

PLAT IDENTIFICATION SHEET

298461

02/03/1983

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

Estate Above Plum Creek 1

LEGAL:

(section-township-range)

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 1

A SUBDIVISION OF PART OF SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERS

E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD., AND INDIVIDUALS:

WILLIAM J. ASH, III. Individual
CHRISTINA M. KAPALKO. Mortgage Holder
PHILIP S. MILLER. Mortgage Holder
STEPHEN OWEN. Mortgage Holder
PAMELA M. DICKHART. Secretary
JOHN R. ELKINS. Individual
BRUCE B. JOHNSON. Individual
JIM D. CLEMENT, V.P. Mortgage Holder

The foregoing dedication was acknowledged before me this 1st day of February, 1983, by William J. Ash, III, Christina M. Kapalko, Philip S. Miller, Stephen Owen, Pamela M. Dickhart, John R. Elkins, Bruce B. Johnson, Jim D. Clement, V.P.
Witness by hand and seal. My commission expires: 11-16-86

Claudia Kralik
Notary Public

SURVEYING CERTIFICATE

I, Dean F. Glors, 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 thereon actually exist and this plat accurately represents said survey.

Dean F. Glors
Registered Land Surveyor #16109

TITLE CERTIFICATE

I, Bruce B. Johnson, 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 1st day of February, 1983

B. B. Johnson
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 16th day of November, 1982.

J. Colleen Payne
Chairman

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 issued to that effect.

TOWN APPROVAL

This plat is approved for filing 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 bridge easements shown hereon.

Signed this 3rd day of February, 1983.

TOWN OF CASTLE ROCK

By: Janet Stitt
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County, Colorado, on the 2nd day of February, 1983, in Book 450, page 24, map 298461, reception No. 298461.

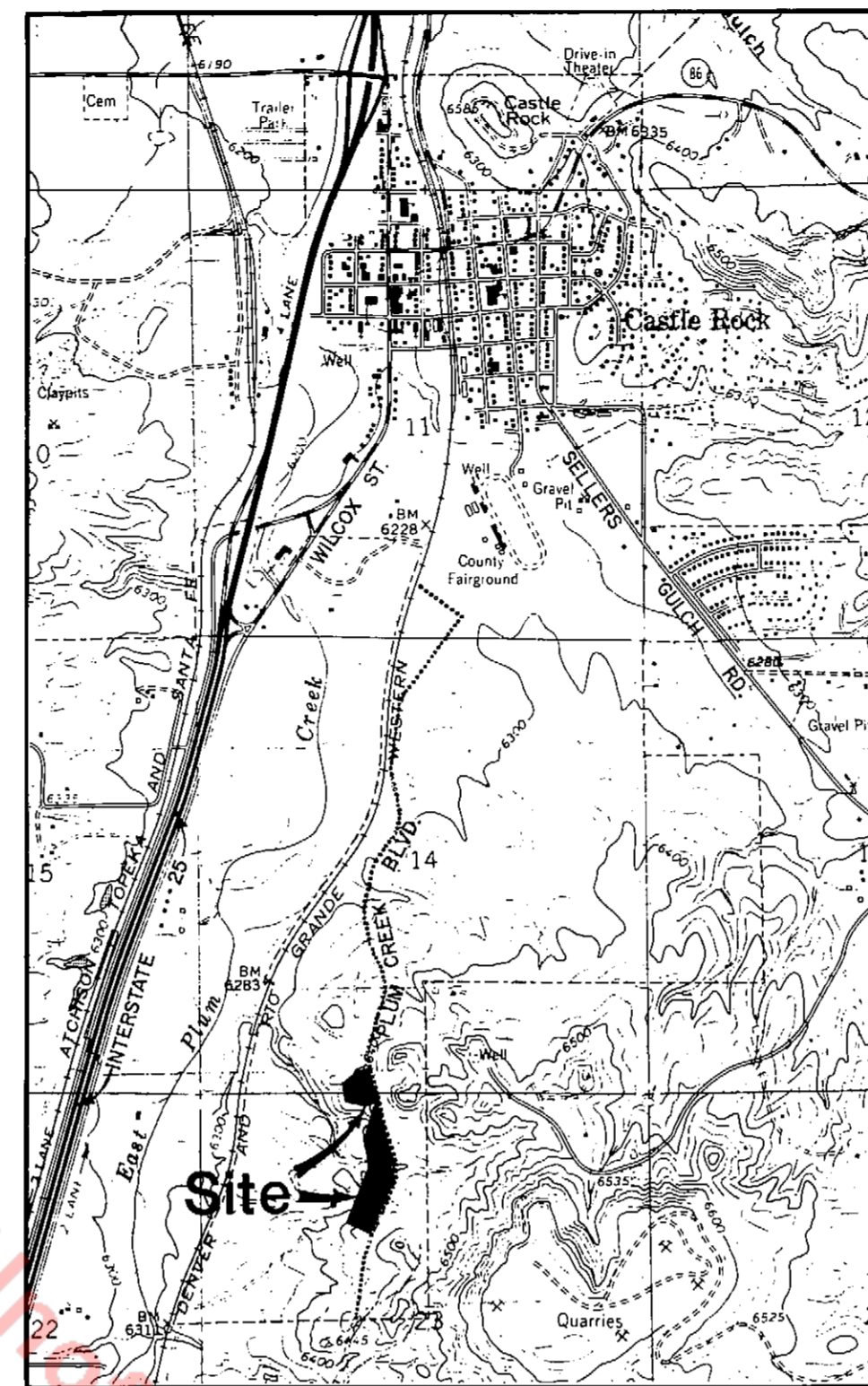
County Clerk and Recorder

By: Phyllis Brown
Deputy

PREPARED BY: **UPI YALE PROPERTIES, INC.**
2675 S. ABILENE ST., AURORA, CO.
(303) 755-3377

VICINITY MAP

SCALE: 1"=2000'



LEGEND

- 1/4 SECTION CORNER, AS DESCRIBED
- SECTION SUBDIVISION LINE
- FOUND NO. 5 REBAR, WITH CAP L.S. NO. 16109.
- SET NO. 5 REBAR, CAPPED "L.S. 16109"
- PLAT BOUNDARY LINE
- LOT BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE

NOTES

- 1) Basis of Bearings: The North-South Centerline of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S00°09'44"W, with all bearings contained herein relative thereto.
- 2) Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a final P.U.D. ordinance and a final site plan have not been approved by the Board of Trustees of the Town of Castle Rock.
- 3) Easements for drainage and utilities have been provided as follows: 10 feet wide along all road frontage, and along all exterior plot boundaries; 5 feet wide along all lot lines within the subdivision. These widths may be exceeded for multiple utilities, and/or anticipated drainage requirements, as specifically shown hereon. "20' d. & u.e." means 20 foot wide drainage and utilities easement, for example. All utility easements are reserved for underground utilities only. Utility easements along road frontage shall allow installation of U.S. Postal Service boxes. Utility easements are also reserved for underground cable T.V.
- 4) Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at that intersection point.

PROPERTY DESCRIPTION

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 14, and the East 1/2 of the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

Commencing at the North 1/4 Corner of said Section 23, thence N 89° 34' 58" W along the North line of the Northwest 1/4 of said Section 23, 623.05 feet to the TRUE POINT OF BEGINNING, said point being on the Westerly line of Plum Creek Boulevard - Filing No. 1; thence along said Westerly line for the following four courses: (1) thence S 19° 15' 16" E, 772.67 feet to a Point of Curvature; (2) thence 411.50 feet along the arc of a tangent curve to the right, said curve having a radius of 460.00 feet, a central angle of 51° 15' 16", to a Point of Tangency; (3) thence S 32° 00' 00" W, 477.68 feet to a Point of Curvature; (4) thence 91.22 feet along the arc of a tangent curve to the left, said curve having a radius of 890.00 feet, a central angle of 05° 52' 22" and a chord of 91.19 feet which bears S 29° 03' 49" W to a point; thence, departing from the aforementioned Westerly line of Plum Creek Boulevard - Filing No. 1, on a radial bearing of N 63° 52' 22" W, 305.43 feet; thence N 32° 00' 00" E, 682.56 feet; thence N 03° 59' 58" W, 409.21 feet; thence N 07° 16' 16" E, 296.18 feet to a point on a curve; thence 86.39 feet along the arc of a curve to the right, said curve having a radius of 55.00 feet, a central angle of 90° 00' 00" and a chord of 77.78 feet which bears N 25° 44' 44" E to a point on the aforementioned Westerly line of Plum Creek Boulevard - Filing No. 1; thence, departing from said Westerly line, S 70° 44' 44" W, 100.00 feet; thence N 81° 02' 04" W, 285.37 feet; thence N 13° 14' 05" W, 209.89 feet; thence N 37° 34' 55" E, 228.07 feet; thence N 79° 29' 12" E, 146.49 feet to a point on a curve on the aforementioned Westerly line of Plum Creek Boulevard - Filing No. 1; thence 82.38 feet along said Westerly line on the arc of a curve to the left, said curve having a radius of 540.00 feet, a central angle of 08° 44' 28" and a chord of 82.30 feet which bears S 14° 53' 02" E to a Point of Tangency; thence, continuing along said Westerly line, S 19° 15' 16" E, 232.44 feet to the TRUE POINT OF BEGINNING.

Contains 11.3466 acres, more or less.

DEDICATION CERTIFICATE

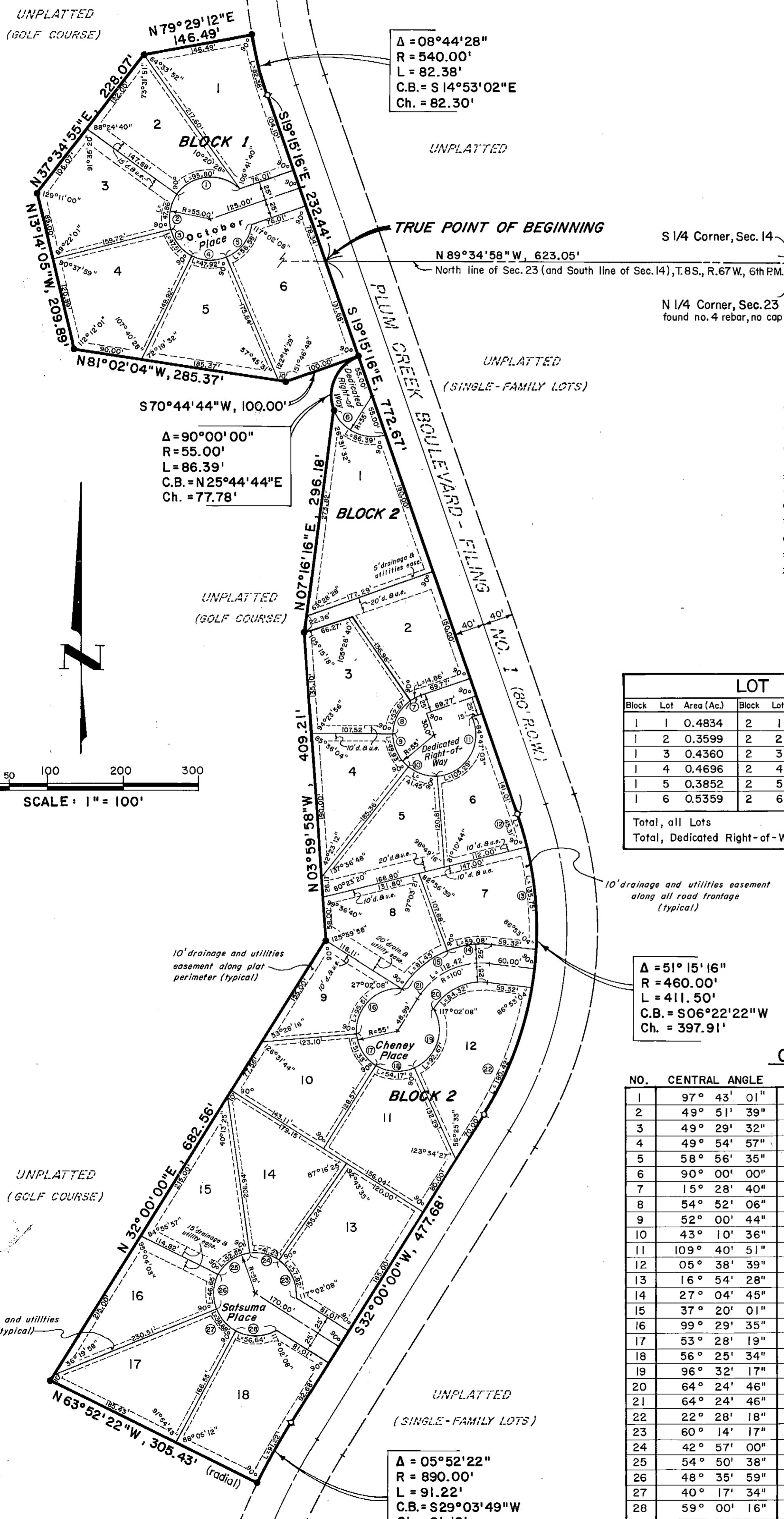
KNOW ALL MEN BY THESE PRESENTS: That the hereinafter named, being all of the Owners, and holders of Leases and Mortgages of the above described lands in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided the same into blocks and lots, as shown on this plat, under the name and style of "THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 1", and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being: Satsuma Place, Cheney Place, October Place, and an unnamed tract between Block 1 and Block 2, and an unnamed cul-de-sac, which are to be addressed from Plum Creek Boulevard.

The hereinafter named hereby further dedicate all utility easements and dedicate 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.

The hereinafter named hereby further dedicate 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 easements which are recorded in Book 450, Page 24 of the records of Douglas County, Colorado.

Executed this Sixteenth day of November, 1982.



LOT AREA TABULATION

Block	Lot	Area (Ac.)	Block	Lot	Area (Ac.)	Block	Lot	Area (Ac.)	Block	Lot	Area (Ac.)
1	1	0.4834	2	1	0.5987	2	7	0.3593	2	13	0.5056
1	2	0.3599	2	2	0.3913	2	8	0.3634	2	14	0.4252
1	3	0.4360	2	3	0.3588	2	9	0.2607	2	15	0.3842
1	4	0.4696	2	4	0.3219	2	10	0.3966	2	16	0.3880
1	5	0.3852	2	5	0.3550	2	11	0.4379	2	17	0.4663
1	6	0.5359	2	6	0.3108	2	12	0.4632	2	18	0.5122
Total, all Lots = 9.9691 Ac. TOTAL PLAT = 11.3466 Acres											
Total, Dedicated Right-of-Way = 1.3775 Ac.											

MINIMUM BUILDING SETBACKS FROM LOT LINES:

- Building setbacks shall meet these criteria:
 A) 25 feet along Plum Creek Boulevard
 B) 15 feet front and side
 C) 25 feet rear, except
 D) along the golf course, where the setback is 30 feet. These are minimums, and may be affected by easements.

$\Delta = 51^{\circ} 15' 16''$
 $R = 460.00'$
 $L = 411.50'$
 $C.B. = S06^{\circ} 22' 22'' W$
 $Ch. = 397.91'$

CURVE DATA

NOTE: refer to circled numbers on map.

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
1	97° 43' 01"	55.00'	93.80'	82.84'	62.96'
2	49° 51' 39"	55.00'	47.86'	46.37'	25.57'
3	49° 29' 32"	55.00'	47.51'	46.05'	25.35'
4	49° 54' 57"	55.00'	47.92'	46.42'	25.60'
5	58° 56' 35"	55.00'	56.58'	54.12'	31.08'
6	90° 00' 00"	55.00'	86.39'	77.78'	55.00'
7	15° 28' 40"	55.00'	14.86'	14.81'	7.47'
8	54° 52' 06"	55.00'	52.67'	50.68'	28.55'
9	52° 00' 44"	55.00'	49.93'	48.23'	26.83'
10	43° 10' 36"	55.00'	41.45'	40.47'	21.76'
11	109° 40' 51"	55.00'	105.29'	89.93'	78.08'
12	05° 38' 39"	460.00'	45.31'	45.30'	22.68'
13	16° 54' 28"	460.00'	135.75'	135.25'	68.37'
14	27° 04' 45"	125.00'	59.08'	58.53'	30.10'
15	37° 20' 01"	125.00'	81.45'	80.02'	42.23'
16	99° 29' 35"	55.00'	95.51'	83.95'	64.96'
17	53° 28' 19"	55.00'	51.33'	49.49'	27.71'
18	56° 25' 34"	55.00'	54.17'	52.00'	29.51'
19	96° 32' 17"	55.00'	92.67'	82.09'	61.66'
20	64° 24' 46"	75.00'	84.32'	79.95'	47.24'
21	64° 24' 46"	100.00'	112.42'	106.59'	62.99'
22	22° 28' 18"	460.00'	180.42'	179.25'	91.38'
23	60° 14' 17"	55.00'	57.82'	55.20'	31.91'
24	42° 57' 00"	55.00'	41.23'	40.27'	21.64'
25	54° 50' 38"	55.00'	52.65'	50.66'	28.54'
26	48° 35' 59"	55.00'	46.65'	45.27'	24.83'
27	40° 17' 34"	55.00'	38.68'	37.89'	20.18'
28	59° 00' 16"	55.00'	56.64'	54.17'	31.12'

$\Delta = 05^{\circ} 52' 22''$
 $R = 890.00'$
 $L = 91.22'$
 $C.B. = S29^{\circ} 03' 49'' W$
 $Ch. = 91.19'$