

PLAT IDENTIFICATION SHEET

316988

11/28/83

GRANTOR:

(owner/signer)

ED1 Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

Estates Above Plum Creek 4

LEGAL:

(section-township-range)

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4
 A SUBDIVISION OF PART OF SECTIONS 22 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
Kathryn A. Ackerman-Schiffer
 KATHRYN A. ACKERMAN-SCHIFFER Secretary
James B. Folkes
 THE BANK OF NOVA SCOTIA Mortgage Holder

NOTARY

SS: State of Colorado)
 County of Arapahoe)

The foregoing dedication was acknowledged before me this 10th day of October, 1983, by William J. Ash III as President and Kathryn A. Ackerman-Schiffer as Secretary of E.D.I.-Castle Rock Land Holdings, Ltd. Witness my hand and seal. My commission expires: 3/27/84

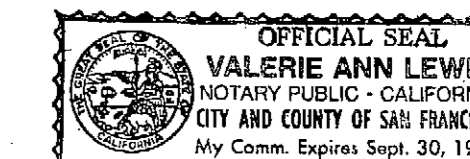
Notary Public *John J. Branch*
 Address 2675 S. Abilene, Aurora, Colo. 80014

NOTARY

SS: State of California)
 County of San Francisco)

The foregoing dedication was acknowledged before me this 5th day of October, 1983, by Richard Nance as Deputy Agent of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: Sept. 30, 1985

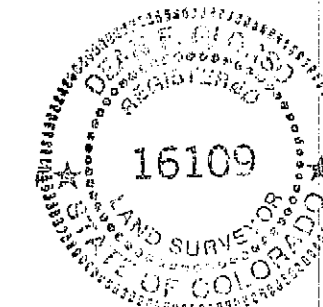
Notary Public *Valerie Ann Lewis*
 Address 220 Jackson, San Francisco



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 9-19-83
 Registered Land Surveyor #16109



TITLE CERTIFICATE

I, James B. Folkes, 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 10th day of October, 1983.

James B. Folkes
 Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 7th day of July, 1983.

William J. Folkes
 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.

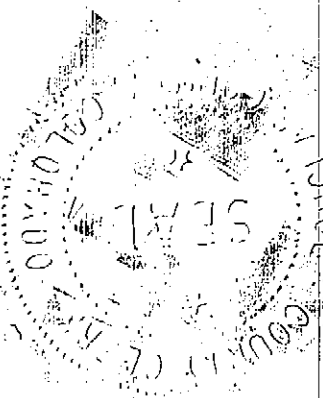
Signed this 6th day of September, 1983

TOWN OF CASTLE ROCK
 By: *Robert Folkes*
 Mayor PRO-TEM

RECORDER'S CERTIFICATE

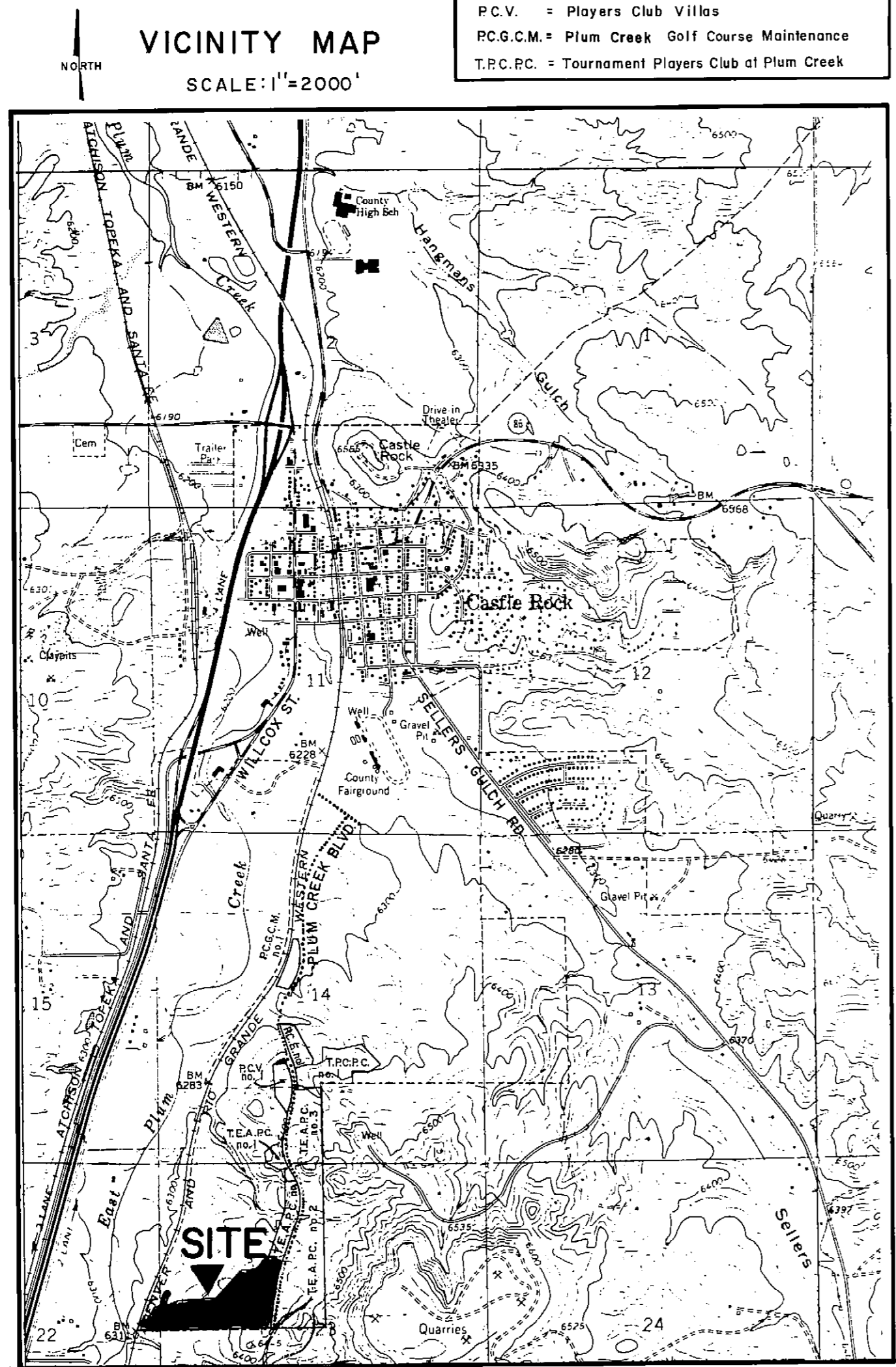
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 4:03 P.M. on the 20th day of November, 1983 in Book _____, page _____, map _____, reception No. 316988

Reta A. CRAIN
 RETA A. CRAIN
 County Clerk and Recorder
 By: *Phyllis L. Brown*
 Deputy



ABBREVIATIONS

T.E.A.P.C.	= The Estates Above Plum Creek
P.C.E.	= Players Club Estates
P.C.V.	= Players Club Villas
P.C.G.C.M.	= Plum Creek Golf Course Maintenance
T.P.C.P.C.	= Tournament Players Club at Plum Creek



SHEET INDEX

SHEET 1 of 2 VICINITY MAP and CERTIFICATES
 SHEET 2 of 2 PLAT MAP and CURVE DATA

PROPERTY DESCRIPTION

A parcel of land located in the South 1/2 of the Northwest 1/4 of Section 23, and the Southeast 1/4 of the Northeast 1/4 of Section 22, 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 West 1/4 Corner of said Section 23, from which the Center of said Section 23 bears S 89° 44' 59" E, thence N 89° 02' 36" W, 330.72 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad; thence along said Easterly Right-of-Way line, N 13° 41' 57" E, 103.28 feet; thence, departing from said Easterly Right-of-Way line, S 73° 58' 29" E, 53.55 feet; thence N 46° 45' 00" E, 282.57 feet; thence S 76° 50' 49" E, 34.72 feet; thence N 11° 24' 50" E, 175.00 feet to a Point of Curvature; thence 95.22 feet along the arc of a tangent curve to the right, said curve having a radius of 198.98 feet, a central angle of 27° 25' 00" and a chord of 94.31 feet which bears N 25° 07' 20" E to a Point of Tangency; thence N 38° 49' 50" E, 70.00 feet to a Point of Curvature; thence 78.37 feet along the arc of a tangent curve to the right, said curve having a radius of 137.07 feet, a central angle of 32° 45' 30" and a chord of 77.30 feet which bears N 55° 12' 35" E to a Point of Curvature; thence N 39° 54' 04" E, 60.54 feet to a Point of Curvature; thence 203.21 feet along the arc of a tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 211° 41' 16" and a chord of 105.82 feet which bears S 34° 15' 18" E to a Point of Tangency; thence S 71° 35' 20" W, 80.40 feet to a Point of Curvature; thence 38.35 feet along the arc of a tangent curve to the left, said curve having a radius of 67.07 feet, a central angle of 32° 45' 30" and a chord of 37.83 feet which bears S 55° 12' 35" W to a Point of Tangency; thence S 38° 49' 50" W, 70.00 feet to a Point of Curvature; thence 61.72 feet along the arc of a tangent curve to the left, said curve having a radius of 128.98 feet, a central angle of 27° 25' 00" and a chord of 61.13 feet which bears S 25° 07' 20" W to a Point of Tangency; thence S 11° 24' 50" W, 164.49 feet; thence N 70° 30' 16" E, 195.35 feet; thence N 84° 41' 40" E, 471.60 feet; thence N 43° 36' 38" E, 492.74 feet; thence N 38° 48' 18" E, 391.89 feet; thence S 88° 30' 53" E, 218.57 feet; thence N 45° 29' 40" E, 191.92 feet to a point on the Southerly line of The Estates Above Plum Creek, Subdivision Filing No. 1; thence along said Southerly line, S 63° 52' 22" E, 305.43 feet to a point on a curve on the Westerly line of Plum Creek Boulevard - Filing No. 1; thence along said Westerly line for the following four courses: 1) thence 297.11 feet along the arc of a non-tangent curve to the left, said curve having a radius of 890.00 feet, a central angle of 19° 07' 38" and a chord of 295.73 feet which bears S 16° 33' 49" W to a Point of Tangency; 2) thence S 07° 00' 00" W, 547.66 feet to a point on a curve; 3) 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 S 07° 00' 00" W to a point; 4) thence S 07° 00' 00" W, 145.31 feet to a point on the East-West Centerline of the aforementioned Section 23; thence along said East-West Centerline, N 89° 44' 59" W, 1746.41 feet to the West 1/4 Corner of said Section 23 and the Point of Beginning.

Contains 30.3402 acres, more or less.

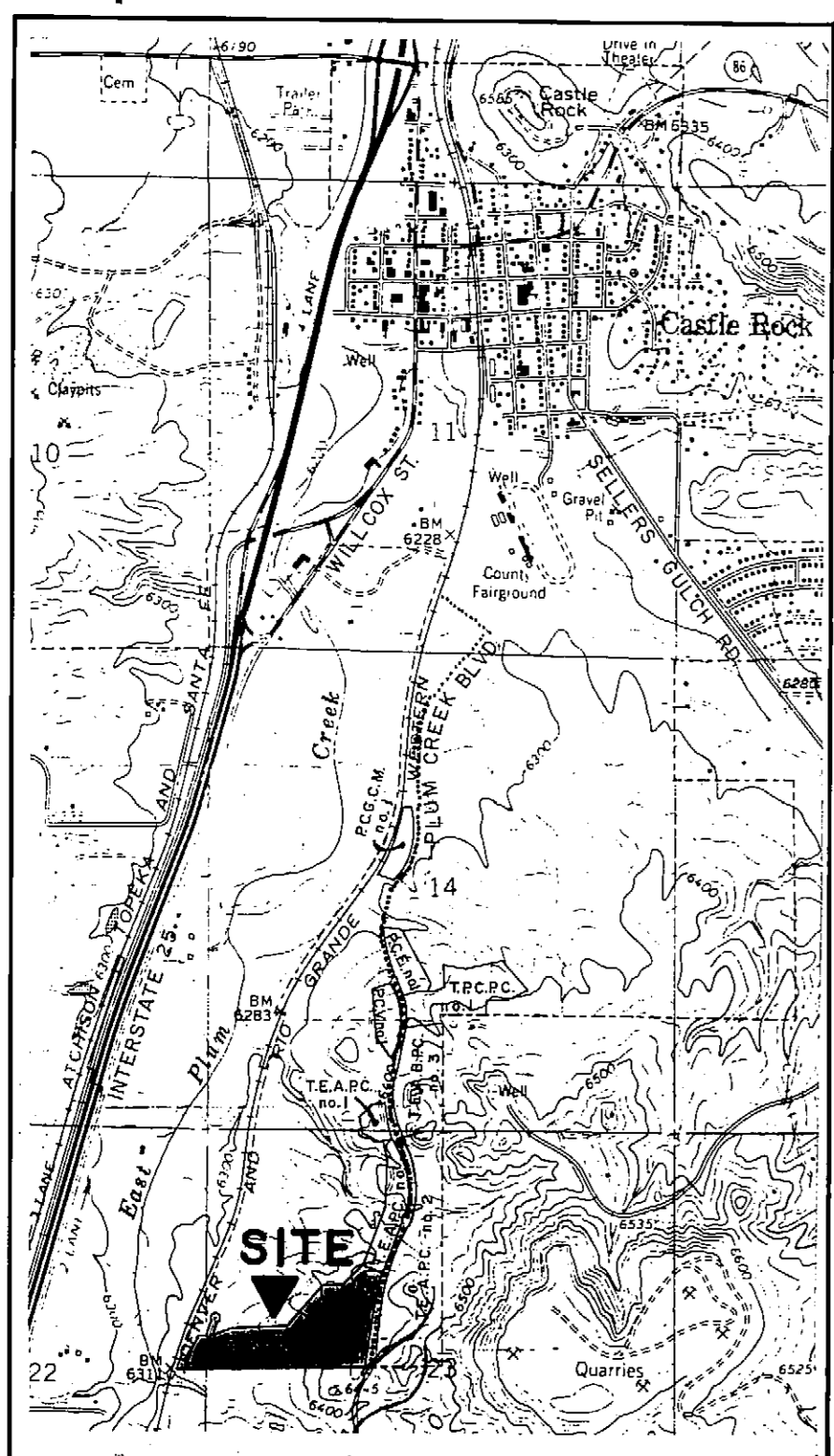
DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the hereonsigned, being all of the Owners and holders of Liens and Mortgages of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided, or consented to the same, into Blocks, and Tracts, as shown on this plat under the name and style of "THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4", and do hereby dedicate to the Town of Castle Rock as a public road Mount Royal Drive. Tracts "A" and "B" are privately owned and reserved for future development; Tract "C" is privately owned - it is reserved for a temporary public turn-around, until such time as Mount Royal Drive is extended, whereupon it shall be replatted as the owners desire; Tract "D" is dedicated to the Town of Castle Rock for public purposes; Tract "E" is a privately owned landscape area. Tracts "A", "B", "C" and "E" shall remain as the property of the owners shown hereon, their heirs, successors and assigns. The hereonsigned hereby 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 utility easements as shown hereon. The lands comprising this subdivision may be subject to certain covenants of record.

Executed this 10th day of October, 1983.

VICINITY MAP
SCALE: 1"=2000'



THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4

A SUBDIVISION OF PART OF SECTIONS 22 and 23, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

ABBREVIATIONS

TE.A.P.C. = The Estates Above Plum Creek
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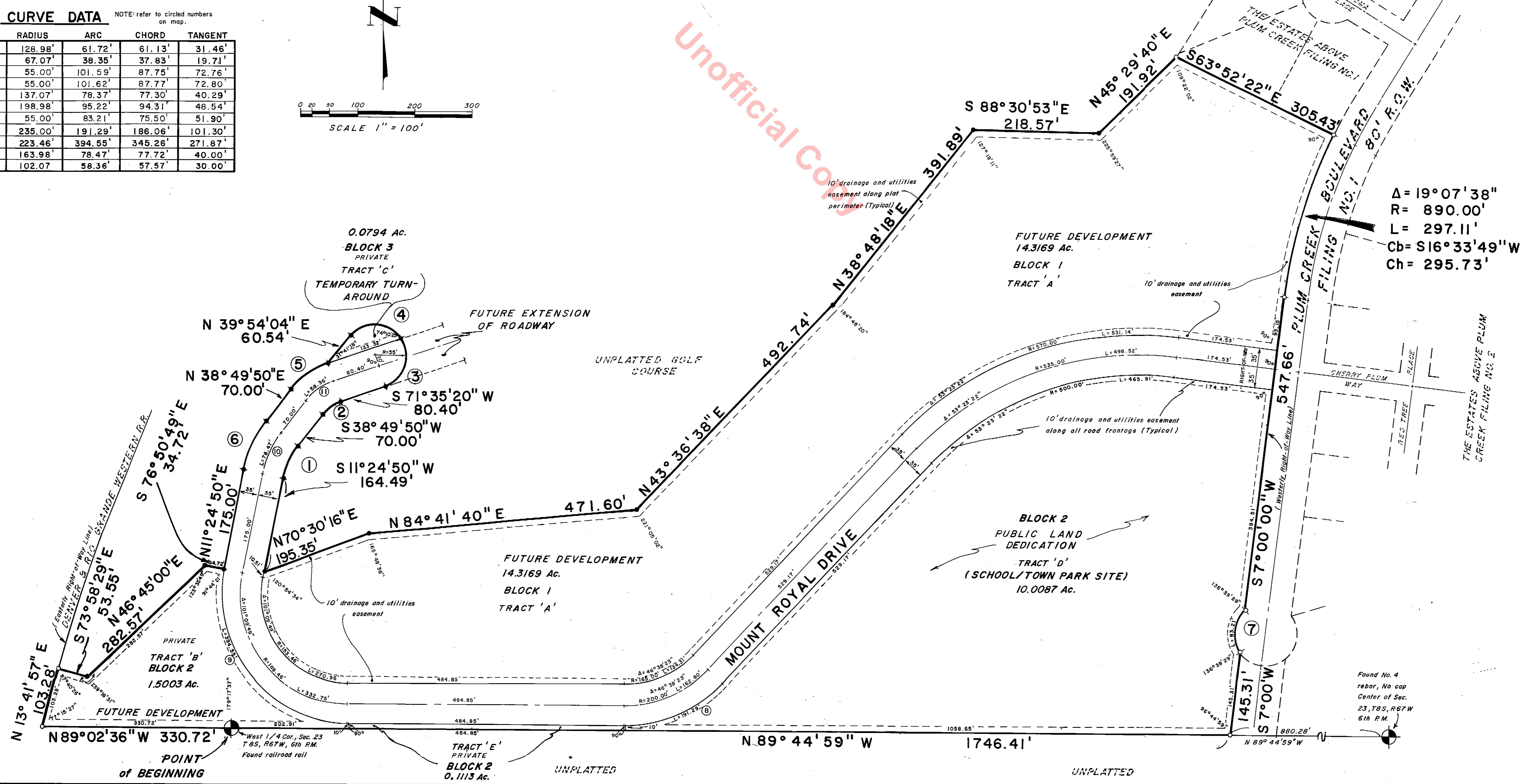
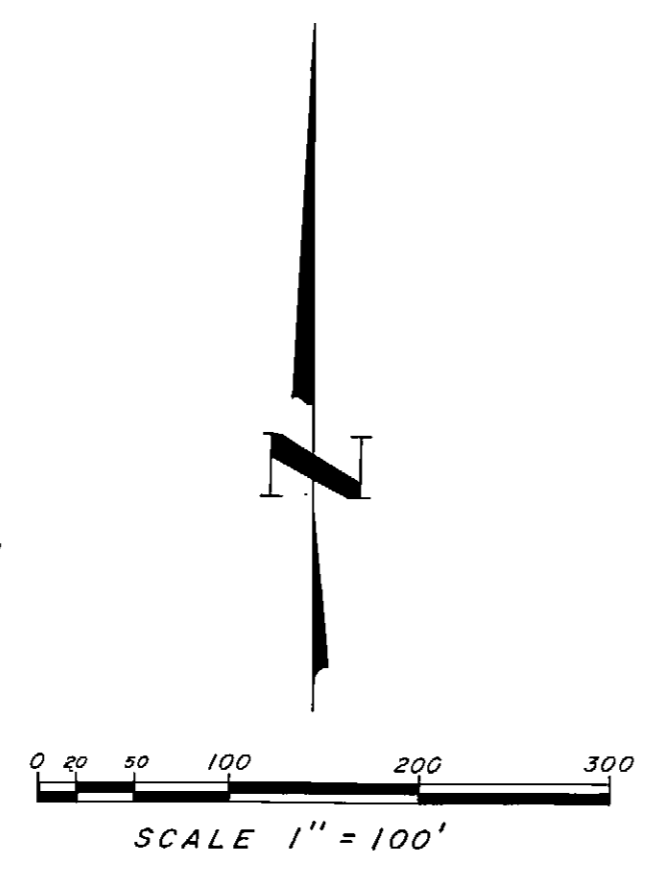
- NOTES**
- 1) Basis of Bearings: the East-West Centerline of Section 23 Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S 89° 44' 59" E, with all bearings contained herein relative thereto.
 - 2) Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building 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) Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at the intersection point.

LEGEND

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

CURVE DATA NOTE: refer to circled numbers on map.

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
1	27° 25' 00"	128.98'	61.72'	61.13'	31.46'
2	32° 45' 30"	67.07'	38.35'	37.83'	19.71'
3	105° 49' 36"	55.00'	101.59'	87.75'	72.76'
4	105° 51' 40"	55.00'	101.62'	87.77'	72.80'
5	32° 45' 30"	137.07'	78.37'	77.30'	40.29'
6	27° 25' 00"	198.98'	95.22'	94.31'	48.54'
7	86° 41' 01"	55.00'	83.21'	75.50'	51.90'
8	46° 38' 23"	235.00'	191.29'	186.06'	101.30'
9	101° 09' 49"	223.46'	394.55'	345.26'	271.87'
10	27° 25' 00"	163.98'	78.47'	77.72'	40.00'
11	32° 45' 30"	102.07'	58.36'	57.57'	30.00'



$\Delta = 19^{\circ}07'38''$
 $R = 890.00'$
 $L = 297.11'$
 $Ch = S16^{\circ}33'49''W$
 $295.73'$

POINT of BEGINNING
West 1/4 Cor., Sec. 23 T.8S, R.67W, 6th R.M. Found railroad rail

Found No. 4 rebar, No cap Center of Sec. 23, T.8S, R.67W 6th R.M.