

# PLAT IDENTIFICATION SHEET

**RECEPTION #: 9333785**

**DATE: 07-26-93**

**NUMBER OF PGS: 3**

**NAME OF PLAT: FOUNDERS VILLAGE #6**

**MISCELLANEOUS COMMENTS:**

# FOUNDERS VILLAGE FILING NO. 6

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

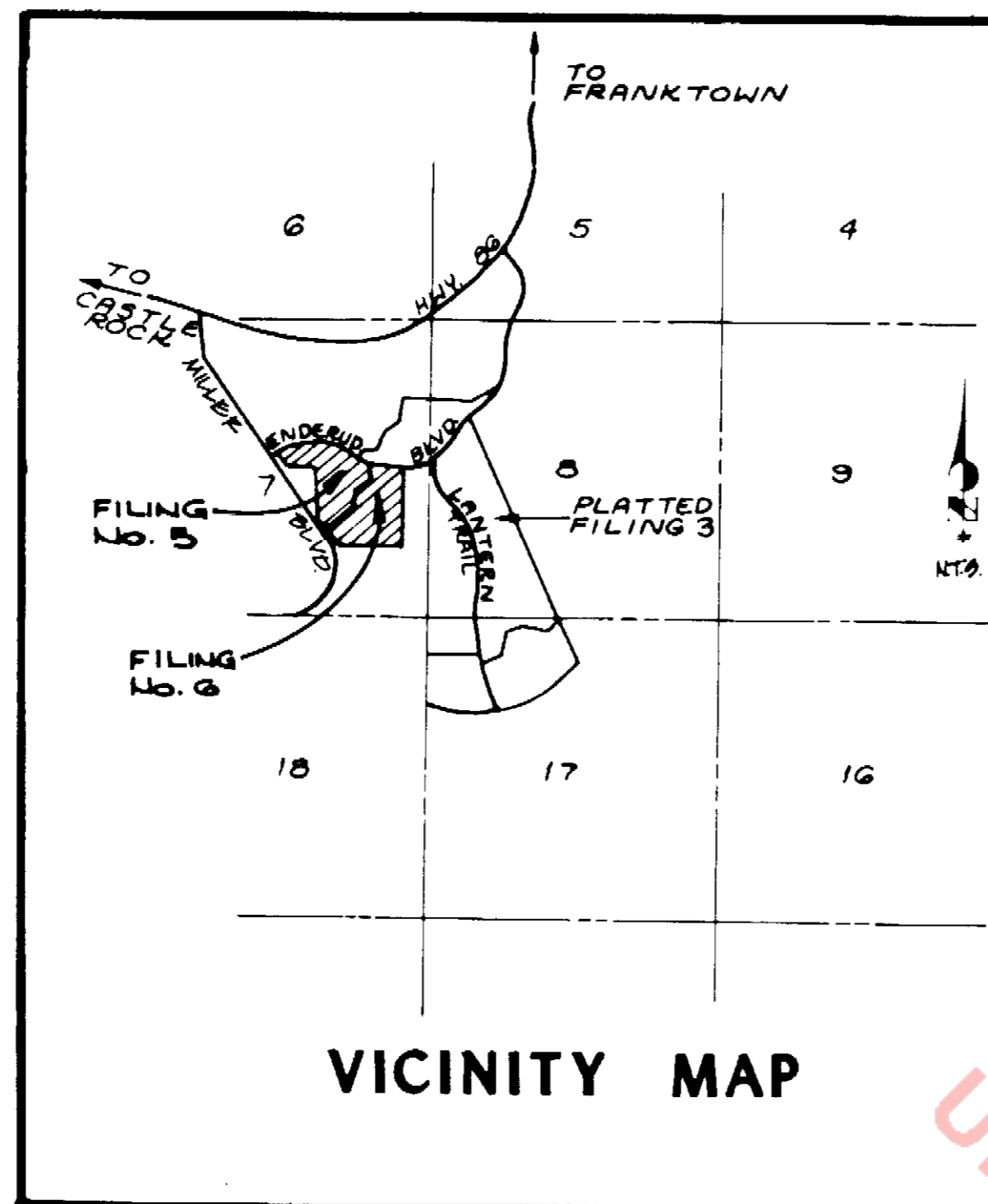
## LEGAL DESCRIPTION

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 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AS PLATTED IN THE VILLAGES OF CASTLE ROCK FILING NO. 3 AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°53'37"E HAVING A DELTA OF 17°28'24", A RADIUS OF 1042.50 FEET, AND A LENGTH OF 317.93 FEET; THENCE S00°00'06"E A DISTANCE OF 1236.61 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S88°35'35"W AND ALONG A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1219.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD; THENCE NORTHWESTERLY AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIDGE ROAD THE FOLLOWING 2 COURSES:

- N43°19'19"W A DISTANCE OF 140.48 FEET;
- N40°08'55"W A DISTANCE OF 348.98 FEET;

THENCE N49°51'05"E A DISTANCE OF 674.77 FEET; THENCE N21°15'05"E A DISTANCE OF 193.00 FEET; THENCE N40°21'05"E A DISTANCE OF 106.00 FEET; THENCE N70°21'05"E A DISTANCE OF 227.61 FEET; THENCE N05°58'27"W A DISTANCE OF 65.27 FEET; THENCE N02°36'43"E A DISTANCE OF 129.04 FEET; THENCE N25°56'02"E A DISTANCE OF 102.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ENDERUD BOULEVARD AND ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N25°56'02"E HAVING A DELTA OF 20°02'25", A RADIUS OF 957.50 FEET, AND A LENGTH OF 334.90 FEET; THENCE S05°53'37"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.982 ACRES, EXCEPT THOSE PORTIONS DEEDED TO THE TOWN OF CASTLE ROCK AS DESCRIBED IN BOOK 704 AT PAGE 521, IN BOOK 704 AT PAGE 524 AND IN BOOK 723 AT PAGE 460 ALL OF THE DOUGLAS COUNTY RECORDS RESULTING IN A NET ACREAGE OF 31.779 ACRES.



VICINITY MAP

## 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. 6 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 13<sup>th</sup> DAY OF December, 1992.

## 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.

## OWNER

RICHMOND HOMES, INC. I, A DELAWARE CORPORATION  
BY: Timothy R. Garretts AS President  
BY: Jana K. Wetz AS Asst. Secretary  
City/COUNTY OF Denver ) ss:  
STATE OF Colorado )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF December, A.D., 1990, BY Timothy R. Garretts AS President OF RICHMOND HOMES, INC. I, A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL.  
MY COMMISSION EXPIRES: 4/16/94

Benny D. Sharp  
NOTARY PUBLIC

City/COUNTY OF Denver ) ss:  
STATE OF Colorado )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF December, A.D., 1990, BY Timothy R. Garretts AS Asst. Secretary OF RICHMOND HOMES, INC. I, A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL.  
MY COMMISSION EXPIRES: 4/16/94

Benny D. Sharp  
NOTARY PUBLIC

## MORTGAGEE

MDC HOLDINGS INC., A DELAWARE CORPORATION  
BY: John T. Heaney AS Vice President  
BY: Paris G. Reece III AS Vice President & Secretary  
City/COUNTY OF Denver ) ss:  
STATE OF Colorado )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF December, A.D., 1990, BY John T. Heaney AS Vice President OF MDC HOLDINGS INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL.  
MY COMMISSION EXPIRES: 4/16/94

Benny D. Sharp  
NOTARY PUBLIC

City/COUNTY OF Denver ) ss:  
STATE OF Colorado )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF December, A.D., 1990, BY Paris G. Reece III AS V.P. & Secretary OF MDC HOLDINGS INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL.  
MY COMMISSION EXPIRES: 4/16/94

Benny D. Sharp  
NOTARY PUBLIC

## 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 TT12A, 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.
- TRACT A, WILL BE A UTILITY EASEMENT DEEDED TO FOUNDERS VILLAGE MASTER ASSOCIATION, INC. AND WILL BE MAINTAINED BY THE FOUNDERS VILLAGE MASTER ASSOCIATION, INC. AND/OR A METROPOLITAN DISTRICT.

## SURVEYING CERTIFICATE

I, JAMES R. FRAKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY REPRESENT THIS PLAT ACCURATELY REPRESENTS SAID SUBDIVISION.

James R. Fraker  
REGISTERED LAND SURVEYOR  
COLORADO # 10377  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

## TITLE CERTIFICATE

I, MICHAEL D. SHAW, 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 12 DAY OF DECEMBER, 1992.

Michael D. Shaw #514  
ATTORNEY AT LAW

## VACATION CERTIFICATE

THE EASEMENT, AS RECORDED IN DOUGLAS COUNTY RECORDS AT BOOK 226, PAGE 525, AND SHOWN ON THIS PLAT, ~~WAS~~ VACATED ~~THE~~ 24<sup>th</sup> DAY OF APRIL, 1992.

TOWN OF CASTLE ROCK,  
BY: Mark C. Williams  
MAYOR

## PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION ~~ON~~ THE 15<sup>th</sup> DAY OF APRIL, 1992.

Wan E. Williams 7/16/93  
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 21<sup>st</sup> DAY OF July, 1993.

TOWN OF CASTLE ROCK  
BY: Mark C. Williams  
MAYOR

## RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:25 P.M. ON THE 26<sup>th</sup> DAY OF July, 1993, IN BOOK 2, PAGE 2, MAP 2, RECEPTION NO. 933785

COUNTY CLERK AND RECORDER  
BY: Jana K. Wetz  
DEPUTY

**JR** JR ENGINEERING, LTD.  
6857 So. Spruce Street  
Englewood, Colorado 80112  
(303) 740-9393



