

PLAT IDENTIFICATION SHEET

328198

5-23-84

UNOFFICIAL COPY

GRANTOR: EDI Castle Rock Land
(owner/signer)
Holdings LTD

GRANTEE: Plum Creek Fairway 41
(subdivision name or name of plat)
Final site Plan

LEGAL:
(section-township-range)

Correction 538 - P 972

PLATTED, THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 1

PLUM CREEK FAIRWAY FOUR SUBDIVISION, FILING NO. 1

BEING A RE-SUBDIVISION OF BLOCK 1 TRACT 'A'

THE ESTATES ABOVE PLUM CREEK SUBDIVISION FILING NO. 4

A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERS
E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD.
2675 S. Abilene St., Aurora, Colo. 80014

Ramon E. Alonso
RAMON E. ALONSO
Vice President

Frank M. Meeks
FRANK M. MECKS
Assistant Secretary

The Bank of Nova Scotia
THE BANK OF NOVA SCOTIA
Mortgage Holder

NOTARY

SS:
State of Colorado)
County of Arapahoe)

The foregoing dedication was acknowledged before me this 10th day of April, 1984, by Ramon E. Alonso as Vice President and Frank M. Meeks as Assistant Secretary of E.D.I.-Castle Rock Land Holdings, Ltd. Witness my hand and seal. My commission expires: 3/26/86

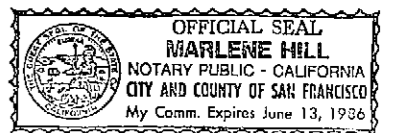
Notary Public Paul D. Schaefer
Address 2675 S. Abilene, Aurora, Co. 80014

NOTARY

SS:
State of California)
County of San Francisco)

The foregoing dedication was acknowledged before me this 29th day of March, 1984, by Norman P. Campbell as Agent of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: 6-13-86

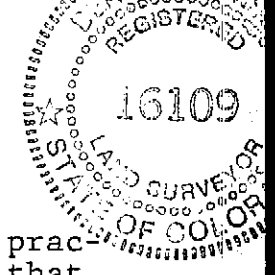
Notary Public Marlene Hill
Address _____



SURVEYING CERTIFICATE

I, Dean F. Glorso, 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 hereon actually exist and this plat accurately represents said survey.

Dean F. Glorso 3-19-84
Registered Land Surveyor #16109



TITLE CERTIFICATE

I, James B. Feltus, an attorney at law duly licensed to practice before the Courts of Record in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is in the above referred to dedicators.

Signed this 18th day of April, 1984

James B. Feltus
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 21st day of February, 1984

G. Melody
Chairman

STREET MAINTENANCE

It is mutually understood and agreed by the subdivider and the Town of Castle Rock that the dedicated public roads shown on this plat will not be maintained by the Town until and unless the subdivider constructs the streets and roads in accordance with the subdivision agreement, if any, and the subdivision regulations and other Ordinances of the Town of Castle Rock in effect at the date of the recording of this plat and approval of the Town has issued to that effect.

TOWN APPROVAL

This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridle path easements shown hereon.

Signed this 16th day of May, 1984

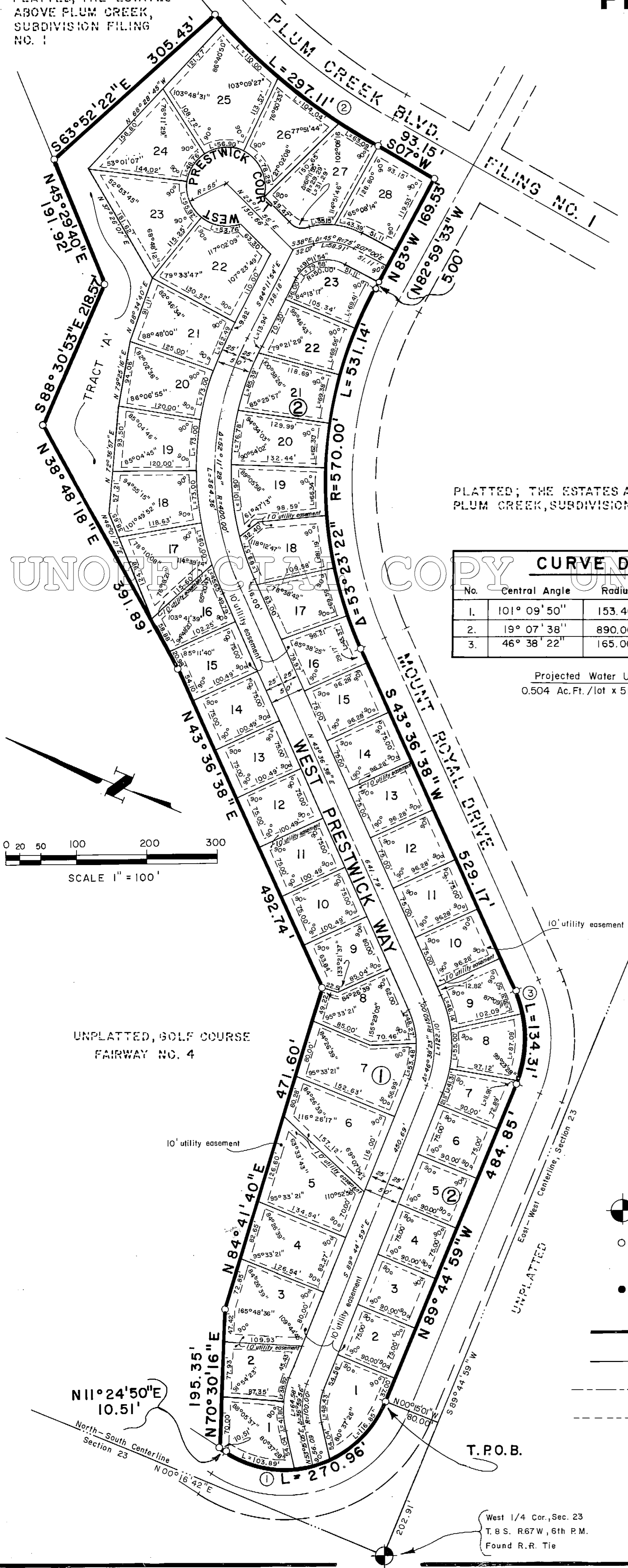
TOWN OF CASTLE ROCK
By: *Steve Hammerly*
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 9:35 A.M. on the 23rd day of MAY, 1984, in book _____ page 234 map MAY reception No. 328798

Reta A. Craun
Reta A. Craun
County Clerk and Recorder

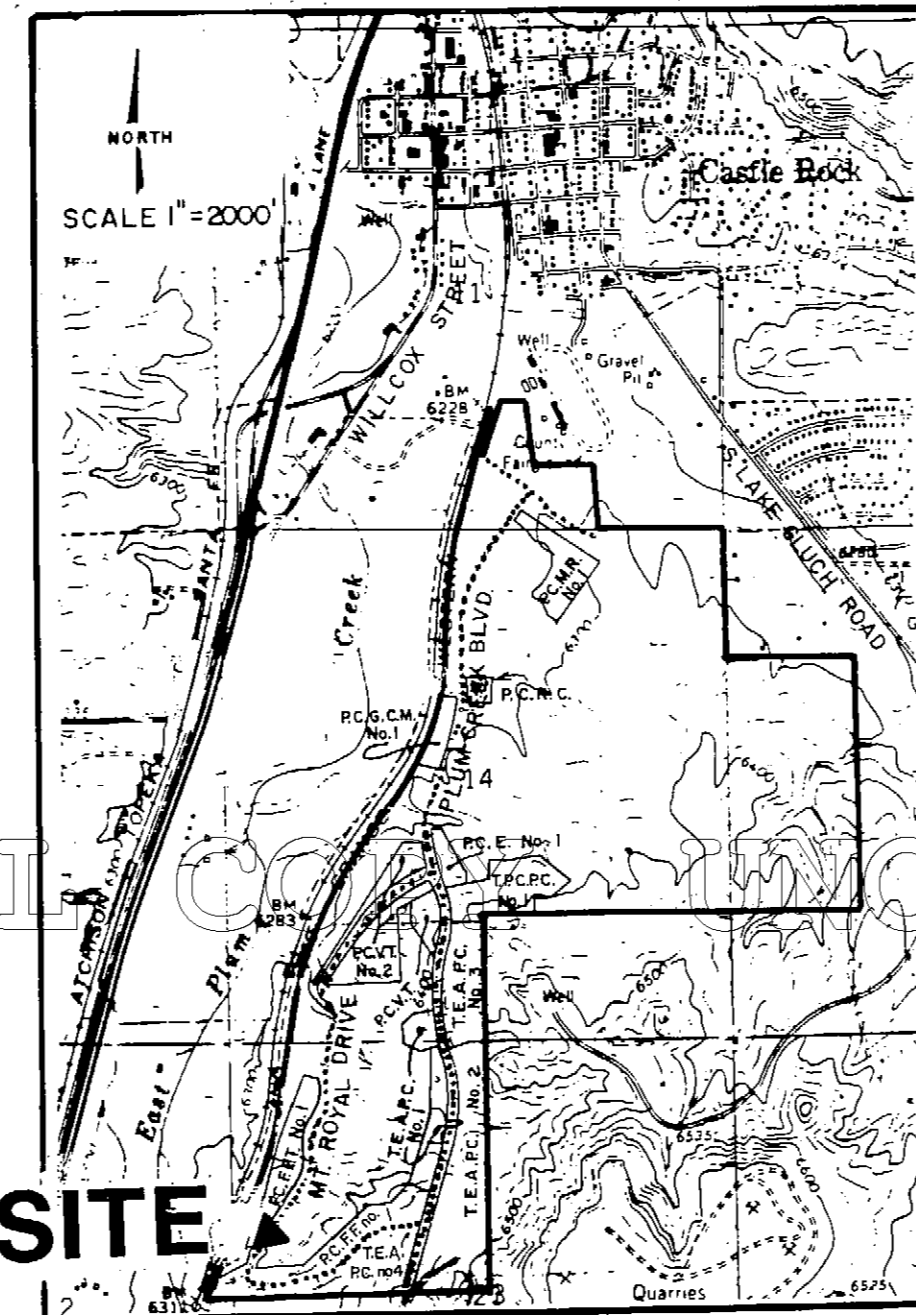
By: _____
Deputy



PLATTED, THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO.

No.	Central Angle	Radius	Arc	Chord	Bearing	Chord
1.	101° 09' 50"	153.46'	270.96'	N 39° 10' 04" W	237.11'	
2.	19° 07' 38"	890.00'	297.11'	S 16° 33' 11" W	295.73'	
3.	46° 38' 22"	165.00'	134.31'	S 66° 55' 50" W	130.64'	

Projected Water Use
0.504 Ac.Ft./lot x 51 lots = 25.70 AF/yr.



LOT and TRACT AREAS

Block 1			Block 2		
Lot No.	Address	Square Feet	Lot No.	Address	Square Feet
1	613	6969	2	596	9886
2	595	7669	3	584	6750
3	583	11973	4	572	6750
4	571	10739	5	560	6750
5	559	13614	6	548	6750
6	537	13093	7	536	6750
7	525	13537	8	524	6729
8	499	10184	9	510	7171
9	477	7913	10	498	7085
10	455	7537	11	476	7221
11	423	7537	12	464	7221
12	401	7537	13	442	7221
13	387	7537	14	420	7221
14	375	7537	15	398	7221
15	353	7555	16	376	7221
16	331	8102	17	354	7370
17	309	10253	18	342	7818
18	295	10303	19	310	10400
19	283	9871	20	290	9927
20	239	10104	21	258	9162
21	207	10327	22	226	9631
22	187	14140	23	204	8495
23	175	12876		186	7732
24	151	12825			
25	139	16885			
26	127	10057			
27	115	12825			
28	103	11262			

West Prestwick Way 111355 s.f.
Tract 'A' 43396 s.f.

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"
- Plot Boundary Line
- Lot or Tract Boundary
- Centerline of Roadway or Easement
- Easement Line

NOTES

- Basis of Bearing; the East-West Center Line of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S 89° 44' 59" W, with all bearings contained herein relative thereto.
- 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.
- Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at that intersection point.
- Easements for utilities have been provided as follows: 10 feet along Mt. Royal Drive frontage, West Prestwick Way, T.P.C. golf course, and Tract A frontage, 5 feet along each lot line, 10 feet where noted, for larger utilities. 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.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that the hereinsigned being all of the Owners, holders of Liens and Mortgages of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided, or consented to the same, into Blocks, Lots and a Tract as shown on this plat under the name and style of "PLUM CREEK FAIRWAY FOUR SUBDIVISION, FILING NO. 1", and do hereby dedicate to the Town of Castle Rock as a public road, the road as shown on said plat, this being: West Prestwick Way; Tract 'A' is privately owned golf course.

The hereinsigned hereby dedicate all utility easements and dedicate to the Town of Castle Rock, for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The hereinsigned hereby further dedicate to the public utilities 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 the private driveway as shown on this plat and also under, along and across utility easements as shown hereon.

The hereinsigned hereby further dedicate to the public utilities and any cable television permittee operating under permit issued by the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and cablevision services within this subdivision or property contiguous thereto, under, along and across public roads shown on this plat, and also under, along and across utility easements as shown hereon. The lands comprising this subdivision may be subject to certain covenants of record.

Executed this 12th day of April, 1984.

OWNERS

THE NEWPORT COMPANY
620 S. Pointe Ct. Suite 280, Colorado Springs, Colorado 80906

Rick Delesk
RICK DELESK
President

SS:
State of Colorado)
County of El Paso)

The foregoing dedication was acknowledged by me this 12th day of April, 1984, by Rick Delesk as President of The Newport Company. Witness my hand and seal. My commission expires: 3/26/86

Notary Public Paul D. Schaefer
Address 2675 S. Abilene #300 Aurora, Co. 80014

