

PLAT IDENTIFICATION SHEET

351048
4-17-85

GRANTOR:
(owner/signer)

Eddi Castle Rock Land Holdings
LTD

GRANTEE:
(subdivision name or name of plat)

P Plum Creek Parkway Lc 1

LEGAL:
(section-township-range)

PLUM CREEK FAIRWAY SIX, SUBDIVISION, FILING NO. 1
 A SUBDIVISION OF PART OF SECTIONS 14 and 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. MEEKS
 Assistant Secretary

THE BANK OF NOVA SCOTIA
 Mortgage Holder

NOTARY

SS:
 State of Colorado)
 County of Arapahoe)

The foregoing dedication was acknowledged before me this 31st day of May, 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: 7/27/86

Notary Public *Diana J. Frankel*
 Address 2675 S. Abilene, Aurora, Co.

NOTARY

SS:
 State of California)
 County of San Francisco)

The foregoing dedication was acknowledged before me this 31st day of May, 1984, by A.J.O. Carr as Assistant Agent of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: 4/1/84

Notary Public *Catherine M. Strohl*
 Address 220 Jackson, San Francisco, Ca.



SURVEYING CERTIFICATE

I, Dean F. Glosso, 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. Glosso
 Registered Land Surveyor #16109

TITLE CERTIFICATE

I, James B. Fallesstad, 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

J.B. Fallesstad #471
 Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 8 day of May, 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 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 17 day of May, 1984

TOWN OF CASTLE ROCK
 By: *Neve J. Hummel*

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:57 P.M. on the 17th day of April, 1984, in Book 3510 page 48 reception No. 351048

Reta A. Crain
 County Clerk and Recorder

By: *Jane F. Brun*
 Deputy

PROPERTY DESCRIPTION

A parcel of land located in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

Commencing at the Southwest corner of Section 14 from which the South one quarter corner of Section 14 bears S 89°34'58" E, thence S 72°30'23" E, 773.01 feet, to the TRUE POINT OF BEGINNING, point being also the Northwest corner of Plum Creek Fairway Five Townhome, Subdivision Filing No. 1, thence along the Easterly boundary of an unplatted golf course for the following (5) five courses: 1) N 20°56'20" E, 235.00 feet, 2) thence N 12°35'02" E, 444.95 feet, 3) thence N 27°34'53" E, 227.27 feet, 4) thence N 13°18'20" W, 80.66 feet, 5) thence N 25°32'30" W, 122.07 feet, to a point on the South-westernmost corner of Players Club Villas Townhome, Subdivision Filing No. 2; thence along the Southerly boundary line of said Players Club Villas Townhome, Subdivision Filing No. 2, for the following (3) three courses: 1) N 79°46'16" E, 245.63 feet, 2) thence S 50°18'08" E, 226.51 feet, 3) thence S 88°02'12" E, 225.00 feet, to a point on the Southernmost East corner of said Players Club Villas Townhome, Subdivision Filing No. 2, thence along the Westerly line of an unplatted golf course for the following (6) six courses: 1) S 01°57'48" W, 110.10 feet, 2) thence S 22°11'27" W, 280.12 feet, 3) thence S 09°34'14" E, 98.20 feet, 4) thence S 44°34'58" W, 154.47 feet, 5) thence S 19°44'37" E, 354.65 feet, 6) thence S 00°19'27" E, 468.66 feet, to a point; thence leaving said Westerly line W 60°15'42" W, 561.40 feet, to a point on the Westerly Right-of-Way line of Mount Royal Drive, Filing No. 1, said point being also the Northeast corner of the aforementioned Plum Creek Fairway Five Townhome, Subdivision Filing No. 1, thence continuing N 60°15'42" W, along the North line of said Plum Creek Fairway Five Townhome, Subdivision Filing No. 1, 333.02 feet to the TRUE POINT OF BEGINNING.

Except that portion of Mount Royal Drive, Filing No. 1, as recorded in Douglas County Records, Reception No. 317034.

Contains 15.9989 acres, more or less net.

DEDICATION CERTIFICATE

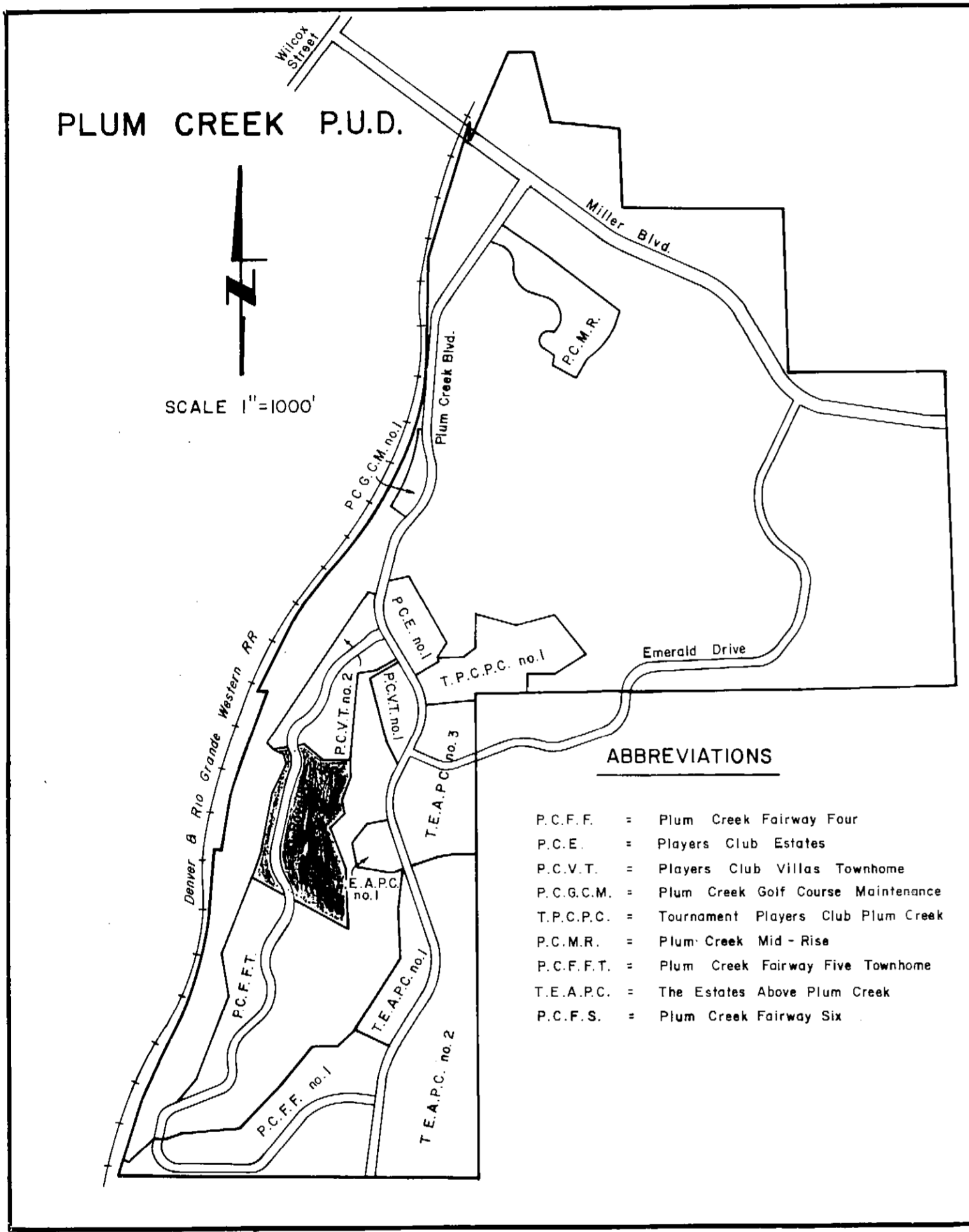
KNOW ALL MEN BY THESE PRESENTS: that the hereonsigned, being all of the owners and holders of Liens and Mortgages of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided or consented to the same, into Blocks, Lots and Tracts, as shown on this plat under the name and style of PLUM CREEK FAIRWAY SIX, SUBDIVISION FILING NO. 1, Tracts A, B, C, D, E, G and L as private open spaces. Tracts H, I and J are private drives. Tract F is dedicated as public open space. Tract K is dedicated to the Town of Castle Rock for future well site.

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 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 or across the private driveway as shown on this plat and also under, along and across utility easements as shown hereon.

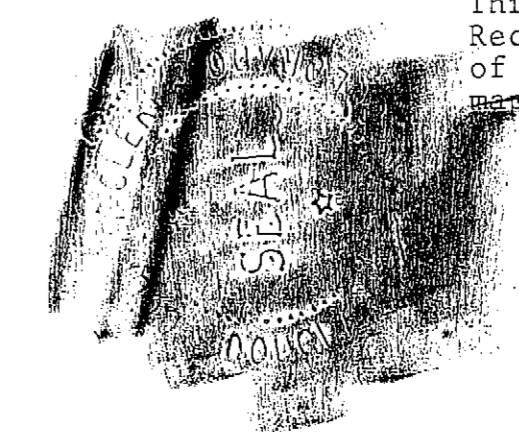
The hereonsigned hereby further dedicate to the public utilities and any cable television permittee operating under permit issued by the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and cablevision services within 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 _____ day of _____, 19____.



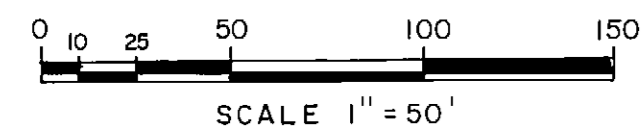
- ABBREVIATIONS**
- P.C.F.F. = Plum Creek Fairway Four
 - P.C.E. = Players Club Estates
 - P.C.V.T. = Players Club Villas Townhome
 - P.C.G.C.M. = Plum Creek Golf Course Maintenance
 - T.P.C.P.C. = Tournament Players Club Plum Creek
 - P.C.M.R. = Plum Creek Mid-Rise
 - P.C.F.F.T. = Plum Creek Fairway Five Townhome
 - T.E.A.P.C. = The Estates Above Plum Creek
 - P.C.F.S. = Plum Creek Fairway Six

Correction
 6/5/90
 Rec. 9013402
 Book 915
 Page 58



PLUM CREEK FAIRWAY SIX, SUBDIVISION FILING NO. 1

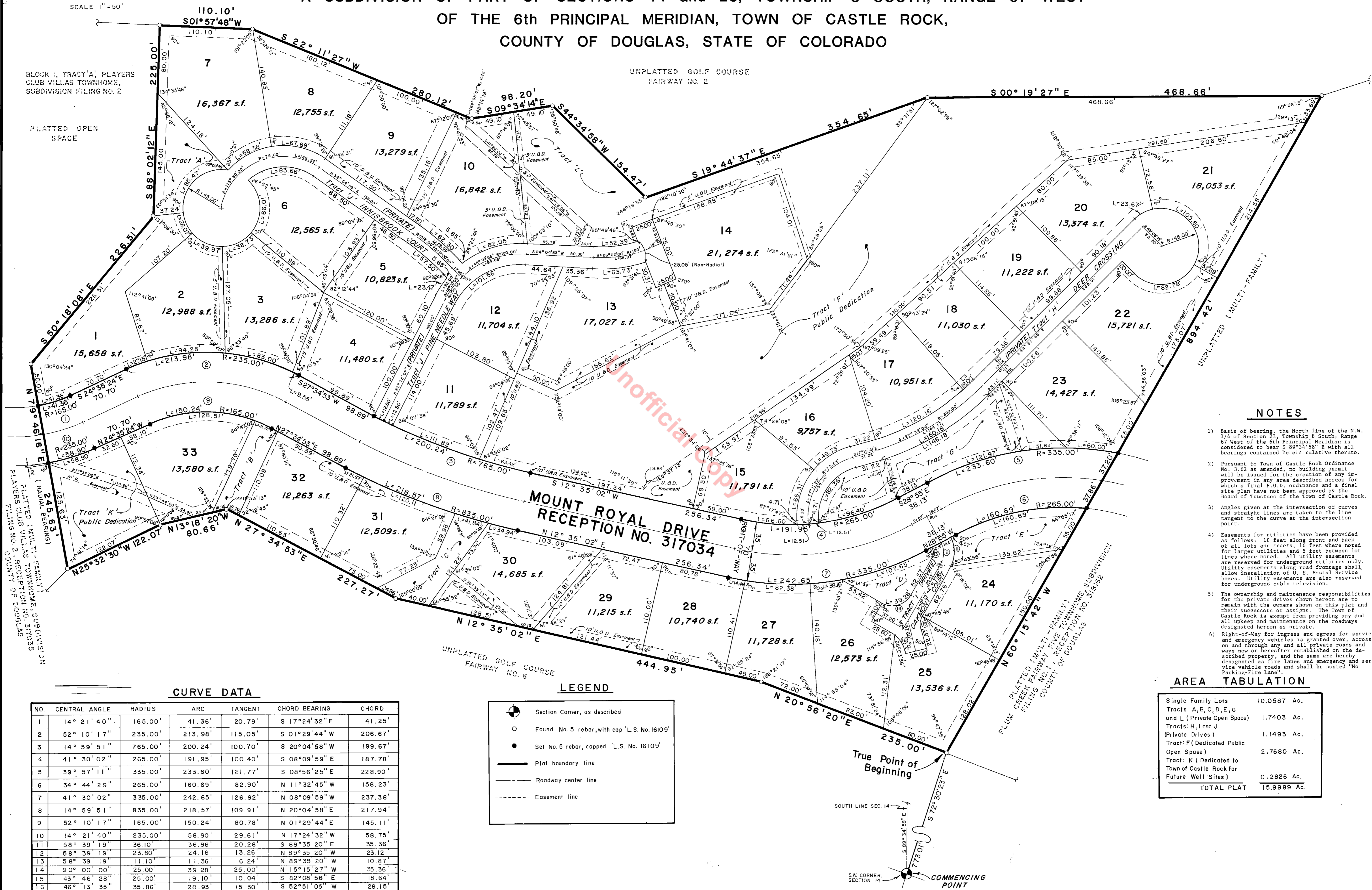
A SUBDIVISION OF PART OF SECTIONS 14 and 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO



BLOCK 1, TRACT 'A', PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2

PLATTED OPEN SPACE

UNPLATTED GOLF COURSE FAIRWAY NO. 2



NOTES

- 1) Basis of bearing; the North line of the N.W. 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S 89°34'59" E 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 P.U.D. ordinance and a final site plan have not been approved by the Board of Trustees of the Town of Castle Rock.
- 3) Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at the intersection point.
- 4) Easements for utilities have been provided as follows: 10 feet along front and back of all lots and tracts, 10 feet where noted for larger utilities and 5 feet between lot lines where noted. 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.
- 5) The ownership and maintenance responsibilities for the private drives shown herein 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 herein as private.
- 6) 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 vehicle roads and shall be posted "No Parking-Fire Lane".

AREA TABULATION

Single Family Lots	10.0587 Ac.
Tracts A, B, C, D, E, G and L (Private Open Space)	1.7403 Ac.
Tracts H, I, and J (Private Drives)	1.1493 Ac.
Tract F (Dedicated Public Open Space)	2.7680 Ac.
Tract K (Dedicated to Town of Castle Rock for Future Well Sites)	0.2826 Ac.
TOTAL PLAT	15.9989 Ac.

CURVE DATA

NO.	CENTRAL ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
1	14° 21' 40"	165.00'	41.36'	20.79'	S 17°24'32" E	41.25'
2	52° 10' 17"	235.00'	213.98'	115.05'	S 01°29'44" W	206.67'
3	14° 59' 51"	765.00'	200.24'	100.70'	S 20°04'58" W	199.67'
4	41° 30' 02"	265.00'	191.95'	100.40'	S 08°09'59" E	187.78'
5	39° 57' 11"	335.00'	233.60'	121.77'	S 08°56'25" E	228.90'
6	34° 44' 29"	265.00'	160.69'	82.90'	N 11°32'45" W	158.23'
7	41° 30' 02"	335.00'	242.65'	126.92'	N 08°09'59" W	237.38'
8	14° 59' 51"	835.00'	218.57'	109.91'	N 20°04'58" E	217.94'
9	52° 10' 17"	165.00'	150.24'	80.78'	N 01°29'44" E	145.11'
10	14° 21' 40"	235.00'	58.90'	29.61'	N 17°24'32" W	58.75'
11	58° 39' 19"	36.10'	36.96'	20.28'	S 89°35'20" E	35.36'
12	58° 39' 19"	23.60'	24.16'	13.26'	N 89°35'20" W	23.12'
13	58° 39' 19"	11.10'	11.36'	6.24'	N 89°35'20" W	10.87'
14	9° 00' 00"	25.00'	39.28'	25.00'	N 15°15'27" E	35.36'
15	43° 46' 28"	25.00'	19.10'	10.04'	S 82°08'56" E	18.64'
16	46° 13' 35"	35.86'	28.93'	15.30'	S 52°51'05" W	28.15'

LEGEND

