

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS
2004086765
08/19/2004 11:02 AM



PLAT IDENTIFICATION SHEET

✓ Augusta Pointe, L.L.C.

GRANTOR(owner)

✓ Plum Creek Fairway 13 2 Final Plat

GRANTEE(name of plat)

Plum Creek Fairway 13

Subdivision/Condo Name

2

Filing

Phase

Lot

Building

Block

Unit

✓ 13

8

67

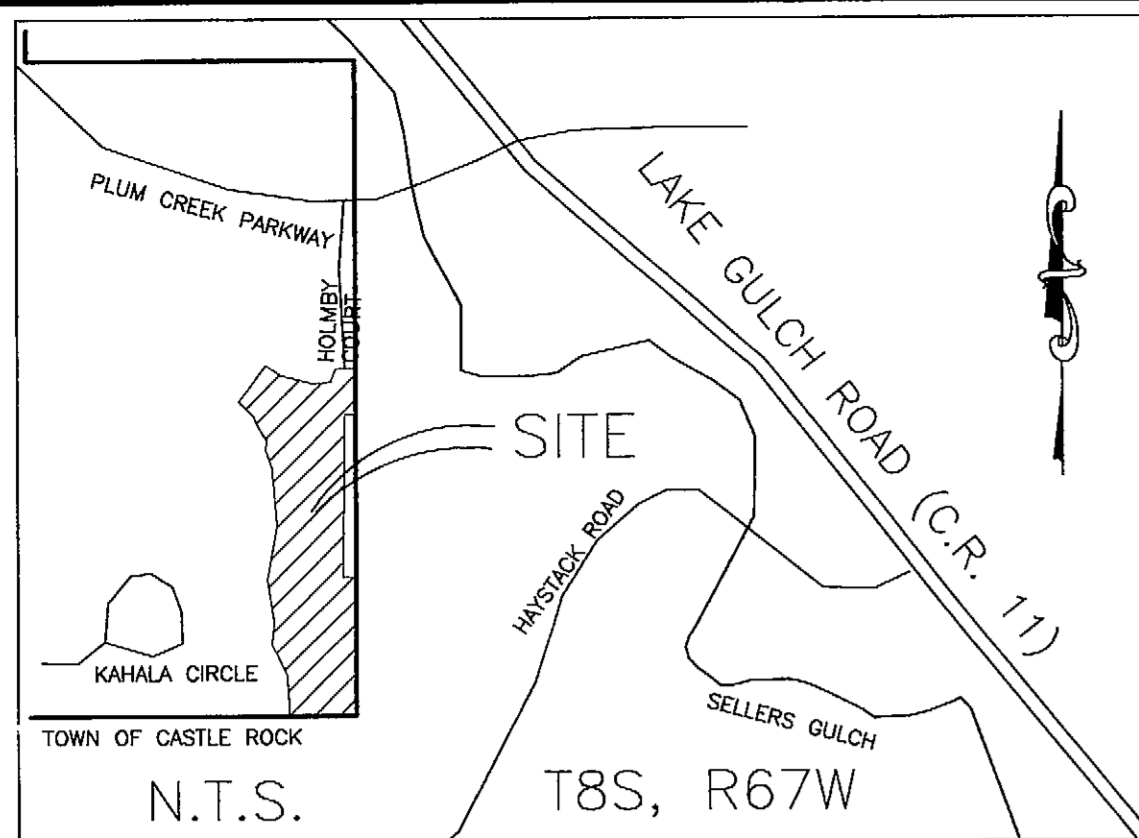
OLD LEGAL(Section)

(Township)

(Range)

PLUM CREEK FAIRWAY 13 FILING NO. 2 FINAL PLAT

A PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 2



LAND USE SUMMARY:

LOTS	7.02 AC.	59.7%
RIGHT-OF-WAYS	2.35 AC.	20.0%
OPEN SPACE	2.38 AC.	20.3%
TOTAL	11.75 AC.	100.0%

TOTAL LOTS = 39
TOTAL TRACTS = 9
TOTAL SFE'S = 39

ZONING: RESIDENTIAL SINGLE FAMILY
WITHIN PLUM CREEK P.U.D.

SHEET INDEX:

SHEET 1 OF 2 PLAT COVER SHEET
SHEET 2 OF 2 FINAL PLAT

TRACT SUMMARY TABLE:

TRACT NAME	SIZE IN ACRES	SIZE IN SQ.FT	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
TRACT A	0.14	6,073	HOA	HOA	PRIVATE OPEN SPACE
TRACT B	0.02	1,038	HOA	HOA	PRIVATE OPEN SPACE
TRACT C	0.06	2,593	TOWN	HOA	MEDIAN LANDSCAPING
TRACT D	0.13	5,835	HOA	HOA	PRIVATE OPEN SPACE
TRACT E	0.23	9,958	HOA	HOA	PRIVATE OPEN SPACE
TRACT F	0.69	30,113	HOA	HOA	PRIVATE OPEN SPACE
TRACT G	0.05	2,210	HOA	HOA	PRIVATE OPEN SPACE
TRACT H	1.04	45,495	HOA	HOA	PRIVATE OPEN SPACE
TRACT I	0.06	2,644	HOA	HOA	PRIVATE OPEN SPACE

LAND DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER SOUTH 89°55'45" WEST 290.37 FEET; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 03°59'20" WEST 171.71 FEET; THENCE NORTH 27°14'09" WEST 151.53 FEET; THENCE NORTH 04°31'51" EAST 101.65 FEET; THENCE NORTH 09°40'05" WEST 187.84 FEET; THENCE NORTH 09°43'44" EAST 231.99 FEET; THENCE NORTH 05°36'17" WEST 256.25 FEET; THENCE NORTH 20°14'49" WEST 84.54 FEET; THENCE NORTH 05°04'36" EAST 36.69 FEET; THENCE NORTH 30°38'20" WEST 84.49 FEET; THENCE NORTH 20°01'23" WEST 37.08 FEET; THENCE NORTH 45°18'51" WEST 92.66 FEET; THENCE NORTH 35°30'08" EAST 196.61 FEET; THENCE SOUTH 56°18'59" EAST 83.66 FEET; THENCE SOUTH 76°17'16" EAST 134.40 FEET; THENCE NORTH 85°29'59" EAST 80.53 FEET; THENCE NORTH 20°32'52" EAST 65.13 FEET; THENCE NORTH 88°59'27" EAST 86.88 FEET TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EASTERLY LINE SOUTH 01°00'33" EAST 199.93 FEET TO THE NORTH EAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 SOUTH 89°49'36" WEST 48.00 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°12'21" EAST 705.94 FEET; THENCE NORTH 89°56'41" EAST 56.60 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EASTERLY LINE SOUTH 00°54'15" EAST 609.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.75 ACRES (511,706 SQUARE FEET), MORE OR LESS.

NOTES:

- BASIS OF BEARING: 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 ON THE FINAL PLAT FOR PLUM CREEK FAIRWAY 13, SUBDIVISION - FILING NO. 1 AND AS SHOWN HEREON.
- NO LANDSCAPING (EXCEPT FOR GRASS, PRIVATE IRRIGATION SYSTEMS AND OTHER LANDSCAPING AS APPROVED BY THE TOWN OF CASTLE ROCK) WILL BE ALLOWED IN THE UTILITY EASEMENTS SHOWN ON THIS PLAT. REPLACEMENT OF LANDSCAPE DISTURBED DURING MAINTENANCE OF THE UTILITIES WILL BE THE RESPONSIBILITY OF THE PLUM CREEK FAIRWAY 13 FILING NO. 2 HOME OWNERS ASSOCIATION.
- THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN, ON FEMA FIRM PANEL 080050 0301C, DATED SEPTEMBER 30, 1987. THERE ARE NO EXISTING WETLANDS ON THE SITE.
- THE ACCURACY OF THE SURVEY CLOSURE IS 1:376,758.
- LOTS 4&5, LOTS 11&12, LOTS 22&23, AND LOTS 29&30 SHARE COMMON DRIVEWAYS WITHIN A 20' WIDE CROSS ACCESS EASEMENT CENTERED ON THE ADJOINING PROPERTY LINE AS DEPICTED ON SHEET 2. ALL SHARED DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED TO SUPPORT A 60,000-POUND EMERGENCY VEHICLE.
- THE ZONING FOR THE SITE WAS ESTABLISHED BY ORDINANCE NO. 3.77, RECORDED AUGUST 6, 1982 IN BOOK 448 AT PAGE 400, AMENDED IN BOOK 594 AT PAGE 364. THE PLUM CREEK P.U.D. WAS RECORDED SEPTEMBER 11, 1985 AT RECEPTION NO. 361818 AND NOVEMBER 25, 1985 AT RECEPTION NO. 368890.
- NO SOLID OBJECT EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT. TREES A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
- TRACTS A, B, D, E, F, G, H, AND I WILL BE CONVEYED BY SEPARATE DOCUMENT TO THE PLUM CREEK FAIRWAY 13 FILING NO. 2 HOMEOWNERS ASSOCIATION FOR OPEN SPACE PURPOSES.
- TRACT C IS DEDICATED TO THE TOWN OF CASTLE ROCK FOR LANDSCAPE PURPOSES.
- UNLESS OTHERWISE NOTED, A 10-FOOT UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHT-OF-WAY.
- ALL UTILITIES, DRAINAGE, AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH STREETS AND ANY AND ALL PRIVATE ROADS AND DRIVES.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATION OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSE OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.
- THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- NOTICE: ACCORDING TO COLORADO LAW, C.R.S. 13-80-105, 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERE ON.

SURVEYOR'S STATEMENT:

I, LEROY E. TOBLER, 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 JULY 21, 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.

LEROY E. TOBLER, PE-PLS #5447
(2300 15 STREET, SUITE 400
DENVER, COLORADO 80202)



CERTIFICATE OF DEDICATION & OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S), AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 13 FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSE OF OWNERSHIP, ALL STREETS AS PLATTED, RIGHT-OF-WAY, TRACT C, AND ALL UTILITY, DRAINAGE, AND SIGHT DISTANCE EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT C AND ALL UTILITY, DRAINAGE, AND SIGHT DISTANCE EASEMENTS, AS DESCRIBED AND SHOWN HEREON, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE UNDERSIGNED HEREBY FURTHER DEDICATE 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 TELEVISIONS WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THESE PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

OWNER:

AUGUSTA POINTE, L.L.C. (P.O. BOX 3159, EVERGREEN, CO 80437)

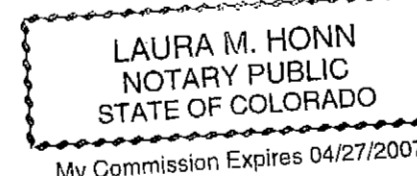
Mark A. Bowron, MANAGER
MARK A. BOWRON, MANAGER

SIGNED THIS 5th DAY OF February, 2004

THIS FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February, 2004, BY Mark A. Bowron, manager

WITNESS MY HAND AND OFFICIAL SEAL Laura M. Honn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-27-07



LIENHOLDER:

COMMUNITY FIRST NATIONAL BANK (P.O. BOX 908, BRECKENRIDGE, CO 80424)

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JULY 22, 2002 AT RECEPTION NO. 2002070816, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT

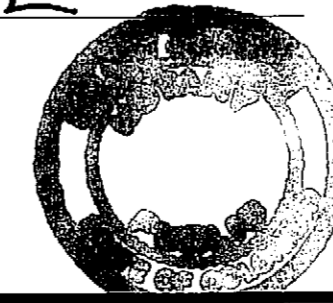
Penny Hawkins 2-06-04
COMMUNITY FIRST NATIONAL BANK
DATE

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

THE FOREGOING LIENHOLDER SUBORDINATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF FEBRUARY, A.D., 2004, BY PENNY HAWKINS, SENIOR VICE PRESIDENT OF COMMUNITY FIRST NATIONAL BANK

WITNESS MY HAND AND OFFICIAL SEAL Melody Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-07



TITLE CERTIFICATE:

I, Kimberly A. Goodall BEING AN AUTHORIZED REPRESENTATIVE OF Guardian Title Agency, LLC 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

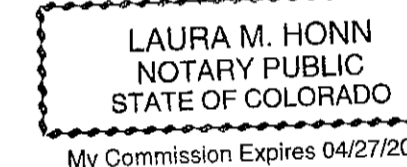
SIGNED THIS 5th DAY OF February, A.D., 2004.

K. Goodall
AUTHORIZED REPRESENTATIVE
Guardian Title Agency, LLC
TITLE INSURANCE COMPANY

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February, A.D., 2004.

BY Kimberly A. Goodall
WITNESS MY HAND AND OFFICIAL SEAL Laura M. Honn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-27-07



TOWN APPROVAL & ACCEPTANCE STATEMENT:

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:
Gally G. M... 6-22-04 Mark Stearns 6-27-04
TOWN CLERK DATE TOWN MANAGER DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 26th DAY OF February, A.D., 2004.

Penny Hawkins
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT:

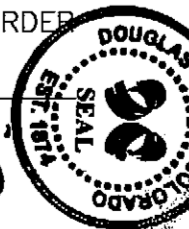
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON TH 21 DAY OF AUGUST, A.D., 1995 IN BOOK 1283 AT PAGE 136 UNDER RECEPTION NO. 9538927 AND ACCORDINGLY 41 SFE ARE DEBITED FROM THE WATER BANK.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY 1102 P.M. ON THE 19th DAY OF August, 2004.

RECEPTION NO. 20040816105

DOUGLAS COUNTY CLERK AND RECORDER
BY: Beth J... Deputy



SHEET 1 OF 2
PLUM CREEK FAIRWAY 13 FILING NO. 2
FINAL PLAT (39 LOTS ON 11.75 ACRES)



8795 Ralston Road, Ste. 240
Arvada, Colorado 80002
303.431.0505 Fax: 303-431-7176
E-mail: engineering@civildesigngroup.com

