

# PLAT IDENTIFICATION SHEET

8619237  
9-17-86

**GRANTOR:**

(owner/signer)

Castle Rock Village Dev Corp

**GRANTEE:**

(subdivision name or name of plat)

Founders Village 4

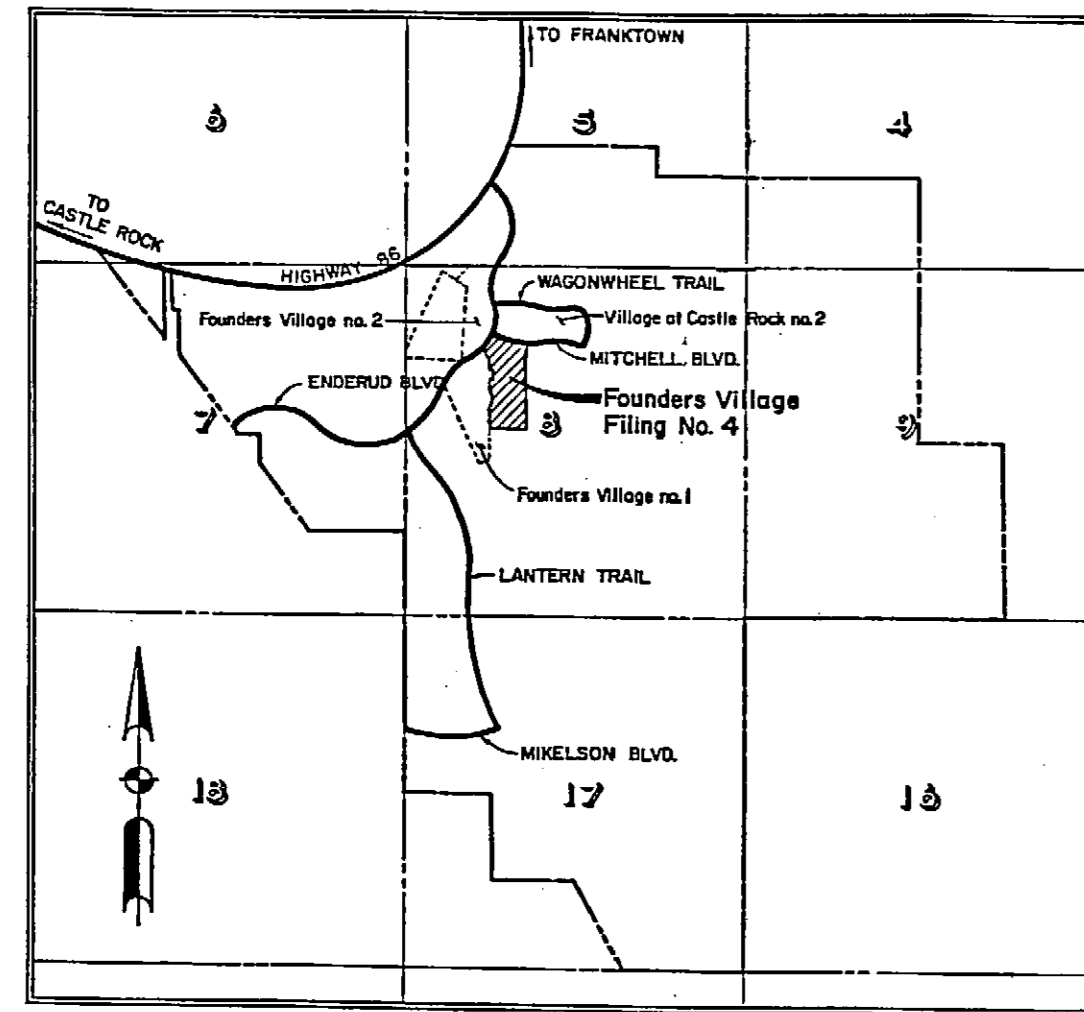
**LEGAL:**

(section-township-range)

# THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 4

A REPLAT OF A PORTION OF TRACT A OF THE VILLAGES AT CASTLE ROCK FILING NO. 1  
TOGETHER WITH A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## FINAL PLAT



**LOCATION MAP**  
SCALE: 1" = 3000'

**PROPERTY DESCRIPTION FOUNDER'S VILLAGE FILING NO. 4**  
Know all men by these presents, that the undersigned, being the Owner of certain lands situated in the Northwest One-quarter and the Southwest One-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, more particularly described as follows:

Beginning at the Northwest corner of the Southeast One-quarter of the Northwest One-quarter of said Section 8, said point being also on the Southerly Right-Of-Way of Enderud Boulevard;  
Thence along said Right-Of-Way on the arc of a curve to the left whose center bears N48°27'24"W, a radius of 642.50 feet, a central angle of 9°31'52", an arc length of 106.88 feet to a point of reverse curve;  
Thence along said curve to the right whose center bears S57°59'16"E, a radius of 25.00 feet, a central angle of 82°37'35", an arc length of 36.05 feet to a point of reverse curve, said point being on the Southerly Right-Of-Way of Mitchell Boulevard;  
Thence along said Right-Of-Way on the arc of a curve to the left whose center bears N24°38'19"E, a radius of 668.81 feet, a central angle of 12°03'52", an arc length of 140.83 feet to a point of compound curve;  
Thence continuing along said Southerly Right-Of-Way of Mitchell Boulevard, on a curve to the left whose center bears N12°34'27"E, a radius of 1843.39 feet, a central angle of 10°04'14", an arc length of 324.00 feet to a point;  
Thence S03°16'50"W departing said Right-Of-Way, a distance of 157.13 feet to a point of curve;  
Thence along said curve to the right, whose center bears N86°43'10"W, a radius of 300.00 feet, a central angle of 00°56'00", an arc length of 4.89 feet to a non-tangent point of curve;  
Thence along said curve to the left, whose center bears N02°34'03"E, a radius of 2005.39 feet, a central angle of 03°04'03", an arc length of 107.36 feet, to a point;  
Thence S00°30'00"E, along a line radial to the previous curve, a distance of 50.00 feet;  
Thence S24°58'39"W, a distance of 197.03 feet;  
Thence S14°33'36"W, a distance of 100.73 feet;  
Thence S00°39'38"W, being parallel and 545.00 feet East of the West line of the Southeast One-quarter of the Northwest One-quarter of said Section 8, a distance of 768.00 feet;  
Thence N89°20'22"W, distance of 30.00 feet;  
Thence S00°39'38"W, along a line parallel to and 515.00 feet East of said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 120.00 feet;  
Thence N89°20'22"W, a distance of 5.00 feet;  
Thence S00°39'38"W, parallel to and 510.00 feet East of the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 170.00 feet;  
Thence N89°20'22"W, a distance of 244.39 feet;  
Thence S59°08'49"W, a distance of 124.34 feet;  
Thence N89°20'22"W, a distance of 168.04 feet;  
Thence S66°00'23"W, a distance of 197.21 feet to a point on the Easterly line of a 225.00 feet Public Service Company of Colorado easement;  
Thence N23°59'37"W, along said Westerly line of a Public Service Company of Colorado easement, a distance of 260.00 feet;  
Thence N66°00'23"E, along the Southerly Boundary of Founder's Village Filing No. 1, a distance of 225.00 feet to a point on the Easterly line of a 225.00 feet Public Service Company of Colorado easement;  
Thence N51°18'49"E, along said Southerly Boundary of Founder's Village Filing No. 1, a distance of 118.49 feet;  
Thence along the Easterly Boundary of said Founder's Village Filing No. 1 the following sixteen courses:

- 1) Thence N00°39'38"E, along said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 181.24 feet to a non-tangent point of curve;
- 2) Thence along said curve to the right whose center bears N15°40'00"E, a radius of 125.00 feet, a central angle of 50°20'34", an arc length of 109.83 feet, to a point of tangent;
- 3) Thence N23°59'26"W, along said tangent, a distance of 34.73 feet to a point;
- 4) Thence N66°00'34"E, a distance of 95.00 feet to a point;
- 5) Thence N23°59'26"W, a distance of 105.30 feet to a point;
- 6) Thence N45°51'13"E, a distance of 68.49 feet to a point;
- 7) Thence N32°16'47"W, a distance of 96.21 feet to a non-tangent point of curve;
- 8) Thence along said curve to the left whose center bears N32°16'47"W, a radius of 125.00 feet, a central angle of 57°03'35", an arc length of 124.49 feet to a point of tangent said point being also on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- 9) Thence N00°39'38"E, along the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, and tangent to the previous curve, a distance of 106.44 feet to a non-tangent point of curve;
- 10) Thence departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, along said curve to the left whose center bears S27°41'47"W, a radius of 55.00 feet, a central angle of 46°13'34", an arc length of 44.37 feet to a non-tangent point;
- 11) Thence N18°31'47"W, along a line radial to the previous curve, a distance of 110.25 feet;
- 12) Thence S84°14'15"E, a distance of 79.64 feet to a point on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- 13) Thence N00°39'38"E, along said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 145.79 feet to a non-tangent point of curve;
- 14) Thence departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, along said curve to the right whose center bears N08°47'12"E, a radius of 125.00 feet, a central angle of 24°14'31", an arc length of 52.89 feet to a non-tangent point;
- 15) Thence N33°01'43"E, along a line radial to the previous curve, a distance of 92.00 feet to a point on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- 16) Thence N32°19'59"W, departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 128.51 feet to a non-tangent point of curve, said point being also on the Southerly Right-of-way of Enderud Boulevard;

Thence departing said Easterly Boundary of Founder's Village Filing No. 1, along said Southerly Right-of-Way of Enderud Boulevard, along a curve to the left whose center bears N39°39'54"W, a radius of 642.50 feet, a central angle of 08°47'30", an arc length of 98.59 feet to the Point of Beginning. Contains 985,138 square feet or 22.616 acres more or less.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all of the owners 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, and tracts, as shown on this plat under the name and style of The Villages At Castle Rock Founder's Village Filing No. 4. The undersigned hereby dedicate in fee simple all streets, tracts A, B, C, and D, and all utility easements as platted.

The undersigned hereby further dedicate to the Town of Castle Rock, public utilities, and cable vision, the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility, cable television services and other communications services within the 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 \_\_\_\_\_ day of \_\_\_\_\_, 1986.

**A H W ENGINEERING INC.**  
5500 S. SYRACUSE CIRCLE, SUITE 140  
ENGLEWOOD, COLORADO 80111  
TELEPHONE (303) 779-8296

Owner  
Castle Rock Village Development Corporation, a Colorado Corporation  
By: [Signature]  
County of Douglas)  
State of Colorado)SS

The foregoing dedication was acknowledged before me this 15th day of September, 1986, by Gene Myers

Witness my hand and seal. My commission expires 10/9/86  
Karen E. Schubert  
Notary Public  
STATE OF COLORADO

### SURVEYING CERTIFICATE

I, Michael R. McLaughlin, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that a survey of the above described parcel was made on May 6, 1986, under my supervision, that said survey was completed to the normal standard of professional land surveyors practicing in Douglas County, Colorado, and on the basis of my knowledge, information and belief, and this plat of that survey are true and correct.

M.R. McLaughlin  
Michael R. McLaughlin, Registered Professional Land Surveyor  
STATE OF COLORADO

### TITLE CERTIFICATE

I, James B. Filkestad, 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 15th day of September, 1986.

[Signature]  
Attorney at Law

### PLANNING AND ZONING COMMISSION APPROVAL

This plat reviewed by the Town of Castle Rock Planning and Zoning Commission this 3rd day of June, 1986.

[Signature]  
Chairman

### STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the City of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the City 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 City of Castle Rock in effect at the date of the recording of this Plat and approval of the City has issued to that effect.

### 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 tracts A, B, C and D shown hereon.  
APPROVED ON JUNE 12, 1986.

TOWN OF CASTLE ROCK  
by: [Signature]  
Mayor

attested: [Signature]  
Town Clerk

### RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 9:55 AM on the 17th day of SEPTEMBER, 1986, in book \_\_\_\_\_, page \_\_\_\_\_, map \_\_\_\_\_, reception no. 4619237

COUNTY CLERK AND RECORDER  
by: [Signature]

