

PLAT IDENTIFICATION SHEET

316989

11128/83

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

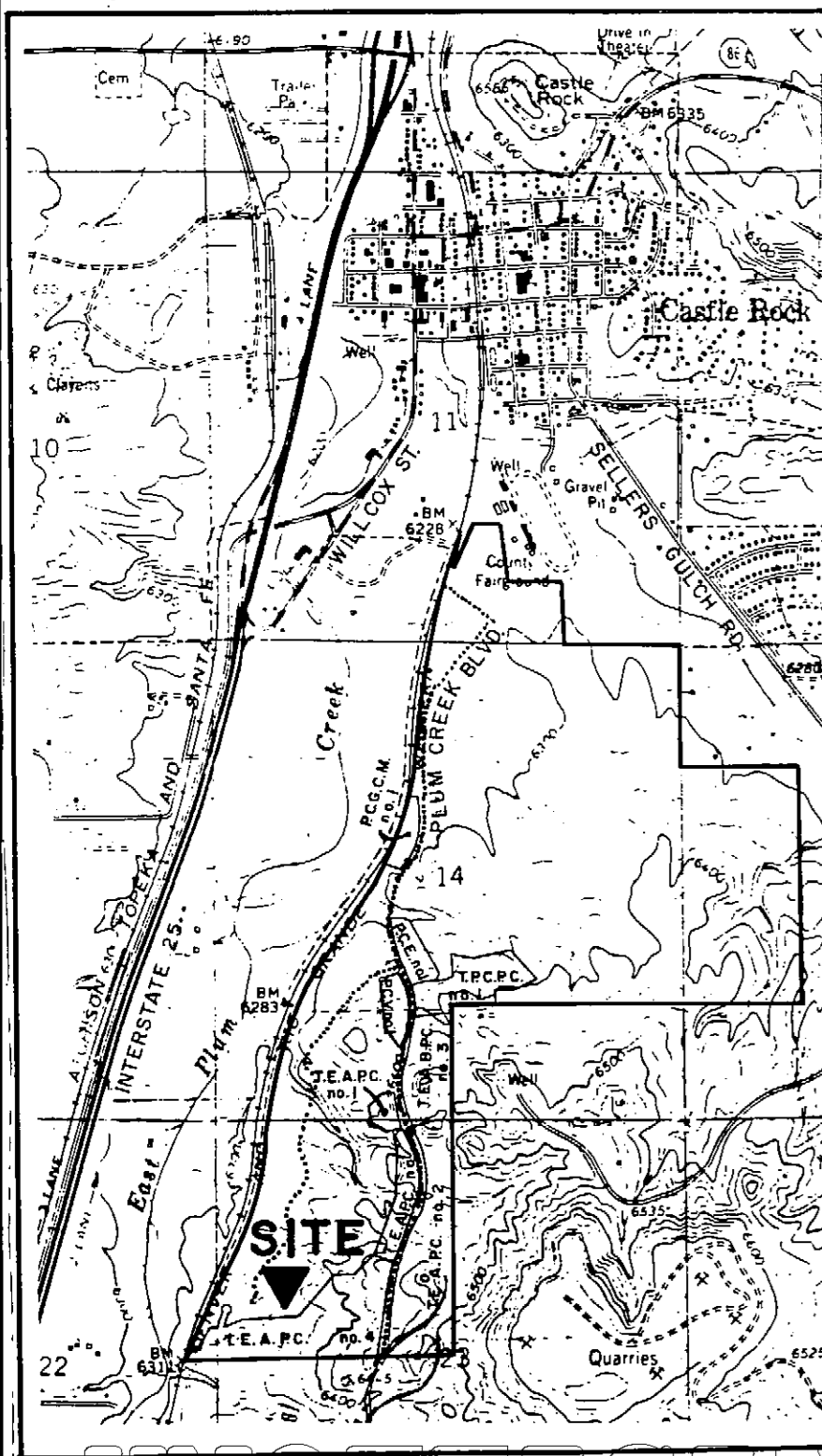
Estates Above Plum Creek 4

LEGAL:

(section-township-range)

VICINITY MAP

SCALE: 1"=2000'



ABBREVIATIONS

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

FINAL SITE PLAN

THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING NO. 4
 A SUBDIVISION OF PART OF SECTIONS 22 and 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A parcel of land located in the South 1/2 of the Northwest 1/4 of Section 23, and the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

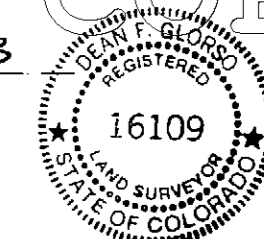
Beginning at the West 1/4 Corner of said Section 23, from which the Center of said Section 23 bears S 89° 44' 59" E, thence N 89° 02' 36" W, 330.72 feet to a point on the Easterly Right-of-Way line of the Denver and Rio Grande Western Railroad; thence along said Easterly Right-of-Way line, N 13° 41' 57" E, 103.28 feet; thence, departing from said Easterly Right-of-Way line, S 73° 58' 29" E, 23.55 feet; thence N 46° 45' 00" E, 282.57 feet; thence S 76° 50' 49" E, 34.72 feet; thence N 11° 24' 50" E, 175.00 feet to a Point of Curvature; thence 95.22 feet along the arc of a tangent curve to the right, said curve having a radius of 198.98 feet, a central angle of 27° 25' 00" and a chord of 94.31 feet which bears N 25° 07' 20" E to a Point of Tangency; thence N 38° 49' 50" E, 70.00 feet to a Point of Curvature; thence 78.37 feet along the arc of a tangent curve to the right, said curve having a radius of 137.07 feet, a central angle of 32° 45' 30" and a chord of 77.30 feet which bears N 55° 12' 35" E to a Point of Tangency; thence N 39° 54' 04" E, 60.54 feet to a Point of Curvature; thence 203.21 feet along the arc of a tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 211° 41' 16" and a chord of 105.82 feet which bears S 34° 15' 18" E to a Point of Tangency; thence S 71° 35' 20" W, 80.40 feet to a Point of Curvature; thence 38.35 feet along the arc of a tangent curve to the left, said curve having a radius of 67.07 feet, a central angle of 32° 45' 30" and a chord of 37.83 feet which bears S 55° 12' 35" W to a Point of Tangency; thence S 38° 49' 50" W, 70.00 feet to a Point of Curvature; thence 61.72 feet along the arc of a tangent curve to the left, said curve having a radius of 128.98 feet, a central angle of 27° 25' 00" and a chord of 61.13 feet which bears S 25° 07' 20" W to a Point of Tangency; thence S 11° 24' 50" W, 164.49 feet; thence N 70° 30' 16" E, 195.35 feet; thence N 84° 41' 40" E, 471.60 feet; thence N 43° 36' 38" E, 492.74 feet; thence N 38° 48' 18" E, 391.89 feet; thence S 88° 30' 53" E, 218.57 feet; thence N 45° 29' 40" E, 191.92 feet to a point on the Southerly line of The Estates Above Plum Creek, Subdivision Filing No. 1; thence along said Southerly line, S 65° 52' 22" E, 305.43 feet to a point on a curve on the Westerly line of Plum Creek Boulevard - Filing No. 1; thence along said Westerly line for the following four courses: 1) thence 297.11 feet along the arc of a non-tangent curve to the left, said curve having a radius of 890.00 feet, a central angle of 19° 07' 38" and a chord of 295.73 feet which bears S 16° 33' 49" W to a Point of Tangency; 2) thence S 07° 00' 00" W, 145.31 feet to a point on a curve; 3) thence 83.21 feet along the arc of a non-tangent curve to the left, said curve having a radius of 55.00 feet, a central angle of 86° 41' 01" and a chord of 75.50 feet which bears S 07° 00' 00" W to a point; 4) thence S 07° 00' 00" W, 145.31 feet to a point on the East-West Centerline of the aforementioned Section 23; thence along said East-West Centerline, N 89° 44' 59" E, 1746.41 feet to the West 1/4 Corner of said Section 23 and the Point of Beginning.

Contains 30.3402 acres, more or less.

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

9-16-83

Date



Dean F. Glorioso
 Colorado Registered Land Surveyor
 No. 16109

OWNER/SUBDIVIDER LAND SURVEYOR

EDI-Castle Rock Landholdings, Ltd.
 2675 South Abilene Street
 Aurora, Colorado 80014

Dean F. Glorioso
 for Yale Properties, Inc.
 2675 S. Abilene St.
 Aurora, Colorado 80014

OWNER:

E.D.I. - CASTLE ROCK LANDHOLDING L.T.D.

William J. Ash III, President

WILLIAM J. ASH III, President

Filed for record in the office of the County Clerk and recorder of Douglas County on 28th day of November 1983, in book 316989

County Clerk and Recorder
 KATH A. CRACK
 By: Douglas L. Brown, Deputy

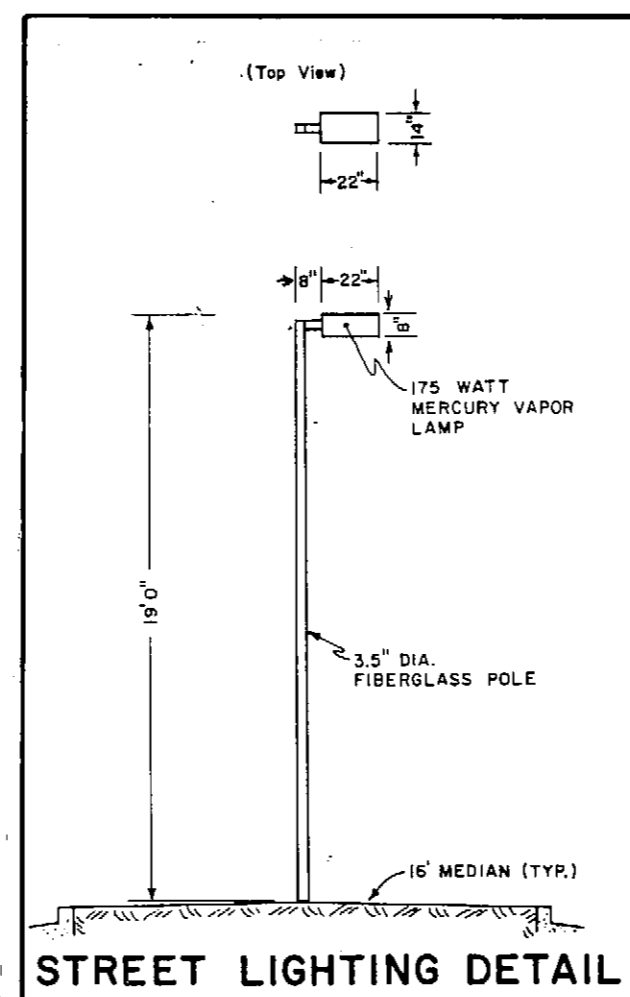
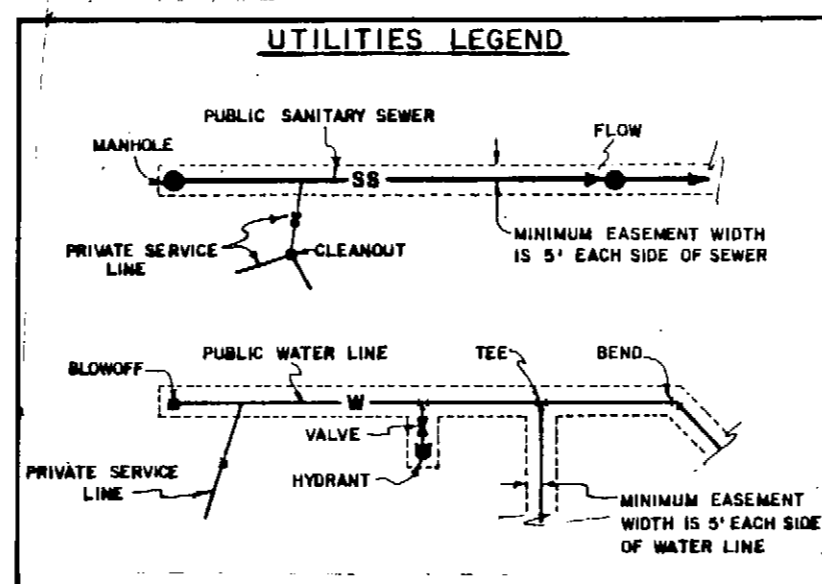
Deputy:

APPROVALS

Planning Commission Chairman 7-21-83
 Mayor 9-6-83

CURVE DATA NOTE: refer to circled numbers on map.

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD	TANGENT
1	27° 25' 00"	128.98'	61.72'	61.13'	31.46'
2	32° 45' 30"	67.07'	38.35'	37.83'	19.71'
3	105° 49' 36"	55.00'	101.59'	87.75'	72.76'
4	105° 51' 40"	55.00'	101.62'	87.77'	72.80'
5	32° 45' 30"	137.07'	78.37'	77.30'	40.29'
6	27° 25' 00"	198.98'	95.22'	94.31'	48.54'



6		YALE PROPERTIES, INC. 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO 80014 PHONE (303) 755-3377	
5		PLUM CREEK CASTLE ROCK, COLORADO	
4		FINAL SITE PLAN	
3			
2			
1			
DESIGN -	SCALE	DATE - 09-16-83	
DRAWN - Man Stivers	HORIZ. - 1" = 100'	SHEET 1 OF 1	
CHECKED - [Signature]	CONTOUR INT. - 2'		