

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99071838

DATE: 8-18-99

TIME: 13:07

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR: Carmel Companies
(OWNER/SIGNER)

GRANTEE: Plum Creek Fairway 15 # 1
(SUBDIVISION NAME OR NAME OF PLAT)
Minor Plat

LEGAL: 13; 8, 67
(SECTION-TOWNSHIP-RANGE)

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1

MINOR PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL OF THE OWNER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

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 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 28 DAY OF July, 1999

OWNER(S):

HOLMBY LEISURE COUNTRY CLUB, LTD.

[Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS

28th DAY OF July, 1999

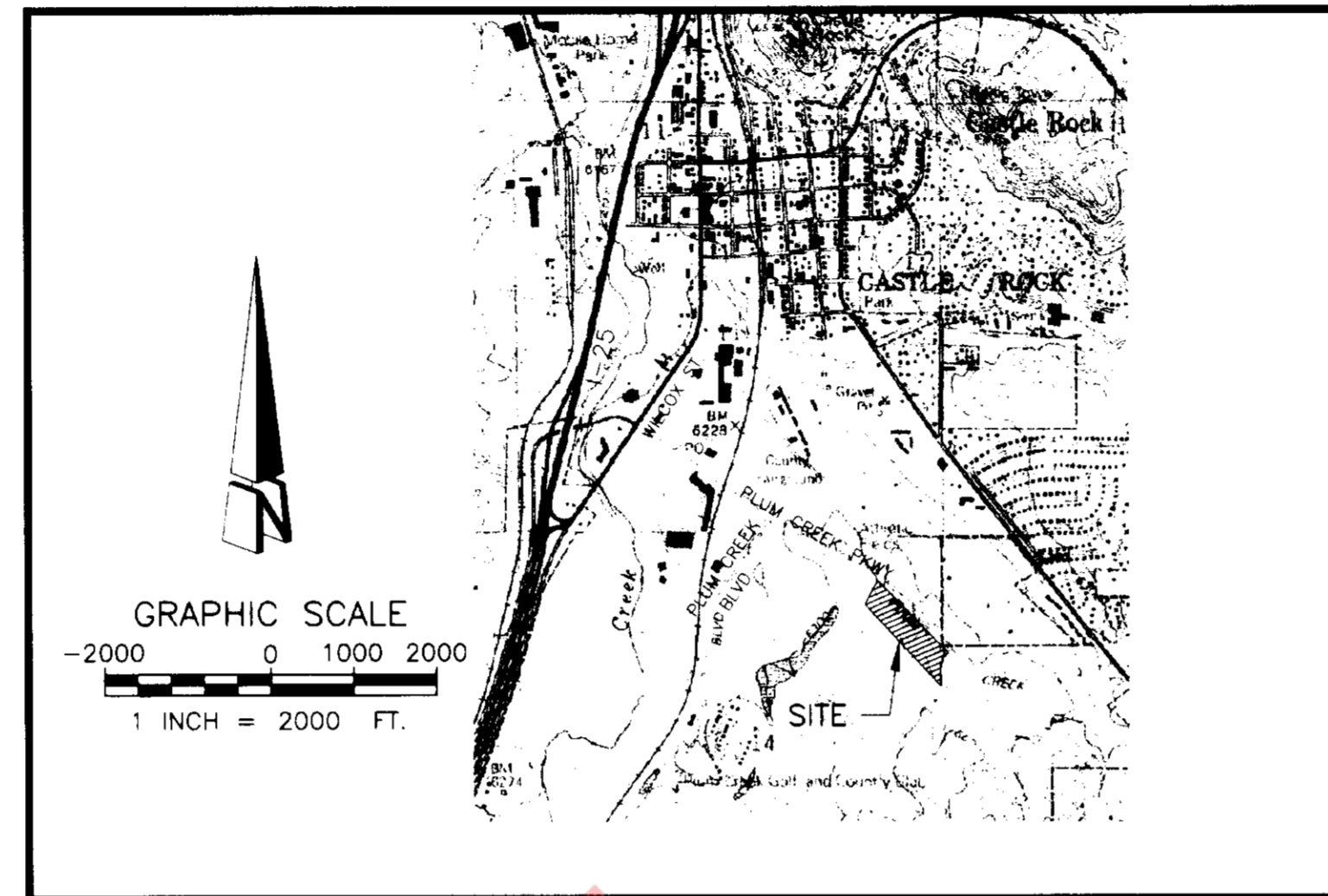
BY John Chen

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 19, 2003

Jamith B. Fairley
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

AREA SUMMARY

LOT 1, BLOCK 1	11.335 ACRES (493,753 SQUARE FEET)
TOTAL AREA	11.335 ACRES (493,753 SQUARE FEET)
TOTAL APARTMENT UNITS	264
TOTAL SINGLE FAMILY EQUIVALENTS	173

GENERAL NOTES

- NOTICE: 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 ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ASPEN SURVEYING, INC. TO DETERMINE OWNERSHIP, RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD. VOLTE AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT ORDER NO. PC406918, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE SEPTEMBER 16, 1998.
- PROPERTY IS DESIGNATED AS ZONE "X" AS DEFINED BY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080049 301C, MAP REVISED SEPTEMBER 30, 1987.
- WATER RIGHTS DEDICATION AGREEMENT - THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED AUGUST 21, 1995, AT RECEPTION NO. 9538927. 115 SFE'S ARE DEBITED FROM THE WATER BANK. #5

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 14, T8S, R67W, 6TH P.M., BEING SOUTH 88°28'34" EAST PER PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 361819, DOUGLAS COUNTY RECORDS, COLORADO.

PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 13 AND THE NORTHEAST ONE-QUARTER 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID SECTION 14 WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 88°28'34" WEST 2575.00 FEET; THENCE SOUTH 70°25'28" WEST 1022.82 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY, AS SHOWN ON THE FINAL PLAT OF PLUM CREEK PARKWAY FILING NO. 1, RECORDED AT RECEPTION NUMBER 8735432, DOUGLAS COUNTY RECORDS; SAID POINT BEING ALSO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 895.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 27°42'55" WEST; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: (1) SOUTHEASTERLY 285.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 181°7'12"; (2) THENCE TANGENT TO SAID CURVE SOUTH 43°59'53" EAST 1109.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EMERALD DRIVE, AS SHOWN ON THE FINAL PLAT OF EMERALD DRIVE SUBDIVISION, RECORDED AT RECEPTION NUMBER 8735431, DOUGLAS COUNTY RECORDS, SAID POINT BEING ALSO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) COURSES: (1) SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; (2) THENCE TANGENT TO SAID CURVE SOUTH 46°00'07" WEST 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 284.00 FEET; (3) THENCE SOUTHWESTERLY AND SOUTHERLY 331.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°55'17"; (4) THENCE TANGENT TO SAID CURVE SOUTH 20°55'10" EAST 50.00 FEET; (5) THENCE NORTH 69°04'50" EAST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 221.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 69°04'50" WEST; (6) THENCE SOUTHERLY 43.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°8'52"; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NON-TANGENT TO SAID CURVE NORTH 46°36'04" WEST 239.45 FEET; THENCE NORTH 46°59'09" WEST 172.50 FEET; THENCE NORTH 48°23'34" WEST 428.89 FEET; THENCE NORTH 39°34'32" WEST 242.84 FEET; THENCE NORTH 33°18'32" WEST 270.68 FEET; THENCE NORTH 44°00'31" WEST 83.14 FEET; THENCE NORTH 51°33'35" WEST 86.83 FEET; THENCE NORTH 55°39'38" WEST 51.86 FEET TO THE SOUTHEASTERLY BOUNDARY OF THE FINAL PLAT OF PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NUMBER 361819, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY NORTH 26°25'13" EAST 305.41 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.335 ACRES (493,753 SQUARE FEET), MORE OR LESS.

OWNER/DEVELOPER

CARMEL COMPANIES
950 S. CHERRY, SUITE 1100
DENVER, CO 80120
(303) 770-4593

LAND PLANNER/ENGINEER

ROBERTS
CONSULTANTS
14202 E. EVANS AVENUE,
SUITE 100,
AURORA, COLORADO 80014
(303) 337-8017

SURVEYOR

ASU
ASPEN Surveying, Inc.
2993 So. PEORIA STREET
SUITE G-10
Aurora, CO 80014
Phone (303) 750-4590

SURVEYOR'S CERTIFICATE

I, ROGER VERMAAS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS MINOR PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

[Signature]
ROGER VERMAAS DATE
REGISTERED PROFESSIONAL SURVEYOR NO. 24968
FOR AND ON BEHALF OF ASPEN SURVEYING, INC.

TITLE CERTIFICATE

I, *[Signature]*, AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, 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 LEIHHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 28th DAY OF July, 1999

[Signature]
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

[Signature]
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 08-08-09

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 26TH DAY OF APRIL, A.D., 1999.

[Signature] 01/09 *[Signature]* 8/2/99
CHAIRMAN DATE PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17TH DAY OF APRIL, A.D., 1999.

[Signature] 8-12-99
TOWN CLERK DATE
[Signature] 8-12-99
TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 18 DAY OF Aug, 1999 AT 1:12 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99071838
[Signature]
DOUGLAS COUNTY CLERK & RECORDER

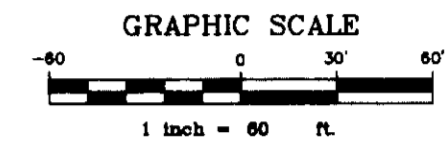
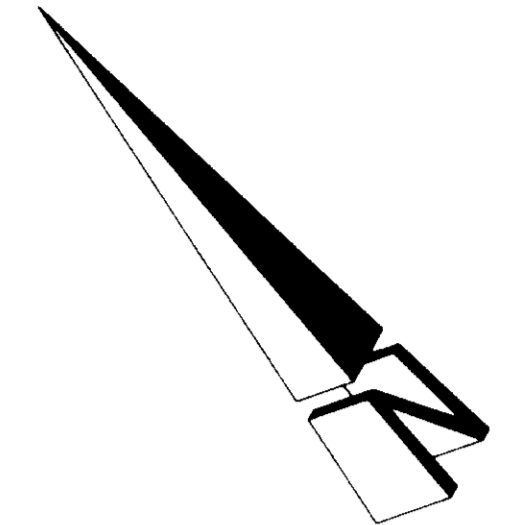
SHEET INDEX

- COVER SHEET
- MINOR PLAT

PLUM CREEK FAIRWAY 15
SUBDIVISION FILING NO. 1
MINOR PLAT
COVER SHEET (1 OF 2)

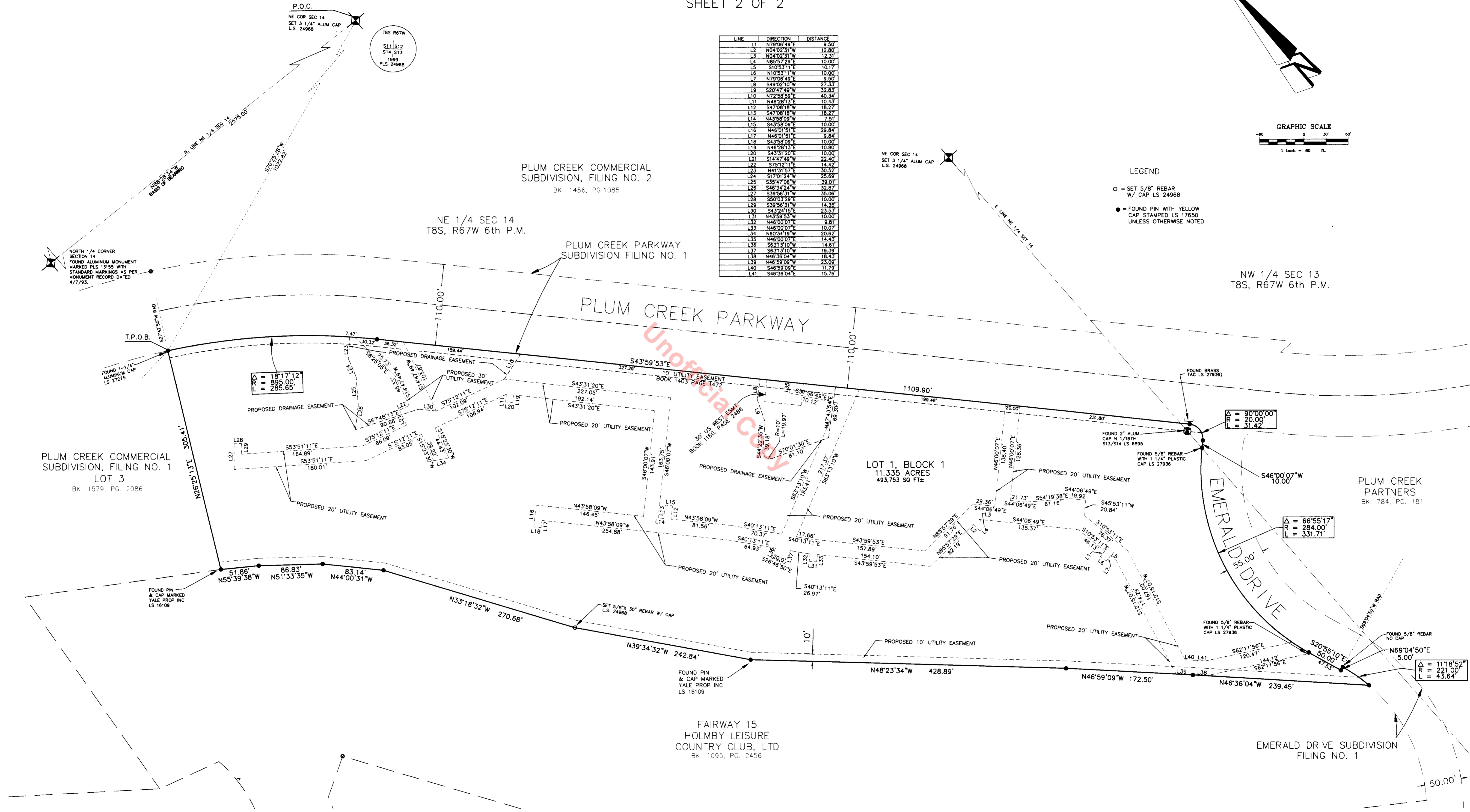
PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO.1 MINOR PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14 AND THE NORTHWEST 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
SHEET 2 OF 2



LINE	DIRECTION	DISTANCE
L1	N79°08'49"E	9.50'
L2	N04°02'31"W	12.80'
L3	N04°02'31"W	12.31'
L4	N85°57'29"E	10.00'
L5	S10°53'11"E	10.17'
L6	N10°53'11"W	10.00'
L7	N79°08'49"E	9.50'
L8	S49°02'10"W	27.33'
L9	S20°47'49"W	32.83'
L10	N72°58'59"E	40.34'
L11	N46°28'13"E	10.43'
L12	S47°08'18"W	18.27'
L13	S47°08'18"W	18.27'
L14	N43°58'09"W	7.51'
L15	S43°58'09"E	10.00'
L16	N46°01'51"E	28.84'
L17	N46°01'51"E	9.84'
L18	S43°58'09"E	10.00'
L19	N46°28'13"E	10.80'
L20	S43°31'20"E	10.00'
L21	S14°47'49"W	22.40'
L22	S75°12'11"E	14.42'
L23	N41°31'57"E	30.52'
L24	S17°02'28"W	25.59'
L25	S35°47'06"W	39.01'
L26	S46°34'24"W	32.87'
L27	S39°56'31"W	35.06'
L28	S50°03'20"E	10.00'
L29	S39°56'31"W	14.35'
L30	S43°31'20"E	23.53'
L31	N43°58'09"E	10.00'
L32	N46°00'07"E	9.81'
L33	N46°00'07"E	10.07'
L34	N03°34'19"W	20.92'
L35	N46°00'07"E	14.43'
L36	S63°13'10"W	14.61'
L37	N46°00'07"E	18.30'
L38	N46°38'04"W	18.43'
L39	N46°59'09"W	23.09'
L40	S46°38'04"E	11.79'
L41	S46°38'04"E	15.78'

LEGEND
 ○ = SET 5/8" REBAR
 W/ CAP LS 24968
 ● = FOUND PIN WITH YELLOW
 CAP STAMPED LS 17650
 UNLESS OTHERWISE NOTED



OWNER/DEVELOPER: CARMEL COMPANIES, 950 S. CHERRY, SUITE 1100, DENVER, CO 80120, (303) 770-4593

LAND PLANNER/ENGINEER: **ROBERTS CONSULTANTS**, 14202 E. EVANS AVENUE, SUITE 100, AURORA, COLORADO 80014, (303) 337-8017

SURVEYOR: **ASPEN Surveying, Inc.**, 2993 So. PEORIA STREET, SUITE G-10, AURORA, CO 80014, Phone (303) 750-4590

PLUM CREEK FAIRWAY 15 SUBDIVISION FILING NO. 1 MINOR PLAT SHEET (2 OF 2)