

# PLAT IDENTIFICATION SHEET

360422

8-22-85

**GRANTOR:**  
(owner/signer)

Environmental Dev Inc

**GRANTEE:**  
(subdivision name or name of plat)

Players Club  
Villas Townhome

**LEGAL:**  
(section-township-range)

AMENDED FINAL PLAT, BLOCK 2  
**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

*Mike Rinaldi*  
 Mike Rinaldi  
 Empire Savings & Loan Association  
 Mortgage Holder

**NOTARY**

SS:  
 STATE OF COLORADO )  
 COUNTY OF ARAPAHOE )

The foregoing dedication was acknowledged before me this 3rd day of July, 1985, 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: 12/31/87.

Notary Public: Michael Rinaldi  
 Address: 2675 S. Abilene St., Aurora, CO 80014

**NOTARY**

SS:  
 STATE OF COLORADO )  
 COUNTY OF DENVER )

The foregoing dedication was acknowledged before me this 3rd day of July, 1985, by Michael Rinaldi as Vice President of the Empire Building and Loan Association, Mortgage Holder. Witness my hand and seal. My commission expires: 4-1-87.

Notary Public: Carlotta J. Smith  
 Address: 1654 California St., Denver, CO 80202

**SURVEYING CERTIFICATE**

I, Robert J. Guffey, 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.

*Robert J. Guffey*  
 July 3, 1985  
 Professional Land Surveyor No. 20680



**TITLE CERTIFICATE**

I, James B. Folkstad, 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 5th day of July, 1985.

*James B. Folkstad #471*  
 Attorney at Law

**PLANNING AND ZONING COMMISSION APPROVAL**

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 18th day of August, 1985.

*D. Melody*  
 Chairman 8/11/85

**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**

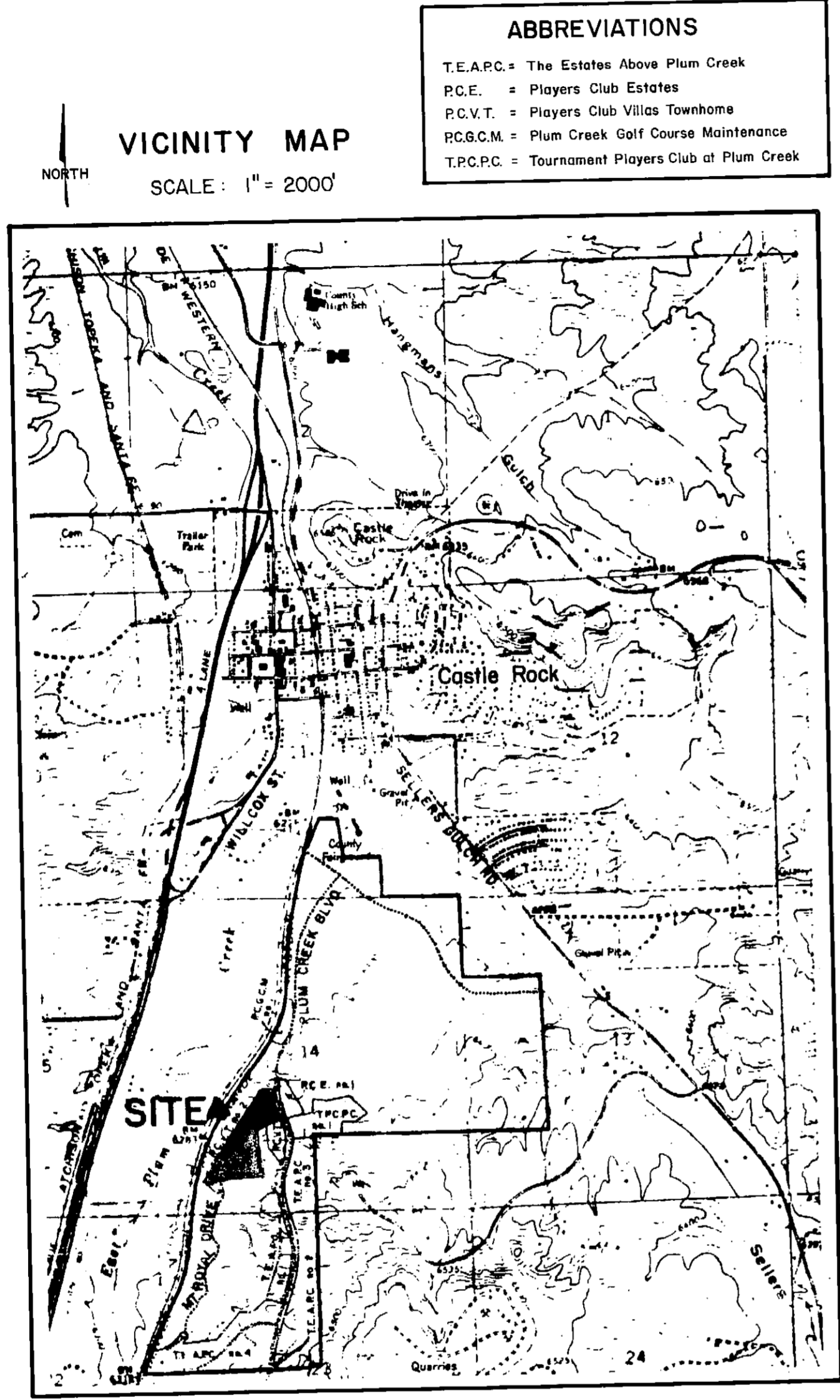
This plat is approved for filing and the Town hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the utility easements and bridge path easements shown hereon.

Signed this 9 day of September, 1985.

TOWN OF CASTLE ROCK  
 By: *Shelly L. Brewer*  
 Mayor  
 ATTESTED BY: *Shelly L. Brewer, deputy*  
 TOWN CLERK

**PROPERTY DESCRIPTION**

A portion of Lots 1 & 2, Block 2, Player's Club Villas Townhomes Subdivision, Filing No. 2, Being described as follows:  
 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 1.786 Acres more or less.



**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
P.C.G.C.M.	= Plum Creek Golf Course Maintenance
T.P.C.P.C.	= Tournament Players Club at Plum Creek

**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 2- 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 3 day of July, 1985.

**RECORDER'S CERTIFICATE**

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 2:11 P.M. on the 22nd day of August, 1985, in Book \_\_\_\_\_, Page \_\_\_\_\_, Map \_\_\_\_\_, Reception No. 360422.

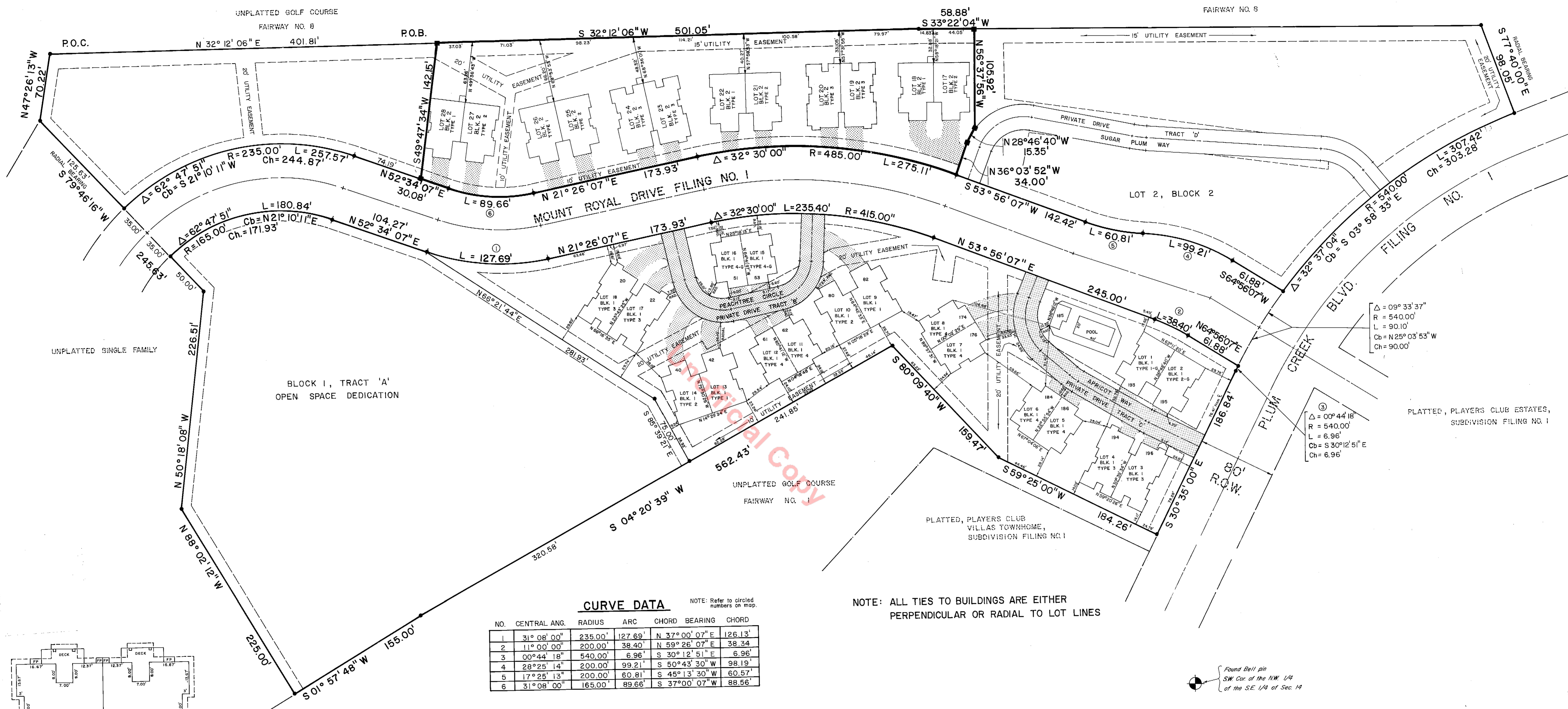
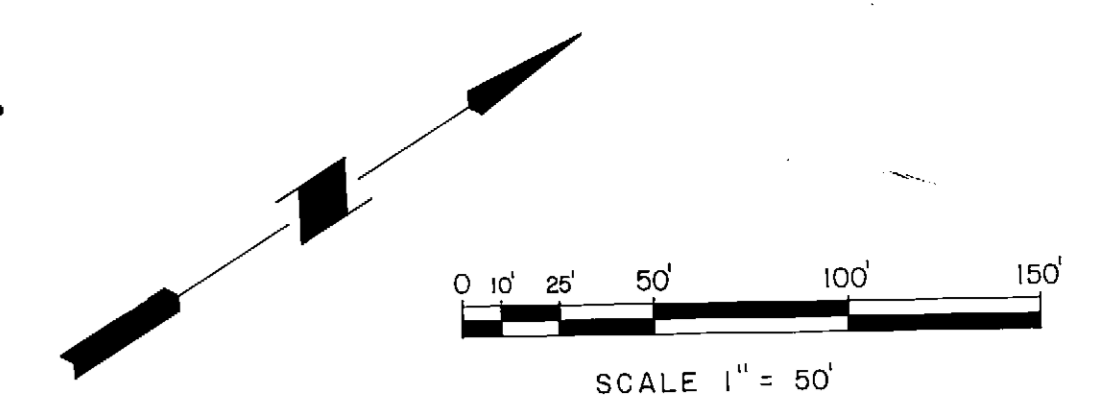
County Clerk and Recorder  
 By: *Rita A. Cain*  
 Deputy

Unofficial Copy

# AMENDED FINAL PLAT, BLOCK 2

## 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,  
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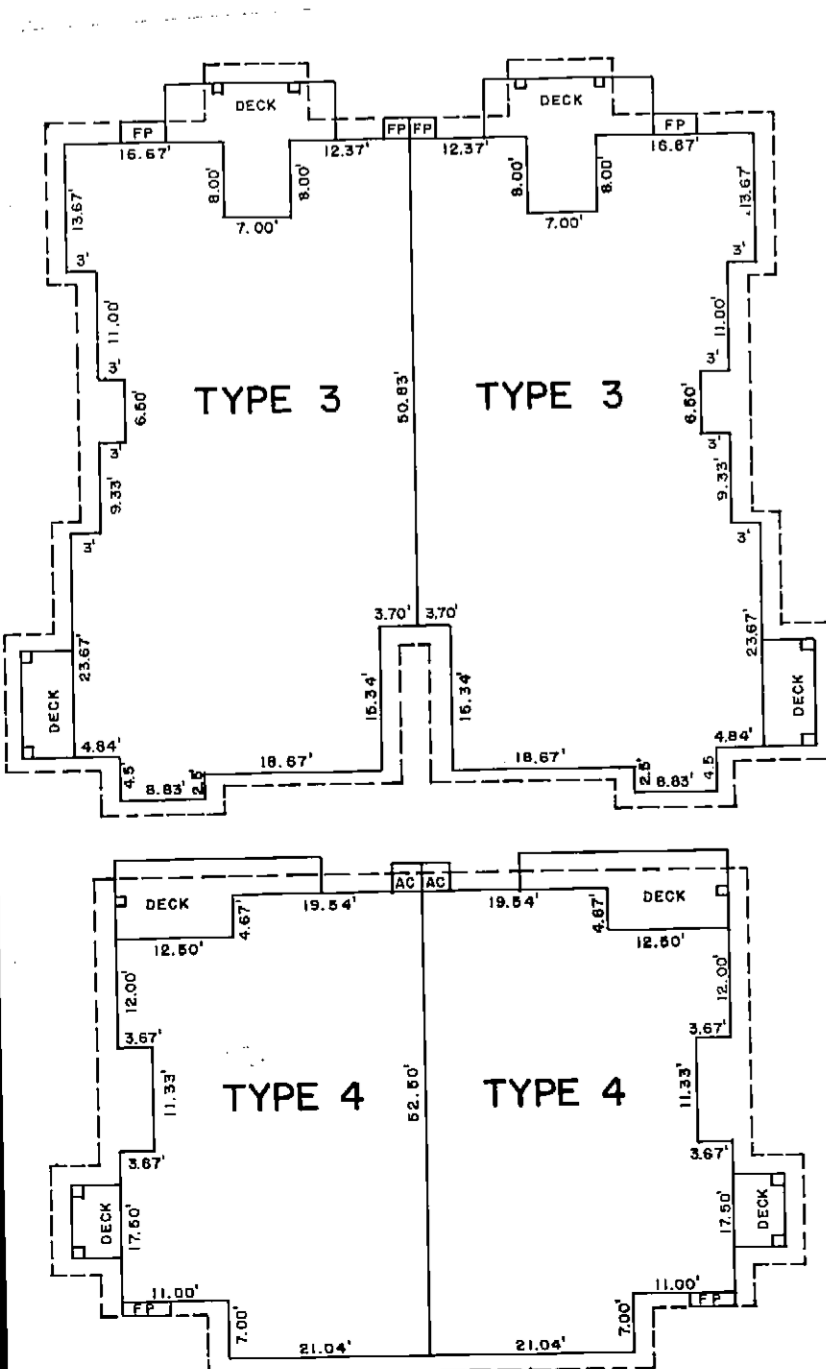


### CURVE DATA

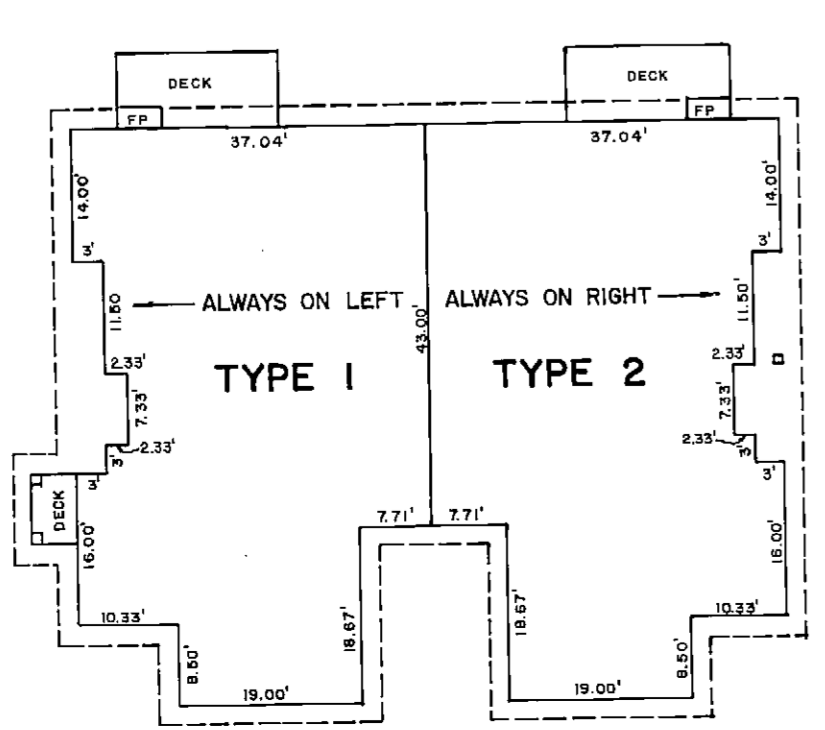
NOTE: Refer to circled numbers on map.

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
- SET No. 4 REBAR with cap L.S. No. 20680

### 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) 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', and '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 remain unchanged from those given in the plat recorded under Douglas County Reception No. 317035, on November 29, 1983, except as shown hereon.

**McCLANAHAN SURVEYING, INC.**  
4755 PARIS ST., SUITE 140  
DENVER, CO 80239  
(303) 373-0846