

PLAT IDENTIFICATION SHEET

341581

12/10/84

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings LTD

GRANTEE:

(subdivision name or name of plat)

Players Club Villas Townhomes 2

LEGAL:

(section-township-range)

AMENDED FINAL PLAT, BLOCK 1
PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 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

OWNERS
 E.D.I. - CASTLE ROCK LAND HOLDINGS, LTD.
 2675 S. ABILENE ST., AURORA, CO 80014

Ramon E. Alonso
 Ramon E. Alonso
 Vice President

Frank M. Meeks
 Frank M. Meeks
 Assistant Secretary

Michael Rinaldi A.V.P.
 Michael Rinaldi
 Empire Building & Loan Association
 Mortgage Holder

NOTARY

SS:
 STATE OF COLORADO)
 COUNTY OF ARAPAHOE)

The foregoing dedication was acknowledged before me this 31st day of October, 1984, by Ramon E. Alonso as Vice President and Frank M. Meeks as Assistant Secretary of E.D.I.-Castle Rock Land Holding, Ltd. Witness my hand and seal. My commission expires: 8/25/87.

Notary Public: *Anna J. Licht*
 Address: 2675 S. Abilene St., Aurora, Colo. 80014

NOTARY

SS:
 STATE OF COLORADO)
 COUNTY OF DENVER)

The foregoing dedication was acknowledged before me this 31st day of October, 1984, by *Michael Rinaldi* as Asst. Vice President of the Empire Building and Loan Association, Mortgage Holder. Witness my hand and seal. My commission expires: 8/25/87.

Notary Public: *Anna J. Licht*
 Address: 2675 S. Abilene St., Aurora, Colo. 80014

SURVEYING CERTIFICATE

I, Charles A. McClanahan, 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.



Charles A. McClanahan
 Registered Land Surveyor No. 18235

TITLE CERTIFICATE

I, *James B. Folkestad*, 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 7th day of November, 1984.

A.B. Folkestad #471
 Attorney at Law

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 5th day of DECEMBER, 1984.

William R. Edwards
 Acting - 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 bridle path easements shown hereon.

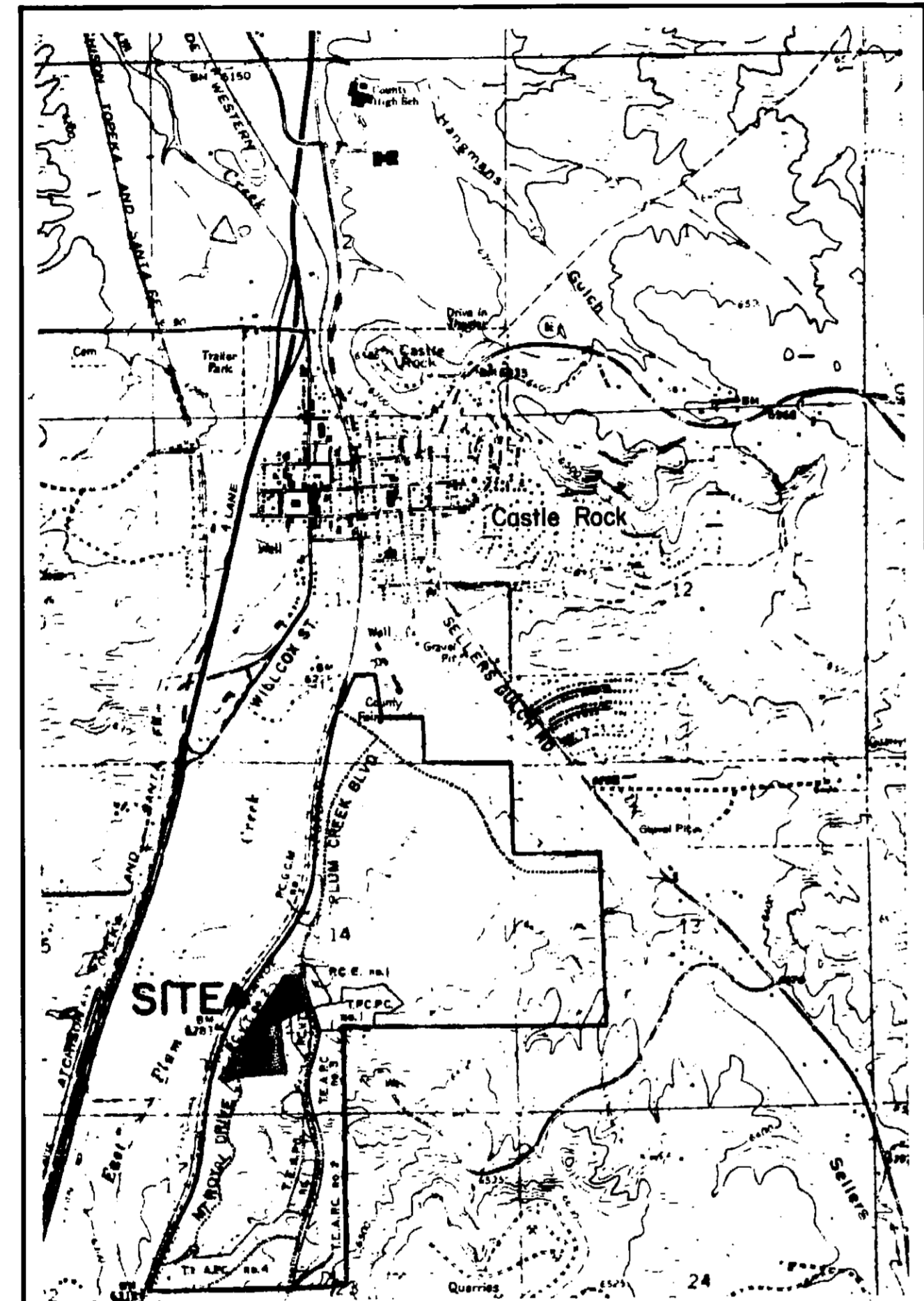
Signed this 5th day of December, 1984.

TOWN OF CASTLE ROCK
 By: *Mary J. Hummel*
 Mayor

ABBREVIATIONS

| | |
|------------|---|
| T.E.A.P.C. | = The Estates Above Plum Creek |
| P.C.E. | = Players Club Estates |
| P.C.V.T. | = Players Club Villas Townhome |
| R.C.G.C.M. | = Plum Creek Golf Course Maintenance |
| T.P.C.P.C. | = Tournament Players Club of Plum Creek |

VICINITY MAP
 SCALE: 1" = 2000'



PROPERTY DESCRIPTION

A parcel of land located in 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 Section 14, from which the South 1/4 Corner of Section 14 bears S 00°32'13" E, thence N 70°10'29" W, 693.17 feet to a point on the Westerly Right-of-Way line of Plum Creek Boulevard Filing No. 1 said point being the True Point of Beginning; thence S 53°25'00" W, 184.26 feet; thence S 80°09'40" W, 159.47 feet; thence S 04°20'39" W, 562.43 feet; thence S 01°57'48" W, 155.00 feet; thence N 88°02'12" W, 225.00 feet; thence N 50°18'08" W, 226.51 feet; thence on a radial bearing of S 79°46'16" W, 50.00 feet to a point on a curve being on the Southeasterly Right-of-Way line of Mount Royal Drive Filing No. 1; thence along said Southeasterly Right-of-Way line for the following eight (8) courses: (1) thence along the arc of a tangent curve to the right, having a radius of 165.00 feet, a central angle of 62°47'51" and an arc length of 150.84 feet to a point of tangency, (2) thence N 52°34'07" E, 104.27 feet to a point of curvature, (3) thence along the arc of a tangent curve to the left, having a radius of 235.00 feet, a central angle of 31°03'00" and an arc length of 127.69 feet to a point of tangency, (4) thence N 21°26'07" E, 173.93 feet to a point of curvature, (5) thence along the arc of a curve to the right, having a radius of 415.00 feet, a central angle of 32°30'00" and an arc length of 235.40 feet to a point of tangency, (6) thence N 53°56'07" E, 245.00 feet to a point of curvature, (7) thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 11°00'00" and an arc length of 38.40 feet to a point of tangency, (8) thence N 64°56'07" E, 61.88 feet to a point on a curve, being on the Westerly Right-of-Way line of Plum Creek Boulevard Filing No. 1, said point to be known as Point "A"; thence along the Westerly Right-of-Way line of Plum Creek Blvd. for the following two (2) courses: (1) thence along the arc of a non-tangent curve to the left, having a radius of 540.00 feet, a central angle of 00°44'18" and an arc length of 6.36 feet, a chord which bears S 30°12'51" E, 6.36 feet to a point of tangency, (2) thence S 30°35'00" E, 186.84 feet to the True Point of Beginning. Contains 6.6127 acres, more or less.

Unofficial Copy

SHEET INDEX

SHEET 1 of 2 VICINITY MAP and LEGAL
 SHEET 2 of 2 AMENDED FINAL PLAT and CURVE DATA

DEDICATION CERTIFICATION

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 Blocks, Lots, and Tracts, as shown on this plat under the name and style of "AMENDED FINAL PLAT, BLOCK 1- PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2". Tract "A" is dedicated to the Town of Castle Rock as open space; Tracts "B", "C", and "D" are privately owned driveways.

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.

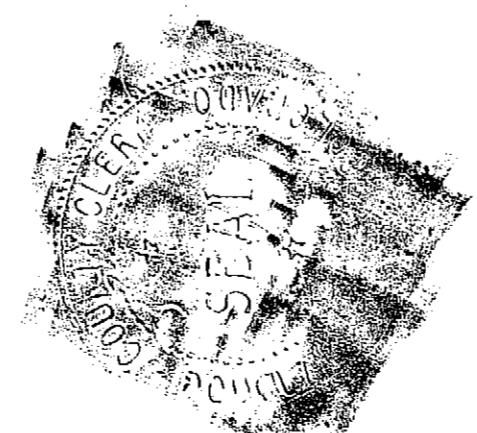
The hereonsigned hereby further dedicate to the public utilities and any cable television permittee operating under permit issued by the Town of Castle Rock the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility and cablevision services within this subdivision or property contiguous thereto, under, along and across utility easements as shown hereon. The lands comprising this subdivision may be subject to certain covenants of record.

Executed this 31st day of October, 1984.

RECORDER'S CERTIFICATE

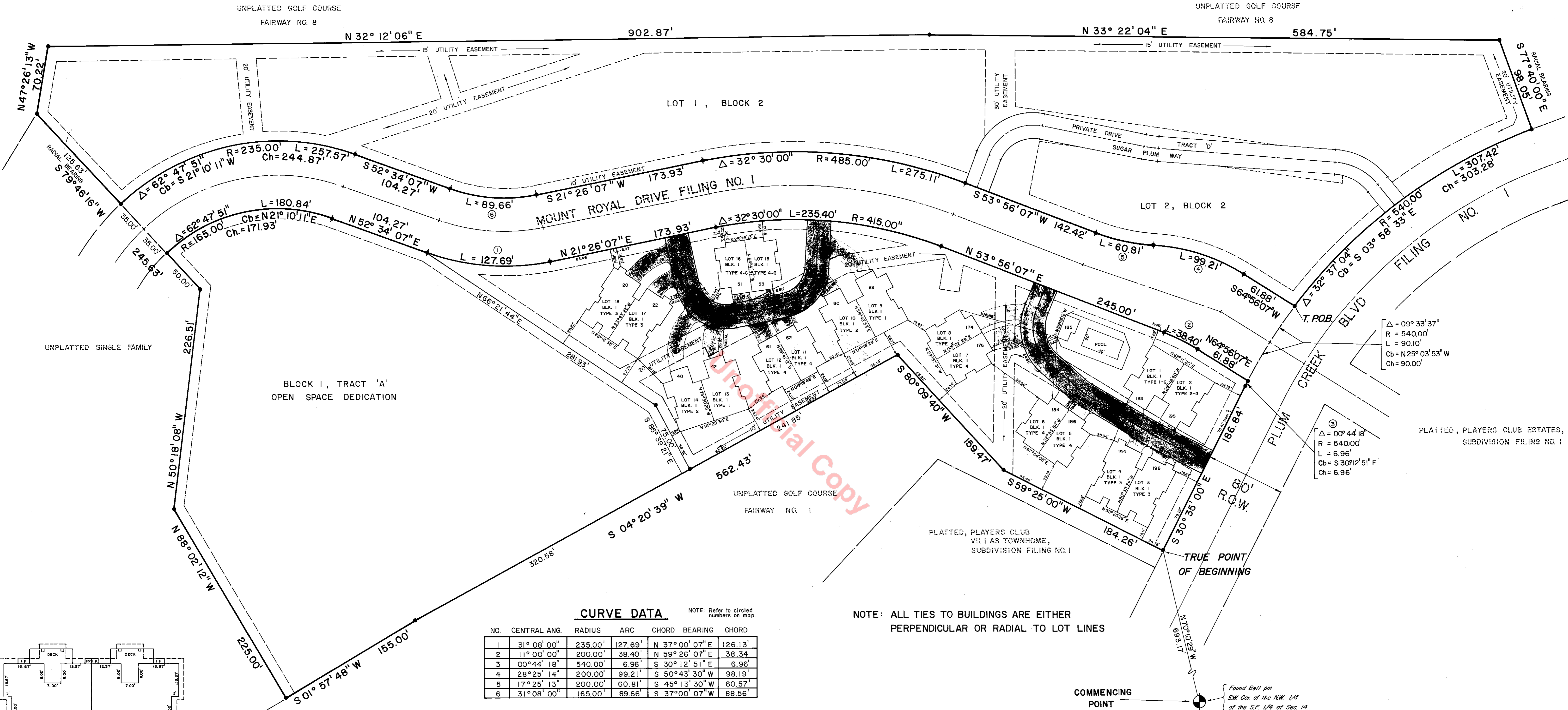
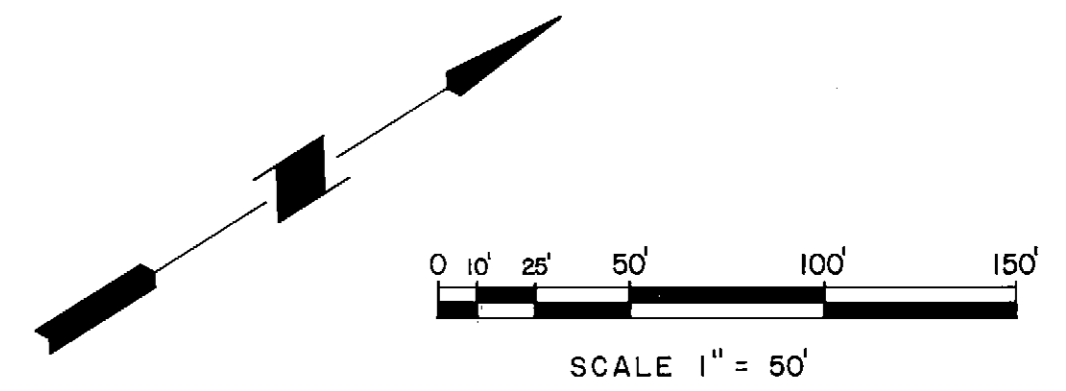
This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:49 P.M. on the 10th day of December, 1984, in Book , Page , Map , Reception No. 341531.

County Clerk and Recorder
 By: *Jane R. Burr*, Deputy
 Deputy



| | | |
|---|-----------------------|----------------|
| DRAWN BY: KKC | CHECKED BY: <i>Am</i> | JOB No.: 84293 |
| Prepared by: E.L.B. & ASSOCIATES, INC. 4559 Templeton Gap Road Colorado Springs, Colorado 80918 (303) 596-7070 | | |
| Under the supervision of: October 1, 1984 Date: <i>Charles A. McClanahan</i> Charles A. McClanahan, R.L.S. 18235 | | |

AMENDED FINAL PLAT, BLOCK 1
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 A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST
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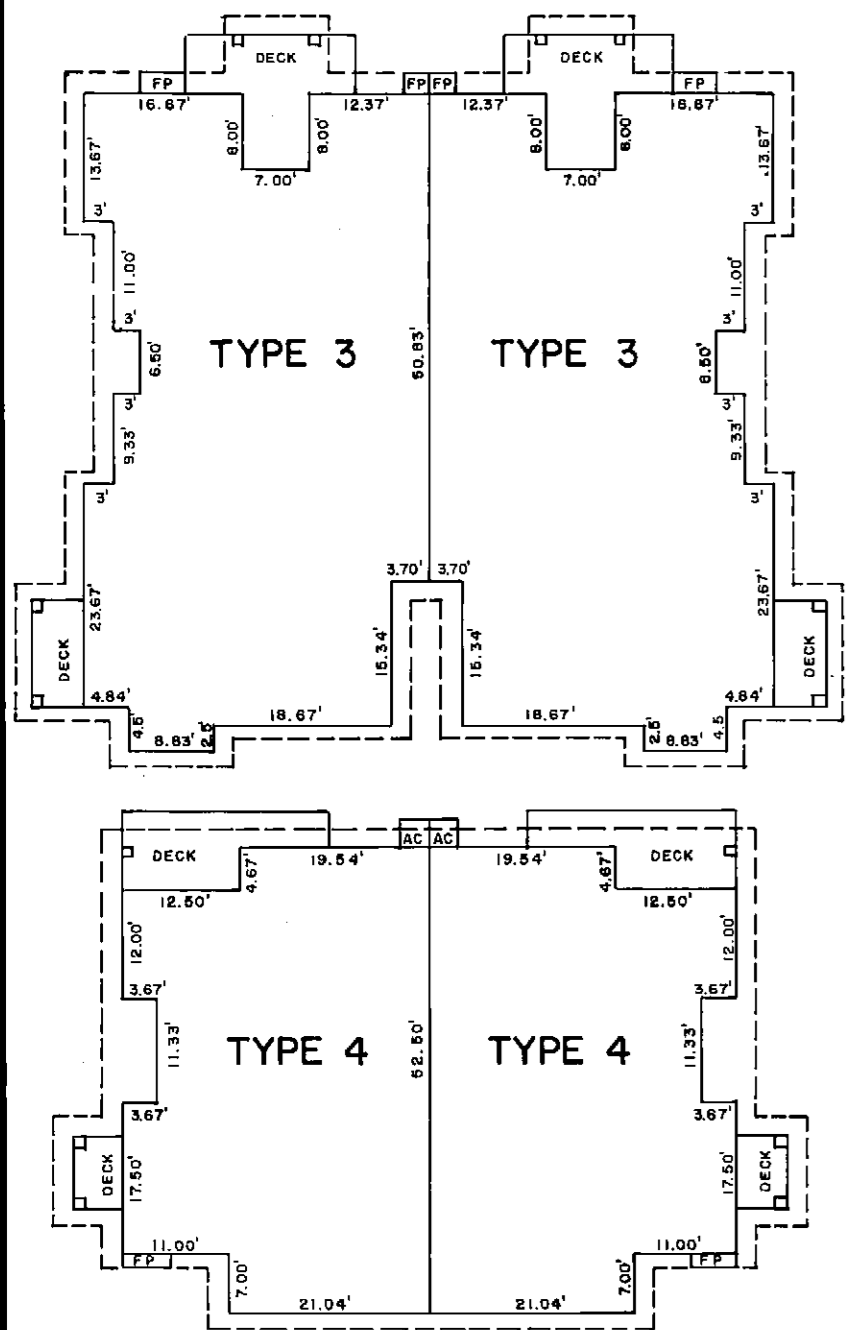


CURVE DATA

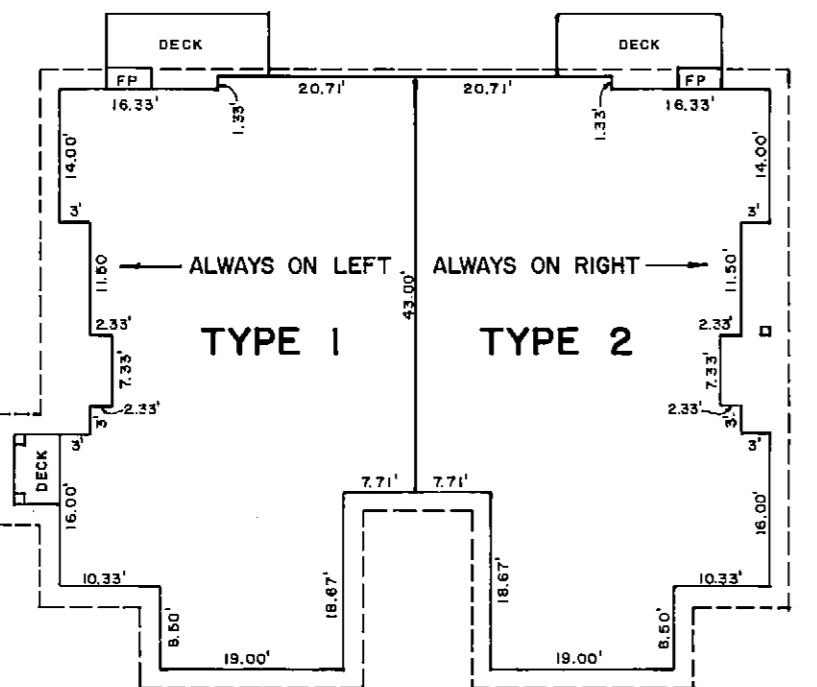
NOTE: Refer to circled numbers on map.

| NO. | CENTRAL ANG. | RADIUS | ARC | CHORD | BEARING | CHORD |
|-----|--------------|---------|---------|-----------------|---------|-------|
| 1 | 31° 08' 00" | 235.00' | 127.69' | N 37° 00' 07" E | 126.13' | |
| 2 | 11° 00' 00" | 200.00' | 38.40' | N 59° 26' 07" E | 38.34' | |
| 3 | 00° 44' 18" | 540.00' | 6.96' | S 30° 12' 51" E | 6.96' | |
| 4 | 28° 25' 14" | 200.00' | 99.21' | S 50° 43' 30" W | 98.19' | |
| 5 | 17° 25' 13" | 200.00' | 60.81' | S 45° 13' 30" W | 60.57' | |
| 6 | 31° 08' 00" | 165.00' | 89.66' | S 37° 00' 07" W | 88.56' | |

NOTE: ALL TIES TO BUILDINGS ARE EITHER PERPENDICULAR OR RADIAL TO LOT LINES



TYPICAL BUILDING DIMENSIONS
 Scale: 1" = 20'



LEGEND

- 1/4 SECTION CORNER, as described
- FOUND No. 5 REBAR, with cap. L.S. No. 16109
- PLAT BOUNDARY LINE
- LOT BOUNDARY LINE
- ROADWAY CENTER LINE
- 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 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.
- 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) Easements for utilities have been provided along the 10 feet adjacent to Plum Creek Blvd. and Mount Royal Drive and along other easements shown hereon. Tracts 'B', 'C', & 'D' shall also 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.
- 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 B, Tract C, Tract D and the utility easements shown hereon remain unchanged from those given in the plat recorded under Douglas County Reception No. 317035, on November 29, 1983.

DRAWN BY: KKC CHECKED BY: *OKM* JOB No: 84293

Prepared by: **E.L.B. & ASSOCIATES, INC.**
 4559 Templeton Gap Road
 Colorado Springs, Colorado 80918
 (303) 596-7070

Under the supervision of: *Charles A. McClanahan*
 September 30, 1984
 Date: Charles A. McClanahan, R.L.S. 18235