

PLAT IDENTIFICATION SHEET

351050

4-17-85

GRANTOR:

(owner/signer)

Edi Castle Rock Land Holdings
LTD

GRANTEE:

(subdivision name or name of plat)

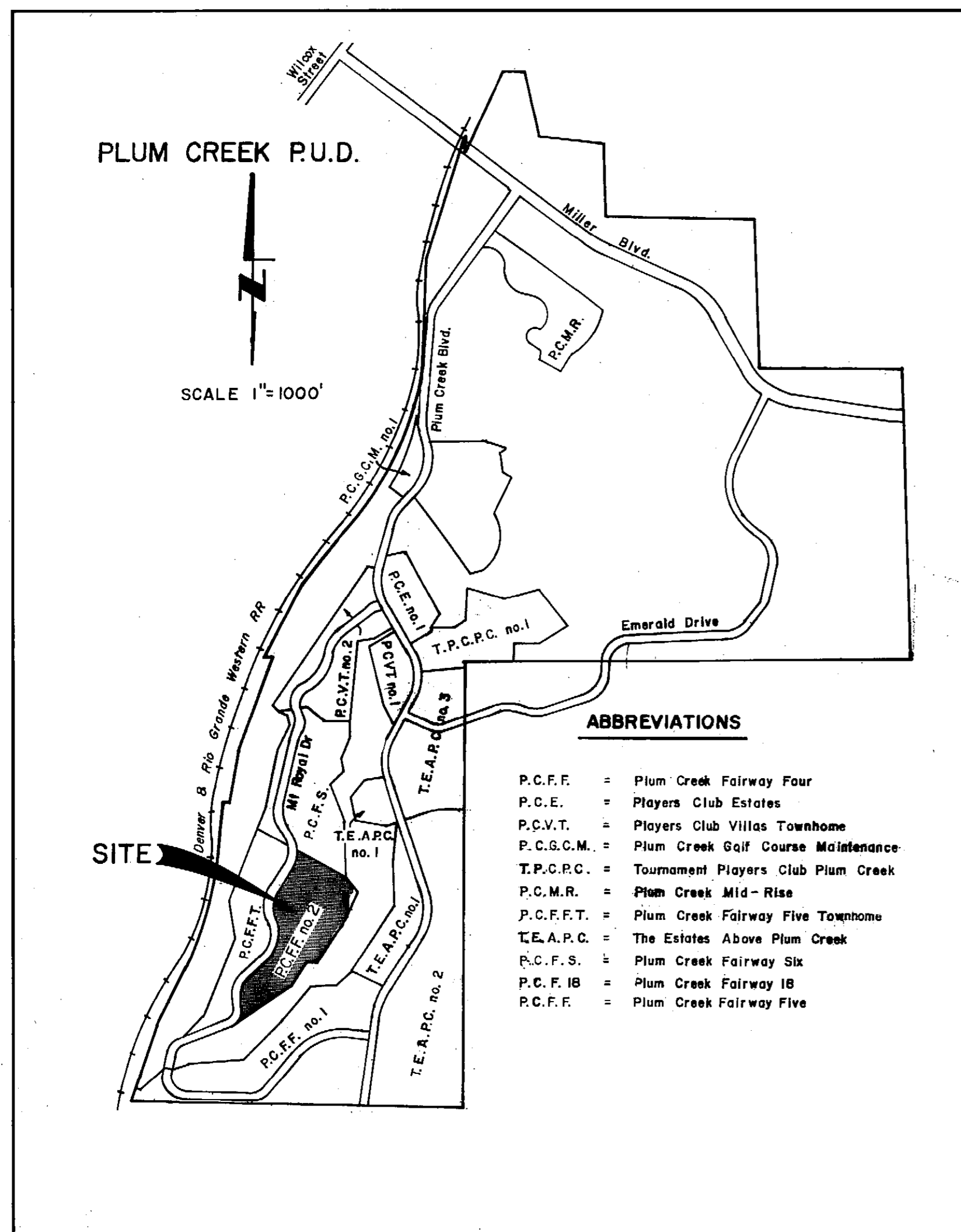
Plum Creek Fairway Five 2

LEGAL:

(section-township-range)

PLUM CREEK FAIRWAY FIVE SUBDIVISION, FILING NO. 2

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



ABBREVIATIONS

P.C.F.F.	= Plum Creek Fairway Four
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.P.C.	= Tournament Players Club Plum Creek
P.C.M.R.	= Plum Creek Mid-Rise
P.C.F.F.T.	= Plum Creek Fairway Five Townhome
T.E.A.P.C.	= The Estates Above Plum Creek
P.C.F.S.	= Plum Creek Fairway Six
P.C.F.IB	= Plum Creek Fairway IB
P.C.F.F.	= Plum Creek Fairway Five

NOTES

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR N 89°34'58" 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 PUD ORDINANCE AND A FINAL SITE PLAN HAVE NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
3. 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.
4. 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 VEHICLES ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
5. EASEMENTS FOR UTILITIES HAVE BEEN PROVIDED AS FOLLOWS: 10 FEET ALONG MASTERS CLUB CIRCLE AND ALL PRIVATE DRIVES, 10 FEET ALONG EXTERIOR BOUNDARY. ALL UTILITY EASEMENTS ARE RESERVED FOR UNDERGROUND UTILITIES ONLY. UTILITY EASEMENTS ALONG ROADWAY FRONTAGE SHALL ALLOW INSTALLATION OF U.S. POSTAL SERVICE BOXES. UTILITY EASEMENTS ARE RESERVED FOR UNDERGROUND CABLE TELEVISION.

PROPERTY DESCRIPTION

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 23 BEARS S 89°34'58" E; THENCE S 72°30'23" E, 773.01 FEET TO A POINT; THENCE S 60°15'42" E, 408.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE, AND THE TRUE POINT OF BEGINNING; THENCE S 60°15'42" E, 486.34 FEET; THENCE S 40°47'00" E, 222.89 FEET; THENCE S 24°53'21" W, 275.61 FEET; THENCE S 33°19'14" W, 555.71 FEET; THENCE N 83°08'16" W, 66.43 FEET; THENCE S 48°15'39" W, 278.70 FEET; THENCE S 59°28'00" W, 354.76 FEET; THENCE S 66°44'28" W, 215.89 FEET; THENCE S 71°35'20" W, 74.73 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING NINE (9) COURSES:
 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 66°36'30", AN ARC LENGTH OF 331.32 FEET AND A CHORD BEARING N 38°17'05" E, 312.98 FEET TO A POINT OF TANGENCY; 2) THENCE N 04°58'50" E, 138.09 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 40°18'40", AN ARC LENGTH OF 186.44 FEET AND A CHORD BEARING N 25°08'10" E, 182.62 FEET TO A POINT OF TANGENCY; 4) THENCE N 45°17'30" E, 208.26 FEET TO A POINT OF CURVATURE; 5) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 55°42'30", AN ARC LENGTH OF 325.72 FEET AND A CHORD BEARING N 17°26'15" E, 313.04 FEET TO A POINT OF TANGENCY; 6) THENCE N 10°25'00" W, 105.87 FEET TO A POINT OF CURVATURE; 7) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 41°30'00", AN ARC LENGTH OF 191.94 FEET AND A CHORD BEARING N 10°20'00" E, 187.77 FEET TO A POINT OF TANGENCY; 8) THENCE N 31°05'00" E, 233.14 FEET TO A POINT OF CURVATURE; 9) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 20°02'51", AN ARC LENGTH OF 117.22 FEET AND A CHORD BEARING OF N 21°03'34" E, 116.62 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINS 17.35 ACRES, MORE OR LESS.

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 LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY FIVE SUBDIVISION, FILING NO. 2. TRACT "A" IS A PRIVATE DRIVEWAY; TRACTS "C", "D", "E", "F", AND "G" ARE PRIVATELY OWNED COMMON AREAS AND TRACT "B" IS THE PUBLIC DEDICATED SOUTH WELL FIELD.

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 AS SHOWN HEREON.

THE HEREONSIGNED 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 PROVIDED DRIVEWAY AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

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 THE 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 26 DAY OF February, 1985.

OWNERS
 EDI - CASTLE ROCK LAND HOLDINGS, LTD
 2675 SOUTH ABILENE STREET, AURORA, COLORADO 80014

Ramon E. Alonso
 RAMON E. ALONSO
 VICE PRESIDENT

Frank M. Meeks
 FRANK M. MEEKS
 ASSISTANT SECRETARY

The Bank of Nova Scotia
 THE BANK OF NOVA SCOTIA
 MORTGAGE HOLDER

NOTARY
 SS: STATE OF COLORADO)
 COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 1985, BY RAMON E. ALONSO AS VICE PRESIDENT AND FRANK M. MEEKS AS ASSISTANT SECRETARY OF EDI - CASTLE ROCK LAND HOLDING, LTD. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: 3/31/87

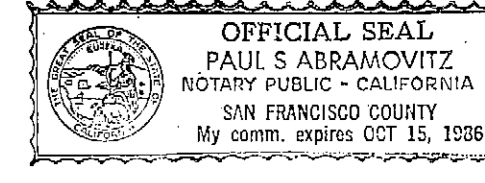
NOTARY PUBLIC *David Light*
 ADDRESS: 2000 S. Abilene St., Aurora, Colo. 80014

NOTARY

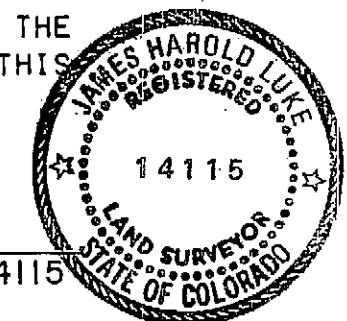
SS: STATE OF CALIFORNIA)
 COUNTY OF SAN FRANCISCO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF MARCH, 1985, BY RICHARD HAINES AS DEPUTY AGENT OF THE BANK OF NOVA SCOTIA, MORTGAGE HOLDER. WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES: OCT. 15, 1986

NOTARY PUBLIC *Paul J. O'Neil*
 ADDRESS: 220 JACKSON STREET, SAN FRANCISCO, CA 94111



SURVEYING CERTIFICATE
 I, JAMES H. LUKE, 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.



TITLE CERTIFICATE
 I, James B. Filkestad, 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 15th DAY OF March, 1985.
James B. Filkestad #1471
 ATTORNEY AT LAW

PLANNING AND ZONING COMMISSION APPROVAL
 THIS PLAT APPROVED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION THIS 13 DAY OF December, 1985.

ATTEST:
Phyllis L. Brown
 Deputy Town Clerk
 Date: 4-17-85

P. Melody
 CHAIRMAN

TOWN APPROVAL
 THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENTS AND WELL FIELD AS SHOWN HEREON.

SIGNED THIS 10 DAY OF January, 1985.

ATTEST:
Phyllis L. Brown
 Deputy Town Clerk
 Date: 4-17-85

BY: *Steve Johnson*
 MAYOR

RECORDERS CERTIFICATE
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:58 PM, ON THE 17th DAY OF April, 1985, IN BOOK PAGE MAP
 RECEPTION NO. 351050.

Reta A. Crain
 COUNTY CLERK AND RECORDER

BY: *James L. Burt*
 Deputy

PLUM CREEK FAIRWAY FIVE SUBDIVISION, FILING NO. 2

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

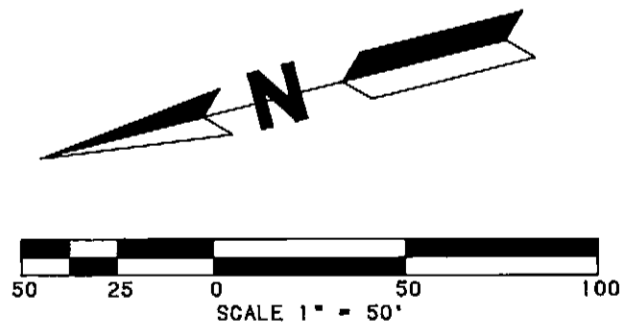
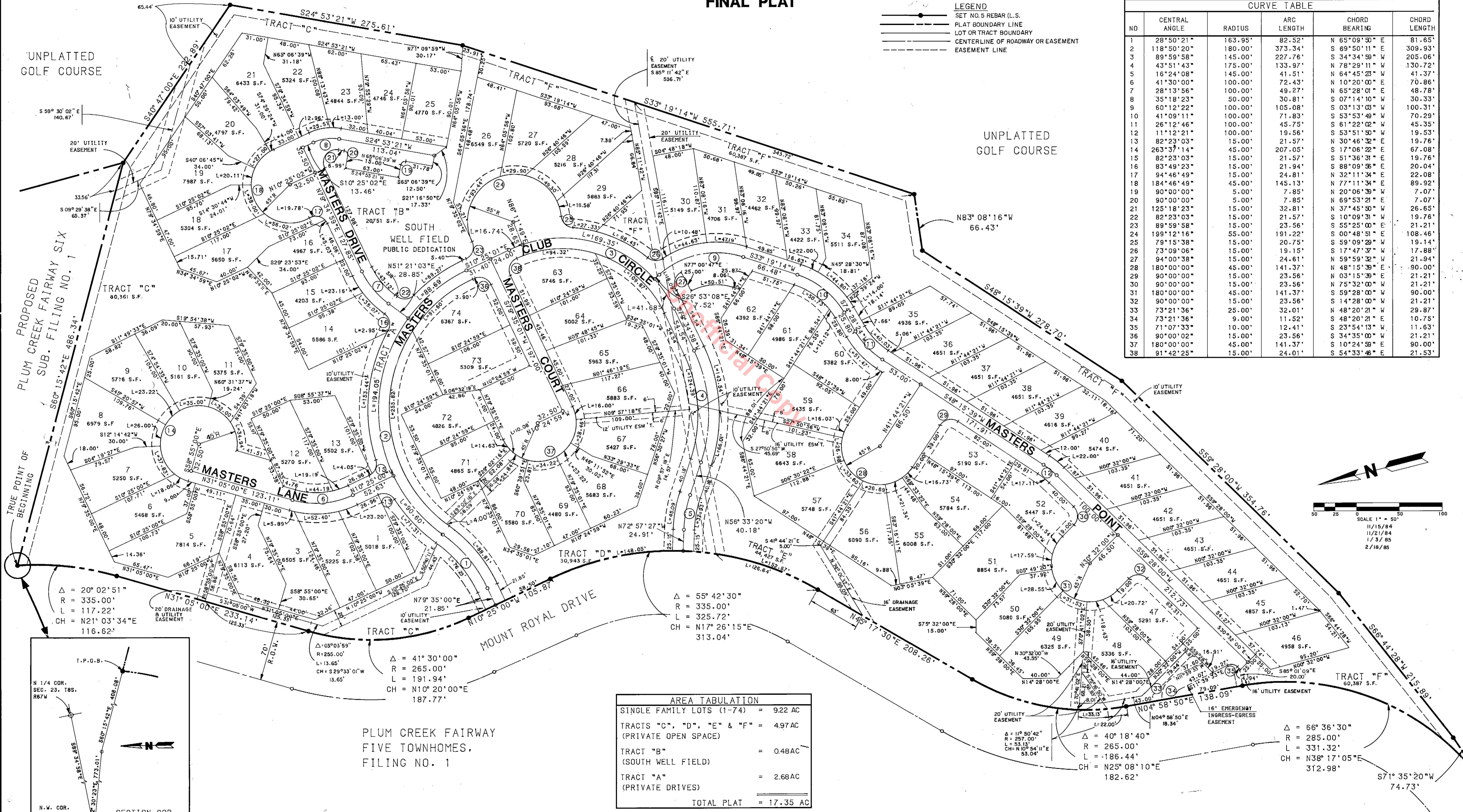
FINAL PLAT

LEGEND

- SET NO. 5 REBAR (L.S.)
- PLAT BOUNDARY LINE
- LOT OR TRACT BOUNDARY
- CENTERLINE OF ROADWAY OR EASEMENT
- - - EASEMENT LINE

CURVE TABLE

NO	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	28°50'21"	163.95'	82.52'	N 65°09'50" E	81.65'
2	118°50'20"	180.00'	373.34'	S 69°50'11" E	309.93'
3	89°59'58"	145.00'	227.76'	S 34°34'58" W	205.06'
4	43°51'43"	175.00'	133.97'	N 78°29'11" W	130.72'
5	16°24'08"	145.00'	41.51'	N 64°45'23" W	41.37'
6	41°30'00"	100.00'	72.43'	N 10°20'00" E	70.86'
7	28°13'56"	100.00'	49.27'	N 65°28'01" E	48.78'
8	35°18'23"	50.00'	30.81'	S 07°14'10" W	30.33'
9	60°12'22"	100.00'	105.08'	S 03°13'03" W	100.31'
10	41°09'11"	100.00'	71.83'	S 53°53'49" W	70.29'
11	26°12'46"	100.00'	45.75'	S 61°22'02" W	45.33'
12	11°12'21"	100.00'	19.56'	S 53°51'50" W	19.53'
13	82°23'03"	15.00'	21.57'	N 30°46'32" E	19.76'
14	263°37'14"	45.00'	207.05'	S 17°06'22" E	67.08'
15	82°23'03"	15.00'	21.57'	S 51°36'31" E	19.76'
16	83°49'23"	15.00'	21.94'	S 88°09'56" E	20.04'
17	94°46'49"	15.00'	24.81'	N 32°11'34" E	22.08'
18	184°46'49"	45.00'	145.13'	N 77°11'34" E	89.92'
19	90°00'00"	5.00'	7.85'	N 20°06'39" W	7.07'
20	90°00'00"	5.00'	7.85'	N 69°53'21" E	7.07'
21	125°18'23"	15.00'	32.81'	N 37°45'39" W	26.65'
22	82°23'03"	15.00'	21.57'	S 10°09'31" W	19.76'
23	89°59'58"	15.00'	23.56'	S 55°25'00" E	21.21'
24	199°12'16"	55.00'	191.22'	S 00°48'51" E	108.46'
25	79°15'38"	15.00'	20.75'	S 59°09'29" W	19.14'
26	73°09'06"	15.00'	19.15'	S 17°47'37" W	17.88'
27	94°00'38"	15.00'	24.61'	N 59°59'32" W	21.94'
28	180°00'00"	45.00'	141.37'	N 48°15'39" E	90.00'
29	90°00'00"	15.00'	23.56'	N 03°15'39" W	21.21'
30	90°00'00"	15.00'	23.56'	N 75°32'00" W	21.21'
31	180°00'00"	45.00'	141.37'	S 59°28'00" W	90.00'
32	90°00'00"	15.00'	23.56'	S 14°28'00" W	21.21'
33	73°21'36"	25.00'	32.01'	N 48°20'21" E	29.87'
34	73°21'36"	9.00'	11.52'	S 48°20'21" E	10.75'
35	71°07'33"	10.00'	12.41'	S 23°54'13" W	11.63'
36	90°00'02"	15.00'	23.56'	S 34°35'00" W	21.21'
37	180°00'00"	45.00'	141.37'	S 10°24'58" E	90.00'
38	91°42'25"	15.00'	24.01'	S 54°33'46" E	21.53'



AREA TABULATION

SINGLE FAMILY LOTS (1-74)	= 9.22 AC
TRACTS "C", "D", "E" & "F"	= 4.97 AC (PRIVATE OPEN SPACE)
TRACT "B"	= 0.48 AC (SOUTH WELL FIELD)
TRACT "A"	= 2.68 AC (PRIVATE DRIVES)
TOTAL PLAT	= 17.35 AC

PLUM CREEK FAIRWAY
FIVE TOWNHOMES,
FILING NO. 1

Δ = 20° 02' 51"
R = 335.00'
L = 117.22'
CH = N21° 03' 34" E
116.62'

Δ = 55° 42' 30"
R = 335.00'
L = 325.72'
CH = N17° 26' 15" E
313.04'

Δ = 41° 30' 00"
R = 265.00'
L = 191.94'
CH = N10° 20' 00" E
187.77'

Δ = 40° 18' 40"
R = 265.00'
L = 186.44'
CH = N25° 08' 10" E
182.62'

Δ = 66° 36' 30"
R = 285.00'
L = 331.32'
CH = N38° 17' 05" E
312.98'

