

PLAT IDENTIFICATION SHEET

318162

12116183

GRANTOR:

(owner/signer)

ED1 Castle Creek Land Holdings

GRANTEE:

(subdivision name or name of plat)

Plum Creek Fairway 5 Townhomes 1

LLEGAL:

(section-township-range)

PLUM CREEK FAIRWAY FIVE TOWNHOME, SUBDIVISION FILING NO. 1

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

William J. Ash III
WILLIAM J. ASH, III
President

Kathryn A. Ackerman-Schiffer
KATHRYN A. ACKERMAN-SCHIFFER
Secretary

Valerie Ann Lewis
THE BANK OF NOVA SCOTIA
Mortgage Holder

NOTARY

SS: State of Colorado,
County of Arapahoe

The foregoing dedication was acknowledged before me this 28th day of November, 1983, by William J. Ash III as President and Kathryn A. Ackerman-Schiffer as Secretary of E.D.I.-Castle Rock Land Holdings, Ltd. Witness my hand and seal. My commission expires: 12-2-84

Notary Public *James D. Kennard*
Address: 2111 West Castle Rock, CO 80104

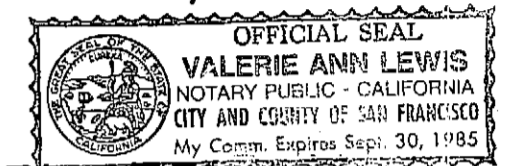
NOTARY

SS: State of California,
County of San Francisco

The foregoing dedication was acknowledged before me this 27th day of October, 1983, by *Richard Walter*

as *Secretary* of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: Sept. 30, 1985

Notary Public *Valerie Ann Lewis*
Address: 220 Jackson St., S.F.



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 thereon actually exist and this plat accurately represents said survey.

Dean F. Glorso 10-7-83
Registered Land Surveyor #16109



TITLE CERTIFICATE

I, *James B. Falloward*, 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 20th day of October, 1983

James B. Falloward
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 22nd day of September, 1983

Arnold Wrightman
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 4th day of October, 1983

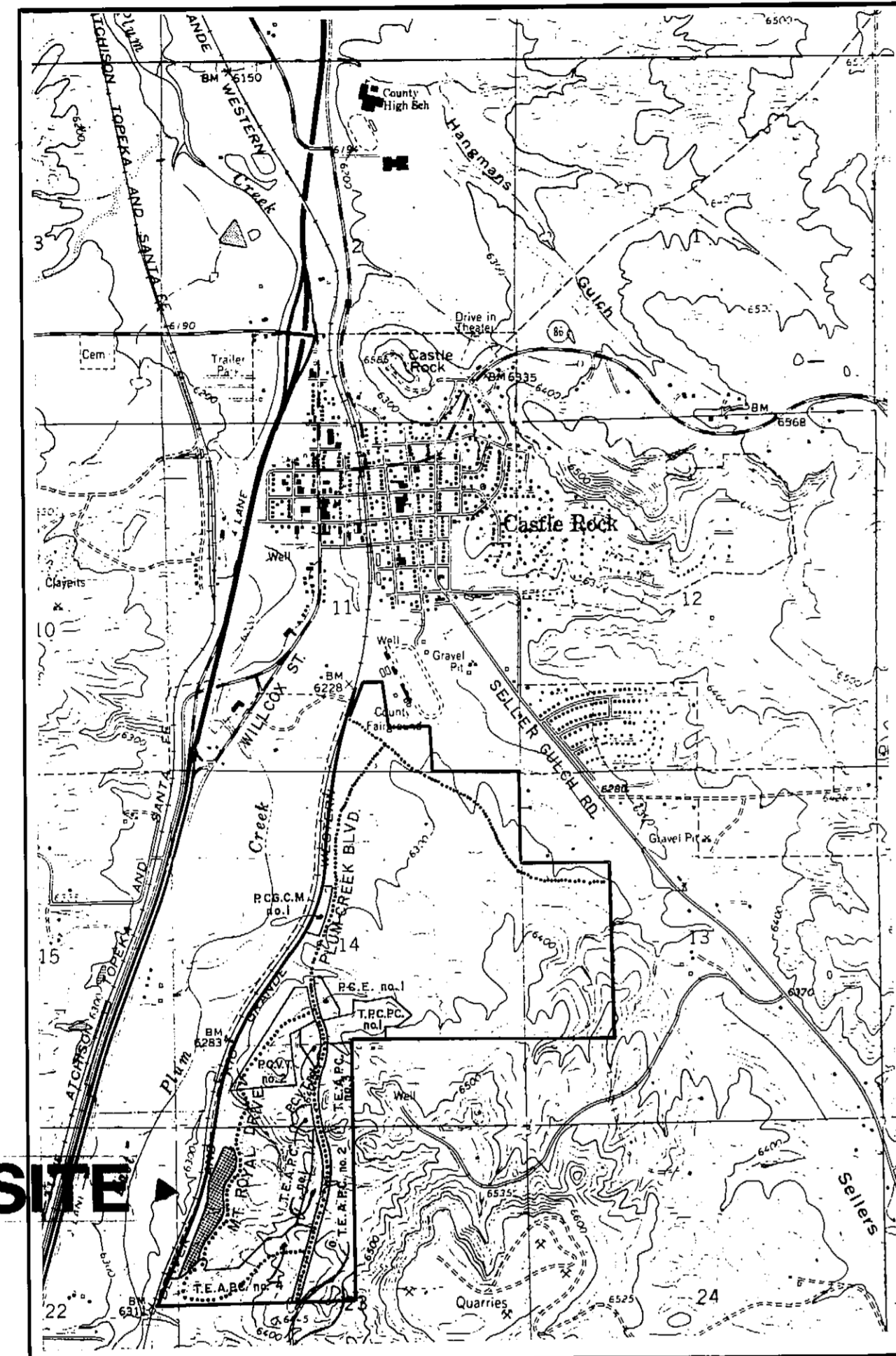
TOWN OF CASTLE ROCK
By: *Robert Fisher*
Mayor PRO-TEM

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County, Colorado, on the 16th day of December, 1983, in book _____, page _____, map _____, reception No. 318762

Reta A. Craen
County Clerk and Recorder
By: *Phyllis D. Brown*
Deputy

VICINITY MAP



SITE

2000' 1000' 0' 2000' 4000'

SCALE 1" = 2000'

SHEET INDEX

SHEET 1 of 2 VICINITY MAP and LEGAL
SHEET 2 of 2 FINAL PLAT and CURVE DATA

ABBREVIATIONS

T.E.A.R.C.	= THE ESTATES ABOVE PLUM CREEK
P.C.E.	= PLAYERS CLUB ESTATES
P.C.V.T.	= PLAYERS CLUB VILLAS TOWNHOME
P.C.G.C.M.	= PLUM CREEK GOLF COURSE MAINTENANCE
T.P.C.R.C.	= TOURNAMENT PLAYERS CLUB OF PLUM CREEK
P.C.F.F.T.	= PLUM CREEK FAIRWAY FIVE TOWNHOME

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the hereonsigned being all of the Owners, and 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 Tracts, as shown on this plat under the name and style of "PLUM CREEK FAIRWAY FIVE TOWNHOME, SUBDIVISION FILING NO. 1". Tracts "A" and "B" are privately owned driveways.

The hereonsigned 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 here on.

The hereonsigned 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 utility easements as shown hereon. The lands comprising this subdivision may be subject to certain covenants of record.

Executed this 28th day of November, 1983.

YPI YALE PROPERTIES, INC.
2675 S. ABILENE ST., AURORA, CO.
(303) 755-3377

