

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9466309

DATE: 12-23-94

TIME: 10:57

FEE: \$20.00 (2 Pages)

GRANTOR: Vision Homes Inc.
(OWNER/SIGNER)

GRANTEE: Players Club Villas
(SUBDIVISION NAME OR NAME OF PLAT)
Town Homes # 2

LEGAL: 14-8-67
(SECTION-TOWNSHIP-RANGE)

3RD AMENDED FINAL PLAT
PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2

A REPLAT OF A PORTION OF BLOCK 2
 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

SHEET 1 OF 2

LEGAL DESCRIPTION

Lots 1 & 2 Block 2, 2nd Amended Final Plat, Players Club Villas Townhome Subdivision Filing No. 2, except for the following:

Beginning at a point which is N 32°12'06" E 401.81 feet from the Southwest Corner of Plum Creek Players Club Villas Subdivision Filing No. 2, Phase 3, along the West Boundary Line of said Filing No. 2; thence S 49°47'54" E 142.15 feet along a line 5 feet South of Lot 28 of said Filing No. 2 to the Westerly Right of Way of Mount Royal Drive; thence along said Right of Way N 52°34'07" E 30.08 feet to a point of curvature; thence 89.66 feet along the arc of a curve to the left having a radius of 165.00 feet, a central angle of 31°08'00" and a chord of N 37°00'07" E 88.56 feet; thence N 21°26'07" E 173.93 feet to a point of curvature; thence 275.11 feet along the arc of a curve to the right having a radius of 485.00 feet, a central angle of 32°30'00" and a chord of N 37°41'07" E 271.43 feet; thence leaving said Right of Way N 36°03'52" W 34.00 feet; thence N 28°46'40" W 15.35 feet; thence N 56°37'56" W 105.92 feet to said West Boundary Line of said Filing No. 2; thence along said West Boundary Line S 33°22'04" W 58.88 feet; thence S 32°12'06" W 501.05 feet to the point of beginning.

Said parcel contains 3.525 acres and includes Tract D-Sugar Plum Way (0.2775 acres)

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COLORADO DESCRIBED HEREIN, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK ALL UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON. TRACT G TO BE DEEDED TO PLUM CREEK GOLF COURSE. TRACTS H, I, AND J ARE FOR COMMON AREAS/OPEN SPACE.

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 UTILITY EASEMENTS AS DESCRIBED AND SHOWN HEREON.

OWNERS: VISION HOMES, INC
 5350 S. ROSLYN SUITE 140
 ENGLEWOOD, CO 80111

ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF NOVEMBER 1994.

BY David P. Stockman AND Jan Bollacker
 DAVID STOCKMAN, PRESIDENT JAN BOLLACKER, SECRETARY
 VISION HOMES, INC VISION HOMES, INC

WITNESS MY HAND AND SEAL:

BRANDY NELLIS
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES: 7/30/98

UNITED
 FIRST ~~STATE~~ BANK
 E. MAIN ST.
 PARKER, CO 80134

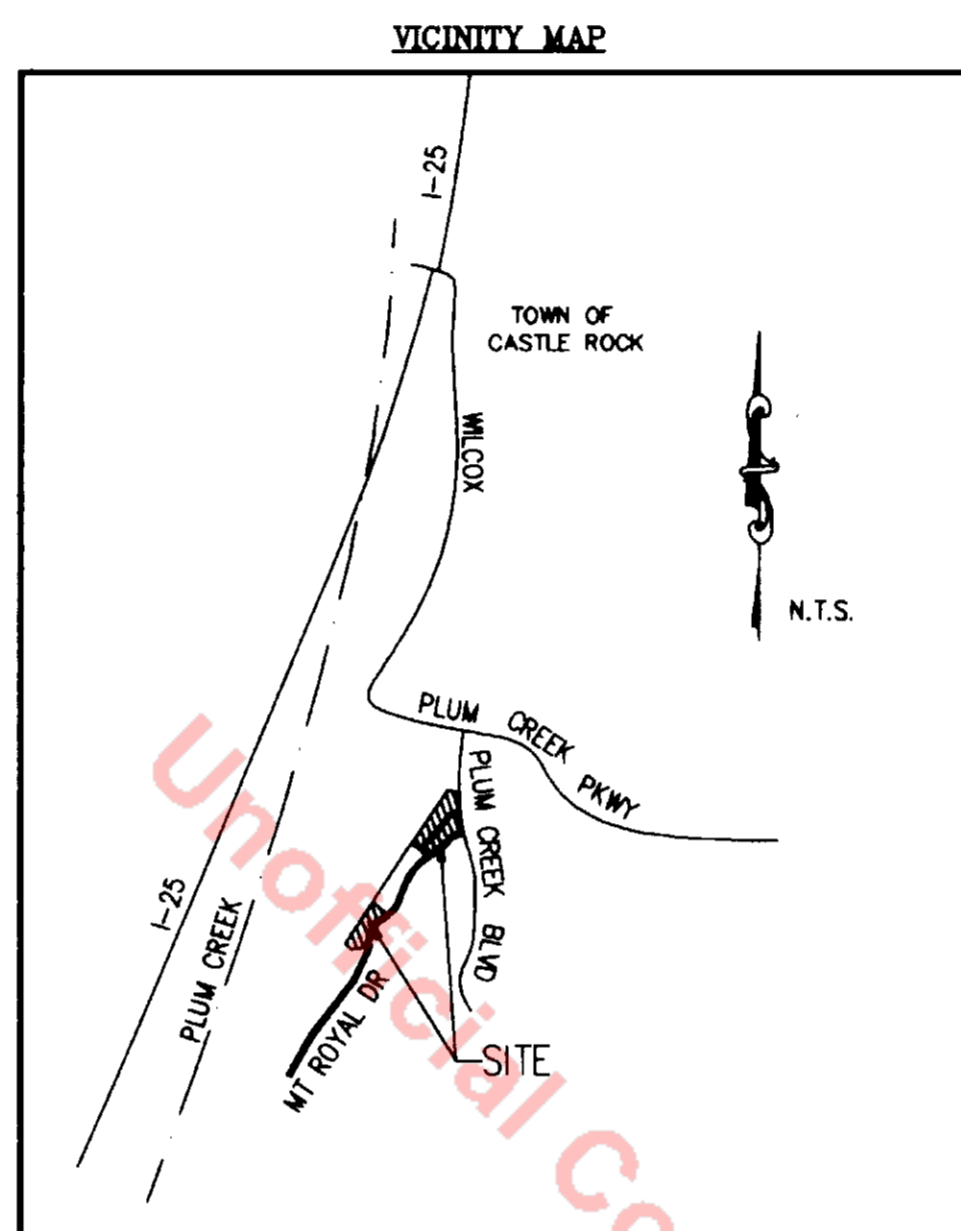
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF November 1994.

BY Daniel J. Barnes
 DANIEL J. BARNES

TITLE: Vice President

WITNESS MY HAND AND SEAL:

Kathleen B. King
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: My Commission Expires 8/30/98



SHEET INDEX

SHEET 1 OF 2 VICINITY MAP AND LEGAL
 SHEET 2 OF 2 2ND AMENDED FINAL PLAT

SITE DATA:

| | |
|-----------------------------------|------------|
| TOTAL SUBDIVISION ACREAGE | - 3.5 |
| BUILDING LOT ACREAGE | - 0.8 |
| STREET ACREAGE (SUGAR PLUM WAY) | - 0.2 |
| DEDICATION TO PUBLIC LAND ACREAGE | - 0.0 |
| PRIVATE OPEN SPACE ACREAGE | - 2.5 |
| | <u>3.5</u> |

DWELLING UNITS PER ACRE GROSS DENSITY - 6.8
 DWELLING UNITS PER ACRE NET DENSITY - 7.4



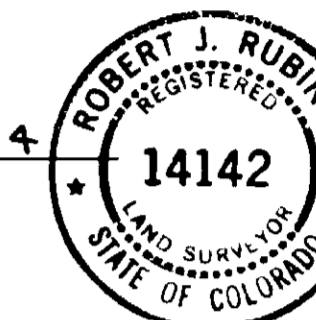
prepared by:
 RUBINO SURVEYING
 9150 W. JEWELL AVE. S.118
 LAKEWOOD, COLORADO 80232
 (303) 985-3095

SURVEYOR'S CERTIFICATION

I, Robert J. Rubino, a Registered land surveyor in the state of Colorado, do hereby certify the survey shown hereon was made under my direct supervision and that this plat is an accurate representation of said survey.

Robert J. Rubino
 Robert J. Rubino
 Rubino Surveying
 PLS 14142

11-11-94
 Date



TITLE CERTIFICATE

I, LARRY R. CROWLEY, an authorized representative of Security 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, mortgages and lienholders of the property are listed in the certificate of ownership and dedication.

Signed the 22 day of November, 1994.

Larry R. Crowley Security Title Guaranty Co.
 Authorized Representative Title Company

PLANNING COMMISSION APPROVAL

This plat was approved by the Planning Commission of the Town of Castle Rock, Colorado, the 22th day of Sept, a.d., 1994.

Attest:

Ed Kane 12/19/94 Sally Mason 12/19/94
 Chairman Date Town Clerk Date

TOWN COUNCIL APPROVAL

This plat was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, the 18th day of Oct, a.d., 1994.

Attest:

Mark C. Dillman Sally Mason 12/19/94
 Mayor Town Clerk

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
) SS
 COUNTY OF DOUGLAS }

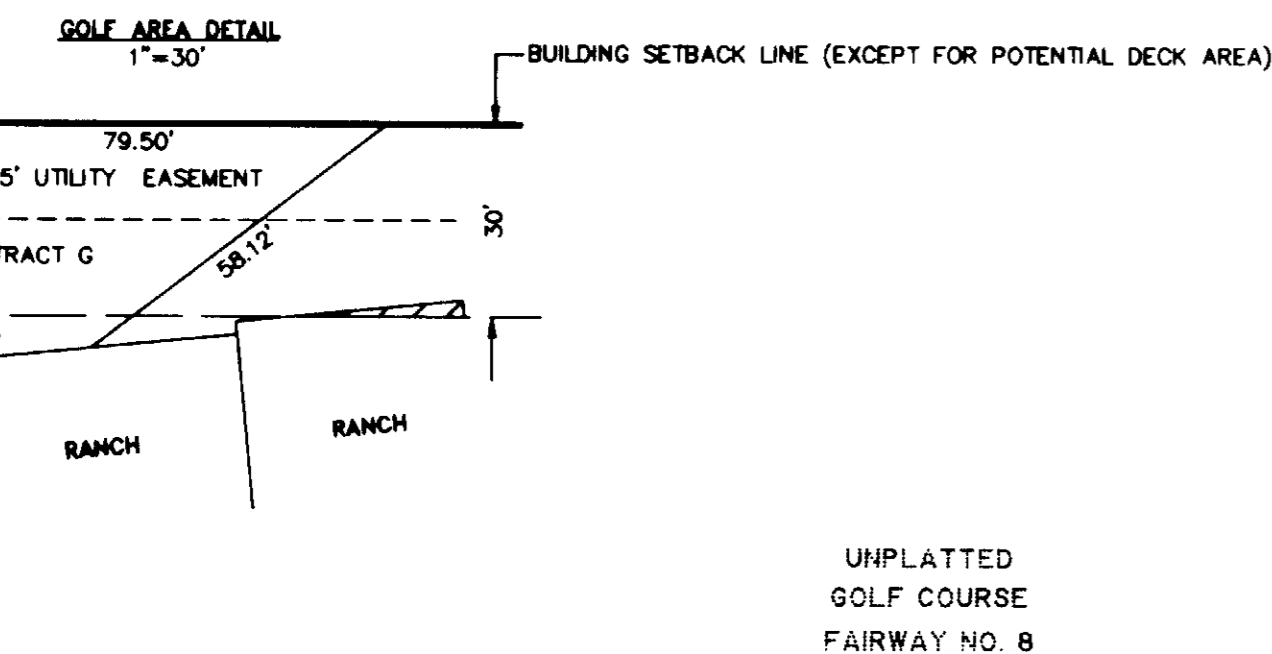
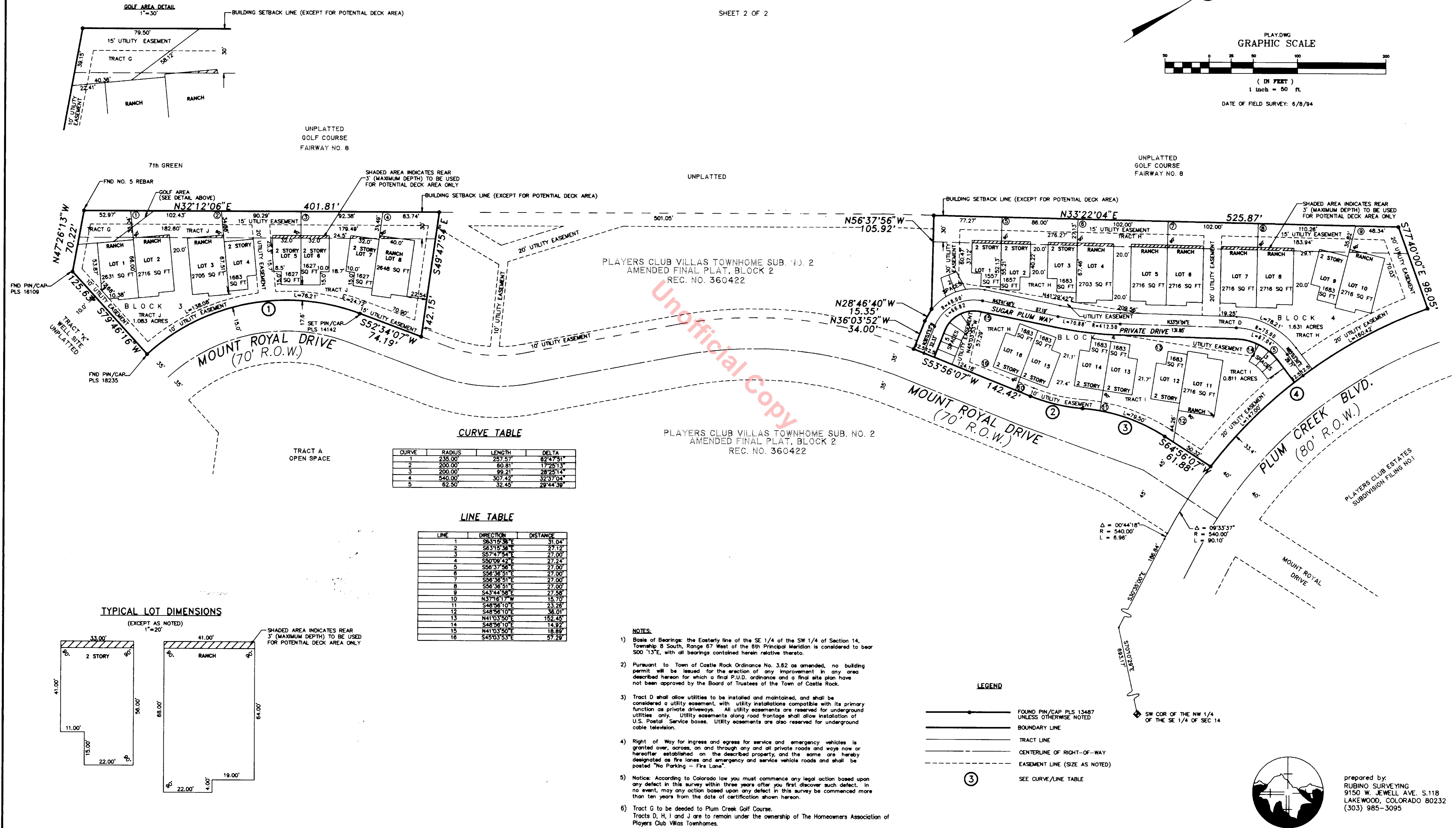
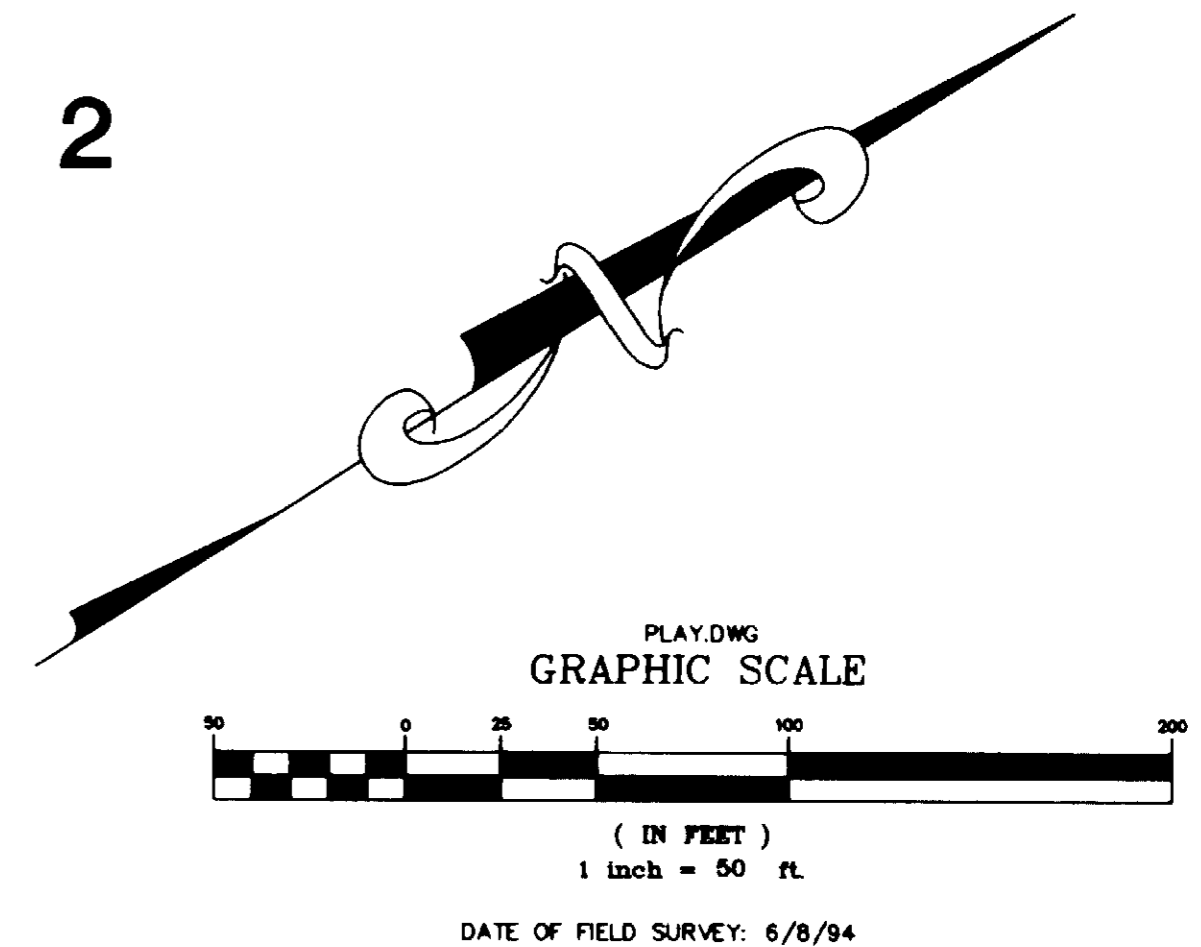
I hereby certify that this plat was filed for record in my office on the 23rd day of December, 1994 at 10:57 o'clock A.M. and was recorded under Reception No. 9416309

William G. ...
 Douglas County Clerk and Recorder

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SHEET 2 OF 2



UNPLATTED
GOLF COURSE
FAIRWAY NO. 8

UNPLATTED
GOLF COURSE
FAIRWAY NO. 8

7TH GREEN

UNPLATTED

SHADED AREA INDICATES REAR
3' (MAXIMUM DEPTH) TO BE USED
FOR POTENTIAL DECK AREA ONLY

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3' (MAXIMUM DEPTH) TO BE USED
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PLAYERS CLUB VILLAS TOWNHOME SUB. NO. 2
 AMENDED FINAL PLAT, BLOCK 2
 REC. NO. 360422

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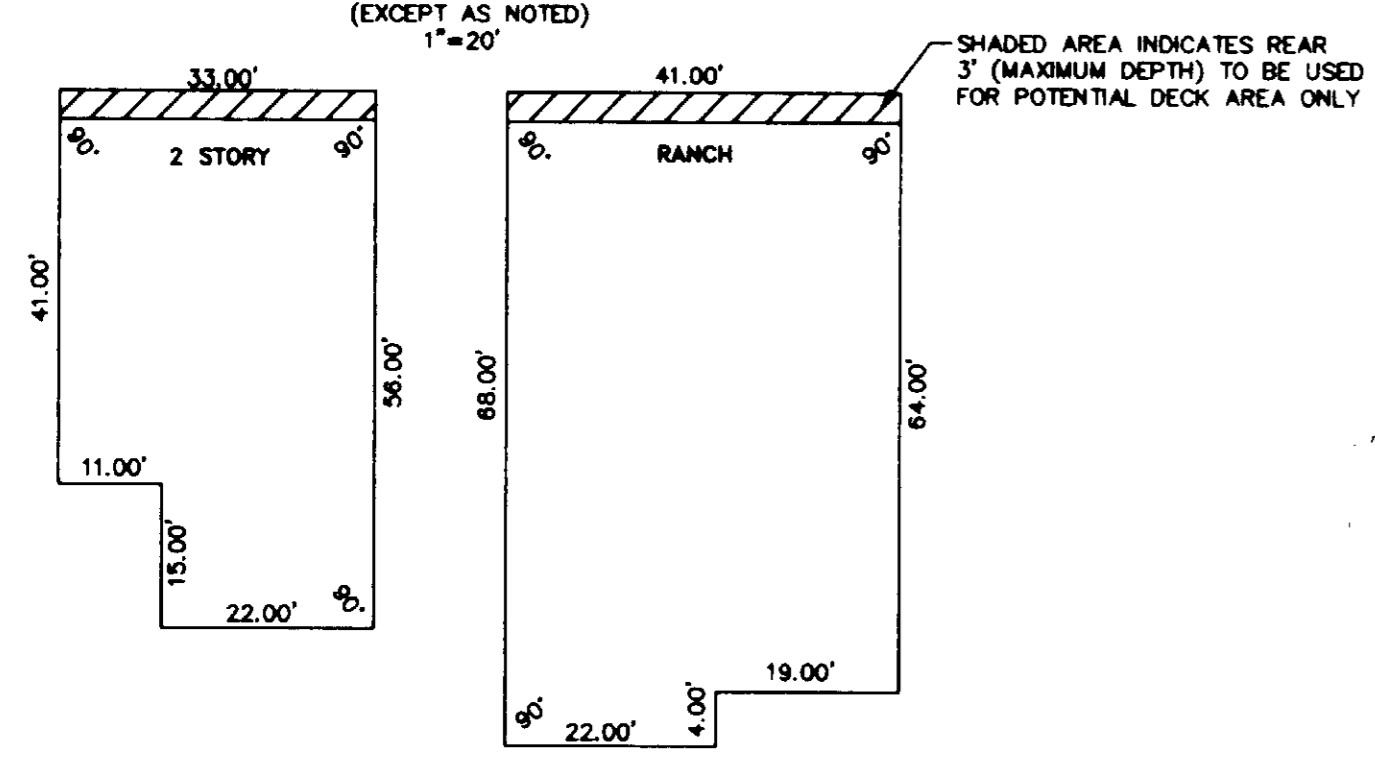
CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA |
|-------|---------|---------|-----------|
| 1 | 235.00' | 257.57' | 62°47'51" |
| 2 | 200.00' | 60.81' | 17°25'13" |
| 3 | 200.00' | 99.21' | 28°25'14" |
| 4 | 540.00' | 307.42' | 32°37'04" |
| 5 | 62.50' | 32.45' | 29°44'39" |

LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| 1 | S83°15'36"E | 31.04' |
| 2 | S83°15'36"E | 27.12' |
| 3 | S57°47'54"E | 22.00' |
| 4 | S50°09'42"E | 27.24' |
| 5 | S56°37'56"E | 27.00' |
| 6 | S56°36'51"E | 27.00' |
| 7 | S56°36'51"E | 27.00' |
| 8 | S56°36'51"E | 27.00' |
| 9 | S43°44'56"E | 27.56' |
| 10 | N37°16'17"W | 15.70' |
| 11 | S48°56'10"E | 23.28' |
| 12 | S48°56'10"E | 36.01' |
| 13 | N41°03'50"E | 152.45' |
| 14 | S48°56'10"E | 14.92' |
| 15 | N41°03'50"E | 18.89' |
| 16 | S45°03'53"E | 57.29' |

TYPICAL LOT DIMENSIONS
(EXCEPT AS NOTED)
1"=20'

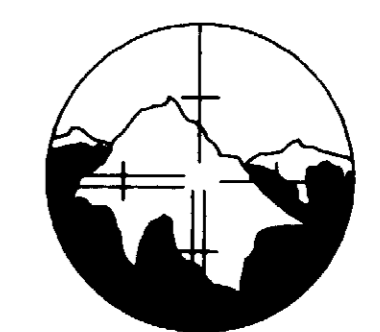


NOTES:

- 1) Basis of Bearings: the Eastern line of the SE 1/4 of the SW 1/4 of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian is considered to bear S00°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) Tract D shall allow utilities to be installed and maintained, and shall be considered a utility easement, with utility installations compatible with its primary function as private driveways. 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.
- 4) 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".
- 5) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- 6) Tract G to be deeded to Plum Creek Golf Course. Tracts D, H, I and J are to remain under the ownership of The Homeowners Association of Players Club Villas Townhomes.

LEGEND

- FOUND PIN/CAP PLS 13487 UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- TRACT LINE
- CENTERLINE OF RIGHT-OF-WAY
- - - EASEMENT LINE (SIZE AS NOTED)
- ③ SEE CURVE/LINE TABLE



prepared by:
RUBINO SURVEYING
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