

# **PLAT IDENTIFICATION SHEET**

**Reception #:**                   **8731703**

**Number of pages:**                   **6**

**Date:**                           **11/06/87**

**Name:**                           **FOUNDERS VILLAGE**  
  **# 9**

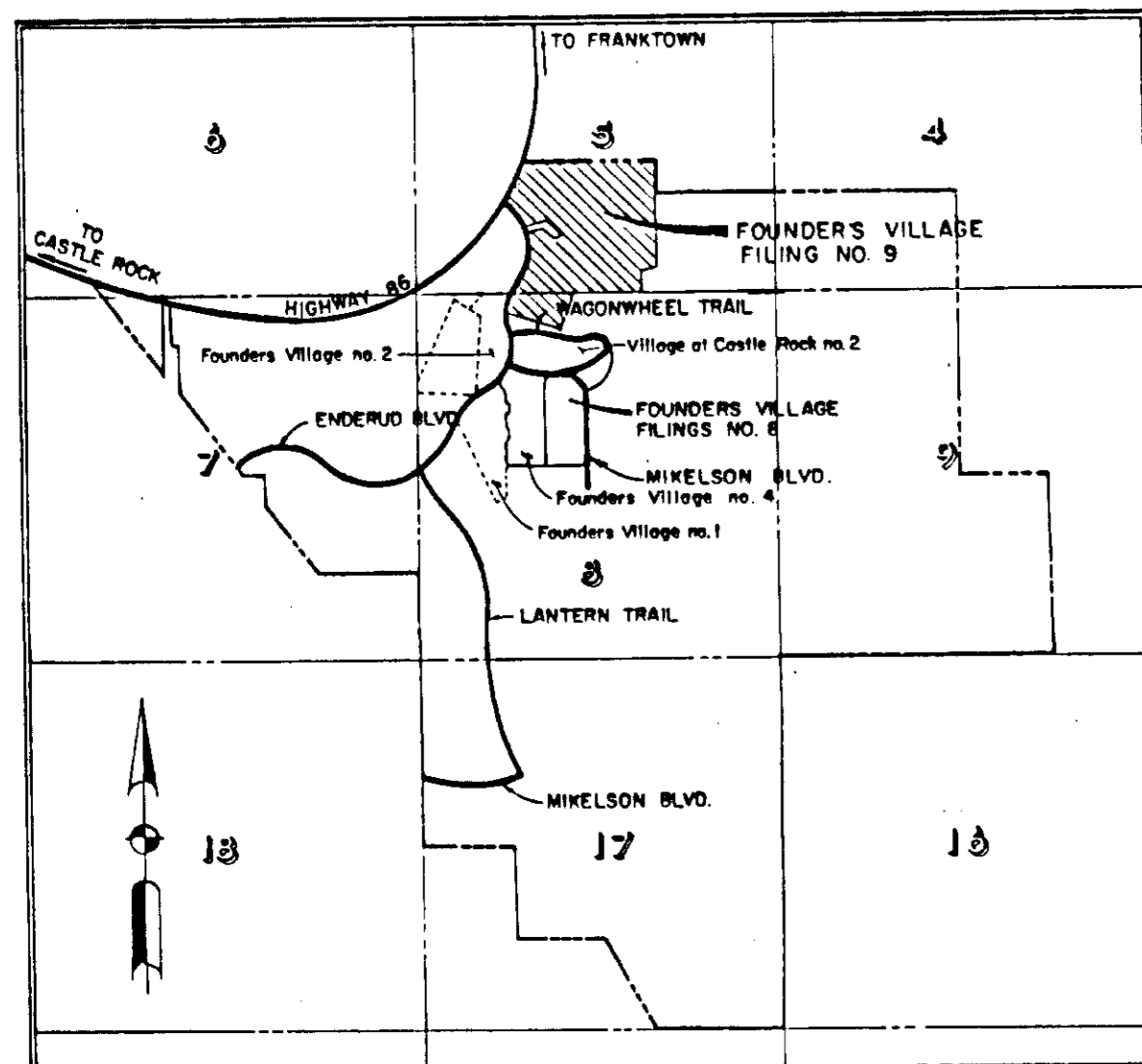
**MISCELLANEOUS COMMENTS:**

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# THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9

A PART OF THE SOUTH ONE-HALF OF SECTION 5, AND A PART OF THE NORTH ONE-HALF OF SECTION 8,  
TOGETHER WITH A REPLAT OF PART OF THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9A,  
TOWNSHIP 8 SOUTH, RANGE 66 WEST, 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT  
SHEET 1 OF 6



VICINITY MAP  
SCALE 1"=2000'

LEGAL DESCRIPTION FOUNDER'S VILLAGE NO. 9

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS SITUATED IN THE SOUTH ONE-HALF OF SECTION 5, AND THE NORTH ONE-HALF OF 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:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5;  
THENCE S00°04'02"W, ALONG THE EAST LINE OF SAID SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 670.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;  
THENCE S00°04'59"E, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 944.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1;  
THENCE ALONG SAID EASTERLY BOUNDARY OF METROPOLITAN DISTRICT NO. 1 THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S82°45'32"W, A DISTANCE OF 217.29 FEET;
- 2) THENCE S23°59'57"W, A DISTANCE OF 371.51 FEET;
- 3) THENCE S11°26'56"E, A DISTANCE OF 1.87 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;

THENCE S88°41'14"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, A DISTANCE OF 946.57 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5;  
THENCE S51°46'25"W, A DISTANCE OF 499.80 FEET TO A POINT;  
THENCE N76°31'10"W, A DISTANCE OF 881.23 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD, THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S80°14'51"E, A RADIUS OF 617.50 FEET, A CENTRAL ANGLE OF 21°31'50", AN ARC LENGTH OF 232.04 FEET TO A POINT OF TANGENT;
- 2) THENCE ALONG SAID TANGENT N31°16'59"E, A DISTANCE OF 179.00 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT WHOSE CENTER BEARS N58°43'01"W, A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 78°04'00", AN ARC LENGTH OF 957.17 FEET TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N43°12'58"E, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 86°00'03", AN ARC LENGTH OF 112.57 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86 THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE N39°13'02"E, A DISTANCE OF 471.54 FEET TO A POINT;
- 2) THENCE N28°06'11"E, A DISTANCE OF 103.76 FEET TO A POINT;
- 3) THENCE N39°13'02"E, A DISTANCE OF 289.15 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N50°46'58"W, A RADIUS OF 2915.00 FEET, A CENTRAL ANGLE OF 00°42'05", AN ARC LENGTH OF 35.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 EXTENDED WESTERLY;

THENCE N89°03'00"E, DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY OF COLORADO HIGHWAY 86, ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND ALONG SAID LINE EXTENDED WESTERLY, A DISTANCE 1961.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 4,694,590 SQUARE FEET OR 107.77 ACRES.

EXCEPTING THEREFROM A PART OF THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5;  
THENCE S59°37'13"W, A DISTANCE OF 2649.63 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF ENDERUD BOULEVARD BEING THE POINT OF BEGINNING;  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE AVENUE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N88°45'25"E, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°14'11", AN ARC LENGTH OF 29.75 FEET TO A POINT OF TANGENT;
- 2) THENCE N83°59'36"E, ALONG SAID TANGENT, A DISTANCE OF 43.48 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N06°00'24"W, A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°13'41", AN ARC LENGTH OF 88.92 FEET TO A POINT OF REVERSE CURVATURE;

- 4) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S27°14'05"E, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 70°30'33", AN ARC LENGTH OF 18.46 FEET TO A POINT OF REVERSE CURVATURE BEING ALSO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF EAKINS DRIVE;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAKINS DRIVE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE ALONG SAID CURVE, TO THE LEFT, WHOSE CENTER BEARS N43°16'28"E, A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 06°17'02", AN ARC LENGTH OF 24.68 FEET TO A POINT OF TANGENT;
- 2) THENCE S53°00'34"E, ALONG SAID TANGENT, A DISTANCE OF 253.00 FEET TO A POINT ON THE LINE COMMON TO LOTS 1 AND 2, BLOCK 5 FOUNDER'S VILLAGE FILING 9A EXTENDED SOUTHWESTERLY;

THENCE N36°59'26"E, ALONG SAID LINE COMMON TO LOTS 1 AND 2, AND SAID LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 150.00 FEET TO A POINT COMMON TO LOTS 1, 2, AND 9 OF SAID BLOCK 5;  
THENCE N53°00'34"W, ALONG THE REAR LINE OF LOTS 2, 3, AND 4 OF SAID BLOCK 5, A DISTANCE OF 195.00 FEET TO A POINT COMMON TO LOTS 4, 5, AND 6 OF SAID BLOCK 5;

THENCE N33°53'59"W, ALONG A LINE COMMON TO LOTS 5 AND 6 OF SAID BLOCK 5 AND SAID LINE EXTENDED NORTHWESTERLY, A DISTANCE OF 104.36 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HERITAGE AVENUE;  
THENCE S56°06'01"W, ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 146.55 FEET TO A NON-TANGENT POINT OF CURVATURE ON THE CENTERLINE OF SAID EAKINS DRIVE;  
THENCE ALONG SAID CENTERLINE, ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N63°16'52"E, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 04°21'22", AN ARC LENGTH OF 15.21 FEET TO A NON-TANGENT POINT;  
THENCE S56°06'01"W, ALONG A LINE PARALLEL AND FORTY (40) FEET NORTHERLY OF THE CENTERLINE OF SAID HERITAGE AVENUE, A DISTANCE OF 8.46 FEET TO A POINT OF CURVATURE;  
THENCE ALONG SAID CURVE, TO THE RIGHT, BEING FORTY (40) FEET NORTHERLY OF AND PARALLEL TO SAID CENTERLINE OF SAID HERITAGE AVENUE, WHOSE CENTER BEARS N33°53'59"W, A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 27°53'35", AN ARC LENGTH OF 77.89 FEET TO A POINT OF TANGENT ON THE NORTHERLY RIGHT-OF-WAY OF SAID HERITAGE AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

- 1) THENCE S83°59'36"W, ALONG SAID TANGENT, A DISTANCE OF 43.48 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS N06°00'24"W, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°14'11", AN ARC LENGTH OF 29.75 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF SAID ENDERUD BOULEVARD;

THENCE ALONG SAID CURVE, TO THE RIGHT, WHOSE CENTER BEARS S79°13'47"W, A RADIUS OF 702.50 FEET, A CENTRAL ANGLE OF 09°31'38", AN ARC LENGTH OF 116.81 FEET TO THE POINT OF BEGINNING.

EXCEPTED PARCEL CONTAINS 62,523 SQUARE FEET OR 1.44 ACRES FOR A TOTAL NET AREA OF 4,632,068 SQUARE FEET OR 106.34 ACRES MORE OR LESS.

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 THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 9. THE UNDERSIGNED HEREBY DEDICATE IN FEE SIMPLE TO THE TOWN OF CASTLE ROCK ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AND TRACTS A, B, C, E, F, G, H, J, K, L, M, AND Q.

THE UNDERSIGNED HEREBY FURTHER DEDICATES 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 DEDICATE IN FEE SIMPLE TO FOUNDER'S VILLAGE MASTER ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, TRACT N AS DESCRIBED AND SHOWN HEREON.

EXECUTED THIS 10th DAY OF October, 1987.

BANYON INVESTMENTS, INC., A COLORADO CORPORATION

BY: [Signature]  
COUNTY OF DOUGLAS,  
STATE OF COLORADO)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 1987, BY: [Signature]

[Signature]  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 1-20-1990.

[Signature]  
NOTARY PUBLIC

MAHOGANY PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP  
BY: [Signature]  
COUNTY OF DOUGLAS,  
STATE OF COLORADO)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 1987, BY: [Signature]  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 1-20-1990.

[Signature]  
NOTARY PUBLIC

BIRCH INVESTMENTS, INC., A COLORADO CORPORATION

BY: [Signature]  
COUNTY OF DOUGLAS,  
STATE OF COLORADO)SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October, 1987, BY: [Signature]  
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES 1-20-1990.

[Signature]  
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 OR ABOUT NOVEMBER 18, 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 OF KNOWLEDGE, INFORMATION AND BELIEF, THAT SURVEY AND THIS PLAT OF THAT SURVEY ARE TRUE AND CORRECT.

[Signature]  
MICHAEL R. MCLAUGHLIN, PLS 11414

TITLE CERTIFICATE

I, James B. Folkehead 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 7th DAY OF August, 1987.

[Signature]  
ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION

THIS PLAT REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 1st DAY OF October, 1987.

[Signature]  
CHAIRMAN

TOWN APPROVAL

THIS PLAT WAS APPROVED FOR FILING ON Sept 10, 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 AND TRACTS A, B, C, E, F, G, H, J, K, L, M AND Q SHOWN HEREON.

TOWN OF CASTLE ROCK  
BY: [Signature]  
MAYOR

ATTESTED: [Signature]  
TOWN CLERK

**Correction**  
12/21/89  
Rec. 8931444  
Book 890  
Page 96

SHEET INDEX

SHEET 1 OF 6	LEGAL, VICINITY MAP
SHEET 2 OF 6	OVERALL BOUNDARY
SHEET 3 OF 6	PLAT LAYOUT
SHEET 4 OF 6	PLAT LAYOUT
SHEET 5 OF 6	PLAT LAYOUT
SHEET 6 OF 6	PLAT LAYOUT

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:43 P.M. ON THE 16th DAY OF November, 1987, IN BOOK 890, MAP RECEPTION NUMBER 831703.

COUNTY CLERK AND RECORDER

BY: [Signature]  
Deputy

- NOTES
- 1) TRACTS B, C, E, F, G, H, J, K, L, M, AND Q ARE FOR UTILITY, DRAINAGE, OPEN SPACE, PEDESTRIAN AND BICYCLE ACCESS PURPOSES.
  - 2) TRACTS D AND P ARE TO BE PRIVATELY OWNED AND MAINTAINED.
  - 3) ALL EASEMENTS SHOWN ARE FOR UTILITY AND/OR DRAINAGE EASEMENTS.
  - 4) ALL DEFINED UTILITY EASEMENTS ARE FOR THE USE OF GAS, WATER MAINS, SANITARY SEWER MAINS, ELECTRIC, TELEPHONE, AND/OR CABLE TV, AND FOR DRAINAGE.
  - 5) THIS PLAT VACATES, REPLATS AND SUPERCEDES ALL RIGHTS-OF-WAY, TRACTS, LOTS, AND EASEMENTS OF FOUNDER'S VILLAGE FILING NO. 9A WHICH LIE WITHIN THE BOUNDARY OF THIS PLAT.
  - 6) TRACT N DEDICATED TO THE HOMEOWNERS ASSOCIATION.
  - 7) TRACT A IS FOR UTILITIES, DRAINAGE, OPEN SPACE, PEDESTRIAN, BICYCLE ACCESS, AND FUTURE RIGHT-OF-WAY PURPOSES.

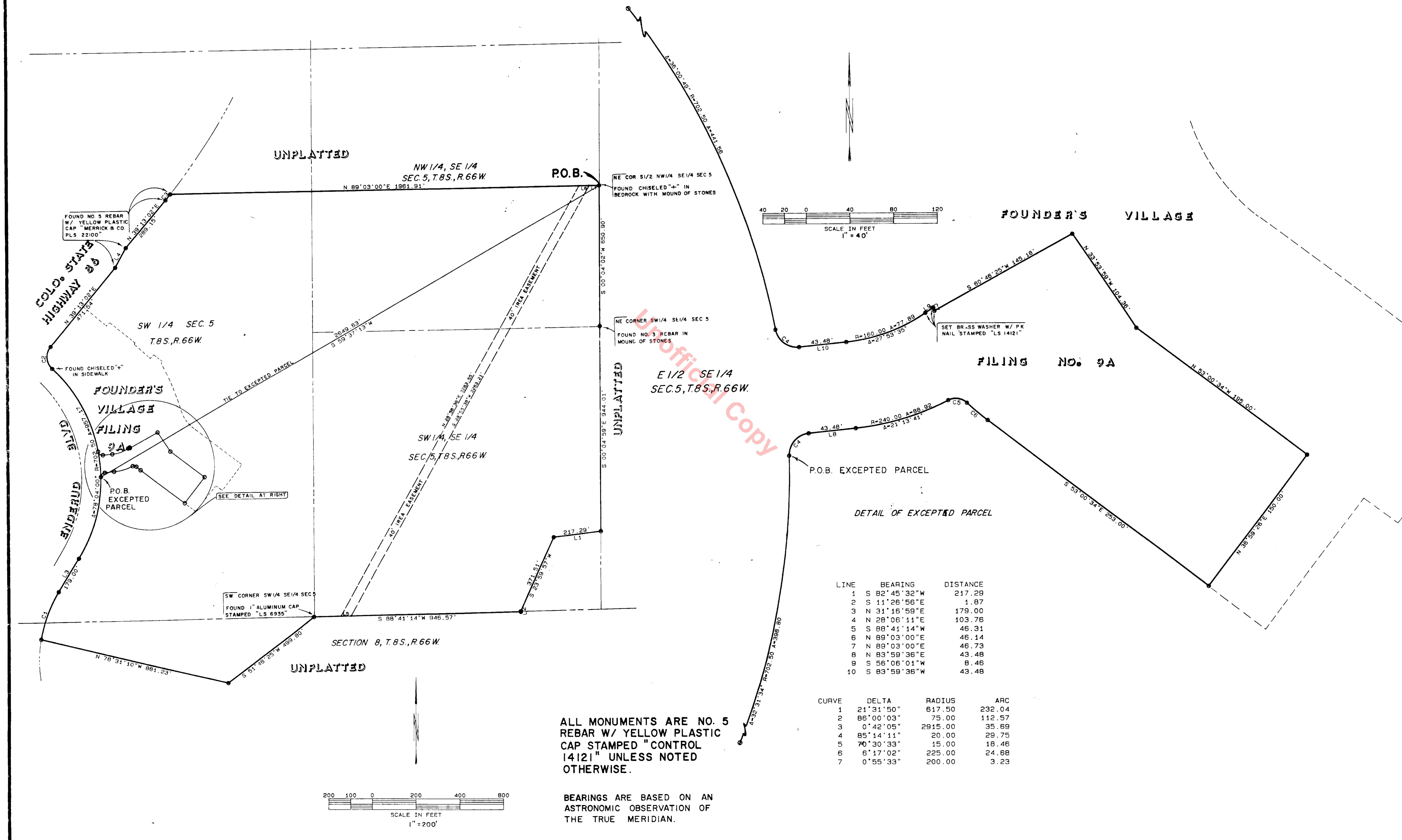
FOUNDER'S VILLAGE MASTER ASSOCIATION,  
A COLORADO NON-PROFIT CORPORATION APPROVAL

TRACT N APPROVED THIS 21st DAY OF October, 1987, AND FOUNDER'S VILLAGE MASTER ASSOCIATION HEREBY ACCEPTS THE DEDICATION OF SAID TRACT.

[Signature]  
PRESIDENT

# THE VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE FILING NO. 9

SHEET 2 OF 6

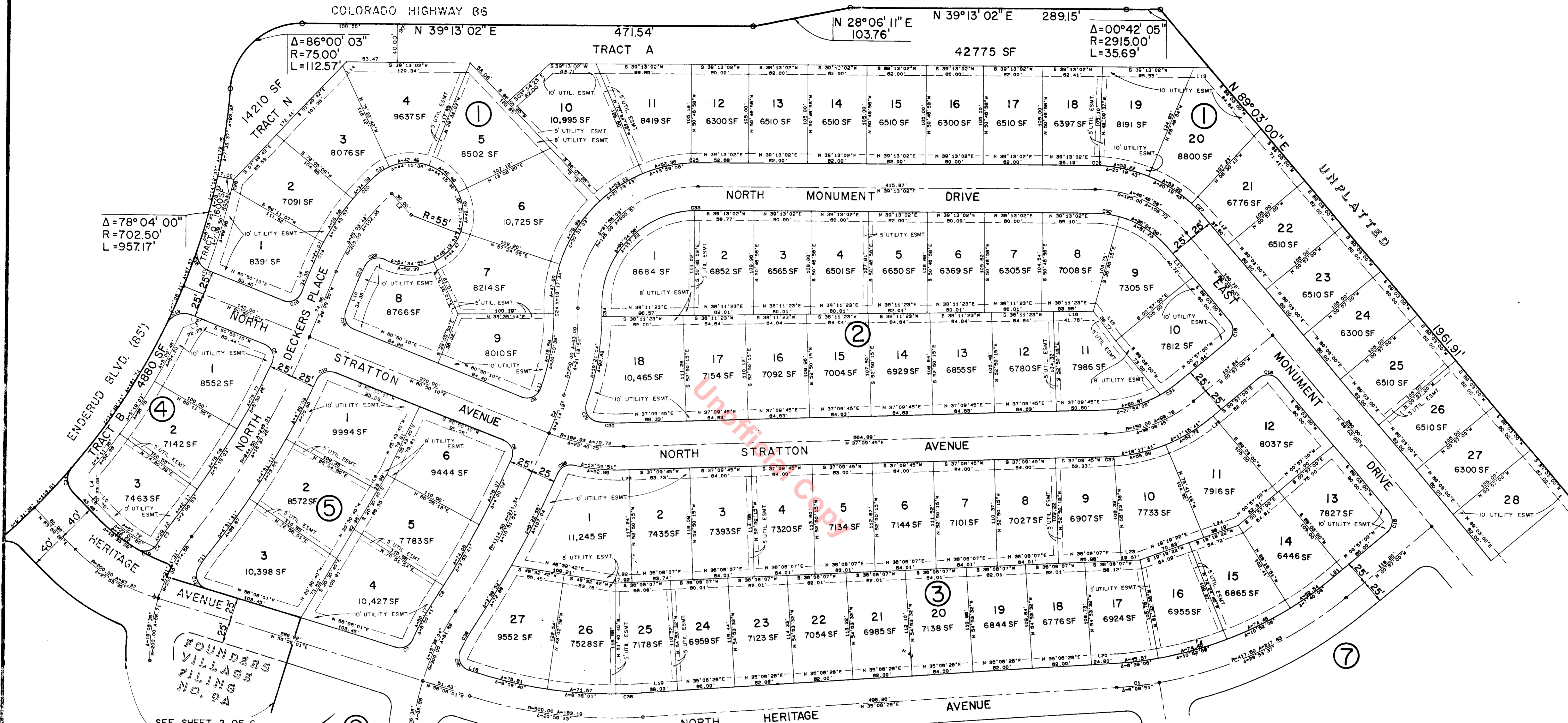


# THE VILLAGES AT CASTLE ROCK

## FOUNDERS VILLAGE FILING NO. 9

### SHEET 3 OF 6

COLORADO HIGHWAY 86



$\Delta=78^{\circ}04'00''$   
 $R=702.50'$   
 $L=957.17'$

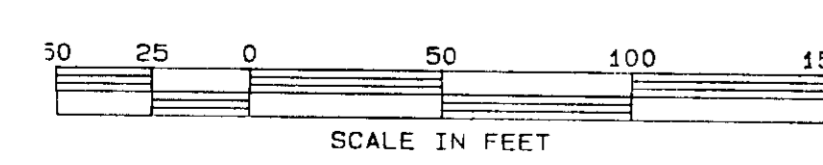
$\Delta=86^{\circ}00'03''$   
 $R=75.00'$   
 $L=112.57'$

$N 28^{\circ}06'11'' E$   
 $103.76'$

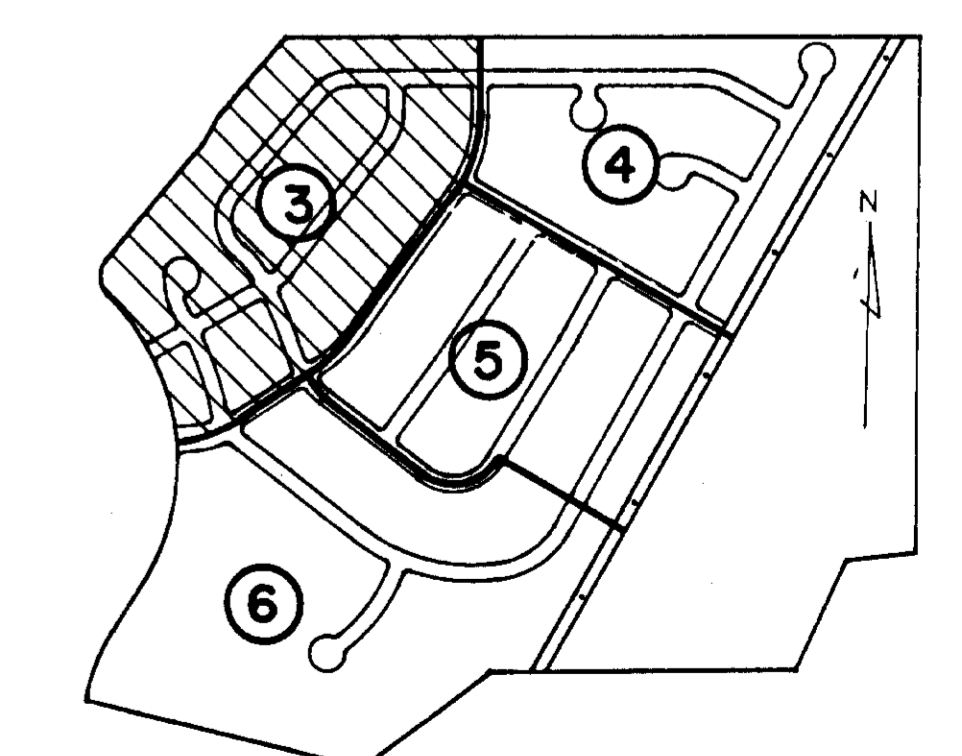
$N 39^{\circ}13'02'' E$   
 $289.15'$

$\Delta=00^{\circ}42'05''$   
 $R=2915.00'$   
 $L=35.69'$

SEE SHEET 2 OF 6 FOR BOUNDARY

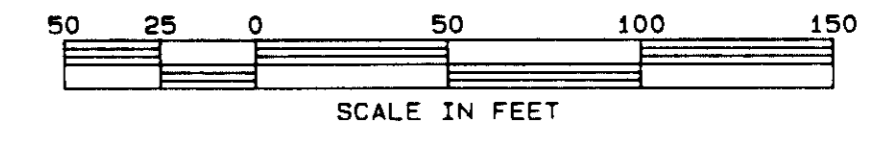
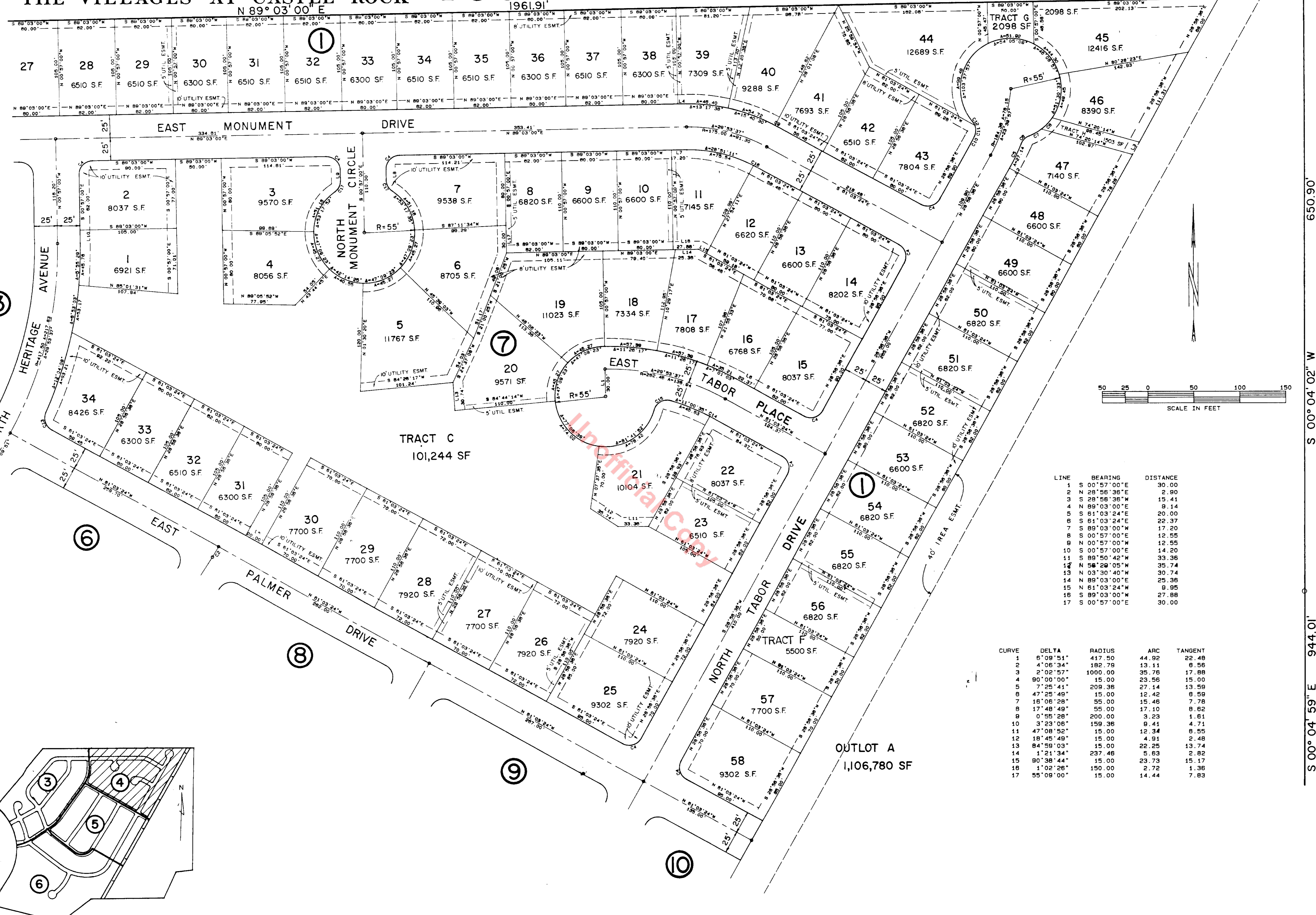


LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CURVE	DELTA	RADIUS	ARC	TANGENT
1	N 56°06'01"E	4.42		5°09'51"	417.50	44.92	22.48	21	17°43'25"	55.00	17.01	8.58
2	N 86°53'53"E	30.00		2°14'18"	1114.50	43.54	21.77	22	92°26'03"	15.00	24.20	15.85
3	S 15°50'10"W	22.23		4°06'34"	182.79	13.11	6.56	23	5°02'41"	200.00	17.61	8.81
4	S 51°00'24"E	23.09		14°05'49"	15.00	3.69	1.85	24	1°18'16"	225.00	5.12	2.56
5	S 83°59'38"E	30.72		7°24'55"	225.00	28.12	14.58	25	2°47'47"	150.00	7.32	3.66
6	N 20°30'40"W	18.89		92°51'00"	15.00	24.31	15.77	26	1°37'21"	150.00	4.25	2.12
7	S 80°50'10"W	15.00		93°14'37"	15.00	21.79	13.33	27	7°33'12"	150.00	19.77	9.90
8	N 83°59'36"E	43.48		0°50'10"	1089.50	15.90	7.95	28	0°47'46"	719.50	10.00	5.00
9	N 29°09'50"W	34.35		92°08'00"	15.00	24.12	15.57	29	102°34'58"	15.00	26.86	18.72
10	S 29°09'50"E	34.35		87°24'29"	15.00	22.88	14.34	30	8°51'12"	167.93	25.86	13.00
11	S 31°20'58"W	1.99		6°52'52"	175.00	21.02	10.52	31	10°12'37"	125.00	22.28	11.17
12	N 89°03'20"E	37.80		104°28'39"	15.00	27.35	19.36	32	14°44'59"	100.00	25.74	12.94
13	N 39°13'02"E	15.58		86°25'45"	20.00	30.17	18.79	33	1°51'08"	100.00	3.23	1.62
14	S 07°49'42"E	5.80		85°14'11"	20.00	29.75	18.40	34	1°57'51"	275.00	8.43	4.71
15	N 88°16'05"W	38.77		73°18'01"	15.00	19.19	11.16	35	98°51'00"	15.00	25.88	17.52
16	S 38°11'23"W	41.76		80°35'17"	20.00	28.13	16.96	36	3°12'52"	475.00	26.85	13.33
17	N 89°03'00"E	40.72		5°50'27"	20.00	2.04	1.02	37	2°33'23"	175.00	7.81	3.90
18	N 58°08'01"E	8.33		80°00'00"	15.00	23.58	15.00	38	78°26'18"	15.00	20.54	12.24
19	N 35°08'28"E	38.00		5°31'03"	250.00	24.07	12.05	39	8°45'04"	275.00	32.40	16.22
20	N 35°08'28"E	24.90		7°48'44"	250.00	34.08	17.07					
21	N 00°57'00"W	18.20										
22	N 38°08'07"E	17.82										
23	N 38°08'07"E	19.57										
24	N 18°19'22"E	38.19										
25	S 00°57'00"E	5.84										
26	S 37°09'45"W	4.85										



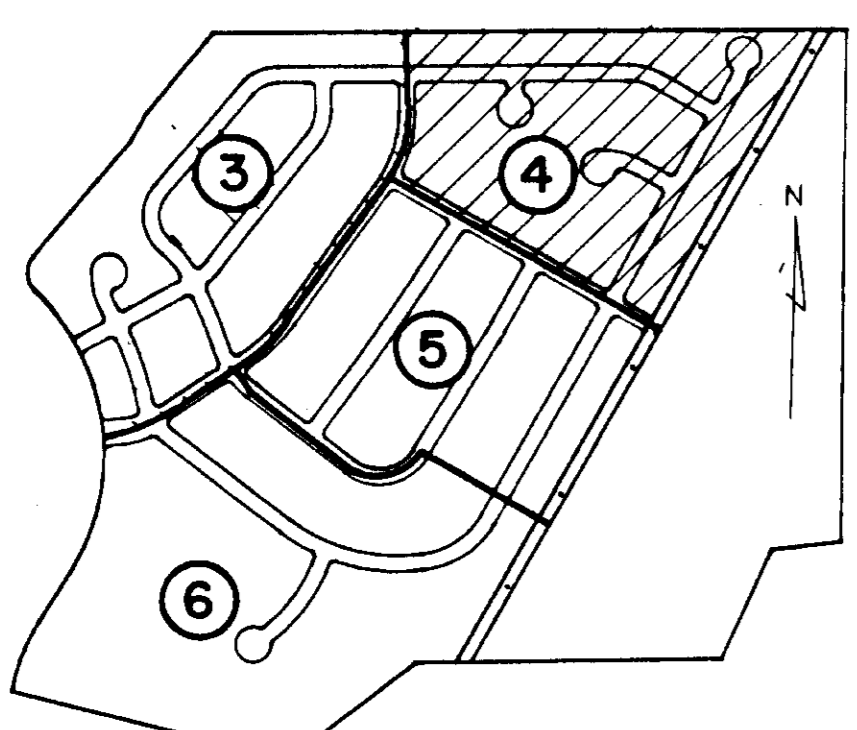
KEY MAP

# THE VILLAGES AT CASTLE ROCK FOUNDERS VILLAGE FILING NO. 9



LINE	BEARING	DISTANCE
1	S 00° 57' 00" E	30.00
2	N 28° 56' 36" E	2.90
3	S 28° 56' 36" W	15.41
4	N 89° 03' 00" E	9.14
5	S 81° 03' 24" E	20.00
6	S 81° 03' 24" E	22.37
7	S 89° 03' 00" W	17.20
8	S 00° 57' 00" E	12.55
9	N 00° 57' 00" W	12.55
10	S 00° 57' 00" E	14.20
11	S 89° 50' 42" W	33.36
12	N 58° 29' 05" W	35.74
13	N 03° 30' 40" W	30.74
14	N 89° 03' 00" E	25.36
15	N 61° 03' 24" W	9.95
16	S 89° 03' 00" W	27.88
17	S 00° 57' 00" E	30.00

CURVE	DELTA	RADIUS	ARC	TANGENT
1	6° 09' 51"	417.50	44.92	22.48
2	4° 06' 34"	182.78	13.11	6.56
3	2° 02' 57"	1000.00	35.76	17.88
4	90° 00' 00"	15.00	23.56	15.00
5	7° 25' 41"	209.36	27.14	13.59
6	47° 25' 49"	15.00	12.42	6.59
7	16° 06' 28"	55.00	15.46	7.78
8	17° 48' 49"	55.00	17.10	8.62
9	0° 55' 28"	200.00	3.23	1.61
10	3° 23' 06"	159.36	8.41	4.71
11	47° 08' 52"	15.00	12.34	6.55
12	18° 45' 49"	15.00	4.94	2.48
13	84° 59' 03"	15.00	22.25	13.74
14	1° 21' 34"	237.46	5.63	2.82
15	80° 38' 44"	15.00	23.73	15.17
16	1° 02' 26"	150.00	2.72	1.36
17	55° 09' 00"	15.00	14.44	7.83



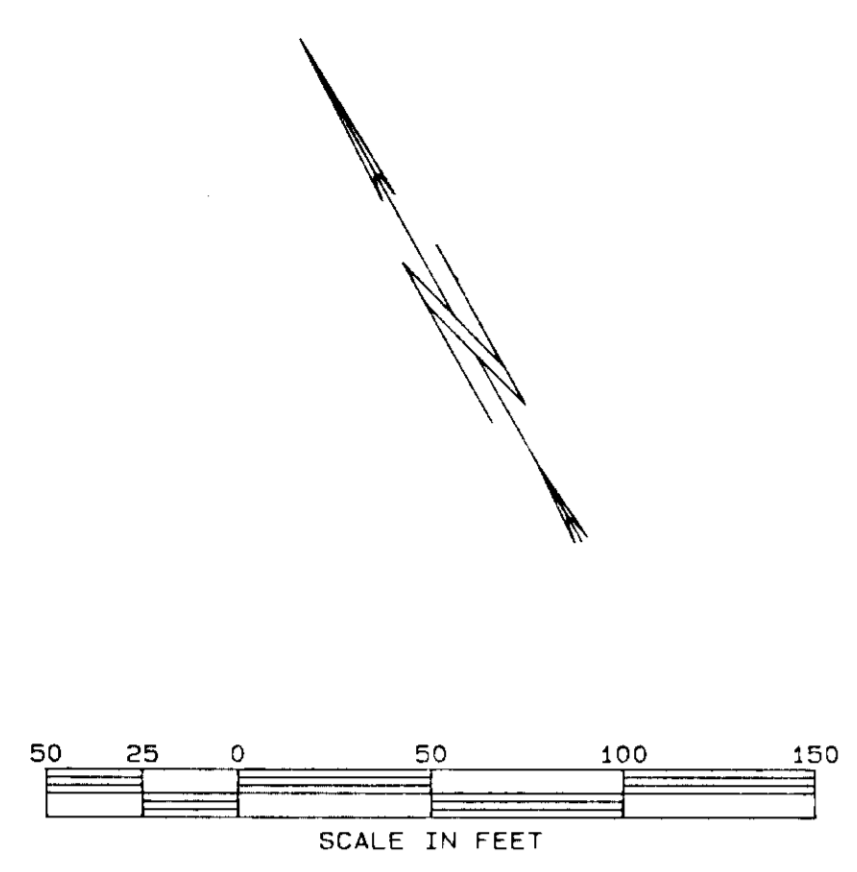
S 00° 04' 02" W 650.90'

S 00° 04' 59" E 944.01'

# THE VILLAGES AT CASTLE ROCK

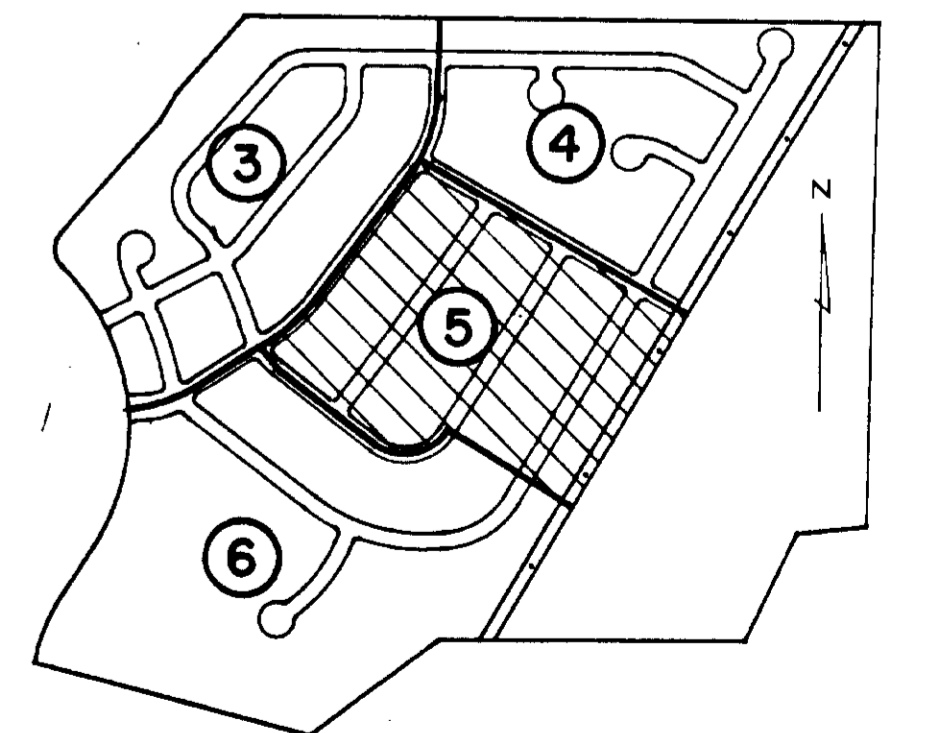
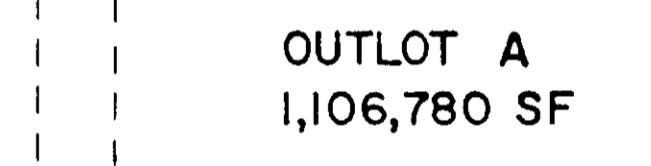
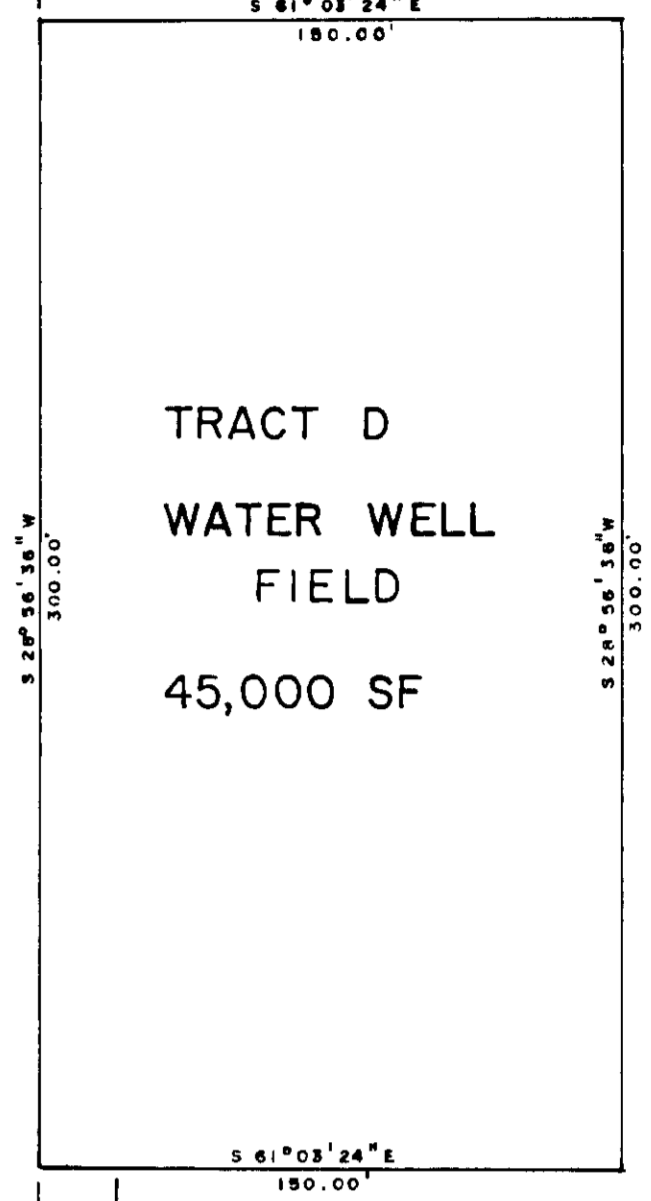
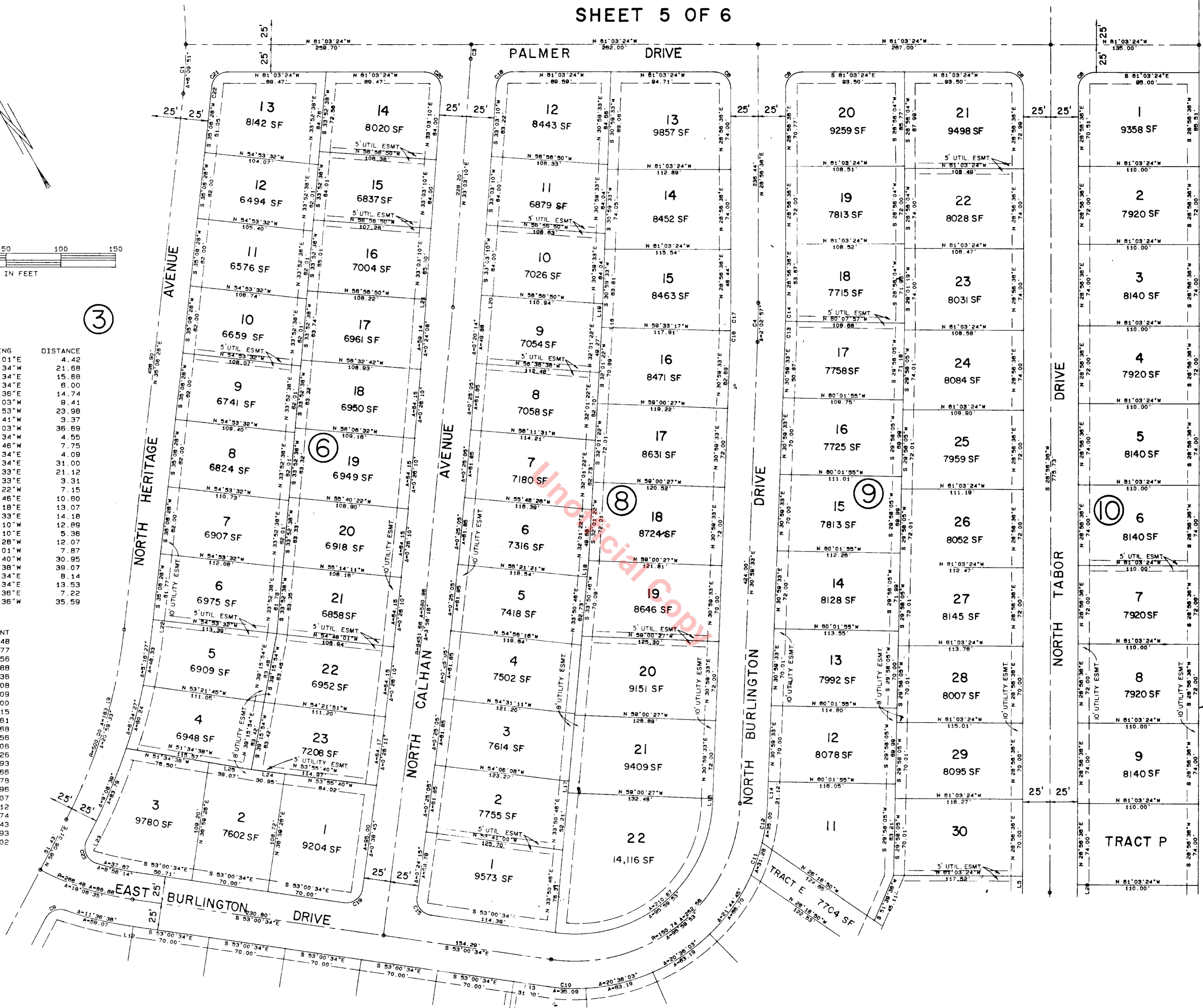
## FOUNDERS VILLAGE FILING NO. 9

### SHEET 5 OF 6



LINE	BEARING	DISTANCE
1	N 56°06'01"E	4.42
2	S 83°37'34"W	21.88
3	N 83°37'34"E	15.68
4	N 83°37'34"E	6.00
5	N 28°56'36"E	14.74
6	N 89°59'03"W	9.41
7	N 56°42'53"W	23.98
8	N 51°33'41"W	3.37
9	N 89°59'03"W	36.69
10	N 53°00'34"E	4.55
11	N 60°47'46"W	7.75
12	S 53°00'34"E	4.09
13	S 53°00'34"E	31.00
14	N 30°59'33"E	21.12
15	N 30°59'33"E	3.31
16	S 32°01'22"W	7.15
17	N 33°50'46"E	10.80
18	N 34°10'18"E	13.07
19	N 30°59'33"E	14.18
20	S 33°03'10"W	12.89
21	N 33°03'10"E	5.36
22	S 35°06'28"W	12.07
23	S 56°08'01"W	7.87
24	N 53°55'40"W	30.95
25	N 51°34'38"W	39.07
26	N 83°37'34"E	8.14
27	N 83°37'34"E	13.53
28	N 28°56'36"E	7.25
29	S 28°56'36"W	35.59

CURVE	DELTA	RADIUS	ARC	TANGENT
1	8°09'51"	417.50	44.92	22.48
2	2°14'18"	1114.50	43.54	21.77
3	4°08'34"	182.79	13.11	6.56
4	2°02'57"	1000.00	35.76	17.88
5	104°28'39"	15.00	27.35	19.38
6	4°37'58"	175.00	14.15	7.08
7	7°18'08"	237.62	30.14	15.09
8	80°00'00"	15.00	23.56	15.00
9	82°30'03"	15.00	21.60	13.15
10	11°29'26"	175.74	35.09	17.61
11	10°11'52"	175.74	31.28	15.88
12	11°24'41"	175.74	35.00	17.55
13	1°07'30"	1025.00	20.13	10.06
14	0°55'26"	1025.00	16.53	8.26
15	89°43'48"	15.00	23.49	14.93
16	0°32'50"	975.00	9.31	4.66
17	1°30'07"	975.00	25.58	12.79
18	85°53'26"	15.00	22.48	13.96
19	90°18'21"	15.00	23.63	15.07
20	84°08'34"	15.00	24.64	16.12
21	84°59'03"	15.00	22.25	13.74
22	1°09'54"	442.50	8.87	4.43
23	100°10'21"	15.00	26.23	17.93
24	5°56'44"	287.82	30.01	15.02

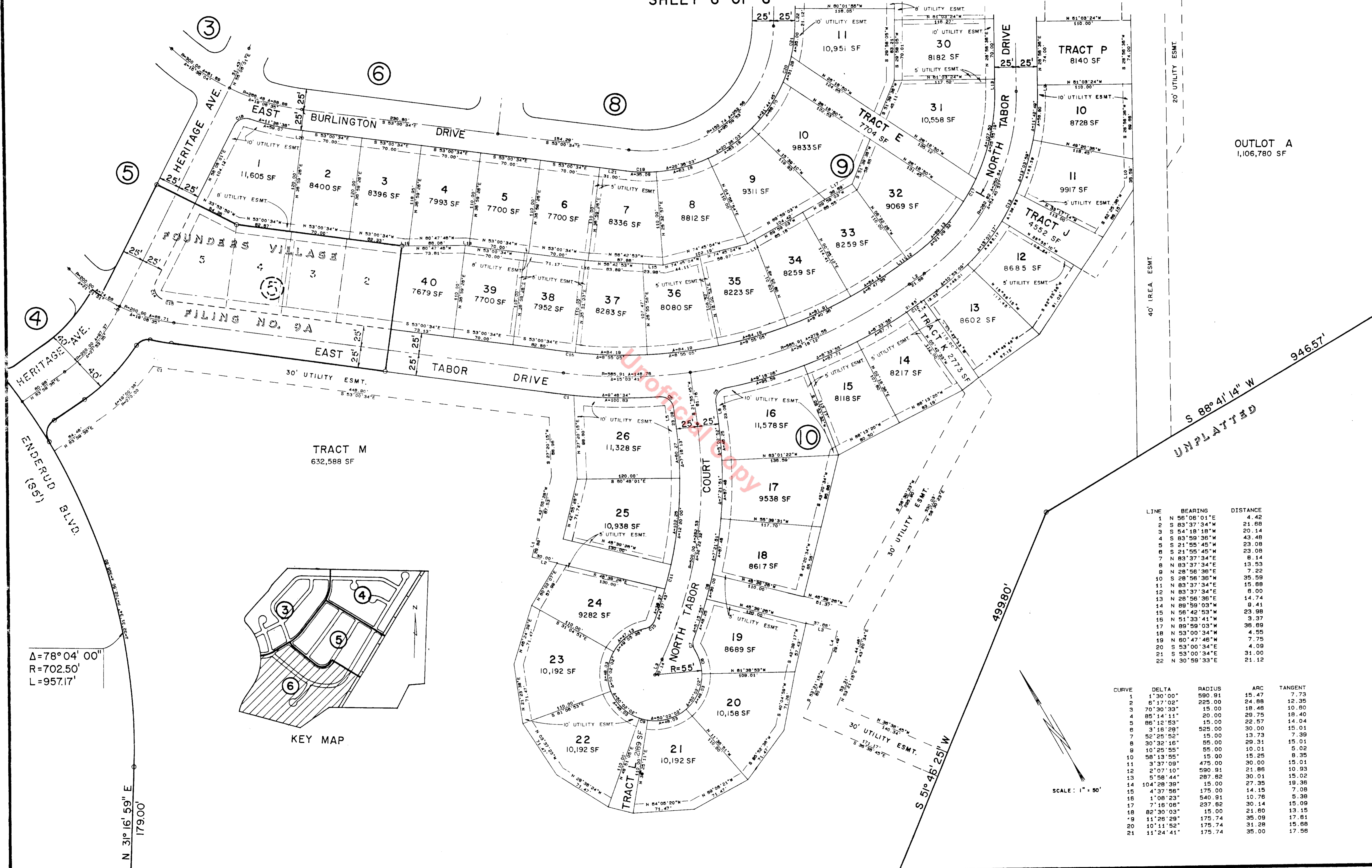


KEY MAP

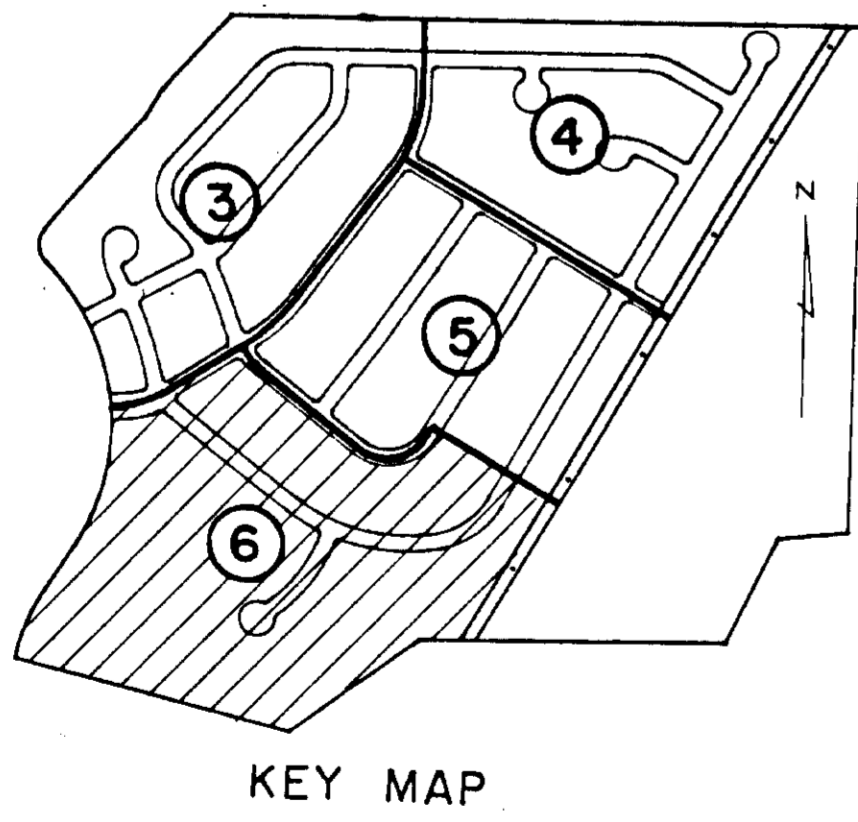
# THE VILLAGES AT CASTLE ROCK

## FOUNDERS VILLAGE FILING NO. 9

SHEET 6 OF 6



$\Delta = 78^{\circ} 04' 00''$   
 $R = 702.50'$   
 $L = 957.17'$



LINE	BEARING	DISTANCE
1	N 56° 06' 01" E	4.42
2	S 83° 37' 34" W	21.68
3	S 54° 18' 18" W	20.14
4	S 83° 58' 36" W	43.48
5	S 21° 55' 45" W	23.08
6	S 21° 55' 45" W	23.08
7	N 83° 37' 34" E	8.14
8	N 83° 37' 34" E	13.53
9	N 28° 56' 36" E	7.22
10	S 28° 56' 36" W	35.59
11	N 83° 37' 34" E	15.68
12	N 83° 37' 34" E	6.00
13	N 28° 56' 36" E	14.74
14	N 89° 59' 03" W	9.41
15	N 56° 42' 53" W	23.48
16	N 51° 25' 41" W	3.37
17	N 89° 59' 03" W	36.69
18	N 53° 00' 34" W	4.55
19	N 60° 47' 48" W	7.75
20	S 53° 00' 34" E	4.09
21	S 53° 00' 34" E	31.00
22	N 30° 59' 33" E	21.12

CURVE	DELTA	RADIUS	ARC	TANGENT
1	1° 30' 00"	590.91	15.47	7.73
2	6° 17' 02"	225.00	24.88	12.35
3	7° 30' 33"	15.00	18.48	10.80
4	85° 14' 11"	20.00	28.75	18.40
5	86° 12' 53"	15.00	22.57	14.04
6	3° 16' 28"	525.00	30.00	15.01
7	52° 25' 52"	15.00	13.73	7.39
8	30° 32' 16"	55.00	29.31	15.01
9	10° 25' 55"	55.00	10.01	5.02
10	58° 13' 55"	15.00	15.25	8.35
11	3° 37' 09"	475.00	30.00	15.01
12	2° 07' 10"	590.91	21.86	10.93
13	5° 58' 44"	287.82	30.01	15.02
14	104° 28' 38"	15.00	27.35	19.36
15	4° 37' 56"	175.00	14.15	7.08
16	1° 08' 23"	540.91	10.76	5.38
17	7° 16' 06"	237.82	30.14	15.09
18	82° 30' 03"	15.00	21.60	13.15
19	11° 25' 29"	175.74	35.09	17.81
20	10° 11' 52"	175.74	31.28	15.68
21	11° 24' 41"	175.74	35.00	17.56