

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9609596

DATE: 2-27-96

TIME: 11:14

FEE: \$ 10⁰⁰ (1 Pages)

GRANTOR:
(OWNER/SIGNER)

Holmby Leisure Country
Club, LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Fairway 9
Subdivision #1
Final Plat

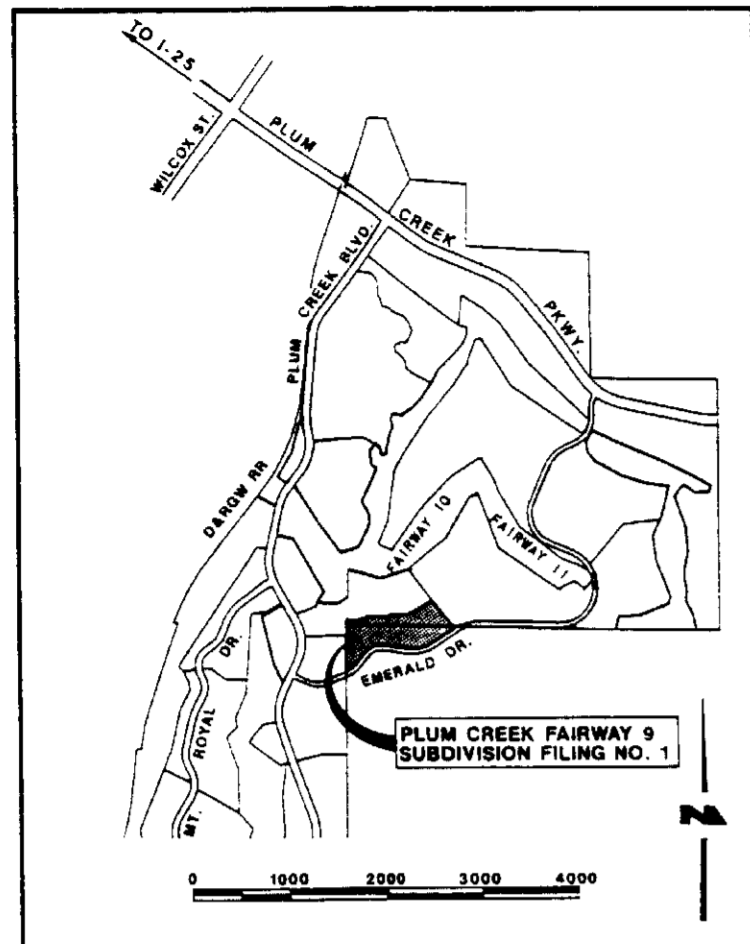
LEGAL:

(SECTION-TOWNSHIP-RANGE)

14, 8, 67

FINAL PLAT PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14 AND A REPLAT OF TRACT D OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1
RECORDED AT RECEPTION NO. 305820, DOUGLAS COUNTY RECORDS, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
(SCALE 1" = 2000')

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, RECORDED AUGUST 21, 1995 AT RECEPTION NO. 9538927, SFE IS DEBITED FROM THE WATER BANK.

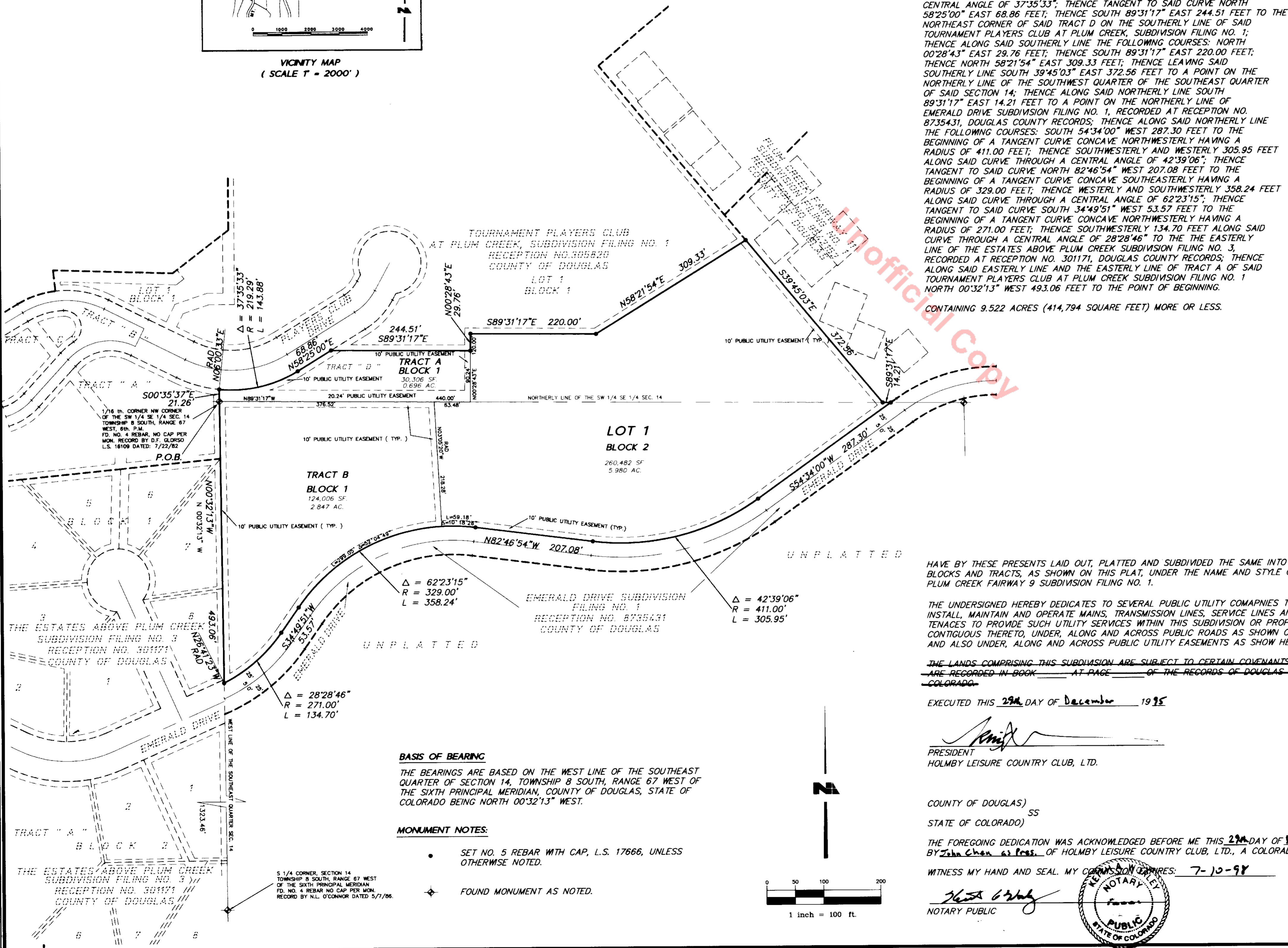
CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14 AND ALL OF TRACT D OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 305820, DOUGLAS COUNTY RECORDS, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT D; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID TRACT D THE FOLLOWING COURSES: NORTH 00°35'37" WEST 21.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 219.29 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 06°00'33" EAST; THENCE EASTERLY AND NORTHEASTERLY 143.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°35'33"; THENCE TANGENT TO SAID CURVE NORTH 58°25'00" EAST 68.86 FEET; THENCE SOUTH 89°31'17" EAST 244.51 FEET TO THE NORTHEAST CORNER OF SAID TRACT D ON THE SOUTHERLY LINE OF SAID TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES: NORTH 00°28'43" EAST 29.76 FEET; THENCE SOUTH 89°31'17" EAST 220.00 FEET; THENCE NORTH 58°21'54" EAST 309.33 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 39°45'03" EAST 372.56 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°31'17" EAST 14.21 FEET TO A POINT ON THE NORTHERLY LINE OF EMERALD DRIVE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 8735431, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: SOUTH 54°34'00" WEST 287.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 411.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY 305.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°39'06"; THENCE TANGENT TO SAID CURVE NORTH 82°46'54" WEST 207.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 329.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY 358.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°23'15"; THENCE TANGENT TO SAID CURVE SOUTH 34°49'51" WEST 53.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 271.00 FEET; THENCE SOUTHWESTERLY 134.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°28'46" TO THE EASTERLY LINE OF THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 3, RECORDED AT RECEPTION NO. 301171, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF TRACT A OF SAID TOURNAMENT PLAYERS CLUB AT PLUM CREEK SUBDIVISION FILING NO. 1 NORTH 00°32'13" WEST 493.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.522 ACRES (414,794 SQUARE FEET) MORE OR LESS.



SURVEYING CERTIFICATE

I, C. REY TANEY, 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.

C. Rey Taney
REGISTERED LAND SURVEYOR L.S. 17666

NOTE: IN ACCORDANCE TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

Paul Miller BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee*, A TITLE INSURANCE COMPANY LICENSED 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 8 DAY OF January, 1996

Paul Miller
AUTHORIZED REPRESENTATIVE

Land Title Guarantee
TITLE INSURANCE COMPANY

PLANNING COMMISSION APPROVAL

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF NOVEMBER, A.D., 1995.

ATTEST:
Don Shline 2/20/96 *Sally Musser* 2/20/96
CHAIRMAN DATE TOWN CLERK

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED AND THE DEDICATIONS ON THIS PLAT ACCEPTED BY TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF DECEMBER, A.D., 1995.

ATTEST:
Donald J. ... 12-14-95 *Sally Musser* 2/14/96
MAYOR DATE TOWN CLERK

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 27 DAY OF February 1996 AT 11:40 O'CLOCK A. M. AND WAS RECORDED UNDER RECEPTION NUMBER 9609596.

Richard ...
DOUGLAS COUNTY CLERK AND RECORDER

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1.

THE UNDERSIGNED HEREBY DEDICATES TO SEVERAL PUBLIC UTILITY COMPANIES 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 PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

EXECUTED THIS 29th DAY OF December 1995

...
PRESIDENT
HOLMBY LEISURE COUNTRY CLUB, LTD.

COUNTY OF DOUGLAS)
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF December 1995 BY ... AS PRES. OF HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION

WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 7-10-98

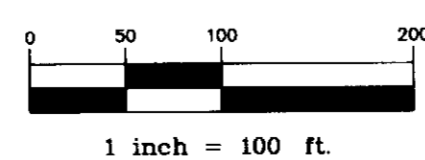
...
NOTARY PUBLIC

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING NORTH 00°32'13" WEST.

MONUMENT NOTES:

- SET NO. 5 REBAR WITH CAP, L.S. 17666, UNLESS OTHERWISE NOTED.
- ◆ FOUND MONUMENT AS NOTED.



TITLE: PLUM CREEK FAIRWAY 9 SUBDIVISION FILING NO. 1
DATE: 12/27/95 TIME: 08:00 T.N.: E.M.
SCALE: 1"=100' SURVEY: DIST. - BEINGS - ALSO
PLAT: DOUGLAS COUNTY, COLORADO
PLANNING: NONE DRAWING: CAD PROJ. MAP
SHEET: 1 OF 1 SHEETS JOB NO. 010031

NOLTE and ASSOCIATES
Engineers / Planners / Surveyors
7000 S. YOSEMITE ST., SUITE 200, ENGLEWOOD, CO. 80112
(303) 220-1001

DEVELOPER
HOLMBY LEISURE COUNTRY CLUB, LTD.
A COLORADO CORPORATION
331 PLAYERS CLUB DRIVE
CASTLE ROCK, COLORADO 80104

DATE OF PREPARATION: 9-27-95
SCALE: 1" = 100'
SHEET 1 OF 1