

PLAT IDENTIFICATION SHEET

370742

12/18/85

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings

GRANTEE:

(subdivision name or name of plat)

Plum Creek Fairways XVIII 1A

LEGAL:

(section-township-range)

PLUM CREEK FAIRWAY EIGHTEEN SUBDIVISION, FILING NO. 1 (AMENDED)

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

PROPERTY DESCRIPTION

A parcel of land located in 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, described as follows:

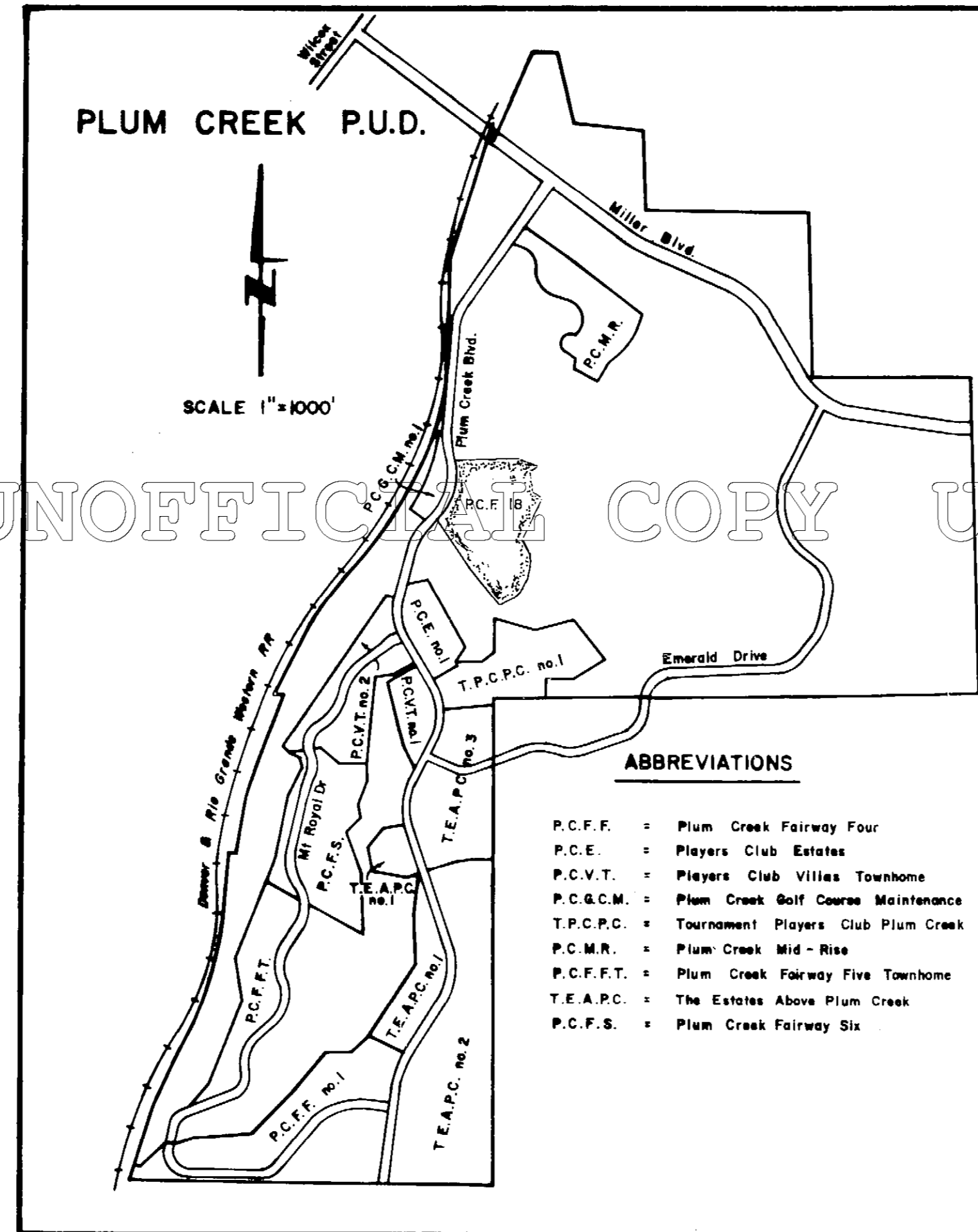
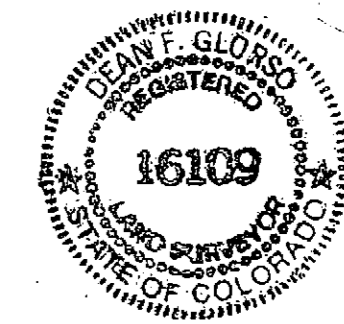
Commencing at the Center of said Section 14, from which the North 1/4 Corner of Section 14 bears N 00°36'57" W; thence S 77°41'00" E, 172.20 feet to the TRUE POINT OF BEGINNING; thence S 30°29'22" E, 142.98 feet to a point on a curve; thence along the arc of a non-tangent curve to the right having a radius of 240.05 feet, a central angle of 38°26'47", an arc length of 161.08 feet and a chord which bears S 02°58'54" W, 158.07 feet to a point of non-tangency; thence S 26°08'25" W, 134.68 feet; thence S 21°43'43" W, 39.64 feet to a point on a curve; thence along the arc of a non-tangent curve to the right having a radius of 77.40 feet, a central angle of 56°30'35", an arc length of 76.34 feet and a chord which bears S 51°23'02" W, 73.29 feet to a point of non-tangency; thence S 70°42'09" W, 145.76 feet to a point on a curve; thence along the arc of a curve to the right having a radius of 12.57 feet, a central angle of 122°23'53", an arc length of 66.86 feet and a chord which bears N 54°36'45" W, 22.03 feet to a point of non-tangency; thence N 35°38'54" W, 352.95 feet; thence N 31°16'40" W, 458.81 feet to a point on the Easterly Right-of-Way Line of Plum Creek Boulevard Filing No. 1, Douglas County Reception No. 298460; thence along said Easterly line for the following two (2) courses: 1) thence N 36°05'01" E, 141.60 feet to a point of curvature; 2) thence along the arc of a curve to the left having a radius of 540.00 feet; a central angle of 42°57'54", an arc length of 404.94 feet and a chord which bears N 14°36'03" E, 395.51 feet to a point; thence departing from said Easterly Right-of-Way line of Plum Creek Boulevard Filing No. 1, along a non-radial bearing N 90°00'00" E, 482.68 feet; thence S 61°31'13" E, 142.95 feet; thence S 43°13'38" W, 61.86 feet; thence S 05°29'51" E, 168.71 feet; thence S 61°10'36" E, 71.08 feet; thence S 25°18'19" W, 376.89 feet to the TRUE POINT OF BEGINNING.

Contains 14.8151 acres, more or less.

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

Nov. 15, 1985
Date

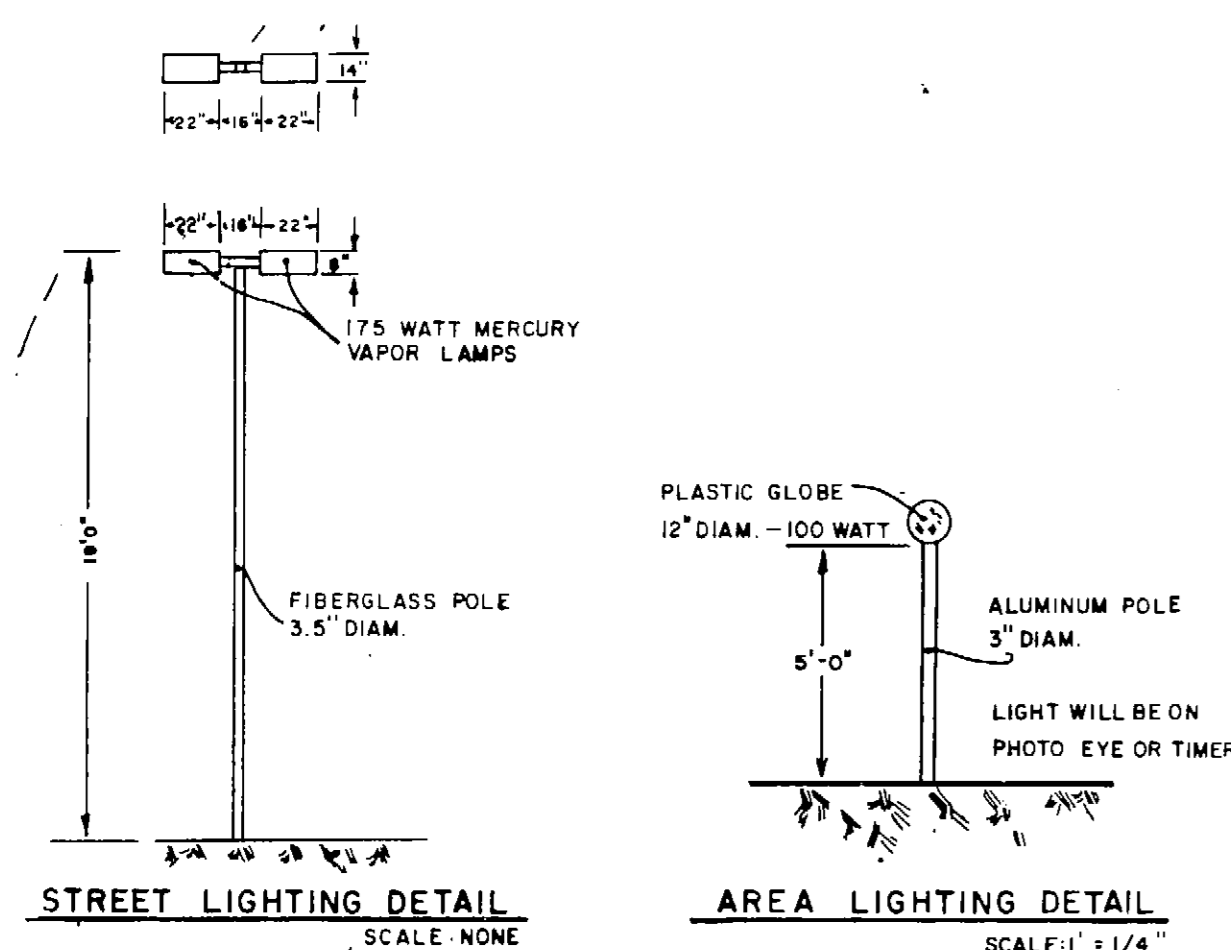
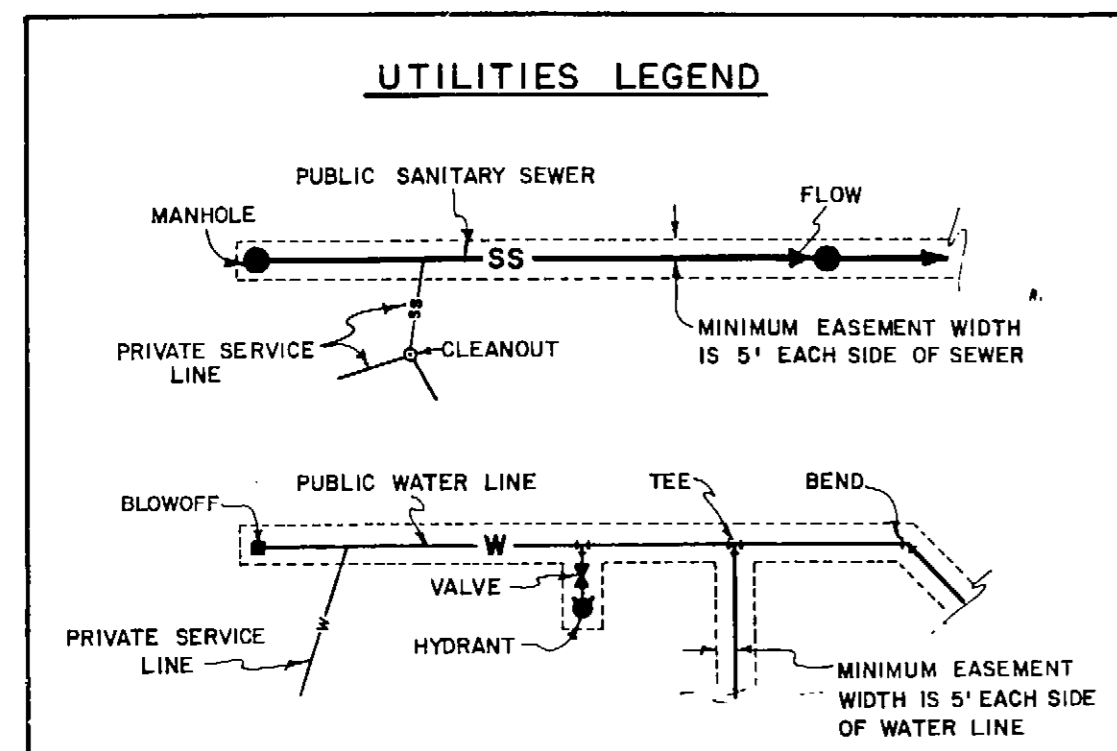
Dean F. Glorso
Dean F. Glorso
Colorado Registered Land Surveyor
No. 16109



ABBREVIATIONS

- P.C.F.F. = Plum Creek Fairway Four
- 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 Plum Creek
- P.C.M.R. = Plum Creek Mid-Rise
- P.C.F.F.T. = Plum Creek Fairway Five Townhome
- T.E.A.P.C. = The Estates Above Plum Creek
- P.C.F.S. = Plum Creek Fairway Six

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SET BACKS and TRACT USE

- A.) 10' Side Yard
- B.) 10' Front, Side, Back
- C.) One Side Zero Side Yard

LAND USE

NUMBER OF LOTS	49
BUILDING TYPE	Single Family
APPROX. LOT AREA	5075 Sq. Ft.
GROSS DENSITY	3.3 units/Ac.
NET DENSITY	4.2 units/Ac.
BUILDING SETBACKS	See Chart
LAND USE:	
Single Family (zero lot line)	5.9 Ac.
TRACTS A,B,C,D, Common Open Space	4.2 Ac.
TRACT 'G' Private Road	1.7 Ac.
TRACT 'E' Private Irrigation Lake and G.C. Pump House	2.2 Ac.
TRACT 'F' Public Dedication North Well Field and Clearwell House	0.8 Ac.
TOTAL PLAT	14.82 Ac.
Off Street Parking	51

OWNER:

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

Ramon E. Alonso
RAMON E. ALONSO Vice President

APPROVALS	
<i>Ernesto Hall</i> Planning Commission Chairman	11-5-85 Date
<i>Mary J. Hennrich</i> Mayor	11-14-85 Date
ATTEST: <i>Phyllis R. Brown</i> , Dep. County Clerk	

Filed for record in the office of the County Clerk and recorder of Douglas County, at 1:58 P.M. on the 18th day of November, 1985 in book 370745 page 35 map number 370745 County Clerk and Recorder
By: *Rita A. Crow*
Deputy:

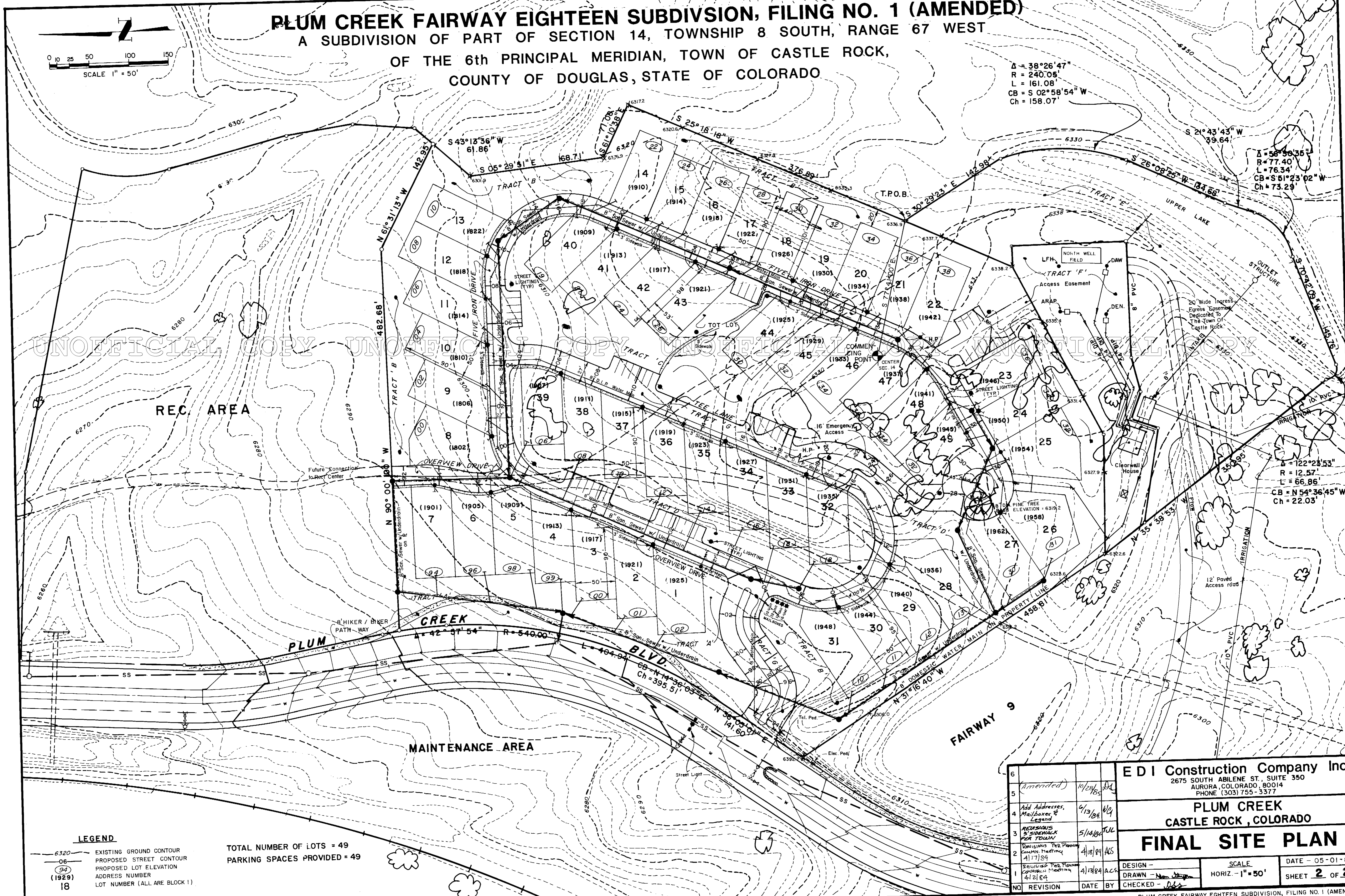
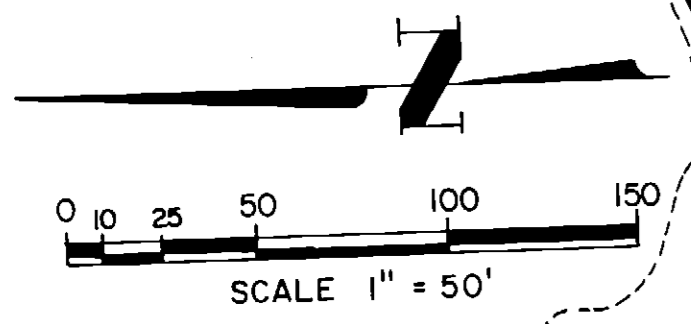
6					
5					
4					
3					
2					
ED I Construction Company Inc. 2675 SOUTH ABILENE ST. SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377					
PLUM CREEK CASTLE ROCK, COLORADO					
FINAL SITE PLAN					
DESIGN - Non Streets	SCALE	DATE - 05-01-84			
DRAWN - JC	HORIZ. - N.T.S.				
CHECKED - <i>WJ</i>					
NO. REVISION	DATE	BY			
SHEET 1 OF 2					

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 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

$\Delta = 38^{\circ}26'47''$
 $R = 240.06'$
 $L = 161.08'$
 $CB = S 02^{\circ}58'54'' W$
 $Ch = 158.07'$

$\Delta = 56^{\circ}56'35''$
 $R = 77.40'$
 $L = 76.34'$
 $CB = S 51^{\circ}23'02'' W$
 $Ch = 73.29'$

$\Delta = 122^{\circ}23'53''$
 $R = 12.57'$
 $L = 66.86'$
 $CB = N 54^{\circ}36'45'' W$
 $Ch = 22.03'$



LEGEND

- 6320 — EXISTING GROUND CONTOUR
- 06 — PROPOSED STREET CONTOUR
- (1929) — PROPOSED LOT ELEVATION
- 18 — ADDRESS NUMBER
- 18 — LOT NUMBER (ALL ARE BLOCK 1)

TOTAL NUMBER OF LOTS = 49
 PARKING SPACES PROVIDED = 49

EDI Construction Company Inc. 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377			
PLUM CREEK CASTLE ROCK, COLORADO			
FINAL SITE PLAN			
6	Amended	10/28/85	DR
5			
4	Add Addresses, Mailboxes & Legends	4/13/84	WJ
3	REVISIONS PER PLANNING PER TOWN	5/14/84	JUL
2	REVISIONS PER PLANNING COMM. MEETING	4/17/84	ACS
1	REVISIONS PER PLANNING COMM. MEETING	4/13/84	ACS
NO	REVISION	DATE	BY
	DESIGN -	SCALE	DATE - 05-01-84
	DRAWN -	HORIZ. - 1" = 50'	SHEET 2 OF 2
	CHECKED -		