

PLAT IDENTIFICATION SHEET

301170

03/25/1983

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

Estates Above Plum Creek 3

LEGAL:

(section-township-range)

Site Plan

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 3

A SUBDIVISION OF PART OF SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL SITE PLAN

LEGAL DESCRIPTION:

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 23, and the Southeast 1/4 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:

Beginning at the South 1/4 Corner of said Section 14; thence along the South line of the Southwest 1/4 of said Section 14 and the Northerly line of Block 1, The Estates Above Plum Creek, Subdivision Filing No. 2, N 89° 34' 58" W, 130.00 feet; thence along said Northerly subdivision line, S 79° 59' 48" W, 179.64 feet; thence, continuing along said Northerly subdivision line, S 70° 44' 44" W, 206.97 feet to a point on the Easterly line of Plum Creek Boulevard - Filing No. 1; thence along said Easterly line for the following four courses: (1) thence N 19° 15' 16" W, 369.53 feet to a Point of Curvature; (2) thence 361.28 feet along the arc of a tangent curve to the right, said curve having a radius of 460.00 feet and a central angle of 45° 00' 00", to a Point of Tangency; (3) thence N 25° 44' 44" E, 329.52 feet to a Point of Curvature; (4) thence 294.51 feet along the arc of a tangent curve to the left, said curve having a radius of 540.00 feet and a central angle of 31° 14' 55", to a point; thence, departing from said Easterly line on a radial bearing of N 84° 29' 49" E, 400.36 feet to a point on the North-South Centerline of the aforementioned Section 14; thence, along said Centerline, S 00° 32' 13" E, 1223.46 feet to the South 1/4 Corner of said Section 14 and the Point of Beginning.

Contains 15.2961 acres, more or less.

PROPOSED STRUCTURES:

Building Type: residential single-family dwellings
Max. Area of Building Footprint: as per the Design Review Committee, in accordance with Town of Castle Rock regulations.
Maximum Building Height:

OWNER:

E.D.I. - CASTLE ROCK LAND HOLDINGS LTD.

William J. Ash, III
William J. Ash, III, President

SURVEYOR:

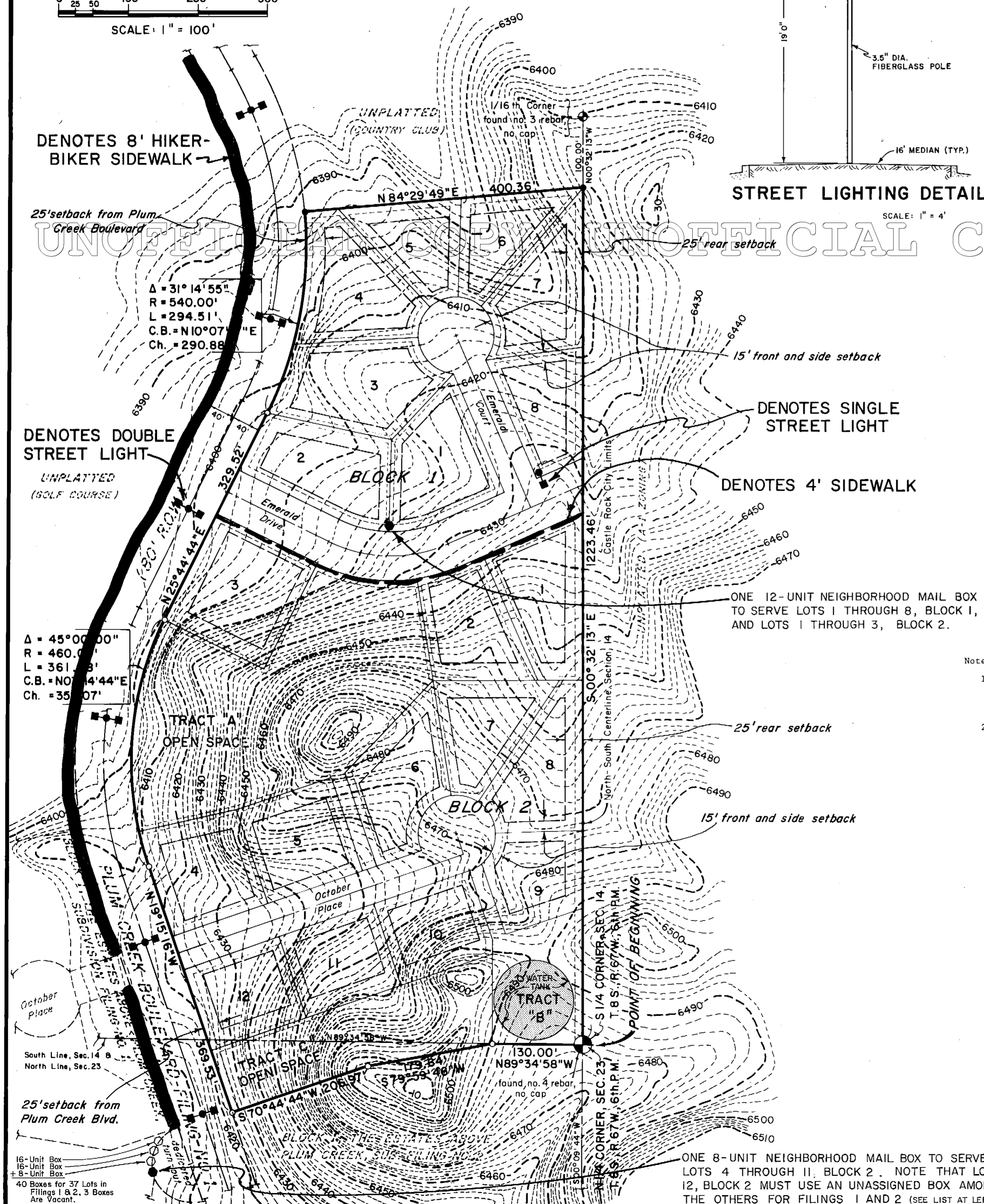
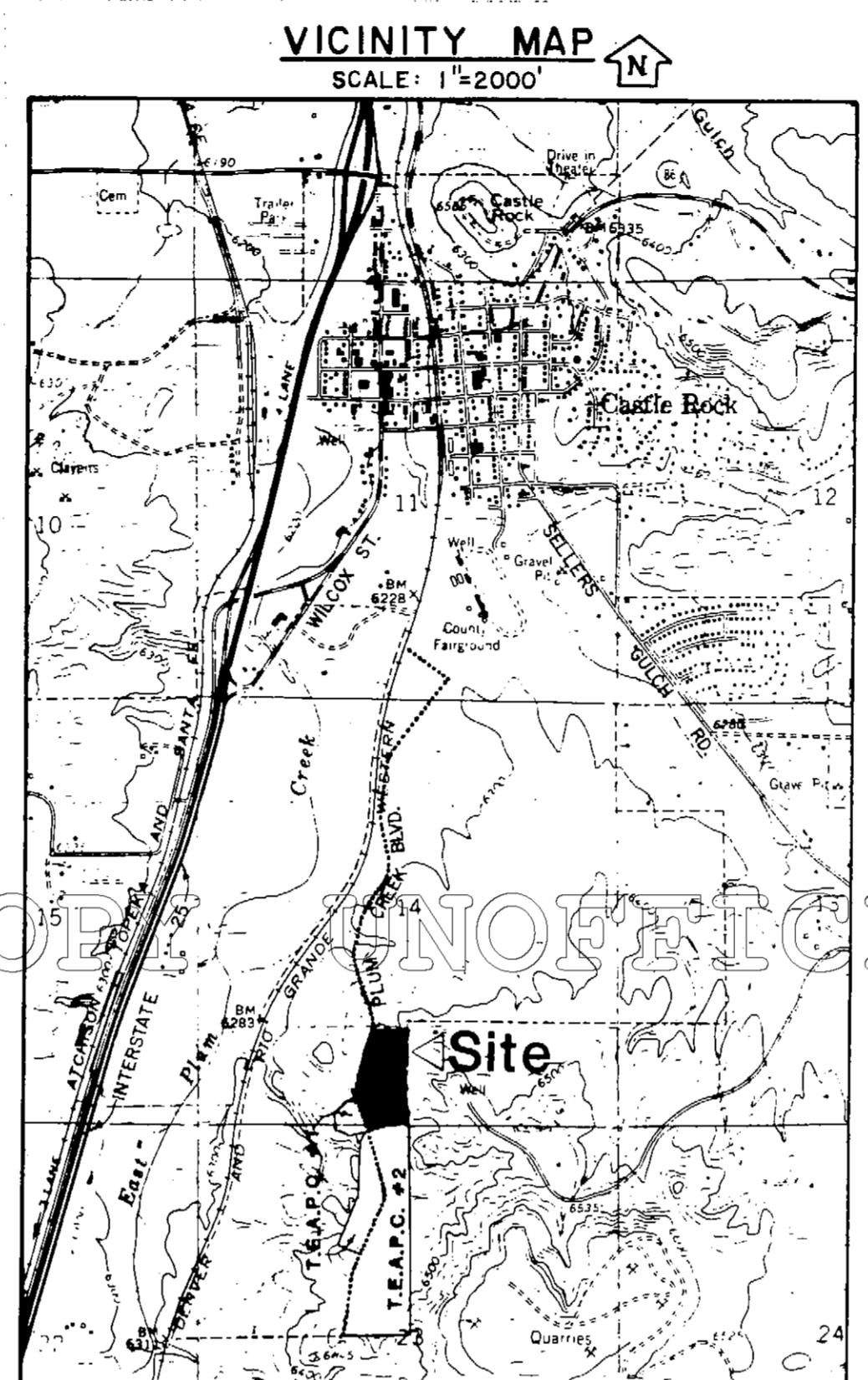
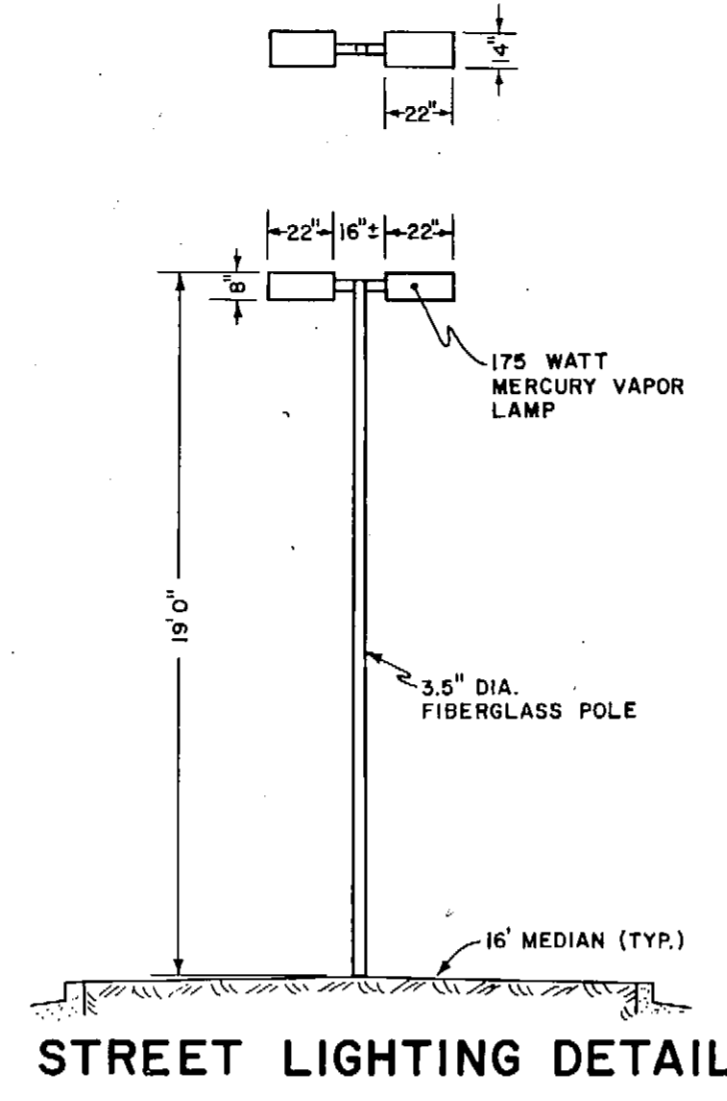
I, Dean F. Glorso, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this map and legal description were prepared under my supervision.

Dean F. Glorso
Dean F. Glorso, Colorado L.S. # 16109



SCALE: 1" = 100'

(Top View)



Note:

- Developer reserves the right to meander the walk system through platted areas in lieu of paralleling the street, provided the theme of the system is followed.
- Building setbacks are provided according to the following criteria: (A) 25' along Plum Creek Blvd., (B) 15' side and front, (C) 25' rear. This map indicates these setbacks with this style of line:

ADDRESS LISTING

Block	Lot	Address
1	1	227 Emerald Court
1	2	207 Emerald Drive
1	3	247 Emerald Court
1	4	267 "
1	5	270 "
1	6	268 "
1	7	248 "
1	8	228 Emerald Court
2	1	290 Emerald Drive
2	2	228 "
2	3	208 Emerald Drive
2	4	201 October Place
2	5	221 "
2	6	261 "
2	7	281 "
2	8	290 "
2	9	282 "
2	10	242 "
2	11	222 "
2	12	202 October Place

APPROVALS:

Filed for record in the office of the County Clerk and Recorder of Douglas County at 11:06 A.M. on the 25th day of March 1983, in book _____, page _____, map number _____, reception number 301190
By: *Phyllis Brown*
Deputy

David Weighman 3/24/83
Planning Commission Chairman Date
W. J. Schell 3/24/83
Mayor Date

6		YALE PROPERTIES, INC.		DATE - FEB. 15, 1983	
5		2675 SOUTH ABILENE ST., SUITE 350		SCALE	
4		AURORA, COLORADO, 80014		HORIZ. - 1" = 100'	
3		CASTLE ROCK, COLORADO		CONTOUR INT. = 2'	
2		FINAL SITE PLAN		SHEET 1 OF 1	
1		DESIGN -	SCALE	DATE - FEB. 15, 1983	
NO.		DRAWN - <i>WJG</i>	HORIZ. - 1" = 100'	SHEET 1 OF 1	
REVISION		CHECKED -	CONTOUR INT. = 2'	DATE - FEB. 15, 1983	

16-Unit Box
16-Unit Box
8-Unit Box
40 Boxes for 37 Lots in Filings 1 & 2, 3 Boxes Are Vacant

ONE 8-UNIT NEIGHBORHOOD MAIL BOX TO SERVE LOTS 4 THROUGH 11, BLOCK 2. NOTE THAT LOT 12, BLOCK 2 MUST USE AN UNASSIGNED BOX AMONG THE OTHERS FOR FILINGS 1 AND 2 (SEE LIST AT LEFT)