

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00008304

DATE: 2-8-00

TIME 10:34

FEE: \$ 10⁰⁰ (/ P)

GRANTOR: David A. Boyce
(OWNER/SIGNER) Beth D. Boyce

GRANTEE: Plum Creek Fairway
(SUBDIVISION NAME OR NAME OF PLAT) Eighteen Subdivision #1
2nd Amendment

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

PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION FILING NO. 1, 2ND AMENDMENT

A REPLAT OF PART OF PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION FILING NO. 1 (AMENDED), IN SECTION 14, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

1 LOT - 0.12 ACRES

CERTIFICATE OF DEDICATION AND OWNERSHIP
THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS HEREON HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY EIGHTEEN FILING NO. 1, 2ND AMENDMENT. THE UNDERSIGNED HEREBY REDEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND AND MAINTENANCE ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

EXECUTED THIS 0th DAY OF October, 1999.

OWNERS

David A. Boyce
DAVID A. BOYCE
1825 FIVE IRON DRIVE
CASTLE ROCK, CO 80104

Ronald J. Trapani
THE HOMEOWNERS ASSOCIATION OF
CHAMPIONS COURT, INC.
CASTLE ROCK, CO 80104
01/1999

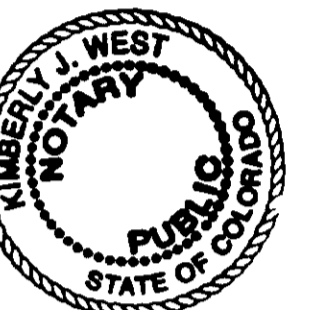
Beth D. Boyce
BETH D. BOYCE
1825 FIVE IRON DRIVE
CASTLE ROCK, CO 80104

NOTARY CERTIFICATES

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October, 1999, BY DAVID A. AND BETH D. BOYCE

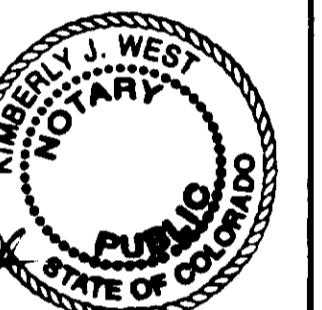
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF October, 1999
MY COMMISSION EXPIRES 7-14-03
Kimberly J. West
NOTARY PUBLIC



STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 1999, BY Ronald Trapani as President OF THE HOMEOWNERS ASSOCIATION OF CHAMPIONS COURT INC.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October, 1999
MY COMMISSION EXPIRES 7-14-03
Kimberly J. West
NOTARY PUBLIC



MORTGAGEE

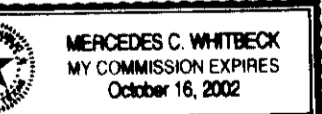
William as Assistant Secretary OF
WORLD SAVINGS AND LOAN ASSOCIATION

NOTARY CERTIFICATES

STATE OF TEXAS)
COUNTY OF BEXAR) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1999, BY Jeremiah Williams AS Assistant Secretary OF WORLD SAVINGS AND LOAN ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF December, 1999
MY COMMISSION EXPIRES 10-16-2002
Mercedes C. Whitbeck
NOTARY PUBLIC



DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:34^{AM} ON THE 8 DAY OF Feb, 2000 IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. 0000 R 304

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Stumpf Muehlfelt*
DEPUTY



TITLE CERTIFICATE

I, David Lusetti, BEING AN AUTHORIZED REPRESENTATIVE OF Chicago 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS 19th DAY OF October, 1999.

David Lusetti
AUTHORIZED REPRESENTATIVE

Chicago Title of Colorado, Inc.
TITLE INSURANCE COMPANY

PROPERTY DESCRIPTION

ALL OF LOT 23, PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION FILING NO. 1 (AMENDED) RECEPTION NO. 370741, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND THAT PART OF TRACT B, PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION FILING NO. 1 (AMENDED) DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 23;
THENCE S63°51'44"W ALONG THE REAR LINE OF LOT 23 A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 23;
THENCE S26°08'16"E A DISTANCE OF 10.00 FEET;
THENCE N63°51'44"E A DISTANCE OF 50.00 FEET;
THENCE N26°08'16"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

SURVEYOR'S CERTIFICATE

I DAVID E. ARCHER, 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 IN APRIL 1999, 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, SUBDIVISION OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

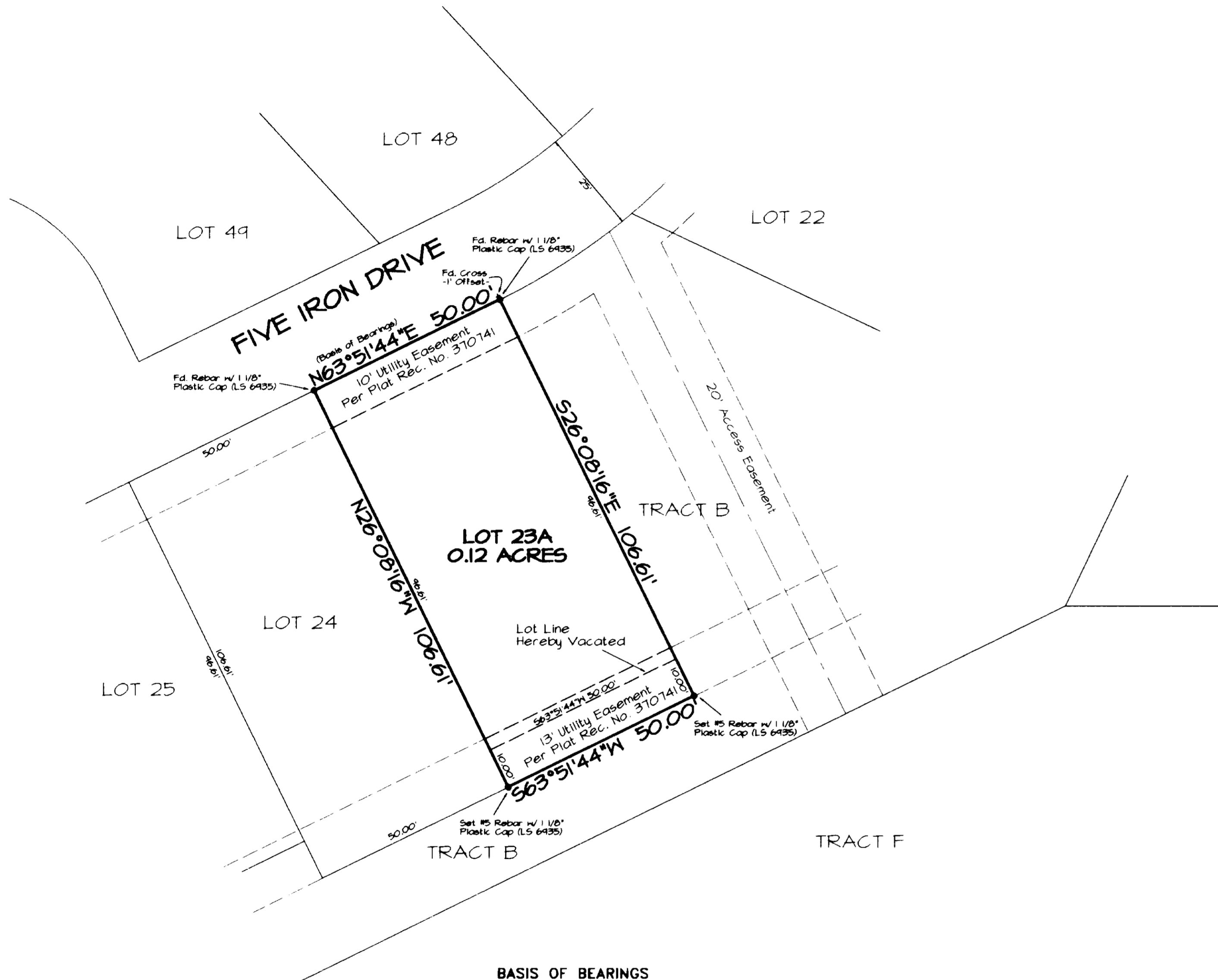
David E. Archer
REGISTERED PROFESSIONAL LAND SURVEYOR DATE 10-14-99



STATEMENT OF COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

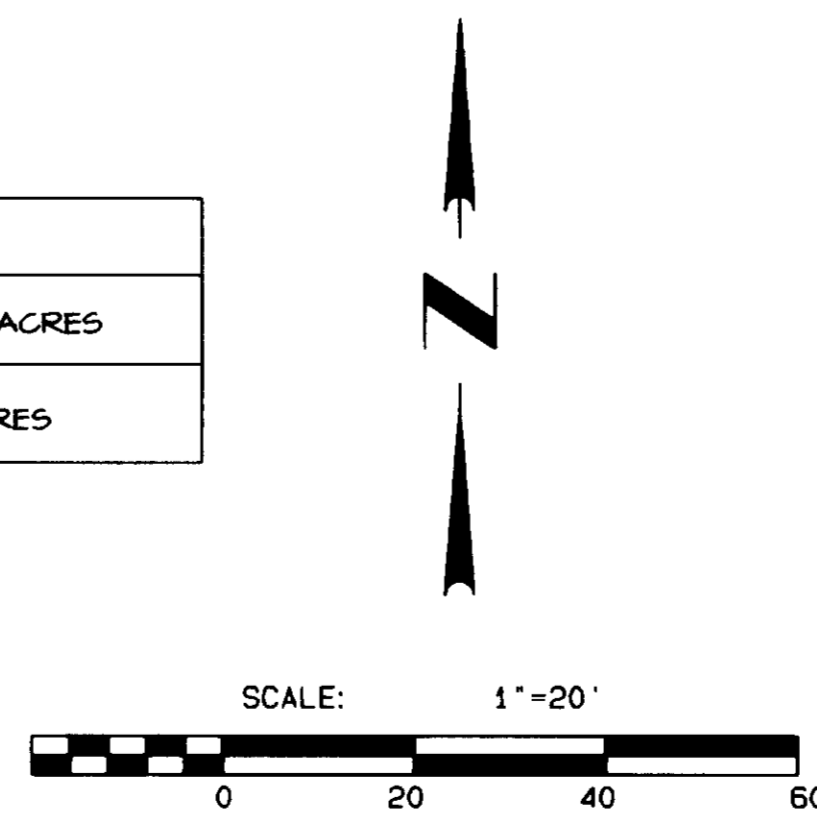
THIS PLAT WAS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE 23rd DAY OF September, 1999.

My Ann
COMMUNITY DEVELOPMENT DIRECTOR



BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CONSIDERATION THAT NORTHEASTERLY LINE OF LOT 23 PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION FILING NO. 1 (AMENDED) BEARS N63°51'44"E BETWEEN THE RECOVERED MONUMENTS IDENTIFIED HEREON.

ACREAGE TABLE	
LOT 23A	0.12 ACRES
TOTAL ACREAGE=0.12 ACRES	



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.

REVISIONS
Revised 4-15-99
Revised 10-14-99

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE	FINAL PLAT
PROJECT	PLUM CREEK FAIRWAY EIGHTEEN FILING NO. 1, 2ND AMENDMENT
CLIENT	DAVID BOYCE
SHEET	1 of 1
JOB NUMBER	98-1018

VICINITY MAP
1"=300'

