

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
9 PGS

2005074505
08/09/2005 12:59 PM



2005074505 9 PGS

PLAT IDENTIFICATION SHEET

Douglas Investment Company, LLC

GRANTOR(owner)

Plum Creek South 1 Final Plat

GRANTEE(name of plat)

Plum Creek South

Subdivision/Condo Name

1

Filing

Phase

Lot

Building

Block

Unit

14, 23

8

67

OLD LEGAL(Section)

(Township)

(Range)

2005005928

Cross reference#s (reception#s Book – Page)

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M., and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment Town of Castle Rock, County of Douglas, State of Colorado
Final Plat

Certificate of Dedication and Ownership

THE UNDERSIGNED, BEING ALL THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLUM CREEK SOUTH FILING NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSES OF OWNERSHIP AND MAINTENANCE ALL STREETS AS PLATTED, TRACT A AND ALL UTILITY, DRAINAGE, EMERGENCY ACCESS AND SIGHT DISTANCE EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACTS C-1, D-1, H AND I-1 WILL BE CONVEYED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

TRACTS B, C, D, E, F, G, AND I WILL BE CONVEYED TO A FUTURE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT AT A FUTURE DATE. THESE TRACTS ARE HEREBY ESTABLISHED FOR THIS SUBDIVISION FOR OPEN SPACE, DRAINAGE AND UTILITIES, AND A BLANKET EASEMENT IS HEREBY GRANTED TO THE TOWN OF CASTLE ROCK OVER THESE TRACTS FOR PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION 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 THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24 DAY OF June, 2005.

Owner(s)

Peter Rinehart
DOUGLAS INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY,
F/K/A/ PLUM CREEK DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF JUNE 2005, BY PETER RINEHART

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11-7-2006

Patricia A. Canahan
NOTARY PUBLIC
501 Wilcox
CASTLE ROCK CO 80104
ADDRESS



Mortgagee and Lienholder

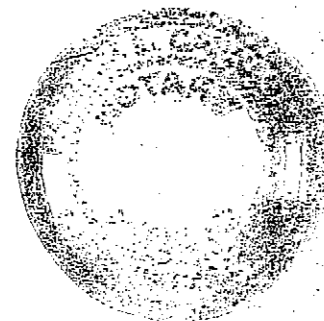
DEED OF TRUST RECORDED
1-19-05, REC. # 2005005928

J. Tedesco
CASTLE ROCK BANK - MR. D.J. TEDESCO AS PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF June 2005, BY MR. D.J. TEDESCO AS PRESIDENT OF CASTLE ROCK BANK

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11-7-2006

Patricia A. Canahan
NOTARY PUBLIC
501 Wilcox
CASTLE ROCK, CO 80104
ADDRESS



Property Description

A PART OF THE SOUTHEAST 1/4 OF SECTION 14, A PART OF THE NORTHEAST 1/4 OF SECTION 23, T. 8 S., R. 67 W., OF THE 6TH P.M., AND A PART OF TRACT A, THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 2, 1ST AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N 00°32'12" W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 775.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EMERALD DRIVE SAID POINT ALSO BEING ON A POINT OF NON-TANGENT CURVE;

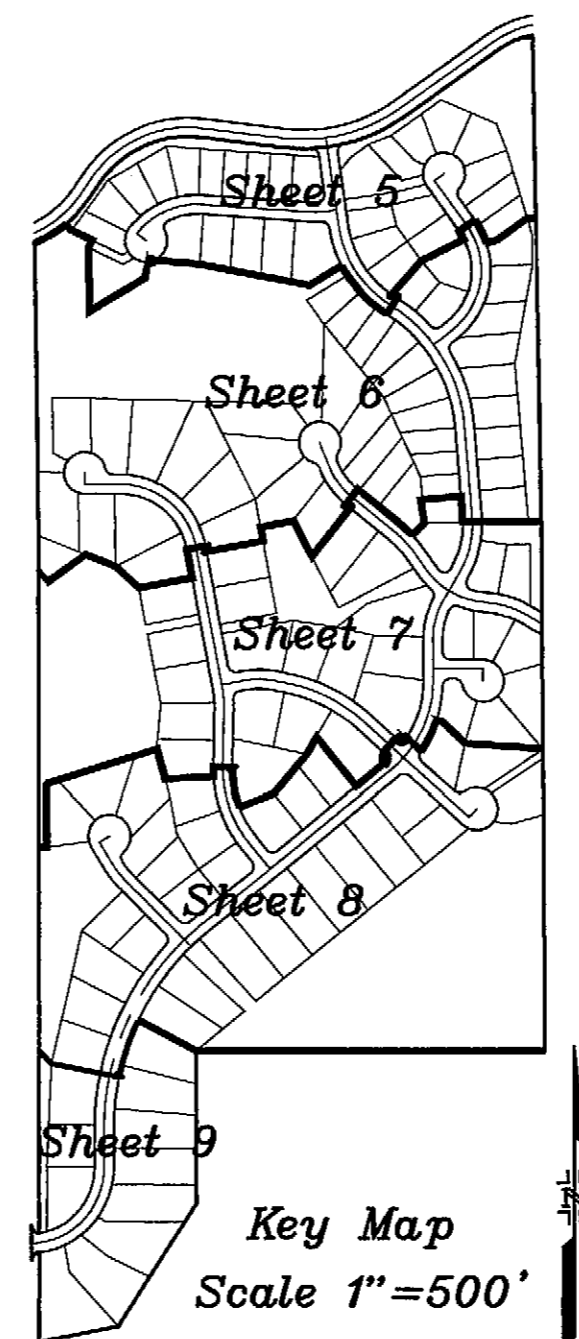
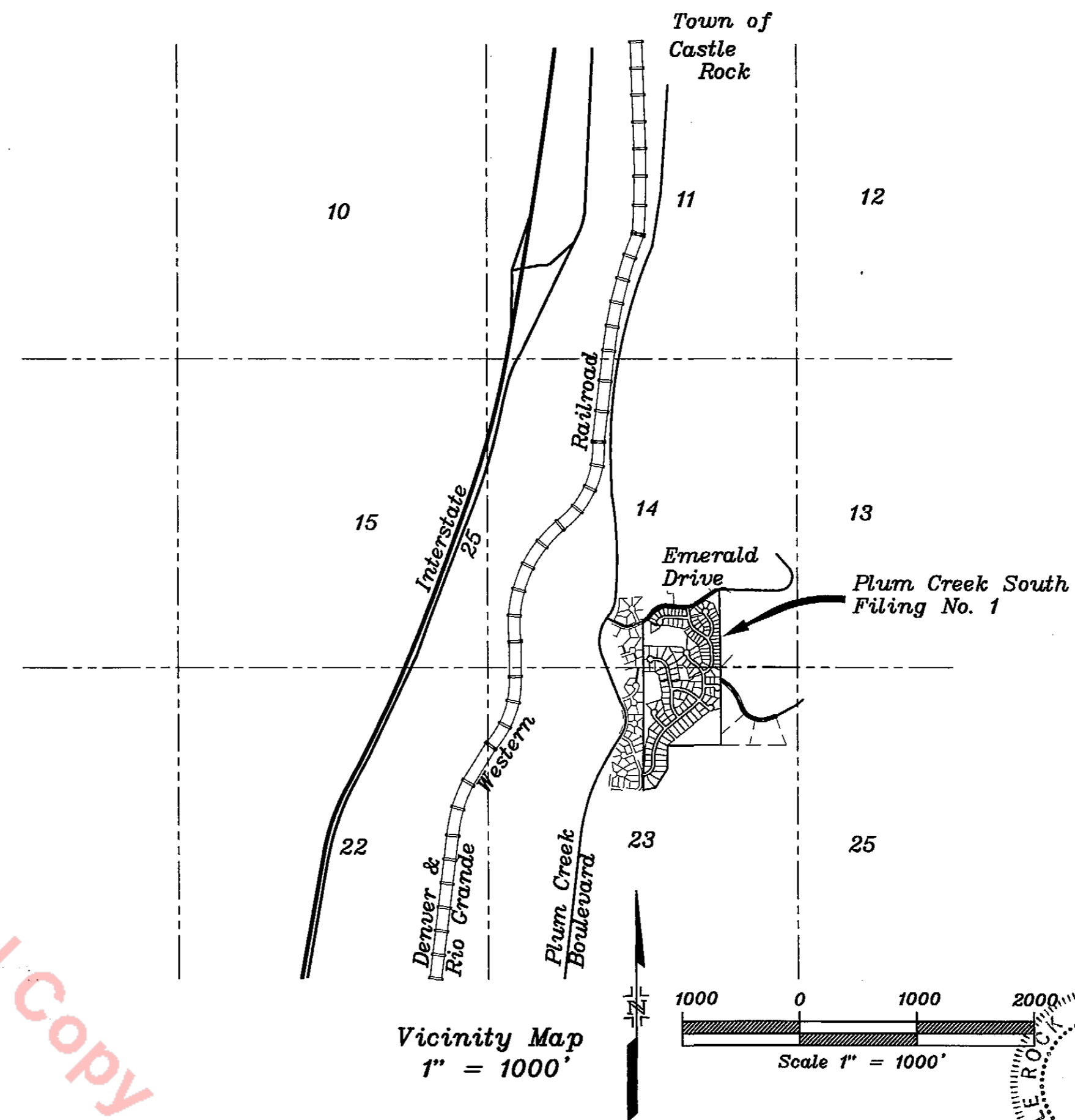
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES;

1. ALONG SAID CURVE TO THE LEFT THE CENTER OF WHICH BEARS N 22°50'10" W, HAVING A RADIUS OF 326.04 FEET A CENTRAL ANGLE OF 32°17'27" AN ARC DISTANCE OF 183.75 FEET TO A POINT OF TANGENT;
2. N 34°52'22" E, ALONG SAID TANGENT, A DISTANCE OF 53.57 FEET TO A POINT OF CURVE;
3. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET A CENTRAL ANGLE OF 62°23'15" AN ARC DISTANCE OF 303.79 FEET TO A POINT OF TANGENT;
4. S 82°44'23" E, ALONG SAID TANGENT, A DISTANCE OF 207.42 FEET TO A POINT OF CURVE;
5. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 459.87 FEET A CENTRAL ANGLE OF 42°46'51" AN ARC DISTANCE OF 343.37 FEET TO A POINT OF TANGENT;
6. N 54°28'46" E, ALONG SAID TANGENT, A DISTANCE OF 299.03 FEET TO A POINT OF CURVE;
7. ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 248.26 FEET A CENTRAL ANGLE OF 16°40'08" AN ARC DISTANCE OF 72.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14;

THENCE THE FOLLOWING FOURTEEN (14) COURSES;

1. S 89°39'45" E, ALONG SAID NORTH LINE, A DISTANCE OF 25.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
2. S 00°50'37" E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1321.60 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23;
3. S 00°10'31" E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1320.36 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
4. N 89°57'04" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 909.90 FEET;
5. S 00°02'56" W, A DISTANCE OF 400.00 FEET;
6. S 32°47'56" W, A DISTANCE OF 380.00 FEET;
7. S 78°56'55" W, A DISTANCE OF 209.86 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;
8. N 00°09'44" E, ALONG SAID WEST LINE, A DISTANCE OF 231.70 FEET TO A POINT OF NON-TANGENT CURVE;
9. ALONG SAID CURVE TO THE RIGHT THE CENTER OF WHICH BEARS N 07°30'00" W, HAVING A RADIUS OF 225.00 FEET A CENTRAL ANGLE OF 00°37'45" AN ARC DISTANCE OF 2.47 FEET TO A POINT OF REVERSE CURVE;
10. ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 82°58'01" AN ARC DISTANCE OF 28.96 FEET TO A POINT OF NON-TANGENT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF CHERRY PLUM WAY;
11. N 00°09'44" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 88.92 FEET TO A POINT OF CURVE;
12. CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET A CENTRAL ANGLE OF 00°51'21" AN ARC DISTANCE OF 1.87 FEET TO A POINT OF NON-TANGENT CURVE;
13. ALONG SAID CURVE TO THE LEFT THE CENTER OF WHICH BEARS N 89°18'23" E, HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 89°11'39" AN ARC DISTANCE OF 31.13 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23;
14. N 00°09'44" E, ALONG SAID WEST LINE, A DISTANCE OF 1741.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 78.05 ACRES, MORE OR LESS.



Engineer & Surveyor
COSTIN ENGINEERING CONSULTANTS, INC.
7353 S. ALTON WAY, SUITE A115
ENGLEWOOD, CO 80112
(303) 790-4969
FAX (303) 790-4967
WILLIAM E. MILLER, PE # 13889
PAUL D. NELSON, JR. LS # 11330

Surveyor's Statement:

I, PAUL D. NELSON, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 6-23-05 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

Paul D. Nelson, Jr.
PAUL D. NELSON, JR., L.S. # 11330
DATE 6/23/05
SEAL OF PAUL D. NELSON, JR., LAND SURVEYOR, STATE OF COLORADO, 11330

Title Certificate

I, Larry L. Nitsch, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co., 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 24 DAY OF June, 2005

Larry L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE
Land Title Guaranty Co.
TITLE INSURANCE COMPANY

Statement of Town Approval and Acceptance

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY BY THE TOWN.

ATTEST:
Bally Mc TOWN CLERK
Mike Stens TOWN MANAGER

Statement of Director of Development Services Approval

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 4 DAY OF August 2005

Patricia A. Canahan
DIRECTOR OF DEVELOPMENT SERVICES

Water Rights Dedication Agreement

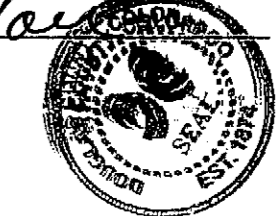
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT, AND FIRST AMENDMENT TO THE DEVELOPMENT CONTRACT RECORDED AUGUST 21, 1994 IN BOOK 1283 AND PAGE 136 AND ACCORDINGLY 142 SFE ARE DEBITED FROM THE WATER BANK.

RECORDED ON THE 4 DAY OF August, 2005 AT RECEPTION NO. 2005014505

Douglas County Clerk and Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:51 P.M. ON THE 9 DAY OF August 2005 RECEPTION NO. 2005014505

DOUGLAS COUNTY CLERK AND RECORDER
BY Tulayna DEPUTY



Plum Creek South Filing No. 1
Final Plat - Cover Sheet
Sheet 1 of 8

COSTIN ENGINEERING CONSULTANTS, INC.

Revisions:
REVISED PER COMMENTS 6/13/05
REVISED PER COMMENTS 8/2/04
REVISED PER COMMENTS 9/15/04
REVISED PER COMMENTS 3/15/05

ENGINEERING LAND SURVEYING CONSTRUCTION MANAGEMENT
7353 S. Alton Way, Suite A115 Englewood, Colorado 80112 PH (303) 790-4969
Date: 9/12/03
Project No. 4100064A

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat

Summary Table:

TOTAL ACRES	= 78.05 ACRES - 100%
TOTAL TRACTS (TRACTS A,B,C,C-1,D,D-1,E,F,G,H,I & I-1)	= 23.73 ACRES - 30.4%
TOTAL RIGHT OF WAY DEDICATION	= 9.67 ACRES - 12.4%
TOTAL LOT AREA	= 44.65 ACRES - 57.2%
TOTAL NUMBER OF LOTS	= 140
TOTAL NUMBER OF SFE	= 142

Tract Table

TRACT	AREA		OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
	ACRES	SQUARE FEET				
A	3.81	166,063	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PUBLIC OPEN SPACE	DEDICATED TO THE TOWN OF CASTLE ROCK FOR PUBLIC LAND, PURSUANT TO THE DEVELOPMENT CONTRACT (Rec. # 369875).
B	7.77	338,651	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE
C	6.28	273,938	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT
C-1	0.33	14,158	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK -OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY EASEMENT PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
D	1.76	76,620	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, UTILITY AND SIGNAGE
D-1	0.58	25,386	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK -OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY EASEMENT PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
E	1.06	46,253	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE
F	0.16	6,987	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE AND UTILITY
G	0.10	4,327	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE AND UTILITY EASEMENT
H	0.18	7,799	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK -OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY EASEMENT PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN
I	0.47	20,470	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	PRIVATE OPEN SPACE	OPEN SPACE, DRAINAGE, AND UTILITY
I-1	1.23	53,676	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	STORM WATER DETENTION	DEDICATED TO THE TOWN OF CASTLE ROCK -OPEN SPACE, STORM WATER DETENTION, DRAINAGE AND UTILITY EASEMENT PURSUANT TO THE PLUM CREEK METROPOLITAN DISTRICT AMENDED SERVICE PLAN

Notes

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS OF WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 6 MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
4. THERE ARE NO FEMA REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE.
5. ALL UTILITIES, DRAINAGE, EMERGENCY ACCESS EASEMENTS AND SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF CASTLE ROCK.
6. PD/ZONING RECORDATION, RECEPTION # 368890, DATED NOVEMBER 25, 1985.
7. NO SOLID OBJECT EXCEEDING (30") INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT AS SHOWN ON THIS PLAT. TREES WITH A DIAMETER NO GREATER THAN TWELVE (12) INCHES AND A BRANCHING HEIGHT NO LESS THAN EIGHT (8) FEET WILL BE ALLOWED IN A SIGHT DISTANCE EASEMENT AS LONG AS IT CAN BE DEMONSTRATED THAT THESE TREES WILL NOT NEGATIVELY IMPACT THE VEHICULAR SIGHT DISTANCE AT THE INTERSECTION.
8. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE TEN (10) FOOT UTILITY EASEMENTS ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS OF WAY AND SHALL HAVE A FIVE (5) FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
9. AN EMERGENCY ACCESS GATE ONTO HAYSTACK ROAD SHALL BE INSTALLED. THE GATE SHALL BE EQUIPPED WITH OPTICOM SCANNING DEVICES, A KNOX KEY ACTIVATION, AND A 60-HOUR BACKUP BATTERY POWER WITH DEFAULT OPENING UPON POWER FAILURE. THE GATE AND FENCING AROUND THE GATE SHALL MATCH THE MAHER RANCH MESA DRIVE GATE.

Legend:

U.E. Denotes Utility Easement

Plum Creek South Filing No. 1
Final Plat - Sheet 2 of 8

COSTIN ENGINEERING CONSULTANTS, INC.

Revisions:

REVISED PER COMMENTS 6/10/05
REVISED PER COMMENTS 8/2/04
REVISED PER COMMENTS 9/15/04
REVISED PER COMMENTS 3/15/05

7363 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4989

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT

Date: 9/12/03
Project No. 4100084B

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat

Curve Table

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	42.50'	42.42'	N88°01'31"E	12°10'33"
C2	20.00'	29.53'	26.92'	N50°21'33"W	84°35'35"
C3	20.00'	29.55'	26.93'	S34°15'36"W	84°38'43"
C4	20.00'	33.42'	29.66'	S39°48'20"W	95°44'11"
C5	20.00'	29.85'	27.16'	N51°41'22"W	85°30'52"
C6	225.00'	218.16'	209.71'	N66°20'11"E	55°33'12"
C6A	225.00'	10.51'	10.51'	N87°13'31"W	02°40'36"
C6B	225.00'	55.67'	55.53'	N84°20'55"E	14°10'33"
C6C	225.00'	40.64'	40.59'	S43°44'04"W	10°20'58"
C7	175.00'	89.76'	88.78'	S79°25'07"W	29°23'21"
C8	20.00'	32.06'	28.74'	N18°47'59"E	91°50'55"
C9	55.00'	235.84'	92.42'	S84°16'57"E	245°41'03"
C9A	55.00'	12.27'	12.24'	S32°10'12"W	12°46'48"
C9B	55.00'	54.07'	51.92'	S02°23'01"E	56°19'42"
C9C	55.00'	22.54'	22.39'	S42°17'27"E	24°29'10"
C9D	55.00'	40.73'	39.81'	S75°14'58"E	42°25'54"
C9E	55.00'	15.14'	15.09'	N75°39'00"E	15°46'09"
C9F	55.00'	91.09'	81.03'	N20°19'14"E	94°53'25"
C10	325.00'	278.68'	270.22'	N33°29'51"W	49°07'50"
C10A	325.00'	101.84'	101.42'	S17°54'32"E	17°57'12"
C10B	325.00'	30.04'	30.03'	S29°32'01"E	05°17'47"
C10C	325.00'	56.81'	56.74'	N37°11'22"W	10°00'55"
C10D	325.00'	58.22'	58.14'	S47°19'46"E	10°15'51"
C10E	325.00'	31.77'	31.76'	S55°15'43"E	05°36'05"
C11	275.00'	239.99'	232.44'	N33°03'48"W	50°00'03"
C11A	275.00'	41.40'	41.36'	S12°22'30"E	08°37'29"
C11B	275.00'	90.83'	90.42'	S26°08'59"E	18°55'29"
C11C	275.00'	90.79'	90.38'	S45°04'11"E	18°54'55"
C11D	275.00'	16.97'	16.97'	S56°17'44"E	03°32'10"
C12	427.40'	113.86'	113.52'	S50°25'52"E	15°15'49"
C12A	427.40'	59.42'	59.37'	S54°04'49"E	07°57'54"
C12B	427.40'	54.44'	54.41'	S46°26'55"E	07°17'54"
C13	20.00'	29.40'	26.82'	S84°54'47"E	84°13'38"
C14	377.40'	351.08'	338.56'	S31°24'48"E	53°18'01"
C14A	377.40'	28.34'	28.33'	S55°54'45"E	04°18'07"
C14B	377.40'	82.28'	82.12'	N47°30'57"W	12°29'29"
C14C	377.40'	75.91'	75.78'	S10°31'31"E	11°31'26"
C15	427.40'	197.61'	195.85'	S18°00'31"E	26°29'27"
C15A	427.40'	47.20'	47.17'	N28°05'26"W	06°19'37"
C15B	427.40'	82.80'	82.67'	N19°22'37"W	11°06'01"
C15C	427.40'	67.61'	67.54'	S09°17'42"E	09°03'48"
C16	55.00'	248.11'	85.21'	S86°17'21"E	258°27'47"
C16A	55.00'	4.99'	4.98'	S32°55'26"E	05°11'36"
C16B	55.00'	25.26'	25.04'	N17°10'13"W	26°18'49"
C16C	55.00'	27.76'	27.47'	N10°26'43"E	28°55'03"
C16D	55.00'	38.05'	37.29'	S44°43'21"W	39°38'15"
C16E	55.00'	43.04'	41.95'	S42°59'20"E	44°50'09"
C16F	55.00'	60.97'	57.89'	S11°11'09"W	63°30'49"
C16G	55.00'	48.05'	46.53'	S89°34'02"W	50°03'06"
C17	20.00'	27.39'	25.30'	N03°42'39"E	78°27'47"
C18	225.00'	347.51'	313.99'	N08°43'55"E	88°29'37"
C18A	225.00'	15.79'	15.79'	N33°30'37"W	04°01'14"
C18B	225.00'	52.24'	52.13'	N24°50'52"W	13°18'14"
C18C	225.00'	61.00'	60.82'	S10°25'44"E	15°32'03"
C18D	225.00'	103.54'	102.63'	S10°31'19"W	26°22'03"
C18E	225.00'	109.41'	108.33'	S37°38'09"W	27°51'38"
C18F	225.00'	5.53'	5.53'	N52°16'11"E	01°24'26"
C19	175.00'	270.29'	244.21'	S08°43'35"W	88°29'37"
C19A	175.00'	24.65'	24.63'	S31°29'09"E	08°04'10"
C19B	175.00'	142.60'	138.69'	N04°06'27"W	46°41'14"
C19C	175.00'	103.04'	101.56'	S36°06'17"W	33°44'14"
C20	275.00'	171.15'	168.40'	N13°03'56"E	35°39'30"
C20A	275.00'	16.14'	16.14'	S03°04'57"E	03°21'44"
C20B	275.00'	49.82'	49.76'	S03°47'20"W	10°22'51"
C20C	275.00'	105.19'	104.55'	N19°56'13"E	21°54'56"
C21	225.00'	139.47'	137.24'	S12°59'37"W	35°30'53"
C21A	225.00'	14.19'	14.19'	S02°57'26"E	03°36'47"
C21B	225.00'	125.28'	123.67'	S14°48'00"W	31°54'06"
C22	20.00'	37.47'	32.23'	N84°25'32"E	107°20'56"
C23	20.00'	26.53'	24.63'	S10°18'16"E	76°00'14"
C24	20.00'	29.58'	26.96'	S68°05'52"W	84°44'18"
C25	20.00'	37.19'	32.06'	S22°22'49"E	106°33'01"
C26	175.00'	33.11'	33.06'	S81°04'30"E	10°50'27"
C27	289.73'	130.13'	129.04'	S73°37'40"E	25°44'03"
C27A	289.73'	35.29'	35.27'	N83°00'18"W	06°58'46"
C27B	289.73'	89.66'	89.31'	S70°38'57"E	17°43'55"
C27C	289.73'	5.17'	5.17'	N6°16'19"W	01°01'21"
C28	709.20'	14.18'	14.18'	S60°11'17"E	01°08'43"
C29	239.73'	107.67'	106.77'	S73°37'40"E	25°44'04"
C29A	239.73'	22.52'	22.51'	S63°27'06"E	05°22'56"
C29B	239.73'	85.15'	84.71'	N76°19'08"W	20°21'08"
C30	225.00'	66.61'	66.37'	N78°00'51"W	16°57'43"
C30A	225.00'	26.66'	26.65'	N83°06'02"W	06°47'21"
C30B	225.00'	39.95'	39.90'	S74°37'10"E	10°10'23"
C31	225.00'	55.20'	55.06'	N41°16'40"W	14°03'26"
C31A	225.00'	16.27'	16.26'	S46°14'07"E	04°08'32"
C31B	225.00'	38.94'	38.89'	S39°12'24"E	09°54'54"
C32	175.00'	23.37'	23.35'	N38°04'29"W	07°39'03"
C33	325.00'	95.93'	95.58'	S42°42'18"E	16°54'42"
C33A	325.00'	54.99'	54.93'	S39°05'48"E	09°41'41"
C33B	325.00'	40.94'	40.91'	S47°33'09"E	07°13'01"
C34	275.00'	81.17'	80.88'	N42°42'18"W	16°54'42"
C35	225.00'	119.12'	117.73'	S35°59'39"E	30°19'59"
C35A	225.00'	37.28'	37.24'	S25°34'27"E	09°29'34"
C35B	225.00'	81.84'	81.39'	S40°44'26"E	20°50'25"
C36	175.00'	93.24'	92.15'	S55°53'47"E	30°31'44"
C36A	175.00'	32.51'	32.46'	N25°57'13"W	10°38'36"
C36B	175.00'	60.74'	60.43'	S41°13'05"E	19°53'08"
C37	20.00'	18.36'	17.72'	S05°39'58"W	52°35'46"
C38	20.00'	18.66'	17.99'	S47°33'38"E	53°27'57"
C39	55.00'	274.79'	66.00'	N68°50'07"E	286°15'28"
C39A	55.00'	53.00'	50.97'	N04°21'33"E	55°12'56"
C39B	55.00'	59.08'	56.28'	N54°01'18"W	61°33'05"
C39C	55.00'	46.63'	45.25'	N29°59'21"E	48°34'43"
C39D	55.00'	30.16'	29.78'	S58°35'11"E	31°24'53"

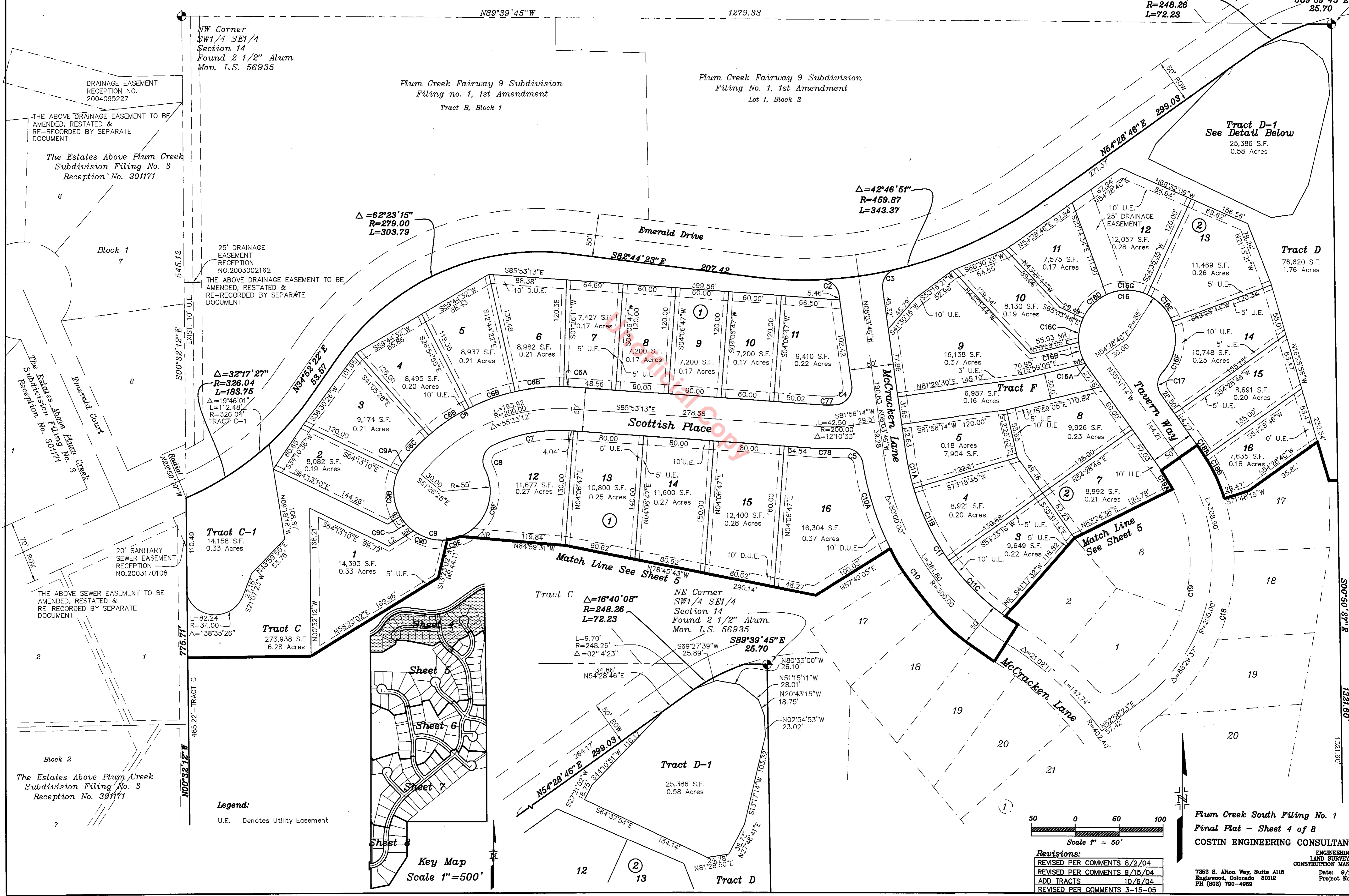
Curve Table

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C40	225.00'	109.40'	108.33'	N13°46'06"E	27°51'30"
C40A	225.00'	100.76'	99.92'	N14°52'04"E	25°39'33"
C40B	225.00'	8.64'	8.64'	S00°56'19"W	02°11'57"
C41	175.00'	79.07'	78.40'	S12°47'02"W	25°53'22"
C42	20.00'	31.42'	28.28'	N45°09'39"W	90°00'00"
C43	55.00'	248.11'	85.21'	N39°04'14"E	258°27'47"
C43A	55.00'	27.17'	26.89'	S76°00'31"E	28°18'15"
C43B	55.00'	44.03'	42.86'	N38°55'19"W	45°52'10"
C43C	55.00'	58.80'	55.87'	N14°32'14"E	61°02'59"
C43D	55.00'	59.70'	56.81'	N42°47'35"W	62°11'26"
C44	20.00'	27.39'	25.30'	S50°55'46"E	78°27'47"
C45	20.00'	30.46'	27.60'	S46°12'42"W	87°15'19"
C46	325.00'	181.92'	179.55'	S18°37'11"W	32°04'17"
C46A	325.00'	92.68'	92.37'	S26°29'09"W	16°20'22"
C46B	325.00'	89.24'	88.96'	N10°27'00"E	15°43'55"
C47	275.00'	154.29'	152.28'	S15°54'45"W	32°08'48"
C48	20.00'	34.96'	30.68'	S82°04'05"W	100°09'51"
C49	20.00'	28.80'	26.38'	S06°35'50"E	82°30'19"
C50	20.00'	27.39'	25.30'	N87°04'53"W	78°27'47"
C51	55.00'	248.11'	85.21'	S02°55'07"W	258°27'47"
C51A	55.00'	51.80'	49.91'	N80°40'12"E	53°57'56"
C51B	55.00'	27.64'	27.35'	S57°57'02"E	28°47'38"
C51C	55.00'	76.95'	70.82'	S03°28'29"E	80°09'27"
C51D	55.00'	72.71'	67.53'	S74°28'28"W	75°44'26"
C51E	55.00'	19.01'	18.92'	N57°45'09"W	19°48'20"
C52	425.00'	224.53'	221.92'	N62°59'04"W	30°16'09"
C52A	425.00'	53.18'	53.14'	S51°26'03"E	07°10'08"
C52B	425.00'	108.68'	108.38'	N62°20'40"W	14°39'05"
C52C	425.00'	62.67'	62.62'	N73°53'40"W	08°26'57"
C53	375.00'	198.11'	195.82'	N62°59'04"W	30°16'09"
C53A	375.00'	79.04'	78.90'	S53°53'18"E	12°04'37"
C53B	375.00'	119.07'	118.57'	N69°01'22"W	18°11'33"
C54	175.00'	68.35'	67.91'	S89°18'28"E	22°22'39"
C55	225.00'	87.88'	87.32'	N89°18'28"W	22°22'39"
C56	20.00'	31.42'	28.28'	N55°29'47"W	90°00'00"
C57	20.00'	28.90'	26.45'	N38°06'44"E	82°46'58"
C58	175.00'	36.00'	35.94'	S04°36'11"E	11°47'12"
C58A	175.00'	27.53'	27.50'	S05°59'21"E	09°00'52"
C58B	175.00'	8.47'	8.47'	N00°05'45"W	02°46'19"
C59	175.00'	242.68'	223.70'	N50°13'26"W	79°27'17"
C59A	175.00'	197.46'	187.15'	S37°37'34"E	64°39'00"
C59B	175.00'	45.22'	45.09'	S17°53'56"E	14°48'17"
C60	225.00'	312.09'	287.61'	S50°13'26"E	79°27'17"
C60A	225.00'	16.77'	16.76'	S87°48'58"E	04°16'11"
C60C	225.00'	56.09'	55.95'	S17°38'19"E	14°17'03"
C61	20.00'	27.39'	25.30'	N50°43'11"W	78°27'47"
C62	55.00'	248.11'	85.21'	N39°16'49"E	258°27'47"
C62A	55.00'	17.61'	17.53'	S80°46'50"E	18°20'28"
C62B	55.00'	61.68'	58.50'	S39°28'54"E	64°15'24"
C62C	55.00'	41.07'	40.12'	S14°02'11"W	42°46'48"
C62D	55.00'	69.32'	64.83'	S71°32'06"W	72°13'03"
C62E	55.00'	58.43'	55.72'	N41°55'20"W	60°52'05"
C63	325.00'	229.21'	224.49'	N18°54'52"W	40°24'33"
C63A	325.00'	25.33'	25.32'	S00°56'34"E	04°27'56"
C63B	325.00'	90.66'	90.37'	S11°10'02"E	15°59'01"
C63C	325.00'	90.87'	90.57'	S27°10'07"E	16°01'09"
C63D	325.00'	22.35'	22.35'	S37°08'55"E	03°56'28"
C64	275.00'	193.95'	189.96'	N18°54'52"W	40°24'33"
C64A	275.00'	105.44'	104.79'	N09°41'38"W	21°58'04"
C64B	275.00'	88.51'	88.13'	S29°53'54"E	18°26'29"
C65	20.00'	31.42'	28.28'	N84°07'09"W	90°00'00"
C66	20.00'	30.21'	27.42'	N87°37'26"W	86°32'13"
C67	175.00'	40.16'	40.07'	N37°46'55"W	13°08'49"
C68	225.00'	54.43'	54.29'</		

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat

NE Corner
SW1/4 SE1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935



NW Corner
SW1/4 SE1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

DRAINAGE EASEMENT
RECEPTION NO.
2004095227

THE ABOVE DRAINAGE EASEMENT TO BE
AMENDED, RESTATED &
RE-RECORDED BY SEPARATE
DOCUMENT

The Estates Above Plum Creek
Subdivision Filing No. 3
Reception No. 301171

Plum Creek Fairway 9 Subdivision
Filing no. 1, 1st Amendment
Tract B, Block 1

Plum Creek Fairway 9 Subdivision
Filing No. 1, 1st Amendment
Lot 1, Block 2

Tract D-1
See Detail Below
25,386 S.F.
0.58 Acres

Tract D
76,620 S.F.
1.76 Acres

25' DRAINAGE
EASEMENT
RECEPTION
NO.2003002162

THE ABOVE DRAINAGE EASEMENT TO BE
AMENDED, RESTATED &
RE-RECORDED BY SEPARATE
DOCUMENT

$\Delta=32^{\circ}17'27''$
R=326.04
L=183.75

$\Delta=19^{\circ}46'01''$
R=326.04
L=112.48

Tract C-1
14,158 S.F.
0.33 Acres

20' SANITARY
SEWER EASEMENT
RECEPTION
NO.2003170108

THE ABOVE SEWER EASEMENT TO BE
AMENDED, RESTATED &
RE-RECORDED BY SEPARATE
DOCUMENT

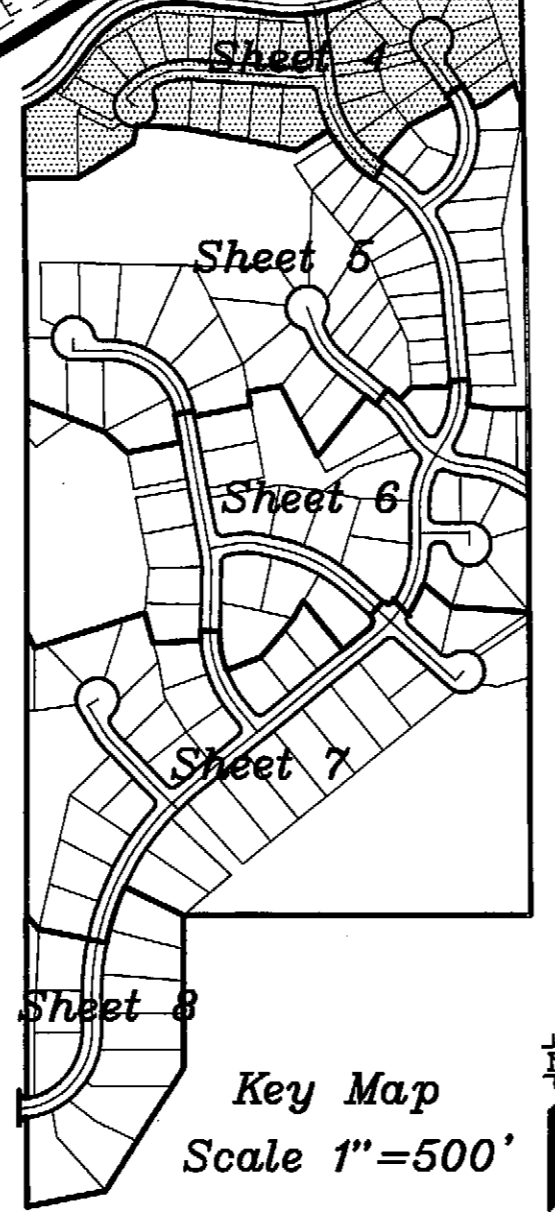
Tract C
273,938 S.F.
6.28 Acres

Tract C
 $\Delta=16^{\circ}40'08''$
R=248.26
L=72.23

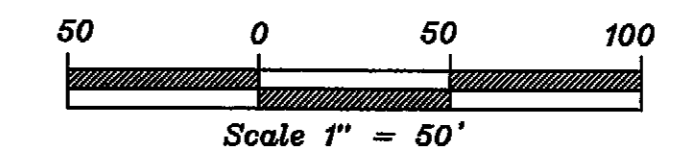
NE Corner
SW1/4 SE1/4
Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

Tract D-1
25,386 S.F.
0.58 Acres

Legend:
U.E. Denotes Utility Easement



Key Map
Scale 1"=500'



Revisions:

REVISED PER COMMENTS 8/2/04
REVISED PER COMMENTS 9/15/04
ADD TRACTS 10/6/04
REVISED PER COMMENTS 3-15-05

Plum Creek South Filing No. 1
Final Plat - Sheet 4 of 8
COSTIN ENGINEERING CONSULTANTS, INC.

7858 S. Alton Way, Suite A116
Englewood, Colorado 80112
PH (303) 790-4958

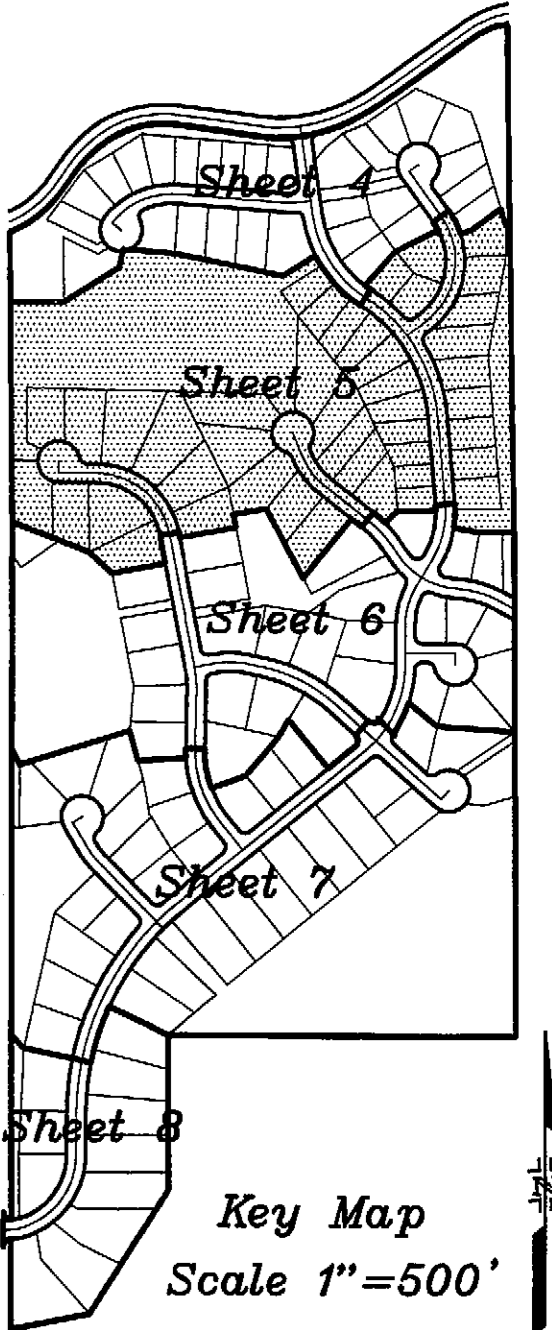
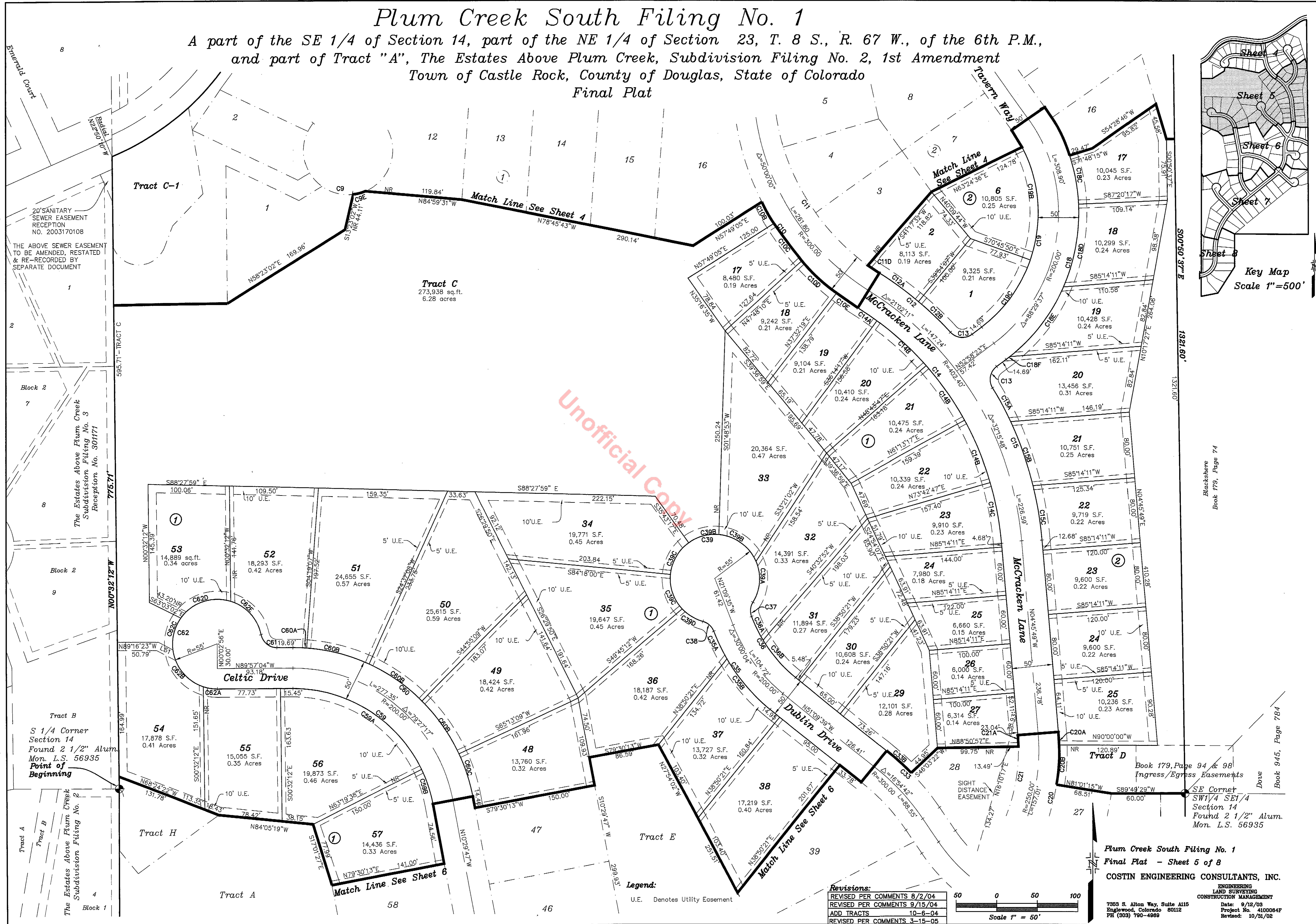
DATE: 9/12/03
PROJECT NO. 4100084E

Book 179, Page 74

Book 179, Page 74

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat



Unofficial Copy

20' SANITARY SEWER EASEMENT RECEPTION NO. 2003170108
THE ABOVE SEWER EASEMENT TO BE AMENDED, RE-STATED & RE-RECORDED BY SEPARATE DOCUMENT

The Estates Above Plum Creek Subdivision Filing No. 3 Reception No. 301171

Tract B
S 1/4 Corner Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935
Point of Beginning

The Estates Above Plum Creek Subdivision Filing No. 2

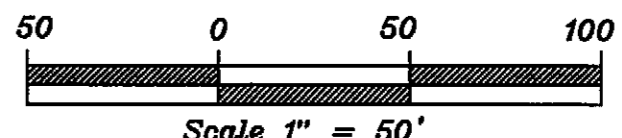
Book 179, Page 94 & 98
Ingress/Egress Easements
SE Corner SW 1/4 Section 14
Found 2 1/2" Alum.
Mon. L.S. 56935

Plum Creek South Filing No. 1
Final Plat - Sheet 5 of 8
COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
7353 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4989
Date: 9/12/03
Project No. 4100064F
Revised: 10/31/02

Revisions:

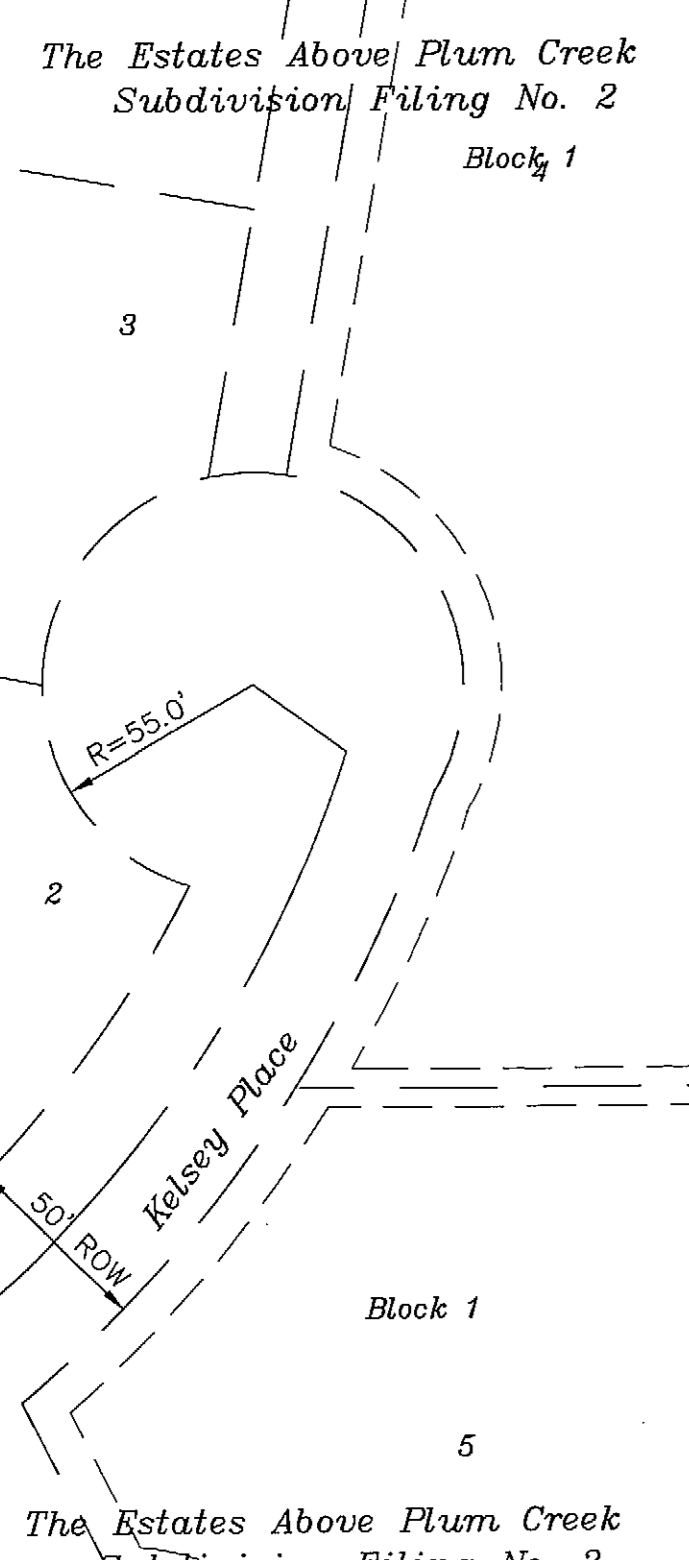
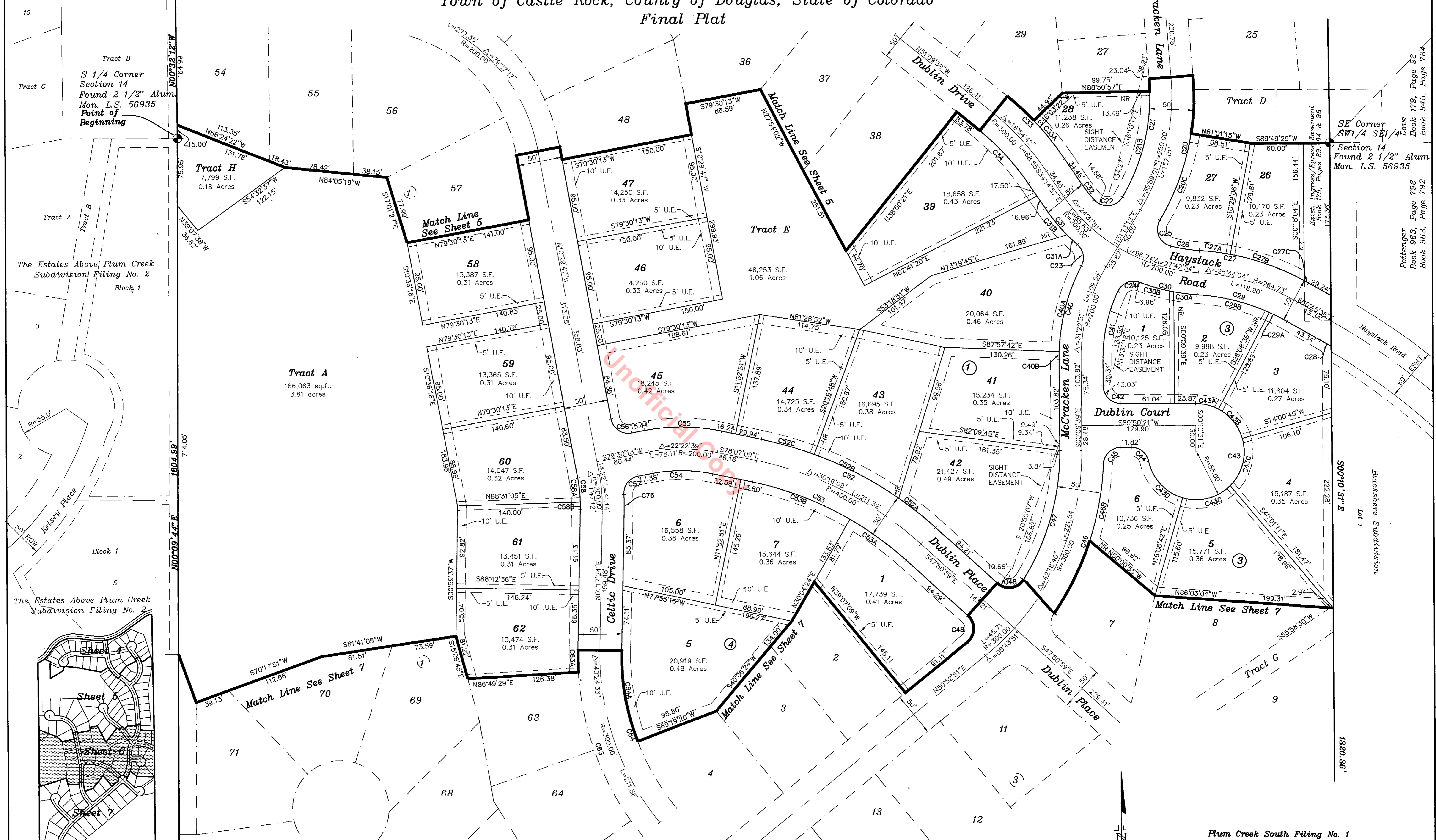
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REVISED PER COMMENTS	9/15/04
ADD TRACTS	10-6-04
REVISED PER COMMENTS	3-15-05



Legend:
U.E. Denotes Utility Easement

Plum Creek South Filing No. 1

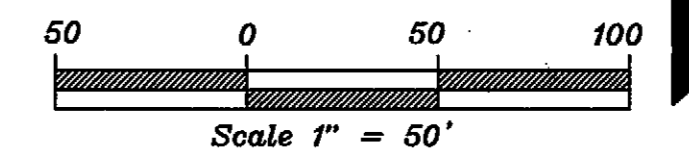
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and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat



Legend:
U.E. Denotes Utility Easement

Revisions:

REVISED PER COMMENTS 8/2/04
REVISED PER COMMENTS 9/15/04
REVISED PER COMMENTS 3/15/05

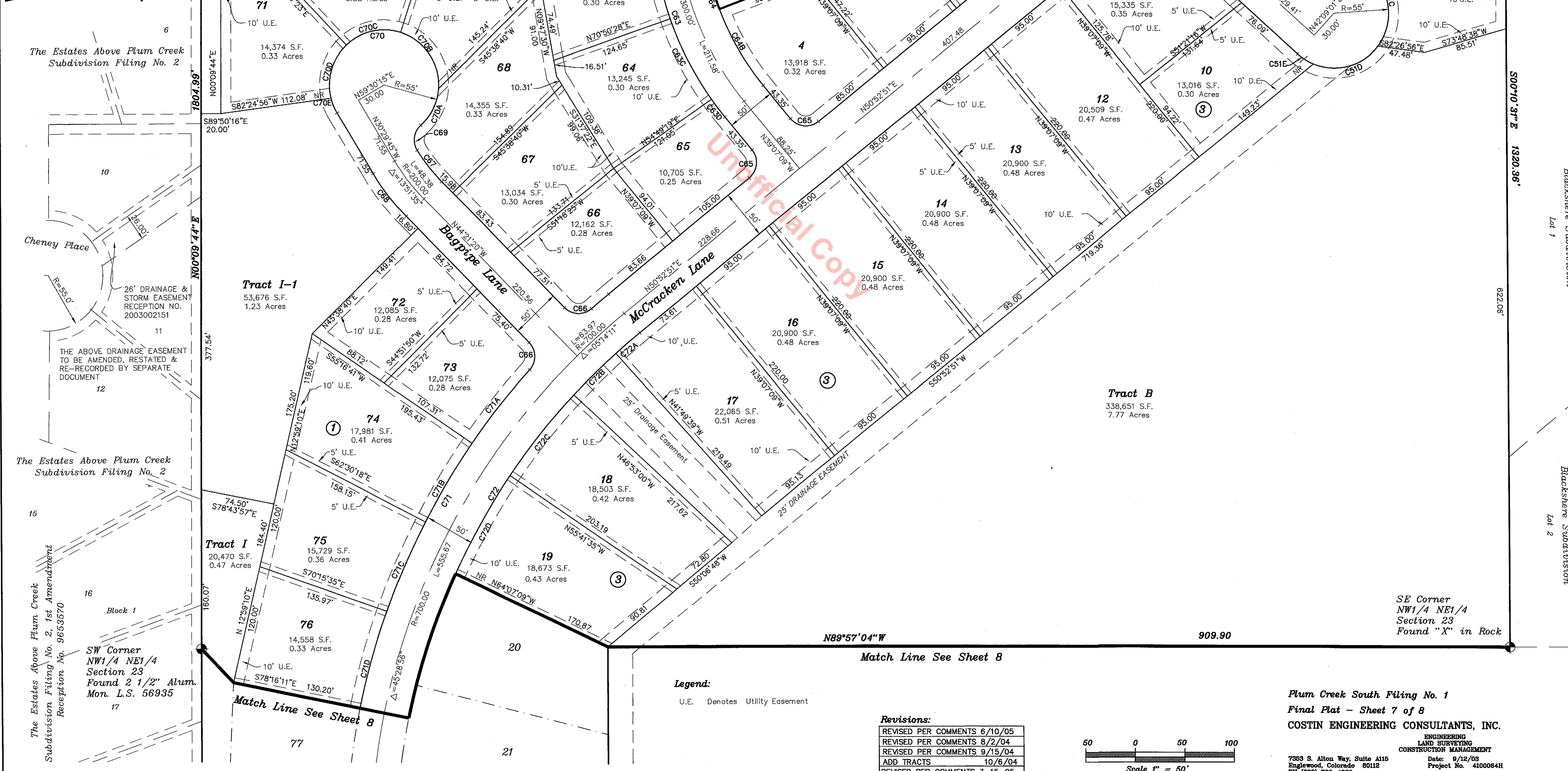
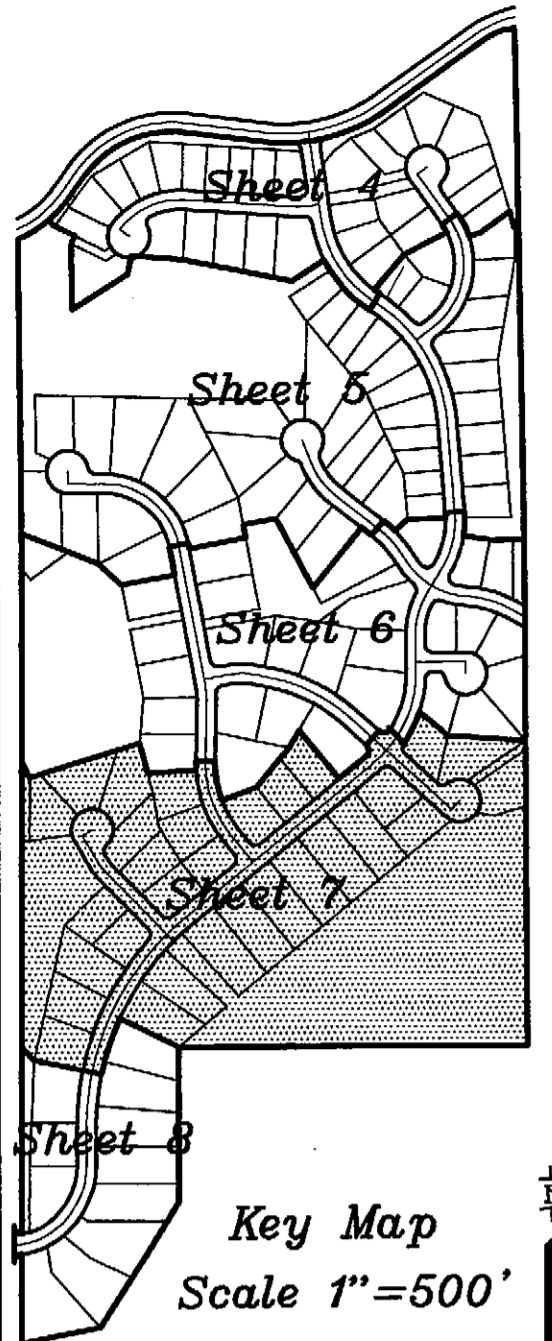


Plum Creek South Filing No. 1
Final Plat - Sheet 6 of 8
COSTIN ENGINEERING CONSULTANTS, INC.
ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
7553 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4988
Date: 8/12/03
Project No. 4100064G
Revised 4/28/04

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Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M., and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat



Blackshere Subdivision
Lot 1

Blackshere Subdivision
Lot 1

Blackshere Subdivision
Lot 2

The Estates Above Plum Creek
Subdivision Filing No. 2

The Estates Above Plum Creek
Subdivision Filing No. 2

The Estates Above Plum Creek
Subdivision Filing No. 2, 1st Amendment
Reception No. 9655570

Tract I-1
53,676 S.F.
1.23 Acres

Tract B
338,651 S.F.
7.77 Acres

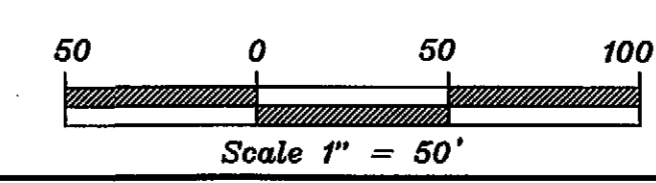
SW Corner
NW1/4 NE1/4
Section 23
Found 2 1/2" Alum.
Mon. L.S. 56935

SE Corner
NW1/4 NE1/4
Section 23
Found "X" in Rock

Legend:
U.E. Denotes Utility Easement

Revisions:

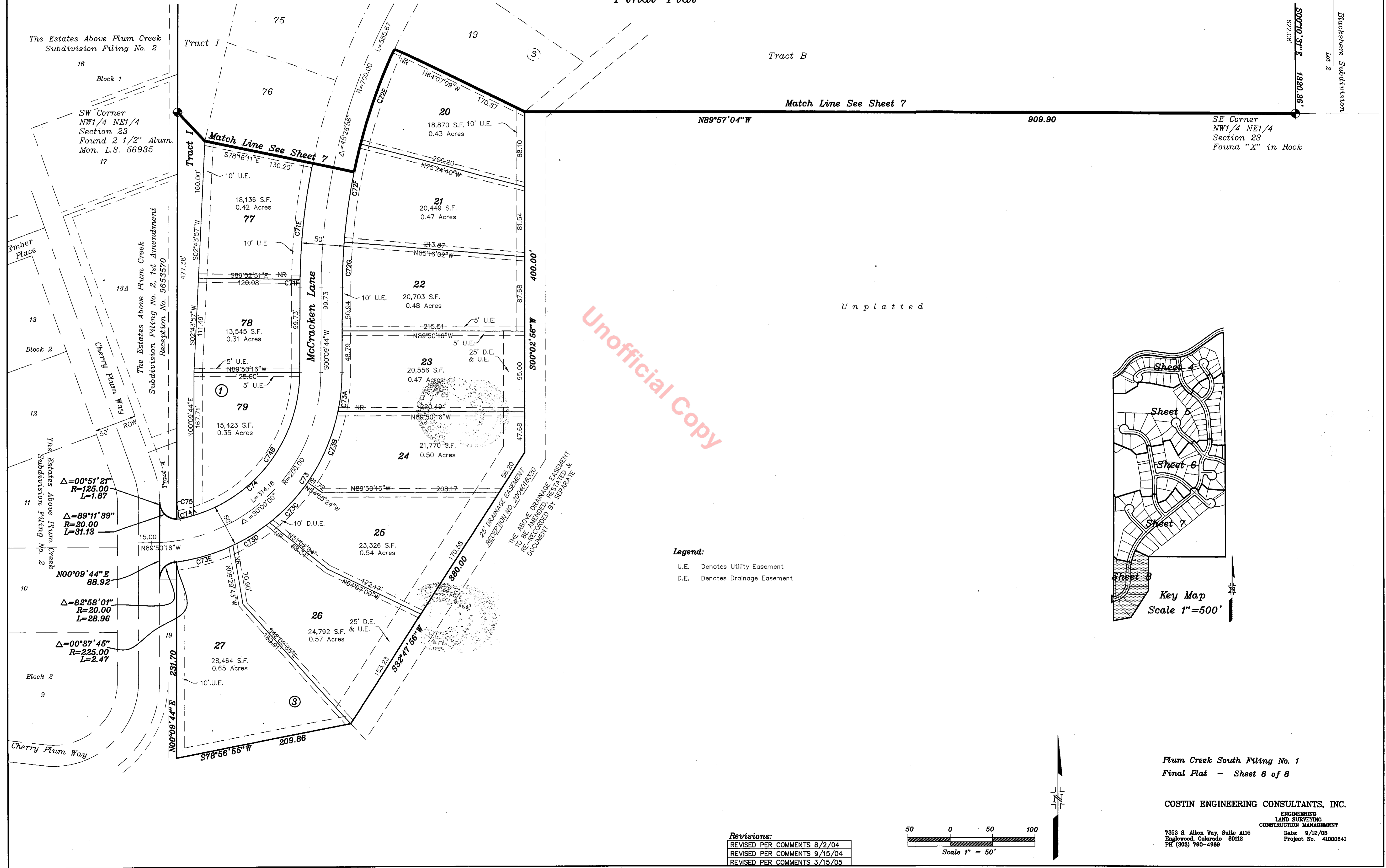
REVISED PER COMMENTS	6/10/05
REVISED PER COMMENTS	8/2/04
REVISED PER COMMENTS	9/15/04
ADD TRACTS	10/6/04
REVISED PER COMMENTS	3-15-05



Plum Creek South Filing No. 1
Final Plat - Sheet 7 of 8
COSTIN ENGINEERING CONSULTANTS, INC.
ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
7353 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4889
Date: 9/12/05
Project No. 4100084H

Plum Creek South Filing No. 1

A part of the SE 1/4 of Section 14, part of the NE 1/4 of Section 23, T. 8 S., R. 67 W., of the 6th P.M.,
and part of Tract "A", The Estates Above Plum Creek, Subdivision Filing No. 2, 1st Amendment
Town of Castle Rock, County of Douglas, State of Colorado
Final Plat



The Estates Above Plum Creek
Subdivision Filing No. 2

Block 1

SW Corner
NW1/4 NE1/4
Section 23
Found 2 1/2" Alum.
Mon. L.S. 56935

17

The Estates Above Plum Creek
Subdivision Filing No. 2, 1st Amendment
Reception No. 9653570

18A

Block 2

12

The Estates Above Plum Creek
Subdivision Filing No. 2

11

$\Delta=00^{\circ}51'21''$
 $R=125.00$
 $L=1.87$

$\Delta=89^{\circ}11'39''$
 $R=20.00$
 $L=31.13$

$N00^{\circ}09'44''E$
88.92

$\Delta=82^{\circ}58'01''$
 $R=20.00$
 $L=28.96$

$\Delta=00^{\circ}37'45''$
 $R=225.00$
 $L=2.47$

Block 2

9

Cherry Plum Way

Tract I

Match Line See Sheet 7

75

76

77

78

79

27

19

20

21

22

23

24

25

26

Tract B

Match Line See Sheet 7

$N89^{\circ}57'04''W$

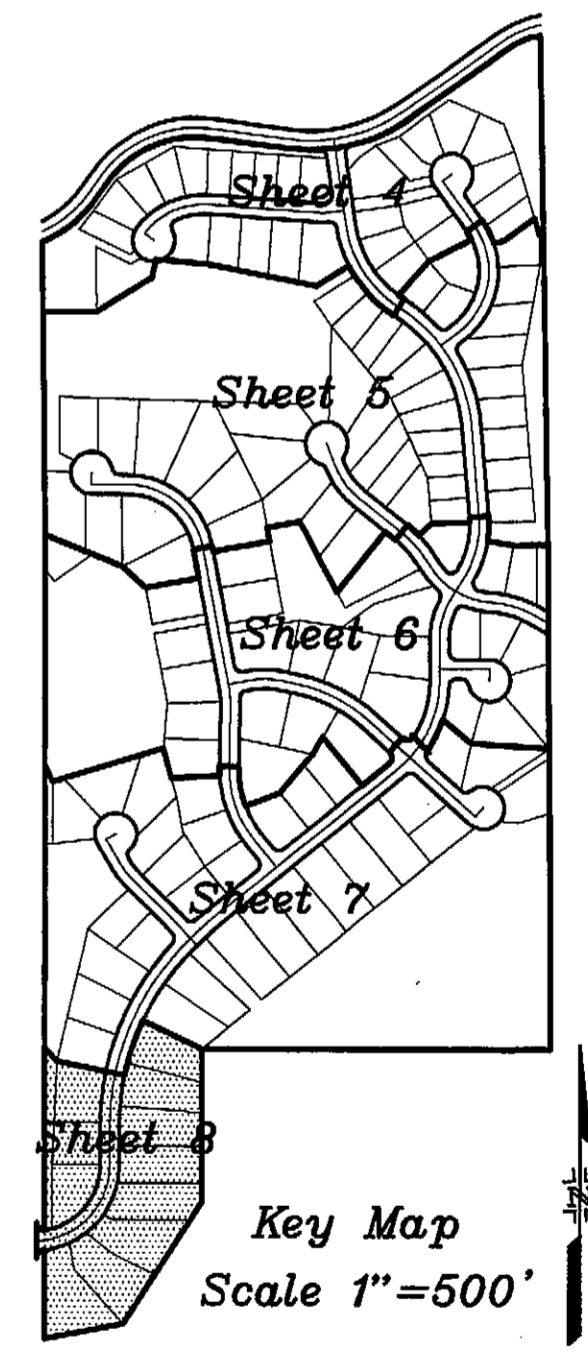
909.90

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Unofficial Copy

Legend:

- U.E. Denotes Utility Easement
- D.E. Denotes Drainage Easement



Plum Creek South Filing No. 1
Final Plat - Sheet 8 of 8

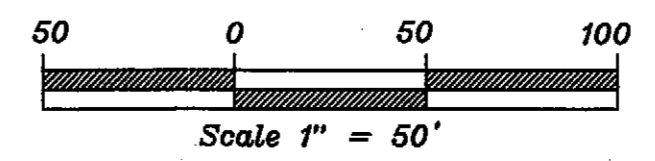
COSTIN ENGINEERING CONSULTANTS, INC.

ENGINEERING
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7363 S. Alton Way, Suite A115
Englewood, Colorado 80112
PH (303) 790-4989

Date: 9/12/03
Project No. 41000841

Revisions:

REVISED PER COMMENTS 8/2/04
REVISED PER COMMENTS 9/15/04
REVISED PER COMMENTS 3/15/05



500'10.37"E
1320.36'
622.06'

Blackstone Subdivision
Lot 2

SE Corner
NW1/4 NE1/4
Section 23
Found "X" in Rock