

PLAT IDENTIFICATION SHEET

305822

06/13/1983

GRANTOR:

(owner/signer)

EDI Environmental Developers

GRANTEE:

(subdivision name or name of plat)

Plum Creek Golf Course Maint 1

LEGAL:

(section-township-range)

PLUM CREEK GOLF COURSE MAINTENANCE, SUBDIVISION FILING 1

A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST

OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERS
ENVIRONMENTAL DEVELOPERS INCORPORATED
2675 S. Abilene St., Aurora, Colo. 80014

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

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

The Bank of Nova Scotia
THE BANK OF NOVA SCOTIA
Mortgage Holder
Deputy Agent

PROPERTY DESCRIPTION

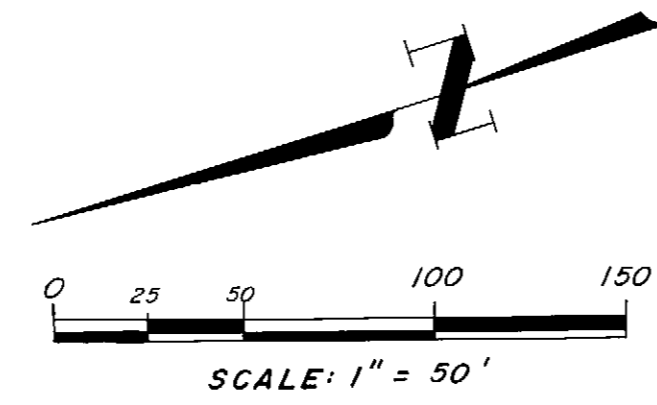
A Parcel of land located in the Northwest 1/4 of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

Commencing at the Center of said Section 14, from which the West 1/4 Corner of Section 14 bears N 89° 19' 39" W, thence N 80° 02' 04" W 617.67 feet to the TRUE POINT OF BEGINNING; thence N 53° 55' 00" W 172.36 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad; thence along said Easterly Right-of-Way line for the following two courses: (1) N 35° 45' 29" E 50.07 feet to a point of non-tangent curvature; (2) thence along the arc of a non-tangent curve to the left having a radius of 1908.47 feet, a central angle of 22° 24' 00", an arc length of 746.12 feet, and a chord bearing of N 20° 52' 13" E 741.38 feet to the South West corner of tract "B" as recorded in final plat of Plum Creek Boulevard Filing No. 1, thence S 85° 52' 47" E along the South line of said tract "B" 31.85 feet to a point on the Westerly Right-of-Way line of Plum Creek Boulevard Filing No. 1; thence along said Westerly Right-of-Way line the following five courses: (1) S 04° 07' 13" W 45.49 feet to a point of curvature; (2) thence along the arc of a tangent curve to the left having a radius of 540.00 feet, a central angle of 13° 27' 13", and an arc length of 126.80 feet to a point of tangency; (3) thence S 09° 20' 00" E 140.26 feet to a point of curvature; (4) thence along the arc of a tangent curve to the right, having a radius of 460.00 feet, a central angle of 45° 25' 00", and an arc length of 364.63 feet to a point of tangency; (5) thence S 36° 05' 00" W 218.91 feet to the TRUE POINT OF BEGINNING.

Contains 2.6871 Acres or 117,050 sq. ft., more or less.

LEGEND

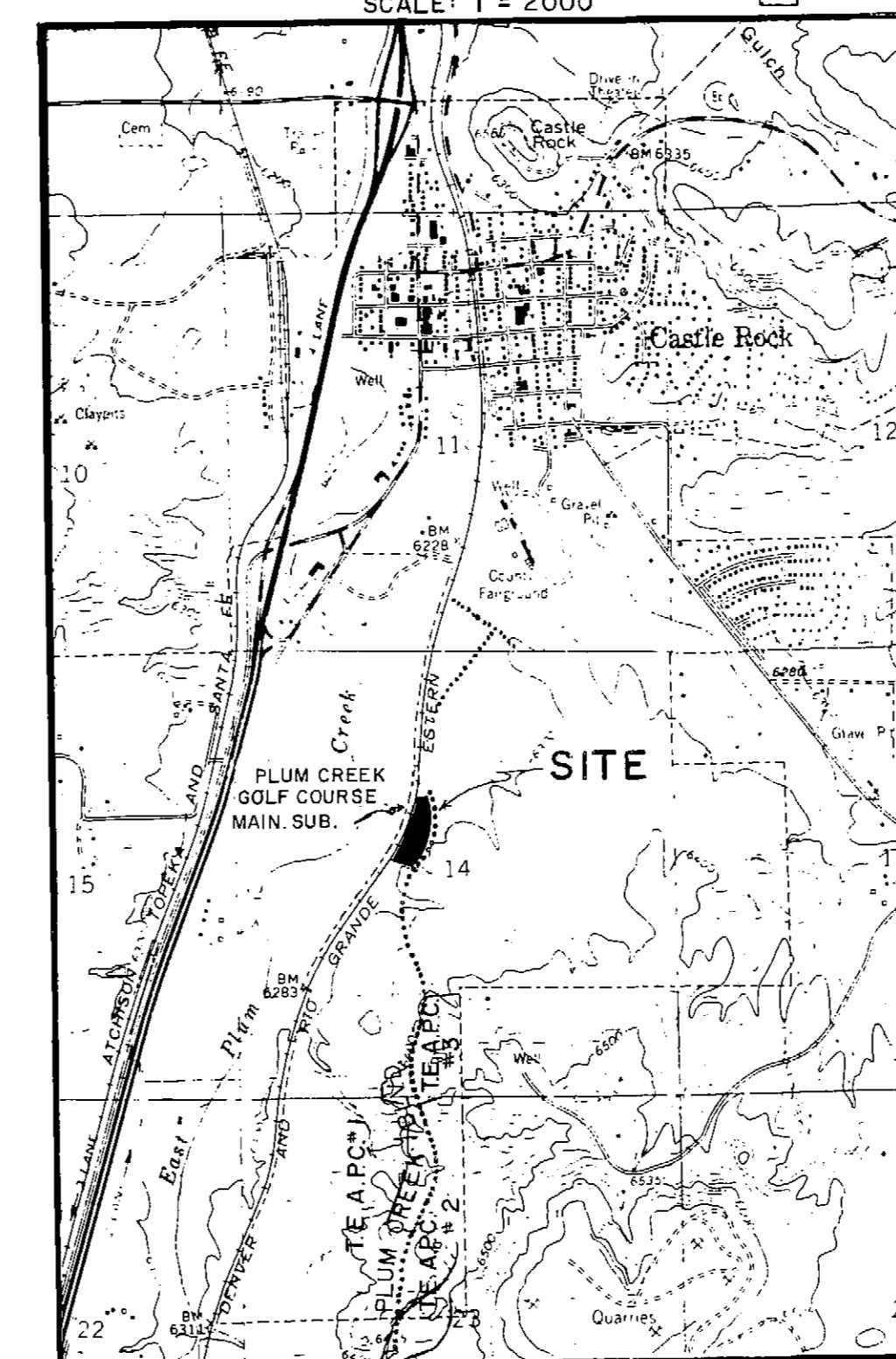
- 1/16 SECTION CORNER, AS DESCRIBED
- 1/4 SECTION CORNER, AS DESCRIBED
- SECTION SUBDIVISION LINE
- FOUND NO.5 REBAR, WITH CAP "L.S. NO. 16109.
- SET NO.5 REBAR, CAPPED "L.S.16109"
- PLAT BOUNDARY LINE
- LOT BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE



NOTES

- Basis of Bearing: the East-West Centerline of Section 14, Township 8 South Range 67 West of the 6th Principal Meridian is considered to bear N 89° 19' 39" W, with all bearings contained herein relative thereto.
- 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 area described herein 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.
- Easements for drainage and utilities have been provided as follows: 10 feet wide along all road frontage, and 10 feet wide along exterior plat boundaries. 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.
- Angles given at the intersection of curves and straight lines are taken to the line tangent to the curve at the intersection point.

VICINITY MAP



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 a block, and a lot, as shown on this plat, under the name and style of "PLUM CREEK GOLF COURSE MAINTENANCE SUBDIVISION FILING NO. 1".

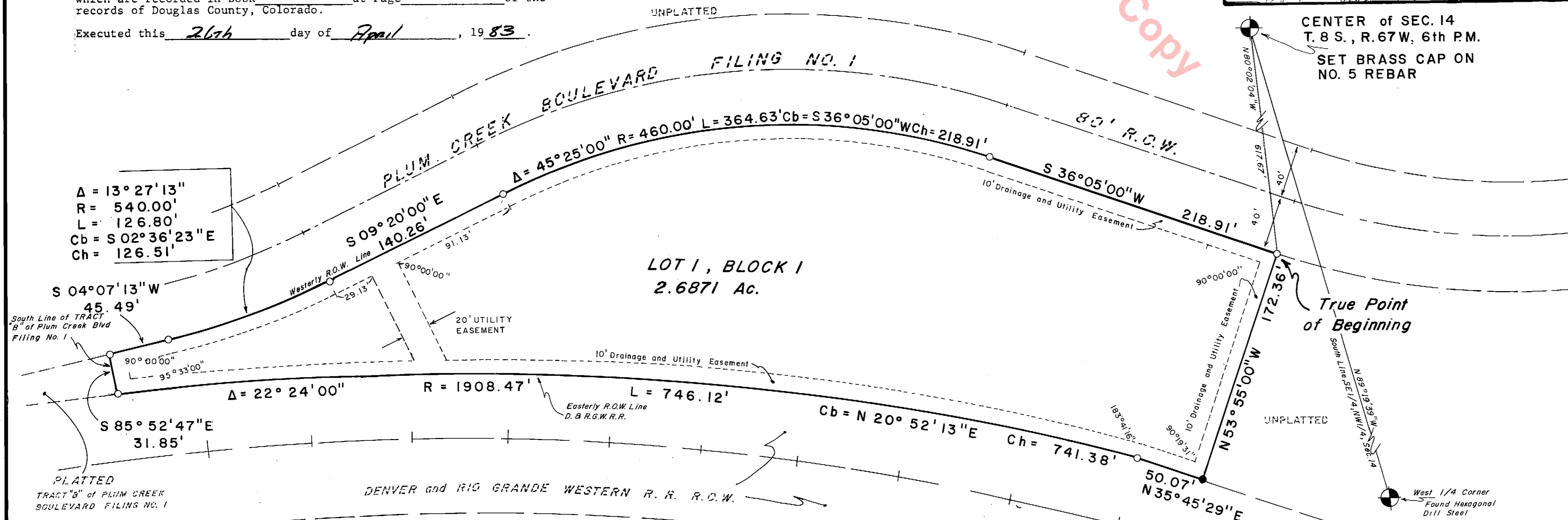
The hereonsigned hereby further dedicate all utility easements and dedicate to the Town of Castle Rock for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

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 utility easements as shown hereon.

The lands comprising this subdivision are subject to contain covenants which are recorded in Book _____ at Page _____ of the records of Douglas County, Colorado.

Executed this 26th day of April, 1983.

UNPLATTED



NOTARY

SS:
State of Colorado)
County of Arapahoe)

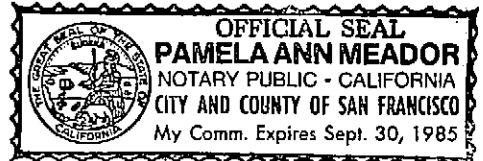
The foregoing dedication was acknowledged before me this 26 day of April, 1983, by William J. Ash III as President and Kathryn A. Ackerman-Schiffer as Assistant Secretary of Environmental Developers Incorporated. Witness my hand and seal. My commission expires: 11-16-86

Notary Public Claudia J. Bighel
Address: 2675 So. Abilene St. #300
Aurora, Colo 80014 **NOTARY**

SS:
State of California)
County of San Francisco)

The foregoing dedication was acknowledged before me this 26th day of April, 1983, by J. E. Oliver as Deputy Agent of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires September 30, 1985

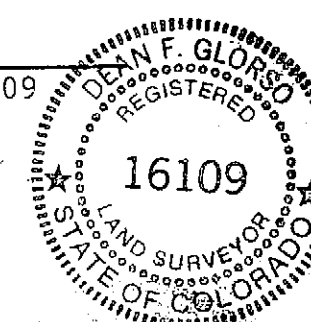
Notary Public Pamela Ann Meador
Address: 220 Jackson St., San Francisco



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
Registered Land Surveyor #16109



TITLE CERTIFICATE

I, James B. Folkesand, 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 26th day of April, 1983.

James B. Folkesand
Attorney at Law #471

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 7th day of April, 1983.

Richard H. Stroman
Chairman

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 9th day of June, 1983.

TOWN OF CASTLE ROCK
By: *[Signature]*
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 3:01 P.M. on the 13th day of June, 1983, in book _____, page _____, map _____, reception No. 305822

Rita A. Crain
County Clerk and Recorder
By: *Phyllis L. Brown*
Deputy

PREPARED BY: **UPI** YALE PROPERTIES, INC.
DATE: 2-25-83 2675 S. ABILENE ST., AURORA, CO. (303) 755-3377