

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 74°37'30" EAST 558.17 FEET TO THE MOST WESTERN CORNER OF TRACT A, FOUNDERS VILLAGE FILING NO. 16 RECORDED AT RECEPTION NO. 9449041 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 59°46'08" EAST ALONG THE SOUTHERLY BOUNDARY AND THE SOUTHEASTERLY PROLONGATION OF SAID FOUNDER'S VILLAGE FILING NO. 16, WITH ALL BEARINGS MADE AS A REFERENCE HEREON, 412.23 FEET TO THE WESTERLY BOUNDARY OF VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 359812 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°54'37" WEST 1097.75 FEET TO THE NORTHERLY BOUNDARY OF TRACT A OF VILLAGES AT CASTLE ROCK, FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 362311 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°05'23" WEST 1050.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 00°58'04" EAST 260.00 FEET; THENCE NORTH 59°45'27" WEST 200.27 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF HERITAGE AVENUE AS PLATTED ON FOUNDERS VILLAGE FILING NO. 10 AS RECORDED UNDER RECEPTION NO. 8804056 OF SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1. NORTH 30°14'33" EAST 56.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 820.00 FEET;

2. NORTHEASTERLY ALONG SAID CURVE 269.22 FEET THROUGH A CENTRAL ANGLE OF 18°48'41"; 3. TANGENT TO SAID CURVE, NORTH 49°03'14" EAST 643.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.00 FEET;

4. NORTHWESTERLY ALONG SAID CURVE 256.53 FEET THROUGH A CENTRAL ANGLE OF 16°50'36"; 5. TANGENT TO SAID CURVE, NORTH 30°12'36" EAST 63.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.106 ACRES (1,093,599 SQ. FT.), MORE OR LESS.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES IN ADDITION TO THE 5 FOOT UTILITY EASEMENTS PROVIDED ALONG THE SIDE LOT LINES. UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TV LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

2. ALL RIGHT-OF-WAY RETURN RADII SHOWN HEREON ARE 20 FEET, UNLESS OTHERWISE NOTED.

3. THIS SITE IS PART OF THE FOUNDER'S VILLAGE PRELIMINARY PD SITE PLAN, REC. NO. 272708 DATED AUGUST 11, 1981. ZONING ON PROPERTY: EXISTING ZONING: MULTI-FAMILY (LMF). SINGLE FAMILY IS A PERMITTED USE.

4. NO FEMA REGULATED FLOOD PLAIN EXISTS ON THIS SITE.

5. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT. AS-BUILT IRRIGATION DRAWINGS WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION INSTALLATION OF LANDSCAPE. ALL IRRIGATION WILL ADHERE TO WATER SCHEDULE AND OTHER REQUIREMENTS.

6. PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED PRELIMINARY PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE.

7. PURSUANT TO SECTION 1.3.7 OF CHAPTER 10 OF THE PUBLIC WORKS REGULATIONS, THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.

8. NO FENCES WILL BE ALLOWED WITHIN ANY RIGHT-OF-WAY LINE.

9. 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS FINAL PLAT.

10. THIS SITE IS NOT IMPACTED BY THE DELINEATED CASTLE ROCK SKYLINE/RIDGELINE MITIGATION LIMITS.

11. THE 40' POWERLINE EASEMENTS SHOWN HEREIN ARE DEDICATED AS NON-EXCLUSIVE TO I.R.E.A. FOR ACCESS AND MAINTENANCE OF THE EXISTING I.R.E.A. OVERHEAD POWERLINE.

12. THE WATER QUALITY POND AND AREA WITHIN THE DRAINAGE EASEMENT SHOWN HEREON FOR TRACT C SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

13. BASIS OF BEARING THE SOUTH LINE OF BLOCK 1, FOUNDERS VILLAGE FILING NO. 16, ASSUMED TO HAVE THE RECORD BEARING OF S59°46'08"E BETWEEN THE EMK MONUMENTS (PLS 12405) SHOWN HEREON.

14. DETACHED SIDEWALK OUTSIDE OF PUBLIC RIGHT-OF-WAY IS CONTAINED WITHIN PUBLIC ACCESS EASEMENT.

TITLE CERTIFICATE

I, Daniel Brown, 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 19th DAY OF October, 2015.

AUTHORIZED REPRESENTATIVE

TITLE INSURANCE COMPANY

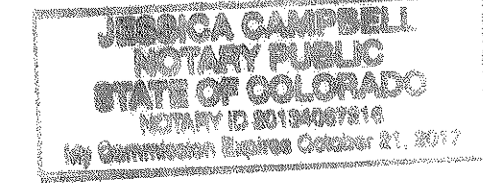
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF October, 2015

BY: Daniel Brown AS Manager OF SDM/ADM LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

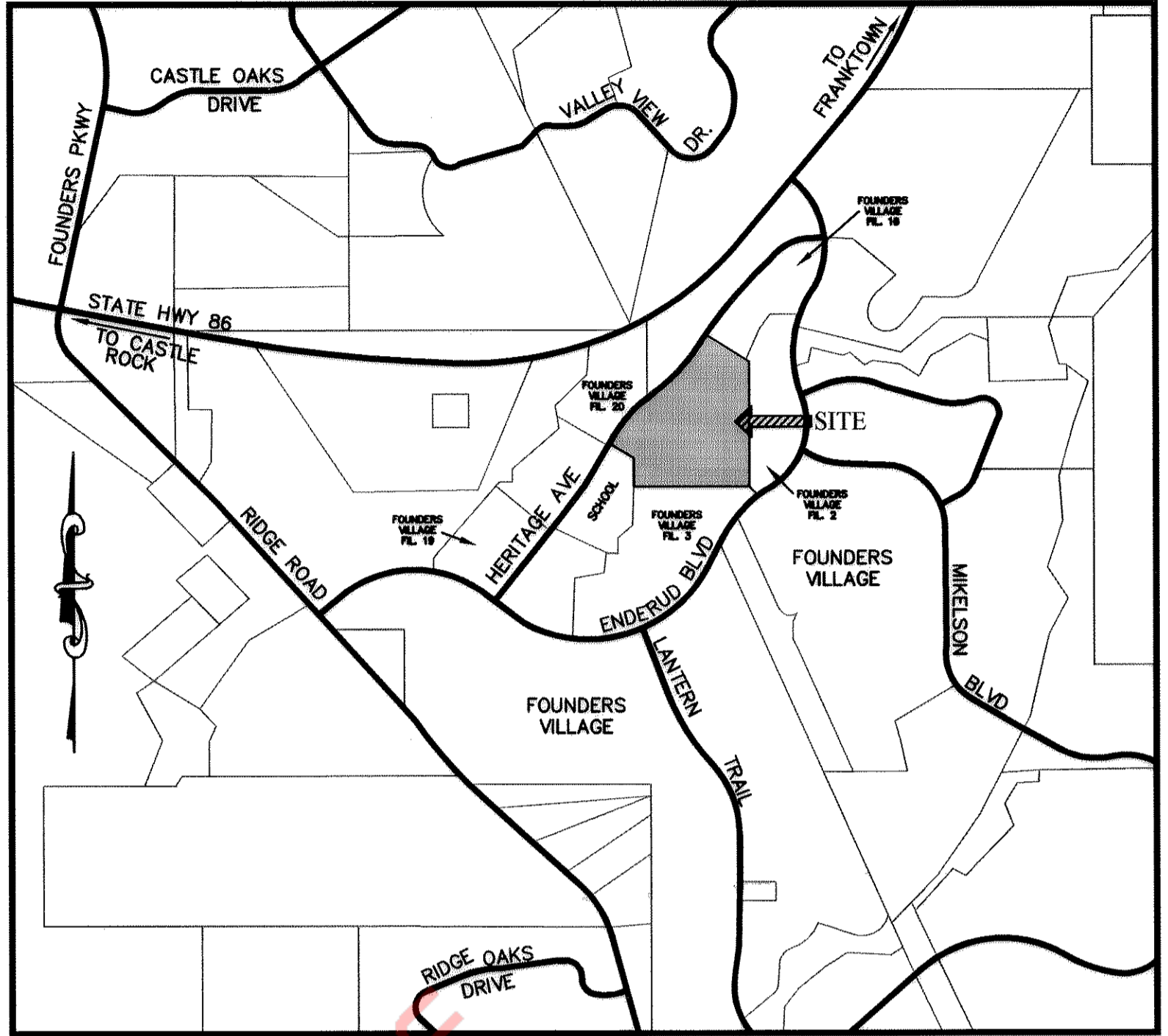
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/21/17



FOUNDERS VILLAGE FILING NO. 25 PLAT

A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 3



VICINITY MAP
1"=2000'

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S) AND MORTGAGEE(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. 25. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AND TRACTS A AND B AS PLATTED. TRACT C WILL BE DEDICATED BY SEPARATE DOCUMENT TO THE TOWN OF CASTLE ROCK FOR OPEN SPACE, UTILITIES AND DRAINAGE. TRACTS D, E, F, G, H, I, J, AND K WILL BE DEDICATED BY SEPARATE DOCUMENT TO THE HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AS OPEN SPACE.

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. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK ALL SIGHT LINE EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.

EXECUTED THIS 19th DAY OF October, 2015.

OWNER
HERITAGE COMMONS 67, LLC, A COLORADO LIMITED LIABILITY COMPANY

MANAGER
SIGNED THIS 19th DAY OF October, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF October, 2015.
BY: Daniel Brown AS Manager OF HERITAGE COMMONS 67 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/21/17

NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED SEPTEMBER 21, 2015 AT RECEPTION NO. 2015608792, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SDM/ADM LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 19th DAY OF October, 2015

NOTARY BLOCK

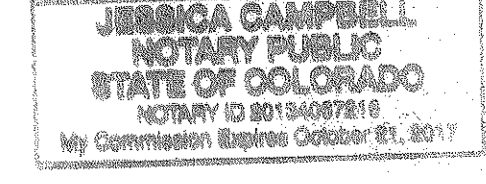
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF October, 2015

BY: Daniel Brown AS Manager OF SDM/ADM LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/21/17



LAND USE SUMMARY TABLE

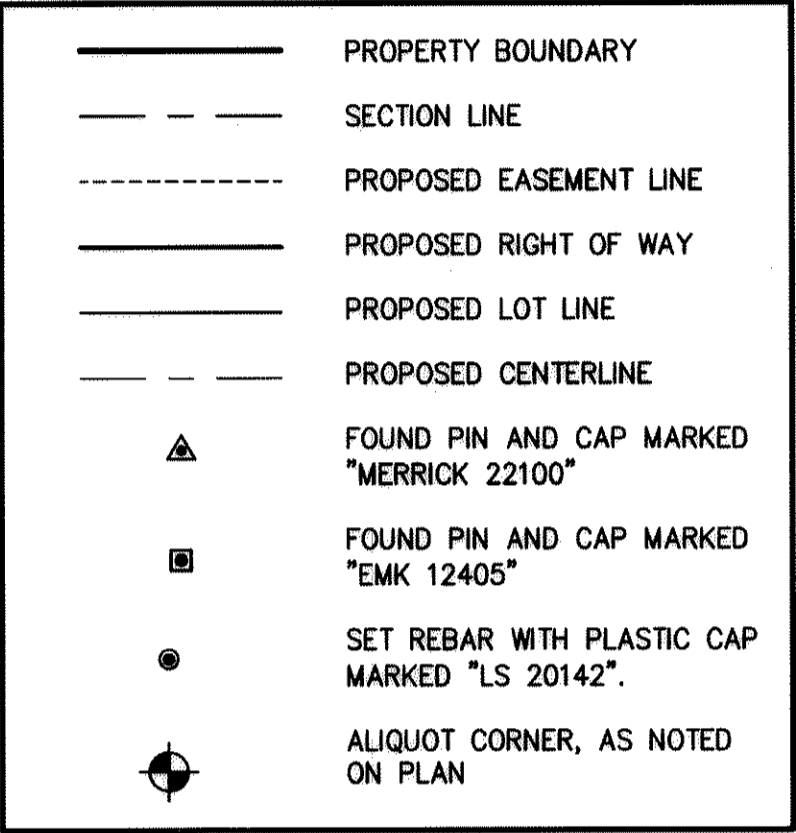
	AREA (S.F.)	AREA (AC)		
GROSS AREA	1,093,599	25.11 AC		
NET AREA (LOTTED AREA)	503,393	11.58 AC	(2.63 DU/AC)	
TOTAL TRACT AREA	431,027	9.80 AC	(5.62 DU/AC)	39.41%
AREA OF PUBLIC STREET DEDICATION	159,179	3.65 AC		
TOTAL NUMBER OF LOTS	66 (SFE'S =66)	1.32 AC	IRRIGATION SFE =1 (TOTAL SFE'S =67)	
TOTAL PRIVATE OPEN SPACE AREA	57,311	1.32 AC		
TOTAL PUBLIC OPEN SPACE AREA	373,716	8.58 AC		
TRACT	AREA (S.F.)	AREA (AC)	OWNED BY*	MAINTAINED BY
TRACT A (OPEN SPACE)	118,083	2.71 AC	TOWN	TOWN
TRACT B (OPEN SPACE)	14,327	0.33 AC	TOWN	TOWN
TRACT C (OPEN SPACE, UTILITIES, & DRAINAGE)	241,306	5.54 AC	TOWN	TOWN*
TRACT D (LANDSCAPING)	1,966	0.05 AC	HOA	HOA
TRACT E (UTILITIES & DRAINAGE)	18,624	0.43 AC	HOA	HOA
TRACT F (UTILITIES)	8,378	0.19 AC	HOA	HOA
TRACT G (LANDSCAPING)	1,456	0.03 AC	HOA	HOA
TRACT H (UTILITIES)	4,145	0.10 AC	HOA	HOA
TRACT I (LANDSCAPING)	15,434	0.35 AC	HOA	HOA
TRACT J (LANDSCAPING)	4,806	0.11 AC	HOA	HOA
TRACT K (DRAINAGE)	2,502	0.06 AC	HOA	HOA
MAXIMUM LOT SIZE		14,864 SF		
AVERAGE LOT SIZE		7,850 SF		
MINIMUM LOT SIZE		5,536 SF		

*HOA OWNED TRACTS TO BE DEDICATED TO HOA, BY SEPARATE DOCUMENT AFTER FINAL PLAT RECORDATION
*THE WATER QUALITY POND AND AREA WITHIN THE DRAINAGE EASEMENT SHOWN HEREON FOR TRACT C SHALL BE MAINTAINED BY THE HOA.

SHEET INDEX

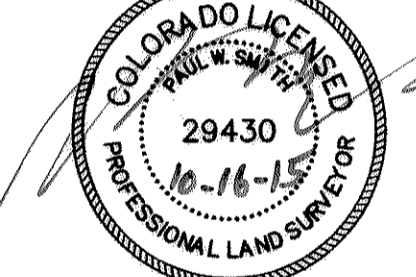
- 1 COVER SHEET
- 2 PLAT
- 3 PLAT

LEGEND



SURVEYOR'S STATEMENT

I, PAUL W. SMITH, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE ON AUGUST 25TH, 2015, 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.



PAUL W. SMITH
COLORADO REGISTERED LAND SURVEYOR NO. 29430
FOR AND ON BEHALF OF ATWELL, LLC.

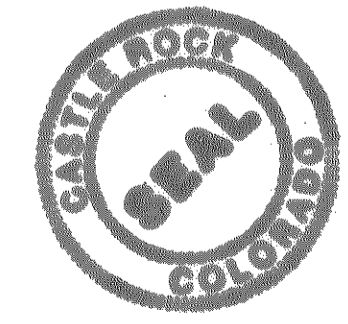
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, ATWELL, LLC. RELIED UPON TITLE INSURANCE COMMITMENT NO. ABJ70380163 PREPARED BY LAND TITLE GUARANTEE CO., DATED 09/22/15.

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 THE THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: Paul W. Smith TOWN CLERK
Joseph L. Colvin 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 23 DAY OF October, 2015.

Paul W. Smith
DIRECTOR OF DEVELOPMENT SERVICES

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 P.M. ON THE 13th DAY OF NOV., 2015. RECEPTION NO. 2015082105.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Tulayna Lora DEPUTY



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS VILLAGE FILING NO. 25 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HERewith, 55 SFE ARE DEBITED FROM THE DSSD WATER BANK, AND 13 SFE ARE DEBITED FROM THE ENDERUD WATER BANK.

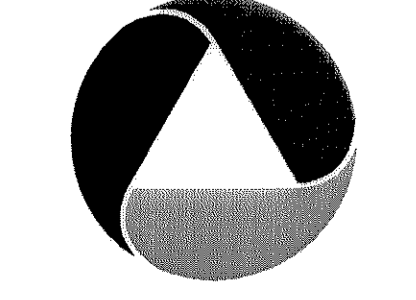
APPLICANT & OWNERS:
HERITAGE COMMONS 67, LLC.
514 PIKE
CANON CITY, COLORADO 81212
(760) 485-1824
CONTACT: DANIEL BROWN

LAND PLANNER:
THE HENRY DESIGN GROUP
1501 WAZEE STREET
SUITE 11-C
DENVER, CO
(303) 446-2368
(303)446-0958 FAX
CONTACT: KAREN HENRY

SURVEYOR OF RECORD:
ATWELL, LLC
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: PAUL SMITH

CIVIL ENGINEER:
ATWELL, LLC
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: BOB KELSEY

FOUNDERS VILLAGE
FILING NO. 25
PLAT
DATE: 10/15/15
SHEET 1 OF 3



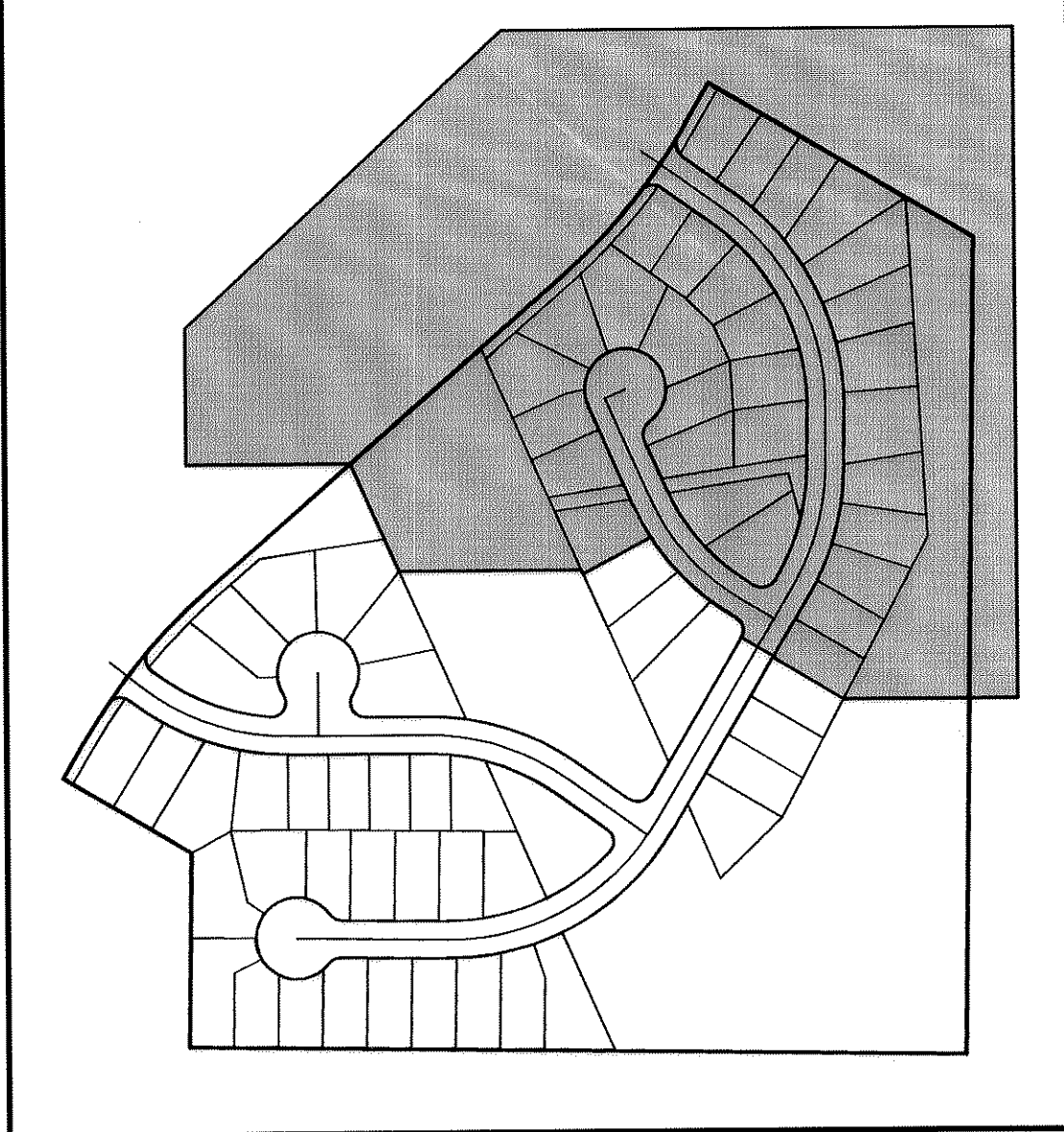
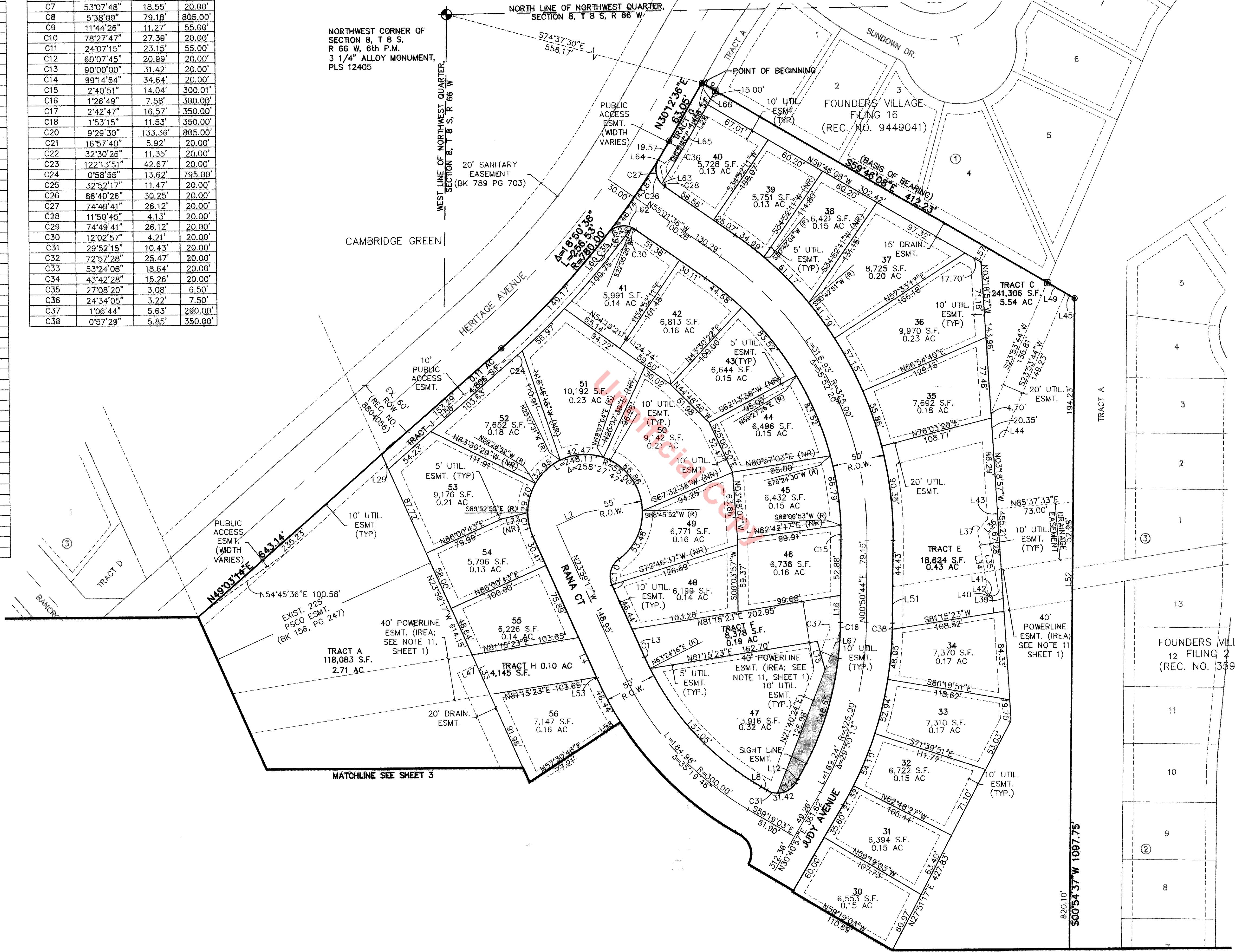
ATWELL
www.atwell-group.com
203.462.1100
CONTACT: BOB KELSEY
BKELSEY@ATWELL-GROUP.COM

FOUNDERS VILLAGE FILING NO. 25 PLAT

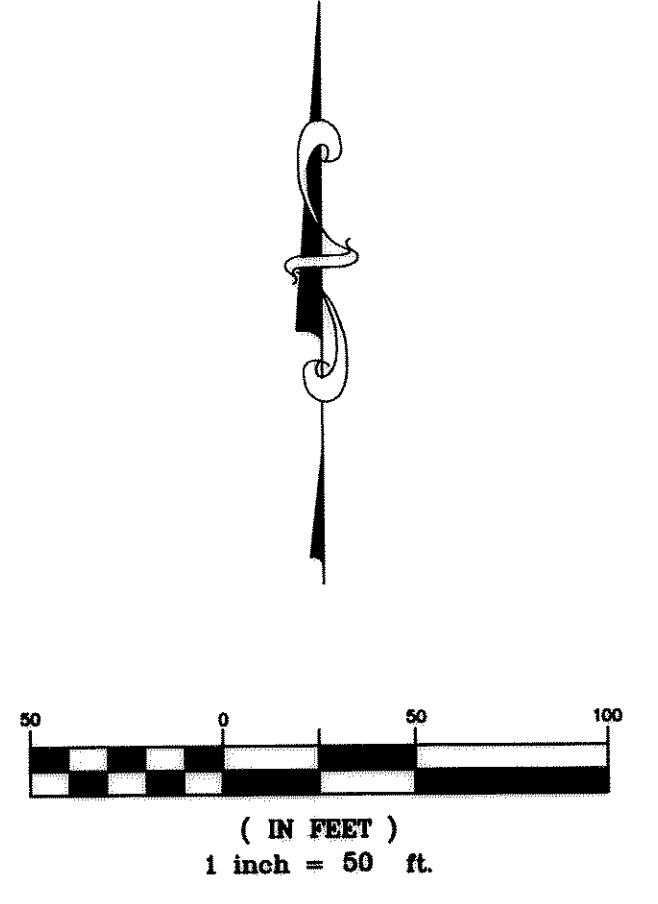
A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 3

LINE	LENGTH	BEARING
L1	85.00'	S00°00'00"E
L2	25.00'	S66°00'43"W
L3	29.03'	N23°59'17"W
L4	41.46'	S23°59'17"E
L5	41.02'	S63°09'30"W
L6	26.84'	S87°44'41"E
L7	28.14'	N55°23'22"W
L8	6.90'	S59°19'03"E
L9	15.00'	N59°46'08"W
L11	6.90'	S59°19'03"E
L12	4.26'	N30°40'57"E
L13	55.15'	N52°19'42"W
L15	28.20'	N14°44'37"W
L16	26.28'	N00°50'44"E
L17	3.39'	N52°19'42"W
L18	3.32'	N52°19'42"W
L20	13.13'	S89°04'46"E
L21	11.71'	N89°04'46"W
L23	25.33'	N77°39'50"E
L24	31.66'	N14°44'37"W
L26	15.83'	N30°14'33"E
L27	90.44'	S35°49'58"W
L28	63.05'	N30°12'36"E
L29	15.68'	N23°59'17"W
L30	26.39'	N43°44'23"W
L31	51.07'	S21°48'52"E
L32	44.53'	N03°47'20"W
L33	41.46'	N23°59'17"W
L34	46.60'	N03°18'57"W
L35	40.06'	N03°18'57"W
L36	18.48'	N42°55'59"E
L37	18.48'	N42°55'59"E
L39	17.11'	N03°18'57"W
L40	4.36'	N03°18'57"W
L41	20.71'	S43°27'10"E
L42	6.80'	S43°27'10"E
L43	13.84'	N03°18'57"W
L44	10.82'	N76°03'20"E
L45	10.12'	S59°46'08"E
L46	18.79'	N46°26'42"E
L47	20.00'	N66°00'43"E
L48	86.25'	N39°27'15"E
L49	20.83'	S59°46'08"E
L50	113.60'	N74°44'37"E
L51	34.72'	S00°50'44"W
L52	40.57'	S00°54'37"W
L53	1.19'	S23°59'17"E
L54	56.29'	N30°14'33"E
L55	58.35'	N49°03'14"E
L56	157.86'	N49°03'14"E
L57	15.00'	N30°13'52"E
L58	27.51'	N58°00'00"E
L59	41.63'	S37°38'52"W
L60	22.28'	N40°47'00"E
L61	13.05'	N13°38'39"E
L62	20.51'	N81°28'21"E
L63	19.57'	N11°37'41"W
L64	13.59'	N54°46'41"E
L65	44.01'	N30°12'36"E
L66	30.28'	N13°05'33"E
L67	40.24'	N21°40'24"E

CURVE	DELTA	LENGTH	RADIUS
C1	2°36'27"	12.51'	275.00'
C2	55°27'41"	19.36'	20.00'
C3	53°07'48"	18.55'	20.00'
C4	39°04'48"	13.64'	20.00'
C5	17°03'30"	5.95'	20.00'
C6	43°20'36"	15.13'	20.00'
C7	53°07'48"	18.55'	20.00'
C8	5°38'09"	79.18'	805.00'
C9	11°44'26"	11.27'	55.00'
C10	78°27'47"	27.39'	20.00'
C11	24°07'15"	23.15'	55.00'
C12	60°07'45"	20.99'	20.00'
C13	90°00'00"	31.42'	20.00'
C14	99°14'54"	34.64'	20.00'
C15	2°40'51"	14.04'	300.01'
C16	1°26'49"	7.58'	300.00'
C17	2°42'47"	16.57'	350.00'
C18	1°53'15"	11.53'	350.00'
C20	9°29'30"	133.36'	805.00'
C21	16°57'40"	5.92'	20.00'
C22	32°30'26"	11.35'	20.00'
C23	122°13'51"	42.67'	20.00'
C24	0°58'55"	13.62'	795.00'
C25	32°52'17"	11.47'	20.00'
C26	86°40'26"	30.25'	20.00'
C27	74°49'41"	26.12'	20.00'
C28	11°50'45"	4.13'	20.00'
C29	74°49'41"	26.12'	20.00'
C30	12°02'57"	4.21'	20.00'
C31	29°52'15"	10.43'	20.00'
C32	72°57'28"	25.47'	20.00'
C33	53°24'08"	18.64'	20.00'
C34	43°42'28"	15.26'	20.00'
C35	27°08'20"	3.08'	6.50'
C36	24°34'05"	3.22'	7.50'
C37	1°06'44"	5.63'	290.00'
C38	0°57'29"	5.85'	350.00'



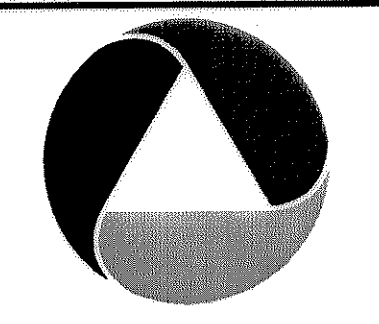
KEYMAP NTS



LEGEND

- ▲ FOUND PIN AND CAP MARKED "MERRICK 22100"
- FOUND PIN AND CAP MARKED "EMK 12405"
- SET REBAR WITH PLASTIC CAP MARKED "LS 29430"
- ⊙ ALIQUOT CORNER, AS NOTED ON PLAN
- ▬ SIGHT LINE EASEMENT
- (NR) NON-RADIAL
- (R) RADIAL

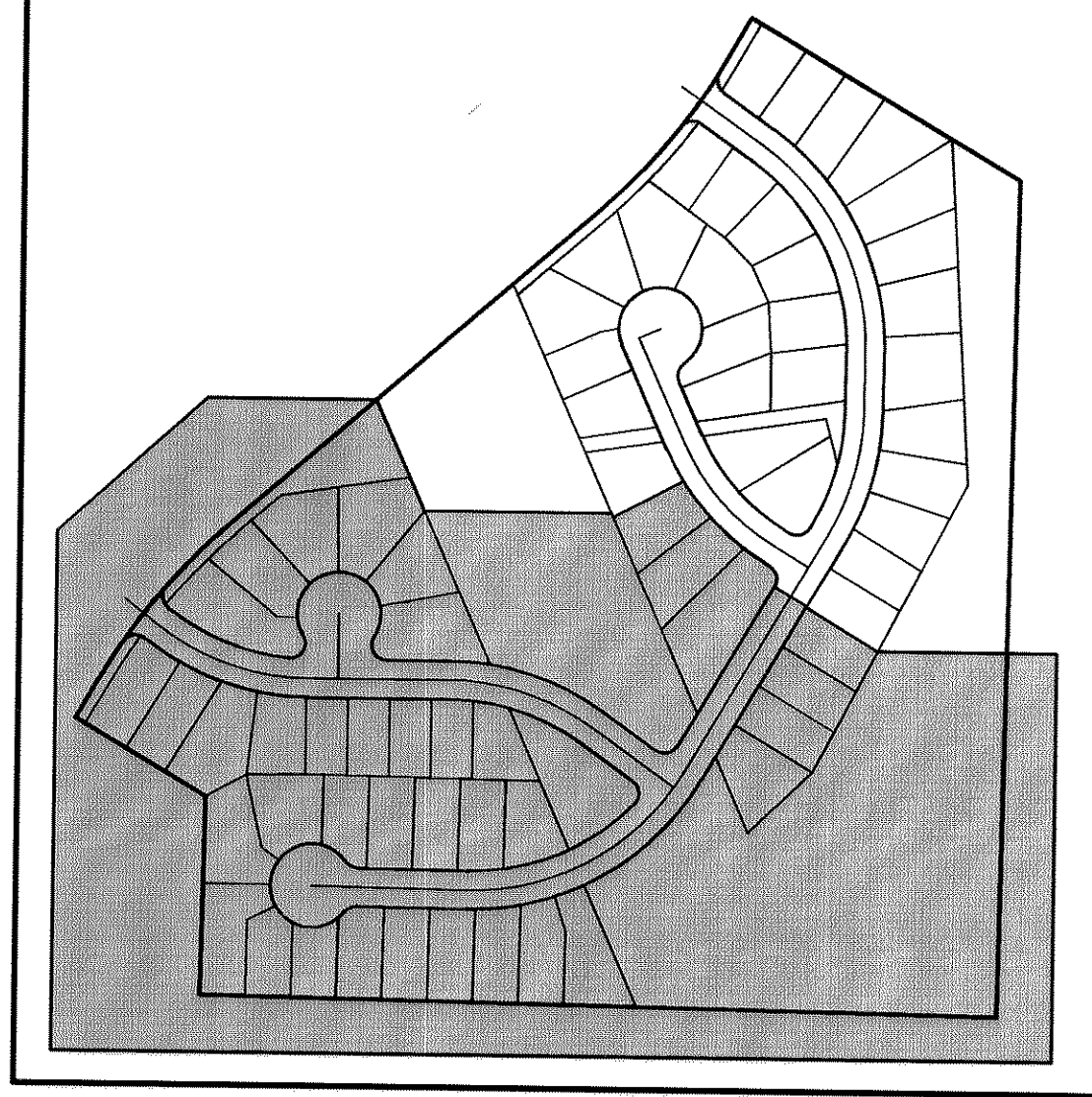
FOUNDERS VILLAGE
FILING NO. 25
PLAT
DATE: 10/15/15
SHEET 2 OF 3



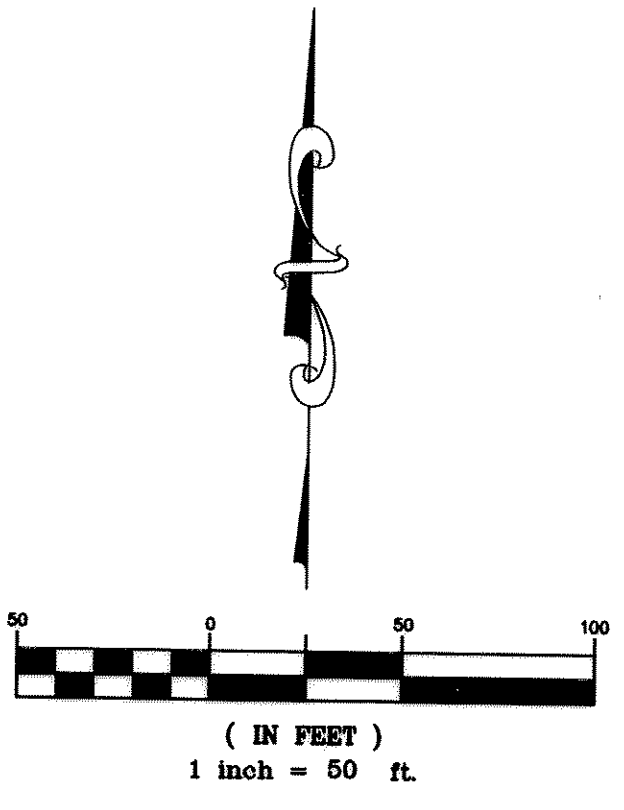
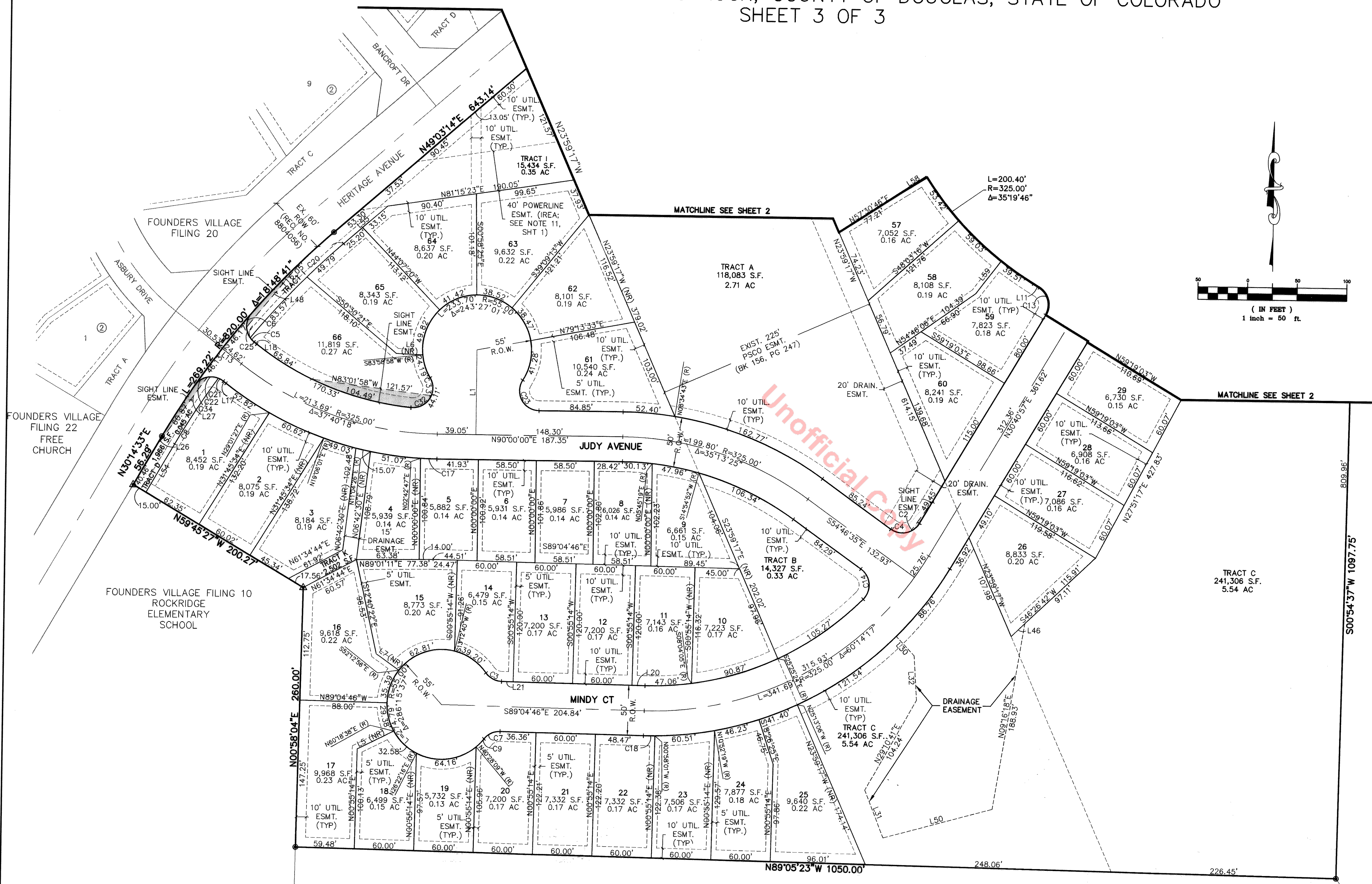
ATWELL
www.atwell-group.com
303.482.1100
CONTACT: BOB KELSEY
BKELSEY@ATWELL-GROUP.COM

FOUNDERS VILLAGE FILING NO. 25 PLAT

A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 3



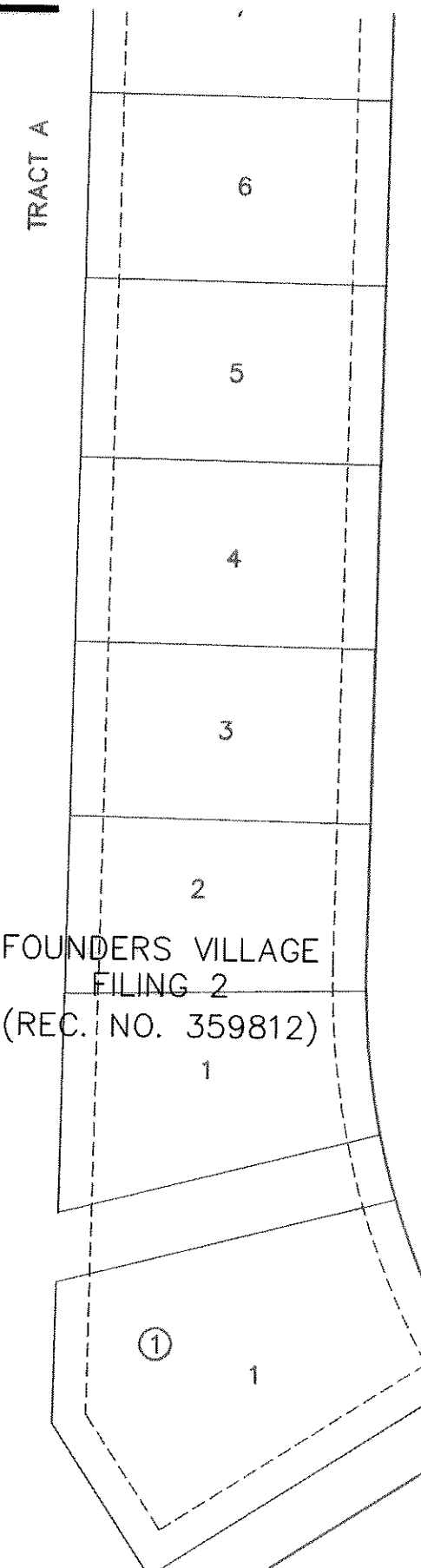
KEYMAP
NTS



MATCHLINE SEE SHEET 2

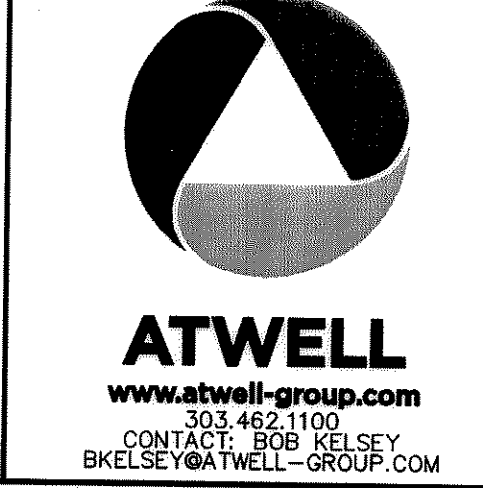
MATCHLINE SEE SHEET 2

Unofficial Copy



- LEGEND**
- ▲ FOUND PIN AND CAP MARKED "MERRICK 22100"
 - FOUND PIN AND CAP MARKED "EMK 12405"
 - SET REBAR WITH PLASTIC CAP MARKED "LS 29430"
 - ⊕ ALIQUOT CORNER, AS NOTED ON PLAN
 - ▭ SIGHT LINE EASEMENT
 - (NR) NON-RADIAL
 - (R) RADIAL

FOUNDERS VILLAGE
FILING NO. 25
PLAT
DATE: 10/15/15
SHEET 3 OF 3



VILLAGES AT
CASTLE ROCK
FILING 3
(REC. NO. 362311)