

**PLAT IDENTIFICATION SHEET**

301171

03/25/1983

UNOFFICIAL COPY

**GRANTOR:**

(owner/signer)

EDI Castle Rock Land Holdings

**GRANTEE:**

(subdivision name or name of plat)

Estates Above Plum Creek 3

**LEGAL:**

(section-township-range)

# THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 3

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.  
2675 S. Abilene St., Aurora, Colo. 80014

*William J. Ash III*  
WILLIAM J. ASH, III  
President

*Pamela M. Dickhart*  
PAMELA M. DICKHART  
Secretary

*John Oliver*  
THE BANK OF NOVA SCOTIA  
Mortgage Holder  
JOHN OLIVER  
Deputy Agent

**NOTARY**  
SS: State of Colorado )  
County of Arapahoe )

The foregoing dedication was acknowledged before me this 14th day of March, 1983, by William J. Ash III as President and Pamela M. Dickhart as Secretary of E.D.I.-Castle Rock Land Holdings, Ltd. Witness my hand and seal. My commission expires: 10-15-87

Notary Public *Sandy Howell*  
Address 2824 S. Cayle Way, Aurora

**NOTARY**  
SS: State of California )  
County of San Francisco )

The foregoing dedication was acknowledged before me this 15th day of March, 1983, by John E. Oliver

as Deputy Agent of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: Sept. 30, 1985

Notary Public *Valerie Ann Paine*  
Address 220 Jackson St., San Francisco, CA

## 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, *William L. Nuff*, 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 23rd day of March, 1983.

*William L. Nuff*  
Attorney at Law

## PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 24th day of March, 1983.

*Donald Wrightman*  
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 24th day of March, 1983.

TOWN OF CASTLE ROCK  
By: *Judy Schmitt*  
Mayor

## RECORDER'S CERTIFICATE

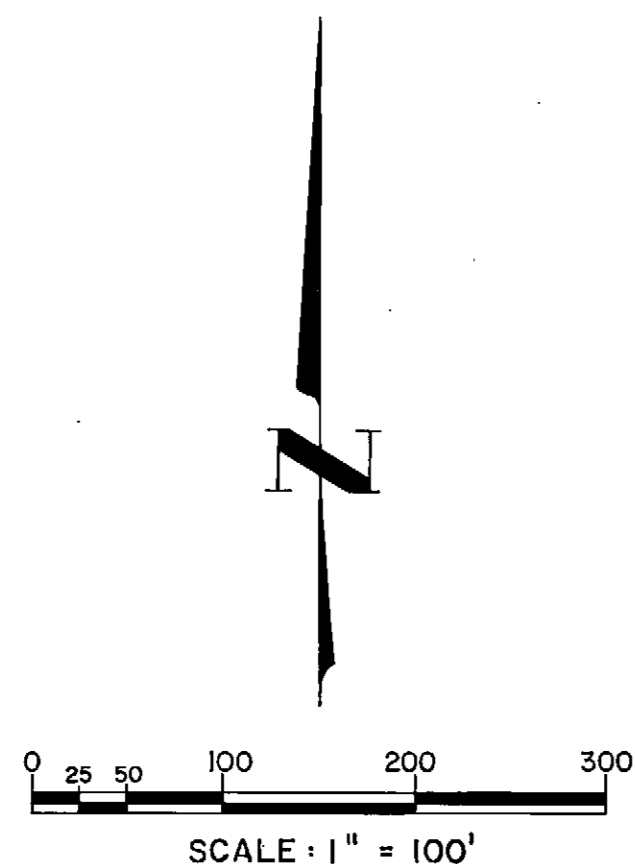
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County on the 11:26 A.M. on the 25th day of March, 1983, in book 112, page 1, map 1, reception No. 301191

County Clerk and Recorder  
By: *Angela Braun*  
Deputy



PREPARED BY: **UPI YALE PROPERTIES, INC.**  
DATE: 2-15-83  
2675 S. ABILENE ST., AURORA, CO.  
(303) 755-3377

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 3



CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	ARC	TANGENT
1	20° 02' 16"	540.00'	188.85'	187.89'
2	11° 12' 39"	540.00'	105.66'	105.49'
3	24° 52' 22"	165.00'	71.63'	71.07'
4	24° 52' 22"	165.00'	71.63'	71.07'
5	83° 30' 41"	55.00'	80.17'	73.26'
6	49° 49' 49"	55.00'	47.83'	46.34'
7	45° 11' 57"	55.00'	43.39'	42.27'
8	38° 54' 55"	55.00'	37.36'	36.64'
9	88° 28' 22"	55.00'	84.93'	76.74'
10	14° 30' 48"	235.00'	59.53'	59.37'
11	35° 13' 56"	235.00'	144.51'	142.24'
12	49° 44' 44"	200.00'	173.65'	168.24'
13	38° 31' 05"	460.00'	309.24'	303.45'
14	06° 28' 55"	460.00'	52.04'	52.01'
15	104° 59' 01"	55.00'	100.78'	87.26'
16	42° 52' 13"	55.00'	41.15'	40.20'
17	54° 48' 13"	55.00'	52.61'	50.62'
18	51° 14' 05"	55.00'	49.18'	47.56'
19	21° 19' 25"	55.00'	20.47'	20.35'

LOT AREA TABULATION			
Block	Lot	Area (Ac.)	Block Lot Area (Ac.)
1	1	0.5285	1 0.5285
1	2	0.5450	1 8 0.4104
1	3	0.6010	2 1 0.5326
1	4	0.5513	2 2 0.4678
1	5	0.3625	2 3 0.6258
1	6	0.3674	2 4 0.4887
2	5	0.4628	2 5 0.4628
2	6	0.5077	2 6 0.5077
2	7	0.4281	2 7 0.4281
2	8	0.4967	2 8 0.4967
2	9	0.5858	2 9 0.5858
2	10	0.4064	2 10 0.4064
Total, all Lots		9.4731 Ac.	
Total, all Tracts		3.8490 Ac.	TOTAL PLAT = 15.2961 Acres
Total, Dedicated Right-of-Way		1.9740 Ac.	

**TRACT USE:**  
Tract "A" and Tract "C" are dedicated to the Town of Castle Rock as open space.  
Tract "B" is dedicated to the Town of Castle Rock as a water tank site.

## LEGEND

- ◆ 1/16 SECTION CORNER, AS DESCRIBED
- 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

- 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.
- 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.L.U.D. ordinance and a final site plan have not been approved by the Board of Trustees of the Town of Castle Rock.
- Easements for drainage and utilities have been provided as follows: 10 feet wide along all road frontage, and 10 feet wide along exterior plat boundaries (except Tract "B" and Tract "C" as shown hereon; a width of 5 feet 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. "15' d. & u.e." means 15 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.
- 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 Northeast 1/4 of the Northwest 1/4 of Section 23, and the Southeast 1/4 of the Southwest 1/4 of Section 14, 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 South 1/4 Corner of said Section 14; thence along the South line of the Southwest 1/4 of said Section 14 and the Northerly line of Block 1, The Estates Above Plum Creek, Subdivision Filing No. 2, N 89° 34' 58" W, 130.00 feet; thence along said Northerly subdivision line S 79° 59' 48" W, 179.64 feet; thence, continuing along said Northerly subdivision line, S 70° 44' 44" W, 206.97 feet to a point on the Easterly line of Plum Creek Boulevard - Filing No. 1; thence along said Easterly line for the following four courses: (1) thence N 19° 15' 16" W, 369.53 feet to a Point of Curvature; (2) thence 361.28 feet along the arc of a tangent curve to the right, said curve having a radius of 460.00 feet and a central angle of 45° 00' 00", to a Point of Tangency; (3) thence N 25° 44' 44" E, 329.52 feet to a Point of Curvature; (4) thence 294.51 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 31° 14' 55", to a point; thence, departing from said Easterly line on a radial bearing of N 84° 29' 49" E, 400.36 feet to a point on the North-South Centerline of the aforementioned Section 14; thence, along said Centerline, S 00° 32' 13" E, 1223.46 feet to the South 1/4 Corner of said Section 14 and the Point of Beginning.

Contains 15.2961 acres, more or less.

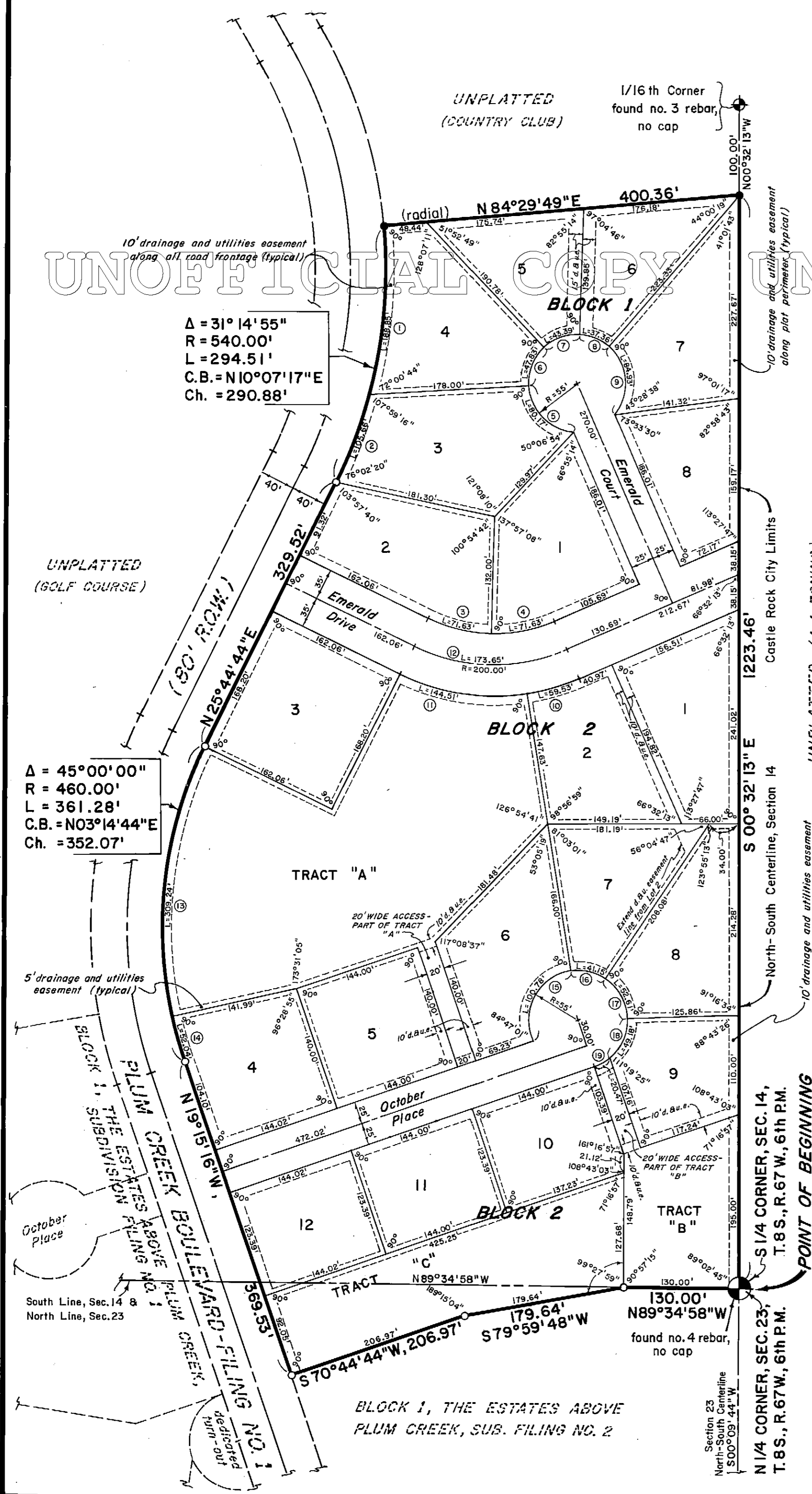
## DEDICATION CERTIFICATE

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. 3," and do hereby dedicate to the Town of Castle Rock as public roads the streets and roads as shown on said plat, these being: Emerald Court, Emerald Drive, and October Place. Tract "A" and Tract "C" are dedicated as open space, and Tract "B" is dedicated as a water tank site.

\* 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 and any cable television permittee operating under permit issued by the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and cablevision services within this subdivision or property contiguous thereto, under, along and across public roads shown on this plat, and also under, along and across utility easements as shown hereon. The lands comprising this subdivision may be subject to certain covenants of record.

Executed this 15th day of March, 1983.



BLOCK 1, THE ESTATES ABOVE PLUM CREEK, SUB. FILING NO. 2