N37°46'49"E
L26	18.00'	S37°46'49"W
L27	4.49'	N52°13'11"W
L28	5.02'	N89°16'58"E
L29	18.00'	S00°43'02"E
L30	15.00'	N00°43'02"W
L31	20.00'	N00°43'02"W
L32	15.00'	N00°43'02"W
L33	18.00'	S00°43'02"E
L34	5.00'	S89°16'58"W
L35	3.00'	N89°16'58"E
L36	18.00'	S00°43'02"E
L37	15.00'	N00°43'02"W
L38	20.00'	N00°43'02"W
L39	15.00'	N00°43'02"W
L40	18.00'	S00°43'02"E
L41	3.00'	S89°16'58"W
L42	3.00'	S89°16'58"W
L43	18.00'	N00°43'02"W
L44	15.00'	S00°43'02"E
L45	20.00'	S00°43'02"E
L46	15.00'	S00°43'02"E
L47	18.00'	N00°43'02"W
L48	3.00'	N89°16'58"E
L49	8.56'	S89°16'59"W
L50	18.00'	N00°43'02"W
L51	15.00'	S00°43'02"E
L52	20.00'	S00°43'02"E
L53	15.00'	S00°43'02"E
L54	18.00'	N00°43'02"W
L55	0.36'	N89°17'17"E
L56	4.41'	N44°17'09"W
L57	18.00'	N45°42'51"E
L58	18.00'	S45°42'51"W
L59	28.00'	N44°17'09"W
L60	20.10'	S00°43'02"E
L61	15.00'	N00°43'02"W
L62	20.00'	N00°43'02"W
L63	15.00'	N00°43'02"W
L64	16.85'	S00°43'02"E
L65	18.00'	S00°43'02"E
L66	17.94'	N13°48'15"W
L67	17.99'	S04°54'40"E
L68	18.01'	N08°34'19"W
L69	26.00'	N00°43'02"W
L70	23.00'	S89°16'58"W
L71	18.00'	N89°16'58"E
L72	18.08'	N70°43'02"W
L73	17.01'	S19°16'58"W
L74	29.74'	S00°43'02"E
L75	22.87'	N89°16'58"E

LINE TABLE		
LINE	LENGTH	BEARING
L76	36.00'	N44°17'09"W
L77	45.00'	N44°17'09"W
L78	18.00'	N45°42'51"E
L79	30.00'	N44°17'09"W
L80	18.00'	S45°42'51"W
L81	45.00'	N44°17'09"W
L82	18.03'	S56°44'24"E
L83	20.00'	N33°15'36"E
L84	18.03'	N56°44'24"W
L85	18.00'	S68°57'04"E
L86	40.00'	N21°02'56"E
L87	18.00'	N68°57'04"W
L88	36.00'	N68°57'04"W
L89	6.30'	N89°16'58"E
L90	18.00'	N16°15'45"E
L91	18.05'	S09°04'49"W
L92	36.00'	N86°50'28"W
L93	63.00'	N87°51'38"W
L94	45.00'	S44°17'09"E
L95	18.00'	S45°42'51"W
L96	30.00'	S44°17'09"E
L97	18.00'	N45°42'51"E
L98	45.00'	S44°17'09"E
L99	18.00'	N04°55'18"E
L100	18.00'	S19°52'06"W
L101	17.97'	S58°19'19"E
L102	17.97'	N58°19'19"W
L103	50.50'	N44°17'09"W
L104	50.99'	S87°51'38"E
L105	10.86'	S89°16'58"W
L106	48.18'	N52°20'02"W
L107	48.18'	N36°14'17"W
L108	48.18'	N52°20'02"W
L109	53.44'	N35°56'55"W
L110	45.57'	N52°37'24"W
L111	44.83'	S79°31'31"E
L112	33.90'	S87°43'42"E
L113	45.28'	S83°48'52"W
L114	10.41'	N71°34'28"W
L115	48.18'	S29°05'48"W
L116	10.36'	N83°39'18"W
L117	29.95'	S68°02'58"E
L118	43.53'	N13°00'04"E
L119	40.44'	N64°00'07"E
L120	32.52'	S21°02'56"W
L121	4.00'	N68°57'04"W

RADIAL LINE TABLE	
LINE	BEARING
RL1	N55°00'15"W
RL2	S56°22'10"E
RL3	S65°05'34"E
RL4	N82°59'41"E
RL5	S68°57'04"E
RL6	N16°16'21"E
RL7	N07°44'59"E
RL8	N03°03'35"E
RL9	S00°43'02"E
RL10	S59°01'55"E
RL11	N75°16'06"W
RL12	N02°59'16"E
RL13	N04°40'59"E
RL14	N20°06'26"E
RL15	N21°49'48"E
RL16	S84°10'36"E
RL24	N21°51'41"W
RL25	S46°32'15"E
RL26	N58°07'45"W
RL27	N80°37'17"E
RL28	N24°32'46"W
RL29	S26°33'33"E
RL30	N09°46'22"E
RL31	S07°21'42"W
RL32	N37°46'49"E
RL33	N00°43'02"W
RL34	N00°43'02"W
RL35	N00°43'02"W
RL36	N05°37'58"E
RL37	N06°32'48"E
RL38	N74°09'58"W
RL39	S00°43'02"E
RL40	S13°18'21"E
RL41	S05°24'34"E
RL42	S04°54'40"E
RL43	N08°59'47"W
RL44	S09°15'05"E
RL45	S83°49'48"W
RL46	S00°43'02"E
RL47	S00°43'02"E
RL48	S89°16'59"W
RL49	