

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9739879

DATE: 7-23-97

TIME: 10:15

FEE: \$ 30⁰⁰ (3 Pages)

GRANTOR: *Holmby Leisure Country Club, L.L.D.*
(OWNER/SIGNER)

GRANTEE: *Plum Creek Fairway 16*
(SUBDIVISION NAME OR NAME OF PLAT) *Subdivision #1*
Final Plat

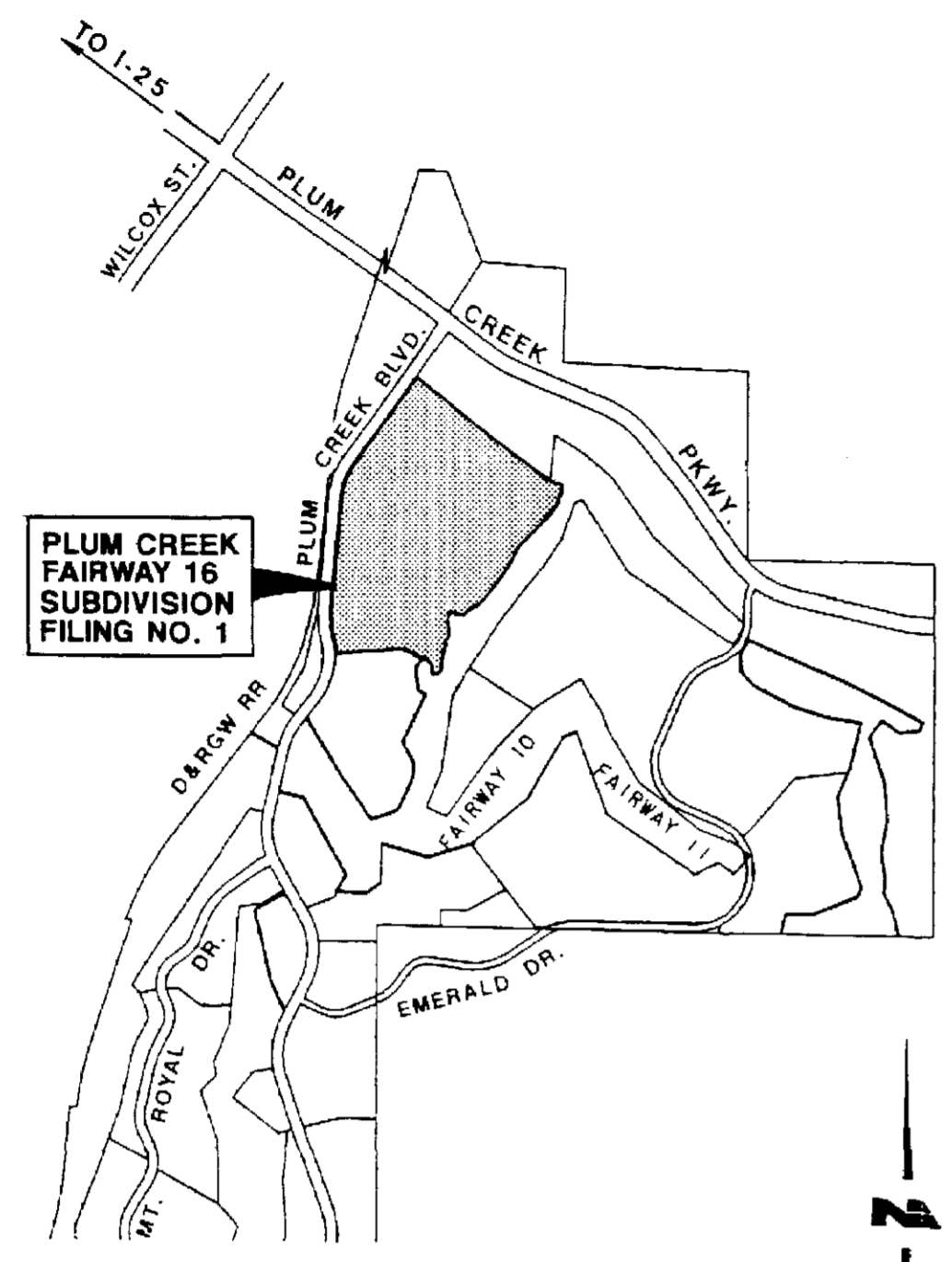
LEGAL: *14, 8, 67*
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT

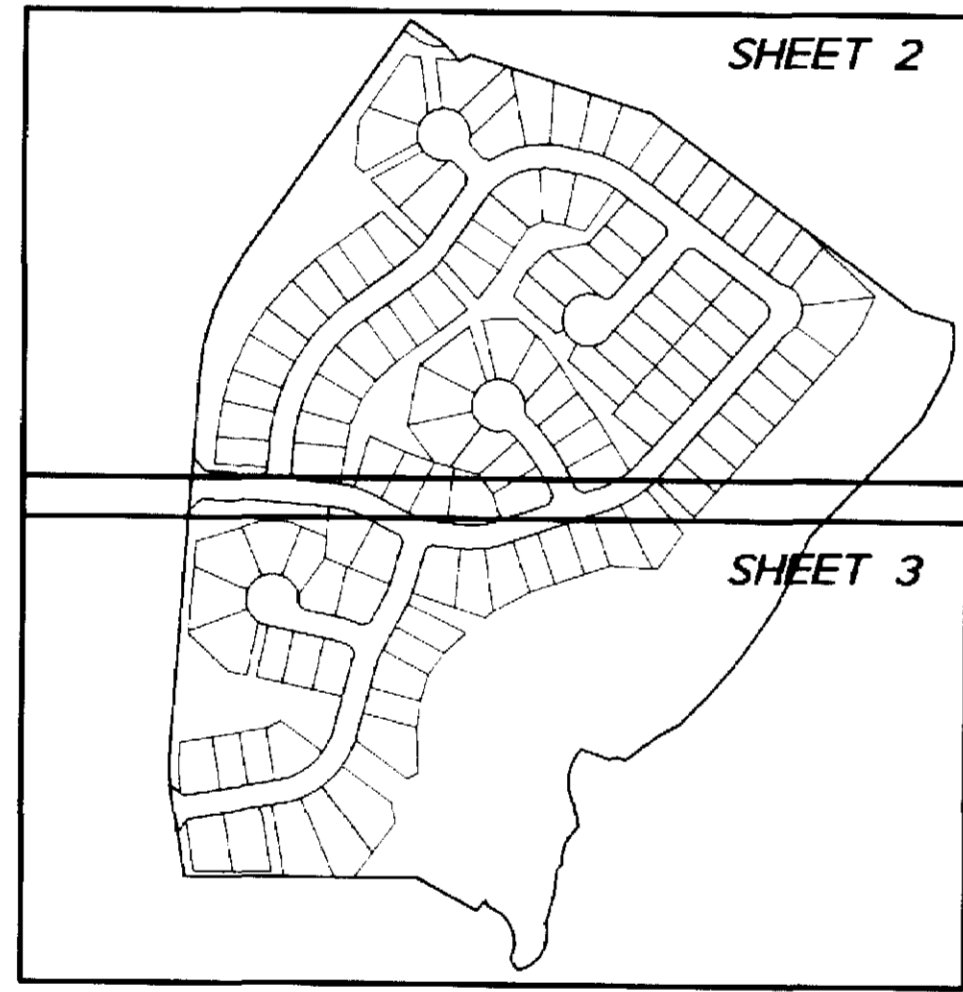
PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

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

118 RESIDENTIAL LOTS AND 6 TRACTS



VICINITY MAP
SCALE 1" = 2000'



INDEX MAP
NO SCALE

BASIS OF BEARING
THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 88°28'34" WEST.

- MONUMENT NOTES:**
- FOUND NO. 5 REBAR WITH CAP, L.S. 17650, UNLESS OTHERWISE NOTED.
 - ◆ FOUND MONUMENT AS NOTED.
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 16109"
 - ⊙ FOUND LEAD IN SIDEWALK WITH TAG STAMPED "LS 17650".
 - N/R DENOTES NON-RADIAL

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, 118 SFE IS DEBITED FROM THE WATER BANK.

SUMMARY:

TRACT A THROUGH F	17.247 ACRES
NET STREET RIGHT-OF-WAY	6.064 ACRES
NET LOT ACREAGE	21.470 ACRES
TOTAL ACREAGE	44.781 ACRES

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14 WHENCE THE NORTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 88°28'34" EAST 2575.00 FEET; THENCE SOUTH 33°33'48" EAST 311.99 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO THE MOST WESTERLY CORNER OF THE FINAL PLAT OF PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 1, RECORDED AT RECEPTION 361819, DOUGLAS COUNTY RECORDS; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING (5) COURSES: (1) SOUTH 55°19'00" EAST 74.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 165.00 FEET; (2) THENCE SOUTHEASTERLY 62.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'10"; (3) THENCE NON-TANGENT TO SAID CURVE NORTH 56°18'10" EAST 25.00 FEET; (4) THENCE SOUTH 72°43'17" EAST 397.52 FEET; (5) THENCE SOUTH 53°02'07" EAST 679.71 FEET; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY SOUTH 74°45'52" EAST 88.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 185.82 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 80°15'56" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY 122.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°48'11"; THENCE NON-TANGENT TO SAID CURVE SOUTH 29°07'13" WEST 104.80 FEET; THENCE SOUTH 43°01'46" WEST, 330.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1084.99 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 68°28'09" WEST; THENCE SOUTHWESTERLY 401.56 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'19"; THENCE NON-TANGENT TO SAID CURVE SOUTH 44°45'53" WEST 76.22 FEET; THENCE SOUTH 60°08'24" WEST 52.36 FEET; THENCE SOUTH 52°03'06" WEST 82.69 FEET; THENCE NORTH 67°25'18" WEST 16.93 FEET; THENCE SOUTH 73°47'56" WEST 19.80 FEET; THENCE NORTH 70°58'40" WEST 62.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 101.44 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 49°06'14" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY 123.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°54'44"; THENCE NON-TANGENT TO SAID CURVE SOUTH 09°00'20" EAST 45.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 95.25 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 39°38'30" EAST; THENCE SOUTHWESTERLY AND SOUTHERLY 88.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'28"; THENCE NON-TANGENT TO SAID CURVE SOUTH 37°26'27" WEST 16.61 FEET; THENCE SOUTH 05°37'30" WEST 48.36 FEET; THENCE SOUTH 14°36'49" WEST 66.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.40 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 73°08'44" WEST; THENCE SOUTHERLY AND SOUTHWESTERLY 127.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°37'01"; THENCE NON-TANGENT TO SAID CURVE NORTH 33°50'14" WEST 27.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 77.19 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 63°45'16" WEST; THENCE NORTHERLY AND NORTHWESTERLY 132.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°35'16"; THENCE NON-TANGENT TO SAID CURVE NORTH 25°18'47" WEST 15.38 FEET; THENCE SOUTH 43°13'38" WEST 30.00 FEET TO THE NORTHERLY BOUNDARY OF THE FINAL PLAT OF PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION NO. 1, AMENDED; THENCE ALONG SAID NORTHERLY BOUNDARY OF SAID FINAL PLAT THE FOLLOWING (2) COURSES: (1) NORTH 61°31'11" WEST 142.95 FEET; (2) THENCE NORTH 90°00'00" WEST 482.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 540.00 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 83°07'00" WEST; SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF PLUM CREEK BOULEVARD, AS SHOWN ON THE FINAL PLAT OF PLUM CREEK BOULEVARD - FILING NO. 1, RECORDED AT RECEPTION NUMBER 298460, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) COURSES: (1) NORTHERLY 23.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'00"; (2) THENCE NORTH 09°20'00" WEST 140.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET; (3) THENCE NORTHERLY 108.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°27'13"; (4) THENCE NORTH 04°07'13" EAST 787.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET; (5) THENCE NORTHERLY AND NORTHEASTERLY 245.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'47"; (6) THENCE NORTH 34°41'00" EAST 619.71 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 44.781 ACRES (1,950,652 SQUARE FEET), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT. TRACT A, B, C, D AND E ARE FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES. THESE TRACTS WILL BE PRIVATELY OWNED LANDSCAPED AREAS AND WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE TOWN OF CASTLE ROCK HAS THE RIGHT OF ENTRY TO MAINTAIN THESE TRACTS IF THE HOMEOWNERS ASSOCIATION FAILS TO DO SO. TRACT F IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. THIS TRACT IS RESERVED FOR INGRESS AND EGRESS.

THE UNDERSIGNED HEREBY DEDICATES TO SEVERAL PUBLIC UTILITY COMPANIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY 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 PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO, EXECUTED THIS 27th DAY OF June 1997 AT A LATER DATE.
OWNER: Kenneth A. Rudolph
PRESIDENT HOLMBY LEISURE COUNTRY CLUB, LTD.
COUNTY OF DOUGLAS, SS
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June 1997 BY Kenneth A. Rudolph OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION. WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 12/15/99
Jennifer J. Aquino
NOTARY PUBLIC
LEIENHOLDER:

NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION
7000 SOUTH YOSEMITE STREET, SUITE 200, ENGLEWOOD, COLORADO 80152
Kenneth A. Rudolph, VICE PRESIDENT
COUNTY OF DOUGLAS, SS
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June 1997 BY Kenneth A. Rudolph OF NOLTE AND ASSOCIATES, INC., A CALIFORNIA CORPORATION. WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 1-14-99
Carol E. Steward
NOTARY PUBLIC

SURVEYING CERTIFICATE

I, MARK A. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Mark A. Miller
6/20/97

REGISTERED LAND SURVEYOR L.S. 28656

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, 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 7th DAY OF July, 1997.

Eric Stearns AUTHORIZED REPRESENTATIVE
Land Title Guarantee TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 28th DAY OF MAY, A.D., 1997.

Thomas E. Kline 7/17/97 ATTEST: John F. ... 7/9/97
CHAIRMAN DATE PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF JUNE, A.D., 1997.

Ernie ... 6/17/97 ATTEST: Ally Miller
MAYOR DATE 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 23 DAY OF July 1997 AT 10:15 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9739879.

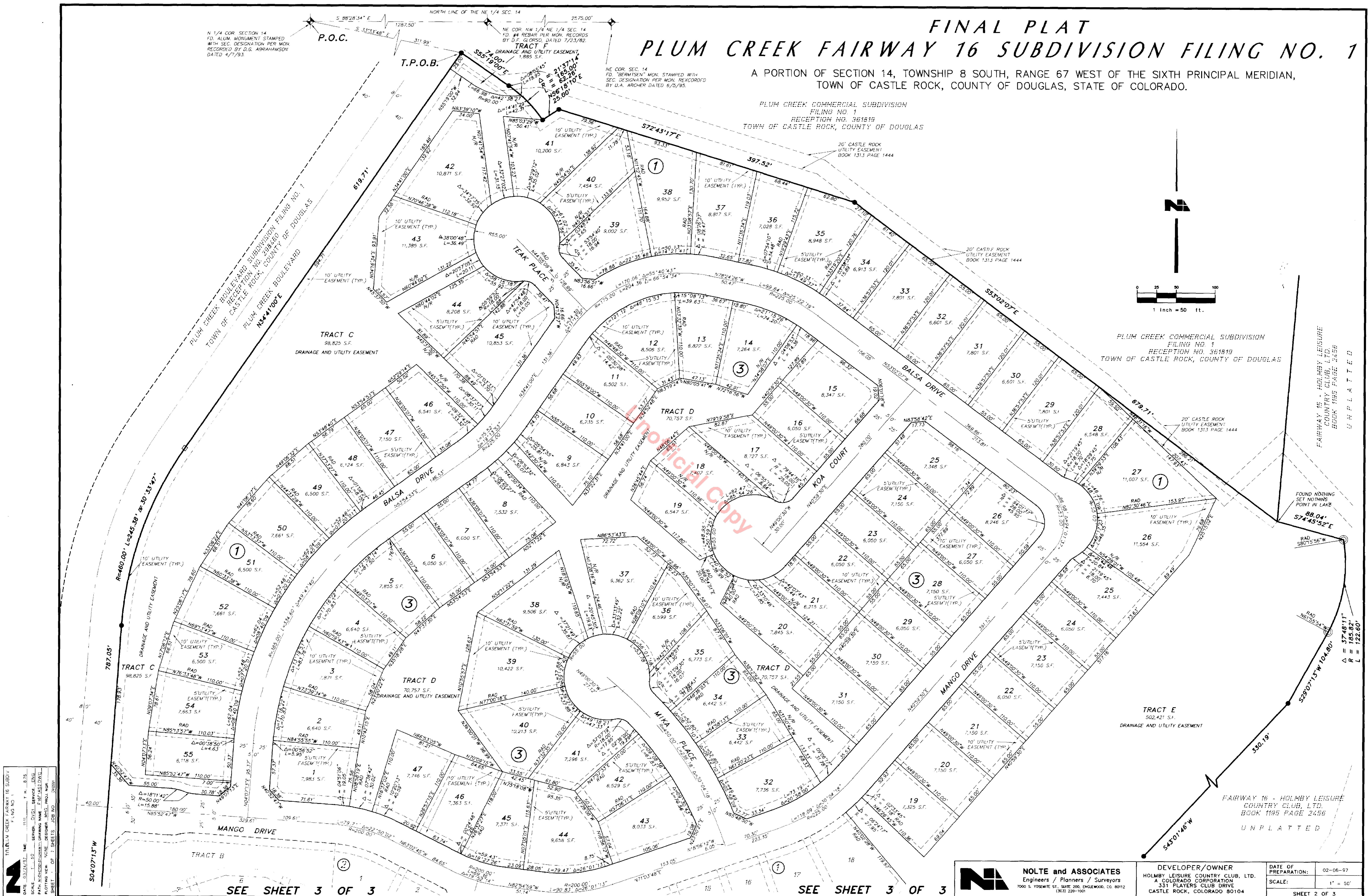
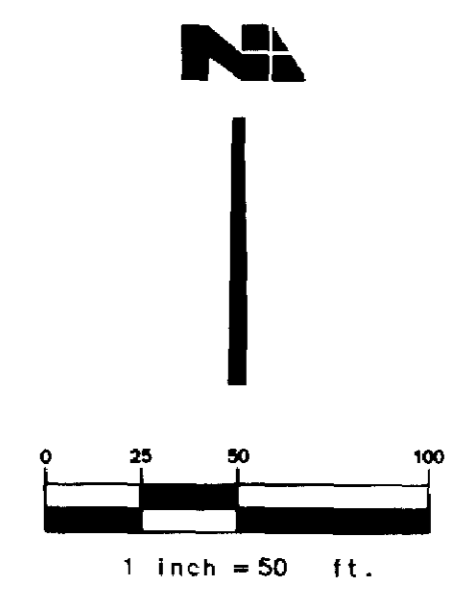
William ...
DOUGLAS COUNTY CLERK AND RECORDER

<p>NOLTE and ASSOCIATES Engineers / Planners / Surveyors 7000 S YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80152 (303) 220-1001</p>	<p>DEVELOPER/OWNER HOLMBY LEISURE COUNTRY CLUB, LTD. A COLORADO CORPORATION 331 PLAYERS CLUB DRIVE CASTLE ROCK, COLORADO 80104</p>	<p>DATE OF PREPARATION: 02-06-97</p> <p>SCALE: N/A</p> <p style="text-align: right;">SHEET 1 OF 3</p>
	<p style="text-align: right;">REVISED: 03-24-97</p>	

FINAL PLAT PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

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

PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1
RECEPTION NO. 361819
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS



TITLE: PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1
 DATE: 03/23/21
 SCALE: 1" = 50'
 DRAWING NAME: PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1
 SHEET: 2 OF 3

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3

NOLTE and ASSOCIATES
 Engineers / Planners / Surveyors
 7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
 (303) 229-1001

DEVELOPER/OWNER
 HOLMBY LEISURE COUNTRY CLUB, LTD.
 A COLORADO CORPORATION
 331 PLAYERS CLUB DRIVE
 CASTLE ROCK, COLORADO 80104

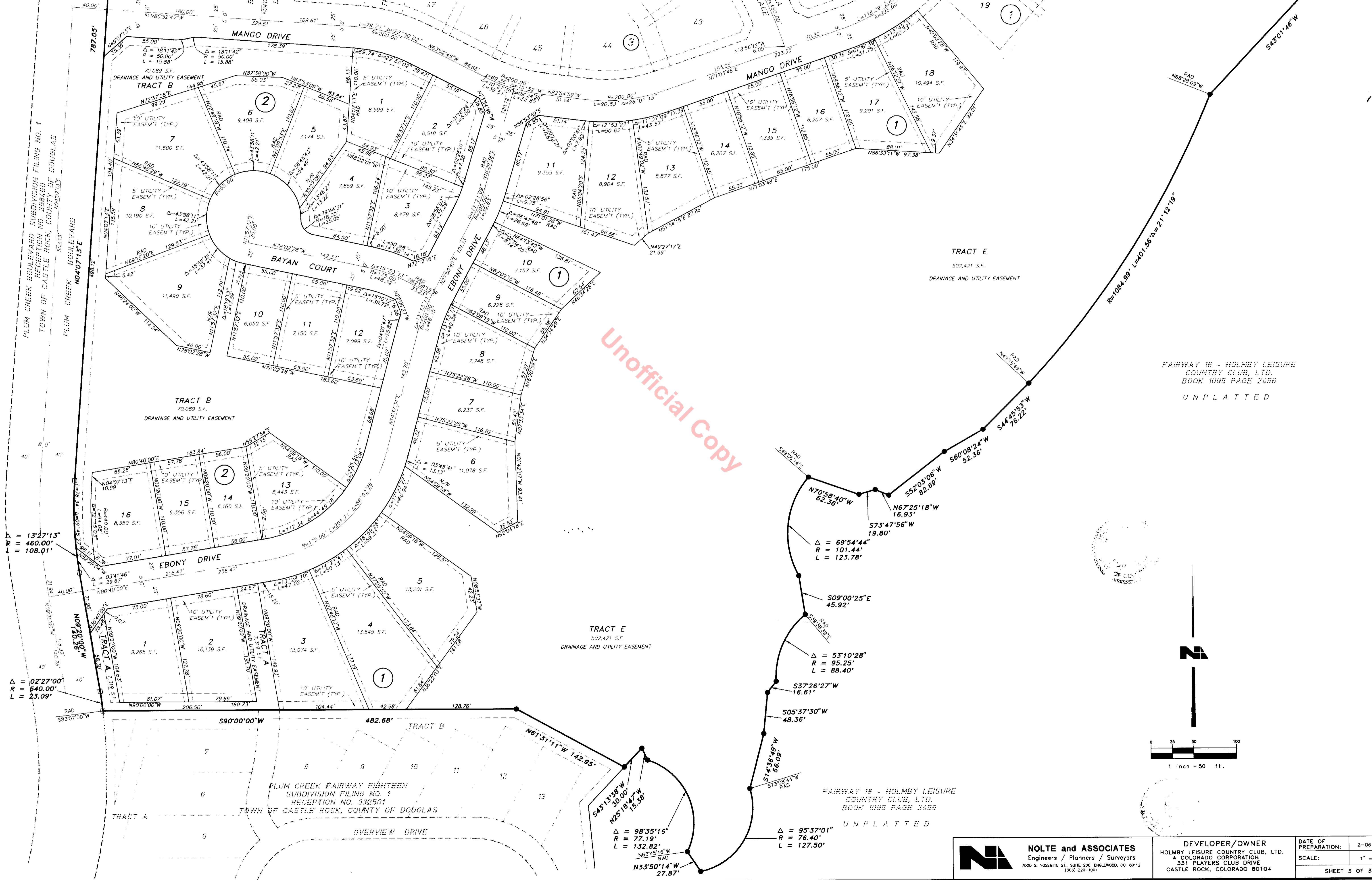
DATE OF PREPARATION: 02-06-97
 SCALE: 1" = 50'
 SHEET 2 OF 3

FINAL PLAT PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1

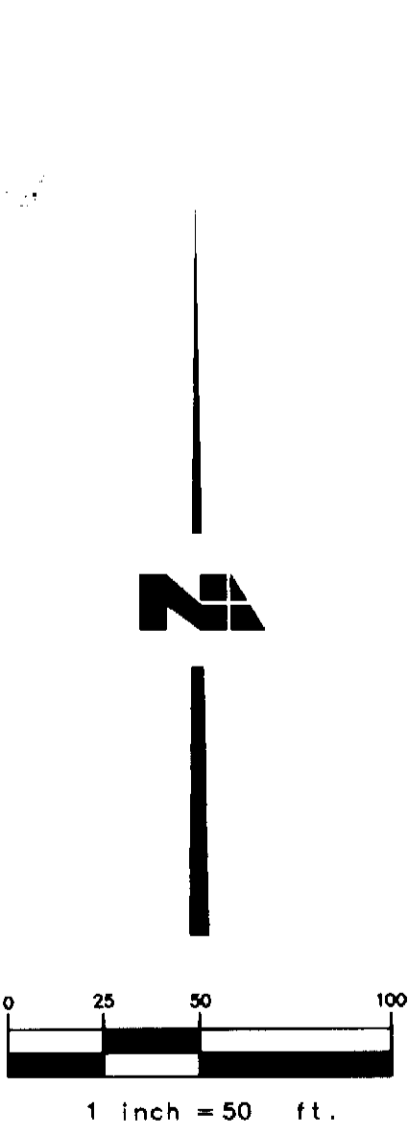
A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SEE SHEET 2 OF 3

SEE SHEET 2 OF 3



FAIRWAY 16 - HOLMBY LEISURE
COUNTRY CLUB, LTD.
BOOK 1095 PAGE 2456
UNPLATTED



TITLE: PLUM CREEK FAIRWAY 16 SUBDIVISION FILING NO. 1
DATE: 03/21/2011
SCALE: 1" = 50'
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 03/21/2011
SHEET 1 OF 3

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
(303) 220-1001

DEVELOPER/OWNER
HOLMBY LEISURE COUNTRY CLUB, LTD.
A COLORADO CORPORATION
331 PLAYERS CLUB DRIVE
CASTLE ROCK, COLORADO 80104

DATE OF PREPARATION: 2-06-97
SCALE: 1" = 50'
SHEET 3 OF 3