

PLAT IDENTIFICATION SHEET

370741

12/18/85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

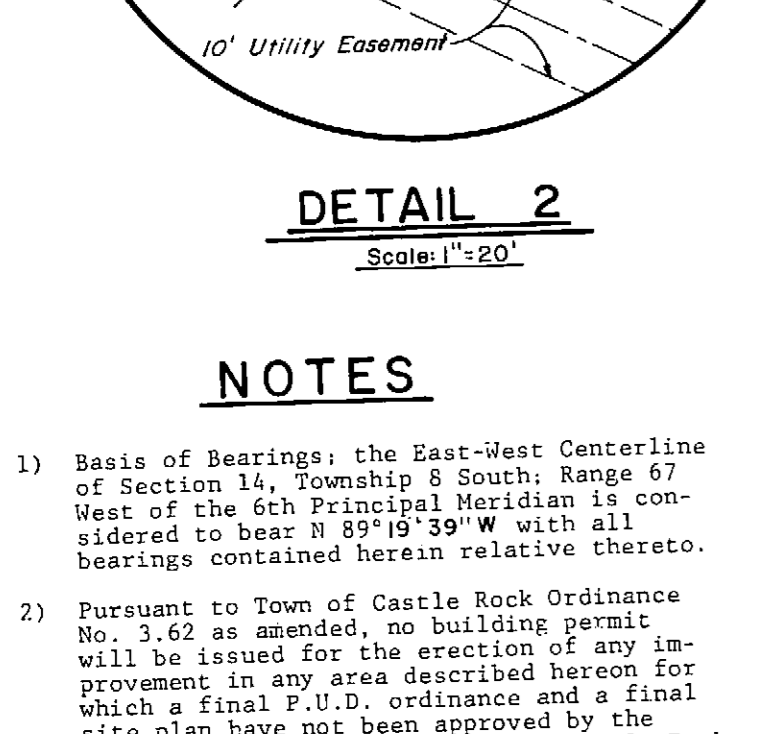
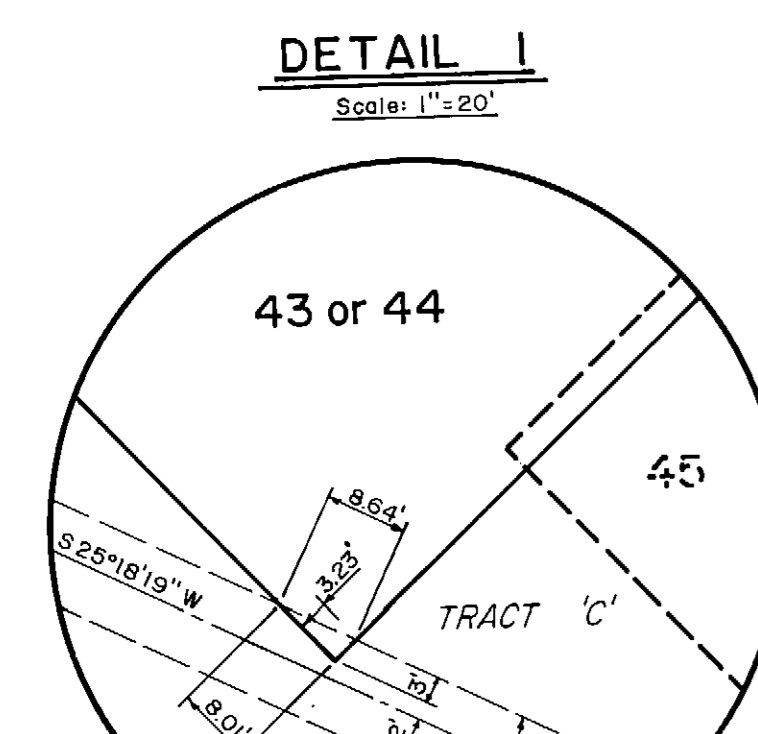
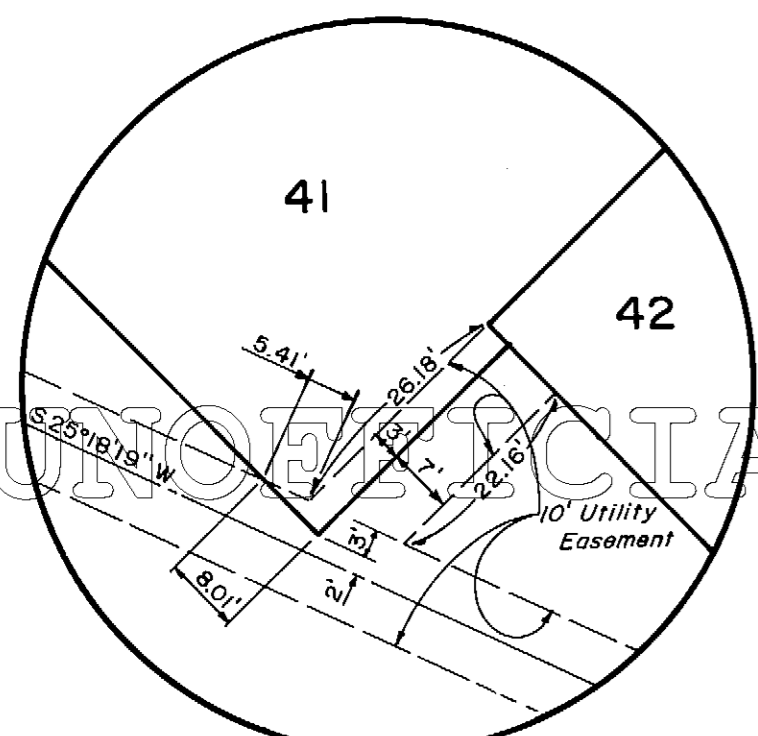
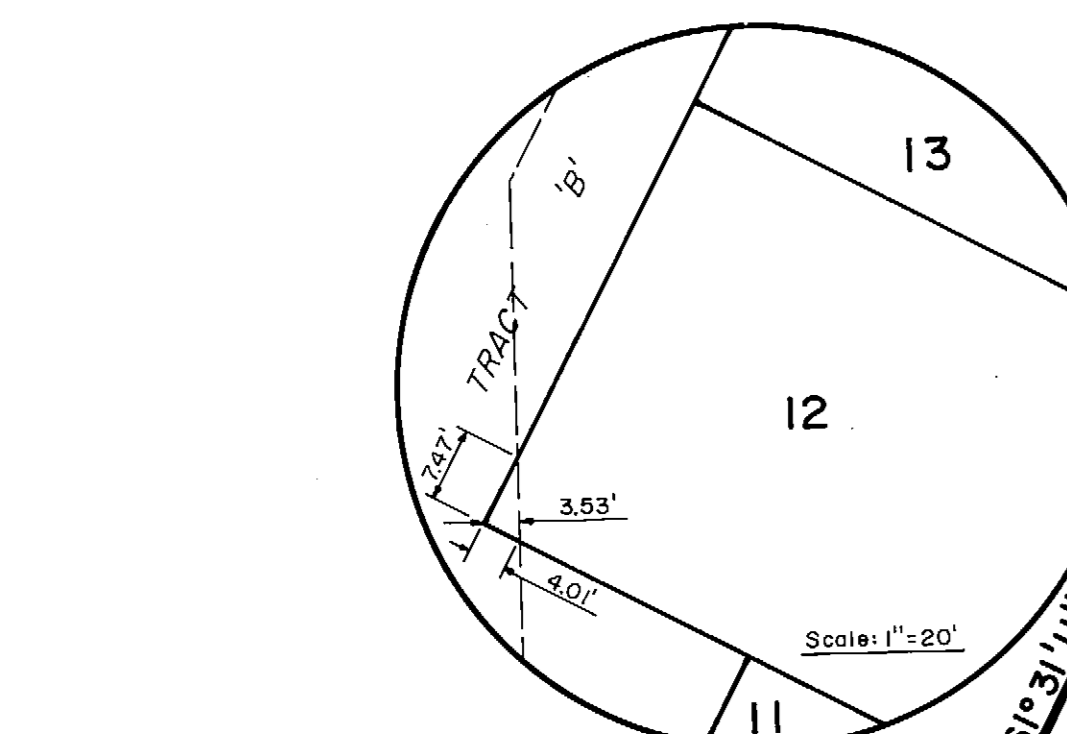
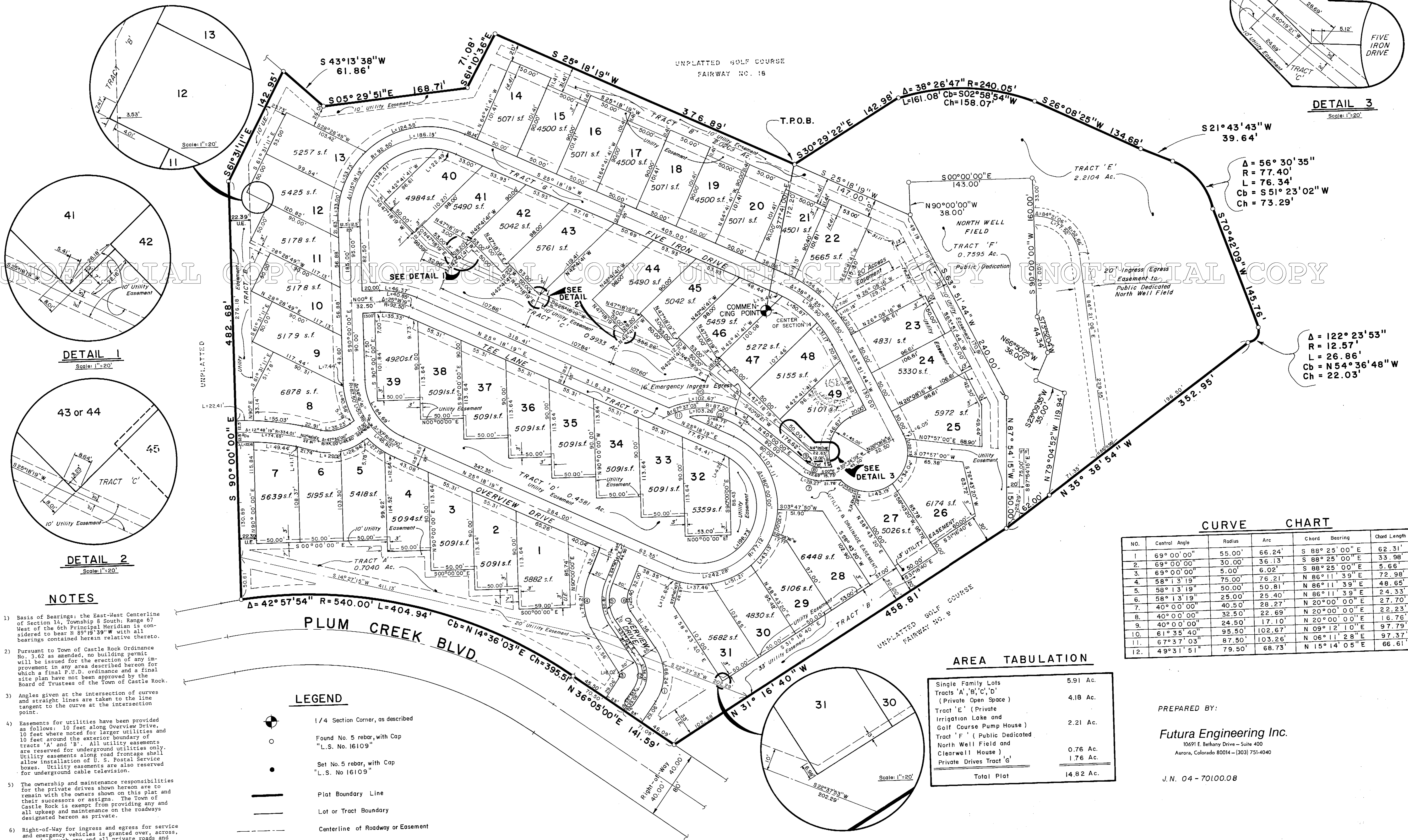
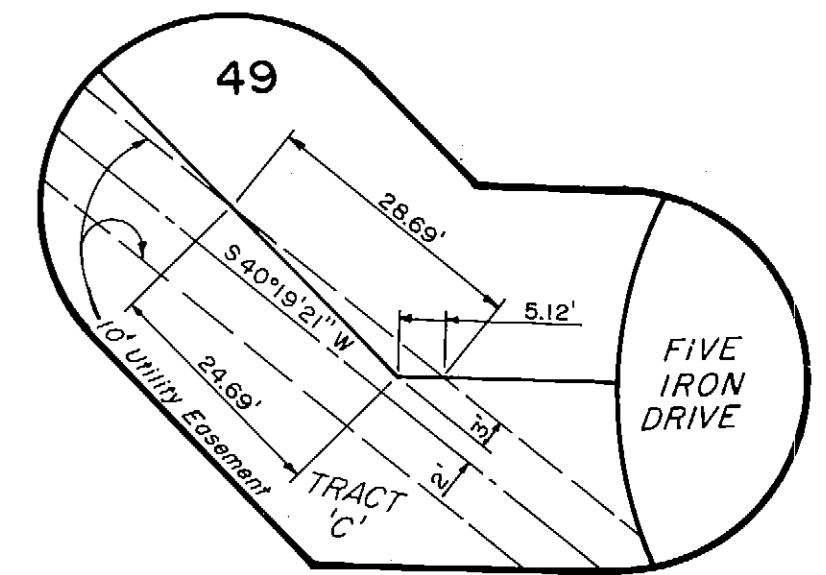
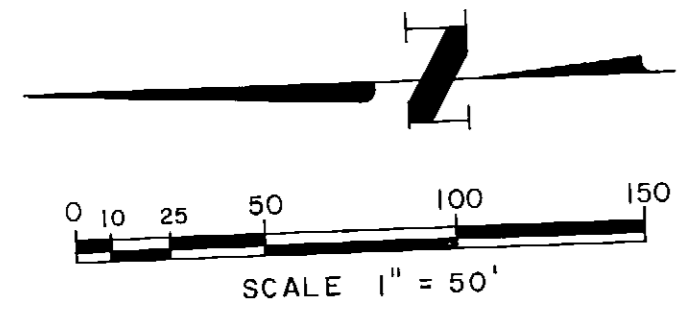
Plum Creek Fairways XVIII 1A

LEGAL:

(section-township-range)

PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION, FILING NO. 1 (AMENDED)

A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



NOTES

- 1) Basis of Bearings; the East-West Centerline of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear N 89°19'39"W with all bearings contained herein relative thereto.
- 2) Pursuant to Town of Castle Rock Ordinance No. 3.62 as amended, no building permit will be issued for the erection of any improvement in any area described hereon for which a final P.U.D. ordinance and a final site plan have not been approved by the Board of Trustees of the Town of Castle Rock.
- 3) Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at the intersection point.
- 4) Easements for utilities have been provided as follows: 10 feet along Overview Drive, 10 feet around the exterior boundary of tracts 'A' and 'B'. All utility easements are reserved for underground utilities only; utility easements along road frontage shall allow installation of U. S. Postal Service boxes. Utility easements are also reserved for underground cable television.
- 5) The ownership and maintenance responsibilities for the private drives shown hereon are to remain with the owners shown on this plat and their successors or assigns. The Town of Castle Rock is exempt from providing any and all upkeep and maintenance on the roadways designated hereon as private.
- 6) Right-of-Way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads and shall be posted "No Parking-Fire Lane".

LEGEND

- 1/4 Section Corner, as described
- Found No. 5 rebar, with Cap "L.S. No. 16109"
- Set No. 5 rebar, with Cap "L.S. No. 16109"
- Plat Boundary Line
- Lot or Tract Boundary
- Centerline of Roadway or Easement
- Easement Line

CURVE CHART

NO.	Central Angle	Radius	Arc	Chord	Bearing	Chord Length
1	69° 00' 00"	55.00'	66.24'	36.13'	S 88° 25' 00" E	62.31'
2	69° 00' 00"	30.00'	6.02'	3.01'	S 88° 25' 00" E	5.66'
3	69° 00' 00"	5.00'	0.20'	0.10'	S 88° 25' 00" E	0.19'
4	58° 13' 19"	75.00'	76.21'	50.81'	N 86° 11' 39" E	48.65'
5	58° 13' 19"	50.00'	50.81'	32.23'	N 86° 11' 39" E	24.33'
6	58° 13' 19"	25.00'	25.40'	16.17'	N 20° 00' 00" E	2.70'
7	40° 00' 00"	40.50'	28.27'	22.69'	N 20° 00' 00" E	16.76'
8	40° 00' 00"	32.50'	22.69'	17.10'	N 20° 00' 00" E	12.23'
9	40° 00' 00"	24.50'	17.10'	12.23'	N 20° 00' 00" E	9.77'
10	61° 35' 40"	95.50'	102.67'	67.50'	N 09° 12' 10" E	97.37'
11	67° 37' 03"	87.50'	103.26'	68.73'	N 06° 11' 28" E	97.37'
12	49° 31' 51"	79.50'	68.73'	48.61'	N 15° 14' 05" E	66.61'

AREA TABULATION

Single Family Lots	5.91 Ac.
Tracts 'A', 'B', 'C', 'D' (Private Open Space)	4.18 Ac.
Tract 'E' (Private Irrigation Lake and Golf Course Pump House)	2.21 Ac.
Tract 'F' (Public Dedicated North Well Field and Clearwell House)	0.76 Ac.
Private Drives Tract 'G'	1.76 Ac.
Total Plat	14.82 Ac.

PREPARED BY:
Futura Engineering Inc.
10691 E. Bethany Drive - Suite 400
Aurora, Colorado 80014 - (303) 751-4040
J.N. 04 - 70100.08