

PLAT IDENTIFICATION SHEET

318160

12116183

GRANTOR:
(owner/signer)

ED1 Castle Rock Land Holdings

GRANTEE:
(subdivision name or name of plat)

Players Club Villas Townhome

LEGAL:
(section-township-range)

**AMENDED FINAL PLAT
PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 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
E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD.
2675 S. Abilene St., Aurora, Colo. 80014

WILLIAM J. ASH, III, President
KATHRYN A. ACKERMAN-SCHIFFER, Secretary
THE BANK OF NOVA SCOTIA, Mortgage Holder

NOTARY

SS: State of Colorado,
County of Arapahoe

The foregoing dedication was acknowledged before me this 28th day of November, 1983, by William J. Ash III as President and Kathryn A. Ackerman-Schiffer as Secretary of E.D.I.-Castle Rock Land Holdings, Ltd. Witness my hand and seal. My commission expires: 12-2-84

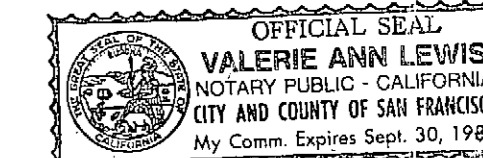
Notary Public James D. Kennel
Address 316 Wilson Court, CO 80104

NOTARY

SS: State of California,
County of San Francisco

The foregoing dedication was acknowledged before me this 20th day of October, 1983, by Dean F. Glorso as Notary Public of The Bank of Nova Scotia, Mortgage Holder. Witness my hand and seal. My commission expires: Sept. 30, 1985

Notary Public Valerie Ann Lewis
Address 220 Jackson St., S.F.



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 10-7-83
Registered Land Surveyor #16109

TITLE CERTIFICATE

I, James B. Folger, 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 20th day of October, 19 83

J.B. Folger
Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 27th day of May, 19 83

Rudolph W. ...
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 other 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 bridge path easements shown hereon.

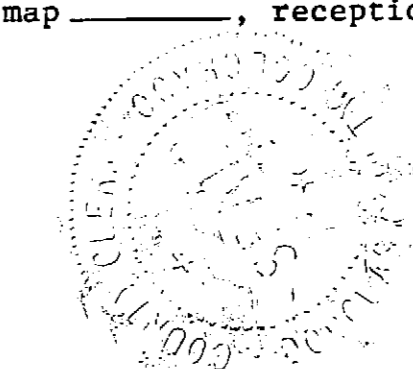
Signed this 17th day of May, 19 83

TOWN OF CASTLE ROCK
By: Robert Foster
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 3:10 P.M. on the 16th day of December, 19 83 in book ..., page ..., map ..., reception No. 318160

RETA A. CRAIG
County Clerk and Recorder
By: Phyllis D. ...
Deputy

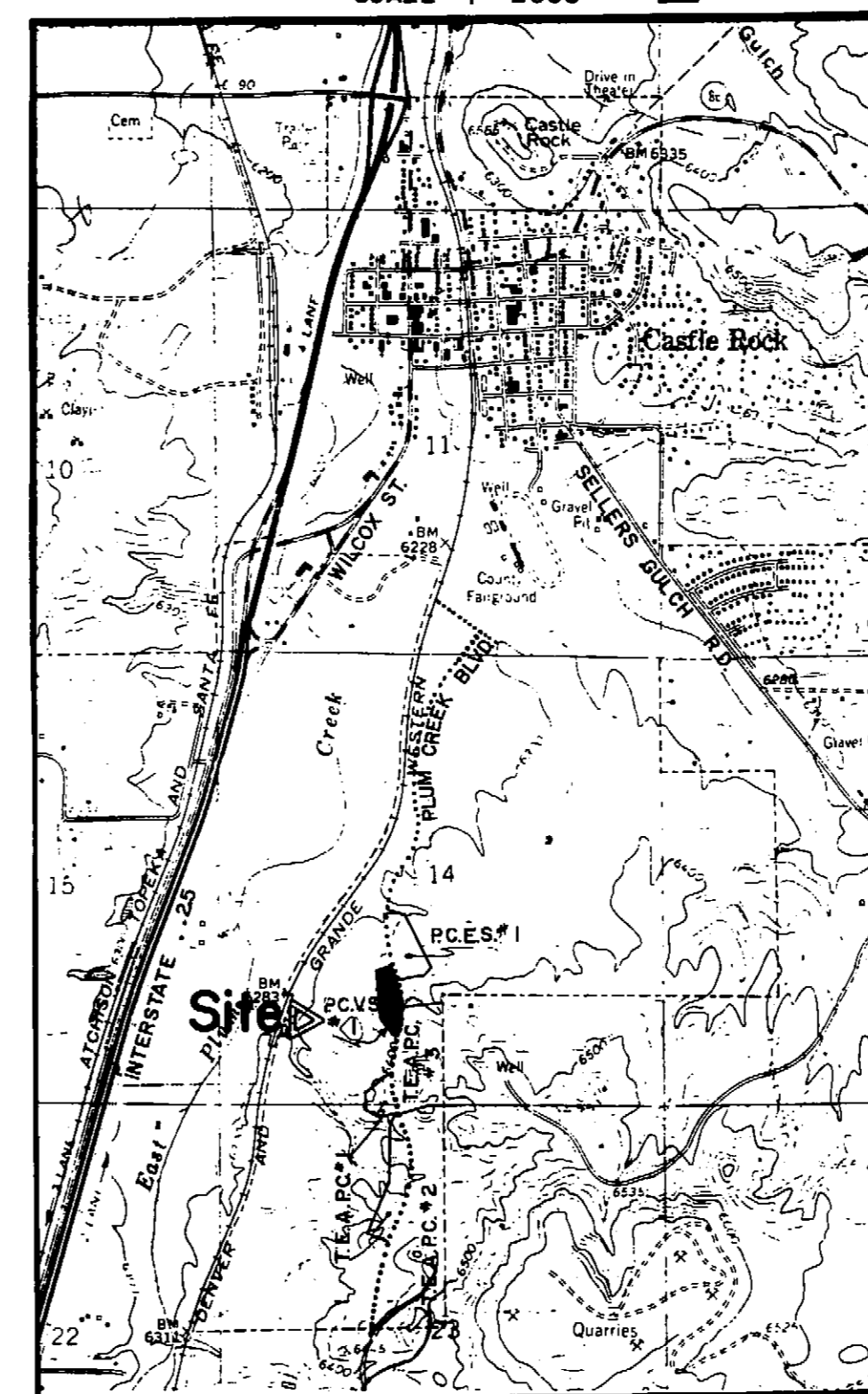


PREPARED BY: **UPI YALE PROPERTIES, INC.**
DATE: 10-8-83 2675 S. ABILENE ST., AURORA, CO. 80014 (303) 755-3377

AREA TABULATION

Tract "A" (private driveway)	0.2935 Ac.
Tract "B" (private driveway)	0.3165 Ac.
Tract "C" (general common area)	2.5862 Ac.
Lots 1 through 34 (total)	1.0787 Ac.
TOTAL PLAT	4.2749 Ac.

VICINITY MAP
SCALE: 1"=2000'



PROPERTY DESCRIPTION

A parcel of land located in the East 1/2 of the Southwest 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 Southwest Corner of the Northwest 1/4 of the Southeast 1/4 of said Section 14, from which the South 1/4 Corner of said Section 14 bears S 00° 32' 13" E, thence N 71° 15' 08" W, 677.88 feet to a point on the Westerly Right-of-Way line of Plum Creek Boulevard - Filing No. 1, and the TRUE POINT OF BEGINNING, thence along said Westerly Right-of-Way line for the following three courses: (1) S 30° 35' 00" E, 202.12 feet to a point of curvature; (2) thence along the arc of a tangent curve to the right, having a radius of 460.00 feet, a central angle of 56° 19' 44", and an arc length of 452.24 feet to a Point of Tangency; (3) thence S 25° 44' 44" W, 249.52 feet, thence departing from aforementioned Westerly Right-of-Way line of Plum Creek Boulevard - Filing No. 1 N 26° 41' 46" W, 227.48 feet, thence N 13° 56' 03" W, 518.05 feet, thence N 59° 25' 00" E, 248.77 feet to the TRUE POINT OF BEGINNING.

Contains 4.2749 acres, more or less.

DEDICATION CERTIFICATE

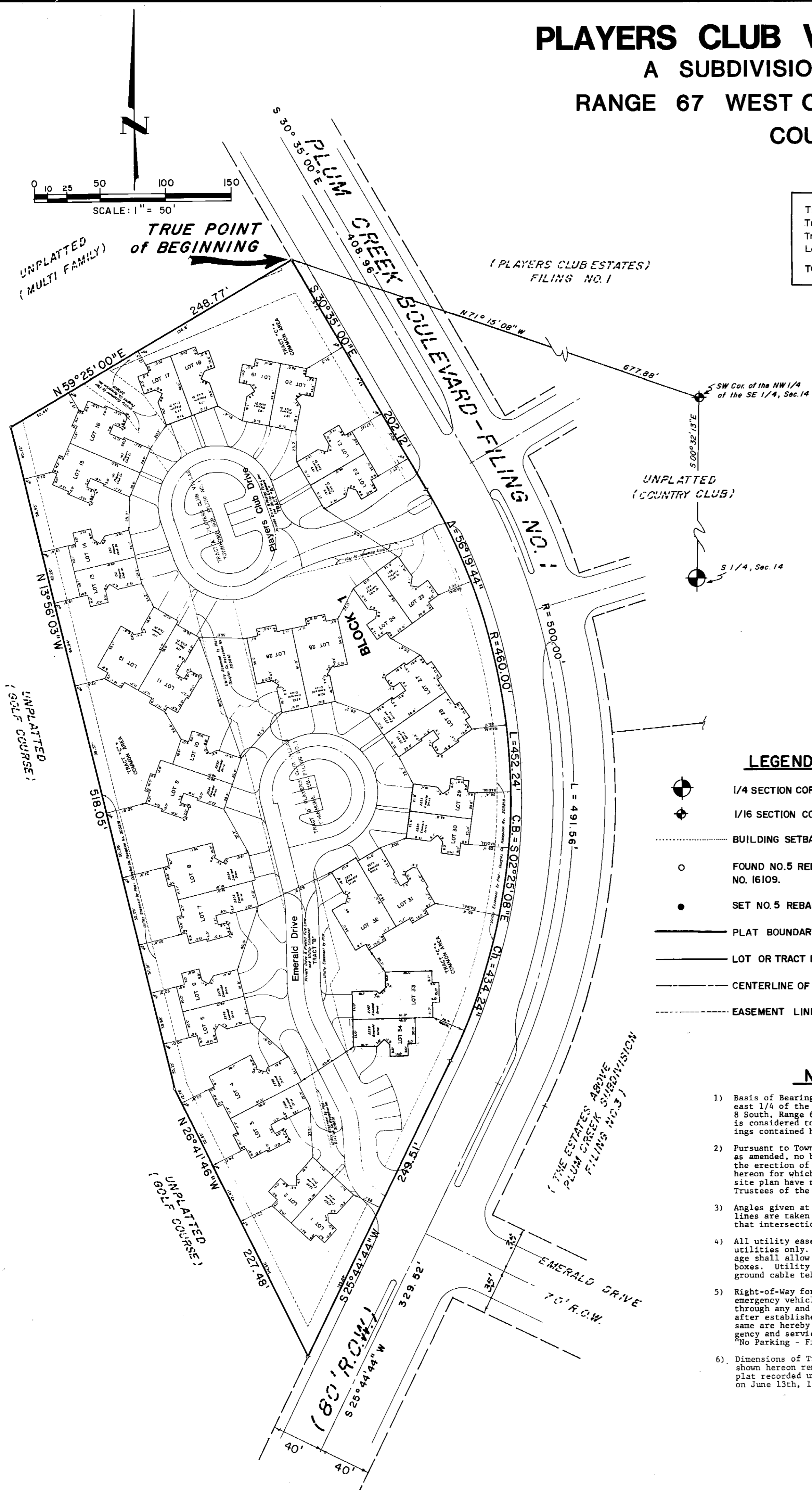
KNOW ALL MEN BY THESE PRESENTS: that the hereonsigned, being all of the Owners, and holders of Liens and Mortgages of the above described land in the Town of Castle Rock, Colorado, have by these presents laid out, platted and subdivided, or consented to the same, into a Block, Lots and Tracts, as shown on this plat under the name and style of "AMENDED FINAL PLAT - PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 1". Tracts "A" and "B" are private driveways, and Tract "C" is general common area. All tracts shall remain privately-owned and maintained.

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 and 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 28th day of November, 19 83



LEGEND

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

NOTES

- 1) Basis of Bearings: the Easterly line of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S 00° 32' 13" 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 that intersection point.
- 4) 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) 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".
- 6) Dimensions of Tract A, Tract B and the utility easements shown hereon remain unchanged from those given in the plat recorded under Douglas County Reception No. 305818, on June 13th, 1983, at 3:00 P.M.

Unofficial Copy