

# **PLAT IDENTIFICATION SHEET**

**Reception #:** 8800924

**Number of pages:** 1

**Date:** 01/13/88

**Name:** FOUNDERS VILLAGE  
# 8

**MISCELLANEOUS COMMENTS:**

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THE VILLAGES AT CASTLE ROCK  
 FOUNDER'S VILLAGE FILING NO. 8  
 BLOCK 1 LOTS 1-16

A REPLAT OF A PORTION 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  
 SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS SITUATED IN 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:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8;

THENCE N89°06'44"E, A DISTANCE OF 705.85 FEET TO THE POINT OF BEGINNING, BEING ALSO THE MOST NORTHWESTERLY POINT OF FOUNDER'S VILLAGE FILING NO. 11, A SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO;

THENCE N02°38'09"W, DEPARTING SAID FOUNDER'S VILLAGE FILING NO. 11, A DISTANCE OF 85.00 FEET TO A NON-TANGENT POINT OF CURVATURE, BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY OF VILLAGES AT CASTLE ROCK FILING NO. 2;  
 THENCE ALONG SAID SOUTHERLY BOUNDARY OF THE VILLAGES AT CASTLE ROCK FILING NO. 2 THE FOLLOWING FOUR COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N02°38'09"W, A RADIUS OF 1758.39 FEET, A CENTRAL ANGLE OF 02°02'00", AN ARC LENGTH OF 62.40 FEET TO A POINT OF TANGENT;
- 2) THENCE N85°19'51"E, ALONG SAID TANGENT, A DISTANCE OF 425.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE TO THE RIGHT, WHOSE CENTER BEARS S04°40'09"E, A RADIUS OF 864.77 FEET, A CENTRAL ANGLE OF 28°15'00", AN ARC LENGTH OF 426.38 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE LEFT, WHOSE CENTER BEARS N23°34'51"E, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°41'42", AN ARC LENGTH OF 23.48 FEET TO A NON-TANGENT POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF WAGONWHEEL TRAIL;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF WAGONWHEEL TRAIL THE FOLLOWING FOUR COURSES:

- 1) THENCE S23°53'09"W, A DISTANCE OF 99.98 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N66°06'51"W, A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 40°54'18", AN ARC LENGTH OF 246.30 FEET TO A POINT OF TANGENT;
- 3) THENCE S64°47'27"W, ALONG SAID TANGENT, A DISTANCE OF 113.48 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N25°12'33"W, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°04'32", AN ARC LENGTH OF 22.53 FEET TO A POINT OF REVERSE CURVATURE BEING ALSO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF MIKELSON BOULEVARD;

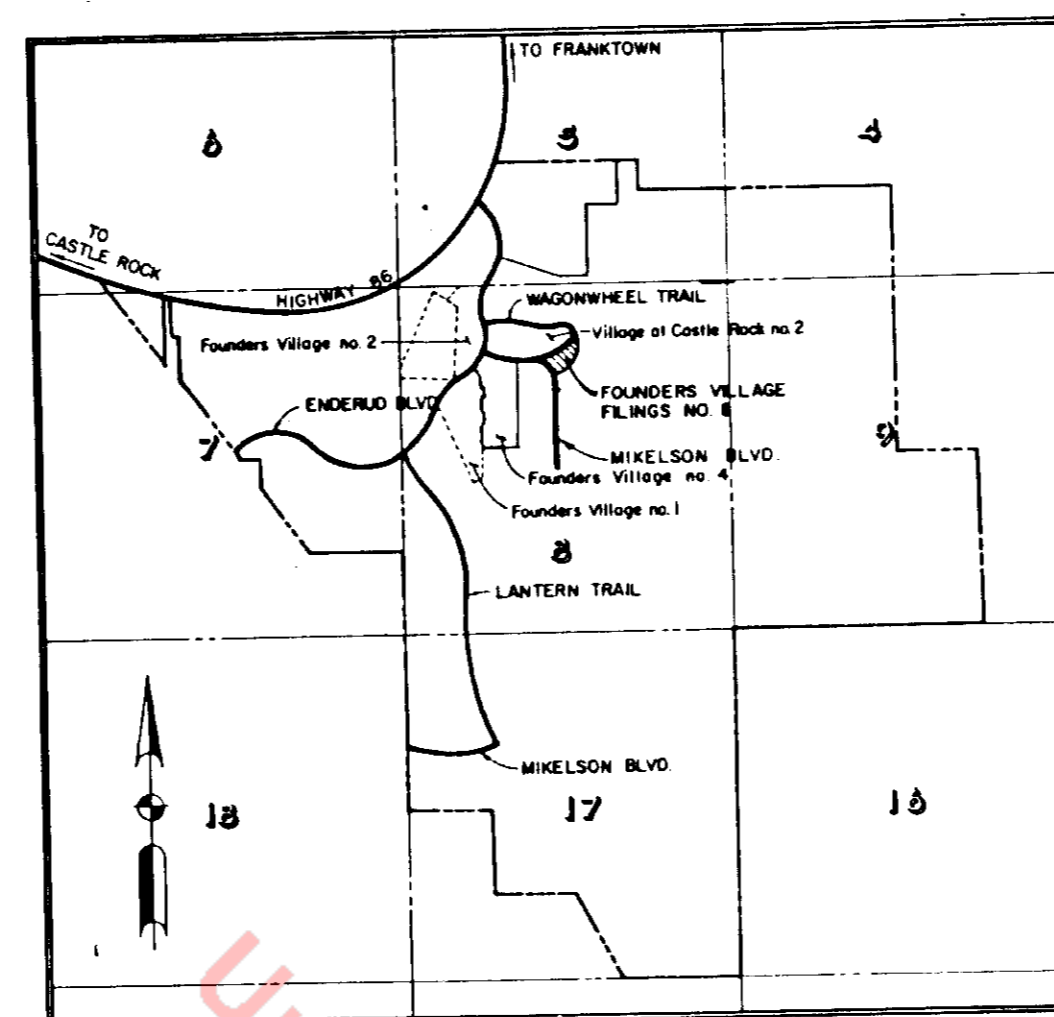
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF MIKELSON BOULEVARD ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS S60°51'59"W, A RADIUS OF 642.50 FEET, A CENTRAL ANGLE OF 35°27'31", AN ARC LENGTH OF 397.62 FEET TO A NON-TANGENT POINT;

THENCE S85°19'51"W, A DISTANCE OF 236.81 FEET TO A POINT OF CURVATURE;  
 THENCE ALONG SAID CURVE TO THE RIGHT, WHOSE CENTER BEARS N04°40'09"W, A RADIUS OF 1843.39 FEET, A CENTRAL ANGLE OF 02°02'00", AN ARC LENGTH OF 65.42 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 166,259 SQUARE FEET OR 3.817 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, A BLOCK, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 8. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AND TRACT A 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.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE TOWN OF CASTLE ROCK FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON, OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.



VICINITY MAP  
 1" = 3000'

GENERAL NOTES

1. TRACT A IS FOR UTILITY, DRAINAGE, OPEN SPACE, PEDESTRIAN AND BICYCLE ACCESS PURPOSES.
2. ALL EASEMENTS SHOWN ARE UTILITY AND/OR DRAINAGE EASEMENTS.
3. ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, WATER MAINS, SANITARY SEWER MAINS, ELECTRIC, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE.
4. TRACT B SHALL BE PRIVATELY OWNED AND MAINTAINED.

VACATION CERTIFICATE

THAT PART OF MITCHELL BOULEVARD RIGHT-OF-WAY AS PLATTED IN VILLAGES AT CASTLE ROCK FILING NO. 1, LOCATED WITHIN FOUNDER'S VILLAGE FILING NO. 8 IS HEREBY VACATED.

SIGNED THIS 7th DAY OF January, 1988.

TOWN OF CASTLE ROCK

BY: Greg J. Jennings  
 MAYOR

ATTEST: BY: Phyllis L. Brown  
 TOWN CLERK

A. H. W. ENGINEERING INC.  
 5500 S. GREENWOOD PLAZA BLVD. SUITE 140  
 ENGLEWOOD, COLORADO 80111  
 TELEPHONE (303) 779-8296

EXECUTED THIS 8th DAY OF December, 1987.

PARK HOMES INC., A COLORADO CORPORATION

BY: Mark Hagen  
 PRESIDENT  
 COUNTY OF DOUGLAS  
 STATE OF COLORADO



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF December, 1987, BY Mark Hagen, President of Park Homes Inc., a Colorado Corporation AND SEAL. MY COMMISSION EXPIRES 1-30-1990.



Marie E. Hummel  
 NOTARY PUBLIC

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 BEEN ISSUED TO THAT EFFECT.

SURVEYOR'S 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 CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DOUGLAS COUNTY, COLORADO AND ON THE BASIS ON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS PLAT AND THAT SURVEY ARE TRUE AND CORRECT.

M. R. McLaughlin  
 MICHAEL R. MCLAUGHLIN, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF COLORADO, LICENSE NO. 14521

TITLE CERTIFICATE

I, James B. Kilham 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 OWNER AND DEDICATORS.

SIGNED THIS 8th DAY OF December, 1987.

PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 20th DAY OF January, 1987.

Greg J. Jennings  
 CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON February 12, 1987, 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, WATER RIGHTS AND TRACT A SHOWN HEREON.

TOWN OF CASTLE ROCK

BY: Greg J. Jennings 1-6-88  
 MAYOR

ATTESTED: Phyllis L. Brown 1-6-88  
 TOWN CLERK

CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:17 P.M. ON THE 12th DAY OF January, 1987, IN BOOK 1100924, MAP 1.

COUNTY CLERK AND RECORDER

BY: Wanda H. Bailey, deputy

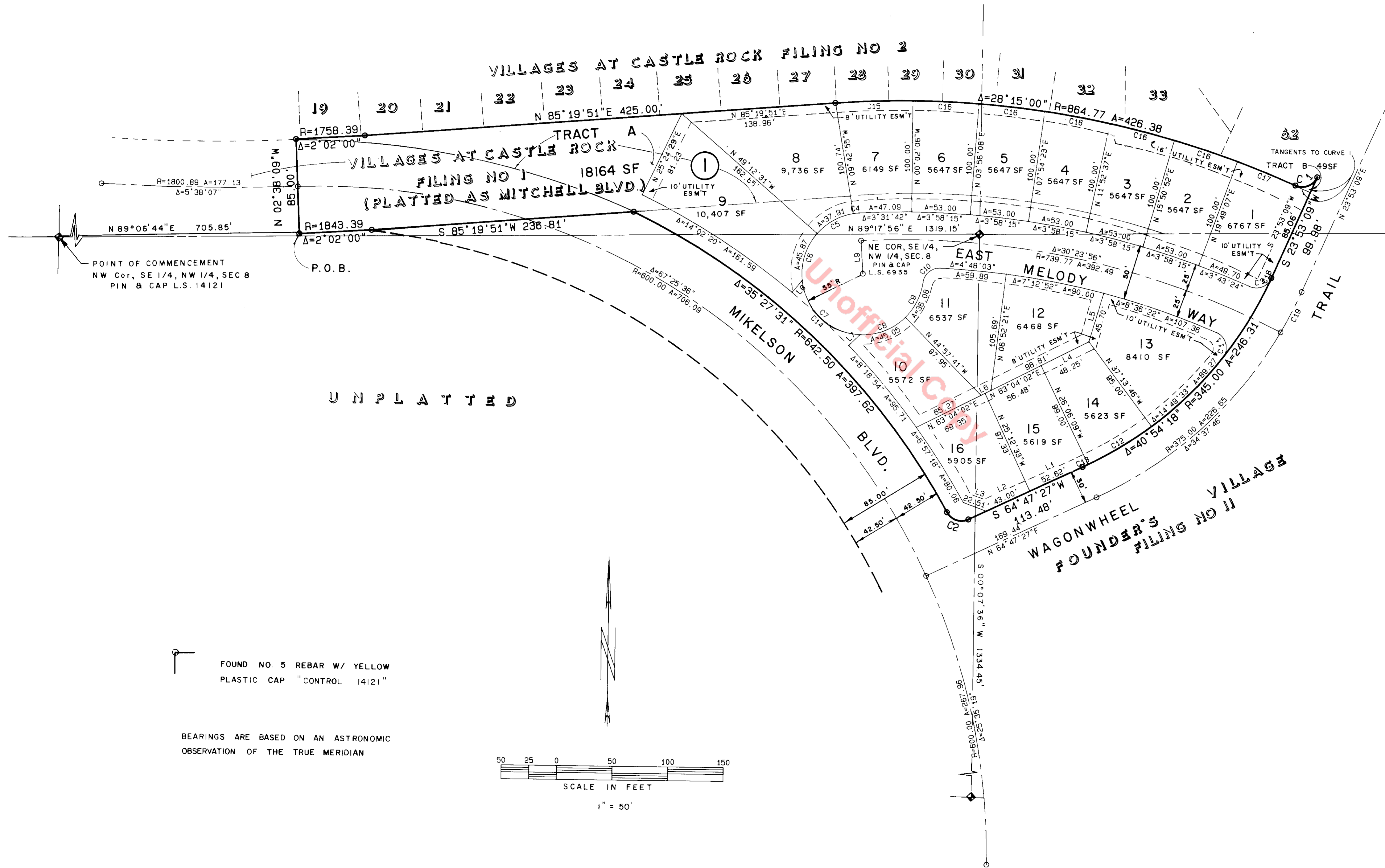
# THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 8

BLOCK 1 LOTS 1-16

A REPLAT OF A PORTION 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

SHEET 2 OF 2

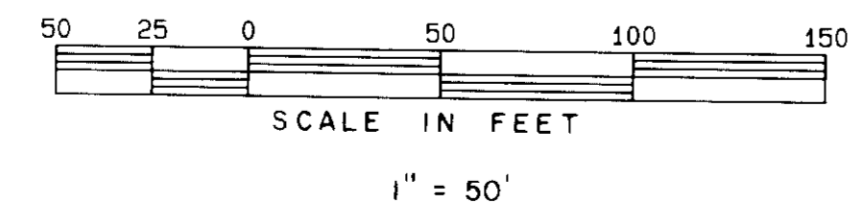


CURVE	DELTA	RADIUS	ARC
1	88°41'42"	15.00	23.48
2	86°04'32"	15.00	22.53
3	89°39'05"	15.00	23.47
4	6°09'07"	55.00	5.91
5	39°29'35"	55.00	37.91
6	47°47'06"	55.00	45.87
7	81°02'17"	55.00	77.79
8	46°55'48"	55.00	45.05
9	37°34'52"	55.00	36.08
10	84°36'51"	15.00	22.15
11	105°15'06"	15.00	27.55
12	11°07'37"	345.00	67.00
13	0°53'37"	345.00	5.38
14	6°04'53"	659.50	70.00
15	4°38'03"	864.77	68.94
16	3°58'15"	864.77	59.93
17	3°45'44"	864.77	56.79
18	0°00'16"	345.00	0.03
19	6°16'32"	375.00	41.07

UNPLATTED

FOUND NO. 5 REBAR W/ YELLOW  
PLASTIC CAP "CONTROL 14121"

BEARINGS ARE BASED ON AN ASTRONOMIC  
OBSERVATION OF THE TRUE MERIDIAN



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