

PLAT IDENTIFICATION SHEET

8605585

4-25-86

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

Environmental Dev Inc

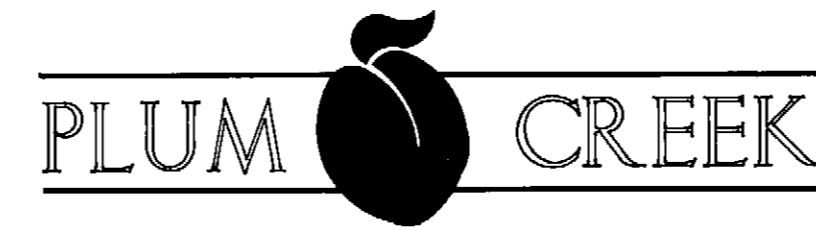
GRANTEE:
(subdivision name or name of plat)

Players Club Estates I

LEGAL:
(section-township-range)

PLAYERS CLUB ESTATES, 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

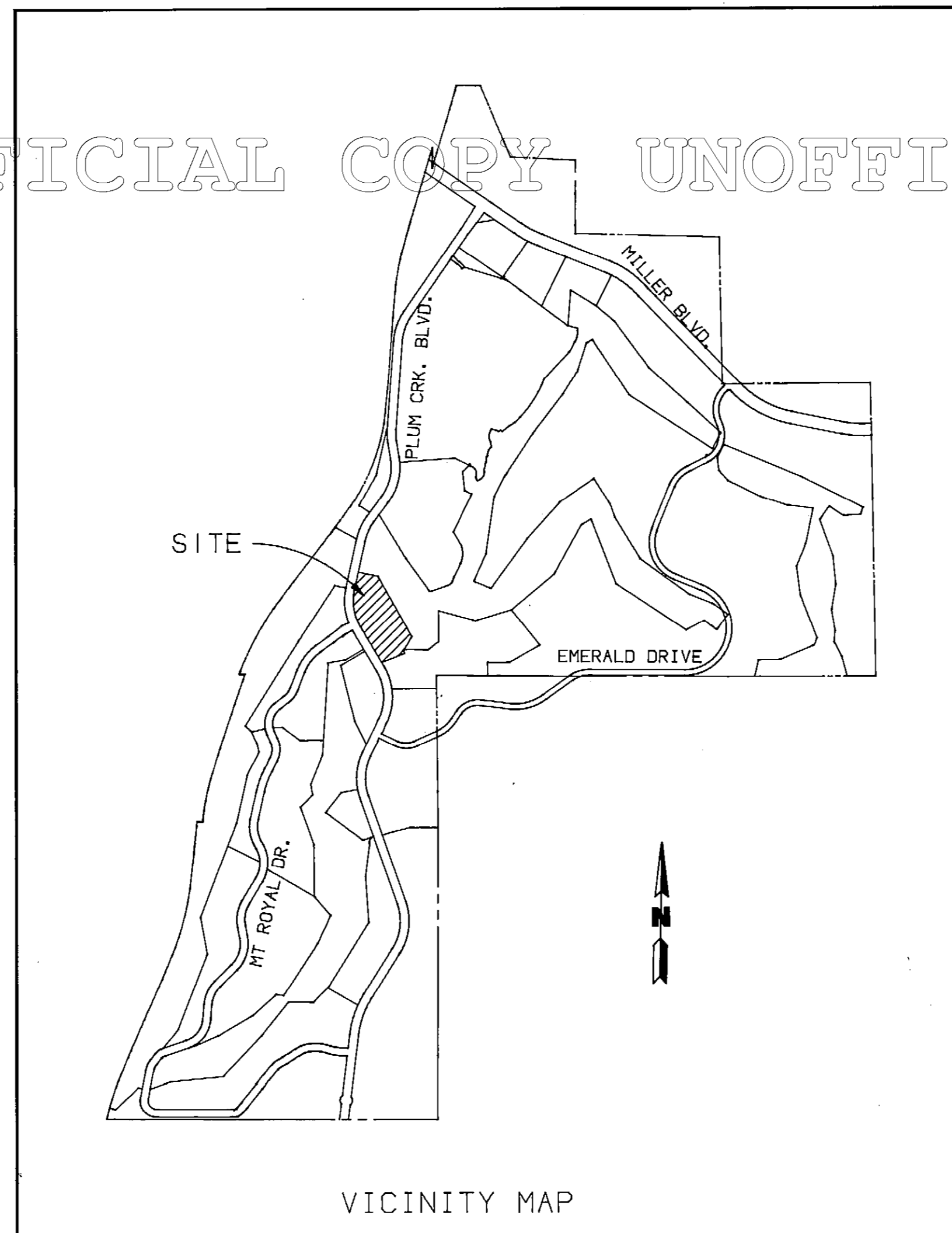
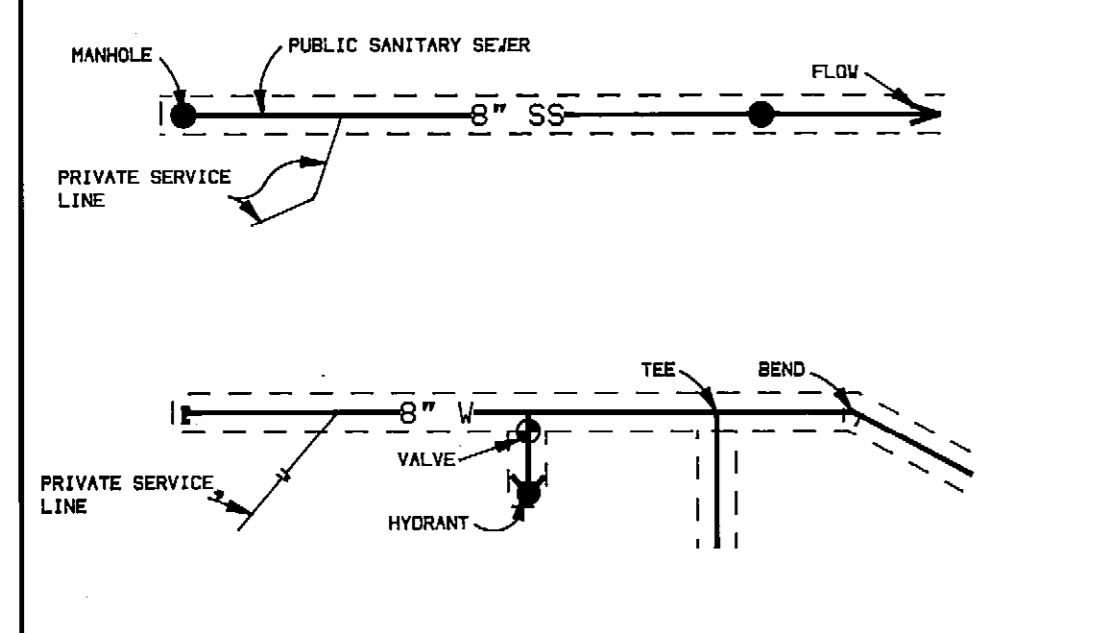


AMENDED FINAL P.U.D. SITE PLAN

LEGEND

- 62— FINAL CONTOURS
- 8" SS ○ EXISTING SANITARY SEWER
- 8" SS ● PROPOSED SANITARY SEWER
- — — EXISTING WATER MAIN
- — — PROPOSED WATER MAIN
- 18" ST ● PROPOSED STORM SEWER
- GATE VALVE ○ PROPOSED GATE VALVE
- GATE VALVE ○ EXISTING GATE VALVE
- FIRE HYDRANT ● PROPOSED FIRE HYDRANT
- MANHOLE ○ PROPOSED MANHOLE
- MANHOLE ○ EXISTING MANHOLE
- INLET □ PROPOSED INLET
- Y FLARED END SECTION
- STREET LIGHT

UTILITIES LEGEND



LOT NO.	ADDRESS	SQUARE FEET
1		23809
2		13973
3		15608
4		11247
5		15031
6		15304
7		14572
8		14433
9		19078
10		19908
11		15339

AREA TABULATION	
SINGLE FAMILY LOTS (1-11)	= 4.09 AC.
TRACT "A" (PRIVATE DRIVES)	= 0.60 AC.
TRACTS "B", "C" AND "D" (PRIVATE OPEN SPACE)	= 0.97 AC.
TOTAL PLAT	= 5.66 AC.

TOTAL NUMBER OF LOTS = 11

PREPARED BY:

KKBNA
Incorporated
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431 - 6100
7-9-85 3-5-86
8-21-85
9-10-85
9-24-85

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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 N 78°15'07" W, 489.36 FEET TO A POINT ON THE EASTERLY LINE OF PLUM CREEK BOULEVARD - FILING NO. 1, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING THREE CONSECUTIVE COURSES: (1) THENCE N 30°35'00" W 391.46 FEET TO A POINT OF CURVATURE; (2) THENCE 344.56 FEET ALONG THE ARC OF TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 42°55'00"; TO A POINT OF TANGENCY; (3) THENCE N 12°20'00" E, 161.58 FEET; THENCE DEPARTING FROM SAID EASTERLY LINE, S 77°40'00" E, 178.66 FEET; THENCE S 29°09'00" E, 618.23 FEET; THENCE S 30°49'45" W, 135.00 FEET, TO A POINT ON THE NORTH LINE OF TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO CONSECUTIVE COURSES: (1) THENCE S 06°25'32" E, 36.61 FEET TO A POINT ON A CURVE; (2) THENCE 70.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF 24°09'28", AND A CHORD OF 70.10 FEET WHICH BEARS S 71°29'44" W TO A POINT OF TANGENCY; THENCE S 59°25'00" W 146.45 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 5.66 ACRES MORE OR LESS.

SURVEYING CERTIFICATE

I, ROBERT JAMES 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 THIS PLAT REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE.

02-14-1985
DATE



Robert J. Guffey
ROBERT JAMES GUFFEY
PROFESSIONAL LAND SURVEYOR #20680
FOR McCLANAHAN SURVEYING INC.
4755 PARIS ST., SUITE 180
DENVER CO. 80239 (303) 373-0846

OWNER

ENVIRONMENTAL DEVELOPERS INC. (EDI)

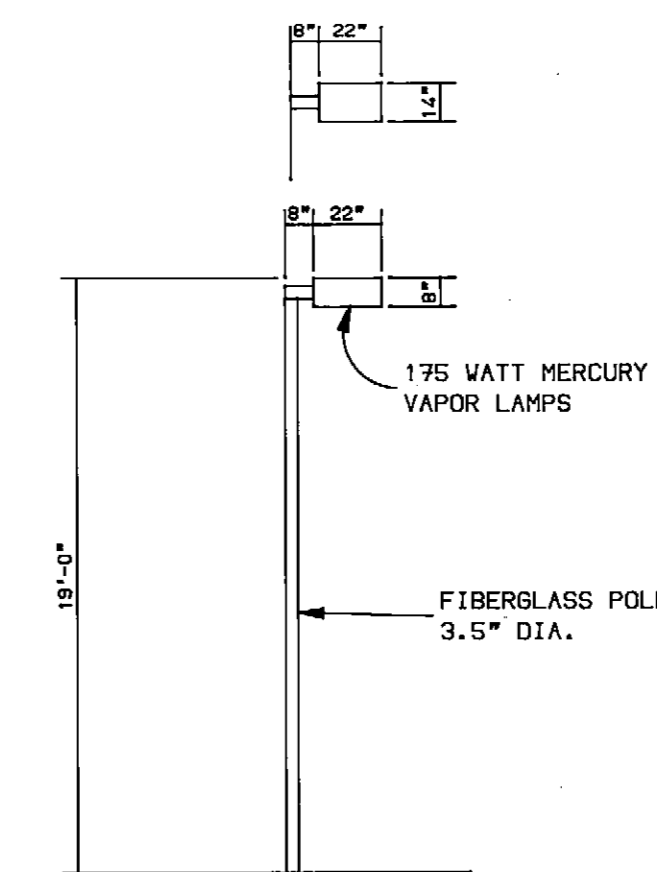
John F. Meo
JOHN F. MEOROSSO PRESIDENT

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:45 AM ON THE 05th DAY OF April, 1985 IN BOOK PAGE MAP NUMBER 3605585 COUNTY CLERK AND RECORDER

ATTEST:

Phyllis A. Brown, deputy
TOWN CLERK

BY: *Laura A. Thompson*
DEPUTY TOWN CLERK



STREET LIGHTING DETAIL
NO SCALE

APPROVALS

D. Meloy 11/13/1985
PLANNING COMMISSION CHAIRMAN DATE
Laura A. Thompson 11/13/1985
MAYOR DATE

