

PLAT IDENTIFICATION SHEET

8621161
10-7-86

GRANTOR:
(owner/signer)

Castle Rock Town of

GRANTEE:
(subdivision name or name of plat)

Founders Village 5

LEGAL:
(section-township-range)

FOUNDERS VILLAGE FILING NO. 5

A PORTION OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF THE VILLAGES AT CASTLE ROCK FILING NO. 3, FINAL PLAT AS PLATTED IN THE DOUGLAS COUNTY RECORDS UNDER RECEPTION NO. 362311 SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND ALONG THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N05°53'37"E HAVING A DELTA OF 20°02'25", A RADIUS OF 1042.50 FEET, AND A LENGTH OF 364.63 FEET TO THE POINT OF BEGINNING; THENCE S25°56'02"W A DISTANCE OF 17.00 FEET; THENCE S02°36'43"W A DISTANCE OF 129.04 FEET; THENCE S05°58'27"E A DISTANCE OF 65.27 FEET; THENCE S70°21'05"W A DISTANCE OF 227.61 FEET; THENCE S40°21'05"W A DISTANCE OF 106.00 FEET; THENCE S21°15'05"W A DISTANCE OF 193.00 FEET; THENCE S49°51'05"W A DISTANCE OF 674.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE N40°08'55"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD A DISTANCE OF 386.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS DESCRIBED IN BOOK 529 AT PAGE 940 IN THE DOUGLAS COUNTY RECORDS; THENCE N01°13'59"W AND ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 529 AT PAGE 940 A DISTANCE OF 706.82 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 7; THENCE S88°41'01"W AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 477.70 FEET TO THE CENTER OF SAID SECTION 7; THENCE CONTINUING S88°41'01"W AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 92.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE N40°10'25"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD A DISTANCE OF 260.60 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD THE FOLLOWING 4 COURSES:

- N50°15'24"E A DISTANCE OF 240.10 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 77°51'22" A RADIUS OF 1042.50 FEET, AND A LENGTH OF 1416.60 FEET TO THE POINT OF TANGENT;
- S51°53'14"E A DISTANCE OF 314.90 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°10'44", A RADIUS OF 957.50 FEET, AND A LENGTH OF 203.53 FEET.

THENCE S25°56'02"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.905 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. 5 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 _____ DAY OF _____, 19__.

OWNER'S

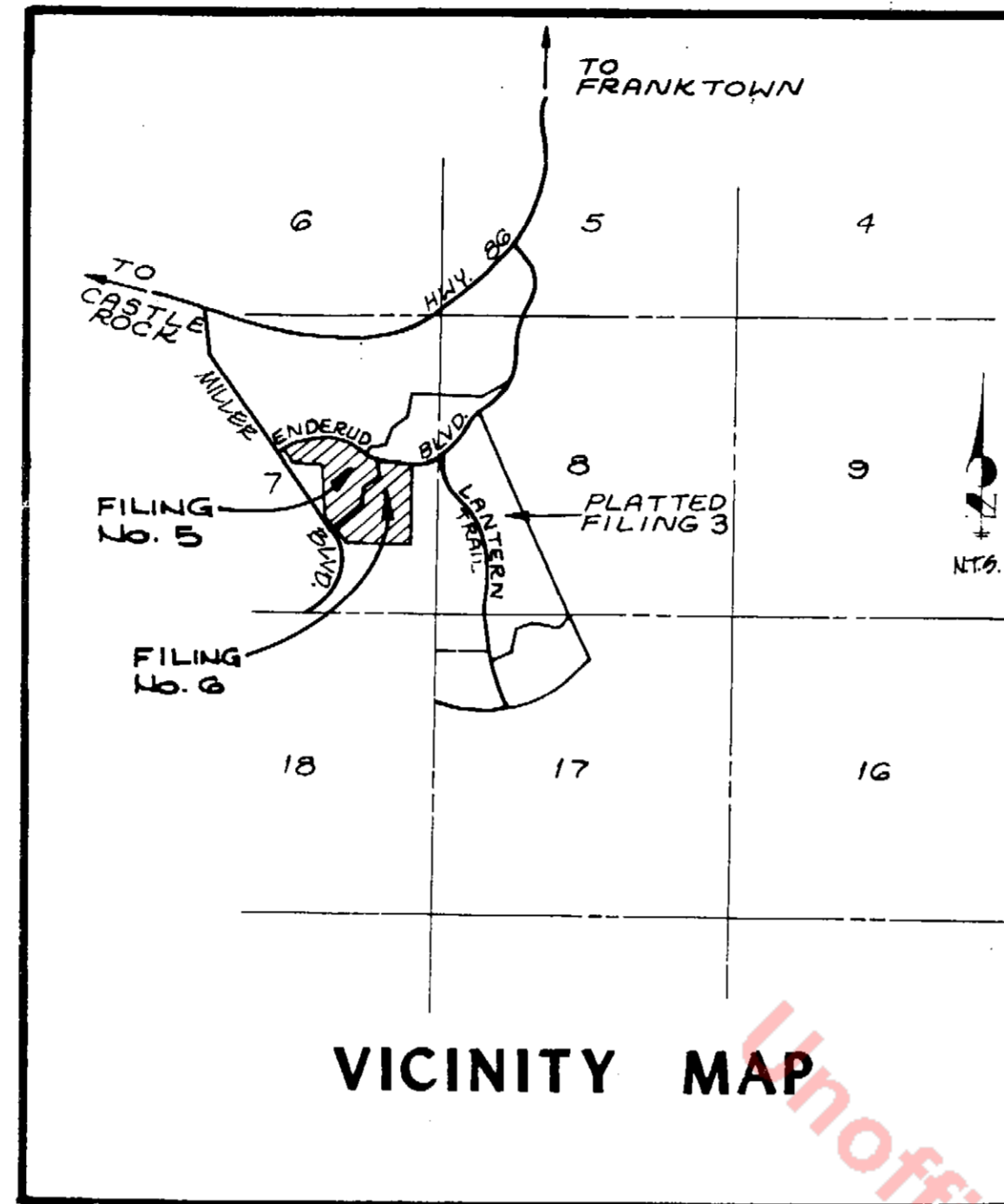
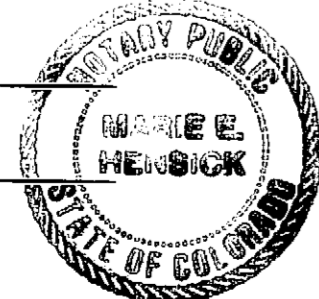
PALM INVESTMENTS, INC., A COLORADO CORPORATION

BY: Joseph B. Berman
COUNTY OF Denver)
STATE OF COLORADO) ss:

THE FOREGOING INSTRUMENT WAS MADE BEFORE ME THIS 30th DAY OF August, 1986, BY Joseph B. Berman AS att. vice-president OF PALM INVESTMENTS, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 1-30-1990

Marie E. Henshaw
NOTARY PUBLIC



VICINITY MAP

MORTGAGEE

MORTGAGEE:

FIRST INTERSTATE BANK OF DENVER, NATIONAL ASSOCIATION

BY: James J. ... ASSISTANT VICE PRESIDENT

COUNTY OF DENVER)

STATE OF COLORADO) ss:

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 27 DAY OF AUGUST, 1986

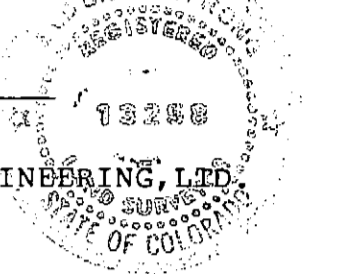
WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: 2-17-90

John A. Pule
NOTARY PUBLIC

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
COLORADO NO. 13258
FOR AND ON BEHALF OF JR ENGINEERING, LTD.



TITLE CERTIFICATE

I, Cleone Pitman, 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 7th DAY OF July, 1986.

Cleone Pitman #13800
ATTORNEY AT LAW

VACATION CERTIFICATE

THE EXISTING ENDERUD ROAD FROM THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING RIDGE ROAD TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS SHOWN ON THIS PLAT.

TOWN OF CASTLE ROCK

BY: Henry J. Kennedy
MAYOR

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 15th DAY OF April, 1986.

James B. Reagan
CHAIRMAN

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 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 BEEN 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 SHOWN HEREON.

SIGNED THIS 7th DAY OF October, 1986.

TOWN OF CASTLE ROCK

BY: Henry J. Kennedy
MAYOR

ATTESTED: Phillip L. Mann deputy
TOWN CLERK

GENERAL NOTES

- BASIS OF BEARINGS: EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, 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.
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS (U.E.) ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - TEN (10) FEET IN WIDTH ALONG FRONT LOT LINES WHERE LOTS ABUT STREETS.
 - EIGHT (8) FEET IN WIDTH ALONG REAR LOT LINES OF INTERNAL LOTS.
 - TEN (10) FEET IN WIDTH ALONG REAR LOT LINES ON PERIMETER LOTS.
- TRACTS A, B, C, D AND E WILL BE DEEDED TO THE TOWN OF CASTLE ROCK, AND WILL BE UTILITY EASEMENTS.
- TRACT E SHALL BE A PEDESTRIAN ACCESS TO THE MOUNT ZION LUTHERAN CHURCH P.U.D.

RECORDER'S CERTIFICATE

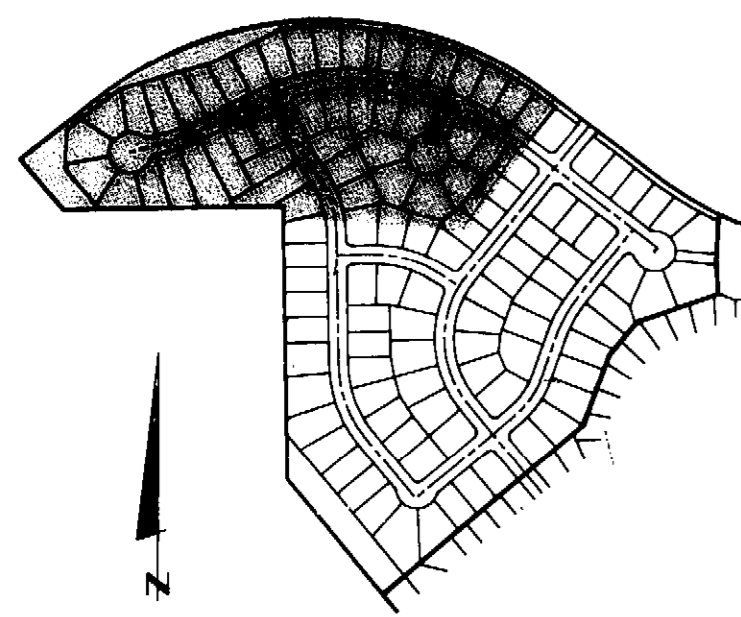
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 6:45 P.M. ON THE 7th DAY OF October, 1986, IN BOOK 1, PAGE 1, MAP 1, RECEPTION NO. 8621161.

COUNTY CLERK AND RECORDER

BY: James L. Thompson
DEPUTY

REV. NO.	WK. SH.	COMP. P.	COORD. D.	PLAT.	DRN. ST.	ROAD	SAN.	WATER	STORM	O-LOT	QUANT.	FIELD

REV. NO.	WK. SH.	COMP. P.	COORD. D.	PLAT.	DRN. ST.	ROAD	SAN.	WATER	STORM	O-LOT	QUANT.	FIELD



SCALE: 1"=500'

KEY MAP



SCALE: 1"=50'

CURVE DATA CHART

1	$\Delta=55^{\circ}09'00''$	$R=15.00'$	$L=14.44'$
2	$\Delta=91^{\circ}14'30''$	$R=15.00'$	$L=23.87'$
3	$\Delta=73^{\circ}21'14''$	$R=15.00'$	$L=24.44'$
4	$\Delta=94^{\circ}52'54''$	$R=15.00'$	$L=24.84'$

SEE SHEET 3 OF 3

UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. THE ENGINEER HAS REVIEWED THE PLANS AND APPROVES THEM FOR THE USE ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THIS APPROVAL IS NOT VALID FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.

JR DEVELOPERS, LTD.
6857 S. SPRUCE, SUITE 200
ENGLEWOOD, COLORADO 80112
303-740-8383

SURVEYING / ENGINEERING / PLANNING
LAND DEVELOPMENT CONSULTANTS



NO.	DATE	REVISION	BY

OWNER'S VILLAGE
FILM NO. 5
FINAL PLAT

SHEET	2	OF	3
JOB NO.	210015	REV.	

