

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9707394

**DATE:** 2-7-97

**TIME:**

14:43

**FEE:** \$ 20.00 ( 2 Pages)

**GRANTOR:**

(OWNER/SIGNER)

Holmby Lesuire Country Club  
LHO

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway #1  
Subdivision #1 1st  
Amendment

**LEGAL:**

(SECTION-TOWNSHIP-RANGE)

14, 8, 67

# FINAL PLAT

## PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 1ST AMENDMENT

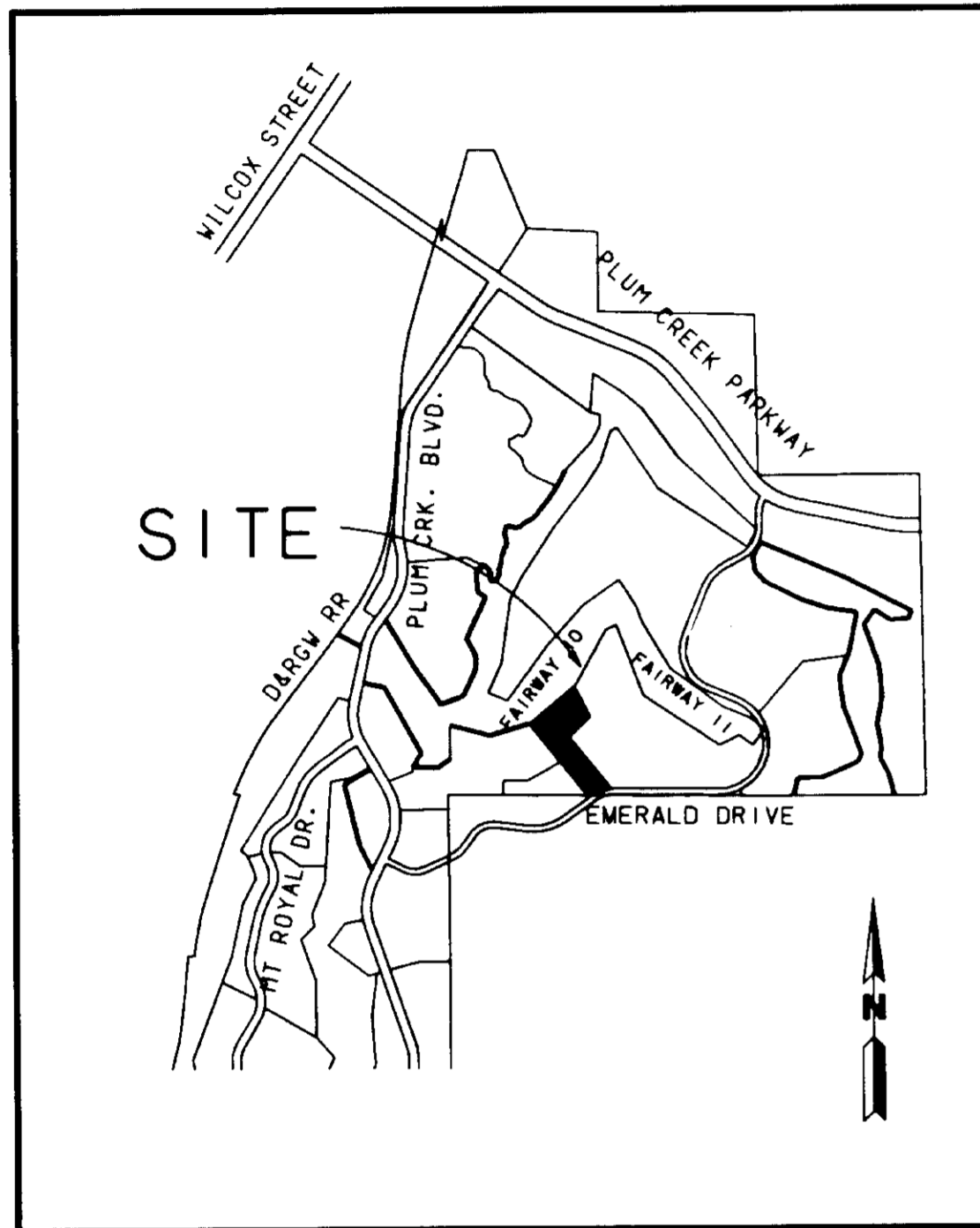
A MINOR REPLAT OF LOTS 6,7,8, 21, AND TRACT "E" BLOCK 1, PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 AND BEING A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 1 OF 2



**LAND DESCRIPTION:**

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6,7,8,21 AND TRACT "E", OF BLOCK 1, PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 RECORDED AT RECEPTION NUMBER 9542152.



VICINITY MAP  
N.T.S.

**OWNERS**

HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION  
331 PLAYERS CLUB DRIVE  
CASTLE ROCK, COLORADO 80104

BY: Robert Bange  
TITLE: Sr. V.P.

**NOTARY**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DOUGLAS )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 1997 BY Robert Bange Sr. V.P. OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12/15/99

NOTARY PUBLIC: Jennifer J. Aquino  
ADDRESS: 301 Thayer (Club) Drive, Castle Rock



**TITLE CERTIFICATE**

I, ERICA A. STEARNS, TO, AN AUTHORIZED REPRESENTATIVE OF LAND TIME GUARANTEE A TITLE INSURANCE COMPANY LICENCED 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 10th DAY OF JANUARY, 1997.

Erica A. Stearns AUTHORIZED REPRESENTATIVE  
LAND TIME GUARANTEE TITLE INSURANCE COMPANY

**SURVEYOR'S CERTIFICATE:**

I, WAYNE W. HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER, 1995, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH THE APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THE 9th DAY OF JANUARY, 1997.

Wayne W. Harris  
WAYNE W. HARRIS  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # 18548

**APPROVALS:**

**PLANNING COMMISSION APPROVAL:**

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK COLORADO, THE 8th DAY OF NOVEMBER, A.D., 1996.

ATTEST:  
Sally A. Neuman 1/29/97  
PLANNING DIRECTOR/TOWN CLERK 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 OF DEC., A.D. 1996.

ATTEST:  
Sally A. Neuman 1/29/97  
TOWN CLERK DATE

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 7th DAY OF Feb. 1997 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND WAS RECORDED UNDER RECEPTION NUMBER 9707394.

William G. DePuy  
DOUGLAS COUNTY CLERK AND RECORDER

REV: 12-23-96  
REV: 10-25-96  
REV: 10-08-96  
DATE: 9-9-96  
PREPARED BY: JCM  
**MARTIN/MARTIN**  
Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, Co. 431 - 6100

**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 LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 1ST AMENDMENT".

TRACT "E" IS FOR PRIVATE COMMON LANDSCAPED AREA, PRIVATE ROADWAYS TO PROVIDE INGRESS AND EGRESS TO EACH OF THE LOTS SHOWN ON THE PLAT, AND UTILITIES, AND IS HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION FOR MAINTENANCE.

WATER RIGHTS APPURTENANT TO THE SUBDIVIDED PROPERTY ARE CONVEYED BY SPECIAL WARRANTY DEED DATED Aug. 21st, 1995.

THE HEREONSIGNED HEREBY FURTHER DEDICATE TO THE SEVERAL 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 UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION MAY BE SUBJECT TO CERTAIN COVENANTS.  
EXECUTED THIS 28th DAY OF May, 1996.

**NOTES**

1. BASIS OF BEARING: THE NORTH-SOUTH LINE OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR N 00°32'13" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AS MONUMENTED BY A 2-3/8" O.D. ALUM. PIPE WITH 3-1/4" ALUM. CAP LS #18548 AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14 AND A 2-3/8" O.D. ALUM. PIPE WITH 3-1/4" ALUM. CAP LS #18548 AT THE SOUTH 1/4 CORNER OF SAID SECTION 14.
2. PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE NO. 3.77, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
3. FOUR SFE'S WERE PREVIOUSLY DEDICATED FOR THE FOUR LOTS BEING REPLATTED PER THE PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 FINAL PLAT.
4. SUBDIVISION BOUNDARY CORNERS DESIGNATED BY "•" ARE 2" ALUM. CAPS ON 30" LONG #5 REBARS STAMPED WITH L.S. 18548.

**NOTES**

- 1 OF 2 COVER SHEET
- 2 OF 2 PLAT-MULTI - FAMILY LOTS

Unofficial Copy

# FINAL PLAT PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 - 1ST AMENDMENT

A MINOR REPLAT OF LOTS 6, 7, 8, 21, AND TRACT "E" BLOCK 1, PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1 AND BEING A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
SHEET 2 OF 2



TOURNAMENT PLAYERS CLUB  
AT PLUM CREEK SUBDIVISION  
FILING NO. 1  
(REC #305820)  
(ZONED G.C.)

FAIRWAY 10 - HOLMBY LEISURE  
COUNTRY CLUB, LTD.  
(BOOK 1095, PAGE 2456)  
(UNPLATTED)  
ZONED G.C.)

SOUTH 1/4 CORNER  
(FOUND  $\frac{3}{4}$ " REBAR NO CAP)  
RESET WITH 2-3/8" O.D. ALUM.  
PIPE 30" LONG WITH 3-1/4" ALUM.  
CAP LS #18548

SW CORNER, NW 1/4,  
SE 1/4, SECTION 14  
(FOUND  $\frac{3}{4}$ " REBAR  
NO CAP) RESET WITH 2-3/8" O.D. ALUM.  
PIPE 30" LONG WITH 3-1/4" ALUM. CAP  
LS #18548

PRIVATE OPEN SPACE  
(PLUM CREEK P.U.D.  
REC. #361818)

OWNER: HOLMBY LEISURE  
COUNTRY CLUB, LTD.  
(UNPLATTED)

20' PUBLIC UTILITY  
EASEMENT  
REC# 9542152

PUBLIC UTILITY  
AND ACCESS  
EASEMENT  
REC# 9542152

TRACT H  
11724 S.F.  
REC# 9542152

TRACT E  
114487 S.F.

Unofficial Copy

10' PUBLIC UTILITY  
EASEMENT  
REC# 9542152

PUBLIC UTILITY  
AND ACCESS  
EASEMENT  
REC# 9542152

10' PUBLIC UTILITY  
EASEMENT  
REC# 9542152

$\Delta=57^{\circ}33'38"$   
 $R=275.00'$   
 $L=276.27'$   
 $T=151.06'$   
 $CH=S26^{\circ}30'21"E$   
 $264.80'$

$\Delta=17^{\circ}47'13"$   
 $R=275.00'$   
 $L=85.37'$   
 $CH=S22^{\circ}32'33"W$   
 $85.03'$

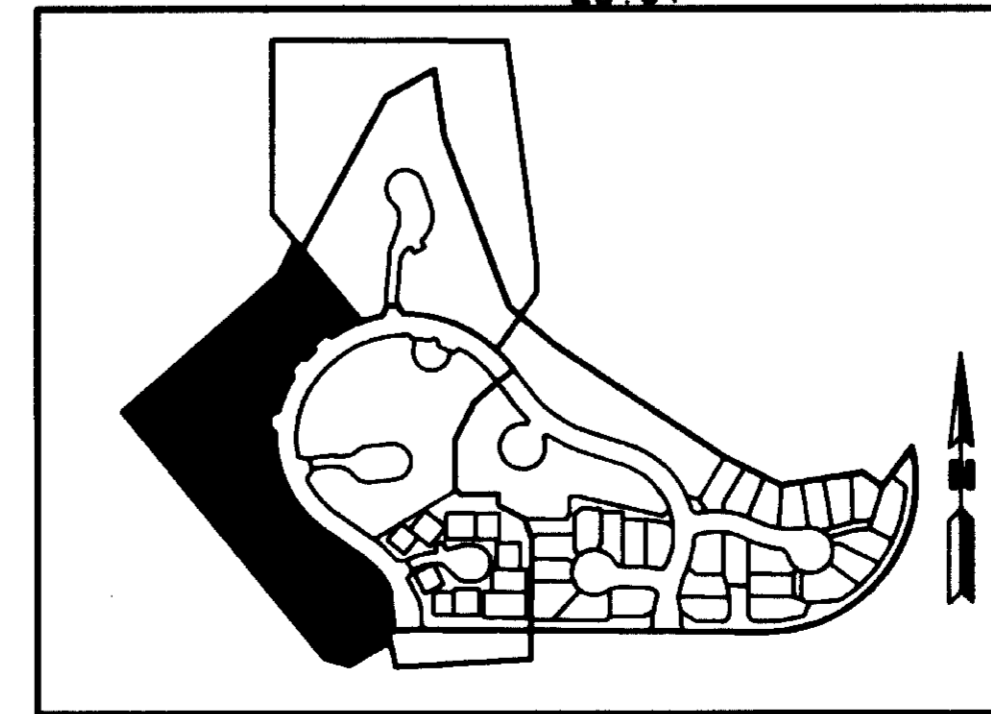
$\Delta=01^{\circ}31'05"$   
 $R=285.00'$   
 $L=7.55'$   
 $CH=S29^{\circ}31'42"W$   
 $7.55'$

$\Delta=00^{\circ}48'44"$   
 $R=325.00'$   
 $L=4.61'$   
 $CH=N31^{\circ}50'32"E$   
 $4.61'$

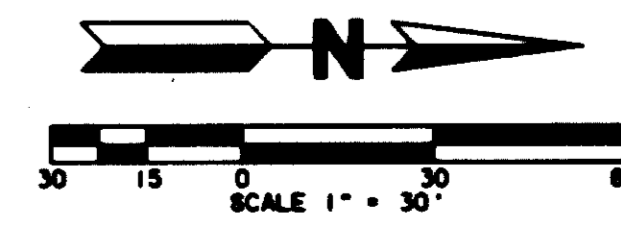
$\Delta=05^{\circ}02'43"$   
 $R=325.00'$   
 $L=28.62'$   
 $CH=N44^{\circ}18'05"E$   
 $28.61'$

$\Delta=14^{\circ}31'53"$   
 $R=325.00'$   
 $L=82.43'$   
 $CH=N63^{\circ}37'15"E$   
 $82.21'$

7	N46°52'09"W	22.98'
8	N04°33'54"E	27.00'
9	N82°53'23"E	24.91'
10	N22°52'29"W	15.77'
11	N37°07'31"E	38.29'
12	S82°52'29"E	15.65'
13	N08°30'51"W	15.66'
14	N51°29'09"E	38.29'
15	S88°30'51"E	15.77'



KEY MAP  
N.T.S.



REV: 12-23-96  
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PREPARED BY: JCM DATE: 9-9-96

**MARTIN/MARTIN**  
Consulting Engineers  
4251 Kipling St.  
Wheat Ridge, Co. 431-6100