

# PLAT IDENTIFICATION SHEET

8619238

9-17-86

UNOFFICIAL COPY

**GRANTOR:**

(owner/signer)

Castle Rock Town of

**GRANTEE:**

(subdivision name or name of plat)

Founders Village 4

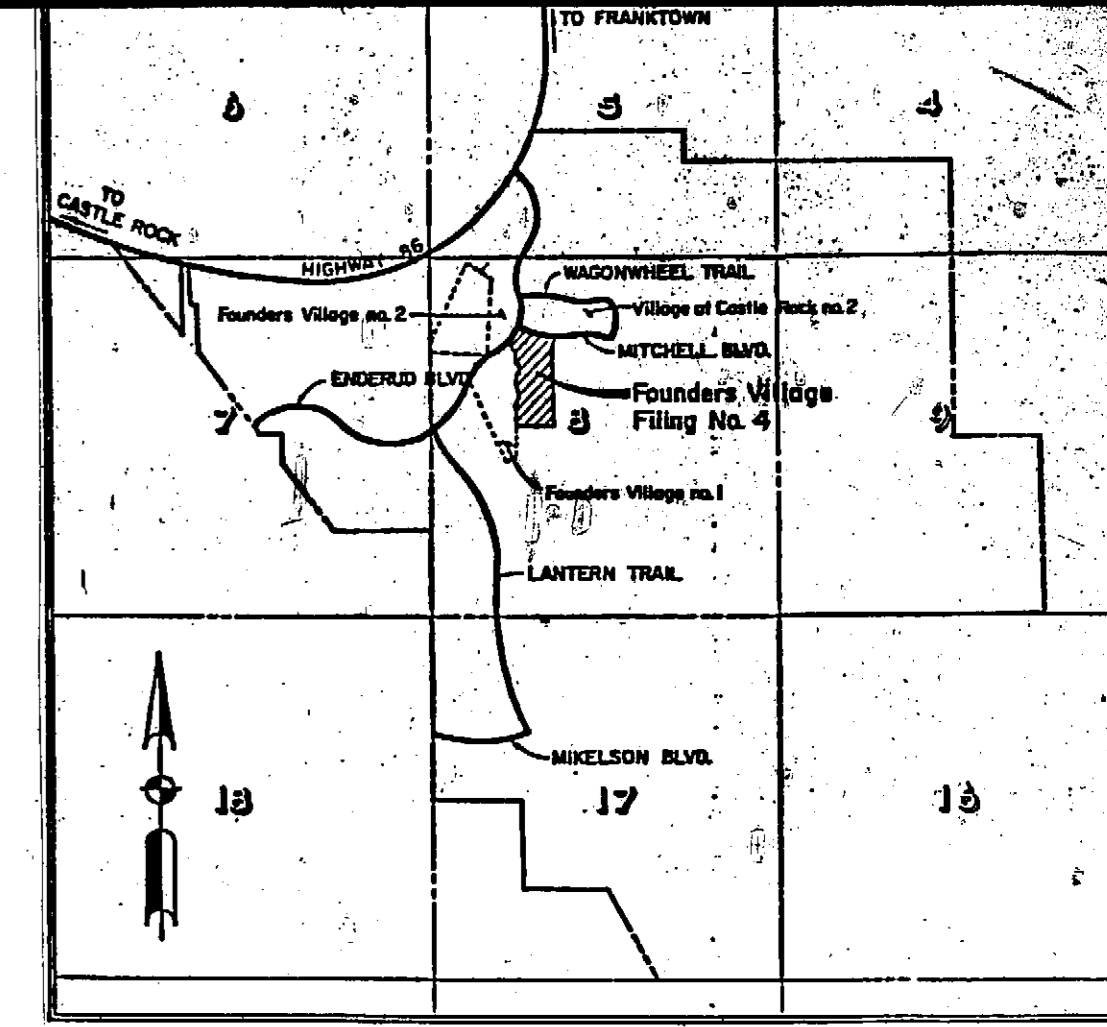
**LEGAL:**

(section-township-range)

# THE VILLAGES AT CASTLE ROCK FOUNDER'S VILLAGE FILING NO. 4

A REPLAT OF A PORTION OF TRACT A 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 SITE PLAN

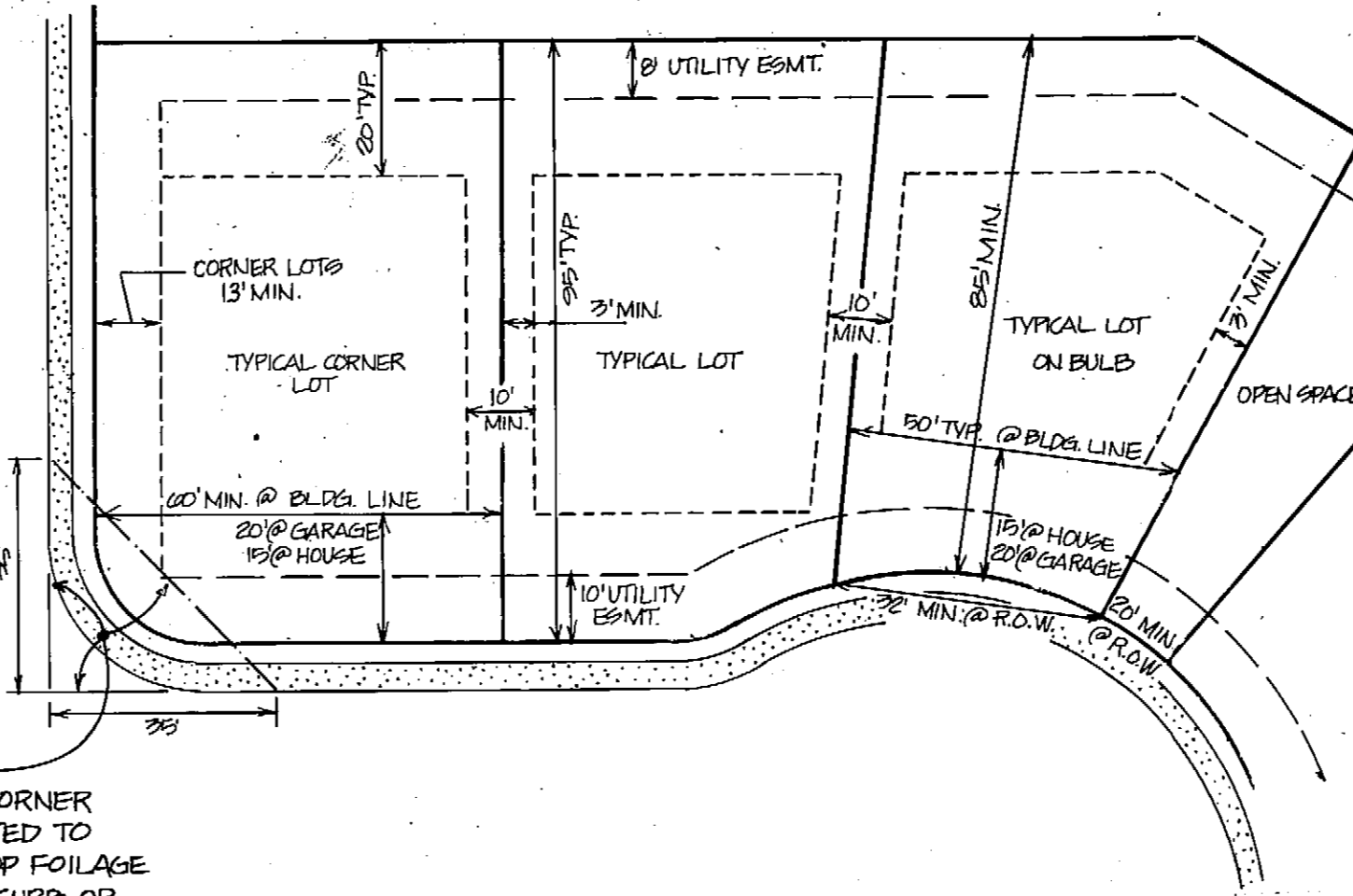
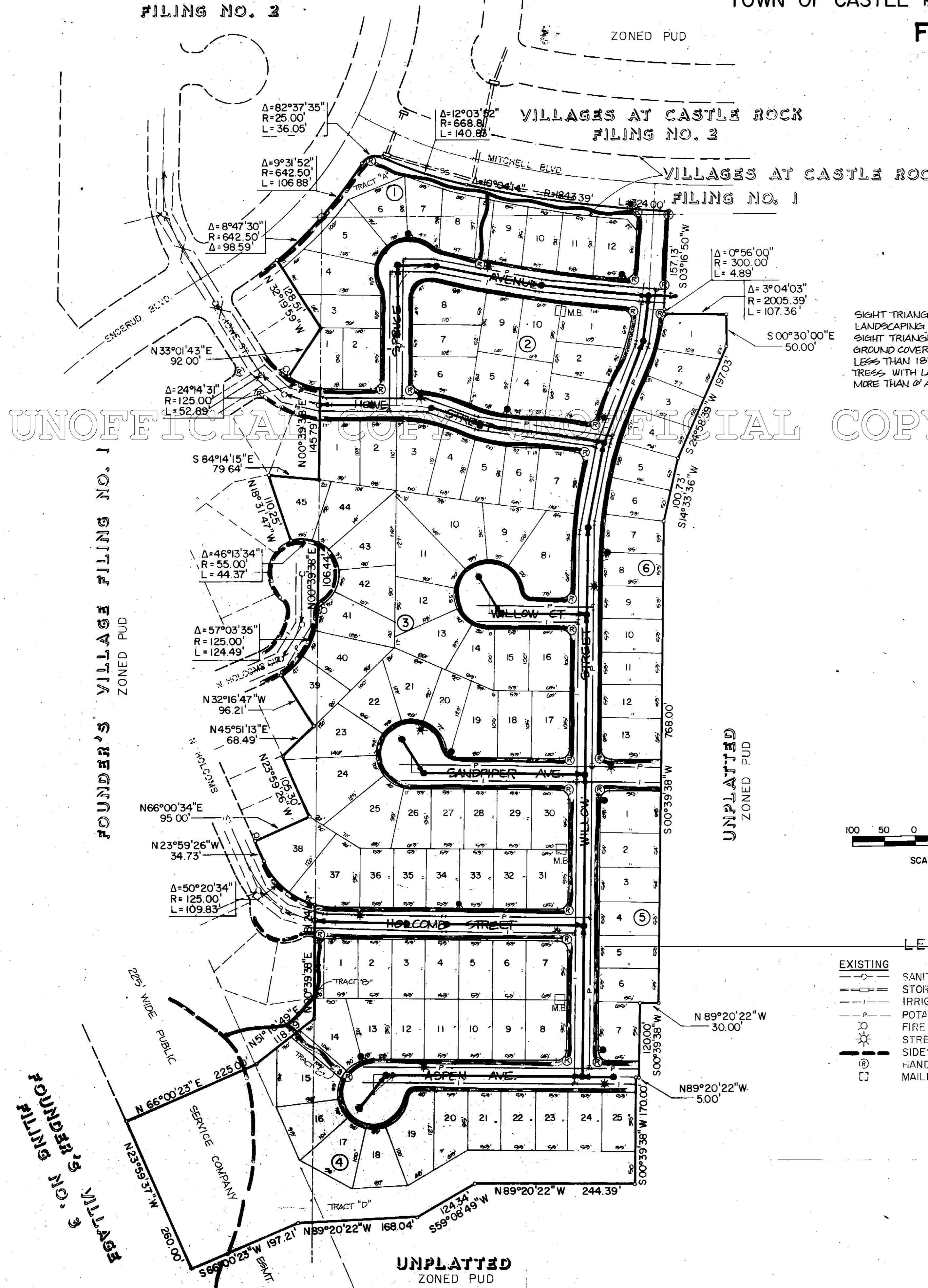


**LOCATION MAP**  
SCALE: 1" = 3000'

FOUNDER'S VILLAGE  
FILING NO. 2

VILLAGES AT CASTLE ROCK  
FILING NO. 2

VILLAGES AT CASTLE ROCK  
FILING NO. 1



### TYPICAL LOT DIMENSIONS & BUILDING SETBACKS

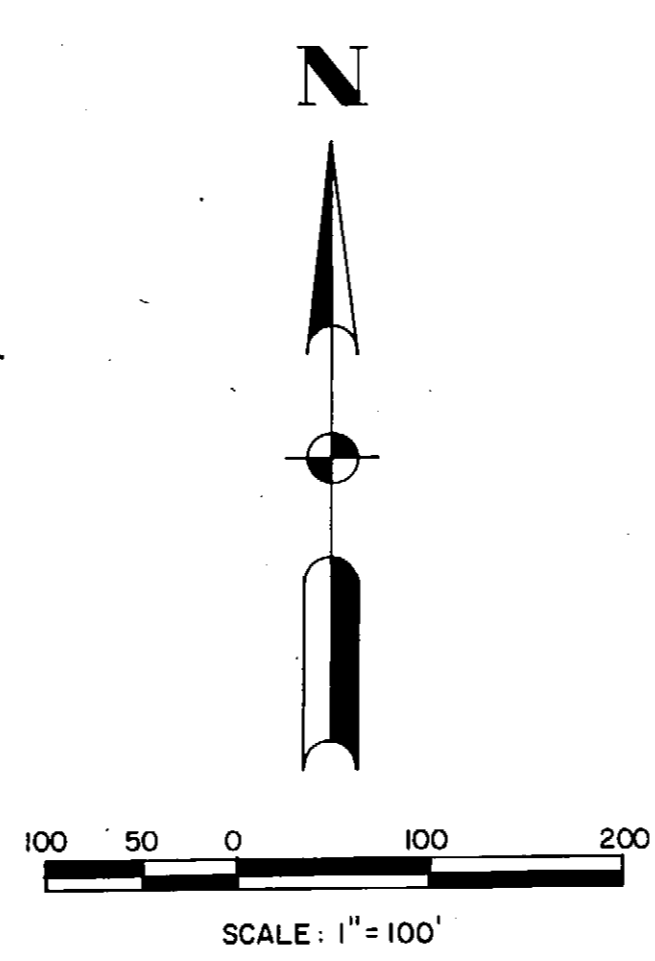
**SITE DATA**

NUMBER OF LOTS	112
GROSS DENSITY	4.95 LOTS/ACRE
NET DENSITY	6.30 LOTS/ACRE
LAND USE	SINGLE FAMILY DETACHED
BUILDING TYPE	210,661 SQ. FT.; 4.84 ACRES
ROADWAY AREA	102,930 SQ. FT.; 2.34 ACRES
DEDICATED USE AREA	672,446 SQ. FT.; 15.44 ACRES
LOT AREA	5,000 SQ. FT.; 0.11 ACRES
LOT AREA MAXIMUM	6,003 SQ. FT.; 0.13 ACRES
LOT AREA AVERAGE	6,003 SQ. FT.; 0.13 ACRES
TOTAL PLAN AREA	985,137 SQ. FT.; 22.62 ACRES

- SIDEWALK NOTES:**
- SIDEWALKS IN STREET RIGHTS-OF-WAY OF 50 FEET WITHIN FILING 4 ARE TO BE ATTACHED 4 FOOT WIDE. SIDEWALKS ALONG THE SOUTH SIDE OF MITCHELL BLVD. ARE TO BE 5 FOOT WIDE AND WALKWAYS IN PEDESTRIAN WAYS ARE TO BE 8 FOOT WIDE.
  - SIDEWALKS ALONG MITCHELL BLVD. ARE TO MEANDER IN THE RIGHTS-OF-WAY AND IN THE PEDESTRIAN WAYS ADJACENT TO THE STREET RIGHTS-OF-WAY.

**PREPARED FOR:**  
CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION  
8301 EAST PRENTICE AVENUE  
BUILDING 30, SUITE 305  
ENGLEWOOD, COLORADO 80111

**PROPERTY OWNER:**  
CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION  
8301 EAST PRENTICE AVENUE  
BUILDING 30, SUITE 305  
ENGLEWOOD, COLORADO 80111



**LEGEND**

EXISTING	PROPOSED

**FOUNDER'S VILLAGE #4  
LEGAL DESCRIPTION**

A tract of land situated in the Northwest One-quarter 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 Northwest corner of the Southeast One-quarter of the Northwest One-quarter of said Section 8, said point being also on the Southerly Right-Of-Way of Enderud Boulevard;

Thence along said Right-Of-Way on the arc of a curve to the left whose center bears N42°27'24"W, a radius of 642.50 feet, a central angle of 9°31'52", an arc length of 106.88 feet to a point of reverse curve;

Thence along said curve to the right whose center bears S57°59'16"E, a radius of 25.00 feet, a central angle of 82°37'35", an arc length of 36.05 feet to a point of reverse curve, said point being on the Southerly Right-Of-Way of Mitchell Boulevard;

Thence along said Right-Of-Way on the arc of a curve to the left whose center bears N24°36'19"W, a radius of 668.81 feet, a central angle of 12°03'52", an arc length of 140.83 feet to a point of compound curve;

Thence continuing along said Southerly Right-Of-Way of Mitchell Boulevard, on a curve to the left whose center bears N12°34'27"E, a radius of 324.00 feet, a central angle of 10°04'14", an arc length of 324.00 feet to a point;

Thence S00°16'50"W, departing said Right-Of-Way, a distance of 157.13 feet to a point of curve;

Thence along said curve to the right, whose center bears N65°43'10"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 curve;

Thence along said curve to the left, whose center bears N02°34'03"E, a radius of 2005.39 feet, a central angle of 03°04'03", an arc length of 107.36 feet, to a point;

Thence S00°30'00"E, along a line radial to the previous curve, a distance of 50.00 feet;

Thence S14°33'56"W, a distance of 197.03 feet;

Thence S14°33'56"W, a distance of 100.73 feet;

Thence S00°39'38"W, being parallel and 545.00 feet East of the West line of the Southeast One-quarter of the Northwest One-quarter of said Section 8, a distance of 768.00 feet;

Thence N89°20'22"W, a distance of 30.00 feet;

Thence S00°39'38"W, along a line parallel to and 515.00 feet East of said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 120.00 feet;

Thence N89°20'22"W, a distance of 5.00 feet;

Thence S00°39'38"W, parallel to and 518.00 feet East of the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 244.39 feet;

Thence S59°08'49"W, a distance of 124.34 feet;

Thence N89°20'22"W, a distance of 146.04 feet;

Thence S66°00'23"W, a distance of 197.21 feet to a point on the Westerly line of a 225.00 feet Public Service Company of Colorado easement;

Thence N23°59'37"W, along said Westerly line of a Public Service Company of Colorado easement, a distance of 260.00 feet;

Thence N65°00'23"E, along the Southerly Boundary of Founder's Village Filing No. 1, a distance of 225.00 feet to a point on the Easterly line of a 225.00 feet Public Service Company of Colorado easement;

Thence N51°19'49"E, along said Southerly Boundary of Founder's Village Filing No. 1, a distance of 118.49 feet;

Thence along the Easterly Boundary of said Founder's Village Filing No. 1 the following sixteen courses:

- Thence N00°39'38"E, along said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 94.181, 24 feet to a non-tangent point of curve;
- Thence along said curve to the right whose center bears N15°40'00"E, a radius of 125.00 feet, a central angle of 50°20'34", an arc length of 109.83 feet, to a point of tangent;
- Thence N23°59'26"W, along said tangent, a distance of 34.73 feet to a point;
- Thence N65°00'34"E, a distance of 95.00 feet to a point;
- Thence N23°59'26"W, a distance of 105.30 feet to a point;
- Thence N45°51'13"E, a distance of 68.49 feet to a point;
- Thence N32°16'47"W, a distance of 96.21 feet to a non-tangent point of curve;
- Thence along said curve to the left whose center bears N37°16'47"W, a radius of 125.00 feet, an arc length of 124.49 feet to a point of tangent, said point being also on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- Thence N00°39'38"E, along the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, and tangent to the previous curve, a distance of 106.44 feet to a non-tangent point of curve;
- Thence departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, along said curve to the left whose center bears S27°41'47"W, a radius of 55.00 feet, a central angle of 46°13'34", an arc length of 44.37 feet to a non-tangent point;
- Thence N10°31'47"W, along a line radial to the previous curve, a distance of 110.25 feet;
- Thence S81°14'15"E, a distance of 79.64 feet to a point on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- Thence N00°39'38"E, along said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 145.79 feet to a non-tangent point of curve;
- Thence departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, along said curve to the right whose center bears N08°47'12"E, a radius of 125.00 feet, a central angle of 24°14'30", an arc length of 52.89 feet to a non-tangent point;
- Thence N33°01'43"E, along a line radial to the previous curve, a distance of 92.00 feet to a point on the West line of the Southeast One-quarter of the Northwest One-quarter of Section 8;
- Thence N32°19'59"W, departing said West line of the Southeast One-quarter of the Northwest One-quarter of Section 8, a distance of 128.51 feet to a non-tangent point of curve, said point being also on the Southerly Right-of-way of Enderud Boulevard;

Thence departing said Easterly Boundary of Founder's Village Filing No. 1, along said Southerly Right-of-Way of Enderud Boulevard, along a curve to the left whose center bears N39°39'54"W, a radius of 642.50 feet, a central angle of 08°47'30", an arc length of 98.59 feet to the Point of Beginning.

Contains 985,138 square feet or 22.616 acres more or less.

**APPROVALS**

	June 3, 1986
PLANNING COMMISSION CHAIRMAN	DATE
	June 12, 1986
MAYOR	DATE
	June 13, 1986
TOWN CLERK	DATE

REVIEWED BY DATE

CASTLE ROCK VILLAGES DEVELOPMENT CORPORATION  
8301 E. PRENTICE AVE.  
BUILDING 30, SUITE 305  
ENGLEWOOD, CO 80111

FOUNDER'S VILLAGE FILING NO.  
FINAL SITE PLAN

ENGINEERING