

FINAL PLAT  
**THE SHOPPES ON FOUNDERS FILING NO. 1**  
A RESUBDIVISION OF LOT 6, COOPER-HOOK/MAIN PLACE FILING NO. 1 AND TRACT A, METZLER RANCH FILING NO. 3  
SITUATED IN THE WEST 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING LOT 6, COOPER HOOK/MAINPLACE FILING NO. 1, AS RECORDED AT RECEPTION NO. 2001072259, AND TRACT A, METZLER RANCH FILING NO. 3, AS RECORDED AT RECEPTION NO. 2001055443, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND SITUATED IN THE W 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, COOPER HOOK/MAINPLACE FILING NO. 1; THENCE ALONG THE SOUTHWESTERLY R.O.W. LINE OF ALLEN STREET AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°02'51", A RADIUS OF 382.50 FEET, AN ARC LENGTH OF 266.03 FEET, A CHORD BEARING OF S52°56'55"E AND A CHORD DISTANCE OF 260.10 FEET TO A POINT OF TANGENT; THENCE S31°55'29"E ALONG SAID TANGENT AND ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 154.19 FEET TO A POINT ON THE NORTH LINE OF TRACT A, METZLER RANCH FILING NO. 3, SAID POINT LYING ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.; THENCE S89°38'42"E ALONG SAID SOUTHWESTERLY R.O.W. LINE OF ALLEN STREET AND ALONG THE NORTH LINE OF SAID TRACT A AND ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., A DISTANCE OF 8.86 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE S31°55'40"E ALONG THE NORTHEASTERLY LINE OF SAID TRACT A AND ALONG SAID SOUTHWESTERLY R.O.W. LINE OF ALLEN STREET, A DISTANCE OF 67.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A; THENCE S35°27'41"W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT A, A DISTANCE OF 406.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A ON THE NORTHEASTERLY R.O.W. LINE OF FOUNDERS PARKWAY; THENCE N38°13'19"W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT A AND ALONG SAID NORTHEASTERLY R.O.W. LINE, A DISTANCE OF 184.18 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTHWESTERLY LINE OF TRACT A AND ALONG SAID NORTHEASTERLY R.O.W. LINE AND ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°17'59", A RADIUS OF 805.00 FEET, AN ARC LENGTH OF 341.41 FEET, A CHORD BEARING OF N50°22'18"W AND A CHORD DISTANCE OF 338.86 FEET TO A POINT OF CURVE; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A AND ALONG THE EASTERLY R.O.W. LINE OF ALLEN STREET AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 85°17'41", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.22 FEET, A CHORD BEARING OF N19°52'27"W AND A CHORD DISTANCE OF 33.87 FEET TO A POINT OF TANGENT; THENCE N22°46'23"E ALONG SAID WESTERLY LINE OF TRACT A AND ALONG SAID EASTERLY R.O.W. LINE AND ALONG SAID TANGENT, A DISTANCE OF 1.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.; THENCE S89°38'42"E ALONG THE NORTH LINE OF SAID TRACT A AND ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M., A DISTANCE OF 287.21 FEET TO THE SOUTHWEST CORNER OF LOT 6, COOPER HOOK/MAINPLACE FILING NO.3; THENCE N00°21'18"E ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 285.78 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (174,227 SQUARE FEET) 4.000 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE SHOPPES ON FOUNDERS FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE OF TRACTS "C" AND "D" AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS "A" AND "B" ARE OWNED BY THE TOWN OF CASTLE ROCK AND WILL BE USED FOR OPEN SPACE AND RIGHT-OF-WAY.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 19<sup>TH</sup> DAY OF August, 20 11.

EVC-CR FOUNDERS LLC, A COLORADO LIMITED LIABILITY COMPANY

MARK R. McPHERSON, MANAGER  
SIGNATURE DATE 8/19/11

ACKNOWLEDGMENT:

STATE OF KANSAS )  
COUNTY OF JOHNSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>TH</sup> DAY OF AUGUST 20 11 A.D. BY MARK R. McPHERSON, MANAGER OF EVC-CR FOUNDERS LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

JOEL PONDERTER, NOTARY PUBLIC  
MY COMMISSION EXPIRES 09/11/2014

AND TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION

ATTEST: TOWN OF CASTLE ROCK  
SALLY A. MISARE, TOWN CLERK  
PAUL DONAHUE, MAYOR

ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

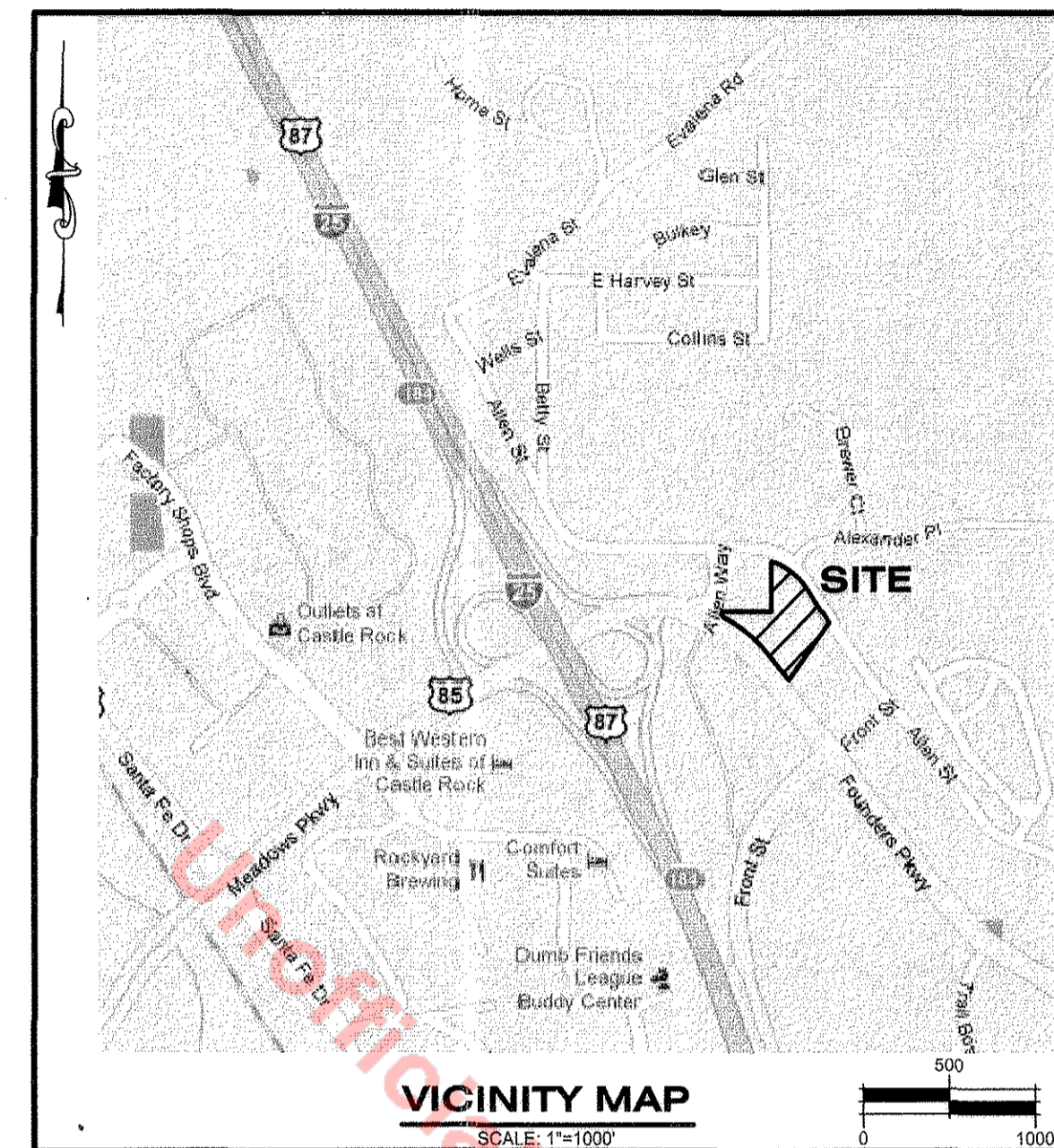
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>TH</sup> DAY OF September 20 11 A.D. BY SALLY A. MISARE AS TOWN CLERK AND PAUL DONAHUE AS MAYOR OF THE TOWN OF CASTLE ROCK.

WITNESS MY HAND AND OFFICIAL SEAL:

JOEL PONDERTER, NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-21-2015

SHEET INDEX

COVER SHEET ..... 1 OF 2  
FINAL PLAT ..... 2 OF 2



**LOT SUMMARY TABLE**

PARCEL/LOT	USE	AREA IN ACRES
LOT 1	BUILDING LOT	0.9695
LOT 2	BUILDING LOT	1.6981
LOT 3	BUILDING LOT	1.0132
TRACT "A"	OPEN SPACE	0.0165
TRACT "B"	PUBLIC R.O.W.	0.0305
TRACT "C"	PUBLIC R.O.W.	0.2578
TRACT "D"	PUBLIC R.O.W.	0.0141
TOTAL SUBDIVISION AREA		4.000

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE SHOPPES ON FOUNDERS FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON AUGUST 8, 2011 AT RECEPTION NOS. 201104778 AND 201104779, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

FIRSTBANK  
SIGNATURE DATE 8/22/11

Edward J. Brady, Executive Vice President  
PRINT NAME AND TITLE

NOTES:

1. DATE OF SURVEY: JULY 15, 2009
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE N 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°38'42"E AS REFERENCED AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
4. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 980350168F LAST REVISED SEPTEMBER 30, 2005. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
5. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THIS PLAN.
6. THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HEREWITH AND 7 SFE ARE DEBITED FROM THE WATER BANK.
7. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THAT LOT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

OWNER / DEVELOPER:

EVC-CR FOUNDERS LLC  
ATTN: MARK R. McPHERSON  
5561 SUWANEE ROAD  
FAIRWAY, KANSAS 66205

LAND SURVEYOR:

ENGINEERING SERVICE COMPANY  
ATTN: CHARLES N. BECKSTROM, P.L.S.  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: 303-337-1393

SURVEYOR'S STATEMENT:

I, CHARLES N. BECKSTROM, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 15, 2009, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

CHARLES N. BECKSTROM  
COLORADO P.L.S. NO. 33202

LIENHOLDER:

FIRSTBANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF COLORADO  
10403 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215

CIVIL ENGINEER:

GALLOWAY AND COMPANY  
ATTN: JON N. ANDRESEN, JR., P.E.  
5300 DTC PARKWAY, SUITE 100  
GREENWOOD VILLAGE, COLORADO 80111  
PHONE: 303-770-8884

TITLE CERTIFICATE:

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF Heritage Title 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.

EXECUTED THIS 20<sup>TH</sup> DAY OF August, 20 11.

Heritage Title Company  
TITLE INSURANCE COMPANY

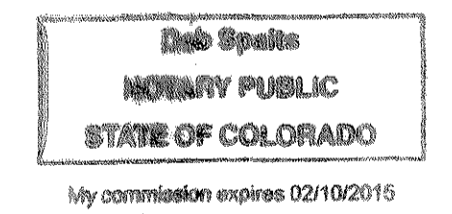
ACKNOWLEDGMENT:

STATE OF Colorado )  
COUNTY OF Arapahoe ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>TH</sup> DAY OF August 20 11 A.D. BY Eric Stearns.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
MY COMMISSION EXPIRES 2-10-2015



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

ATTEST: TOWN OF CASTLE ROCK  
TOWN CLERK TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 27<sup>TH</sup> DAY OF August, 20 11.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

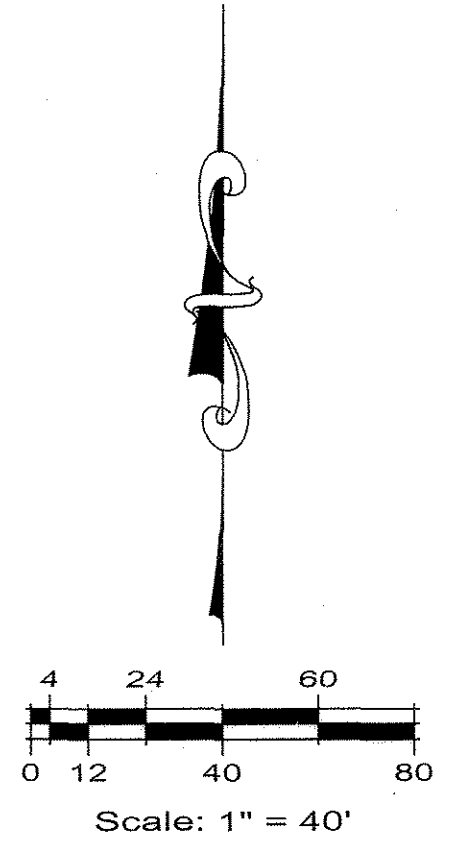
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:08 AM ON THE 30<sup>TH</sup> DAY OF October 20 11  
RECEPTION NO. 2011059826

DOUGLAS COUNTY CLERK AND RECORDER BY: Christine Davis, Deputy

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Drawer No.: E-098 Date of Preparation: 08/10/2011 Date of Last Revision: 08/17/2011

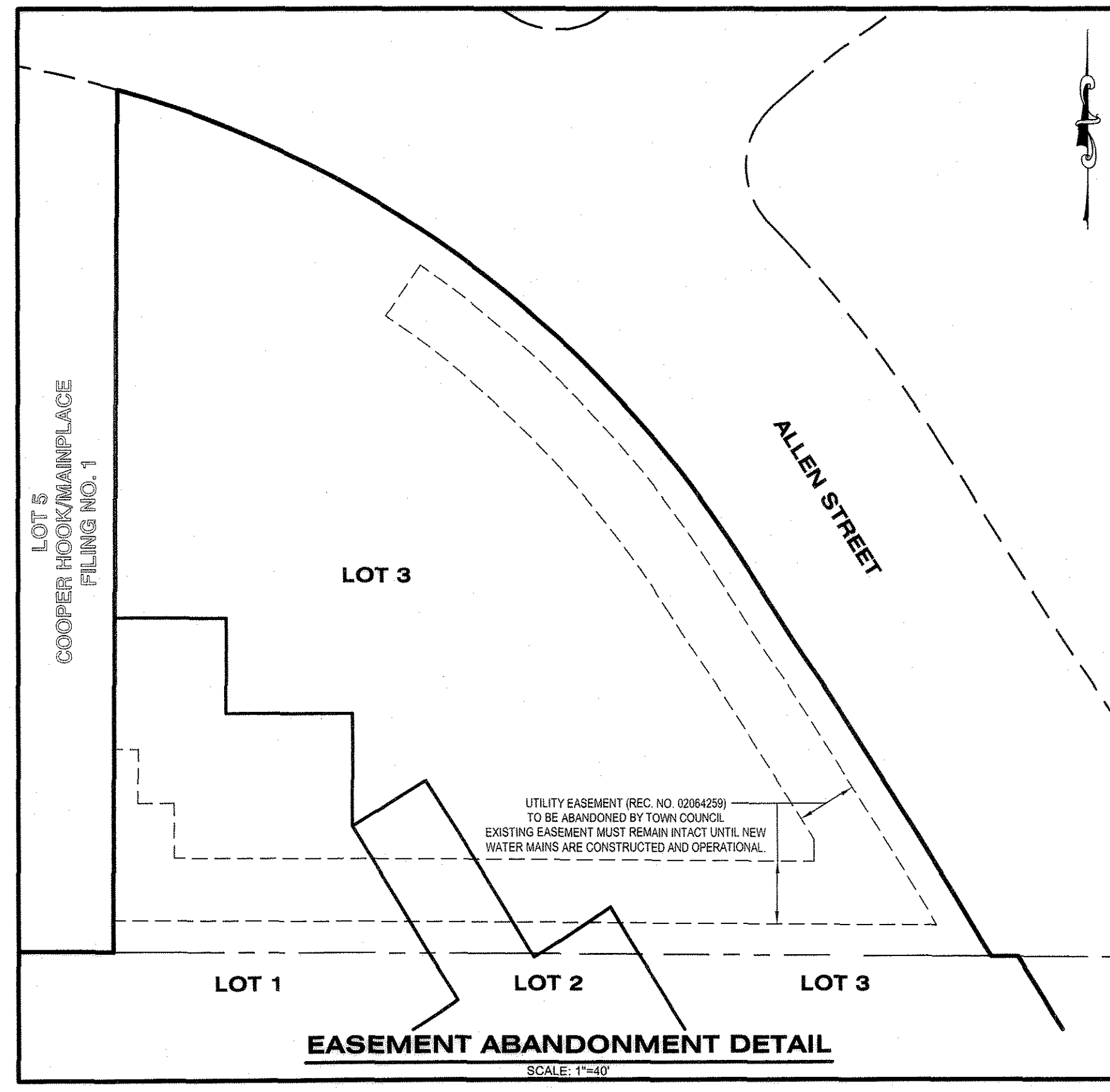
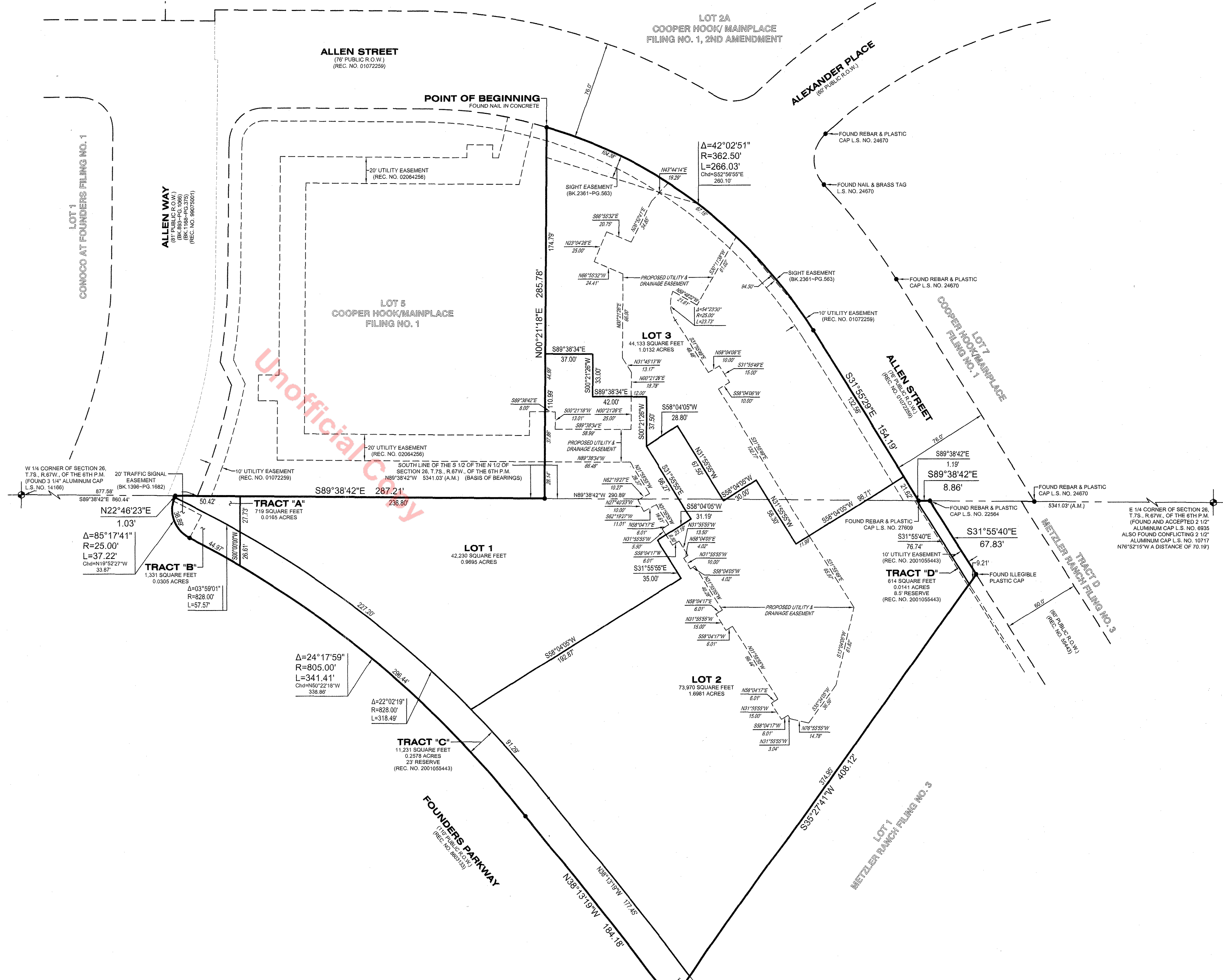
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 SITUATED IN THE WEST 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 2 OF 2



**LEGEND**

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

• SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 3202 UNLESS NOTED OTHERWISE



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Drawer No.: E-998 Date of Preparation: 08/10/2011 Date of Last Revision: 08/17/2011