

# PLAT IDENTIFICATION SHEET

362518

9-20-85

**GRANTOR:**

(owner/signer)

Castle Rock Town of

**GRANTEE:**

(subdivision name or name of plat)

Founders Village 3

**LEGAL:**

(section-township-range)

# FOUNDERS VILLAGE FILING NO. 3

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 8 AND THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, CONSIDERED TO BEAR N00°04'51"E;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°04'51"W AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 525.14 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF A PUBLIC SERVICE COMPANY EASEMENT AS DESCRIBED IN BOOK 156 AT PAGE 247 AND BOOK 159 AT PAGE 129 OF THE DOUGLAS COUNTY RECORDS; THENCE S24°49'43"E AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 302.60 FEET TO THE NORTHWESTERLY CORNER OF SAID PUBLIC SERVICE COMPANY EASEMENT; THENCE S24°49'43"E AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1287.16 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD, IN THE VILLAGES AT CASTLE ROCK FILING NO. 3 AS PLATTED IN THE DOUGLAS COUNTY RECORDS UNDER RECEPTION NO. 362311, SAID POINT BEING THE POINT OF BEGINNING; THENCE S24°49'43"E AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC SERVICE COMPANY EASEMENT A DISTANCE OF 3,523.42 FEET; THENCE S47°02'31"W A DISTANCE OF 51.62 FEET; THENCE S07°02'31"W A DISTANCE OF 90.00 FEET; THENCE S40°47'31"W A DISTANCE OF 118.00 FEET; THENCE N84°12'29"W A DISTANCE OF 207.00 FEET; THENCE N70°57'29"W A DISTANCE OF 158.00 FEET; THENCE N75°57'29"W A DISTANCE OF 157.50 FEET; THENCE S47°32'31"W A DISTANCE OF 206.50 FEET; THENCE S51°42'31"W A DISTANCE OF 204.00 FEET; THENCE S21°57'31"W A DISTANCE OF 84.00 FEET; THENCE S00°57'31"W A DISTANCE OF 150.00 FEET; THENCE S19°12'31"W A DISTANCE OF 120.00 FEET; THENCE S50°12'31"W A DISTANCE OF 313.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL AS PLATTED ON SAID PLAT OF VILLAGES AT CASTLE ROCK FILING NO. 3; THENCE NORTHERLY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

- N23°15'40"W A DISTANCE OF 140.91 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°00'00", A RADIUS OF 600.00 FEET A DISTANCE OF 314.16 FEET TO A POINT OF TANGENT;
- N06°44'20"E A DISTANCE OF 481.19 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°15'00", A RADIUS OF 660.00 FEET A DISTANCE OF 83.51 FEET TO A POINT OF TANGENT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT "B" AS PLATTED ON SAID PLAT OF THE VILLAGES AT CASTLE ROCK FILING NO. 3;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID TRACT "B" THE FOLLOWING 3 COURSES:

- N89°29'20"E A DISTANCE OF 300.00 FEET;
- N00°30'40"W A DISTANCE OF 150.00 FEET;
- S89°29'20"W A DISTANCE OF 300.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL;

THENCE NORTHERLY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES:

- N00°30'40"W A DISTANCE OF 423.93 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 36°54'02", A RADIUS OF 1,030.00 FEET A DISTANCE OF 663.36 FEET TO A POINT OF TANGENT;
- N37°24'42"W A DISTANCE OF 466.88 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°18'00", A RADIUS OF 970.00 FEET A DISTANCE OF 292.88 FEET TO A POINT OF TANGENT;
- N20°06'42"W A DISTANCE OF 586.55 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 87°18'10", A RADIUS OF 20.00 FEET A DISTANCE OF 30.47 FEET TO A POINT OF REVERSE CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ENDERUD BOULEVARD;

THENCE NORTHEASTERLY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES:

- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°16'51", A RADIUS OF 1,042.50 FEET A DISTANCE OF 696.52 FEET TO A POINT OF TANGENT;
- N28°54'37"E A DISTANCE OF 297.55 FEET TO THE POINT OF BEGINNING, CONTAINING 75.405 ACRES.

## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED ABOVE, HAVE BY THESE PRESENTS 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. 3. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS OWNED BY THE UNDERSIGNED IF ANY, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE TOWN OF CASTLE ROCK, PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE 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 UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 19th DAY OF September, 1985

M.D.C. LAND CORPORATION, A COLORADO CORPORATION  
 BY: Gay L. Mandavich Vice President  
 BY: [Signature] Vice President

COUNTY OF Denver  
 STATE OF COLORADO ) ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September, A.D., 1985, BY Gay L. Mandavich AS Vice President OF M.D.C. LAND CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/5/88

Krista L. Bond  
 NOTARY PUBLIC  
 COUNTY OF Denver  
 STATE OF COLORADO ) ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September, A.D., 1985, BY David D. Mastenich AS Vice President OF M.D.C. LAND CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/5/88

Krista L. Bond  
 NOTARY PUBLIC

## MORTGAGEE

FIRST INTERSTATE BANK OF DENVER, N.A.

BY: [Signature]  
 COUNTY OF Denver  
 STATE OF COLORADO ) ss:

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 19th DAY OF September, 1985

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-26-87

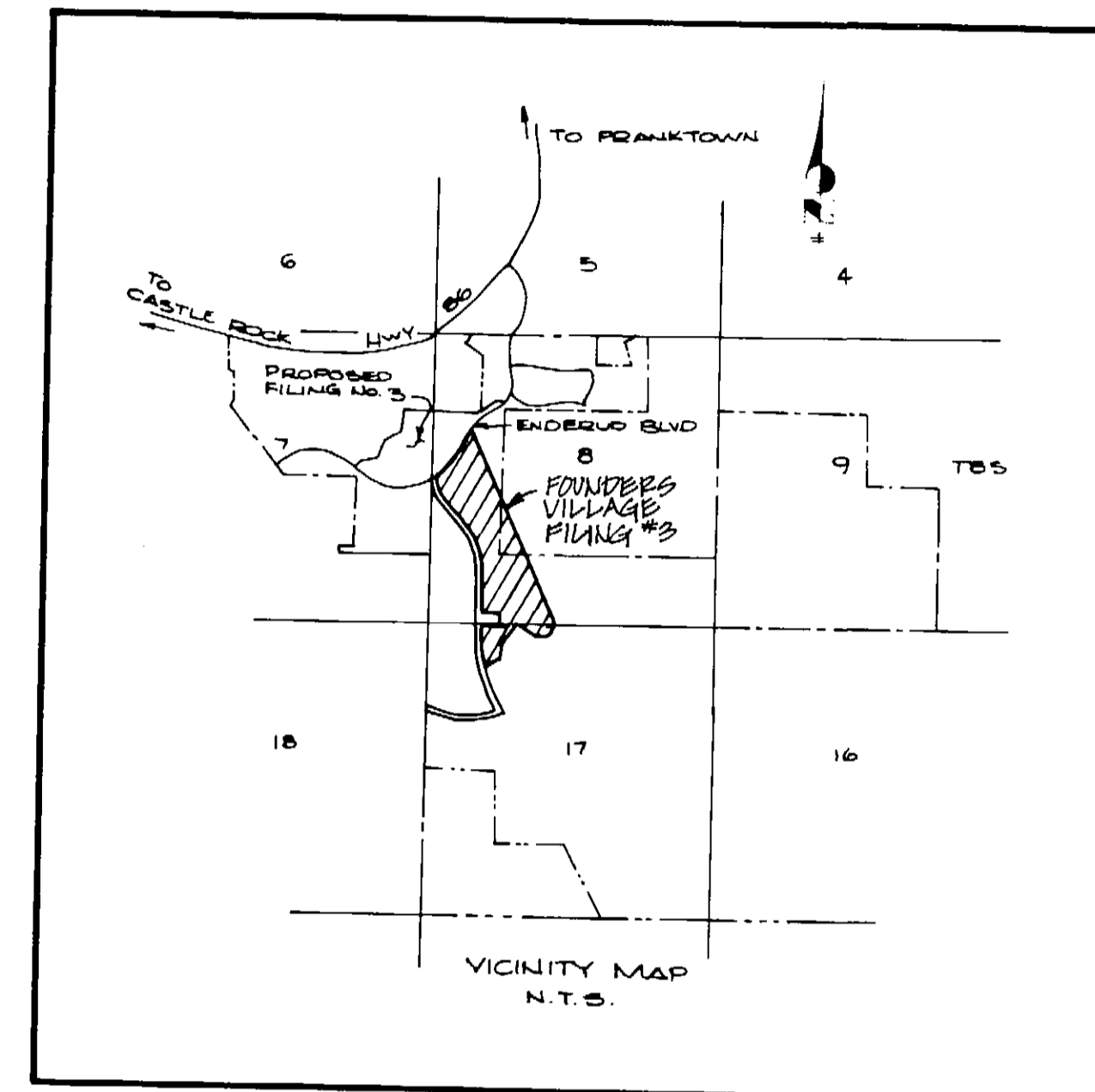
Judy Monroe  
 NOTARY PUBLIC 633-1700 St., Denver, Colo. 80202

MARLE INVESTMENTS, INC., A COLORADO CORPORATION  
 BY: [Signature]  
 COUNTY OF Denver  
 STATE OF COLORADO ) ss:

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 19th DAY OF September, 1985

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1989

Frances M. Jordan  
 NOTARY PUBLIC



## MORTGAGEE CONTINUED

ELM INVESTMENTS, INC., A COLORADO CORPORATION

BY: [Signature]  
 COUNTY OF Arapahoe  
 STATE OF COLORADO ) ss:

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 19th DAY OF September, 1985.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: June 9, 1989

Frances M. Jordan  
 NOTARY PUBLIC

## GENERAL NOTES

- BASIS OF BEARINGS: WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING N00°00'06"W.
- BENCHMARK: USGS BRASS CAP IN CONCRETE ON RIDGE ROAD JUST SOUTH OF COLORADO STATE HIGHWAY NO. 86. NUMBER T12A, DATE 1933, ELEVATION 6610.019.
- ALL EASEMENTS SHOWN ARE UTILITY AND/OR DRAINAGE EASEMENTS.
- ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, ELECTRIC, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE.
- TRACTS A, B, C, D, E, F, G, H, J, K, L, M, N, AND P WILL BE OWNED AND MAINTAINED BY FOUNDERS VILLAGE MASTER ASSOCIATION, INC. AND/OR A METROPOLITAN DISTRICT.

## STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER AND THE TOWN OF CASTLE ROCK THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF CASTLE ROCK IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT AND APPROVAL OF THE TOWN HAS ISSUED TO THAT EFFECT.

## SURVEYING CERTIFICATE

I, ELDON R. STRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Eldon R. Strong  
 REGISTERED LAND SURVEYOR  
 COLO. NO. 13258  
 FOR AND ON BEHALF OF  
 JR DEVELOPERS, LTD.

## TITLE CERTIFICATE

I, James S. Mandel, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS IN THE ABOVE REFERRED TO DEDICATORS.

SIGNED THIS 19th DAY OF September, 1985

James S. Mandel  
 ATTORNEY AT LAW

## PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 6 DAY OF August, 1985.

P. Melody  
 CHAIRMAN

## TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AND BRIDLE PATH EASEMENTS SHOWN HEREON.

SIGNED THIS 8th DAY OF August, 1985.

ATTEST:  
Phyllis L. Brown, Deputy Town Clerk  
 BY: [Signature] Mayor

## RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:20 P.M. ON THE 20 DAY OF September, 1985, IN BOOK , PAGE , MAP , RECEPTION NO. 362311.

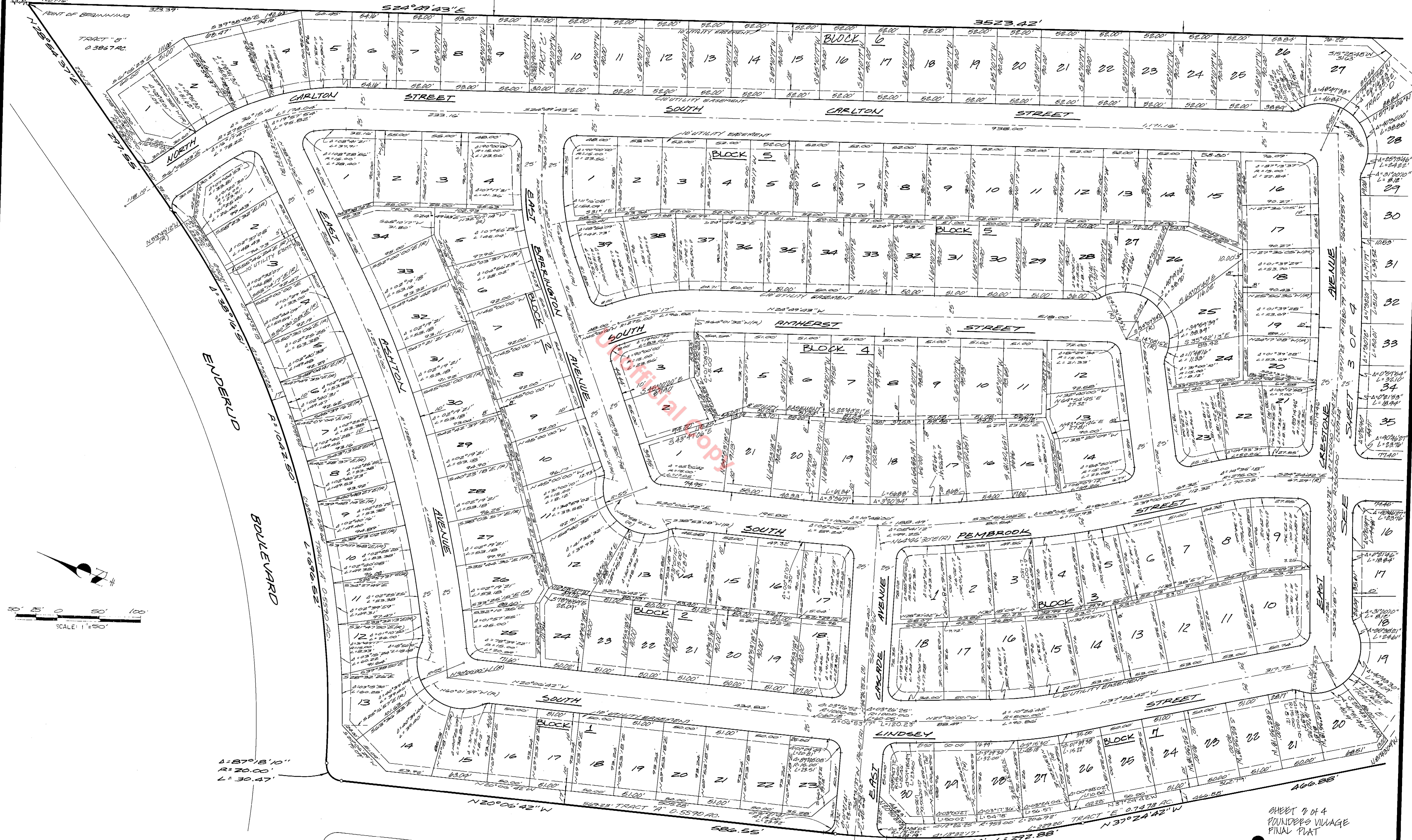
COUNTY CLERK AND RECORDER  
 DEPUTY  
Rita A. Crain

SHEET 1 OF 4  
 FOUNDERS VILLAGE  
 FILING NO. 3  
 FINAL PLAT  
**JR** JR DEVELOPERS, LTD.  
 6857 So. Spruce Street  
 Englewood, Colorado  
 80112 (303)-740-9393

213

NW COR SEC. 8, T8S, R66W, 6TH 1/4  
S24°44'32"E  
302.60'  
S24°44'32"E  
302.60'  
S24°44'32"E  
302.60'

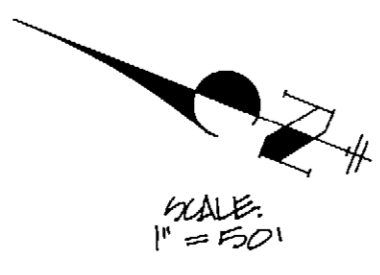
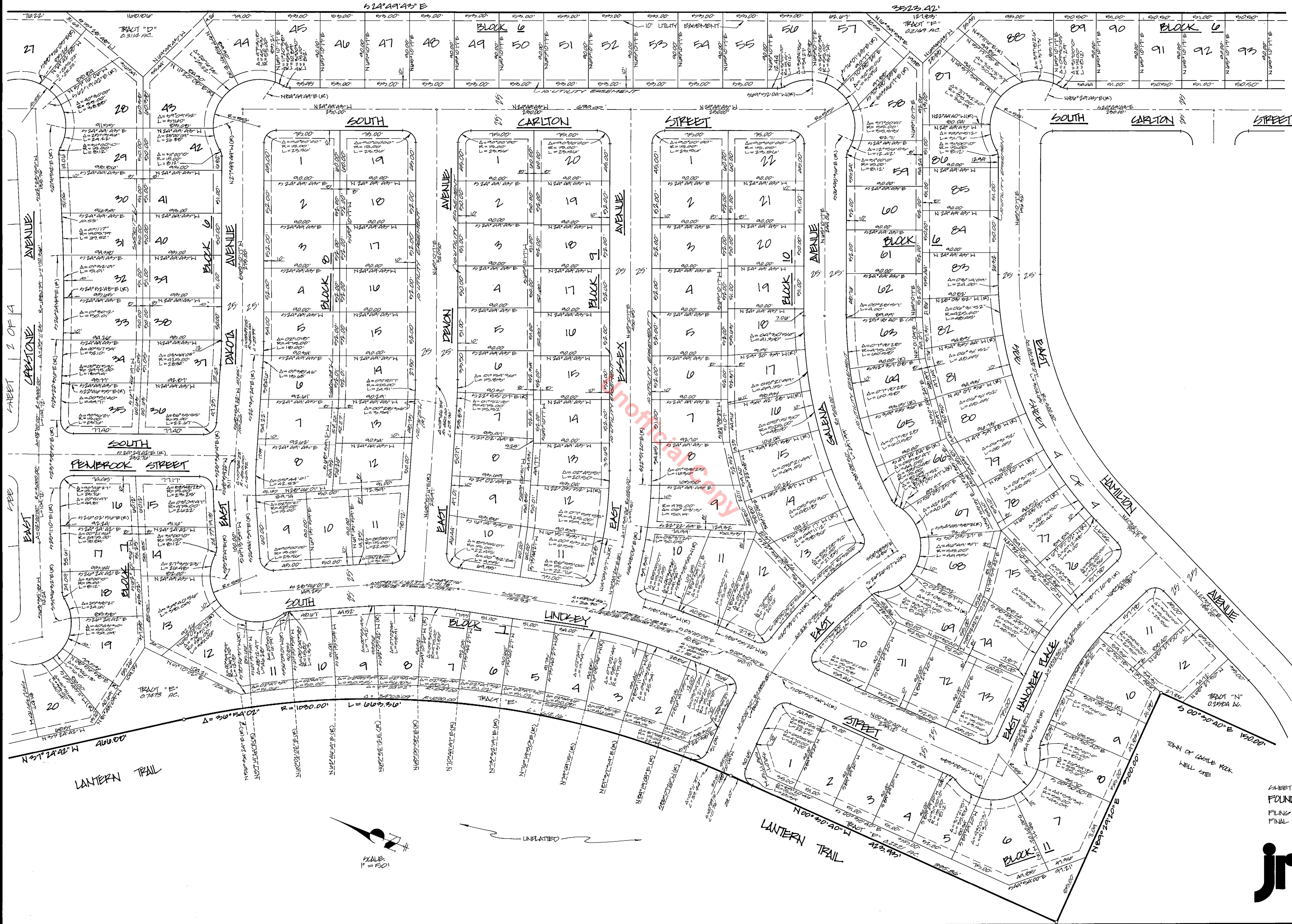
PUBLIC SERVICE CO. EASEMENT



SHEET 2 OF 4  
FOUNDER'S VILLAGE  
FINAL PLAT

**jr** JR DEVELOPERS, LTD.  
6857 So. Spruce Street  
No. 200  
Englewood, Colorado  
80112 (303) 740-9393

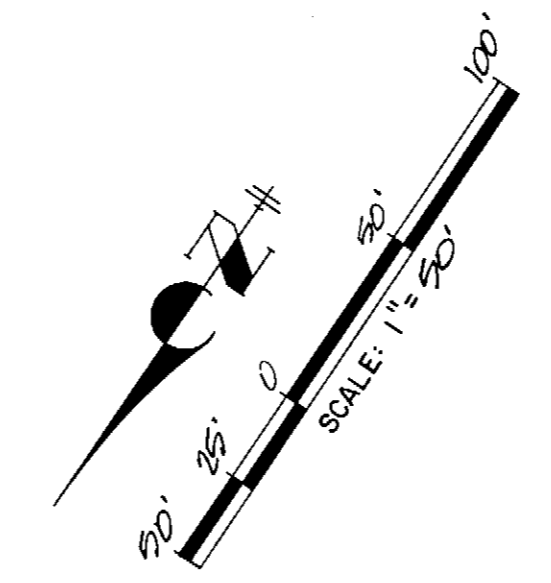
PUBLIC SERVICE CO. EXEMPTION



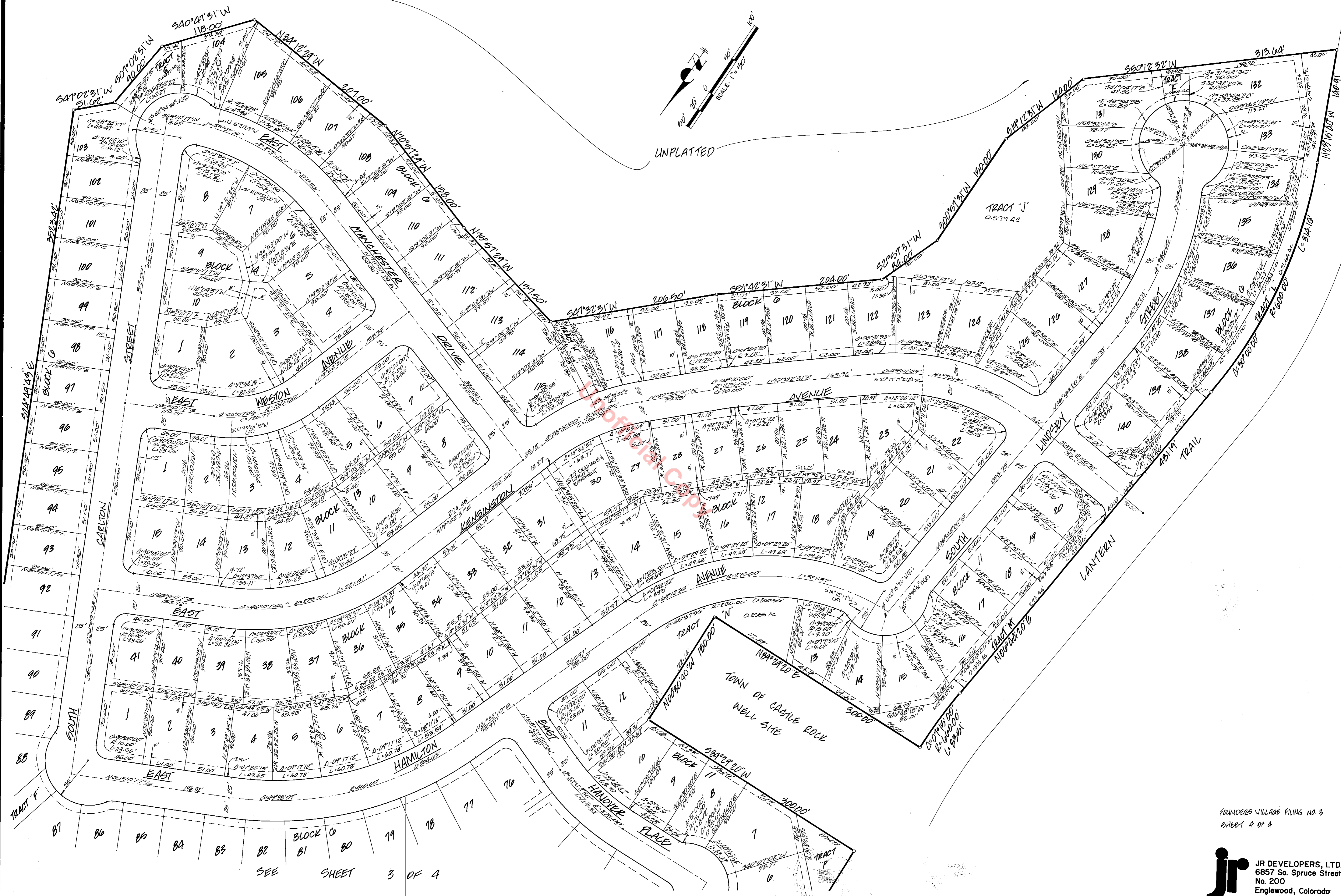
UNPLATTED

SHEET 3 OF 4  
FOUNDERS VILLAGE  
PLAT NO. 33  
FINAL PLAT

JR DEVELOPERS, LTD.  
6857 So. Spruce Street  
No. 200  
Englewood, Colorado  
80112 (303)-740-9393



UNPLATTED



SEE SHEET 3 OF 4

FOUNDERS VILLAGE FILING NO. 3  
SHEET 4 OF 4