

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9542152

DATE:

9 - 7 - 95

TIME:

16:29

FEE:

\$ 50 ⁰⁰/₁₀₀

(5 Pages)

GRANTOR:

(OWNER/SIGNER)

Holmby

Leisure Country Club LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Final Plat
Plum Creek Fairway 11
Subdivision #1

LEGAL:

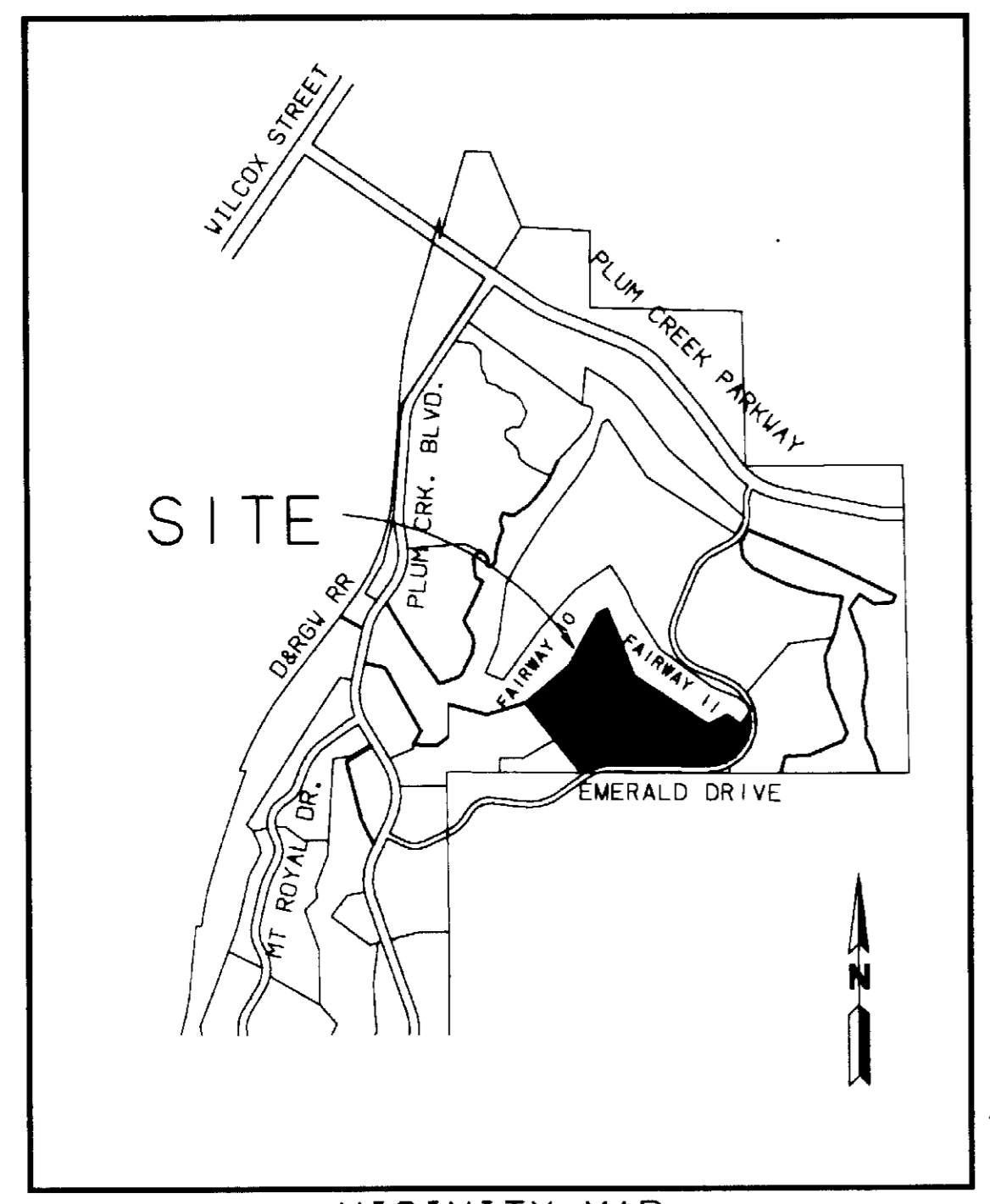
(SECTION-TOWNSHIP-RANGE)

14-8-67

Latification + Correction
 Rec # 9557898
 12/14/95
 Book 1306 Page 1129

FINAL PLAT PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 5



VICINITY MAP
 N.T.S.

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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N00° 32'13"W,
 1,323.46 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14 TO THE SOUTHWEST
 CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
 THENCE S89° 31'17"E, 1,162.62 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE
 SOUTHEAST QUARTER OF SAID SECTION 14 TO THE TRUE POINT OF BEGINNING; THENCE
 DEPARTING SAID SECTION LINE N39° 45'03"W, 772.56 FEET TO THE SOUTHERLY LINE OF PLUM CREEK
 GOLF AND COUNTRY CLUB FAIRWAYS 10 AND 11; THENCE ALONG SAID SOUTHERLY LINE OF
 FAIRWAYS 10 AND 11 THE FOLLOWING ELEVEN (11) CONSECUTIVE COURSES: 1) THENCE N50° 14'57"E,
 498.58 FEET; 2) THENCE N28° 52'12"E, 506.92 FEET; 3) THENCE N60° 57'48"E, 135.00 FEET; 4) THENCE
 S08° 16'20"E, 165.20 FEET; 5) THENCE S21° 00'28"E, 440.40 FEET; 6) THENCE S50°27'04"E, 146.49 FEET;
 7) THENCE S56° 29'03"E, 493.86 FEET; 8) THENCE S63°46'31"E, 154.67 FEET;
 9) THENCE N81° 11'31"E, 199.70 FEET; 10) THENCE S53° 46'14"E, 60.00 FEET; 11) THENCE N36°13'47"E,
 120.07 FEET TO THE NORTHWESTERLY LINE OF EMERALD DRIVE AS DEDICATED BY EMERALD DRIVE
 SUBDIVISION, FILING NO. 1; THENCE ALONG SAID NORTHWESTERLY LINE OF EMERALD DRIVE THE
 FOLLOWING FOUR (4) CONSECUTIVE COURSES: 1) THENCE 662.82 FEET ALONG A NONTANGENT
 CURVE TO THE RIGHT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 103° 45'43" AND A
 CHORD BEARING S38° 35'52"W, 575.89 FEET TO A POINT OF TANGENCY; 2) THENCE N89° 31'17"W,
 854.33 FEET TO A POINT OF CURVATURE; 3) THENCE 188.03 FEET ALONG THE ARC OF A CURVE TO
 THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 35° 54'43" AND A CHORD BEARING
 S72° 31'22"W, 184.97 FEET TO A POINT OF TANGENCY; 4) THENCE S54° 34'00"W, 11.89 FEET TO THE
 SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
 THENCE N89° 31'17"W, 14.21 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING, AND
 CONTAINING 28.10 ACRES, MORE OR LESS.

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.

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
 BLOCKS, LOTS TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF
 "PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1", AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK
 AS A PUBLIC ROAD, THE STREETS AND ROADS AS SHOWN ON SAID PLAT.
 TRACTS A, B, C, D, E, AND F ARE PRIVATELY OWNED COMMON LANDSCAPED AREAS, TRACTS G, H,
 L, AND M ARE PRIVATELY OWNED DRIVES AND ACCESS/ PUBLIC UTILITY EASEMENTS, TRACT N
 IS A PRIVATELY OWNED ACCESS EASEMENT, AND TRACTS P AND Q ARE PRIVATELY OWNED PARCELS OF LAND.

THE HEREONSIGNED HEREBY FURTHER DEDICATE ALL "PUBLIC UTILITY EASEMENTS" TO THE
 TOWN OF CASTLE ROCK FOR USE AS DESCRIBED AND SHOWN HEREON.
 WATER RIGHTS APPURTENANT TO THE SUBDIVIDED PROPERTY ARE CONVEYED BY
 SPECIAL WARRANTY DEED DATED August 15, 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 _____ DAY OF _____, 19__

OWNERS

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

BY: John Chen
 TITLE: President

NOTARY

STATE OF Colorado)
) SS
 COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY
 OF July, 1995 BY John Chen, President OF
 HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-10-98

NOTARY PUBLIC: John B. Duff
 ADDRESS: 7377 Hwy 10, Larkspur, Co 80118



TITLE CERTIFICATE

I, Larry L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY
 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 4th DAY OF August, 1995

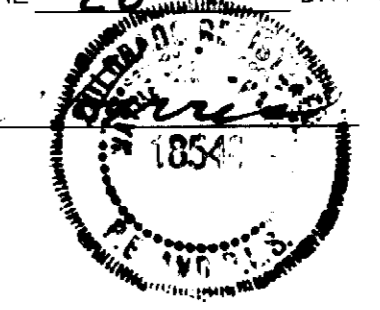
Larry L. Nitsch AUTHORIZED REPRESENTATIVE
LAND TITLE GUARANTEE COMPANY TITLE INSURANCE COMPANY

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 February 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 28th DAY OF July, 1995

Wayne W. Harris
 WAYNE W. HARRIS



COLORADO REGISTERED
 PROFESSIONAL LAND SURVEYOR
 # 18548

APPROVALS:

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK
 COLORADO, THE 26th DAY OF JUNE, A.D., 1995.

ATTEST:
Ron Glend 9/6/95
 CHAIRMAN DATE
Sally Mearns 9/6/95
 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 13th OF JULY, A.D. 1995.

ATTEST:
Mark Hillman 9/2/95
 MAYOR DATE
Sally Mearns 9/2/95
 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
September, 1995 AT 4:29 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION
 NUMBER 9542152

William C. Chubb
 DOUGLAS COUNTY CLERK AND RECORDER

PREPARED BY: JCM DATE: 3-17-95

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

NOTES

- 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.
- 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.
- 64 SFE'S ARE ALLOCATED FROM THE PLUM CREEK WATER BANK FOR THIS PROJECT.
- SUBDIVISION BOUNDARY CORNERS DESIGNATED BY "●" ARE 2" ALUM. CAPS ON 30" LONG #5 REBARS STAMPED WITH L.S. 18548.

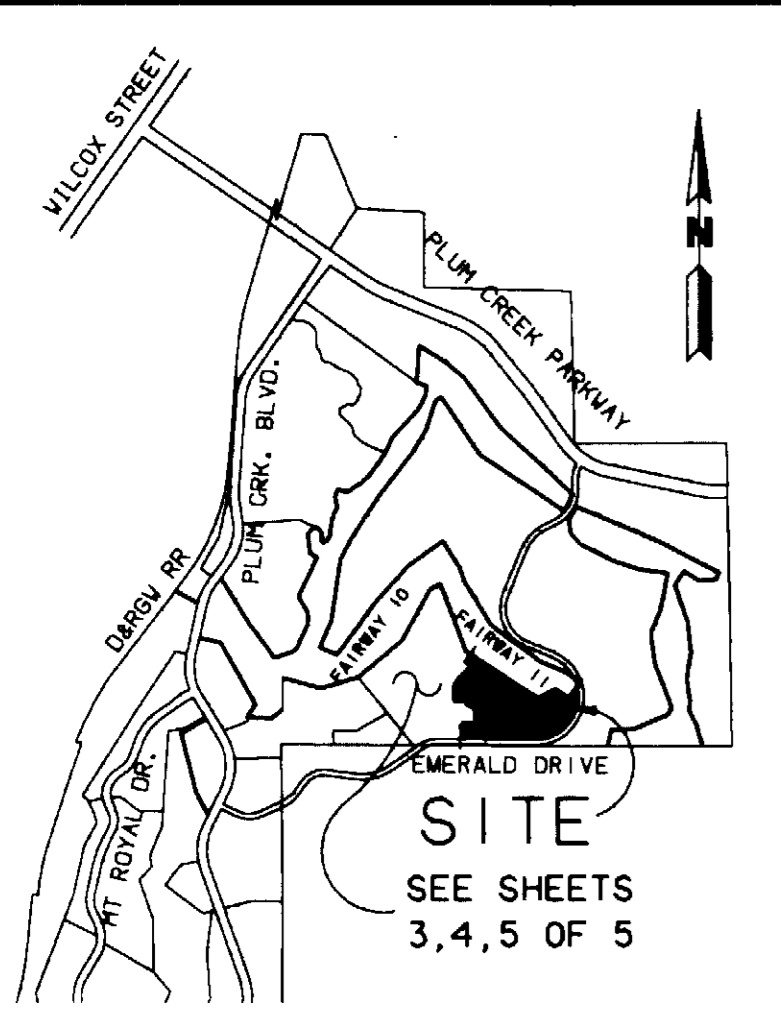
NOTES

- 1 OF 5 COVER SHEET
- 2 OF 5 PLAT-SINGLE FAMILY LOTS
- 3 OF 5 PLAT-MULTI - FAMILY LOTS
- 4 OF 5 PLAT-MULTI - FAMILY LOTS
- 5 OF 5 PLAT-MULTI - FAMILY LOTS

FINAL PLAT PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 5

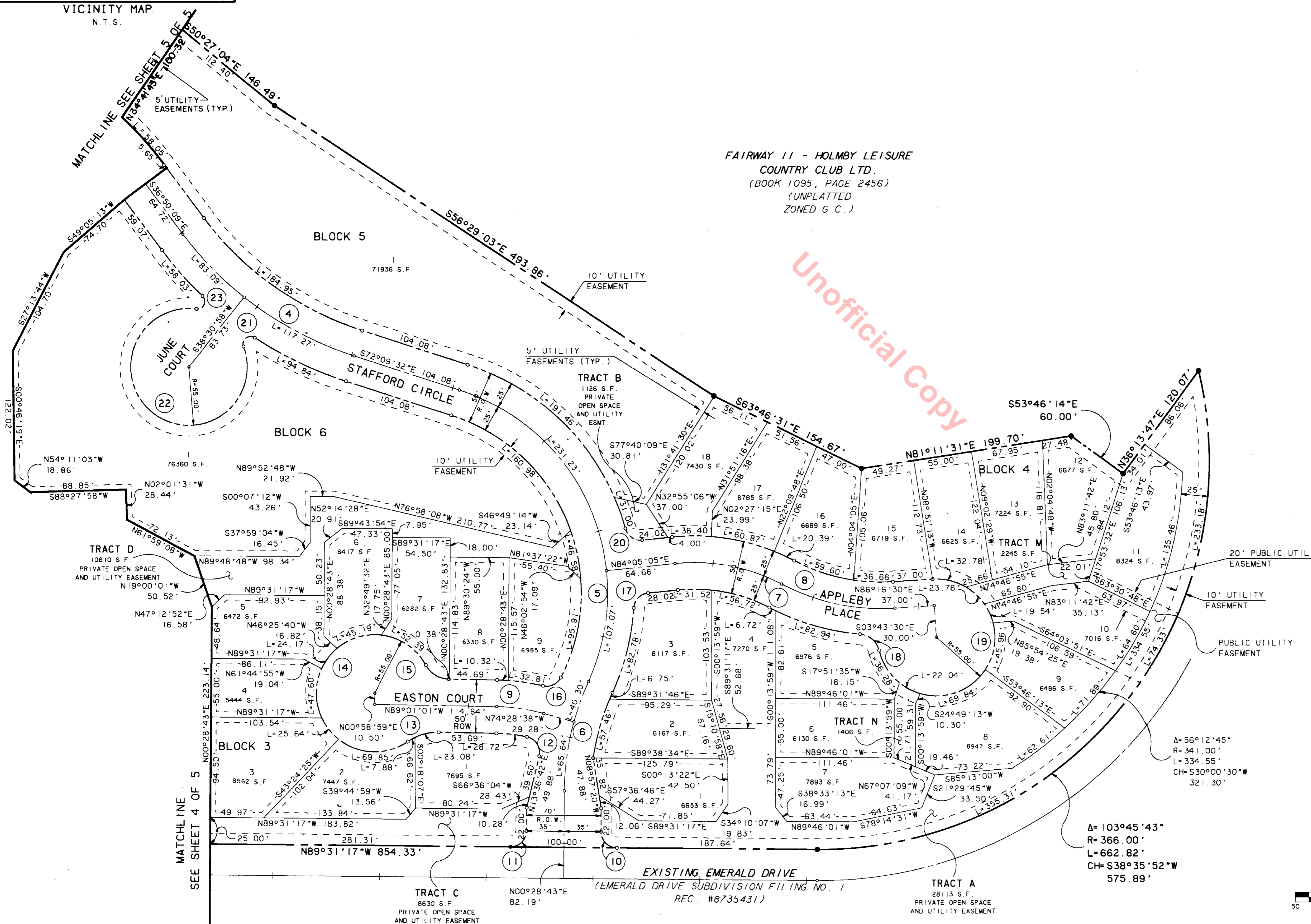


VICINITY MAP
N.T.S.

NO.	DELTA	RADIUS	LENGTH	CHORD
1	51°47'39"	225.00'	203.39'	N29°23'22"W 196.54'
2	86°43'21"	250.00'	378.40'	N11°55'31"W 343.30'
3	111°43'41"	300.00'	585.01'	N87°18'00"E 496.62'
4	35°19'22"	325.00'	200.36'	S54°29'50"E 197.20'
5	96°55'02"	200.00'	338.30'	S23°42'01"E 299.39'
6	24°16'47"	250.00'	105.94'	S12°37'07"W 105.15'
7	33°42'25"	175.00'	102.95'	S79°03'42"E 101.47'
8	31°31'01"	200.00'	110.01'	S77°58'00"E 108.63'
9	14°32'23"	175.00'	44.41'	N81°44'49"W 44.29'
10	90°00'00"	15.00'	23.56'	S44°31'17"E 21.21'
11	90°00'00"	15.00'	23.56'	S45°28'43"W 21.21'
12	91°39'30"	15.00'	24.00'	S32°13'03"E 21.52'
13	35°29'00"	50.00'	30.96'	S73°14'30"W 30.47'
14	27°53'46"	55.00'	26.84'	N13°26'52"E 73.68'
15	60°24'46"	25.00'	26.36'	S58°48'38"E 25.16'
16	78°08'22"	15.00'	19.93'	N65°16'05"E 18.50'
17	80°24'21"	15.00'	21.05'	N43°52'55"E 19.36'
18	71°57'35"	20.00'	25.12'	S49°03'32"E 23.50'
19	260°38'46"	55.00'	250.20'	N36°35'53"E 83.86'
20	80°24'21"	15.00'	21.05'	N55°42'44"W 19.36'
21	143°45'27"	7.04'	17.66'	S51°29'20"W 13.38'
22	297°48'44"	55.00'	285.88'	N51°29'02"W 56.81'
23	143°45'27"	7.04'	17.66'	N25°32'36"E 13.38'
24	88°01'45"	15.00'	22.52'	N46°30'25"W 20.47'
25	82°13'18"	15.00'	21.53'	N37°37'07"E 19.73'
26	33°17'29"	125.00'	72.63'	N75°03'12"E 71.61'
27	43°46'46"	44.00'	33.62'	S66°24'40"E 32.81'
28	45°00'00"	30.50'	23.95'	S67°01'17"E 23.34'
29	180°00'00"	30.50'	95.82'	N00°28'43"E 61.00'
30	14°40'48"	30.50'	7.81'	S85°08'19"W 7.79'
31	11°42'20"	75.00'	15.32'	S81°39'05"W 15.30'
32	05°04'11"	300.00'	26.55'	N64°34'31"W 26.54'
33	23°59'39"	110.00'	46.07'	S80°53'33"W 45.73'
34	71°21'13"	30.50'	37.98'	N75°25'40"W 35.58'
35	180°00'00"	30.50'	95.82'	S50°14'57"W 61.00'
36	92°22'50"	30.50'	49.18'	S85°56'28"E 44.02'
37	21°01'37"	110.00'	40.37'	N58°22'56"E 40.14'
38	96°26'45"	40.00'	67.33'	N04°39'06"W 59.66'
39	96°26'45"	40.00'	67.33'	S86°40'41"E 59.66'
40	09°58'53"	125.00'	21.78'	N00°21'11"W 21.75'
41	58°22'44"	64.00'	65.21'	N33°49'38"E 62.43'
42	82°24'47"	61.00'	87.74'	N21°48'37"E 80.37'
43	20°12'28"	32.00'	116.84'	N55°59'59"E 61.93'
44	68°02'39"	64.00'	76.01'	S14°34'55"E 71.62'
45	14°48'08"	36.00'	9.30'	S12°02'20"W 9.27'

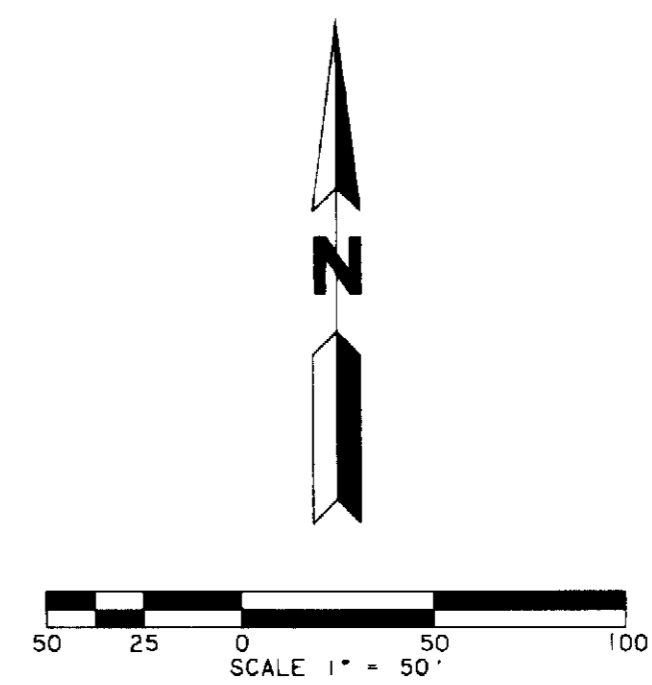
FAIRWAY 11 - HOLMBY LEISURE
COUNTRY CLUB LTD.
(BOOK 1095, PAGE 2456)
(UNPLATTED
ZONED G.C.)

Unofficial Copy



PLAYERS CROSSING
AT PLUM CREEK VILLAGES
REC. # 9407234

Δ= 103°45'43"
R= 366.00'
L= 662.82'
CH= S38°35'52"W
575.89'



REV: 07-13-95
REV: 06-15-95
REV: 05-01-95
REV: 03-13-95
PREPARED BY: DATE: 11-14-94

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 80033-6100

FINAL PLAT

PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 3 OF 5



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.)

PUBLIC R.O.W. & ACCESS EASEMENTS

NO.	BEARING-DISTANCE
1	N28°24'28"E 23.90'
2	S31°35'32"E 27.00'
3	S88°24'28"W 23.90'
4	N33°31'48"E 28.31'
5	N19°08'53"W 27.00'
6	N79°08'53"W 26.57'
7	N46°52'09"W 22.98'
8	N04°33'54"E 27.00'
9	N62°52'29"W 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	S68°30'51"E 15.77'
16	N24°39'23"E 25.83'
17	N85°58'14"E 27.01'
18	S35°20'37"E 25.08'
19	S22°09'14"E 8.68'
20	S83°33'16"E 49.62'
21	N37°50'46"E 7.28'
22	S07°36'29"E 16.69'
23	S67°36'29"E 43.88'
24	N52°23'31"E 16.69'
25	S26°29'16"E 9.35'
26	S63°30'44"W 31.88'
27	S26°29'16"E 6.58'
28	N00°00'00"E 9.00'
29	S00°00'00"W 7.61'
30	S89°41'28"E 31.00'
31	N88°52'47"E 6.65'
32	N00°07'13"W 8.98'
33	N00°00'00"E 1.00'
34	N80°00'00"W 1.73'
35	S28°50'51"E 17.88'
36	S50°14'57"W 92.43'
37	S12°18'30"W 11.41'
38	N67°37'56"W 9.56'
39	N22°22'04"E 30.18'
40	N50°14'57"E 8.59'
41	S39°45'03"E 22.62'
42	N50°14'57"E 10.58'
43	S48°57'40"W 79.29'
44	N41°02'20"W 1.00'
45	S48°57'40"W 26.87'
46	N39°54'02"W 71.65'
47	N50°14'57"E 37.78'
48	S39°45'03"E 9.00'
49	N50°14'57"E 71.21'
50	S14°28'15"E 8.94'
51	S50°14'57"W 62.00'
52	N39°45'03"W 25.23'
53	S50°14'57"W 1.00'
54	N39°45'03"W 75.00'
55	N50°14'57"E 2.00'
56	N39°45'03"W 71.00'
57	N50°14'57"E 1.00'
58	N39°45'03"W 26.00'
59	N50°14'57"E 65.00'
60	N39°45'03"W 15.23'
61	N50°14'57"E 7.04'
62	N0°43'03"E 9.00'
63	S39°45'03"E 1.02'
64	S50°14'57"W 35.43'
65	S20°20'15"E 5.63'
66	S57°08'09"W 16.15'
67	N39°45'03"W 62.56'
68	N50°14'57"E 1.97'
69	N39°45'03"W 11.99'
70	N50°14'57"E 62.00'
71	S50°14'57"W 12.59'

SOUTH 1/4 CORNER
(FOUND #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 #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)

CURVE TABLE

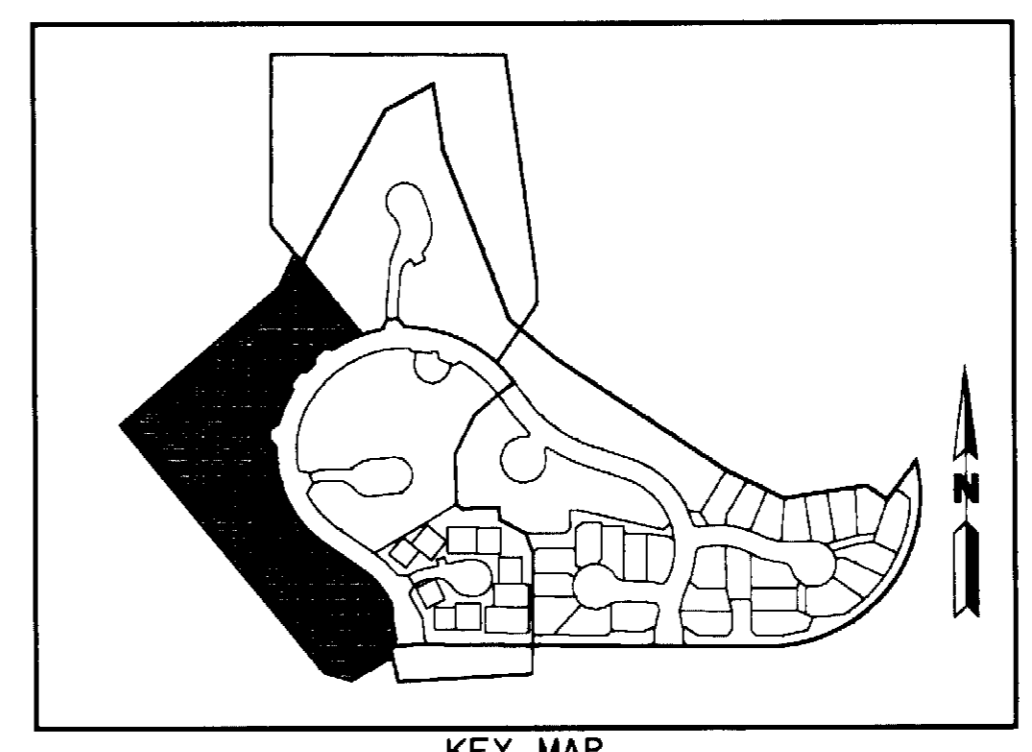
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3	111°43'41"	300.00'	585.01'	N87°18'00"E 496.62'
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7	33°42'25"	175.00'	102.95'	S79°03'42"E 101.47'
8	31°31'01"	200.00'	110.01'	S77°58'00"E 108.63'
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11	90°00'00"	15.00'	23.56'	S45°28'43"W 21.21'
12	91°39'30"	15.00'	24.00'	S32°33'03"E 21.52'
13	35°59'00"	50.00'	30.96'	S73°14'30"W 30.47'
14	27°53'46"	55.00'	264.84'	N13°26'52"E 73.68'
15	60°24'46"	25.00'	26.36'	S58°48'38"E 25.16'
16	76°08'22"	15.00'	19.93'	N65°16'05"E 18.50'
17	80°24'21"	15.00'	21.05'	N43°52'55"E 19.36'
18	71°57'35"	20.00'	25.12'	S49°03'32"E 23.50'
19	26°09'38"	55.00'	250.20'	N36°35'53"E 83.86'
20	80°24'21"	15.00'	21.05'	N55°42'44"W 19.36'
21	143°45'27"	7.04'	17.66'	S51°29'20"W 13.38'
22	297°48'44"	55.00'	285.88'	N51°29'02"W 56.81'
23	143°45'27"	7.04'	17.66'	N25°32'36"E 13.38'
24	86°01'45"	15.00'	22.52'	N46°30'25"W 20.47'
25	82°13'18"	15.00'	21.53'	N37°37'07"E 19.73'
26	33°17'29"	110.00'	72.63'	N75°03'12"E 71.61'
27	43°46'46"	44.00'	33.62'	S66°24'40"E 32.81'
28	45°00'00"	30.50'	23.95'	S67°01'17"E 23.34'
29	180°00'00"	30.50'	95.82'	N00°28'43"E 61.00'
30	14°40'48"	30.50'	7.81'	S83°08'19"W 7.79'
31	11°42'20"	75.00'	15.32'	S81°39'05"W 15.30'
32	05°04'11"	300.00'	26.55'	N84°34'31"W 26.54'
33	23°59'39"	110.00'	46.07'	S80°53'33"W 45.73'
34	71°21'13"	30.50'	37.98'	N75°25'40"W 35.58'
35	180°00'00"	30.50'	95.82'	S50°14'57"W 61.00'
36	92°22'50"	30.50'	49.18'	S85°56'28"E 44.02'
37	21°01'37"	110.00'	40.37'	N58°22'56"E 40.14'
38	97°12'35"	40.00'	67.87'	N04°16'11"W 60.01'
39	99°12'35"	40.00'	67.87'	S81°03'36"E 60.01'
40	09°58'53"	125.00'	21.78'	N00°21'11"W 21.75'
41	58°22'44"	64.00'	65.21'	N33°49'38"E 62.43'
42	82°24'47"	61.00'	87.74'	N21°48'37"E 80.37'
43	209°12'28"	32.00'	116.84'	N55°59'59"E 61.93'
44	68°02'39"	64.00'	76.01'	S14°34'55"E 71.62'
45	14°48'08"	36.00'	9.30'	S12°02'20"W 9.27'
46	89°05'46"	3.50'	5.44'	N41°39'30"W 4.91'
47	96°06'25"	3.50'	5.87'	S75°02'12"E 5.21'
48	75°55'01"	3.50'	4.64'	N10°58'31"E 4.31'
49	83°36'53"	3.50'	5.11'	N44°41'49"E 4.67'
50	89°05'46"	3.50'	5.44'	S41°39'30"E 4.91'

LOT TIE

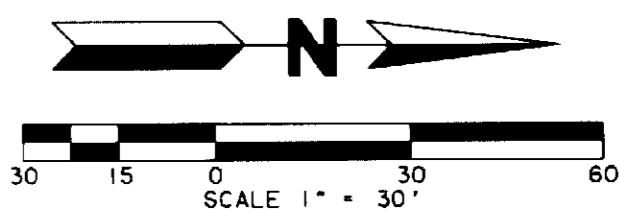
NO.	BEARING-DISTANCE
1	N18°16'01"W 45.06'
2	N28°58'26"W 30.91'
3	N50°14'57"E 38.24'
4	S34°42'49"W 9.16'
5	S34°42'49"W 18.43'
6	N50°14'57"E 12.00'
7	S58°48'14"W 10.09'
8	S14°28'51"E 8.84'
9	N50°14'57"E 12.00'
10	N50°14'57"E 14.00'
11	S39°45'03"E 12.00'
12	N10°52'47"E 21.16'
13	N37°33'36"E 16.48'
14	S61°04'22"W 21.83'
15	N30°01'55"W 20.73'
16	S39°45'03"E 8.81'
17	N41°28'41"E 17.49'
18	N06°26'26"E 14.51'
19	S72°41'00"E 5.33'
20	S14°09'18"E 19.84'
21	N61°51'31"E 19.80'

TRACT SEGMENTS

NO.	BEARING-DISTANCE
1	N14°12'05"W 14.50'
2	S75°47'55"W 21.00'
3	S14°12'05"E 13.99'
4	N02°53'23"E 15.29'
5	S87°06'37"E 21.00'
6	S02°53'23"W 14.54'
7	S26°59'00"E 16.84'
8	S63°01'00"W 30.00'
9	N26°59'00"W 14.23'



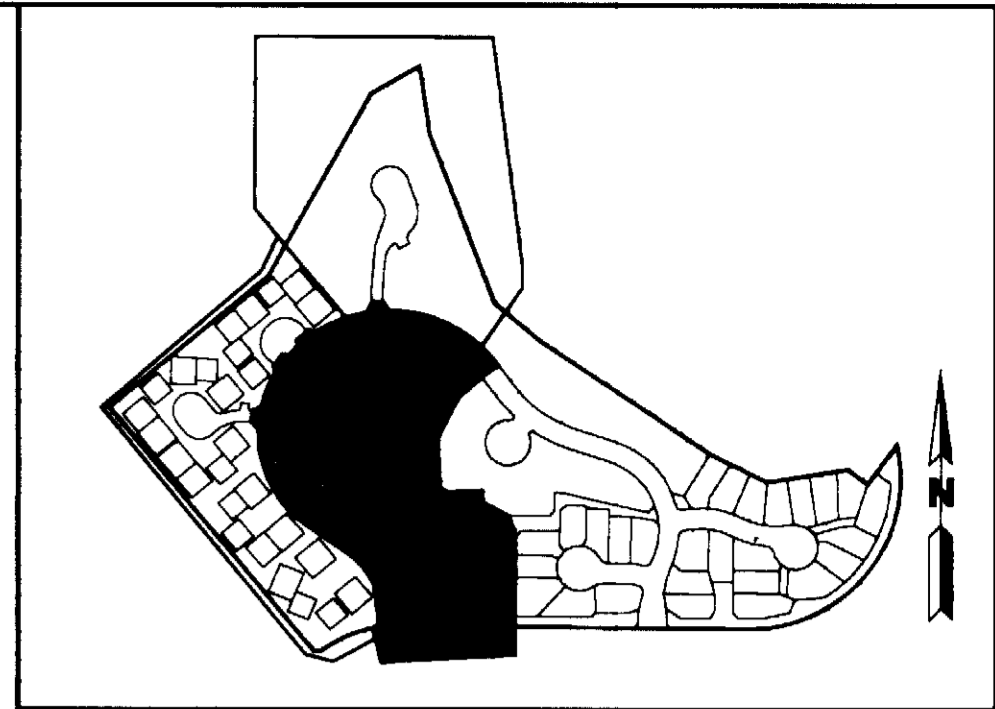
KEY MAP
N.T.S.



REV: 07-13-95
REV: 06-15-95
DATE: 11-14-94
MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 80091-6100

FINAL PLAT PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

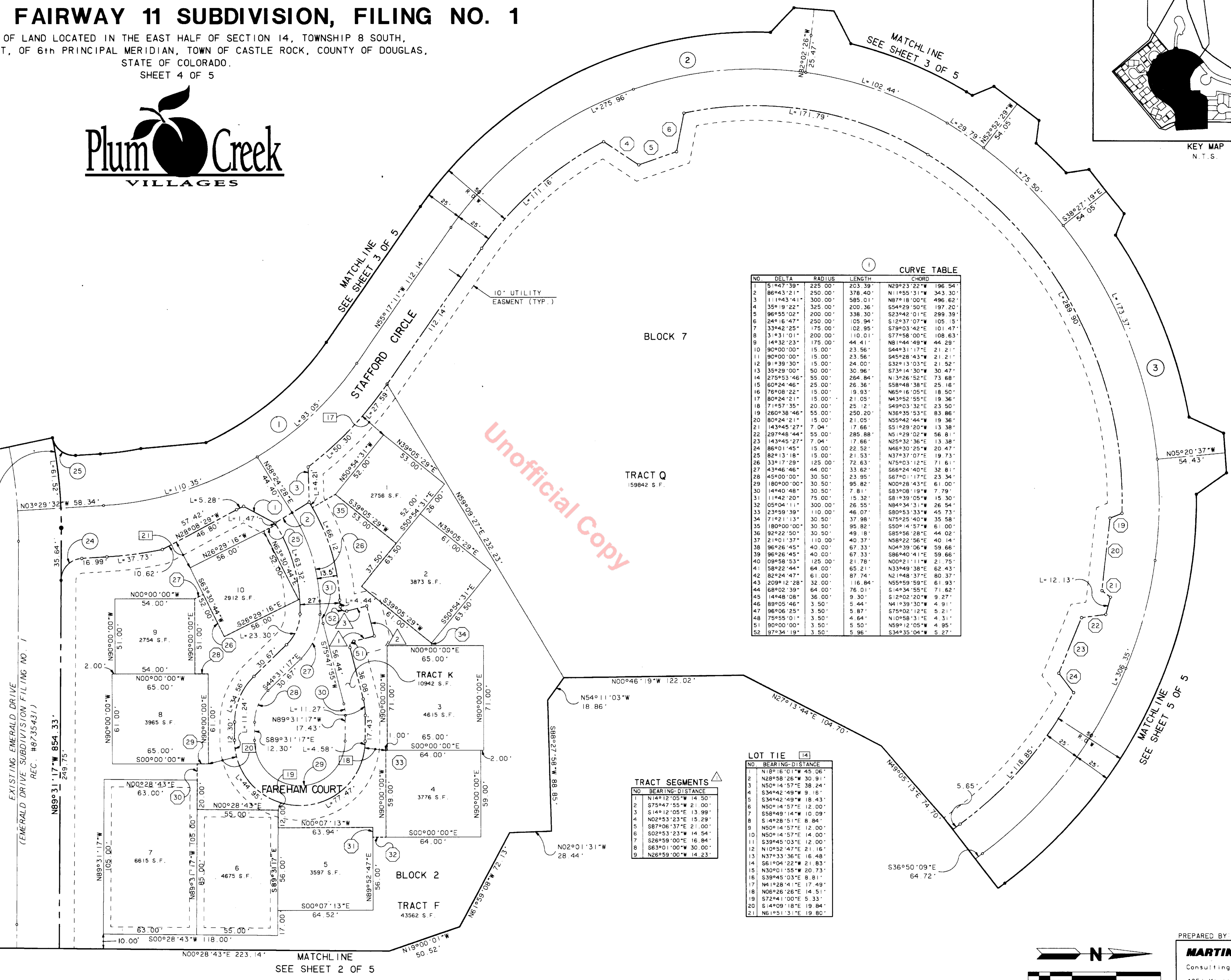
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH,
RANGE 67 WEST, OF 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.
SHEET 4 OF 5



PUBLIC R.O.W. 8
ACCESS EASEMENTS

NO.	BEARING-DISTANCE
1	N28°24'28"E 23.90'
2	S31°35'32"E 27.00'
3	S88°24'28"W 23.90'
4	N33°51'48"E 28.31'
5	N18°08'53"W 27.00'
6	N79°08'53"W 26.57'
7	N46°52'09"W 22.98'
8	N04°33'54"E 27.00'
9	N62°53'23"E 24.91'
10	N22°52'29"W 15.77'
11	N37°07'31"E 38.28'
12	S82°52'29"E 15.65'
13	N08°30'51"W 15.66'
14	N51°29'09"E 38.29'
15	S68°30'51"E 15.77'
16	N24°39'23"E 25.83'
17	N85°58'14"E 27.01'
18	S35°20'37"E 25.08'
19	S22°09'14"E 8.68'
20	S83°33'16"E 49.62'
21	N37°50'46"E 7.28'
22	S07°36'29"E 16.69'
23	S67°36'29"E 40.89'
24	N22°23'31"E 16.89'
25	S26°29'16"E 9.35'
26	S63°30'44"W 31.88'
27	S26°29'16"E 6.58'
28	N00°00'00"E 9.00'
29	S00°00'00"W 7.61'
30	S89°41'28"E 31.00'
31	N89°52'47"E 6.65'
32	N00°07'13"W 8.98'
33	N00°00'00"E 1.00'
34	N90°00'00"W 1.73'
35	S29°50'51"E 17.88'
36	S50°14'57"W 92.43'
37	S 12°18'30"W 11.41'
38	N67°37'56"W 9.56'
39	N22°22'04"E 30.18'
40	N50°14'57"E 8.59'
41	S39°45'03"E 22.62'
42	N50°14'57"E 101.58'
43	S48°57'40"W 79.29'
44	N4°02'20"W 1.00'
45	S48°57'40"W 28.87'
46	N39°54'02"W 71.85'
47	N50°14'57"E 37.78'
48	S39°45'03"E 9.00'
49	N50°14'57"E 71.21'
50	S 14°28'31"E 8.84'
51	S50°14'57"E 62.00'
52	N39°45'03"W 25.23'
53	S50°14'57"E 1.00'
54	N39°45'03"W 75.00'
55	N50°14'57"E 2.00'
56	N39°45'03"W 71.00'
57	N50°14'57"E 1.00'
58	N39°45'03"W 26.00'
59	N50°14'57"E 65.00'
60	N39°45'03"W 15.23'
61	N50°14'57"E 7.04'
62	N01°43'03"E 9.00'
63	S39°45'03"E 1.02'
64	S50°14'57"W 35.43'
65	S20°20'15"E 5.83'
66	S57°08'09"W 16.15'
67	N39°45'03"W 62.56'
68	N50°14'57"E 1.97'
69	N39°45'03"W 11.19'
70	N50°14'57"E 62.00'
71	S50°14'57"W 12.59'

$\Delta = 35^\circ 54' 43''$
 $R = 300.00'$
 $L = 188.03'$
 $CH = S72^\circ 31' 22'' W$
 $184.97'$



Unofficial Copy

NO.	DELTA	RADIUS	LENGTH	CHORD
1	5°47'39"	225.00'	203.39'	N29°23'22"W 196.54'
2	86°43'21"	250.00'	378.40'	N1°55'31"W 343.30'
3	111°43'41"	300.00'	585.01'	N87°18'00"E 496.62'
4	35°19'22"	325.00'	200.36'	S54°29'50"E 197.20'
5	96°55'02"	200.00'	338.30'	S23°42'01"E 299.39'
6	24°16'47"	250.00'	105.94'	S12°37'07"W 105.15'
7	33°42'25"	175.00'	102.95'	S79°03'42"E 101.47'
8	31°51'01"	200.00'	110.01'	S77°58'00"E 108.63'
9	14°32'23"	175.00'	44.41'	N81°44'49"W 44.29'
10	90°00'00"	15.00'	23.56'	S44°31'17"E 21.21'
11	90°00'00"	15.00'	23.56'	S45°28'43"W 21.21'
12	91°39'30"	15.00'	24.00'	S32°13'03"E 21.52'
13	35°29'00"	50.00'	30.96'	S73°14'30"W 30.47'
14	27°53'46"	55.00'	284.84'	N13°26'52"E 73.68'
15	60°24'46"	25.00'	28.36'	S58°48'38"E 25.16'
16	76°08'22"	15.00'	19.93'	N65°16'05"E 18.50'
17	80°24'21"	15.00'	21.05'	N43°52'55"E 19.36'
18	71°57'35"	20.00'	25.12'	S49°03'32"E 23.50'
19	260°38'46"	55.00'	250.20'	N36°35'53"E 83.86'
20	80°24'21"	15.00'	21.05'	N55°42'44"W 19.36'
21	143°45'27"	7.04'	17.66'	S51°29'20"W 13.38'
22	297°46'44"	55.00'	285.88'	N51°29'02"W 56.81'
23	143°45'27"	7.04'	17.66'	N25°32'36"E 13.38'
24	86°01'45"	15.00'	22.52'	N46°30'25"W 20.47'
25	82°13'18"	15.00'	21.53'	N37°37'07"E 19.73'
26	33°17'29"	125.00'	72.63'	N75°03'12"E 71.61'
27	43°46'46"	44.00'	33.62'	S66°24'40"E 32.81'
28	45°00'00"	30.50'	23.95'	S67°01'17"E 23.34'
29	180°00'00"	30.50'	95.82'	N00°28'43"E 61.00'
30	14°40'48"	30.50'	7.81'	S83°08'19"W 7.79'
31	11°42'20"	75.00'	15.32'	S81°39'05"W 15.30'
32	05°04'11"	300.00'	26.55'	N84°34'31"W 26.54'
33	23°59'39"	110.00'	46.07'	S80°53'33"W 45.73'
34	71°16'13"	30.50'	37.98'	N75°25'40"W 35.58'
35	180°00'00"	30.50'	95.82'	S50°14'57"E 61.00'
36	92°22'50"	30.50'	49.18'	S85°56'28"E 44.02'
37	21°01'37"	110.00'	40.37'	N58°22'56"E 40.14'
38	96°26'45"	40.00'	67.33'	N04°39'06"W 59.66'
39	96°26'45"	40.00'	67.33'	S86°40'41"E 59.66'
40	08°58'53"	125.00'	21.78'	N00°21'11"W 21.75'
41	58°22'44"	64.00'	65.21'	N33°49'38"E 62.43'
42	82°24'47"	61.00'	87.74'	N21°48'37"E 80.37'
43	209°12'28"	32.00'	116.84'	N55°59'59"E 61.93'
44	68°02'39"	64.00'	76.01'	S14°34'55"E 71.62'
45	144°48'08"	36.00'	9.30'	S12°02'20"W 9.27'
46	88°05'46"	3.50'	5.44'	N41°39'30"W 4.91'
47	96°06'25"	3.50'	5.87'	S75°02'12"E 5.21'
48	75°55'01"	3.50'	4.64'	N10°58'13"E 4.31'
49	90°00'00"	3.50'	5.50'	N59°12'05"W 4.95'
50	97°34'19"	3.50'	5.96'	S34°35'04"W 5.27'

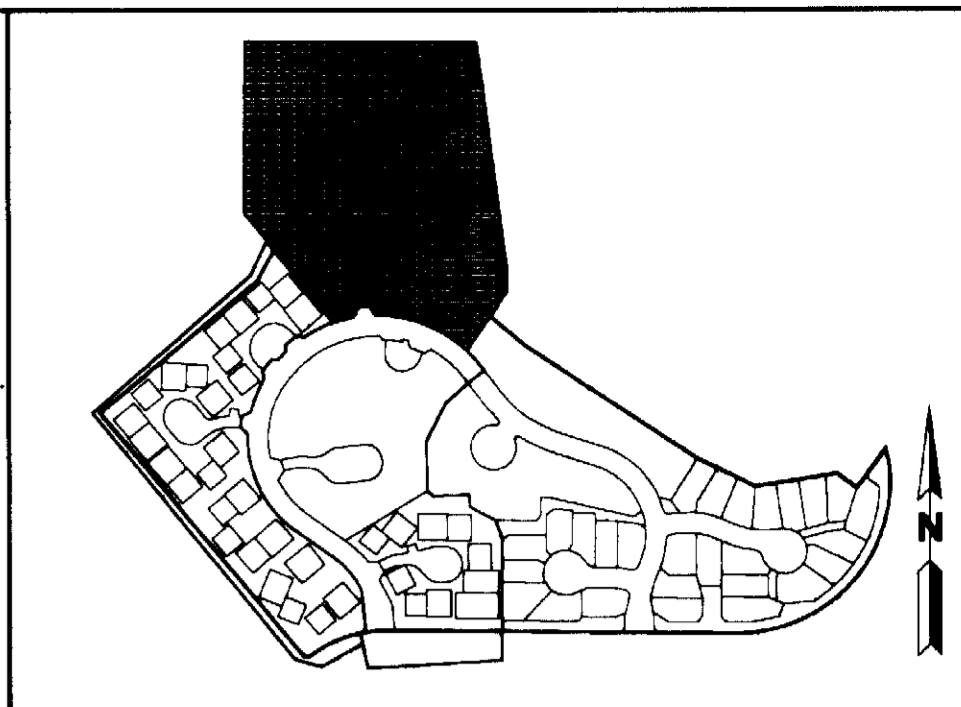
NO.	BEARING-DISTANCE
1	N14°12'05"W 14.50'
2	S75°47'55"W 21.00'
3	S14°12'05"E 13.99'
4	N02°53'23"E 15.29'
5	S87°06'37"E 21.00'
6	S02°53'23"W 14.54'
7	S26°59'00"E 16.84'
8	S63°01'00"W 30.00'
9	N26°59'00"W 14.23'

NO.	BEARING-DISTANCE
1	N00°00'00"E 65.00'
2	N00°00'00"E 65.00'
3	N89°31'17"W 17.43'
4	S00°00'00"E 64.00'
5	N90°00'00"E 71.00'
6	N00°00'00"E 65.00'
7	N00°28'43"E 63.00'
8	N00°00'00"E 61.00'
9	N00°00'00"E 61.00'
10	N00°00'00"E 61.00'
11	N00°00'00"E 61.00'
12	N00°00'00"E 61.00'
13	N00°00'00"E 61.00'
14	N00°00'00"E 61.00'
15	N00°00'00"E 61.00'
16	N00°00'00"E 61.00'
17	N00°00'00"E 61.00'
18	N00°00'00"E 61.00'
19	N00°00'00"E 61.00'
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21	N00°00'00"E 61.00'
22	N00°00'00"E 61.00'
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28	N00°00'00"E 61.00'
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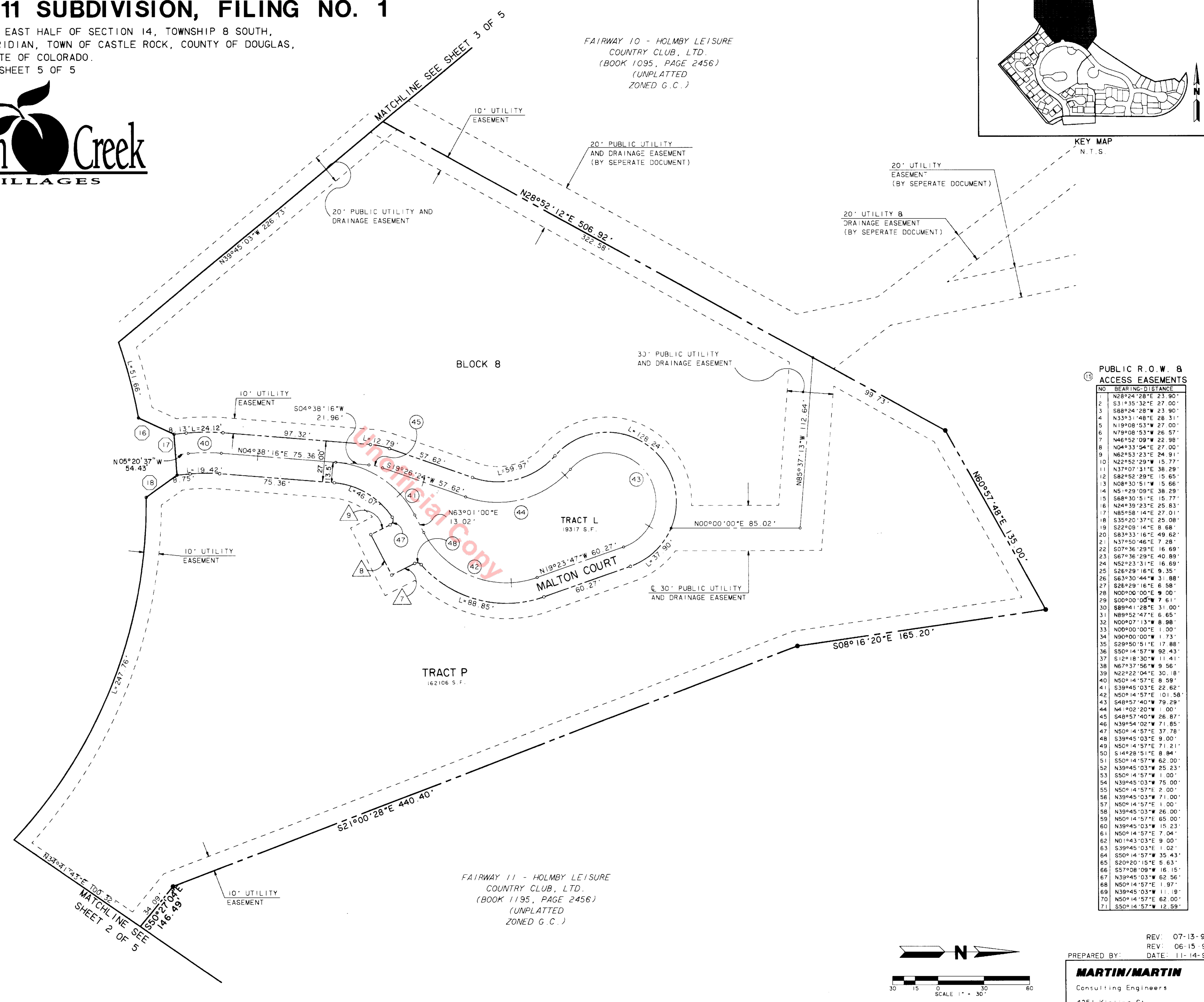
REV: 07-13-95
REV: 06-15-95
DATE: 11-14-94
PREPARED BY: **MARTIN/MARTIN**
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 80033-6100
PLUM CREEK FAIRWAY 11 SUBDIVISION FILING NO. 1
4 OF 5 FINAL PLAT

FINAL PLAT PLUM CREEK FAIRWAY 11 SUBDIVISION, FILING NO. 1

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 5 OF 5



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



① CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD
1	51°47'39"	225.00'	203.39'	N29°23'22"W 196.54'
2	86°43'21"	250.00'	378.40'	N1°55'51"W 343.30'
3	111°43'41"	300.00'	585.01'	N87°18'00"E 496.62'
4	35°19'22"	325.00'	200.36'	S54°29'50"E 197.20'
5	96°55'02"	200.00'	338.30'	S23°42'10"E 299.39'
6	24°16'47"	250.00'	105.94'	S12°37'07"W 105.15'
7	33°42'25"	175.00'	102.95'	S79°03'42"E 101.47'
8	31°31'01"	200.00'	110.01'	S77°56'00"E 108.63'
9	14°32'23"	175.00'	44.41'	N8°44'49"W 44.29'
10	90°00'00"	15.00'	23.56'	S44°3'11"E 21.21'
11	90°00'00"	15.00'	23.56'	S45°28'43"W 21.21'
12	91°39'30"	15.00'	24.00'	S32°13'03"E 21.52'
13	35°29'00"	50.00'	30.96'	S73°14'30"W 30.47'
14	27°53'46"	55.00'	264.84'	N13°26'52"E 73.68'
15	60°24'46"	25.00'	26.36'	S58°40'39"E 25.16'
16	76°08'22"	15.00'	19.93'	N65°16'05"E 19.50'
17	80°24'21"	15.00'	21.05'	N43°52'55"E 19.36'
18	71°57'35"	20.00'	25.12'	S49°03'32"E 23.50'
19	260°38'46"	55.00'	250.20'	N36°35'53"E 83.86'
20	80°24'21"	15.00'	21.05'	N55°42'44"W 19.36'
21	143°45'27"	7.04'	17.66'	S51°29'20"W 13.38'
22	297°48'44"	55.00'	285.88'	N51°29'02"W 56.81'
23	143°45'27"	7.04'	17.66'	N25°32'36"E 13.38'
24	86°01'45"	15.00'	22.52'	N46°30'25"W 20.47'
25	82°13'18"	15.00'	2.53'	N37°37'07"E 19.73'
26	33°17'29"	125.00'	72.63'	N75°03'12"E 71.61'
27	43°46'46"	44.00'	33.62'	S66°24'40"E 32.81'
28	45°00'00"	30.50'	23.95'	S67°01'17"E 23.34'
29	180°00'00"	30.50'	95.82'	N00°28'43"E 61.00'
30	14°40'48"	30.50'	7.81'	S83°08'19"W 7.79'
31	111°42'20"	75.00'	15.32'	S81°39'05"W 15.30'
32	05°04'11"	300.00'	26.55'	N84°34'31"W 26.54'
33	23°59'39"	110.00'	46.07'	S80°53'33"W 45.73'
34	71°21'13"	30.50'	37.98'	N75°25'40"W 35.58'
35	180°00'00"	30.50'	95.82'	S50°14'57"W 61.00'
36	92°22'50"	30.50'	49.18'	S85°56'28"E 44.02'
37	21°01'37"	110.00'	40.37'	N58°22'56"E 40.14'
38	96°26'45"	40.00'	67.33'	N04°39'06"W 59.66'
39	96°26'45"	40.00'	67.33'	S86°40'41"E 59.66'
40	09°58'53"	125.00'	21.78'	N00°21'11"W 21.75'
41	58°22'44"	64.00'	65.21'	N33°48'39"E 62.43'
42	82°24'47"	61.00'	87.74'	N21°48'37"E 80.37'
43	209°12'28"	32.00'	116.84'	N55°59'59"E 61.93'
44	68°02'39"	64.00'	76.01'	S14°34'55"E 71.62'
45	14°48'08"	36.00'	9.30'	S12°02'20"W 9.27'
46	89°05'46"	3.50'	5.44'	N41°39'30"W 4.91'
47	96°06'25"	3.50'	5.87'	S75°02'12"E 5.21'
48	75°55'01"	3.50'	4.84'	N10°58'31"E 4.31'

④ LOT TIE

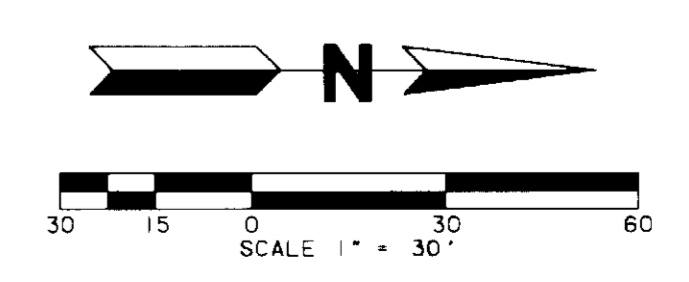
NO.	BEARING-DISTANCE
1	N18°16'01"W 45.06'
2	N28°58'26"W 30.91'
3	N50°14'57"E 38.24'
4	S34°42'49"W 9.16'
5	S34°42'49"W 18.43'
6	N50°14'57"E 12.00'
7	S58°49'14"W 10.09'
8	S14°28'51"E 8.84'
9	N50°14'57"E 12.00'
10	N50°14'57"E 4.00'
11	S39°45'03"E 2.00'
12	N10°52'47"E 21.16'
13	N37°33'36"E 16.48'
14	S61°04'22"W 21.83'
15	N30°01'55"W 20.73'
16	S39°45'03"E 8.81'
17	N41°28'41"E 17.49'
18	N06°28'26"E 14.51'
19	S72°41'00"E 5.33'
20	S14°09'18"E 19.84'
21	N61°51'31"E 19.80'

⑤ TRACT SEGMENTS

NO.	BEARING-DISTANCE
1	N14°12'05"W 14.50'
2	S75°47'55"W 21.00'
3	S14°12'05"E 13.99'
4	N02°53'23"E 15.29'
5	S87°06'37"E 21.00'
6	S02°53'23"W 14.54'
7	S26°59'00"E 16.84'
8	S63°01'00"W 30.00'
9	N26°59'00"W 14.23'

⑥ PUBLIC R.O.W. & ACCESS EASEMENTS

NO.	BEARING-DISTANCE
1	N28°24'28"E 23.90'
2	S31°35'32"E 27.00'
3	S88°24'28"W 23.90'
4	N33°31'48"E 28.31'
5	N19°08'53"W 27.00'
6	N79°08'53"W 26.57'
7	N46°52'09"W 22.98'
8	N04°33'54"E 27.00'
9	N62°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	S66°30'51"E 15.77'
16	N24°39'23"E 25.83'
17	N85°58'14"E 27.01'
18	S35°20'37"E 25.08'
19	S22°02'14"E 6.68'
20	S83°33'16"E 49.62'
21	N37°50'46"E 7.28'
22	S07°36'29"E 16.69'
23	S67°36'29"E 40.89'
24	N52°23'31"E 16.69'
25	S26°29'16"E 9.35'
26	S63°30'44"W 31.98'
27	S26°29'16"E 6.58'
28	N00°00'00"E 9.00'
29	S00°00'00"W 7.61'
30	S89°41'28"E 31.00'
31	N89°52'47"E 6.65'
32	N00°07'13"W 8.98'
33	N00°00'00"E 11.00'
34	N90°00'00"W 1.73'
35	S29°50'51"E 17.88'
36	S50°14'57"W 92.43'
37	S12°18'30"W 11.41'
38	N67°37'56"W 9.56'
39	N22°22'04"E 30.18'
40	N50°14'57"E 9.99'
41	S39°45'03"E 22.62'
42	N50°14'57"E 101.58'
43	S48°57'40"W 79.29'
44	N41°02'20"W 11.00'
45	S48°57'40"W 26.87'
46	N39°54'02"W 71.85'
47	N50°14'57"E 37.78'
48	S39°45'03"E 9.00'
49	N50°14'57"E 71.21'
50	S14°28'51"E 8.84'
51	S50°14'57"W 62.00'
52	N39°45'03"W 25.23'
53	S50°14'57"W 11.00'
54	N39°45'03"W 75.00'
55	N50°14'57"E 2.00'
56	N39°45'03"W 71.00'
57	N50°14'57"E 1.00'
58	N39°45'03"W 26.00'
59	N50°14'57"E 65.00'
60	N39°45'03"W 15.23'
61	N50°14'57"E 7.04'
62	N01°43'03"E 9.00'
63	S39°45'03"E 1.02'
64	S50°14'57"W 35.43'
65	S20°20'15"E 5.63'
66	S57°08'09"W 16.15'
67	N39°45'03"W 62.56'
68	N50°14'57"E 1.97'
69	N39°45'03"W 11.19'
70	N50°14'57"E 62.00'
71	S50°14'57"W 12.59'



REV: 07-13-95
REV: 06-15-95
PREPARED BY: DATE: 11-14-94

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