

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9856911

**DATE:** 7-24-98

**TIME:** 13:59

**FEE: \$** 10- ( 1 **Pages**)

**GRANTOR:** Richmond American homes  
(OWNER/SIGNER)

**GRANTEE:** Founders Village # 7  
(SUBDIVISION NAME OR NAME OF PLAT) 1<sup>st</sup> Amendment

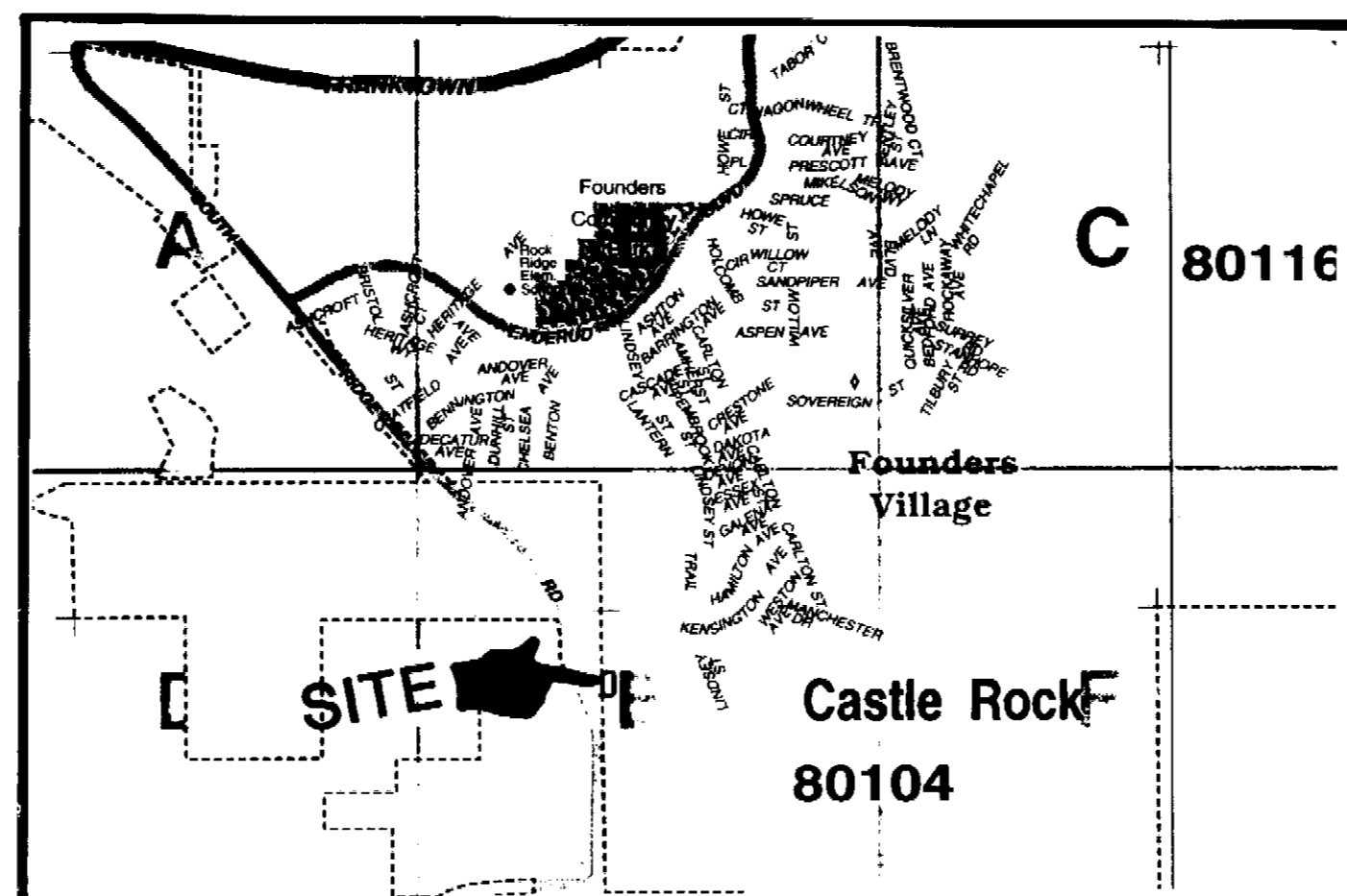
**LEGAL:** 17-8-66  
(SECTION-TOWNSHIP-RANGE)

# FINAL PLAT

## FOUNDERS VILLAGE FILING NO. 7 - FIRST AMENDMENT

A REPLAT OF LOTS 13 & 14, BLOCK 3 AND TRACT B, FOUNDERS VILLAGE FILING NO. 7

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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

LOTS 13 & 14, BLOCK 3 AND TRACT B, FOUNDERS VILLAGE FILING NO. 7 AS RECORDED UNDER RECEPTION NO 8905118.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACT AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF FOUNDERS VILLAGE FILING NO. 7- FIRST AMENDMENT

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK "TRACT B" AS SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE SEVERAL UTILITY COMPANIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND PERPENDICULARLY ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK 1532 AT PAGES 2236-2254 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 16<sup>th</sup> DAY OF June, 1998

OWNER: RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION

BY: Timothy R. Garrelts ATTEST: Gene Sue Siewler  
TIMOTHY R. GARRELTS ASSISTANT SECRETARY  
AS: EXECUTIVE VICE PRESIDENT AS: Assistant Secretary

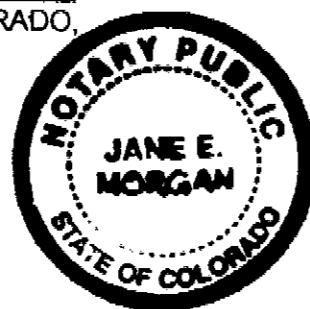
**NOTARY:**

STATE OF COLORADO )  
City of Denver ) SS  
COUNTY OF Denver )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF June, 1998, BY TIMOTHY R. GARRELTS AS EXECUTIVE VICE PRESIDENT OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION AND BY Gene Sue Siewler AS Assistant Secretary OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND SEAL.

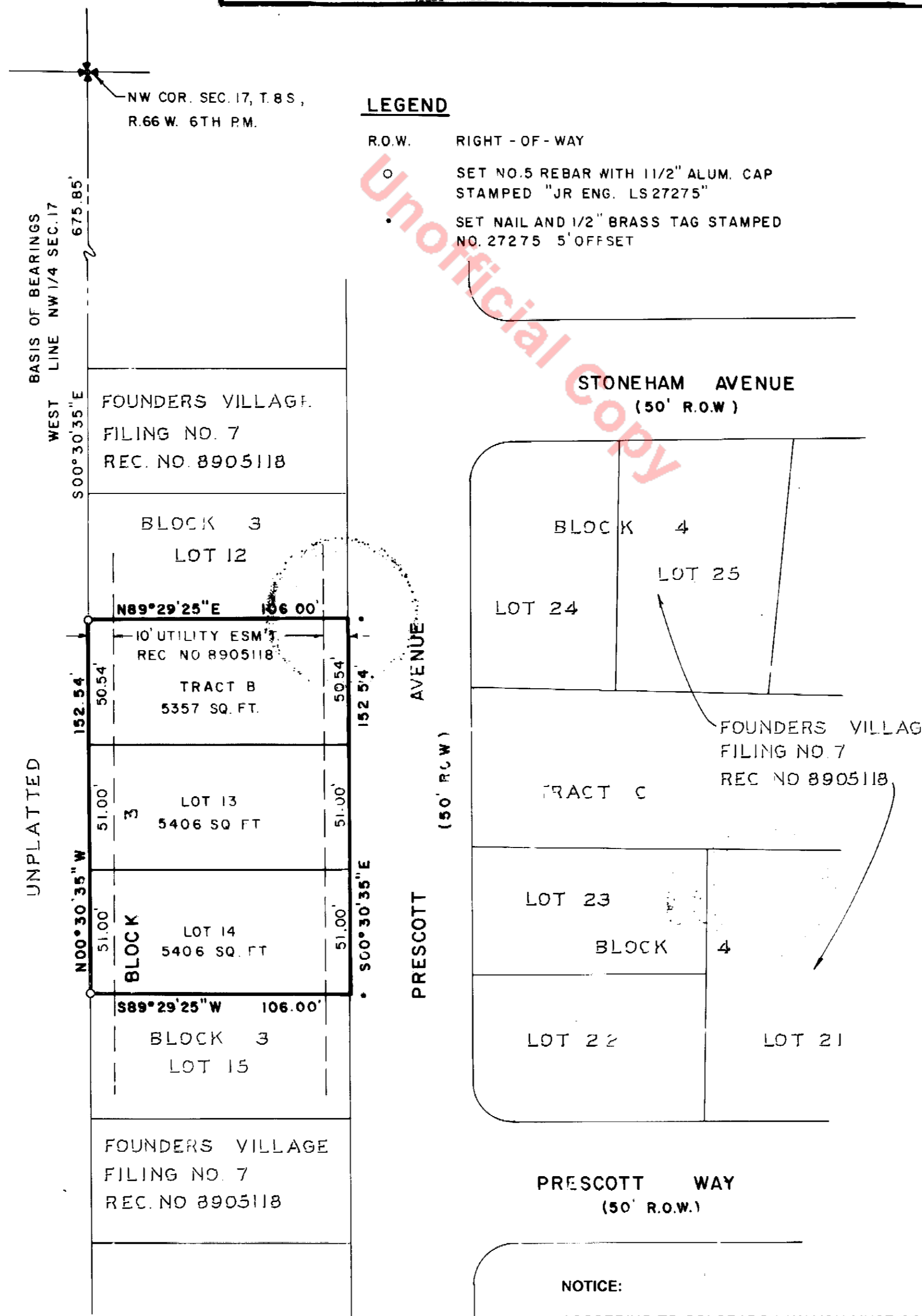
MY COMMISSION EXPIRES: March 19, 2001



Jane E. Morgan  
NOTARY PUBLIC

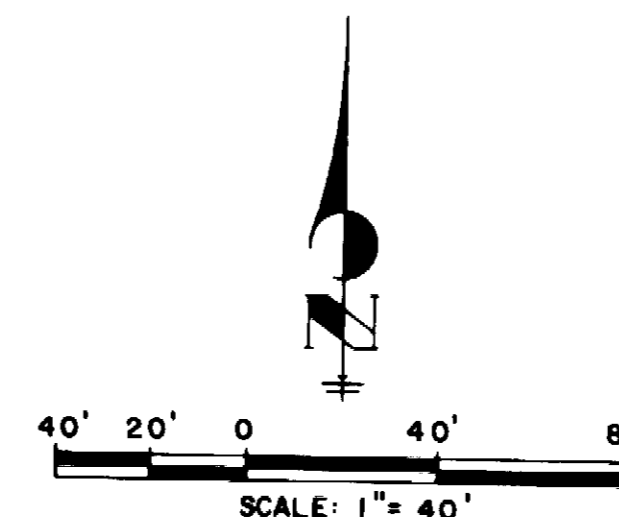
**GENERAL NOTES**

- BASIS OF BEARINGS: IS THE WESTERLY LINE OF BLOCK 3, FOUNDERS VILLAGE FILING NO. 7, OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING CONSIDERED TO BEAR S00°30'35"E.
- INDICATES A SET NO. 5 REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "JR ENG LS 27275", UNLESS OTHERWISE NOTED.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF DOUGLAS COUNTY, STATE OF COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- TRACT B WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK, TO BE USED FOR DRAINAGE, OPEN SPACE, LANDSCAPING AND UTILITY PURPOSES.



**LEGEND**

- R.O.W. RIGHT - OF - WAY
- SET NO.5 REBAR WITH 1 1/2" ALUM. CAP STAMPED "JR ENG. LS 27275"
  - SET NAIL AND 1/2" BRASS TAG STAMPED NO. 27275 5' OFFSET



**SURVEYOR'S CERTIFICATE**

I, MATHEW E. SELDERS, 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 THERON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Mathew E. Selders 6-15-98  
MATHEW E. SELDERS, PROFESSIONAL LAND SURVEYOR DATE  
COLORADO NO. 27275  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

**TITLE CERTIFICATE**

I, Eric Stearns 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 22 DAY OF June, A.D. 1998.

Eric Stearns  
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company  
TITLE INSURANCE COMPANY

**PLANNING DEPARTMENT APPROVAL**

THIS PLAT WAS APPROVED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 19<sup>th</sup> DAY OF FEB., A.D. 1998.

Alan Am 7/2/98  
PLANNING DIRECTOR DATE

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 24 DAY OF July, 1998 AT 1:59 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 98-56911

Shelley Conroy - Cheryl Payne  
DOUGLAS COUNTY CLERK AND RECORDER

**TOWN COUNCIL APPROVAL**

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 22<sup>nd</sup> DAY OF FEB., A.D., 1998.

Shelley Conroy Shelley Conroy Bally A. Miller  
MAYOR DATE TOWN CLERK DATE



FOUNDERS VILLAGE FIL. NO 7-  
FIRST AMENDMENT  
JOB NO. 2160.07  
DATE 10/20/97  
SHEET 1 OF 1

**JR Engineering, Ltd.**  
6020 Greenwood Plaza Blvd.  
Englewood, Colorado 80111  
(303) 740-9393  
FAX (303) 721-9019