

# PLAT IDENTIFICATION SHEET

298463

02/03/1983

## GRANTOR:

(owner/signer)

Johnson Bruce B

## GRANTEE:

(subdivision name or name of plat)

Estates Above Plum Creek 2

## LEGAL:

(section-township-range)

# THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 2

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

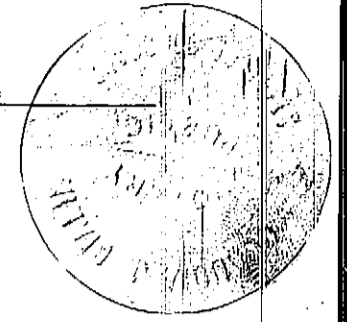
## NOTARY

SS: State of Colorado ]  
County of Douglas]

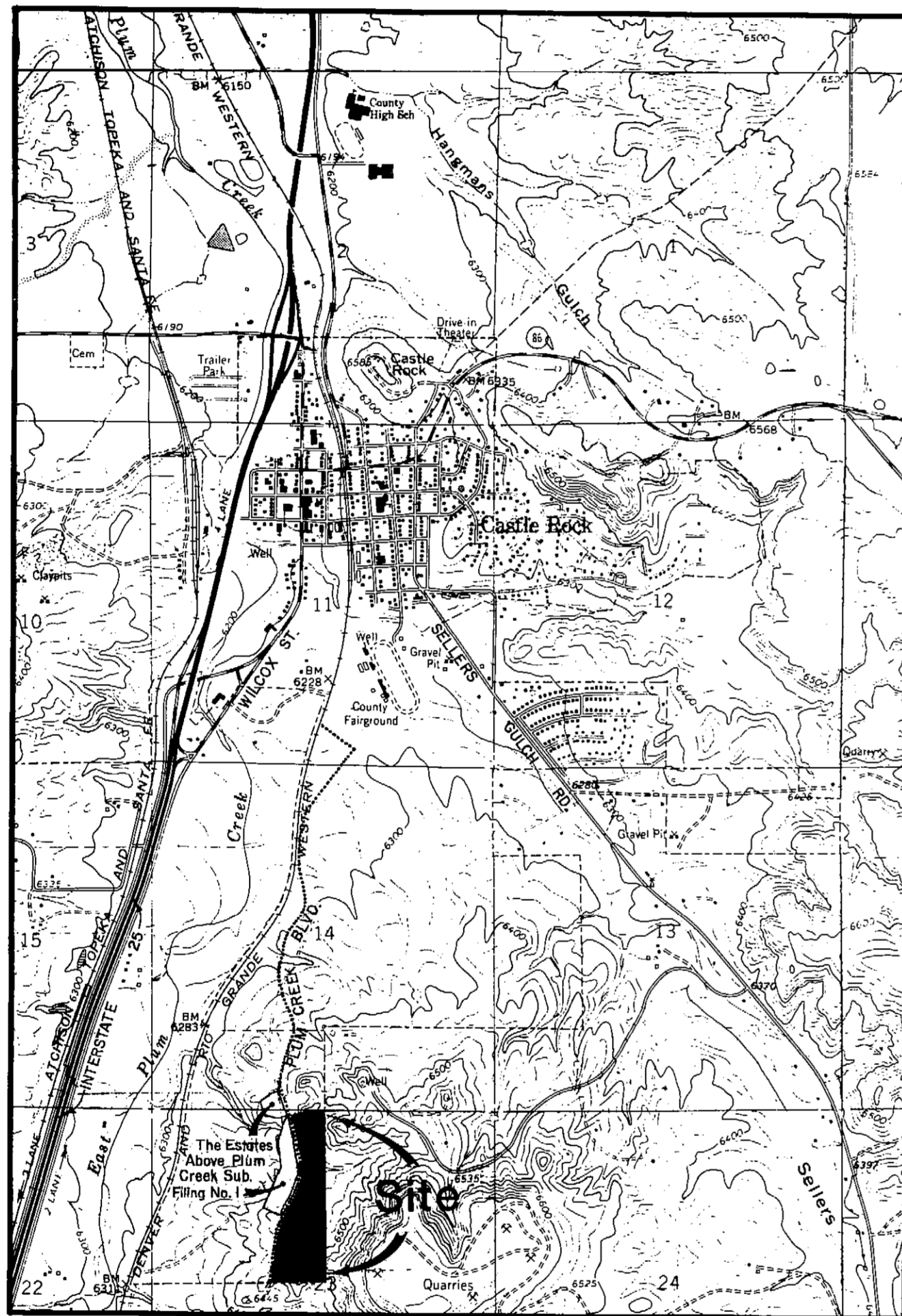
The foregoing dedication was acknowledged before me this 1st day of February, 1983  
by \*\*  
Witness my hand and seal. My commission expires: 11-16-86

\*William J. Ash III as President and Pamela M. Dickhart as Secretary of E.D.I.-Castle Rock Land Holdings, Ltd.; John R. Elkins, Individually; Bruce B. Johnson, Individually; William J. Ash, III, Individually; Stephen Owen as General Partner of Castle Rock South, Mortgage Holder; Jim D. Clement as Vice President of Brighton Savings and Loan, Mortgage Holder; Christine M. Rafolka, as Vice President of United Bank of Denver, Mortgage Holder; and Philip S. Miller, Mortgage Holder.

Claudia Bialik  
Notary Public



VICINITY MAP  
SCALE: 1" = 2000'



## PROPERTY DESCRIPTION

A parcel of land located in 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:

Beginning at the North 1/4 Corner of said Section 23; thence, along the North-South Centerline of said Section 23, S 00° 09' 44" W, 2655.22 feet to the Center of said Section 23; thence, along the East-West Centerline of said Section 23, N 89° 44' 59" W, 799.72 feet to the Easterly line of Plum Creek Boulevard - Filing No. 1; thence along said Easterly line for the following seven courses: (1) thence N 07° 00' 00" E, 135.84 feet to a point; (2) thence 83.21 feet along the arc of a non-tangent curve to the left, said curve having a radius of 55.00 feet, a central angle of 86° 41' 01" and a chord of 75.50 feet which bears N 07° 00' 00" E to a point; (3) thence N 07° 00' 00" E, 547.66 feet to a Point of Curvature; (4) thence 353.43 feet along the arc of a tangent curve to the right, said curve having a radius of 810.00 feet and a central angle of 25° 00' 00", to a Point of Tangency; (5) thence N 32° 00' 00" E, 477.68 feet to a Point of Curvature; (6) thence 483.06 feet along the arc of a tangent curve to the left, said curve having a radius of 540.00 feet and a central angle of 51° 15' 16", to a Point of Tangency; (7) thence N 19° 15' 16" W, 635.58 feet; thence, departing from the aforementioned Easterly line of Plum Creek Boulevard - Filing No. 1, N 70° 44' 44" E, 206.97 feet; thence N 79° 59' 48" E, 179.64 feet to a point on the Northerly line of the aforementioned Section 23; thence, along said Northerly line, S 89° 34' 58" E, 130.00 feet to the North 1/4 Corner of said Section 23 and the Point of Beginning.

Contains 31.687 acres, more or less.

## DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the hereonsigned, being all of the Owners, and holders of Leins 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, lots and tracts, as shown on this plat, under the name and style of "THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 2", and do hereby dedicate to the Town of Castle Rock as public roads, the streets and roads as shown on said plat, these being: Kelsey Place, Cheney Place, Cherry Plum Place, Cherry Plum Way, Ember Place, Red Tree Place, and an unnamed cul-de-sac to be addressed off Kelsey Place; also, Tract "A" is dedicated as open space, and Tract "B" is dedicated for ingress and egress. \*or consented to

The hereonsigned 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 hereonsigned 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 covenants which are recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_ of the records of Douglas County, Colorado.

Executed this Sixteenth day of November, 1982.

## OWNERS

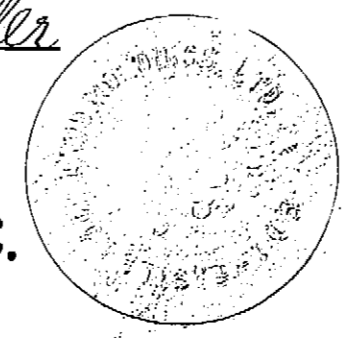
E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD., AND INDIVIDUALS:

William J. Ash III, President  
John R. Elkins, Individual  
William J. Ash III, Individual  
Stephan Owen, Mortgage Holder  
Bruce B. Johnson, Individual  
Christine M. Rafolka, Mortgage Holder  
Pamela M. Dickhart, Secretary  
Jim D. Clement, Mortgage Holder  
Philip S. Miller, Mortgage Holder

PREPARED BY:



YALE PROPERTIES, INC.  
2675 S. ABILENE ST., AURORA, CO.  
(303) 755-3377



## SURVEYING CERTIFICATE

I, Dean F. Glorso, 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. Glorso  
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.

Bruce 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.

S. 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 bridle path easements shown hereon.

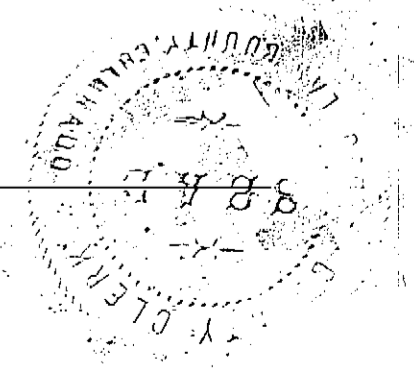
Signed this 3rd day of February, 1983.

TOWN OF CASTLE ROCK  
By: Tatjana White  
Mayor

## RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 4:30 P.M. on the 3rd day of February, 1983 in book \_\_\_\_\_, page \_\_\_\_\_, map \_\_\_\_\_, reception No. 298463.

County Clerk and Recorder  
By: Phyllis Brown  
Deputy



SHEET INDEX  
SHEET 1 OF 2 - VICINITY MAP AND CERTIFICATES  
SHEET 2 OF 2 - PLAT MAP AND CURVE DATA

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RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO

CURVE DATA					
NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
1	16° 05' 52"	295.00'	82.88'	82.61'	41.72'
2	25° 38' 09"	295.00'	131.99'	130.89'	67.12'
3	82° 41' 55"	55.00'	79.39'	72.67'	48.40'
4	67° 30' 55"	55.00'	64.81'	61.12'	36.76'
5	21° 19' 25"	55.00'	20.47'	20.35'	10.35'
6	98° 16' 57"	55.00'	94.35'	83.20'	63.59'
7	14° 26' 51"	345.00'	87.00'	86.74'	43.73'
8	17° 46' 41"	345.00'	107.05'	106.62'	53.96'
9	98° 28' 44"	55.00'	94.53'	83.32'	63.81'
10	72° 30' 20"	55.00'	69.60'	65.05'	40.33'
11	58° 38' 38"	55.00'	56.29'	53.87'	30.89'
12	76° 18' 02"	55.00'	73.24'	67.95'	43.20'
13	11° 56' 32"	345.00'	71.91'	71.78'	36.09'
14	16° 05' 52"	320.00'	89.91'	89.61'	45.25'
15	36° 22' 52"	320.00'	203.19'	199.79'	105.15'
16	04° 01' 50"	540.00'	37.99'	37.98'	19.00'
17	06° 59' 14"	540.00'	65.85'	65.81'	32.97'
18	11° 59' 45"	540.00'	113.06'	112.85'	56.74'
19	56° 42' 48"	55.00'	54.44'	52.24'	29.68'
20	55° 01' 35"	55.00'	52.82'	50.82'	28.65'
21	74° 35' 08"	55.00'	71.60'	66.65'	41.89'
22	50° 23' 17"	55.00'	48.37'	46.82'	25.87'
23	69° 12' 54"	55.00'	66.44'	62.48'	37.95'
24	11° 32' 01"	540.00'	108.70'	108.52'	54.54'
25	02° 39' 12"	540.00'	25.01'	25.00'	12.51'
26	10° 52' 10"	540.00'	102.44'	102.29'	51.38'
27	29° 37' 25"	142.87'	73.87'	73.05'	37.78'
28	08° 32' 19"	142.87'	21.29'	21.27'	10.67'
29	38° 09' 44"	117.87'	78.51'	77.07'	40.77'
30	00° 31' 50"	540.00'	5.00'	5.00'	2.50'
31	38° 09' 44"	92.87'	61.86'	60.72'	32.12'
32	115° 47' 04"	55.00'	111.15'	93.18'	87.65'

CURVE DATA					
NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
33	51° 32' 49"	55.00'	49.48'	47.83'	26.56'
34	50° 12' 21"	55.00'	48.19'	46.67'	25.77'
35	52° 27' 46"	55.00'	50.36'	48.62'	27.10'
36	20° 00' 00"	125.00'	43.63'	43.41'	22.04'
37	20° 00' 00"	100.00'	34.91'	34.73'	17.63'
38	20° 00' 00"	75.00'	26.18'	26.05'	13.22'
39	80° 36' 44"	125.00'	175.87'	161.72'	106.03'
40	96° 50' 16"	100.00'	169.01'	149.60'	112.71'
41	96° 50' 16"	75.00'	126.76'	112.20'	84.53'
42	16° 13' 32"	125.00'	35.40'	35.28'	17.82'
43	16° 00' 00"	125.00'	34.91'	34.79'	17.57'
44	16° 00' 00"	125.00'	34.91'	34.79'	17.57'
45	51° 56' 14"	55.00'	49.86'	48.17'	26.79'
46	48° 33' 41"	55.00'	46.62'	45.23'	24.81'
47	76° 03' 05"	55.00'	73.00'	67.76'	43.01'
48	129° 22' 42"	55.00'	124.19'	99.44'	116.30'
49	32° 00' 00"	150.00'	83.78'	82.69'	43.01'
50	20° 15' 40"	175.00'	61.88'	61.56'	31.27'
51	11° 44' 20"	175.00'	35.85'	35.79'	17.99'
52	86° 15' 51"	55.00'	82.81'	75.20'	51.53'
53	49° 02' 37"	55.00'	47.08'	45.65'	25.09'
54	61° 29' 10"	55.00'	59.02'	56.23'	32.71'
55	69° 32' 40"	55.00'	66.76'	62.74'	38.19'
56	08° 52' 39"	55.00'	8.52'	8.51'	4.27'
57	16° 07' 18"	810.00'	227.92'	227.16'	114.72'
58	08° 52' 42"	810.00'	125.51'	125.39'	62.88'
59	68° 53' 52"	55.00'	66.14'	62.22'	37.73'
60	46° 13' 45"	55.00'	44.38'	43.18'	23.48'
61	47° 49' 03"	55.00'	45.90'	44.58'	24.38'
62	56° 32' 18"	55.00'	54.27'	52.10'	29.58'
63	86° 26' 46"	55.00'	82.98'	75.33'	51.69'
64	86° 41' 01"	55.00'	83.21'	75.50'	51.90'

LOT AREA TABULATION					
Block	Lot	Area (Ac.)	Block	Lot	Area (Ac.)
1	1	0.4336	1	15	0.4041
1	2	0.4344	1	16	0.4740
1	3	0.3515	1	17	0.4131
1	4	0.8885	1	18	0.6894
1	5	0.5568	1	19	0.5373
1	6	0.5182	1	20	0.3371
1	7	0.5427	1	21	0.3697
1	8	0.4143	1	22	0.5430
1	9	0.2718	1	23	1.3255
1	10	0.3052	1	24	0.9252
1	11	0.3699	1	25	0.5069
1	12	0.4464	1	26	0.3444
1	13	0.3410	1	27	0.2904
1	14	0.2706	1	28	0.2904
Total, all Lots		= 24.9969 Acres			
Total, all Tracts		= 1.9185 Acres		31.6866 Acres	
Total, Dedicated Public Right-of-Way		= 4.7712 Acres		TOTAL PLAT	

### 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 herein 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 exterior plat boundaries (except Tract "A"); 5 feet wide along all other 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 television.
- 4) Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at that intersection point.

### 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

### TRACT USE:

Tract "A" is dedicated to the Town of Castle Rock as open space.  
Tract "B" is dedicated to the Town of Castle Rock for ingress/egress.

### 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. These are minimums, and may be affected by easements.

