

PLAT IDENTIFICATION SHEET

8605584
4-25-86

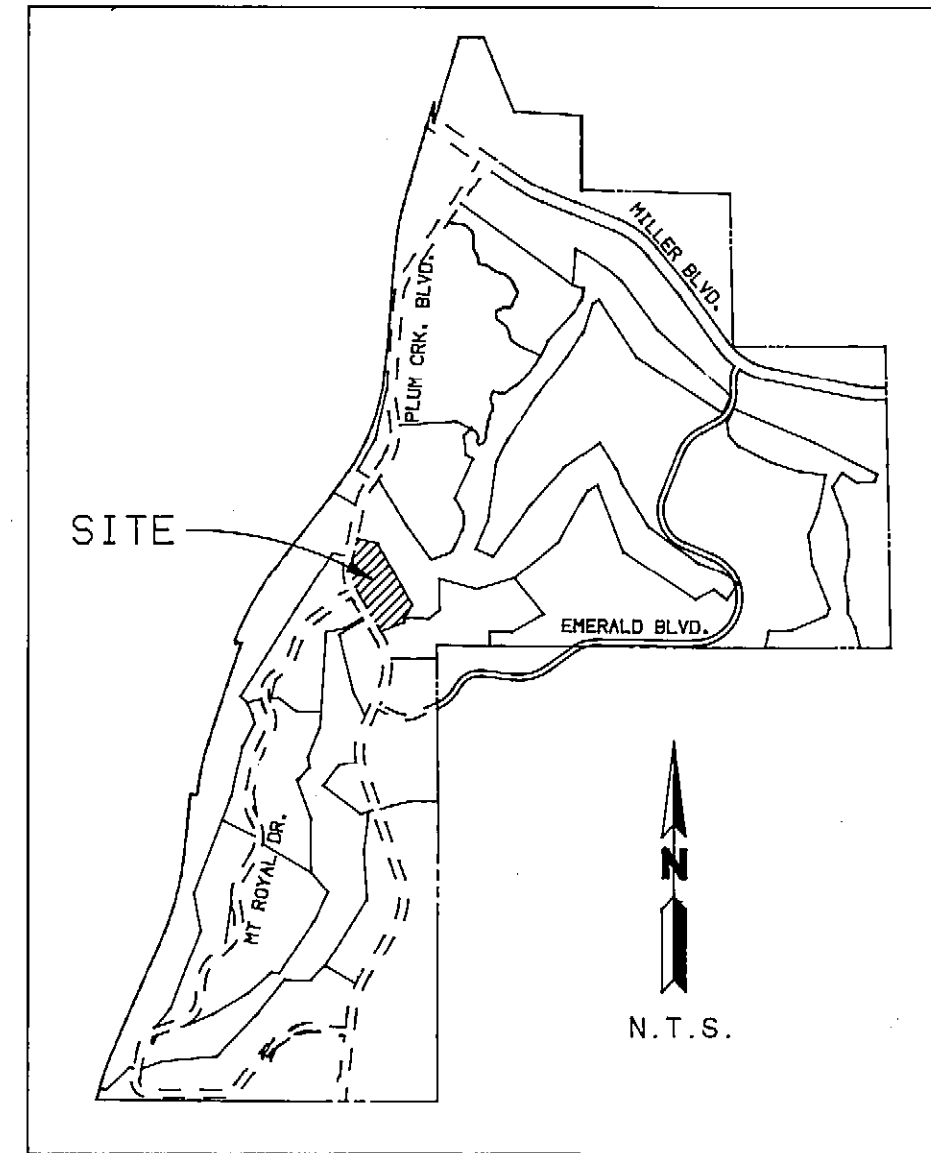
GRANTOR: Environmental Dev Inc
(owner/signer)

GRANTEE: Players Club Estates
(subdivision name or name of plat)

LEGAL:
(section-township-range)

AMENDED FINAL PLAT PLAYERS CLUB ESTATES, SUBDIVISION FILING NO. 1

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



VICINITY MAP

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 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 BEING MORE PARTICULARLY 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 78°15'07" W, 489.36 FEET TO A POINT ON THE EASTERLY LINE OF PLUM CREEK BOULEVARD - FILING NO. 1, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING THREE CONSECUTIVE COURSES: (1) THENCE N 30°35'00" W 391.46 FEET TO A POINT OF CURVATURE; (2) THENCE 344.56 FEET ALONG THE ARC OF TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 42°55'00", TO A POINT OF TANGENCY; (3) THENCE N 12°20'00" E, 161.58 FEET; THENCE DEPARTING FROM SAID EASTERLY LINE, S 77°40'00" E, 178.66 FEET; THENCE S 29°09'00" E, 618.23 FEET; THENCE S 30°49'45" W, 135.00 FEET, TO A POINT ON THE NORTH LINE OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO CONSECUTIVE COURSES: (1) THENCE S 06°25'32" E, 36.61 FEET TO A POINT ON A CURVE; (2) THENCE 70.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF 24°09'28", AND A CHORD OF 70.10 FEET WHICH BEARS S 71°29'44" W TO A POINT OF TANGENCY; THENCE S 59°25'00" W 146.45 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 5.66 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 A BLOCK, LOTS, AND TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "AMENDED FINAL PLAT, PLAYERS CLUB ESTATES, SUBDIVISION FILING NO. 1". TRACT "A" IS A PRIVATE DRIVE; TRACTS "B", "C" AND "D" ARE PRIVATELY OWNED COMMON AREAS, AS INDICATED ALL TRACTS 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 AS SHOWN HEREON.

THE HEREONSIGNED HEREBY FURTHER DEDICATES 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 THE PROVIDED DRIVEWAY AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS 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 THE 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 13th DAY OF March, 19 86.

NOTES

1. BASIS OF BEARING: THE EASTERLY 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 S00°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 PUD 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 THAT INTERSECTION POINT.
4. EASEMENTS FOR UTILITIES HAVE BEEN PROVIDED AS SHOWN AND AS FOLLOWS: ALONG THE 25 FEET ADJACENT TO PLUM CREEK BLVD., AND ALONG THE 10 FEET ADJACENT TO TRACT "A" (PRIVATE DRIVE). TRACT "A" SHALL ALSO ALLOW UTILITIES TO BE INSTALLED AND MAINTAINED, AND SHALL BE CONSIDERED A UTILITY EASEMENT, WITH UTILITY INSTALLATIONS COMPATIBLE WITH ITS PRIMARY FUNCTION AS A PRIVATE DRIVEWAY. 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.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLES ROADS AND SHALL BE POSTED "NO PARKING FIRE LANE".
6. THE TOWN OF CASTLE ROCK WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRIVES.

OWNERS

ENVIRONMENTAL DEVELOPERS INC. (EDI)
2675 SOUTH ABILENE STREET, AURORA, COLORADO 80013

JOHN F. MEOGROSSI FRANK M. MEEKS THE BANK OF NOVA SCOTIA
 PRESIDENT ASSISTANT SECRETARY MORTGAGE HOLDER

NOTARY

SS: _____
STATE OF COLORADO)
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 1986 BY JOHN F. MEOGROSSI, PRESIDENT, AND FRANK M. MEEKS AS ASSISTANT SECRETARY OF ENVIRONMENTAL DEVELOPERS INC. (EDI) WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 4-18-87

NOTARY PUBLIC Mary J. Cornelius
ADDRESS 2675 S. Abilene Aurora Co 80013

NOTARY

SS: _____
STATE OF Colorado)
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 1986 BY Robert James Guffey AS Deputy Agent OF THE BANK OF NOVA SCOTIA, MORTGAGE HOLDER, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 4-18-87

NOTARY PUBLIC Mary J. Cornelius
ADDRESS 2675 S. Abilene Aurora Co 80013

SURVEYING CERTIFICATE

I, ROBERT JAMES GUFFEY, 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.

DATE 02-14-1986
ROBERT JAMES GUFFEY
PROFESSIONAL LAND SURVEYOR #20680
FOR McCLANAHAN SURVEYING INC.
4755 PARIS ST., SUITE 180
DENVER CO. 80239 (303)373-0846

TITLE CERTIFICATE

I, Robert J. Steitz, 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 14th DAY OF April, 19 86

ATTORNEY AT LAW #17592

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 3rd DAY OF September, 19 85

CHAIRMAN

TOWN APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AND WELL FIELD AS SHOWN HEREON.
SIGNED THIS 12th DAY OF September, 19 85

ATTEST: _____ TOWN OF CASTLE ROCK
BY: Phyllis L. Brown deputy TOWN CLERK. BY: George D. Kennedy MAYOR

RECORDERS CERTIFICATE

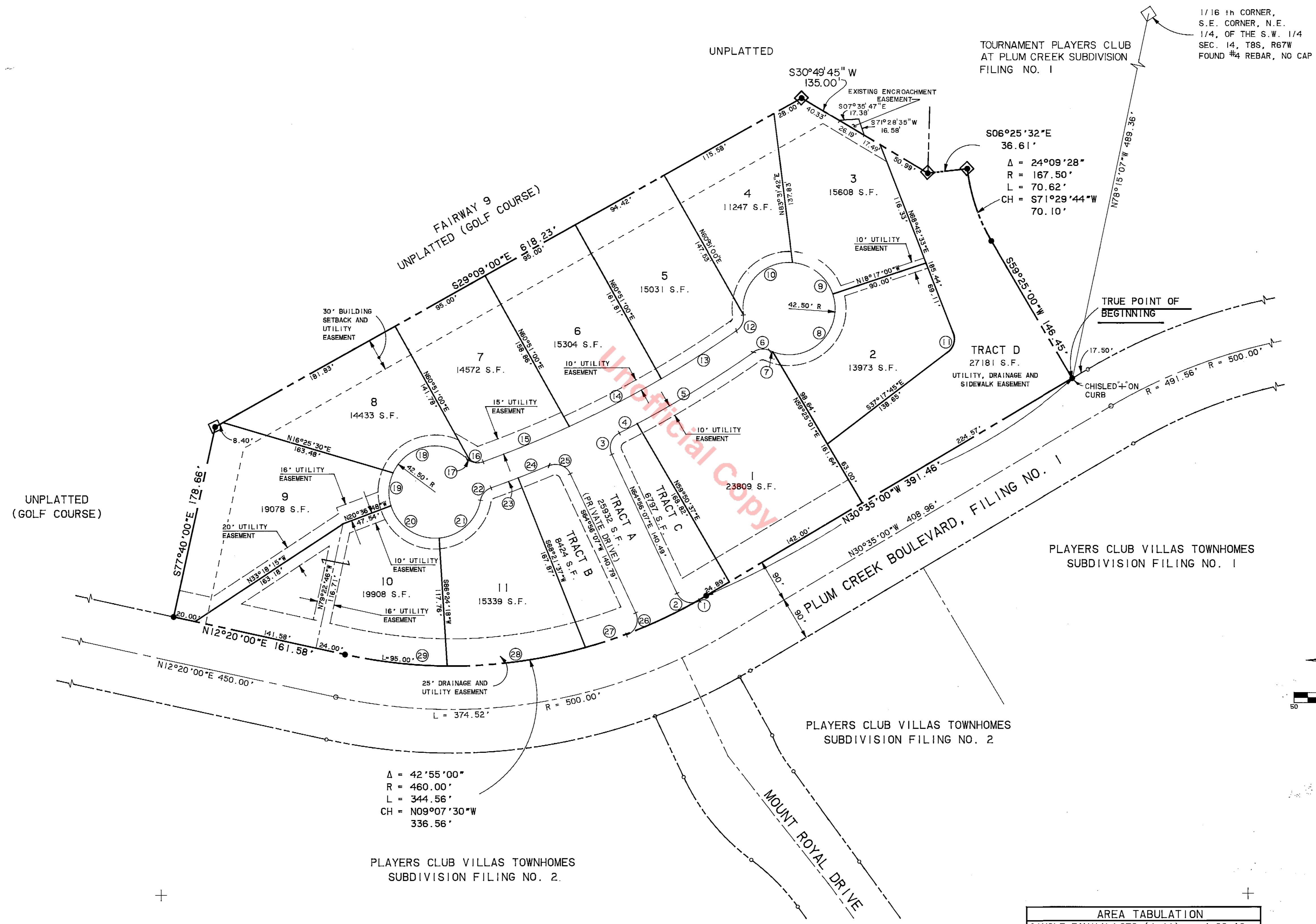
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:45 AM, ON THE 25th DAY OF April, 1986, IN BOOK _____ PAGE _____ MAP _____, RECEPTION NO. 8605587

COUNTY CLERK AND RECORDER

BY: Lucie L. Thompson

AMENDED FINAL PLAT PLAYERS CLUB ESTATES, SUBDIVISION FILING NO. 1

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



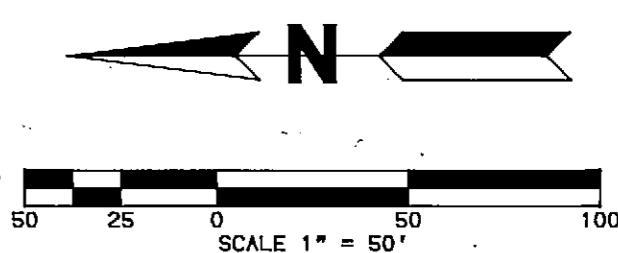
1/16 TH CORNER,
S.E. CORNER, N.E.
1/4, OF THE S.W. 1/4
SEC. 14, T8S, R67W
FOUND #4 REBAR, NO CAP

TOURNAMENT PLAYERS CLUB
AT PLUM CREEK SUBDIVISION
FILING NO. 1

S06°25'32"E
36.61'
Δ = 24°09'28"
R = 167.50'
L = 70.62'
CH = S71°29'44"W
70.10'

CURVE TABLE			
NO.	RADIUS	LENGTH	Δ ANGLE
1	460.00'	7.05'	00°52'42"
2	15.00'	24.78'	94°38'25"
3	15.00'	23.10'	88°14'03"
4	1012.50'	18.51'	01°02'50"
5	1012.50'	125.43'	07°05'52"
6	15.00'	15.71'	60°00'38"
7	42.50'	3.16'	04°15'30"
8	42.50'	95.73'	129°03'36"
9	42.50'	50.68'	68°19'38"
10	42.50'	75.06'	101°11'27"
11	15.00'	20.12'	76°50'26"
12	15.00'	16.47'	62°54'20"
13	987.50'	82.11'	04°45'51"
14	987.50'	95.08'	05°31'00"
15	987.50'	85.56'	04°57'52"
16	15.00'	12.44'	47°30'52"
17	15.00'	4.03'	15°23'28"
18	42.50'	80.64'	108°42'51"
19	42.50'	31.09'	41°54'59"
20	42.50'	57.61'	77°40'03"
21	42.50'	55.29'	74°32'18"
22	15.00'	15.71'	60°00'38"
23	1012.50'	26.65'	01°30'28"
24	1012.50'	30.68'	01°44'10"
25	15.00'	22.97'	87°45'02"
26	15.00'	24.78'	94°38'25"
27	460.00'	39.17'	04°52'44"
28	460.00'	128.83'	16°02'46"
29	460.00'	95.00'	11°49'58"

Δ = 42°55'00"
R = 460.00'
L = 344.56'
CH = N09°07'30"W
336.56'



6-7-85
9-10-85
9-25-85
3-5-86

AREA TABULATION	
SINGLE FAMILY LOTS (1-11)	= 4.09 AC.
TRACT "A" (PRIVATE DRIVES)	= 0.60 AC.
TRACTS "B", "C" AND "D" (PRIVATE OPEN SPACE)	= 0.97 AC.
TOTAL PLAT	= 5.66 AC.

LEGEND	
	PLAT BOUNDARY LINE
	LOT OR TRACT BOUNDARY
	EASEMENT LINE
	BUILDING SETBACK LINE
	FOUND #5 REBAR WITH CAP NO.18235
	FOUND #5 REBAR WITH CAP NO.16109