

# PLAT IDENTIFICATION SHEET

**RECEPTION # :** DC9438487

**DATE:** 7-20-94

**TIME** 15:22

**FEE:** \$20<sup>00</sup> (2P)

**GRANTOR:**  
(OWNER/SIGNER)

*Kenneth E. Ash*

**GRANTEE:**  
(SUBDIVISION NAME OR NAME OF PLAT)

*The Villages at Castle Rock  
Founder's Village # 8 A*

**LEGAL:**  
(SECTION-TOWNSHIP-RANGE)

*8-2-66*

Release of Plat Restriction  
05/08/96  
Rec. 9624983  
Book 1340 Page 0863

THE VILLAGES AT CASTLE ROCK  
**FOUNDER'S VILLAGE FILING NO. 8A**  
A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST  
OF THE 6<sup>th</sup> PM., 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 City of Castle Rock, Douglas County, Colorado, described as follows:

A tract of land situated in Section 8, Township 8 South, Range 66 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeastly corner of The Villages at Castle Rock Founder's Village Filing No. 4;

Thence along the Easterly boundary of said Founder's Village Filing No. 4, the following eleven (11) courses:

1. Thence S 02°59'58"W a distance of 157.13 feet to a point of curvature;
2. Thence along said curve to the right, whose center bears N 87°00'02"W, a radius of 300.00 feet, a central angle of 00°56'00", an arc length of 4.89 feet to a non-tangent point of curvature;
3. Thence along said curve to the left, whose center bears N 02°17'11"E, a radius of 2005.39 feet, a central angle of 03°04'03", an arc length of 107.36 feet to a point;
4. Thence S 00°46'52"E along a line radial to the previous curve, a distance of 50.00 feet;
5. Thence S 24°41'47"W a distance of 197.03 feet;
6. Thence S 14°16'44"W a distance of 100.73 feet;
7. Thence S 00°22'46"W a distance of 768.00 feet;
8. Thence N 89°37'14"W a distance of 30.00 feet;
9. Thence S 00°22'46"W a distance of 120.00 feet;
10. Thence N 89°37'14"W a distance of 5.00 feet;
11. Thence S 00°22'46"W a distance of 170.00 feet;

Thence S 89°37'14"E departing said Easterly boundary of Founder's Village Filing No. 4, a distance of 782.50 feet to a non-tangent point of curvature on the Westerly Right of Way of Mikelson Boulevard;

Thence along said Westerly and Southerly Right of Way of Mikelson Boulevard the following three (3) courses:

1. Thence along said curve to the right whose center bears S 89°38'08"E a radius of 617.50 feet, a central angle of 00°00'54", and arc length of 0.16 feet to a point of tangent;
2. Thence N 00°22'46"E along said tangent a distance of 992.58 feet to a point of curvature;
3. Thence along said curve to the left whose center bears N 89°37'14"W, a radius of 557.50 feet, a central angle of 93°00'55", an arc length of 905.06 feet to a point on the Southerly Right of Way of Mikelson Boulevard;

Thence along a curve to the right, along said Southerly Right of Way of Mikelson Boulevard, whose center bears N 02°38'09"W, a radius of 1843.39 feet, a central angle of 04°51'30", an arc length of 156.31 feet to the point of beginning.

Containing 24.8638 acres, more or less, have by these presents laid out, platted and subdivided the same into lots and tracts, as shown on this plat, under the name and style of "THE VILLAGES AT CASTLE ROCK, FOUNDER'S VILLAGE FILING NO. 8A", and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being East Spruce Avenue, North Spruce Avenue, East Aspen Avenue, North Cherry Street, North Ponderosa Street and East Sandpiper Avenue. Tracts B, C, E, and F are dedicated to the Founders Village Master Homeowners Association for utility, drainage, open space, access, landscaping & recreational purposes. The undersigned hereby further dedicate Tracts D & G for public purposes and all utility easements for utility & drainage purposes to the Town of Castle Rock.

The undersigned hereby further dedicated to the public utilities 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 across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

The lands comprising this subdivision are subject to certain covenants which are recorded in Book 589 at Page 367 of the records of Douglas County, Colorado.

Executed this 28<sup>th</sup> day of June, 1994.

**OWNER**  
Sandburst, Inc., a Colorado Corporation

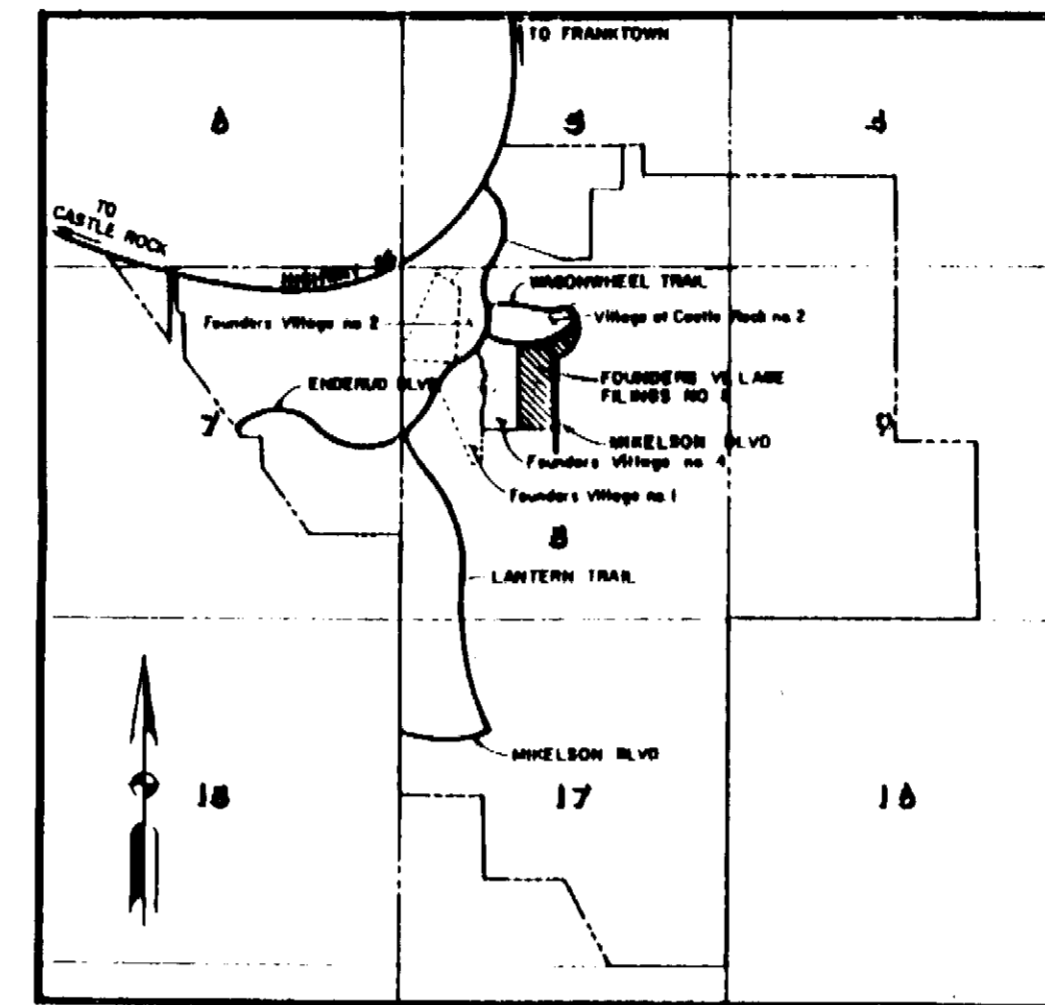
By: *[Signature]* President. *[Signature]* Secretary  
By: \_\_\_\_\_

**NOTARY CERTIFICATE**

State of Colorado )  
                          )SS  
County of Douglas)

The foregoing dedication was acknowledged before me this 28<sup>th</sup> day of June, 1994 by *W. E. Young* as President of Sandburst, Inc., and by *Sandra S. Young* as Secretary of Sandburst, Inc., a Colorado Corporation. Witness my hand and seal. My commission expires: August 22, 1994

*[Signature]*  
Notary Public



VICINITY MAP  
1" = 3000'

**NOTES**

1. Bearings are based on the consideration that the line between the Northeast corner of Lot 7, Block 6 and the Southeast corner of Lot 6, Block 5, Founder's Village Filing No. 4, monumented as shown hereon, bears S 0°22'46"W.
2. Tracts B, C, E and F are for utility, drainage and pedestrian access purposes. Tracts D & G are for public purposes.
3. All defined utility easements are for the use of gas, water mains, sanitary sewer mains, electric, telephone, cable T.V. and for drainage purposes.
4. Building permits will be limited to 68 SFE unless additional permits are authorized by the town of Castle Rock. Additional water rights to be adjudicated to serve this plat.

**CURVE, LINE AND DISTANCE TABLE**

| LINE | BEARING      | DISTANCE | CURVE | DELTA     | RADIUS   | ARC     |
|------|--------------|----------|-------|-----------|----------|---------|
| 1    | S 00°46'52"E | 50.00'   | 1     | 0°56'00"  | 300.00'  | 4.89'   |
| 2    | S 14°16'44"W | 100.73'  | 2     | 3°04'03"  | 2005.39' | 107.36' |
| 3    | N 89°37'14"W | 30.00'   | 6     | 2°02'00"  | 1843.39' | 65.42'  |
| 4    | N 89°37'14"W | 5.00'    | 8     | 91°10'52" | 15.00'   | 23.87'  |
| 8    | S 00°22'46"W | 24.54'   | 9     | 1°09'15"  | 445.50'  | 8.97'   |
| 9    | N 45°22'46"E | 21.21'   | 10    | 90°00'00" | 15.00'   | 23.56'  |
| 10   | N 00°22'46"E | 24.54'   | 11    | 1°09'15"  | 540.50'  | 10.89'  |
| 11   | S 47°29'57"W | 21.40'   | 12    | 38°40'51" | 15.00'   | 10.13'  |
| 12   | N 89°37'14"W | 24.11'   | 13    | 10°28'32" | 55.00'   | 10.06'  |
| 13   | S 89°37'14"E | 12.51'   | 14    | 90°00'00" | 25.00'   | 39.27'  |
| 14   | N 00°22'46"E | 20.83'   | 15    | 1°41'05"  | 485.00'  | 14.26'  |
| 15   | N 00°22'46"E | 11.07'   | 16    | 2°17'40"  | 485.00'  | 19.42'  |
| 16   | N 44°37'14"W | 21.21'   | 17    | 96°02'04" | 15.00'   | 25.14'  |
| 17   | S 89°37'14"E | 43.00'   | 18    | 1°46'35"  | 395.50'  | 12.26'  |
| 18   | N 00°22'46"E | 38.00'   | 19    | 6°42'55"  | 175.00'  | 20.51'  |
| 19   | N 07°29'56"E | 25.73'   | 20    | 0°45'51"  | 250.00'  | 3.33'   |
| 20   | S 24°41'47"W | 29.24'   | 21    | 2°50'01"  | 435.00'  | 21.51'  |
| 21   | S 14°16'44"W | 30.52'   | 28    | 22°32'48" | 275.00'  | 108.22' |
| 22   | S 14°16'44"W | 9.76'    | 29    | 10°08'05" | 420.50'  | 74.38'  |
| 23   | N 00°22'46"E | 40.74'   | 30    | 26°37'50" | 225.00'  | 104.58' |
| 24   | S 00°22'46"W | 27.67'   | 31    | 90°00'00" | 50.00'   | 78.54'  |
| 25   | N 00°22'46"E | 27.67'   | 33    | 5°38'07"  | 1800.89' | 177.13' |
| 26   | N 64°47'27"E | 16.49'   | 34    | 0°00'54"  | 575.00'  | 0.15'   |
| 27   | S 07°29'56"W | 25.73'   | 35    | 0°00'54"  | 617.50'  | 0.15'   |
| 28   | S 00°22'46"W | 38.00'   |       |           |          |         |
| 29   | N 00°22'46"E | 10.54'   |       |           |          |         |
| 30   | S 44°34'05"W | 13.84'   |       |           |          |         |
| 31   | S 15°37'21"W | 31.62'   |       |           |          |         |

**OWNER**  
*[Signature]*  
Kenneth E. Ash

**NOTARY CERTIFICATE**

The foregoing dedication was acknowledged before me this 20<sup>th</sup> day of June, 1994 by Kenneth Ash.

Witness my hand and seal. My Commission expires: August 22, 1994

*[Signature]*  
Notary Public

Unofficial Copy

**TITLE VERIFICATION**

I, Diane Evans, a title officer at Land Title Guarantee Company, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title to such land is in the dedicators free and clear of all liens, taxes and encumbrances except as follows:

June 20, 1994 Date *[Signature]* as Vice President  
Land Title Guarantee Company Title

**STREET MAINTENANCE**

It is mutually understood and agreed by the subdivider and the City of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the City until and unless the subdivider constructs the street and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the City of Castle Rock in effect at the date of the recording of this Plat and approval of the City has issued to that effect.

**PLANNING COMMISSION APPROVAL**

This plat was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 20<sup>th</sup> day of January, A.D., 1994.

ATTEST:  
*[Signature]* Chairman  
*[Signature]* Date  
*[Signature]* Town Clerk  
*[Signature]* Date

**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 12<sup>th</sup> day of February, A.D., 19 87.

ATTEST:  
*[Signature]* Mayor PRO-TEM Date  
*[Signature]* Town Clerk  
*[Signature]* Date

**SURVEYOR'S CERTIFICATE**

I, David E. Archer, 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 hereon actually exist and this plat accurately represents said survey.

*[Signature]*  
Registered Professional Land Surveyor

**CLERK AND RECORDER'S CERTIFICATE**

State of Colorado )  
                          )SS  
County of Douglas)

I hereby certify that this plat was filed in my office on the 20 day of June, 1994 at 5:00 O'Clock P.M. and was recorded under Reception Number 9438487

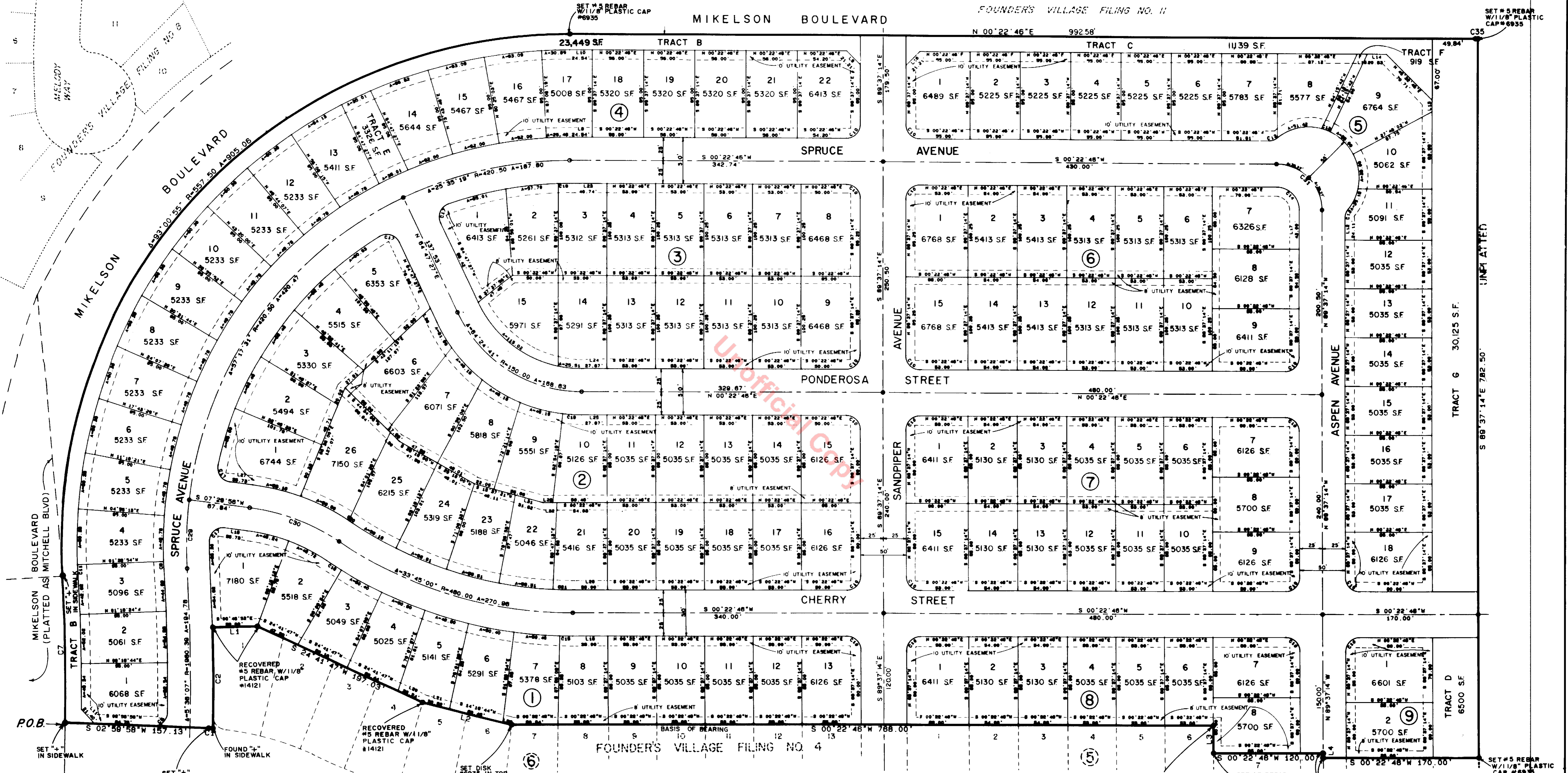
*[Signature]*  
Douglas County Clerk and Recorder

|                                     |  |  |   |
|-------------------------------------|--|--|---|
| <p>REVISIONS</p> <p>REV: C-C-94</p> | <p><b>DAVID E. ARCHER</b><br/>&amp; ASSOCIATES, INC.<br/>LAND DEVELOPMENT CONSULTING<br/>SURVEYING &amp; ENGINEERING<br/>PHONE (303) 688-0642<br/>108 WILCOX ST. CASTLE ROCK, COLORADO 80044</p> | <p>SCALE: AS NOTED<br/>DATE: 1-12-94</p> | <p>TITLE: THE VILLAGES AT CASTLE ROCK<br/>FOUNDER'S VILLAGE FILING<br/>NO. 8A</p> <p>CLINBY: SANDBURST, INC.</p> <p>Sheet 1 of 2 JOB NUMBER: 93-892</p> |
|-------------------------------------|--|--|---|

THE VILLAGES AT CASTLE ROCK

# FOUNDER'S VILLAGE FILING NO. 8A

A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PM, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.



FOUNDER'S VILLAGE FILING NO. 4

NOTE  
CURVE, LINE and DISTANCE TABLE is found on sheet 1 of 2.

NW cor. SE 1/4 NW 1/4  
Sec. 8 T8S R66  
(RECOVERED MONUMENT # 6935  
PER RECORD ON FILE)

SW cor. SE 1/4 NW 1/4  
Sec. 8 T8S R66  
(RECOVERED MONUMENT # 6935  
PER RECORD ON FILE)

|                                     |   |   |  |
|-------------------------------------|---|---|--|
| <p>REVISIONS</p> <p>Rev. 6-6-99</p> | <p><b>DAVID E ARCHER</b><br/>&amp; ASSOCIATES, INC.<br/>LAND DEVELOPMENT CONSULTING<br/>SURVEYING &amp; ENGINEERING<br/>PHONE (303) 488-4442<br/>105 WILCOX ST. CASTLE ROCK, COLORADO 80042</p> | <p>TITLE<br/>THE VILLAGES AT CASTLE ROCK<br/>FOUNDER'S VILLAGE FILING<br/>NO 8A</p> <p>CLIENT<br/>SANDBURST, INC.</p> <p>Sheet 2 of 2</p> | <p>DATE<br/>12-7-99</p> <p>SCALE<br/>1"=50'</p> <p>JOB NUMBER<br/>93-892</p> |
|-------------------------------------|---|---|--|