

PLAT IDENTIFICATION SHEET

305820

06/13/1983

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings L

GRANTEE:

(subdivision name or name of plat)

Tournament Players Club At Plum Creek I

LEGAL:

(section-township-range)

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, 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

SS:
State of Colorado)
County of Arapahoe)

NOTARIES

The foregoing dedication was acknowledged before me this 26th day of April, 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: 11-16-86

Notary Public Claudia Bialik
Address 2675 So. Abilene St. #300
Aurora, Colo. 80014

SS:
State of Colorado)
County of Arapahoe)

The foregoing dedication was acknowledged before me this 26th day of April, 1983, by William J. Ash III as President and Kathryn A. Ackerman-Schiffer as Assistant Secretary of Environmental Developers, Inc. Witness my hand and seal. My commission expires: 11-16-86

Notary Public Claudia Bialik
Address 2675 So. Abilene St. #300
Aurora, Colo. 80014

SS:
State of California)
County of San Francisco)

The foregoing dedication was acknowledged before me this 26th day of April, 1983, by J. E. Olson

as Deputy Agent
of the Bank of Nova Scotia, Mortgage Holder.
Witness my hand and seal. My commission expires: 9-30-85

Notary Public Janice San Thomas
Address 220 Jackson St. San Francisco, Ca.

PROPERTY DESCRIPTION

A parcel of land located in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 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:

Beginning at the Southeast Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14, from which the South 1/4 Corner of said Section 14 bears S 00° 32' 13" E, thence S 00° 32' 13" E, 100.00 feet to a point on the Northerly line of the Estates Above Plum Creek, Subdivision Filing No. 3; thence along said Northerly line, Subdivision Filing No. 3; thence along said Northerly line, Right-of-Way line of Plum Creek Boulevard; thence along said Right-of-Way line of Plum Creek Boulevard to the left, said Easterly Right-of-Way line on the arc of a curve to the left, said curve having a radius of 540.00 feet, a central angle of 25° 04' 49", an arc length of 236.38 feet, and a chord of 234.49 feet which bears N 18° 02' 35" W to a Point of Tangency; thence continuing along said Easterly Right-of-Way line, N 30° 35' 00" W, 17.50 feet; thence departing from said Easterly Right-of-Way line along the Southerly line of Players Club Estates, Subdivision Filing No. 1, N 59° 25' 00" E, 146.45 feet to a Point of Curvature; thence continuing along said Southerly line along the arc of a tangent curve to the right, said curve having a radius of 167.50 feet, a central angle of 24° 09' 28", an arc length of 70.62 feet, and a chord of 70.10 feet which bears N 71° 29' 44" E to a point; thence along the Easterly line of said Players Club Estates, Subdivision Filing No. 1, N 06° 25' 32" W, 36.61 feet; thence departing from said Easterly line, S 88° 06' 39" E, 210.12 feet; thence N 52° 47' 56" E, 123.27 feet; thence N 00° 00' 00" E, 278.00 feet; thence S 74° 44' 42" E, 342.05 feet; thence N 73° 22' 16" E, 335.03 feet; thence S 39° 45' 03" E, 400.00 feet; thence S 58° 21' 54" W, 309.33 feet; thence N 89° 31' 17" W, 220.00 feet; thence S 00° 28' 43" W, 120.00 feet to a point on the Southerly line of the Northwest 1/4 of the Southeast 1/4 of the aforementioned Section 14; thence along said Southerly line, N 89° 31' 17" W, 440.00 feet to the Point of Beginning.

Contains 12.2033 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, a Lot, and Tracts, as shown on this plat under the name and style of "TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1". Tract "A" is reserved for future development; Tract "B" is a private driveway; Tract "C" is a privately owned landscape area; Tract "D" is reserved for future development. All tracts shall remain as the property of the owners shown hereon, their heirs, successors and assigns.

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 lands comprising this subdivision are subject to certain covenants which are recorded in Book _____ at Page _____ of the records of Douglas County, Colorado.

Executed this 26th day of April, 1983.

OWNERS

E.D.I.-CASTLE ROCK LAND HOLDINGS, LTD.
2675 S. Abilene St., Aurora, Colo. 80014

William J. Ash, III
WILLIAM J. ASH, III.
President

Kathryn A. Ackerman-Schiffer
KATHRYN A. ACKERMAN-SCHIFFER
Secretary

The Bank of Nova Scotia
THE BANK OF NOVA SCOTIA
Mortgage Holder

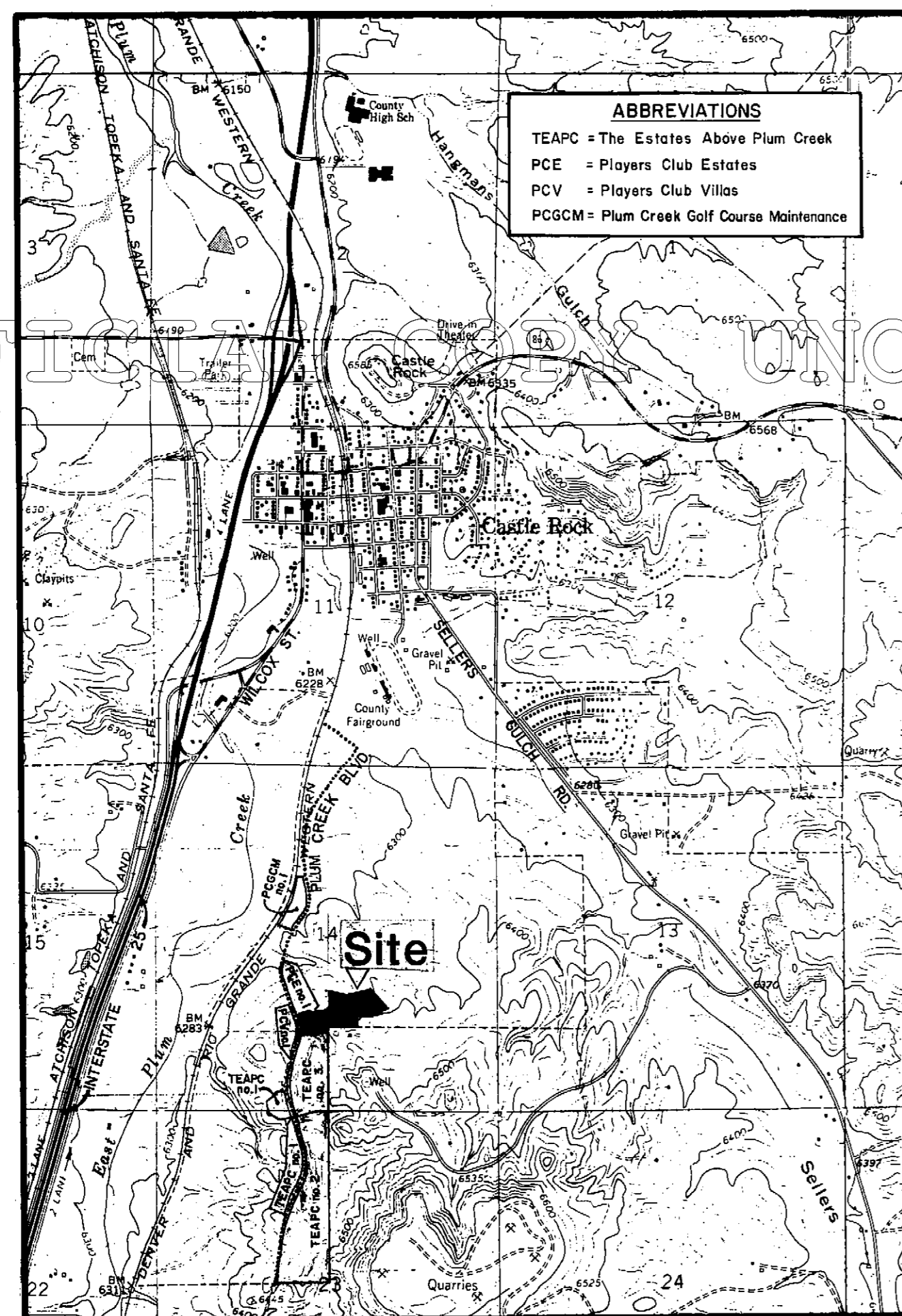
ENVIRONMENTAL DEVELOPERS, INCORPORATED
2675 S. Abilene St., Aurora, Colo. 80014

William J. Ash, III
WILLIAM J. ASH, III.
President

Kathryn A. Ackerman-Schiffer
KATHRYN A. ACKERMAN-SCHIFFER
Assistant Secretary

VICINITY MAP

SCALE: 1" = 2000'



SHEET INDEX

SHEET 1 OF 2 - VICINITY MAP AND CERTIFICATES

SHEET 2 OF 2 - PLAT MAP AND CURVE DATA

PREPARED BY:
DATE: 2-28-83

YPI YALE PROPERTIES, INC.
2675 S. ABILENE ST., AURORA, CO.
(303) 755-3377

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
Registered Land Surveyor #16109

TITLE CERTIFICATE

I, James B. Folkersrud, 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 26th day of April, 1983.

James B. Folkersrud
Attorney at Law #471

PLANNING AND ZONING COMMISSION APPROVAL

This plat approved by the Town of Castle Rock Planning and Zoning Commission this 7th day of April, 1983.

Donald Lightman
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 19th day of April, 1983.

TOWN OF CASTLE ROCK
By: [Signature]
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 3:00 P.M. on the 13th day of June, 1983, in book _____, page _____, map _____, reception No. 305820

Peta R. Crain
County Clerk and Recorder
By: Thyllis L. Braun
Deputy

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, 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

CURVE DATA NOTE: refer to circled numbers on map for curve no.

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
1	25° 04' 49"	540.00'	236.38'	234.49'	120.11'
2	24° 09' 28"	167.50'	70.62'	70.10'	35.84'
3	32° 50' 32"	167.50'	96.01'	94.70'	49.36'
4	58° 00' 00"	149.29'	151.13'	144.76'	82.76'
5	30° 00' 00"	65.00'	34.03'	33.65'	17.42'
6	280° 57' 28"	55.00'	269.70'	70.00'	none
7	30° 00' 00"	135.00'	70.69'	69.88'	36.17'
8	37° 35' 33"	219.29'	143.88'	141.31'	74.64'
9	20° 24' 27"	219.29'	78.11'	77.70'	39.47'
10	74° 03' 30"	82.50'	106.64'	99.37'	62.23'
11	31° 03' 30"	117.50'	63.69'	62.92'	32.65'
12	09° 13' 23"	540.00'	86.93'	86.83'	43.56'
13	03° 42' 51"	540.00'	35.01'	35.00'	17.51'
14	10° 17' 09"	540.00'	96.94'	96.81'	48.60'
15	01° 51' 26"	540.00'	17.50'	17.50'	8.75'
16	01° 51' 26"	540.00'	17.50'	17.50'	8.75'
17	01° 51' 26"	540.00'	17.50'	17.50'	8.75'
18	28° 32' 09"	132.50'	65.99'	65.31'	33.70'
19	149° 04' 33"	30.00'	78.06'	57.83'	108.46'
20	14° 40' 12"	117.50'	30.09'	30.00'	15.13'
21	31° 03' 30"	82.50'	44.72'	44.18'	22.92'
22	74° 03' 30"	100.00'	129.26'	120.44'	75.44'
23	31° 03' 30"	100.00'	54.21'	53.55'	27.79'
24	57° 00' 00"	150.00'	149.23'	143.15'	81.44'
25	58° 00' 00"	184.29'	186.56'	178.70'	102.16'
26	30° 00' 00"	100.00'	52.36'	51.76'	26.80'
27	140° 28' 44"	55.00'	134.85'	103.52'	153.10'
28	140° 28' 44"	55.00'	134.85'	103.52'	153.10'
29	01° 02' 45"	132.50'	2.42'	2.42'	1.21'

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 along the 10 feet adjacent to Tract "B" (Private Drive), and along other easements shown hereon. Tract "B" 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 a private driveway. 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".

AREA TABULATION

Lot 1, Block 1	349,399 sq.ft.	8.0211 ac.
Tract "A"	62,761 sq.ft.	1.4408 ac.
Tract "B"	68,860 sq.ft.	1.5808 ac.
Tract "C"	20,251 sq.ft.	0.4649 ac.
Tract "D"	30,305 sq.ft.	0.6957 ac.
TOTAL PLAT	531,576 sq.ft.	12.2033 ac.

TRACT USE

- 1) Tract "A" is reserved for future development.
- 2) Tract "B" is a private driveway.
- 3) Tract "C" is a private landscape area.
- 4) Tract "D" is reserved for future development.

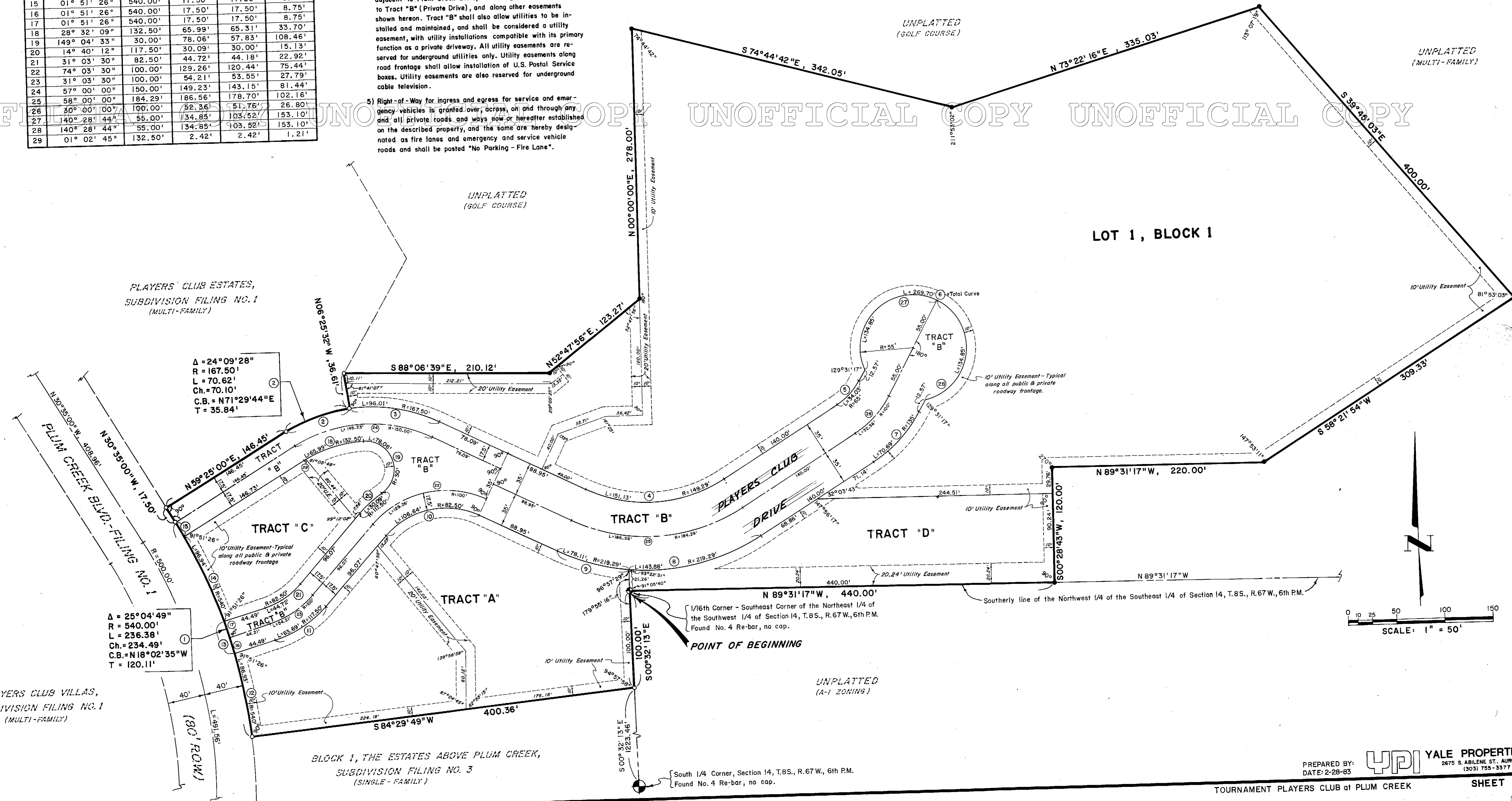
With regard to the future development of Tracts A and D as shown hereon.

NOTE:

No Building Permit will issue for the erection of any structural improvement upon Tracts A and D hereon until and after an Amended Final Plat and an Amended Final Plan for said Tracts has been approved by the Board of Trustees of the Town of Castle Rock.

LEGEND

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



PLAYERS CLUB ESTATES,
SUBDIVISION FILING NO. 1
(MULTI-FAMILY)

Δ = 24° 09' 28"
R = 167.50'
L = 70.62'
Ch. = 70.10'
C.B. = N 71° 29' 44" E
T = 35.84'

Δ = 25° 04' 49"
R = 540.00'
L = 236.38'
Ch. = 234.49'
C.B. = N 18° 02' 35" W
T = 120.11'

PLAYERS CLUB VILLAS,
SUBDIVISION FILING NO. 1
(MULTI-FAMILY)

BLOCK 1, THE ESTATES ABOVE PLUM CREEK,
SUBDIVISION FILING NO. 3
(SINGLE-FAMILY)

SCALE: 1" = 50'