PLAT IDENTIFICATION SHEET

RECEPTION # : DC9463368

DATE: 12-6-94

TIME: 15:44

FEE: $ 10 (1 Pages)

GRANTOR: Hill Construction + Consulting Co
(OWNER/SIGNER)

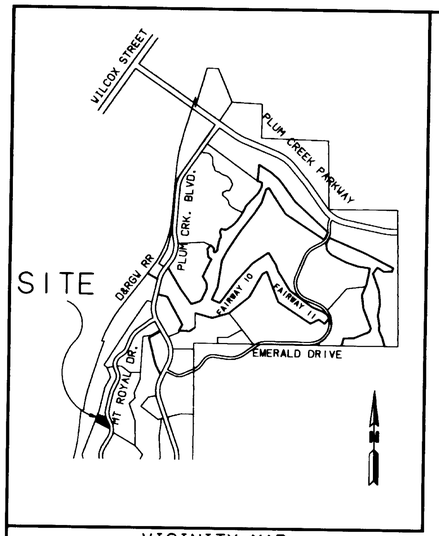
GRANTEE: Plum Creek Fairway 6 Subdivision F1 Replat
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 14+23, 8, 67
(SECTION-TOWNSHIP-RANGE)

FINAL PLAT
PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1 - REPLAT

A REPLAT OF LOTS 24, 25 AND 26 NO TRACTS D, E & I BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

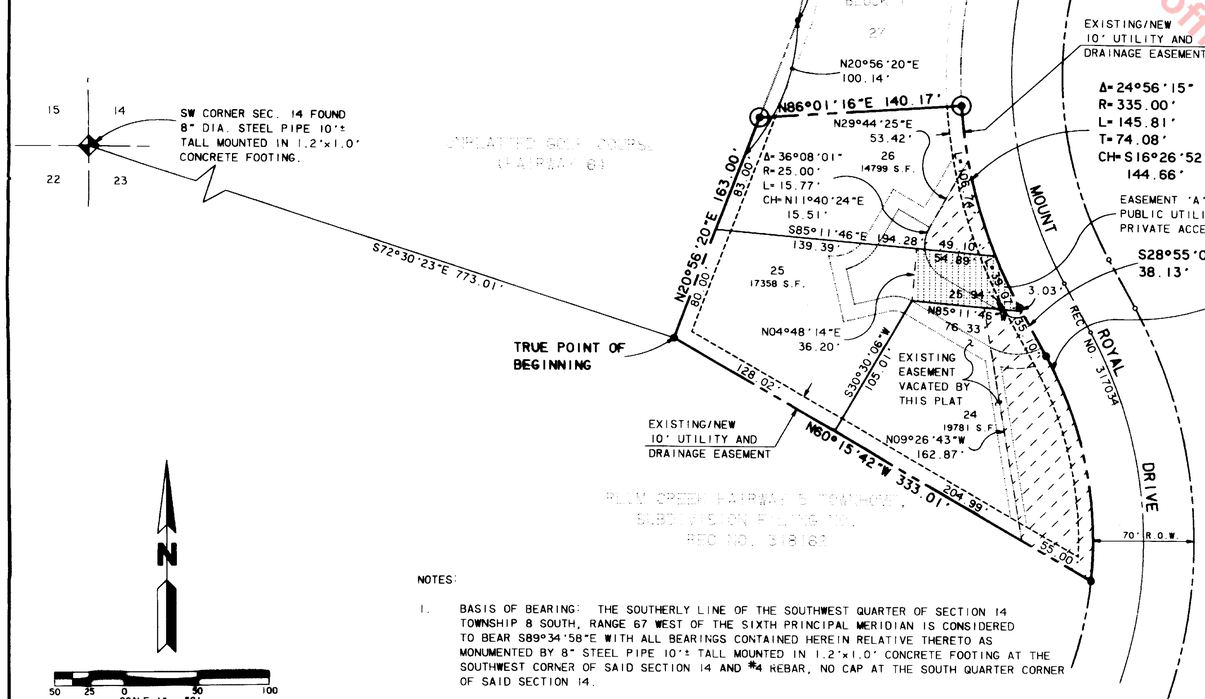
SHEET 1 OF 1



VICINITY MAP
N.T.S.

LEGEND

- REPLAT BOUNDARY
- NEW PUBLIC UTILITY EASEMENT
- REPLAT LOT LINE
- ORIGINAL TRACT/LOT LINE
- ORIGINAL EASEMENT
- ORIGINAL PLATTED PROPERTY LINE
- PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT
- SIGHT TRIANGLE RESTRICTION NO IMPROVEMENTS SHALL BE PLACED, PLANTED, OR CONSTRUCTED THAT EXCEED 30" HEIGHT.
- FOUND SECTION CORNER
- SET #4 REBAR WITH CAP LS # _____
- FOUND #5 REBAR WITH CAP LS # 6935 DAVID ARCHER



09-09-94
08-12-94
PREPARED BY: DATE: 07-07-94

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431 - 6100

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE S72°30'23"E, 773.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N20°56'20"E, 163.00 FEET; THENCE N86°01'16"E, 140.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE AS RECORDED UNDER RECEPTION NO. 317034; THENCE ALONG SAID WESTERLY LINE OF MOUNT ROYAL DRIVE THE FOLLOWING THREE(3) CONSECTIVE COURSES: 1)THENCE 145.81 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 24°56'15" AND A CHORD BEARING S16°26'52"E, 144.66 TO A POINT OF TANGENCY; 2)THENCE S28°55'00E, 38.13 FEET TO A POINT OF TANGENCY; 3)THENCE 160.69 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 34°44'31" AND A CHORD BEARING S11°32'44"E, 158.24 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MOUNT ROYAL DRIVE N60°15'42"W, 333.01 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.19 ACRES MORE OR LESS.

SURVEYING CERTIFICATE

I, Wayne Wray Harris 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.

9-12-94
DATE

Wayne Wray Harris
REGISTRATION NO. 18548

COLORADO REGISTERED WAYNE WRAY HARRIS 18548 PE AND PLS

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT THE HEREONSIGNED, BEING ALL OF THE OWNERS, AND HOLDERS OF LIENS AND MORTGAGES OF THE ABOVE DESCRIBED LANDS IN THE TOWN OF CASTLE ROCK, COLORADO, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1 - REPLAT. EASEMENT 'A' IS A PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT FOR THE BENIFIT OF LOTS 24, 25 AND 26.

THE HEREONSIGNED HEREBY FURTHER 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 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 PUBLIC ROADS AS 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.

EXECUTED THIS 13th DAY OF September, 1994.

TITLE CERTIFICATE

I, Diane Evans AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company A TITLE INSURANCE COMPANY LICENCED 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 13th DAY OF Sept., 1994

Diane Evans Vice President — AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company — TITLE INSURANCE COMPANY

OWNERS

HILL CONSTRUCTION & CONSULTING CO.
8251 S. EMERSON WAY
LITTLETON CO. 80122

BY: Kenneth H. Hill
TITLE: President

BONNIE L. HILL
KENNETH H. HILL
8251 S. EMERSON WAY
LITTLETON CO. 80122

BY: Bonnie L. Hill
BY: Kenneth H. Hill

AS OWNER AND MORTGAGEE:
HOLMBY LESIURE COUNTRY CLUB, LTD., A COLORADO CORPORATION
2030 CHAMPIONS CIRCLE
CASTLE ROCK, COLORADO 80104

BY: Neil Underhill
TITLE: SR Vice President

NOTARY

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 1994

BY Neil Underhill SR Vice President OF
HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION;

BY Kenneth H. Hill as President OF
HILL CONSTRUCTION & CONSULTING CO.;

BY BONNIE L. HILL; AND
BY KENNETH H. HILL

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-10-98
NOTARY PUBLIC: Keith K. Worley
ADDRESS: 7377 Otero Ct. Littleton, Co 80125

KEITH K. WORLEY NOTARY PUBLIC STATE OF COLORADO

MORTGAGEE

AS MORTGAGEE:
KEY BANK OF COLORADO
CHERRY CREEK
3330 E. 1ST AVE.
DENVER, CO. 80206

BY: see below
TITLE:

NOTARY

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF Sept, 1994 BY Dave Buck OF
BY Dave Buck, Loan Officer OF Loan Officer of Key Bank of Colorado
KEYBANK OF COLORADO;

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7/2/97
NOTARY PUBLIC: Marilyn Peter
ADDRESS: Box 182, Castle Rock, Co

MARILYN PETER NOTARY PUBLIC STATE OF COLORADO

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO THE 13th DAY OF October, A.D. 1994

BY: Mark C Williams — MAYOR — 12/6/94 DATE
Sally M... — TOWN CLERK — 12/6/94 DATE

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:44 M. ON THE 6th DAY OF December, 1994 IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 9463368.

Chief Deputy
COUNTY CLERK AND RECORDER

BY: _____

NOTES:

1. BASIS OF BEARING: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR S89°34'58"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AS MONUMENTED BY 8" STEEL PIPE 10'± TALL MOUNTED IN 1.2'x1.0' CONCRETE FOOTING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AND #4 REBAR, NO CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 14.
2. PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE NO. 3.77, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
3. ACCESS FOR LOTS 24 AND 26 SHALL BE THROUGH THE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT ACROSS LOT 25. NO DIRECT DRIVEWAY ACCESS TO MOUNT ROYAL DRIVE WILL BE ALLOWED FROM LOTS 24 AND 26.
4. ALL EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENTS WITHIN LOTS 24,25,26 AND TRACT I ARE TO BE VACATED BY THIS PLAT.

Unofficial Copy