

PLAT IDENTIFICATION SHEET

RECEPTION #: 8905118

DATE: 03-09-89

NUMBER OF PGS: 3

NAME OF PLAT: FOUNDERS VILLAGE #7

MISCELLANEOUS COMMENTS:

FOUNDERS VILLAGE FILING NO. 7

A PORTION OF SECTION 17, 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 THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S00°30'35"E AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 199.89 FEET TO THE POINT OF BEGINNING; THENCE N89°29'25"E A DISTANCE OF 280.00 FEET; THENCE S82°22'48"E A DISTANCE OF 460.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL AS PLATTED ON THE VILLAGES AT CASTLE ROCK FILING NO. 3 FINAL PLAT AS RECORDED IN THE DOUGLAS COUNTY RECORDS UNDER RECEPTION NO. 362311; THENCE SOUTHERLY AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LANTERN TRAIL THE FOLLOWING 3 COURSES:

1. S06°44'20"W A DISTANCE OF 76.00 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°00'00", A RADIUS OF 660.00 FEET, AND A LENGTH OF 345.58 FEET TO THE POINT OF TANGENT;
3. S23°15'40"E A DISTANCE OF 140.91 FEET;

THENCE N66°44'20"E A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY CORNER OF FOUNDERS VILLAGE FILING NO. 3 AS PLATTED IN THE DOUGLAS COUNTY RECORDS UNDER RECEPTION NO. 362518; THENCE EASTERLY AND ALONG THE SOUTHERLY BOUNDARY OF FOUNDERS VILLAGE FILING NO. 3 THE FOLLOWING 12 COURSES:

1. N50°12'32"E A DISTANCE OF 313.64 FEET;
2. N19°12'31"E A DISTANCE OF 120.00 FEET;
3. N00°57'31"E A DISTANCE OF 150.00 FEET;
4. N21°57'31"E A DISTANCE OF 84.00 FEET;
5. N51°42'31"E A DISTANCE OF 204.00 FEET;
6. N47°32'31"E A DISTANCE OF 206.50 FEET;
7. S75°57'29"E A DISTANCE OF 157.50 FEET;
8. S70°57'29"E A DISTANCE OF 158.00 FEET;
9. S84°12'29"E A DISTANCE OF 207.00 FEET;
10. N40°47'31"E A DISTANCE OF 118.00 FEET;
11. N07°02'31"E A DISTANCE OF 90.00 FEET;
12. N47°02'31"E A DISTANCE OF 51.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A PUBLIC SERVICE COMPANY EASEMENT AS RECORDED IN THE DOUGLAS COUNTY RECORDS IN BOOK 157 AT PAGE 247;

THENCE S24°49'43"E AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF A PUBLIC SERVICE COMPANY EASEMENT A DISTANCE OF 555.86 FEET TO A

POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD; THENCE WESTERLY AND ALONG THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MIKELSON BOULEVARD THE FOLLOWING 5 COURSES:

1. S49°55'21"W A DISTANCE OF 571.43 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°48'59", A RADIUS OF 3057.50 FEET, AND A LENGTH OF 897.38 FEET TO THE POINT OF TANGENT;
3. S66°44'20"W A DISTANCE OF 256.02 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 67°45'00", A RADIUS OF 807.50 FEET AND LENGTH OF 954.84 FEET TO THE POINT OF TANGENT;
5. N45°30'40"W A DISTANCE OF 77.73 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

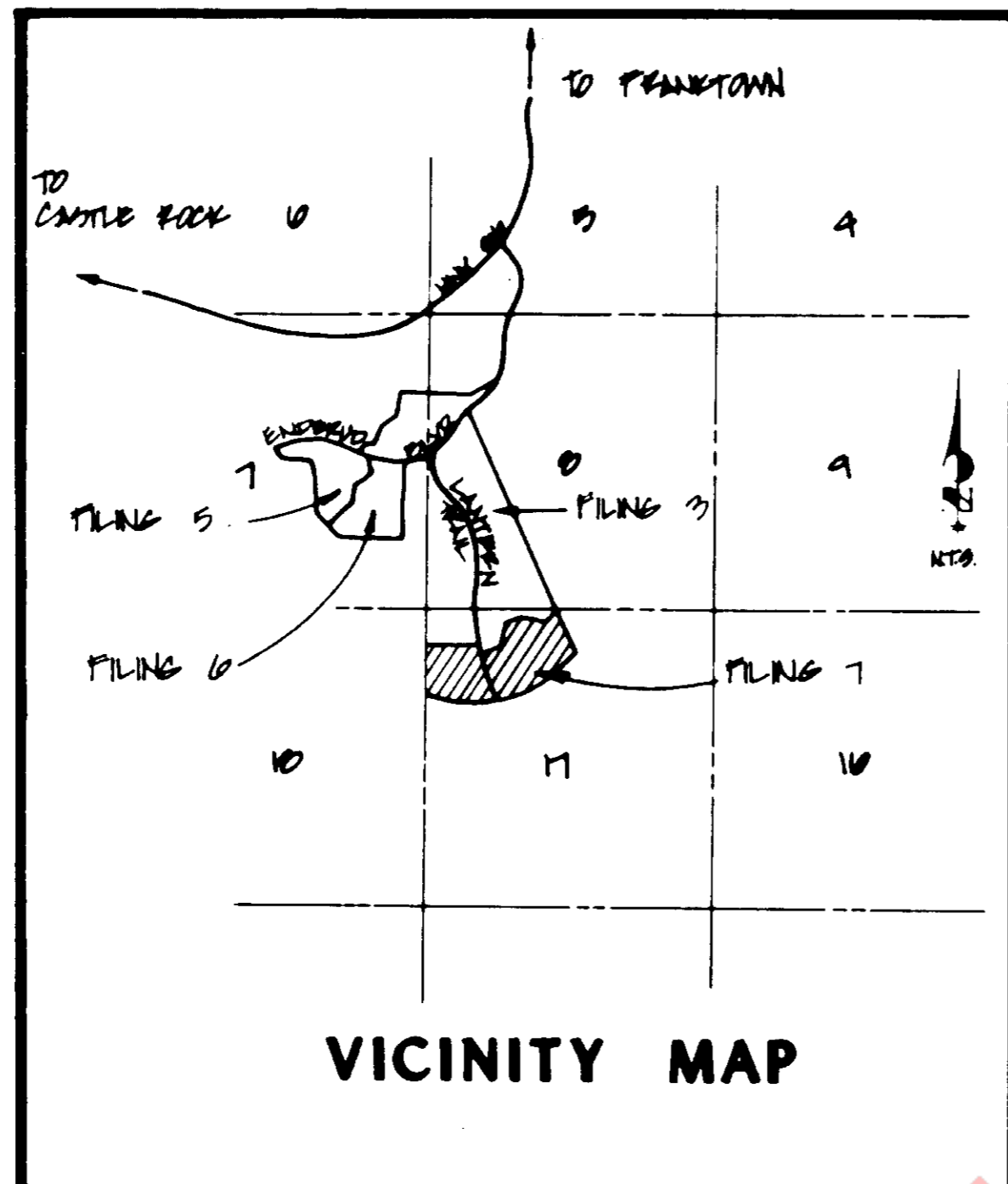
THENCE N00°30'35"W AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 889.68 FEET TO THE POINT OF BEGINNING, CONTAINING 45.779 ACRES.

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. 7 THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, TRACTS A, B, C, D, E, F AND G, 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 HEREBY.

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 HEREBY.

EXECUTED THIS 18TH DAY OF FEBRUARY, 1988



OWNER

MAPLE INVESTMENTS, INC., A COLORADO CORPORATION

BY: John J. Rosenbaum Carl
President Secy
 COUNTY OF Denver)
) ss:
 STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS MADE BEFORE ME THIS 18TH DAY OF February, 1988, BY John J. Rosenbaum AS President AND BY Carl AS Secretary OF MAPLE INVESTMENTS, INC., A COLORADO CORPORATION.

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

Marie E. Harkis
 NOTARY PUBLIC

M.D.C. LAND CORPORATION, A COLORADO CORPORATION

BY: James R. Brown John R. Brown
Vice President Assistant Secretary
 COUNTY OF DENVER)
) ss:
 STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF February, A.D., 1988, BY James R. Brown AS Vice President AND BY John R. Brown AS Assistant Secretary OF M.D.C. LAND CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: February 6, 1989

Joellen Marks
 NOTARY PUBLIC

MORTGAGEE

FIRST INTERSTATE BANK OF DENVER, NATIONAL ASSOCIATION

BY: Michael Travis John W. ...
Vice President Assistant Vice President
 COUNTY OF DENVER)
) ss:
 STATE OF COLORADO)

THE FOREGOING DEDICATION WAS MADE BEFORE ME THIS 18TH DAY OF Feb, 1988.

WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: 3-21-89

Patricia J. Bellinger
 NOTARY PUBLIC

SURVEYING CERTIFICATE

I, PAUL J. HUSSONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE 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.

Paul J. Hussong
 PAUL J. HUSSONG, REGISTERED LAND SURVEYOR
 COLORADO NO. 23044
 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 5 DAY OF FEBRUARY, 1988.

Michael D. Shaw #5914
 ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 5TH DAY OF July, 1988.

Margaret A. Santora
 CHAIRMAN

TOWN APPROVAL

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

SIGNED THIS 2ND DAY OF March, 1989.

ATTEST:
Phyllis L. Brown
 Town Clerk
 TOWN OF CASTLE ROCK
 BY: P. Melody
 MAYOR

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:40 A.M. ON THE 14TH DAY OF March, 1989, IN BOOK ..., PAGE ..., MAP ..., RECEPTION NO. 392518.

COUNTY CLERK AND RECORDER

R. A. ...

GENERAL NOTES

1. BASIS OF BEARINGS: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING S00°30'35"E.
2. BENCHMARK: USGS BRASS CAP IN CONCRETE ON RIDGE ROAD JUST SOUTH OF COLORADO STATE HIGHWAY NO. 86. NUMBER TT12A, DATE 1933, ELEVATION 6610.019.
3. 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.
4. UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - A. TEN (10) FEET IN WIDTH ALONG FRONT LOT LINES WHERE LOTS ABUT STREETS.
 - B. EIGHT (8) FEET IN WIDTH ALONG REAR LOT LINES OF INTERNAL LOTS.
 - C. TEN (10) FEET IN WIDTH ALONG REAR LOT LINES ON PERIMETER LOTS.
5. TRACTS A, B, C, D, E, F AND G WILL BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK, TO BE USED FOR DRAINAGE, OPEN SPACE, LANDSCAPING, AND UTILITY PURPOSES.
6. THE SYMBOL " " INDICATES A 5/8" DIAMETER REBAR WITH CAP STAMPED L.S. 23044 UNLESS NOTED OTHERWISE.

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.

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

ENGINEERING/PLANNING/SURVEYING

