

PLAT IDENTIFICATION SHEET



2002139930 4 PGS

RECEPTION#:

DATE:

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER

TIME:

RECORDING FEE: \$41.00
4 PGS
2002139930
12/23/2002 09:52 AM

FEE: \$

GRANTOR:

(owner/signer)

Park 5th Avenue Development CO, LLC

GRANTEE:

(subdivision name or name of plat)

Plum Creek Fairway 13 Subdivision

Filing No. 3

LEGAL:

(section-township-range)

13-8-67

NEW SUBDIVISION ABBREV: _____

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

A RE-PLAT OF TRACT A, PLUM CREEK FAIRWAY 13, FILING 1 SUBDIVISION
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST
ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

FINAL PLAT

13.05 ACRES

LINE	BEARING	LENGTH
L1	N 78°20'04" W	20.00'
L2	S 50°15'36" E	8.91'
L3	S 01°17'16" W	28.09'
L4	N 11°32'42" E	28.49'
L5	N 22°46'37" E	22.00'
L6	N 74°43'48" E	22.95'
L7	S 68°28'11" E	2.55'
L8	S 68°28'11" E	1.93'
L9	S 71°12'08" E	2.20'
L10	S 71°12'08" E	6.53'
L11	S 67°13'23" E	8.54'
L12	N 59°53'39" E	17.62'
L13	S 15°16'12" E	10.98'
L14	N 67°13'23" W	18.00'
L15	N 78°20'04" W	20.00'
L16	S 72°12'48" E	14.36'
L17	N 11°32'42" E	20.00'
L18	N 11°32'42" E	20.00'
L19	N 27°47'08" E	14.00'
L20	S 33°52'42" W	12.20'
L21	S 67°13'23" E	14.28'
L22	S 67°13'23" E	12.20'
L23	N 68°28'11" E	12.00'
L24	N 62°15'52" W	4.59'
L25	N 71°12'08" W	11.17'
L26	N 71°12'08" W	9.60'
L27	N 67°13'23" W	11.00'
L28	N 67°13'23" W	11.00'
L29	N 67°13'23" W	11.00'
L30	N 67°13'23" W	11.00'
L31	N 67°13'23" W	7.74'
L32	N 74°43'48" E	14.84'
L33	S 15°16'12" E	9.82'
L34	N 27°47'08" E	14.00'
L35	N 62°12'52" W	2.24'
L36	S 33°52'42" W	10.20'
L37	S 67°13'23" E	11.00'
L38	S 67°13'23" E	10.92'
L39	N 22°46'37" E	14.00'
L40	N 11°32'42" E	2.60'
L41	N 11°32'42" E	8.00'
L42	N 78°27'18" W	15.00'
L43	S 66°06'25" W	3.70'
L44	S 11°32'42" W	12.74'
L45	N 78°27'18" W	15.00'
L46	S 67°13'23" E	10.83'
L47	S 67°13'23" E	10.92'
L48	N 11°32'42" E	9.43'
L49	N 67°13'23" W	10.92'
L50	N 67°13'23" W	10.83'
L51	N 67°13'23" W	14.59'
L52	N 11°32'42" E	17.00'
L53	N 11°32'42" E	17.00'
L54	N 88°33'15" E	63.28'
L55	N 11°32'42" E	15.00'
L56	N 11°32'42" E	14.97'
L57	N 11°32'42" E	15.00'
L58	N 78°27'18" W	17.00'
L59	N 78°27'18" W	17.00'
L60	N 78°27'18" W	9.52'
L61	N 11°32'42" E	0.98'
L62	N 78°27'18" W	15.03'
L63	N 78°27'18" W	14.00'
L64	N 78°27'18" W	15.00'
L65	N 78°27'18" W	15.00'
L66	N 11°33'09" E	10.84'
L67	N 78°27'18" W	13.92'
L68	N 78°27'18" W	13.99'
L69	N 11°32'42" E	14.00'
L70	N 78°27'18" W	9.00'
L71	N 11°32'42" E	14.00'
L72	N 11°32'42" E	14.00'
L73	N 11°32'42" E	14.00'
L74	N 11°32'42" E	14.00'
L75	N 11°32'42" E	12.90'
L76	N 11°32'42" E	13.32'
L77	N 11°32'42" E	14.00'
L78	N 11°32'42" E	14.00'
L79	N 11°32'42" E	14.15'
L80	N 11°32'42" E	14.00'
L81	N 11°32'42" E	14.00'
L82	N 78°27'18" W	15.00'
L83	N 78°27'18" W	15.13'
L84	N 37°56'14" W	15.25'
L85	N 37°56'14" W	15.25'
L86	N 50°24'57" E	14.88'
L87	N 33°08'32" E	14.96'
L88	N 22°46'37" E	14.00'
L89	N 67°13'23" W	54.00'
L90	N 22°46'37" E	14.00'
L91	N 67°13'23" W	0.66'
L92	N 72°45'52" W	3.00'
L93	N 11°32'42" E	3.98'
L94	N 11°32'42" E	2.00'
L95	N 11°32'42" E	3.07'
L96	N 11°32'42" E	14.00'
L97	N 11°32'42" E	14.00'
L98	N 78°27'18" W	3.00'
L99	N 78°27'18" W	3.00'
L100	N 11°32'42" E	19.00'
L101	N 11°32'42" E	19.00'
L102	N 11°32'42" E	19.00'
L103	N 11°32'42" E	19.00'
L104	N 11°32'42" E	20.00'
L105	N 11°32'42" E	20.00'
L106	N 78°14'25" W	20.00'
L107	N 78°14'25" W	20.00'
L108	N 78°27'18" W	20.00'
L109	N 78°27'18" W	20.00'
L110	N 78°27'18" W	20.00'
L111	N 78°27'18" W	20.00'

L112	N 11°32'42" E	20.00'
L113	N 11°32'42" E	20.00'
L114	N 78°27'18" W	1.50'
L115	N 78°27'18" W	1.50'
L116	N 11°32'42" E	3.00'
L117	N 15°32'42" E	14.34'
L118	N 74°27'18" W	19.80'
L119	N 80°21'51" W	19.81'
L120	N 86°15'44" W	9.00'
L121	N 03°44'16" E	14.14'
L122	N 01°26'45" W	14.47'
L123	N 01°26'45" W	14.00'
L124	N 88°33'15" E	6.66'
L125	N 15°16'12" W	6.66'
L126	N 51°56'03" E	18.77'
L127	N 38°03'57" E	10.86'
L128	N 51°56'03" W	7.23'
L129	N 22°46'37" E	13.33'
L130	N 22°46'37" E	14.00'
L131	N 22°46'37" E	14.00'
L132	N 22°46'37" E	14.00'
L133	N 22°46'37" E	14.00'
L134	N 67°13'23" W	54.79'
L135	N 67°13'23" W	72.00'
L136	N 67°13'23" W	54.00'
L137	N 15°16'12" W	3.10'
L138	N 67°58'59" W	14.85'
L139	N 62°38'59" W	11.58'
L140	N 78°27'18" W	24.00'
L141	N 78°27'18" W	5.48'
L142	N 78°27'18" W	24.00'

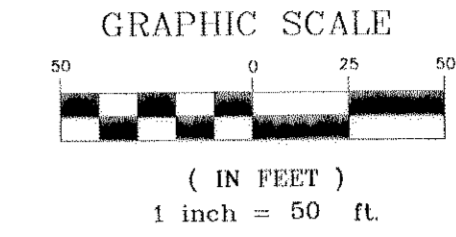
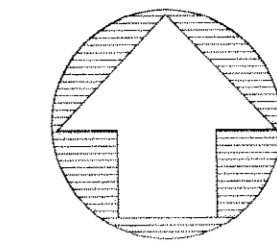
CURVE	RADIUS	LENGTH	CURVE TABLE		
			DELTA ANGLE	CHORD BEARING	CHORD
C1	50.00'	15.42'	17°40'15"	S 71°02'59" E	15.36'
C2	150.00'	21.62'	81°52'26"	S 07°24'59" W	21.60'
C3	38.00'	24.45'	36°52'12"	S 83°06'36" W	24.03'
C4	17.50'	27.49'	90°00'00"	N 50°32'42" E	24.75'
C5	150.00'	16.17'	61°03'33"	N 81°32'34" W	16.16'
C6	150.00'	18.60'	70°6'18"	N 82°00'22" W	18.59'
C7	150.00'	15.41'	5°53'09"	N 88°30'10" W	15.40'
C8	150.00'	17.84'	6°48'54"	N 88°02'18" W	17.83'
C9	326.00'	12.11'	2°07'41"	N 46°31'36" E	12.11'
C10	138.00'	5.57'	2°18'45"	S 16°25'35" E	5.57'
C11	87.00'	6.04'	3°59'45"	S 69°12'46" E	6.04'
C12	150.00'	44.41'	16°57'47"	S 58°44'29" E	44.25'
C13	82.00'	14.19'	13°06'37"	N 71°13'49" E	14.16'
C14	62.00'	25.71'	23°45'35"	N 89°39'56" E	25.53'
C15	62.00'	39.90'	36°52'12"	N 83°06'36" E	39.21'
C16	22.00'	34.56'	90°00'00"	S 33°27'18" E	31.11'
C17	5.00'	2.06'	23°34'41"	S 68°05'46" E	2.04'
C18	100.00'	6.94'	3°59'45"	S 69°12'46" E	6.94'
C19	151.00'	14.98'	5°41'08"	S 32°56'54" E	14.98'
C20	151.00'	17.85'	6°46'27"	S 26°43'08" E	17.84'
C21	151.00'	20.07'	7°36'56"	S 19°31'27" E	20.06'
C22	151.00'	1.18'	0°26'46"	S 16°29'56" E	1.18'
C23	30.00'	11.31'	21°35'34"	N 28°03'50" W	11.24'
C24	151.00'	49.20'	18°40'05"	N 80°14'00" W	48.98'
C25	326.00'	8.19'	17°26'25"	N 57°12'02" E	8.19'
C26	125.00'	9.69'	4°26'37"	N 34°10'22" W	9.69'
C27	300.00'	7.80'	1°29'22"	N 34°12'23" E	7.80'
C28	300.00'	20.04'	3°49'38"	N 37°16'53" E	20.04'
C29	176.00'	7.72'	2°30'52"	S 68°28'49" E	7.72'
C30	125.00'	9.75'	4°29'05"	S 64°59'20" E	9.75'
C31	10.00'	15.71'	90°00'00"	S 55°03'43" W	14.14'
C32	5.00'	5.80'	66°25'19"	S 23°05'46" E	5.48'
C33	5.00'	7.85'	80°00'00"	S 34°53'07" E	7.07'
C34	10.00'	18.79'	107°40'15"	N 63°57'01" E	16.15'
C35	15.00'	28.22'	107°47'53"	N 43°47'04" W	24.24'
C36	274.74'	137.82'	28°44'26"	S 87°49'14" E	136.38'
C37	691.04'	54.27'	4°29'58"	N 83°19'18" E	54.25'
C38	30.00'	35.82'	68°24'56"	N 80°24'56" W	35.13'
C39	30.00'	47.12'	90°00'00"	N 60°16'12" W	42.43'
C40	30.00'	37.17'	70°56'50"	S 39°18'35" W	34.83'
C41	74.00'	5.14'	3°58'45"	N 69°12'46" W	5.14'
C42	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C43	30.00'	34.07'	65°03'50"	S 71°44'24" E	32.72'
C44	30.00'	47.12'	90°00'00"	N 28°34'48" E	42.43'
C45	3.00'	5.00'	90°00'00"	N 24°57'30" W	4.44'
C46	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C47	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C48	20.00'	38.39'	109°58'21"	S 70°15'23" E	32.76'
C49	300.00'	109.32'	20°52'45"	N 44°19'04" E	108.72'
C50	300.00'	59.29'	11°19'27"	N 49°05'43" E	58.20'
C51	20.01'	35.89'	102°45'05"	N 17°59'17" W	31.27'
C52	3.00'	4.71'	90°00'00"	N 67°46'37" E	4.24'
C53	5.00'	6.73'	77°05'36"	N 50°05'50" E	6.23'
C54	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C55	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C56	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C57	10.00'	15.71'	90°00'00"	S 33°27'18" E	14.14'
C58	10.00'	15.71'	90°00'00"	N 56°32'42" E	14.14'
C59	25.00'	39.27'	90°00'00"	N 56°32'42" E	35.36'
C60	3.00'	5.64'	107°46'18"	N 42°20'27" W	4.85'
C61	10.00'	9.77'	55°59'37"	S 39°32'31" W	9.39'
C62	25.00'	47.66'	109°13'42"	S 43°04'09" E	40.76'
C63	150.00'	46.60'	17°47'53"	N 88°47'04" W	46.41'
C64	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C65	10.00'	14.18'	81°14'31"	N 37°52'02" W	13.02'
C66	10.00'	15.71'	90°00'00"	S 56°32'42" E	14.14'
C67	3.00'	5.17'	98°45'29"	N 52°09'58" E	4.55'
C68	3.00'	4.86'	92°54'02"	N 32°00'17" W	4.35'
C69	50.00'	32.18'	36°52'12"	S 83°06'36" W	31.62'
C70	50.00'	32.18'	36°52'12"	N 83°06'36" E	31.62'
C71	10.00'	15.71'	90°00'00"	S 33°27'18" E	14.14'
C72	20.00'	31.37'	89°52'19"	S 12°59'06" E	28.25'
C73	344.00'	45.03'	73°03'02"	N 52°52'14" E	45.00'
C74	107.00'	36.05'	19°18'09"	N 47°12'24" W	35.88'
C75	200.00'	12.09'	3°27'46"	S 72°56'01" E	12.09'
C76	25.00'	40.92'	93°47'24"	N 58°26'24" E	36.51'
C77	10.00'	11.28'	64°37'23"	N 20°46'00" W	10.69'
C78	34.00'	50.35'	84°50'55"	N 30°52'45" W	45.87'
C79	10.00'	17.98'	102°59'27"	N 39°57'01" W	15.65'
C80	176.00'	2.77'	0°54'08"	N 70°11'17" W	2.77'
C81	3.00'	4.51'	86°11'02"	N 27°32'49" W	4.10'
C82	20.00'	23.50'	67°18'51"	S 79°07'11" W	22.17'
C83	326.00'	70.88'	12°27'29"	N 51°41'30" E	70.74'
C84	10.00'	15.20'	87°05'58"	N 57°59'43" E	13.78'
C85	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C86	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C87	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C88	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C89	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C90	3.00'	4.71'	90°00'00"	N 33°27'18" W	4.24'
C91	3.00'	4.71'	90°00'00"	N 56°32'42" E	4.24'
C92	3.00'	4.71'	90°00'00"	N 56°32'4	

PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3

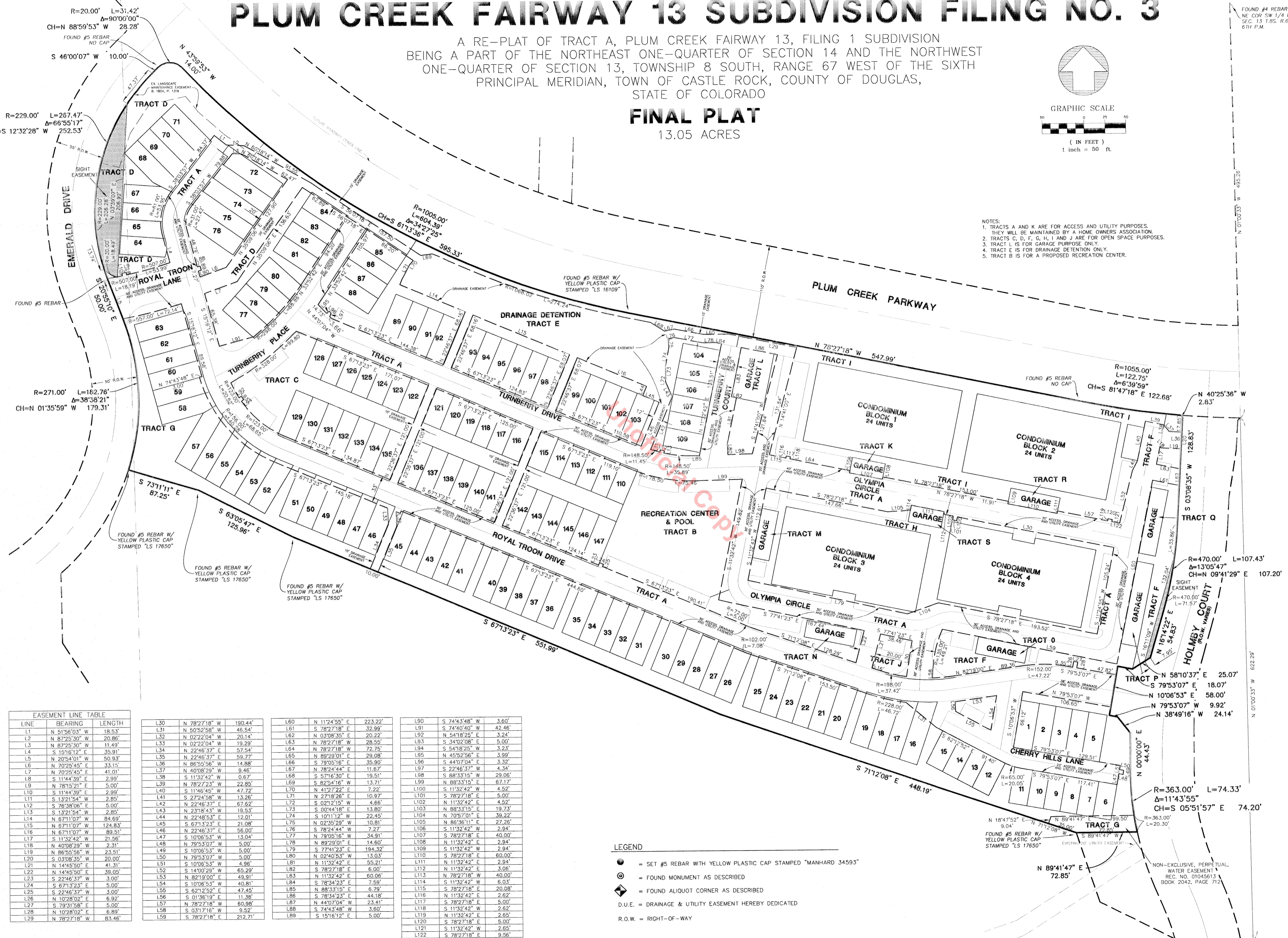
A RE-PLAT OF TRACT A, PLUM CREEK FAIRWAY 13, FILING 1 SUBDIVISION
BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 14 AND THE NORTHWEST
ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO

FINAL PLAT

13.05 ACRES



- NOTES:
1. TRACTS A AND K ARE FOR ACCESS AND UTILITY PURPOSES. THEY WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
 2. TRACTS C, D, F, G, H, I AND J ARE FOR OPEN SPACE PURPOSES.
 3. TRACT L IS FOR GARAGE PURPOSE ONLY.
 4. TRACT E IS FOR DRAINAGE DETENTION ONLY.
 5. TRACT B IS FOR A PROPOSED RECREATION CENTER.



LINE	BEARING	LENGTH
L1	N 51°56'03" W	18.63'
L2	N 87°25'30" W	20.86'
L3	N 87°25'30" W	11.43'
L4	S 13°16'12" E	35.91'
L5	N 20°54'01" W	50.93'
L6	N 70°25'45" E	33.15'
L7	N 70°25'45" E	41.01'
L8	S 11°44'39" E	2.99'
L9	N 78°15'21" E	5.00'
L10	S 11°44'39" E	2.99'
L11	S 13°21'54" W	2.85'
L12	S 76°38'06" E	5.00'
L13	S 13°21'54" W	2.85'
L14	N 67°11'07" W	84.69'
L15	N 67°11'07" W	124.83'
L16	N 67°11'07" W	89.51'
L17	S 11°32'42" E	21.56'
L18	N 40°08'29" W	2.31'
L19	N 86°55'56" W	23.51'
L20	S 03°08'35" W	20.00'
L21	N 14°45'50" E	41.31'
L22	N 14°45'50" E	39.05'
L23	S 22°46'37" W	3.00'
L24	S 67°13'23" E	5.00'
L25	S 22°46'37" W	3.00'
L26	N 10°28'02" E	6.92'
L27	S 79°31'58" E	5.00'
L28	N 10°28'02" E	6.89'
L29	N 78°27'18" W	63.46'

L30	N 78°27'18" W	190.44'
L31	N 50°52'58" W	46.54'
L32	N 02°22'04" W	20.14'
L33	N 02°22'04" W	19.29'
L34	N 22°46'37" E	57.54'
L35	N 22°46'37" E	58.77'
L36	N 86°55'56" W	14.88'
L37	N 40°08'29" W	9.46'
L38	S 11°32'42" E	0.67'
L39	N 78°27'18" W	22.85'
L40	S 11°46'45" W	47.72'
L41	S 27°24'58" W	13.26'
L42	N 22°46'37" E	67.62'
L43	N 23°18'43" W	19.53'
L44	N 22°46'37" E	17.01'
L45	S 67°13'23" E	21.98'
L46	N 22°46'37" E	56.00'
L47	S 10°06'53" W	13.04'
L48	N 79°53'07" W	5.00'
L49	S 10°06'53" W	5.00'
L50	N 79°53'07" W	5.00'
L51	S 10°06'53" W	4.96'
L52	S 14°30'29" W	6.29'
L53	N 82°19'00" E	49.91'
L54	S 10°06'53" W	40.81'
L55	S 62°12'52" E	47.45'
L56	S 01°36'19" E	11.38'
L57	N 78°27'18" W	60.98'
L58	S 03°17'16" W	9.52'
L59	S 78°27'18" W	212.71'

L60	N 11°24'55" E	223.22'
L61	S 78°27'18" E	32.99'
L62	N 03°08'35" E	20.22'
L63	N 78°27'18" W	28.55'
L64	N 78°27'18" W	72.76'
L65	N 89°29'01" E	29.08'
L66	S 79°05'16" E	35.90'
L67	N 78°27'18" W	11.67'
L68	S 7°16'30" W	19.51'
L69	S 82°54'16" W	13.71'
L70	N 41°27'22" E	7.22'
L71	N 27°18'26" E	10.92'
L72	S 02°12'15" W	4.66'
L73	S 06°44'18" E	13.80'
L74	S 01°11'27" W	22.45'
L75	N 02°35'29" W	10.81'
L76	S 78°24'44" W	7.27'
L77	N 79°05'16" W	34.91'
L78	N 89°29'01" E	14.60'
L79	S 77°41'23" E	194.32'
L80	N 02°40'53" W	13.03'
L81	N 11°32'42" E	95.81'
L82	S 78°27'18" E	6.00'
L83	N 11°32'42" E	60.06'
L84	S 78°34'23" E	7.59'
L85	N 88°33'15" E	6.79'
L86	S 78°34'23" E	44.18'
L87	N 44°07'04" W	23.41'
L88	S 74°54'58" W	3.60'
L89	S 15°16'12" E	5.00'

L90	S 74°54'58" W	3.60'
L91	S 74°54'58" W	42.46'
L92	N 54°18'25" E	3.24'
L93	S 34°02'08" E	5.00'
L94	S 54°18'25" W	3.23'
L95	N 45°52'56" E	3.99'
L96	S 44°07'04" E	3.32'
L97	S 22°46'37" W	4.34'
L98	S 86°33'15" W	29.06'
L99	N 89°33'15" E	67.17'
L100	S 11°32'42" W	4.52'
L101	S 78°27'18" E	5.00'
L102	N 11°32'42" E	4.52'
L103	N 88°33'15" E	19.73'
L104	N 70°57'01" E	39.22'
L105	N 86°36'11" E	27.26'
L106	S 11°32'42" W	2.94'
L107	S 78°27'18" E	40.00'
L108	N 11°32'42" E	2.94'
L109	S 11°32'42" W	2.94'
L110	S 78°27'18" E	60.00'
L111	N 11°32'42" E	2.94'
L112	N 11°32'42" E	3.06'
L113	N 78°27'18" W	40.00'
L114	S 11°32'42" W	6.03'
L115	S 78°27'18" E	20.08'
L116	N 11°32'42" E	2.62'
L117	S 78°27'18" E	5.00'
L118	S 11°32'42" W	2.62'
L119	N 11°32'42" E	2.65'
L120	S 78°27'18" W	5.00'
L121	S 11°32'42" W	2.65'
L122	S 78°27'18" E	9.56'

- LEGEND
- = SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "MANHARD 34593"
 - ⊙ = FOUND MONUMENT AS DESCRIBED
 - ◆ = FOUND ALIQUOT CORNER AS DESCRIBED
- D.U.E. = DRAINAGE & UTILITY EASEMENT HEREBY DEDICATED
- R.O.W. = RIGHT-OF-WAY

DATE	REVISION
12/13/02	REVISED EASEMENTS
11/22/02	REVISED EASEMENTS
07/29/02	REVISED PER MCL REVIEW

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CENTURY COMMUNITIES
PLUM CREEK FAIRWAY 13 SUBDIVISION FILING NO. 3
FINAL PLAT

PROJ. ENG. B.J.G.
DRAWN BY D.R.M.
CHECKED BY B.J.G.
DATE 10-16-02
SCALE 1"=50'
SHEET 4 OF 4
CCDC C20B