



2004066521 5 PGS

PLAT IDENTIFICATION SHEET

Frontier Development, L.L.C.

GRANTOR(owner)

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$41.00
5 PGS
2004066521
06/28/2004 10:48 AM

Plum Creek Fairway 14 Subdivision Filing No. 2 Final Plat

GRANTEE(name of plat)

Plum Creek Fairway 14 Subdivision

Subdivision/Condo Name

2

Filing

Phase

Lot

Building

Block

Unit

13,14

8

67

OLD LEGAL(Section)

(Township)

(Range)

FINAL PLAT PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGAL DESCRIPTION:

THAT PORTION OF WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT EAST QUARTER CORNER OF SAID SECTION 14 WHENCE THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 BEARS SOUTH 01°09'48" EAST 1313.03 FEET; THENCE SOUTH 55°24'08" EAST 611.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF THE FINAL PLAT OF PLAYERS CROSSING AT PLUM CREEK VILLAGES SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 9407234, DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PLAT SOUTH 43°02'17" WEST 664.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE FINAL PLAT OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 416.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 83°34'04" WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (7) COURSES: (1) NORTHERLY, NORTHWESTERLY AND WESTERLY 443.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°08'10"; (2) THENCE TANGENT TO SAID CURVE NORTH 67°34'06" WEST 256.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 309.00 FEET; (3) THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY 483.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'36"; (4) THENCE TANGENT TO SAID CURVE NORTH 22°02'30" EAST 413.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 279.00 FEET; (5) THENCE NORTHERLY AND NORTHEASTERLY 201.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°25'26"; (6) THENCE TANGENT TO SAID CURVE NORTH 63°27'56" EAST 184.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 271.00 FEET; (7) THENCE NORTHEASTERLY 105.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°16'09"; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NON-TANGENT TO SAID CURVE SOUTH 06°32'06" EAST 139.37 FEET; THENCE SOUTH 41°43'37" EAST 125.34 FEET; THENCE SOUTH 63°32'50" EAST 326.55 FEET; THENCE SOUTH 72°05'23" EAST 241.27 FEET; THENCE SOUTH 82°11'01" EAST 238.32 FEET; THENCE SOUTH 11°33'25" WEST 320.73 FEET; THENCE SOUTH 22°16'57" WEST 220.04 FEET; THENCE SOUTH 07°25'19" EAST 28.15 FEET TO THE NORTHEAST CORNER OF SAID FINAL PLAT OF PLAYERS CROSSING AT PLUM CREEK VILLAGES SUBDIVISION FILING NO. 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FINAL PLAT NORTH 88°19'31" WEST 136.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.654 ACRES (1,161,058 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNERS, 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 14 SUBDIVISION FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED AND ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS A, B, C, D AND E WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT AT A LATER DATE FOR THE PURPOSES OF OPEN SPACE, ACCESS, DRAINAGE, UTILITIES AND TRAILS.

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 THOSE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24TH DAY OF June, 2004

THE UNDERSIGNED IS ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2 IN THE TOWN OF CASTLE ROCK.

FRONTIER DEVELOPMENT L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

Anthony C. Wallace
ANTHONY C. WALLACE, MANAGER

SIGNED THIS 24TH DAY OF June, 2004.

NOTARY PUBLIC

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF JUNE, 2004, BY ANTHONY C. WALLACE AS MANAGER OF FRONTIER DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 1/13/2008

Lisa M. Orr
NOTARY PUBLIC



LIENHOLDER OF RECORD

JEFFERSON BANK AND TRUST COMPANY
12501 OLIVE BOULEVARD
ST. LOUIS, MISSOURI 63141
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON OCTOBER 23, 2003 AT RECEPTION NUMBER 2003154352 DOUGLAS COUNTY, COLORADO

BY: *Steven J. Ohlms* Sr. VP AS: Senior Vice President

NOTARY PUBLIC

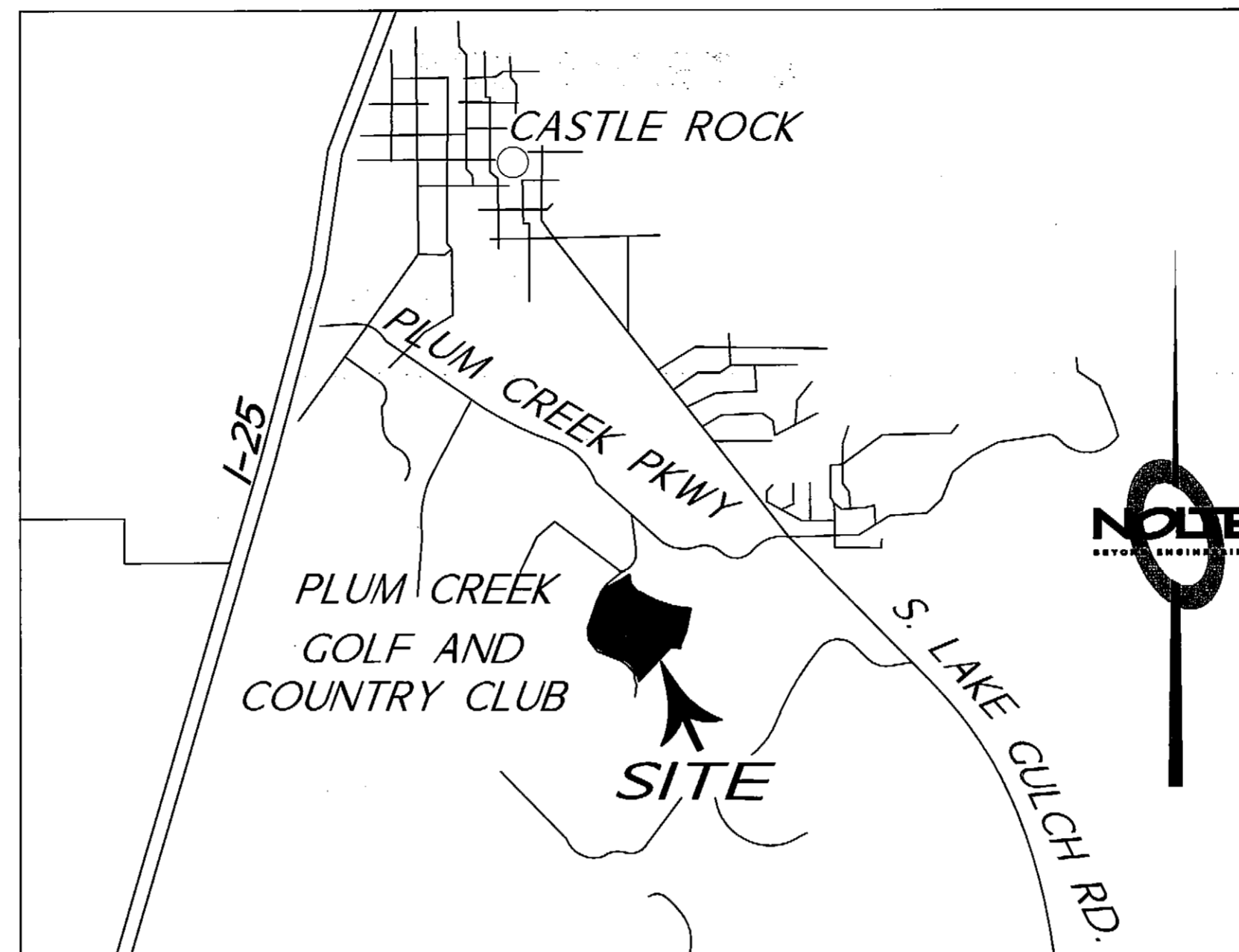
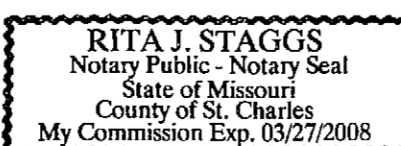
COUNTY OF St. Louis)
STATE OF MISSOURI)

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF JUNE, 2004, BY Steven J. Ohlms AS Sr. VP OF THE JEFFERSON BANK AND TRUST COMPANY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 3-27-2008

Rita J. Staggs
NOTARY PUBLIC



VICINITY MAP

1" = 2000'

TRACTS

TRACTS A, B, C, D AND E ARE FOR OPEN SPACE, ACCESS, DRAINAGE AND UTILITY PURPOSES. THEY WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN UTILITIES & DRAINAGE IF THE HOMEOWNERS ASSOCIATION FAILS TO DO SO.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER, AND SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPE CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON PROPERTY WITHIN THIS FINAL PLAT. IN THE EVENT THAT THE OWNER FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF CASTLE ROCK SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY AND PERFORM NECESSARY WORK, THE COST OF WHICH SAID OWNER, HEIRS, SUCCESSORS AND ASSIGNS SHALL REIMBURSE TO THE TOWN UPON BILLING. SAID COSTS WILL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, MATERIALS AND A 15% FEE.

WATER RIGHTS DEDICATION AGREEMENT

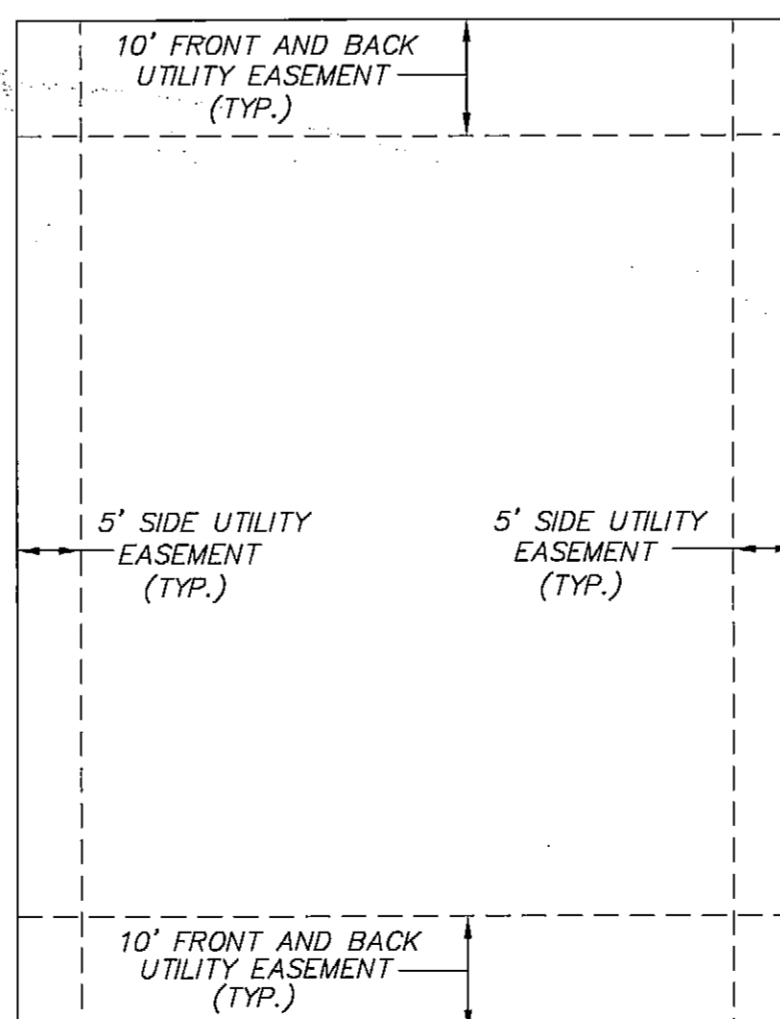
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERM AND CONDITIONS OF THE WATER RIGHTS DEDICATION AGREEMENT, RECORDED ON THE 21ST DAY OF AUGUST, 1995, AT RECEPTION NO. 9538927 AND ACCORDINGLY 89 SFE ARE DEBITED FROM THE WATER BANK.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED ON THE NORTH BY 2.5 INCH ALUMINUM CAP PER MONUMENT RECORD BY D. E. ARCHER L.S.6935, DATED 5/12/01 AND AS MONUMENTED ON THE SOUTH BY A 2.5 INCH ALUMINUM CAP PER MONUMENT RECORD, BY D. E. ARCHER L.S.6935, DATED 5/12/01 AS SHOWN HEREON. THE BEARING OF SAID LINE IS NORTH 01°03'37" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTES:

- NO SOLID OBJECT EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT.
- BASED ON REVIEW OF THE FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 080049 0301C DATED SEPTEMBER 30, 1987, THIS PROPERTY LIES IN "OTHER AREAS ZONE X" DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.



TYPICAL LOT EASEMENT LAYOUT

N.T.S.

SHEET INDEX

1	COVER SHEET
2-3	FINAL PLAT
4	BOUNDARY ANALYSIS

SUMMARY

SFE'S REQUIRED	89
TRACTS A - E	7.032 ACRES
LOTS (B3)	15.625 ACRES
RIGHT-OF-WAY	3.997 ACRES
TOTAL	26.654 ACRES

SURVEYOR'S CERTIFICATE

I, PAUL W. SMITH, 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 NOVEMBER 05, 2002, 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.



PAUL W. SMITH
COLORADO PROFESSIONAL LAND SURVEYOR
P.L.S. No. 29430
FOR AND ON BEHALF OF NOLTE ASSOCIATES, INC.
7000 S. YOSEMITE STREET
ENGLEWOOD, CO 80112

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, *Cindy Simpson*, BEING AN AUTHORIZED REPRESENTATIVE OF *First American Heritage Title*, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 24TH DAY OF June, 2004

Cindy Simpson
AUTHORIZED REPRESENTATIVE

First American Heritage
TITLE INSURANCE COMPANY

NOTARY PUBLIC

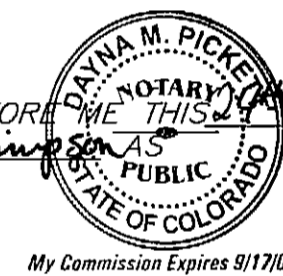
COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING TITLE CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF June, 2004, BY *Cindy Simpson* AS AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 9-17-06

Dayna M. Peckath
NOTARY PUBLIC



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 OF CASTLE ROCK.

Valley A. Miller
TOWN CLERK

Mark Stevens
TOWN MANAGER

DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24TH DAY OF June, 2004.

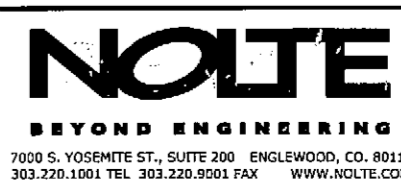
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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 AT 12:00 PM ON THE 28TH DAY OF JUNE, 2004.
RECEPTION NO. 2004060521

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Christine Davis*
DEPUTY



DEVELOPER/OWNER
FRONTIER DEVELOPMENT, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY
P.O. BOX 653
EDWARDS, COLORADO 81632

DATE:	11-04-02
SCALE:	1" = N/A'
SHEET	1 OF 4

FINAL PLAT PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2

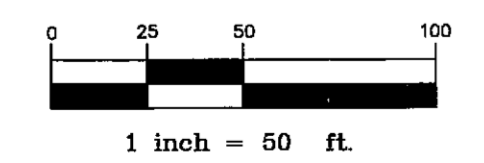
A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

DATE: 11-04-02 TIME: 8:00 DRAWING NAME: FP_S172.dwg
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MATCH LINE

SEE SHEET 3

MATCH LINE



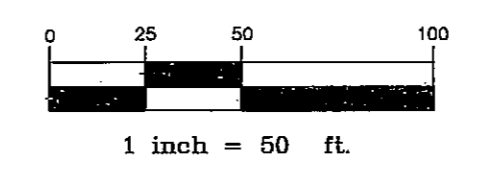
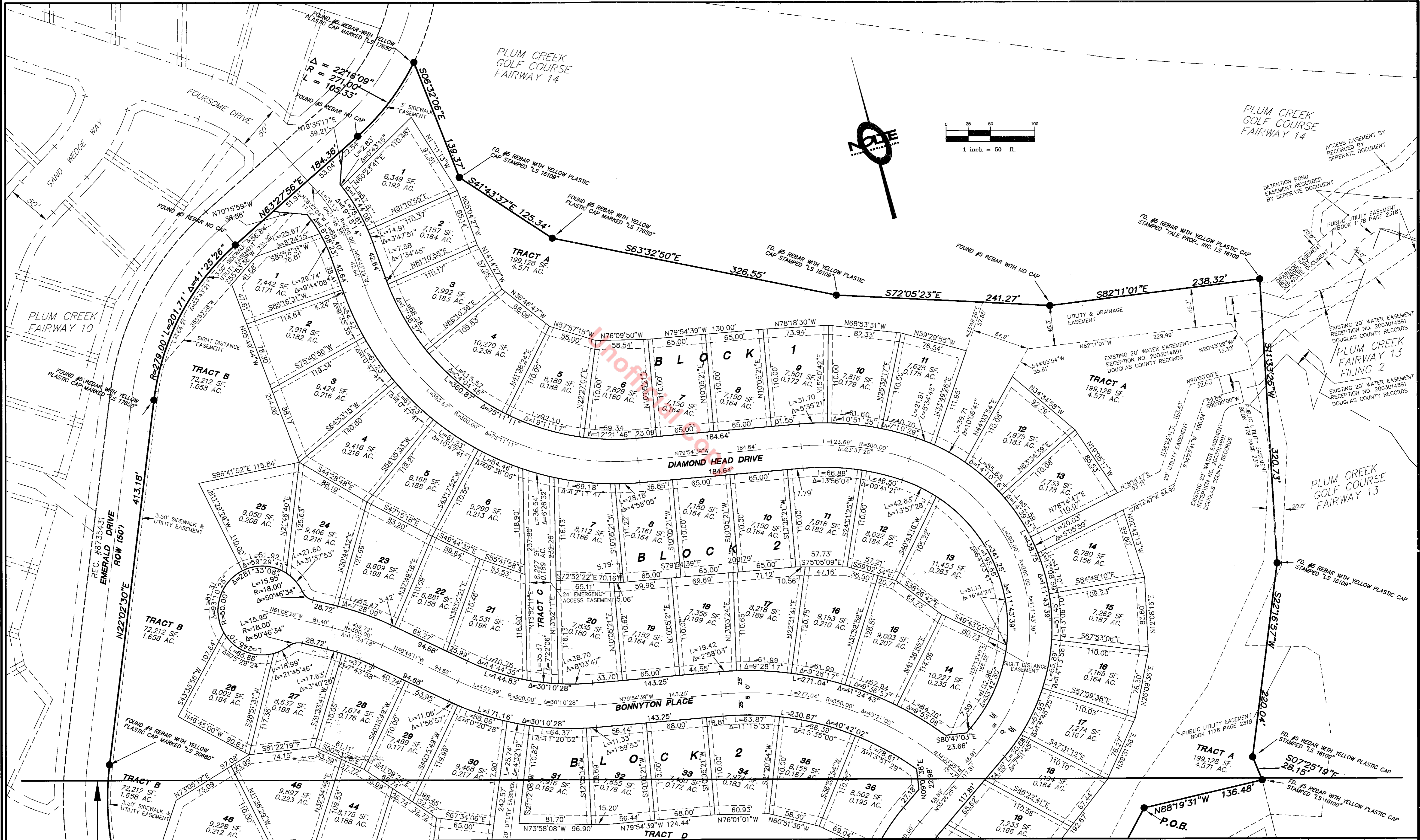
NOLTE <small>BEYOND ENGINEERING</small> <small>3000 E. VANDERBILT ST. SUITE 200, ENGLEWOOD, CO 80152</small> <small>303.260.1900 FAX: 303.260.9900 WWW.NOLTE.COM</small>	DEVELOPER/OWNER		DATE:
	FRONTIER DEVELOPMENT, LLC. A MISSOURI LIMITED LIABILITY COMPANY P.O. BOX 653 EDWARDS, COLORADO 81632		SCALE:
			1" = 50'
			SHEET 2 OF 4

REV. 11/03/03

FINAL PLAT PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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PLOTTER: HP DesignJet 5000



MATCH LINE

SEE SHEET 2

NOLTE
ENGINEERING

DEVELOPER/OWNER
FRONTIER DEVELOPMENT, LLC.
A MISSOURI LIMITED LIABILITY COMPANY
P.O. BOX 653
EDWARDS, COLORADO 81632

DATE: 11-04-02
SCALE: 1" = 50'
SHEET 3 OF 4

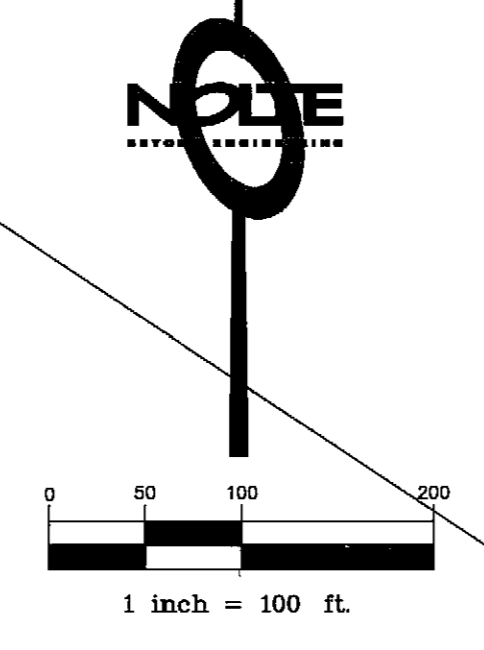
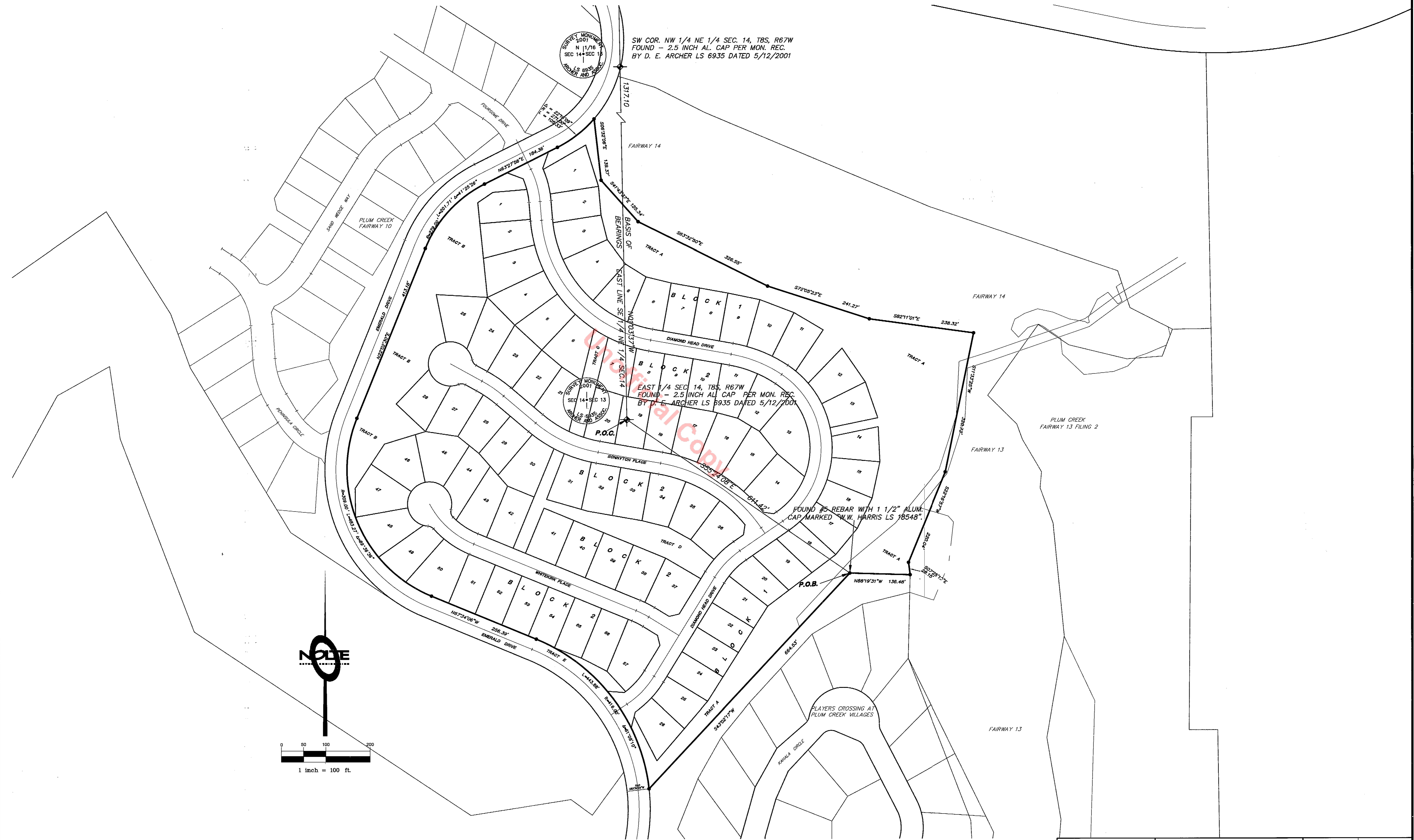
REV. 03/19/04
REV. 11/03/03

DATE: 11-08-02 TIME: 8:00 DRAWING NAME: FP_S114.dwg
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FINAL PLAT

PLUM CREEK FAIRWAY 14 SUBDIVISION FILING NO. 2

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



NOLTE BEYOND ENGINEERING <small>3700 S. VANDERBILT ST., SUITE 200, ENGLEWOOD, CO. 80152 303.260.1900, TEL. 303.220.0000 FAX. WWW.NOLTE.COM</small>	DEVELOPER/OWNER FRONTIER DEVELOPMENT, LLC. A MISSOURI LIMITED LIABILITY COMPANY P.O. BOX 653 EDWARDS, COLORADO 81632	DATE: 11-04-02 SCALE: 1" = 100' SHEET 4 OF 4	
	REV. 03/19/04 REV. 11/03/03		