

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC01002508

DATE:

1-10-01

TIME

11:28

FEE: \$

20⁰⁰

(2P)

GRANTOR:

(OWNER/SIGNER)

Plum Creek Holding Co.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway 13

1 Final Plat

LEGAL:

(SECTION-TOWNSHIP-RANGE)

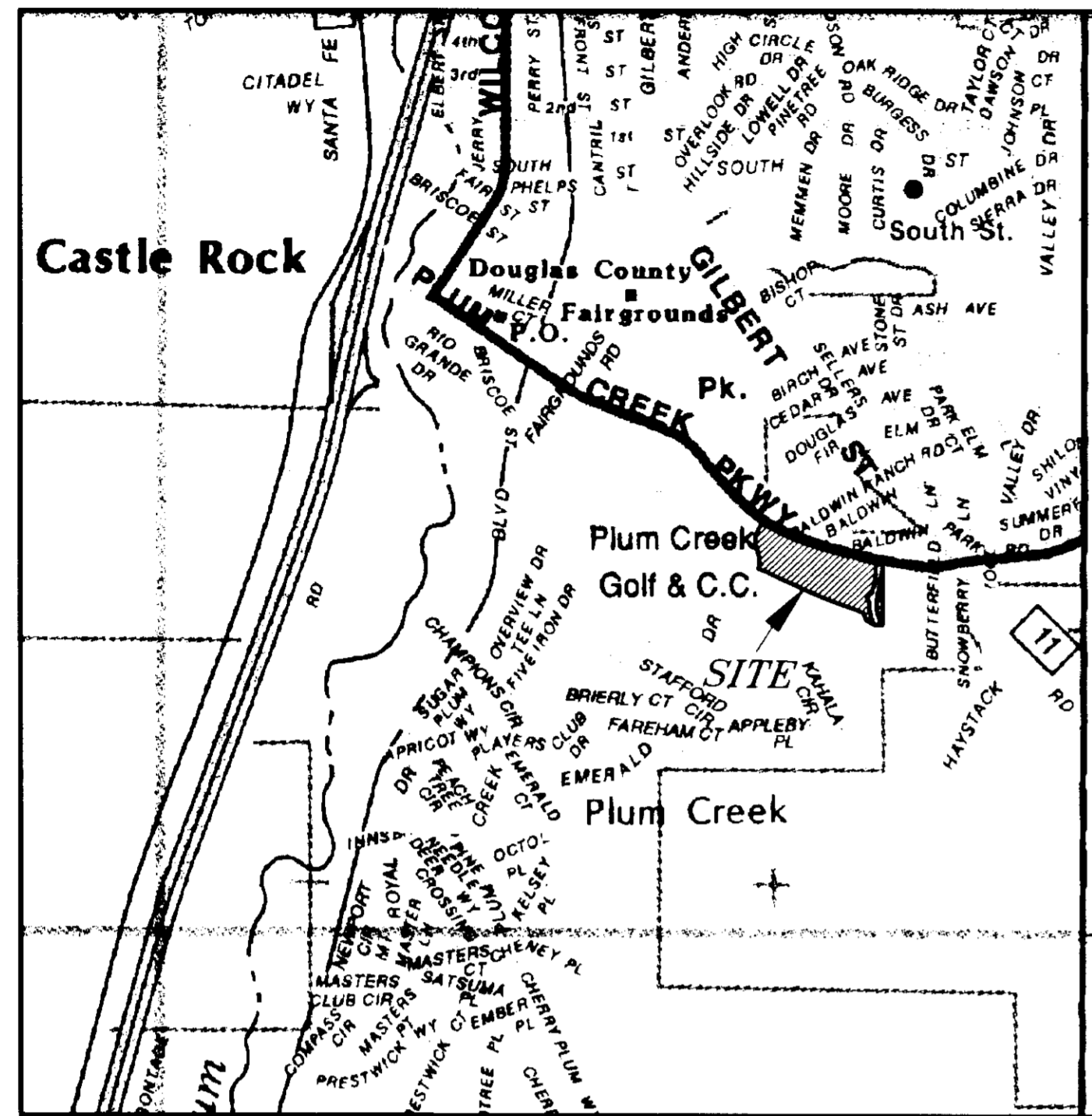
14-13, 8, 67

NEW SUBDIVISION ABBREV: _____

FINAL PLAT PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**MINOR DEVELOPMENT SUBDIVISION
TOTAL ACREAGE 14.813 ACRES, 3 TRACTS**



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AS BEARING SOUTH 00°54'15" EAST AS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. LS 6935" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. LS 6935, 1988 1/16", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13 NORTH 01°00'33" WEST A DISTANCE OF 199.37 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13 SOUTH 88°59'27" WEST A DISTANCE OF 86.88 FEET TO A POINT ON THE NORTHERLY SIDE LINE OF FAIRWAY 14, AS DESCRIBED IN BOOK 1095 AT PAGES 2456, DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTHERLY SIDE LINE OF SAID FAIRWAY 14 THE FOLLOWING SIX (6) COURSES: 1) NORTH 63°06'39" WEST A DISTANCE OF 107.30 FEET; 2) NORTH 18°20'51" WEST A DISTANCE OF 87.89 FEET; 3) NORTH 71°12'08" WEST A DISTANCE OF 448.19 FEET; 4) NORTH 67°13'23" WEST A DISTANCE OF 551.99 FEET; 5) NORTH 63°05'47" WEST A DISTANCE OF 125.96 FEET; 6) NORTH 73°11'11" WEST A DISTANCE OF 87.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN IN THE 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 WESTERLY HAVING A RADIUS OF 271.00 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 72°16'49" WEST; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EMERALD DRIVE THE FOLLOWING FIVE (5) COURSES: 1) NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY A DISTANCE OF 182.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°38'21" AND A CHORD THAT BEARS NORTH 01°35'59" WEST WITH A DISTANCE OF 179.31 FEET; 2) TANGENT TO SAID CURVE NORTH 20°55'10" WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 229.00 FEET; 3) NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY A DISTANCE OF 267.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°55'17" AND A CHORD THAT BEARS NORTH 12°32'29" EAST WITH A DISTANCE OF 252.53 FEET; 4) TANGENT TO SAID CURVE NORTH 46°00'07" EAST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; 5) NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY A DISTANCE OF 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS SOUTH 88°59'53" EAST WITH A DISTANCE OF 28.28 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY, AS SHOWN ON THE PLAT OF PLUM CREEK PARKWAY SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735432, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY THE FOLLOWING FOUR (4) COURSES: 1) NON-TANGENT TO SAID CURVE SOUTH 43°59'53" EAST A DISTANCE OF 14.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET; 2) SOUTHEASTERLY A DISTANCE OF 604.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°27'25" AND A CHORD THAT BEARS SOUTH 61°13'36" EAST WITH A DISTANCE OF 595.33 FEET; 3) TANGENT TO SAID CURVE SOUTH 78°27'18" EAST A DISTANCE OF 547.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1055.00 FEET; 4) EASTERLY A DISTANCE OF 193.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°31'47" AND A CHORD THAT BEARS SOUTH 83°43'11" EAST WITH A DISTANCE OF 193.61 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PLUM CREEK PARKWAY AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SOUTH 01°00'33" EAST A DISTANCE OF 622.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.813 ACRES (645,232 SQUARE FEET), MORE OR LESS.

NOTES

THE BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE IS MONUMENTED ON THE NORTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. LS 6935" AND ON THE SOUTH BY A 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "ARCHER & ASSOC. LS 6935 1988 1/16" AS SHOWN HEREON. THE BEARING OF SAID LINE IS SOUTH 00°54'15" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTES

- TRACT B & C ARE FOR OPEN SPACE, DRAINAGE & UTILITY PURPOSES. THEY WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TRACT A IS DESIGNATED FOR FUTURE DEVELOPMENT.

SUMMARY

TRACTS A, B AND C	13.768 ACRES
RIGHT-OF-WAY	1.045 ACRES
TOTAL	14.813 ACRES

MONUMENT NOTES:

- DENOTES FD. NO. 5 REBAR, NO CAP, UNLESS OTHERWISE NOTED.
- DENOTES FD. NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. 17650, UNLESS OTHERWISE NOTED.
- DENOTES FD. NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. 16109, UNLESS OTHERWISE NOTED.
- FOUND MONUMENT AS NOTED.

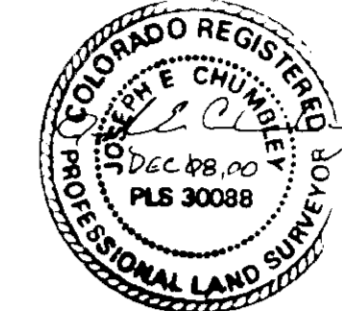
SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	MAP SHEET

SURVEYOR'S STATEMENT

I, JOSEPH E. CHUMBLEY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 09/06/1999, 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 ALL APPLICABLE LAWS OF THE STATE OF COLORADO, DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.



JOSEPH E. CHUMBLEY
COLORADO REGISTERED LAND SURVEYOR
REGISTRATION NO. 30088

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 COMPANY, 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.

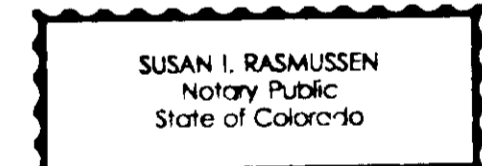
SIGNED THIS 13th DAY OF December, 2000.

[Signature] AS TITLE OFFICER OF
AUTHORIZED REPRESENTATIVE LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF December, 2000.

BY: Susan I. Rasmussen

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-1-03



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.



TOWN OF CASTLE ROCK

[Signature]
TOWN CLERK

[Signature]
TOWN MANAGER

STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTORS OF THE TOWN OF CASTLE ROCK, COLORADO, THE 9 DAY OF January, 2001.

[Signature]
PLANNING AND DEVELOPMENT DIRECTOR

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO,)
)SS
COUNTY OF DOUGLAS)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:00 AM ON THE 10 DAY OF Jan, 2001, IN BOOK N/A, PAGE N/A.
MAP MA, RECEPTION NO. 01002508

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY



CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AND STREETS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 13 SUBDIVISION - FILING NO. 1 THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 13 DAY OF December, 2000.

OWNER:
BY: [Signature]
VICE-PRESIDENT PLUM CREEK HOLDING COMPANY LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF December, 2000.

BY: [Signature]

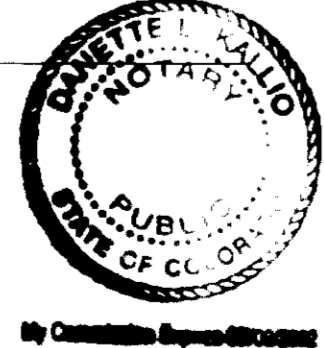
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/9/02



LIENHOLDER: Compass Bank
by: Miles Stephens, Vice President

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 2000, BY Miles Stephens AS Vice President
COMPASS BANK

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 7/9/02 [Signature]
NOTARY PUBLIC



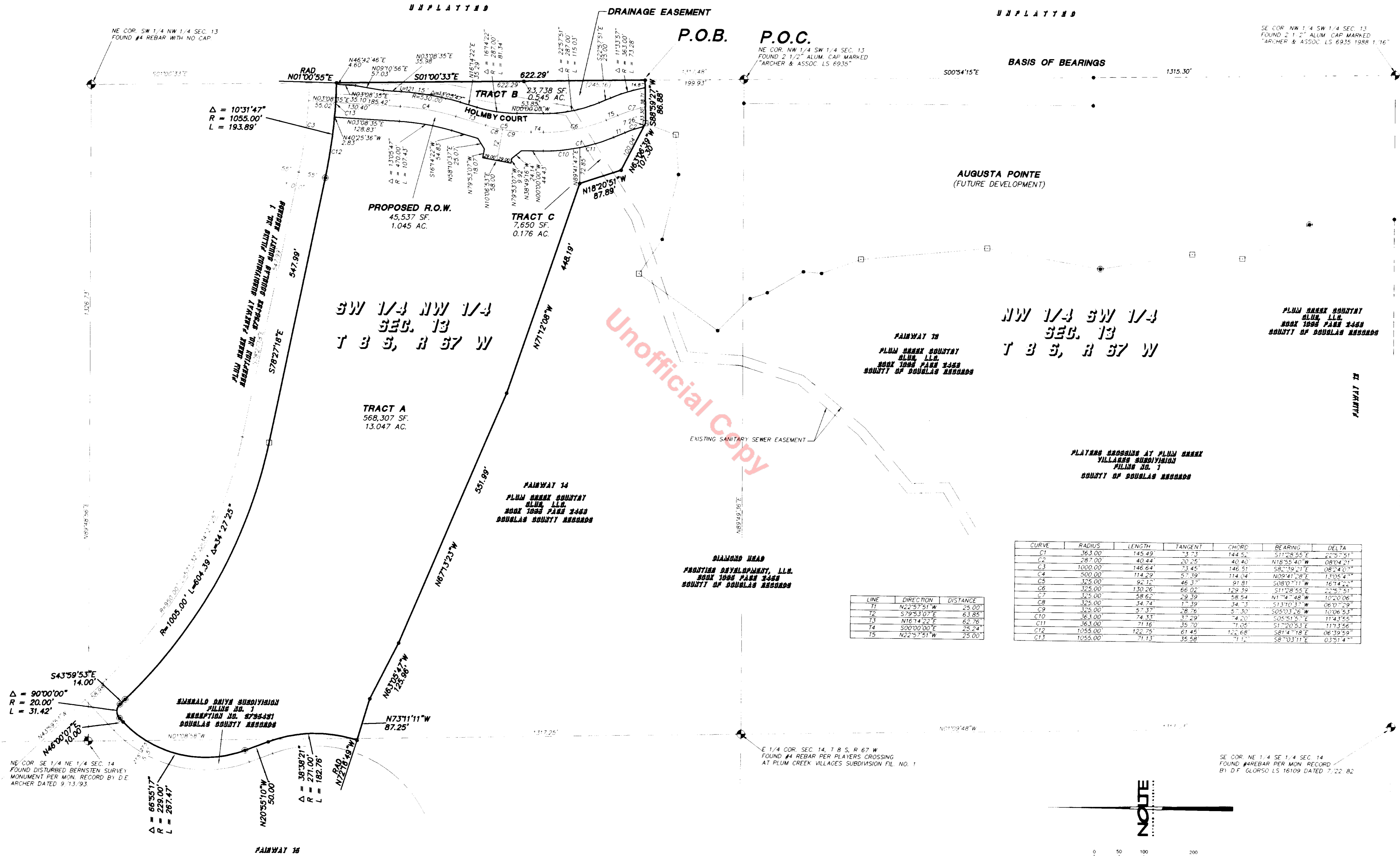
TITLE
 DATE
 SCALE
 SHEETS
 SHEET NO.

 NOLTE BEYOND ENGINEERING	DEVELOPER/OWNER HOLMBY LEASURE COUNTRY CLUB LTD A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION SCALE SHEET 1 OF 2
	PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1 MINOR SUBDIVISION FINAL PLAT	

FINAL PLAT PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

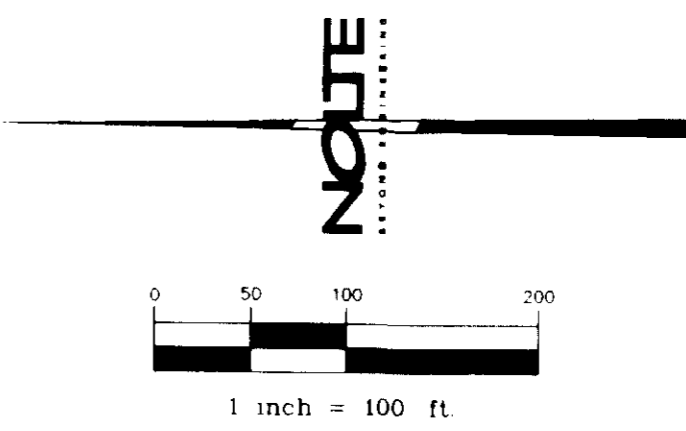
**MINOR DEVELOPMENT SUBDIVISION
TOTAL ACREAGE 14.813 ACRES, 3 TRACTS**



Unofficial Copy

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	363.00	145.49	73.73	144.52	S112°26'55"E	22°57'51"
C2	287.00	40.84	20.25	40.40	N16°55'40"W	08°04'21"
C3	1000.00	146.64	73.45	146.51	S82°59'27"E	08°24'07"
C4	500.00	114.29	57.39	114.24	N09°41'28"E	11°05'47"
C5	325.00	92.12	46.37	91.81	S08°07'11"W	16°14'22"
C6	325.00	130.26	66.02	129.39	S112°26'55"E	22°57'51"
C7	325.00	58.62	29.39	58.54	N174°48'W	107°00'6"
C8	325.00	34.74	17.39	34.73	S131°03'W	06°07'59"
C9	325.00	57.37	28.76	57.30	S05°03'26"W	10°06'53"
C10	363.00	74.33	37.69	74.20	S06°51'6"E	11°43'55"
C11	363.00	71.16	35.70	71.05	S112°26'55"E	11°13'56"
C12	1055.00	122.75	61.45	122.68	S81°4'18"E	06°39'59"
C13	1055.00	71.13	35.58	71.12	S87°03'11"E	03°51'47"

LINE	DIRECTION	DISTANCE
T1	N22°57'51"W	25.00
T2	S79°53'07"E	63.85
T3	N16°14'22"E	62.76
T4	S00°00'00"E	25.24
T5	N22°57'51"W	23.00



DATE: 11/26/20
SCALE: 1" = 100'
DRAWING NAME: PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1
DESIGNER: [Name]
CHECKER: [Name]
DATE: 11/26/20

NOLTE BYRON ENGINEERING	DEVELOPER/OWNER HOLMBY LEASURE COUNTRY CLUB LTD A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104	DATE OF PREPARATION 11/26/2020
	SCALE 1" = 100'	SHEET 2 OF 2