

PLAT IDENTIFICATION SHEET

317034

11/29/83

GRANTOR:

(owner/signer)

ED 1 Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

Mount Royal Drive 1

LEGAL:

(section-township-range)

MOUNT ROYAL DRIVE - FILING NO. 1

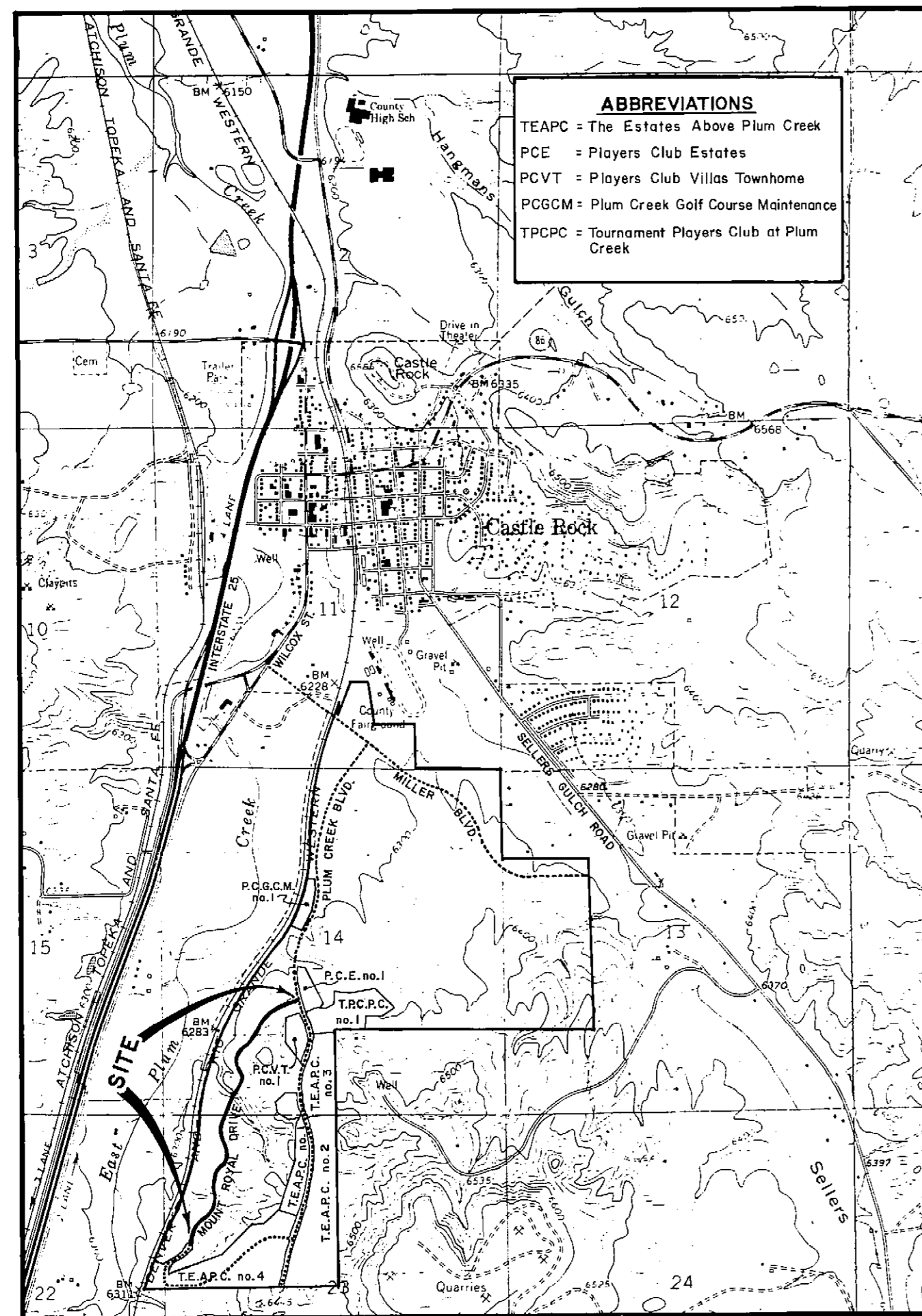
A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX

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

VICINITY MAP

SCALE: 1" = 2000'



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

NOTES

- 1) Basis of Bearings: the East line of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S 00° 32' 13" 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) All utility easements are reserved for underground utilities only. Utility easements are also reserved for underground cable television.

PROPERTY DESCRIPTION

A parcel of land located in the West 1/2 of Section 14 and 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 Southeast Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14, from which the South 1/4 Corner of said Section 14 bears S 00° 32' 13" E; thence N 61° 49' 56" W, 851.50 feet to a point on a curve on the Westerly Right-of-Way line of Plum Creek Boulevard, said point being the TRUE POINT OF BEGINNING; thence, departing from said Westerly Right-of-Way line, S 64° 56' 07" W, 61.88 feet to a Point of Curvature; thence 38.40 feet along the arc of a tangent curve to the left, said curve having a central angle of 11° 00' 00" and a radius of 200.00 feet, to a Point of Tangency; thence S 53° 56' 07" W, 245.00 feet to a Point of Curvature; thence 235.40 feet along the arc of a tangent curve to the left, said curve having a central angle of 32° 30' 00" and a radius of 415.00 feet, to a Point of Tangency; thence S 21° 26' 07" W, 173.93 feet to a Point of Curvature; thence 127.69 feet along the arc of a tangent curve to the right, said curve having a central angle of 31° 08' 00" and a radius of 235.00 feet, to a Point of Tangency; thence S 52° 34' 07" W, 104.27 feet to a Point of Curvature; thence 222.20 feet along the arc of a tangent curve to the left, said curve having a central angle of 77° 09' 31" and a radius of 165.00 feet, to a Point of Tangency; thence S 24° 35' 24" E, 70.70 feet to a Point of Curvature; thence 213.98 feet along the arc of a tangent curve to the right, said curve having a central angle of 52° 10' 17" and a radius of 235.00 feet to a Point of Tangency; thence S 27° 34' 53" W, 98.89 feet to a Point of Curvature; thence 200.24 feet along the arc of a tangent curve to the left, said curve having a central angle of 14° 59' 51" and a radius of 765.00 feet, to a Point of Tangency; thence S 12° 35' 02" W, 256.34 feet to a Point of Curvature; thence 191.95 feet along the arc of a tangent curve to the left, said curve having a central angle of 41° 30' 02" and a radius of 265.00 feet, to a Point of Tangency; thence S 28° 55' 00" E, 38.13 feet to a Point of Curvature; thence 350.81 feet along the arc of a tangent curve to the right, said curve having a central angle of 60° 00' 00" and a radius of 335.00 feet, to a Point of Tangency; thence S 31° 05' 00" W, 233.14 feet to a Point of Curvature; thence 191.95 feet along the arc of a tangent curve to the left, said curve having a central angle of 41° 30' 00" and a radius of 265.00 feet, to a Point of Tangency; thence S 10° 25' 00" E, 105.87 feet to a Point of Curvature; thence 325.72 feet along the arc of a tangent curve to the right, said curve having a central angle of 55° 42' 30" and a radius of 335.00 feet to a Point of Tangency; thence S 45° 17' 30" W, 208.26 feet to a Point of Curvature; thence 186.44 feet along the arc of a tangent curve to the left, said curve having a central angle of 40° 18' 40" and a radius of 265.00 feet, to a Point of Tangency; thence S 04° 58' 50" W, 138.09 feet to a Point of Curvature; thence 331.32 feet along the arc of a tangent curve to the right, said curve having a central angle of 66° 36' 30" and a radius of 285.00 feet to a Point of Tangency; thence S 71° 35' 20" W, 144.49 feet to a point on a curve on the Westerly terminus of Mount Royal Drive as platted with The Estates Above Plum Creek, Subdivision Filing No. 4; thence 101.59 feet along said Westerly terminus on the arc of a non-tangent curve to the left, said curve having a central angle of 105° 49' 36", a radius of 55.00 feet and a chord of 87.75 feet which bears N 18° 40' 32" E to a point; thence, departing from said Westerly terminus, N 71° 35' 20" E, 91.58 feet to a Point of Curvature; thence 49.95 feet along the arc of a tangent curve to the left, said curve having a central angle of 66° 36' 30" and a radius of 215.00 feet, to a Point of Tangency; thence N 04° 58' 50" E, 138.09 feet to a Point of Curvature; thence 235.69 feet along the arc of a tangent curve to the right, said curve having a central angle of 40° 18' 40" and a radius of 335.00 feet, to a Point of Tangency; thence N 45° 17' 30" E, 208.26 feet to a Point of Curvature; thence 257.66 feet along the arc of a tangent curve to the left, said curve having a central angle of 55° 42' 30" and a radius of 265.00 feet, to a Point of Tangency; thence N 10° 25' 00" W, 105.87 feet to a Point of Curvature; thence 242.64 feet along the arc of a tangent curve to the right, said curve having a central angle of 41° 30' 00" and a radius of 335.00 feet, to a Point of Tangency; thence N 31° 05' 00" E, 233.14 feet to a Point of Curvature; thence 277.51 feet along the arc of a tangent curve to the left, said curve having a central angle of 60° 00' 00" and a radius of 265.00 feet, to a Point of Tangency; thence N 28° 55' 00" W, 38.13 feet to a Point of Curvature; thence 242.65 feet along the arc of a tangent curve to the right, said curve having a central angle of 41° 30' 02" and a radius of 335.00 feet, to a Point of Tangency; thence N 12° 35' 02" E, 256.34 feet to a Point of Curvature; thence 218.57 feet along the arc of a tangent curve to the right, said curve having a central angle of 14° 59' 51" and a radius of 835.00 feet, to a Point of Tangency; thence N 27° 34' 53" E, 98.89 feet to a Point of Curvature; thence 150.24 feet along the arc of a tangent curve to the left, said curve having a central angle of 52° 10' 17" and a radius of 165.00 feet, to a Point of Tangency; thence N 24° 35' 24" W, 70.70 feet to a Point of Curvature; thence 316.47 feet along the arc of a tangent curve to the right, said curve having a central angle of 77° 09' 31" and a radius of 235.00 feet, to a Point of Tangency; thence N 52° 34' 07" E, 104.27 feet to a Point of Curvature; thence 89.66 feet along the arc of a tangent curve to the left, said curve having a central angle of 31° 08' 00" and a radius of 165.00 feet, to a Point of Tangency; thence N 21° 26' 07" E, 173.93 feet to a Point of Curvature; thence 275.11 feet along the arc of a tangent curve to the right, said curve having a central angle of 32° 30' 00" and a radius of 485.00 feet, to a Point of Tangency; thence N 53° 56' 07" E, 142.42 feet to a Point of Curvature; thence 60.81 feet along the arc of a tangent curve to the left, said curve having a central angle of 17° 25' 13" and a radius of 200.00 feet to a Point of Reverse Curvature; thence 99.21 feet along the arc of a tangent curve to the right, said curve having a central angle of 28° 25' 14" and a radius of 200.00 feet to a Point of Tangency; thence N 64° 56' 07" E, 61.88 feet to a point on a curve on the Westerly Right-of-Way line of Plum Creek Boulevard; thence along said Westerly Right-of-Way line, 90.10 feet on the arc of a non-tangent curve to the left, said curve having a central angle of 09° 33' 37", a radius of 540.00 feet, and a chord of 90.00 feet which bears S 25° 03' 53" E to the TRUE POINT OF BEGINNING.

Contains 7.2112 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 tracts as shown on this plat, under the name and style of "MOUNT ROYAL DRIVE-FILING NO. 1", and do hereby dedicate to the Town of Castle Rock as a public road, the road as shown on said plat, this being Mount Royal Drive. Tract 'A' is a private landscape area. Tract 'A' shall remain as the property of the Owners shown hereon, their heirs, successors and assigns.

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 permittees 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 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 22nd day of August, 1983

PREPARED BY:
DATE: 6/15/83

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

OWNERS

E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD.
2675 S. Abilene St., Aurora, Colo. 80014

William J. Ash III
PRESIDENT

Kathryn A. Ackerman-Schiffer
KATHRYN A. ACKERMAN-SCHIFFER
Secretary

[Signature]
THE BANK OF NOVA SCOTIA
Mortgage Holder

NOTARY

SS: State of Colorado)
County of Arapahoe)

The foregoing dedication was acknowledged before me this 22nd day of August, 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: March 28, 1984

Notary Public *Charlotte Jean Szymanski*
Address: 2675 S. Abilene St., Aurora, Co. 80014

NOTARY

SS: State of California)
County of San Francisco)

The foregoing dedication was acknowledged before me this 16th day of August, 1983 by Norman J. Campbell as Mortgage Holder of Job the Bank of Nova Scotia, Mortgage. Witness my hand and seal. My commission expires: Sept. 30, 1985

Notary Public *Valerie Ann Lewis*
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, Thomas B. Falkner, an attorney at law duly licensed to practice before the Court 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 August, 1983

[Signature]
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

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

[Signature]
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

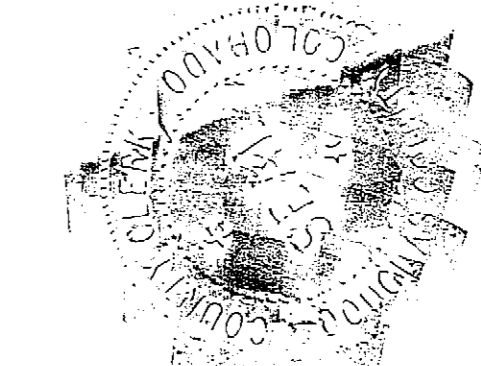
This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridge path easements shown hereon.

Signed this 19th day of July, 1983

TOWN OF CASTLE ROCK
By: *Robert Foster*
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 2:05 P.M. on the 29th day of November, 1983 in book , page , map , reception No. 317034



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

MOUNT ROYAL DRIVE - FILING NO. 1

A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14 AND 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

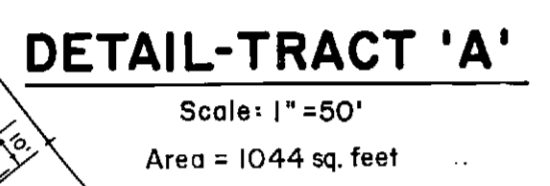
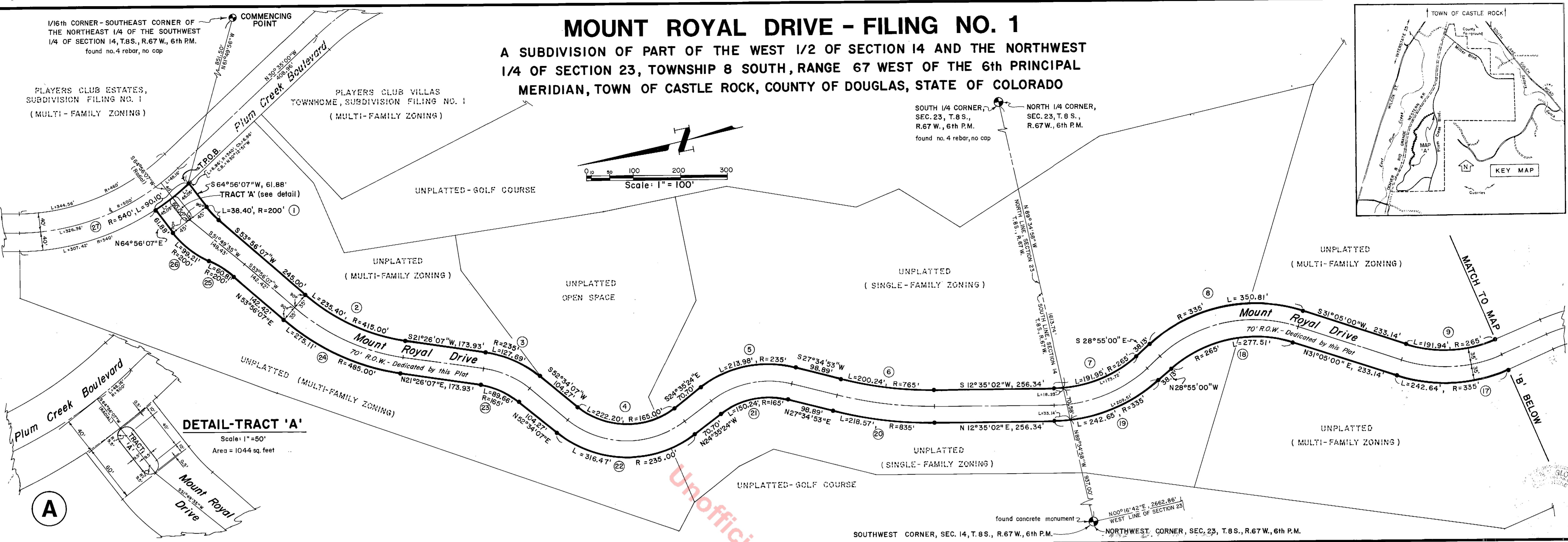
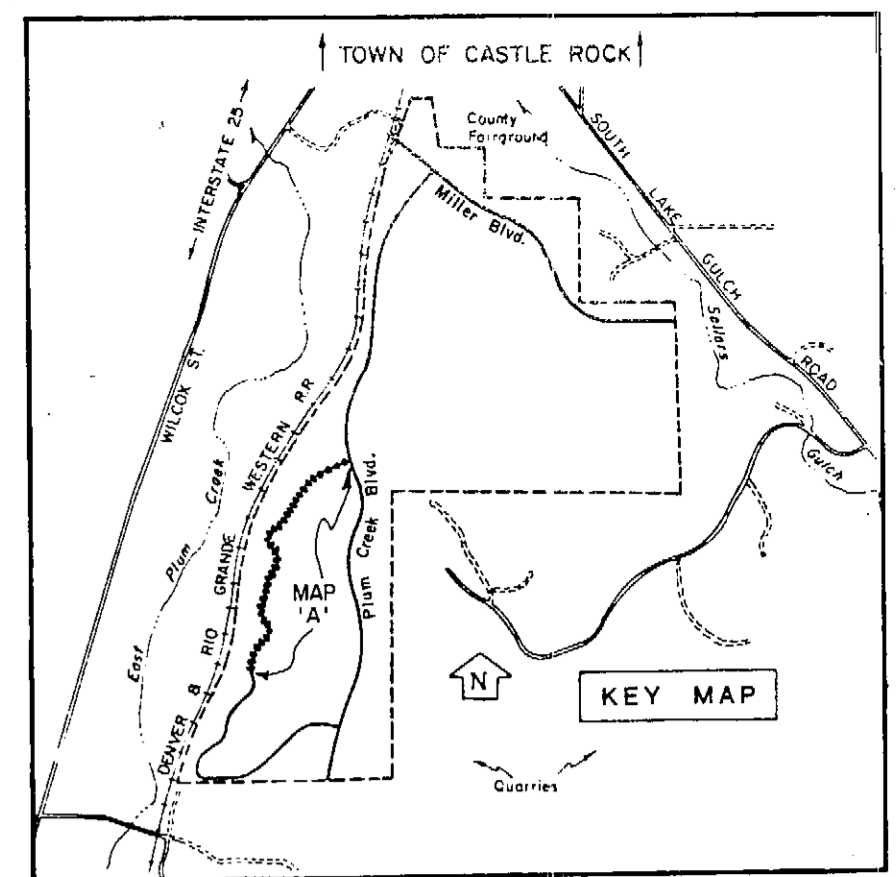
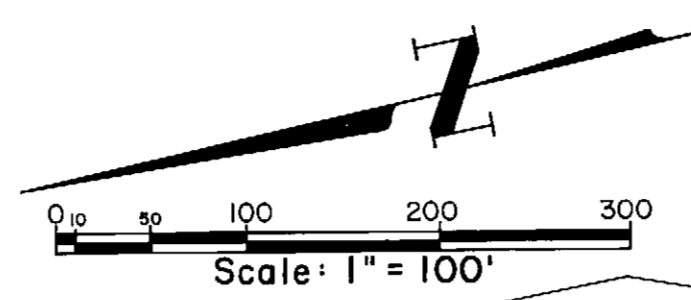
1/16th CORNER - SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, T.8S., R.67W., 6th P.M. found no. 4 rebar, no cap

PLAYERS CLUB ESTATES, SUBDIVISION FILING NO. 1 (MULTI-FAMILY ZONING)

PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 1 (MULTI-FAMILY ZONING)

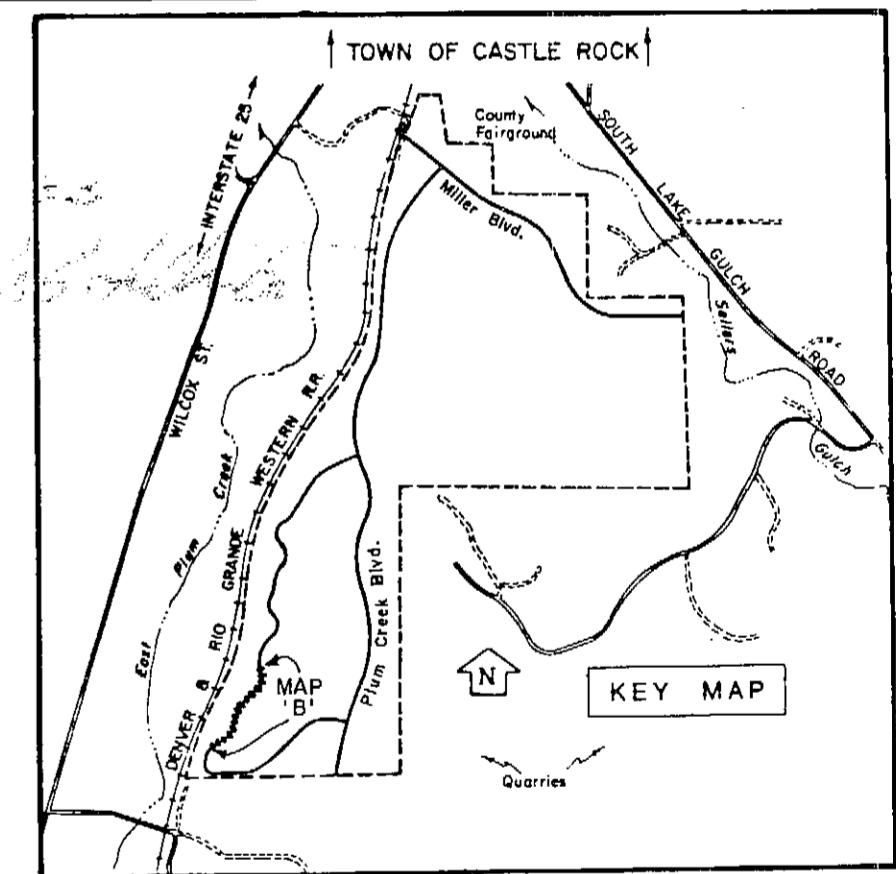
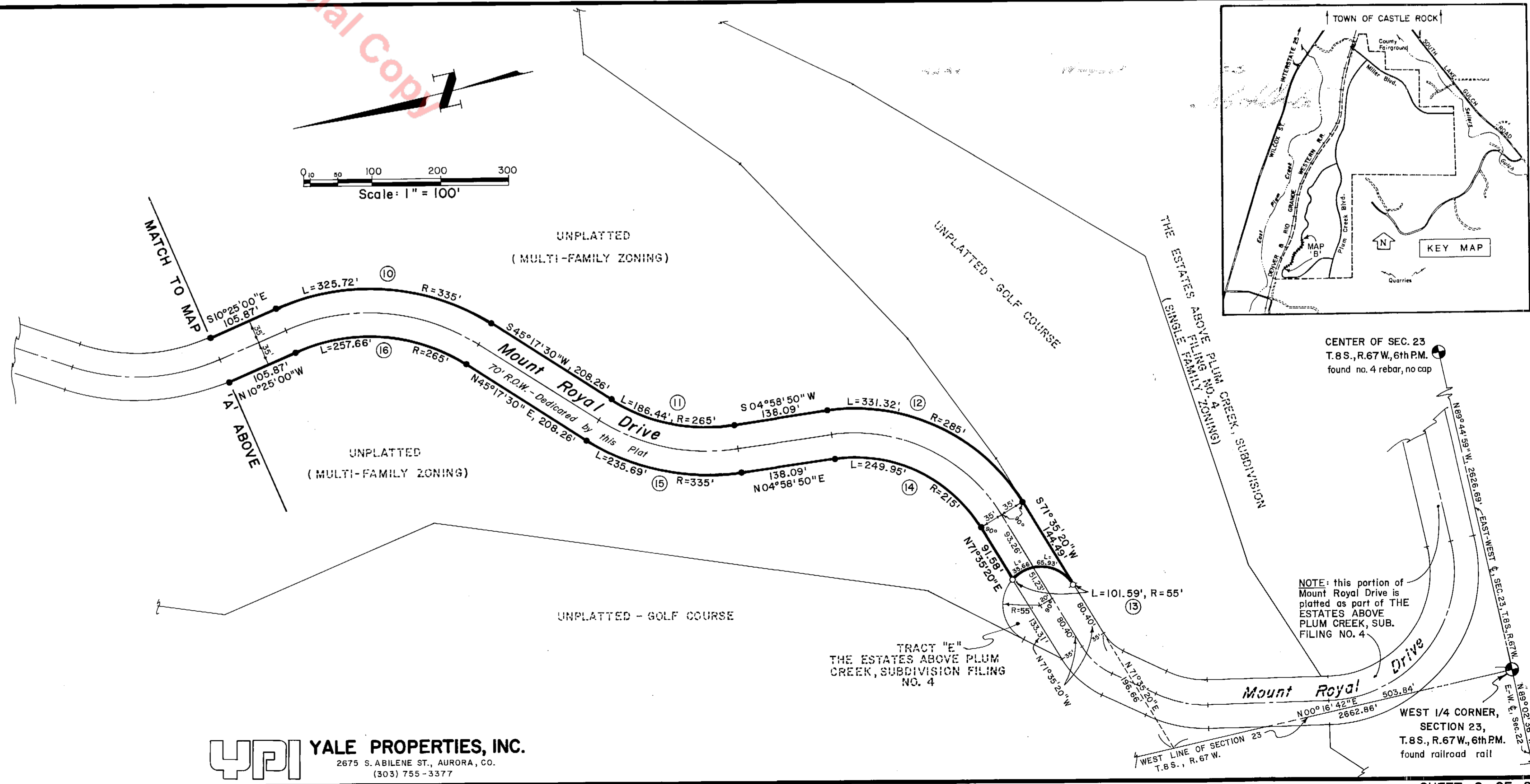
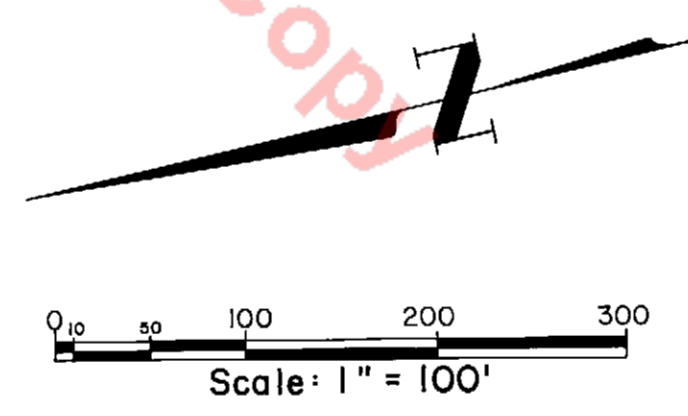
SOUTH 1/4 CORNER, SEC. 23, T.8S., R.67W., 6th P.M. found no. 4 rebar, no cap

NORTH 1/4 CORNER, SEC. 23, T.8S., R.67W., 6th P.M.



CURVE DATA

| NO. | CENTRAL ANGLE | RADIUS | ARC | TANGENT | CHORD BEARING | CHORD |
|-----|---------------|---------|---------|---------|---------------|---------|
| 1 | 11° 00' 00" | 200.00' | 38.40' | 19.26' | S 59°26'07" W | 38.34' |
| 2 | 32° 30' 00" | 415.00' | 235.40' | 120.96' | S 37°41'07" W | 232.26' |
| 3 | 31° 08' 00" | 235.00' | 127.69' | 65.47' | S 37°00'07" W | 126.13' |
| 4 | 77° 09' 31" | 165.00' | 222.20' | 131.62' | S 13°59'21" W | 205.79' |
| 5 | 52° 10' 17" | 235.00' | 213.98' | 115.05' | S 01°29'44" W | 206.67' |
| 6 | 14° 59' 51" | 765.00' | 200.24' | 100.70' | S 20°04'58" W | 199.67' |
| 7 | 41° 30' 02" | 265.00' | 191.95' | 100.40' | S 08°09'59" E | 187.78' |
| 8 | 60° 00' 00" | 335.00' | 350.81' | 193.41' | S 01°05'00" W | 335.00' |
| 9 | 41° 30' 00" | 265.00' | 191.94' | 100.40' | S 10°20'00" W | 187.77' |
| 10 | 55° 42' 30" | 335.00' | 325.72' | 177.03' | S 17°26'15" W | 313.04' |
| 11 | 40° 18' 40" | 765.00' | 186.44' | 97.27' | S 25°08'10" W | 182.62' |
| 12 | 66° 36' 30" | 265.00' | 331.32' | 187.24' | S 38°17'05" W | 312.98' |
| 13 | 105° 49' 36" | 55.00' | 101.59' | 72.76' | N 18°40'32" E | 87.75' |
| 14 | 66° 36' 30" | 215.00' | 249.95' | 141.25' | N 38°17'05" E | 236.11' |
| 15 | 40° 18' 40" | 335.00' | 235.69' | 122.96' | N 25°08'10" E | 230.86' |
| 16 | 55° 42' 30" | 265.00' | 257.66' | 140.04' | N 17°26'15" E | 247.63' |
| 17 | 41° 30' 00" | 335.00' | 242.64' | 126.92' | N 10°20'00" E | 237.38' |
| 18 | 60° 00' 00" | 265.00' | 277.51' | 153.00' | N 01°05'00" E | 265.00' |
| 19 | 41° 30' 02" | 335.00' | 242.65' | 126.92' | N 08°09'59" E | 237.38' |
| 20 | 14° 59' 51" | 835.00' | 218.57' | 109.91' | N 20°04'58" E | 217.94' |
| 21 | 52° 10' 17" | 165.00' | 150.24' | 80.78' | N 01°29'44" E | 145.11' |
| 22 | 77° 09' 31" | 235.00' | 316.47' | 187.46' | N 13°59'21" E | 293.09' |
| 23 | 31° 08' 00" | 165.00' | 89.66' | 45.96' | N 37°00'07" E | 88.56' |
| 24 | 32° 30' 00" | 485.00' | 275.11' | 141.36' | N 37°41'07" E | 271.43' |
| 25 | 17° 25' 13" | 200.00' | 60.81' | 30.64' | N 45°13'30" E | 60.57' |
| 26 | 28° 25' 14" | 200.00' | 99.21' | 50.65' | N 50°43'30" E | 98.19' |
| 27 | 09° 33' 37" | 540.00' | 90.10' | 45.16' | S 25°03'53" E | 90.00' |



CENTER OF SEC. 23, T.8S., R.67W., 6th P.M. found no. 4 rebar, no cap

NOTE: this portion of Mount Royal Drive is platted as part of THE ESTATES ABOVE PLUM CREEK, SUB. FILING NO. 4

TRACT 'E' THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4

WEST 1/4 CORNER, SECTION 23, T.8S., R.67W., 6th P.M. found railroad rail