

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9739874

DATE: 7-23-97

TIME: 10:09

FEE: \$ 30⁰⁰ (3 Pages)

GRANTOR:
(OWNER/SIGNER)

Holmby Leisure Country Club
LTD.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway 10
Subdivision # 1
Final Plat

LEGAL:

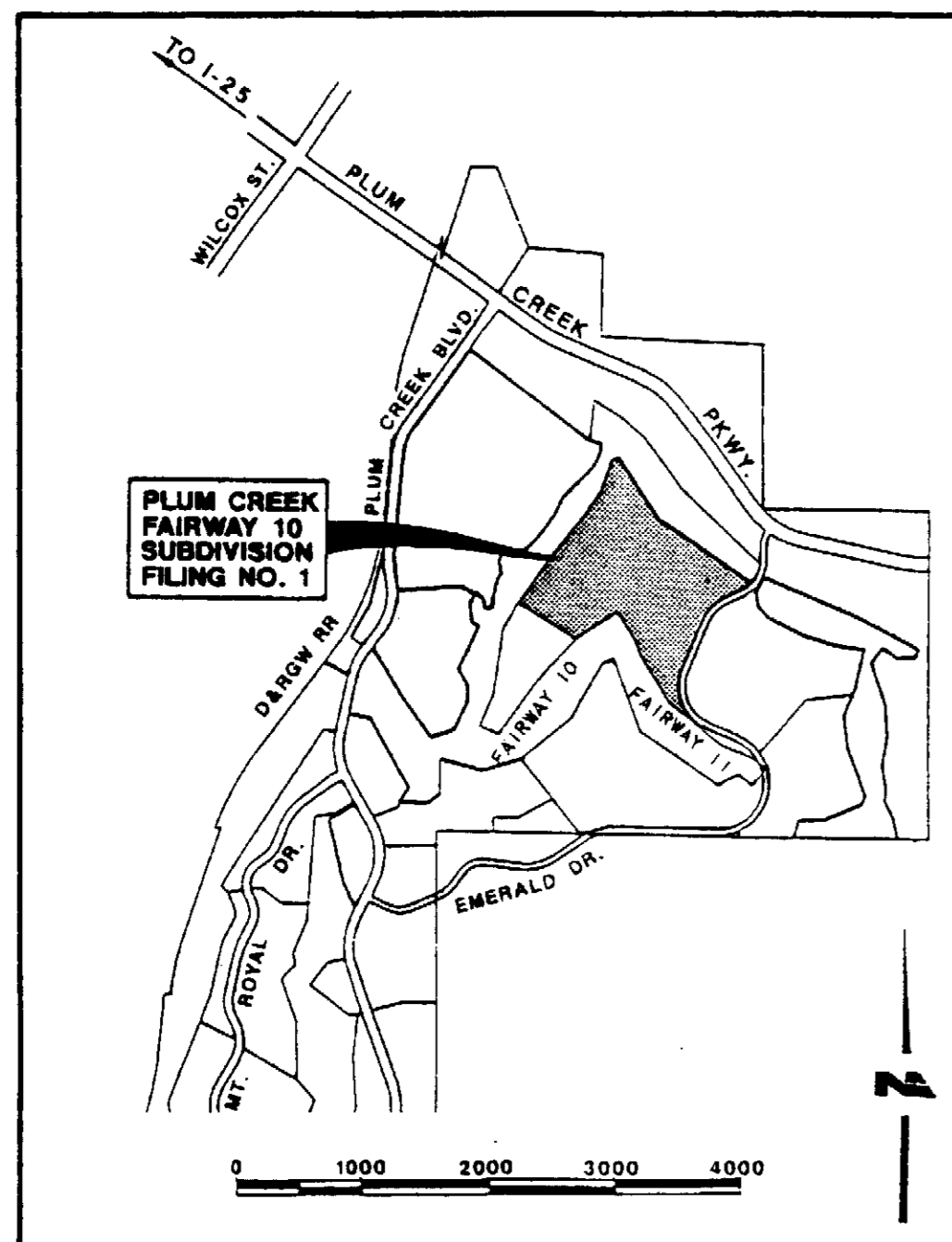
(SECTION-TOWNSHIP-RANGE)

14, 8, 67

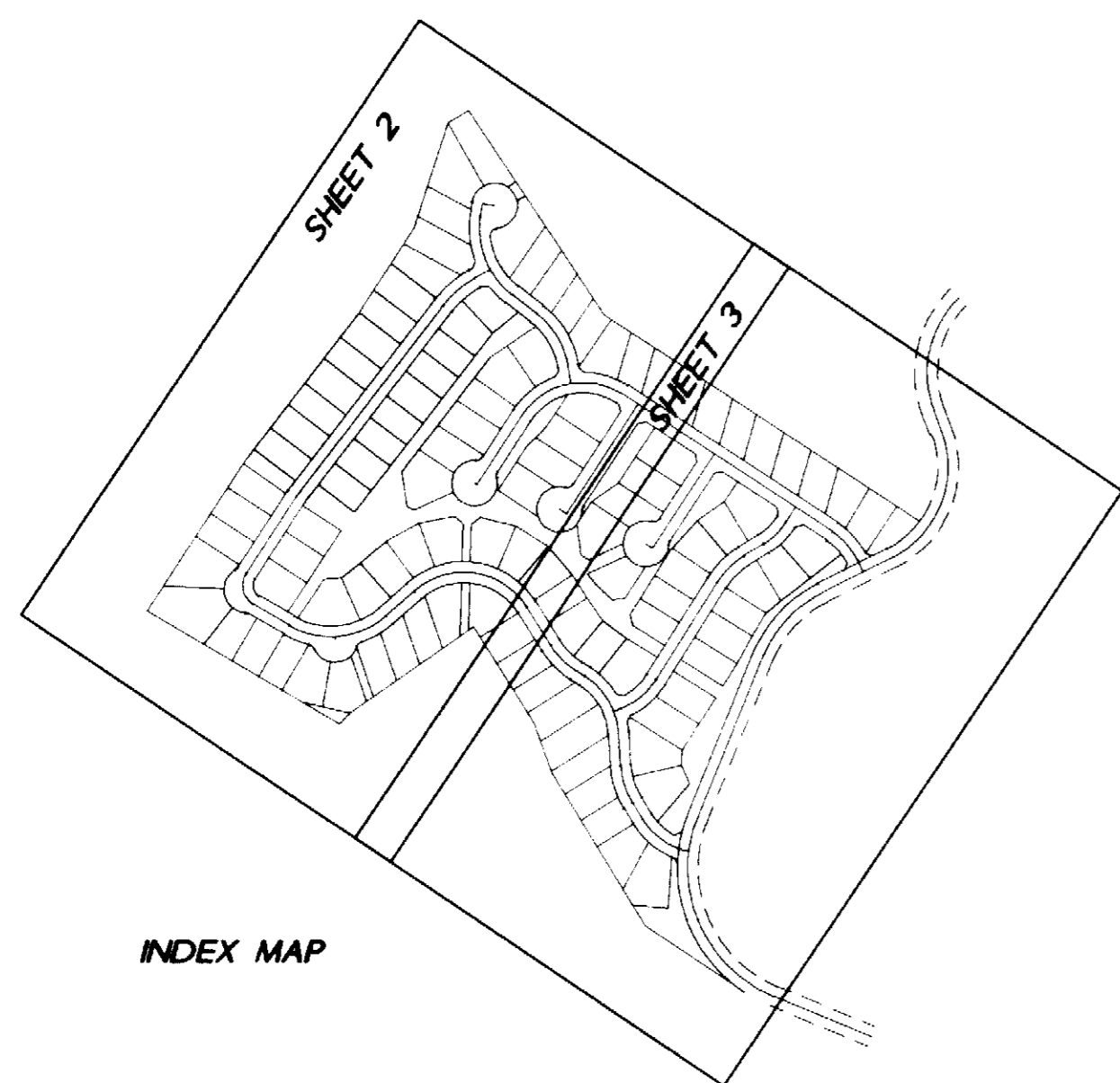
FINAL PLAT

PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
SCALE 1" = 2000'



INDEX MAP

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 01°09'15" WEST.

MONUMENT NOTES:

- SET NO. 5 REBAR WITH CAP, L.S. 28656, UNLESS OTHERWISE NOTED.
- ⊕ FOUND MONUMENT AS NOTED.
- N/R DENOTES NON-RADIAL

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED AUGUST 21, 1995 AT RECEPTION NO. 9538927, 109 SFE IS DEBITED FROM THE WATER BANK.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 01°09'58" WEST 1313.03 FEET; THENCE NORTH 31°19'16" WEST 1055.81 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF FAIRWAY 11, AS DESCRIBED IN BOOK 1195 PAGE 2456, DOUGLAS COUNTY RECORDS, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE PLAT OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735431, DOUGLAS COUNTY RECORDS; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF FAIRWAY 11 AND THE NORTHERLY BOUNDARY LINE OF FAIRWAY 10, AS DESCRIBED IN BOOK 1195 PAGE 2456, DOUGLAS COUNTY RECORDS, THE FOLLOWING COURSES: NORTH 56°29'02" WEST 285.09 FEET; THENCE NORTH 31°24'18" WEST 434.49 FEET; THENCE NORTH 19°56'23" WEST 130.06 FEET; THENCE NORTH 32°15'18" WEST 273.08 FEET; THENCE SOUTH 55°11'37" WEST 363.97 FEET; THENCE SOUTH 41°58'42" WEST 36.10 FEET; THENCE NORTH 59°41'12" WEST 537.77 FEET TO THE SOUTHEASTERLY LINE OF FAIRWAY 16, AS DESCRIBED IN BOOK 1195 PAGE 2456 FEET, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE OF FAIRWAY 16 THE FOLLOWING COURSES: NORTH 33°17'40" EAST 444.25 FEET; THENCE NORTH 37°31'25" EAST 439.11 FEET; THENCE NORTH 32°45'05" EAST 244.41 FEET; THENCE NORTH 17°41'49" EAST 267.46 FEET; THENCE NORTH 59°26'19" EAST 58.55 FEET TO THE SOUTHWESTERLY LINE OF FAIRWAY 15, AS DESCRIBED IN BOOK 1195 PAGE 2456 FEET, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF FAIRWAY 15 THE FOLLOWING COURSES: SOUTH 33°31'34" EAST 595.80 FEET; THENCE SOUTH 56°51'01" EAST 906.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE PLAT OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 221.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 53°44'11" WEST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE THE FOLLOWING COURSES: SOUTHWESTERLY 102.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'07"; THENCE TANGENT TO SAID CURVE SOUTH 63°22'56" WEST 184.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 329.00 FEET; THENCE SOUTHWESTERLY 237.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°25'26"; THENCE TANGENT OF SAID CURVE SOUTH 22°02'30" WEST 413.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 359.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 492.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°31'32" TO THE TRUE POINT OF BEGINNING.

CONTAINING 34.109 ACRES (1,485,769 SQUARE FEET) MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT. TRACT A, B, C, D, E, F, G, H, I AND J ARE FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES. THESE TRACTS WILL BE PRIVATELY OWNED LANDSCAPED AREAS AND WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN THESE TRACTS IF THE HOMEOWNERS ASSOCIATION FAILS TO DO SO.

THE UNDERSIGNED HEREBY DEDICATES TO SEVERAL PUBLIC UTILITY COMPANIES 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 PUBLIC 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 WILL BE RECORDED AT A LATER DATE.

EXECUTED THIS 21ST DAY OF JUNE 19 97

OWNER:

Keith A. Rudolph
PRESIDENT of Land Development
HOLMBY LEISURE COUNTRY CLUB, LTD.
COUNTY OF DOUGLAS)
SS
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF JUNE 19 97 BY *Keith A. Rudolph* OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION
D.O. OF LAND DEVELOPMENT
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 12/15/99

Jennifer J. Aquino
NOTARY PUBLIC
LIENHOLDER:

NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION
7000 SOUTH YOSEMITE STREET, SUITE 200, ENGLEWOOD, COLORADO 80112

Kenneth A. Rudolph
KENNETH A. RUDOLPH VICE PRESIDENT

COUNTY OF DOUGLAS)
SS
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF JUNE 19 97 BY KENNETH A. RUDOLPH AS VICE PRESIDENT OF NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 1-14-99

Carol E. Steward
NOTARY PUBLIC

SUMMARY:

NET LOTS	23,000 ACRES
OPEN SPACE (TRACTS A THRU J)	4,219 ACRES
NET STREETS	6,890 ACRES
TOTAL ACREAGE	34,109 ACRES

SURVEYING CERTIFICATE

I, MARK A. MILLER, 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.

Mark A. Miller
REGISTERED LAND SURVEYOR L.S. 28656

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

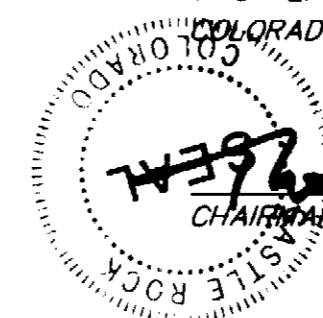
I, *Eric Stearns* BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 7TH DAY OF July, 1997.

Eric Stearns AUTHORIZED REPRESENTATIVE
Land Title Guarantee TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

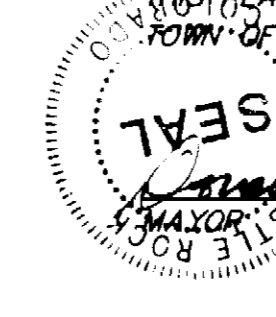
THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28TH DAY OF MAY, A.D., 19 97.



ATTEST:
7/12/97 DATE
J. F. M. PLANNING DIRECTOR
7/9/97 DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12TH DAY OF JUNE, A.D., 19 97.



ATTEST:
July 17 1997 DATE
Sally Hudson TOWN CLERK
7-17-97 DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
JSS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 23 DAY OF July 1997 AT 10:03 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 9739874.

William C. DePue
DOUGLAS COUNTY CLERK AND RECORDER



REVISED: 03-20-97

NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001	DEVELOPER/OWNER HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION: 01-24-97 SCALE: N/A SHEET 1 OF 3
	PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1	

FINAL PLAT

PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

20' CASTLE ROCK UTILITY ESM
BOOK 1313, PAGE 1444

FAIRWAY 16 - HOLMBY LEASURE
COUNTRY CLUB, LTD.
BOOK 1195 PAGE 2456
COUNTY OF DOUGLAS

20' CASTLE ROCK UTILITY ESM
BOOK 1313, PAGE 1444



FAIRWAY 15 - HOLMBY LEASURE
COUNTRY CLUB, LTD.
BOOK 1195 PAGE 2456
COUNTY OF DOUGLAS

FAIRWAY 11 - HOLMBY LEASURE
COUNTRY CLUB, LTD.
BOOK 1195 PAGE 2456
COUNTY OF DOUGLAS

NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1100	DEVELOPER/OWNER HOLMBY LEASURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION: 01-24-97 SCALE: 1" = 50' SHEET 2 OF 3
	REVISIONS: 3-20-97	

TITLE: PLUM CREEK FAIRWAY 10
 DATE: 03/27/97
 SCALE: 1" = 50'
 PATH: INDIANAPOLIS, IN
 PLOTTING VIEW: NONE
 SHEETS: 3 OF 3

FINAL PLAT PLUM CREEK FAIRWAY 10 SUBDIVISION FILING NO. 1

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.
SHEET 2 OF 3



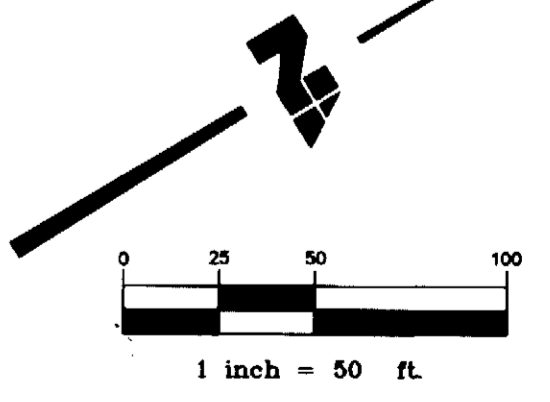
FAIRWAY 11 - HOLMBY LEISURE COUNTRY CLUB, LTD. BOOK 1195 PAGE 2456 COUNTY OF DOUGLAS

FAIRWAY 11 - HOLMBY LEISURE COUNTRY CLUB, LTD. BOOK 1195 PAGE 2456 COUNTY OF DOUGLAS

FAIRWAY 15 - HOLMBY LEISURE COUNTRY CLUB, LTD. BOOK 1195 PAGE 2456 COUNTY OF DOUGLAS

EMERALD DRIVE SUBDIVISION FILING NO. 1
RECEPTION NO. 8735431
COUNTY OF DOUGLAS

Δ = 26°42'07"
R = 221.00'
L = 102.99'



TITLE: PLUM CREEK FAIRWAY 10
DATE: 03/28/21
SCALE: 1" = 50'
DRAWING NAME: FDEAS1.DWG
DESIGNER: MFG
JOB NO: 11082

<p>NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112 (303) 220-1001</p>	<p>DEVELOPER/OWNER HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104</p>	<p>DATE OF PREPARATION: 01-24-97 SCALE: 1" = 50' SHEET 3 OF 3</p>	<p>REVISED 03-20-97</p>
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