

PLAT IDENTIFICATION SHEET

328199

5-23-84

UNOFFICIAL COPY

GRANTOR: EDI Castle Rock Land
(owner/signer) Holdings LTD

GRANTEE: Plum Creek Fairway 41
(subdivision name or name of plat)

LEGAL:
(section-township-range)

PLUM CREEK FAIRWAY FOUR SUBDIVISION, FILING NO. 1

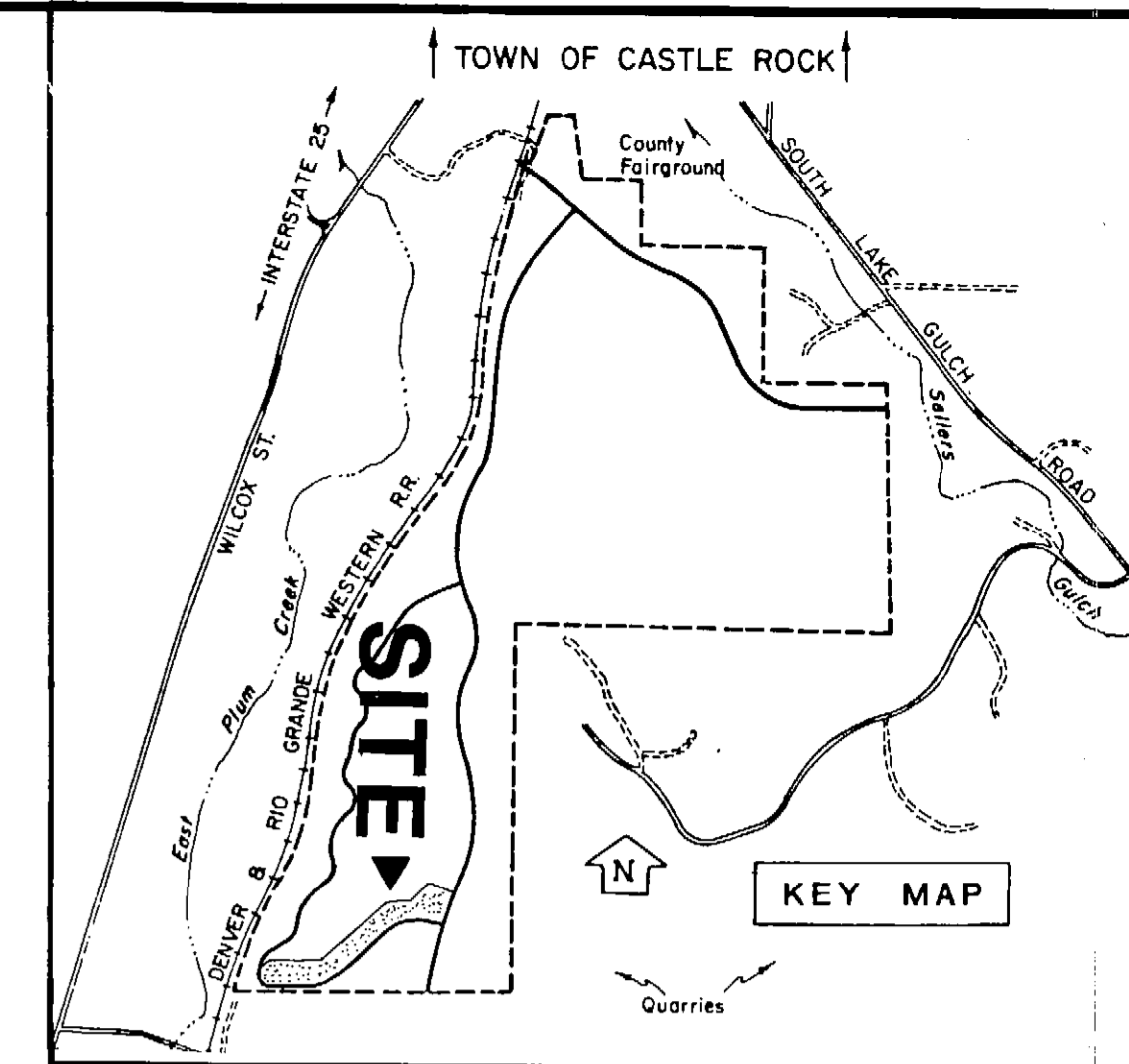
BEING A RE-SUBDIVISION OF BLOCK 1 TRACT 'A'

THE ESTATES ABOVE PLUM CREEK SUBDIVISION FILING NO. 4

A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST

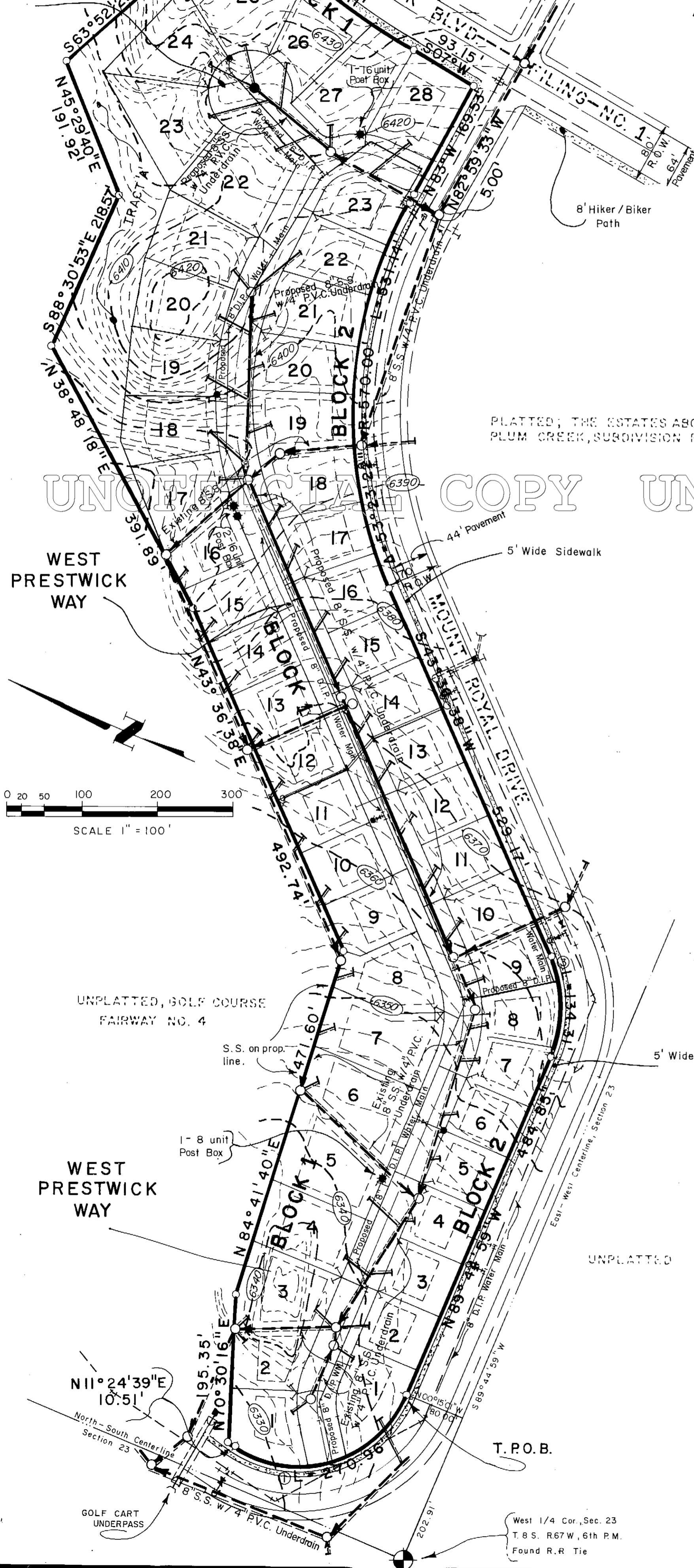
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,

COUNTY OF DOUGLAS, STATE OF COLORADO



PLATTED, THE ESTATES ABOVE PLUM CREEK SUBDIVISION FILING NO. 1

WEST PRESTWICK COURT



PLATTED, THE ESTATES ABOVE PLUM CREEK SUBDIVISION FILING NO. 1

LOT TABULATION

Block 1			Block 2		
Lot No.	Address	Square Feet	Lot No.	Address	Square Feet
1	613	8369	1	596	9886
2	595	7669	2	584	6750
3	583	11973	3	572	6750
4	571	10739	4	560	6750
5	559	13614	5	548	6750
6	537	13093	6	536	6750
7	525	13537	7	524	6750
8	499	10184	8	510	7171
9	477	7913	9	498	7085
10	455	7537	10	476	7221
11	423	7537	11	464	7221
12	401	7537	12	442	7221
13	387	7537	13	410	7221
14	375	7537	14	388	7221
15	353	7555	15	376	7221
16	331	8102	16	354	7221
17	309	10253	17	342	7221
18	295	10303	18	310	7221
19	283	9871	19	290	7221
20	269	10104	20	258	7221
21	207	10327	21	226	9631
22	187	10140	22	204	8495
23	175	10875	23	186	7732
24	151	11283			
25	139	10865			
26	127	10067			
27	115	12626			
28	103	11262			

LAND USAGE

NUMBER OF LOTS	51
BUILDING TYPE	S.F. / DETACHED
APPROX BLDG. AREA	2000 sq. ft.
BUILDING HEIGHT	35 ft.
BUILDING SETBACK	SEE NOTE
LAND USE:	
TRACT 'A'	43394 sq. ft.
PRESTRICK WAY	2.6999 Ac.
REMAINING LAND	10.6208 Ac.
TOTAL PLAT	14.3169 Ac.
DENSITY	3.6 units/Ac

SETBACKS

30'	ALONG GOLF COURSE BOUNDARY
25'	ALONG PLUM CREEK BLVD. AND MT. ROYAL DRIVE FRONTAGE
15'	ALONG PRESTRICK WAY FRONTAGE
5'	ALONG SIDE (MIN. 15' BLDG. SEPARATION.)
25'	ALONG REAR, EXCEPT WHEN BACKED BY GOLF COURSE
---	INDICATES SETBACK LINE

CURVE DATA

No.	Central Angle	Radius	Arc	Chord Bearing	Chord
1.	101° 09' 50"	153.46'	270.96'	N 39° 10' 04" W	237.11'
2.	19° 07' 38"	890.00'	297.11'	S 16° 33' 11" W	295.73'
3.	46° 38' 22"	165.00'	134.31'	S 66° 55' 50" W	130.64'

NOTE: Please refer to the circled numbers on the map.

LEGAL DESCRIPTION

All of Block 1, Tract 'A' The Estates Above Plum Creek Subdivision, Filing No. 4, located in the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, more particularly described as follows:

Commencing at the West 1/4 corner of Section 23, thence S 89°44'59" W, 202.91 feet along the East-West Centerline of Section 23, thence departing from said East-West Centerline of Section 23 N 00°15'01" W, 80.00 feet to a point on the Northerly Right-of-Way line of Mount Royal Drive, also being a point of curvature and the TRUE POINT OF BEGINNING; thence along the arc of a curve to the right having a radius of 153.46 feet, a central angle of 101°09'50" and an arc length of 270.96 feet to a point of tangency, thence N 11°24'39" E, 10.51 feet, thence departing from the Northerly Right-of-Way line of Mount Royal Drive N 20°30'16" E, 195.35 feet, thence N 81°41'40" E, 571.60 feet, thence N 43°36'38" E, 529.17 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, thence along the Southerly Right-of-Way line of the Estates Above Plum Creek Subdivision, Filing No. 1, thence S 63°52'22" E, along said Southerly line 305.43 feet to a point on a curve, said point being on the Westerly Right-of-Way line of Plum Creek Blvd, Filing No. 1, thence along said Westerly line for the following two (2) courses:

- 1) along the arc of a curve to the left having a radius of 890.00 feet, a central angle of 19°07'38" and an arc length of 297.11, a chord which bears S 16°33'11" W a distance of 295.73 feet to a point of tangency.
- 2) thence S 07°00'00" W, 93.13 feet; thence departing from said Westerly Right-of-Way line N 83°00'00" W, 169.53 feet, thence N 82°55'33" W, 5.00 feet to a point of curvature, thence along the arc of a curve to the left having a radius of 570.00 feet, a central angle of 53°23'22" and an arc length of 531.16 feet to a point of tangency, thence S 43°36'38" W, 529.17 feet to a point of curvature, thence along the arc of a curve to the right having a radius of 165.00, a central angle of 46°38'22" and an arc length of 134.31 feet to a point of tangency, thence N 89°44'59" W, 484.85 feet to the TRUE POINT OF BEGINNING.

Contains 14.3169 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.

Date: 5-16-84
 Dean F. Glorso
 Registered Land Surveyor
 No. 16109

PROPOSED STRUCTURES:

Building Type residential multi-family dwellings
 Max. Area of Building Footprint:
 Maximum Building Height:

OWNER:

E.D.I. - CASTLE ROCK LANDHOLDING L.T.O.
 Ramon E. Alonso
 Ramon E. Alonso Vice President

Filed for record in the office of the County Clerk and recorder of Douglas County at 9:35 A.M. on the 23rd day of MAY 1984 in book page map number REC # 328 199 County Clerk and Recorder

By: PETA A. CRAIN
 Deputy City: Phyllis L. Brown Deputy

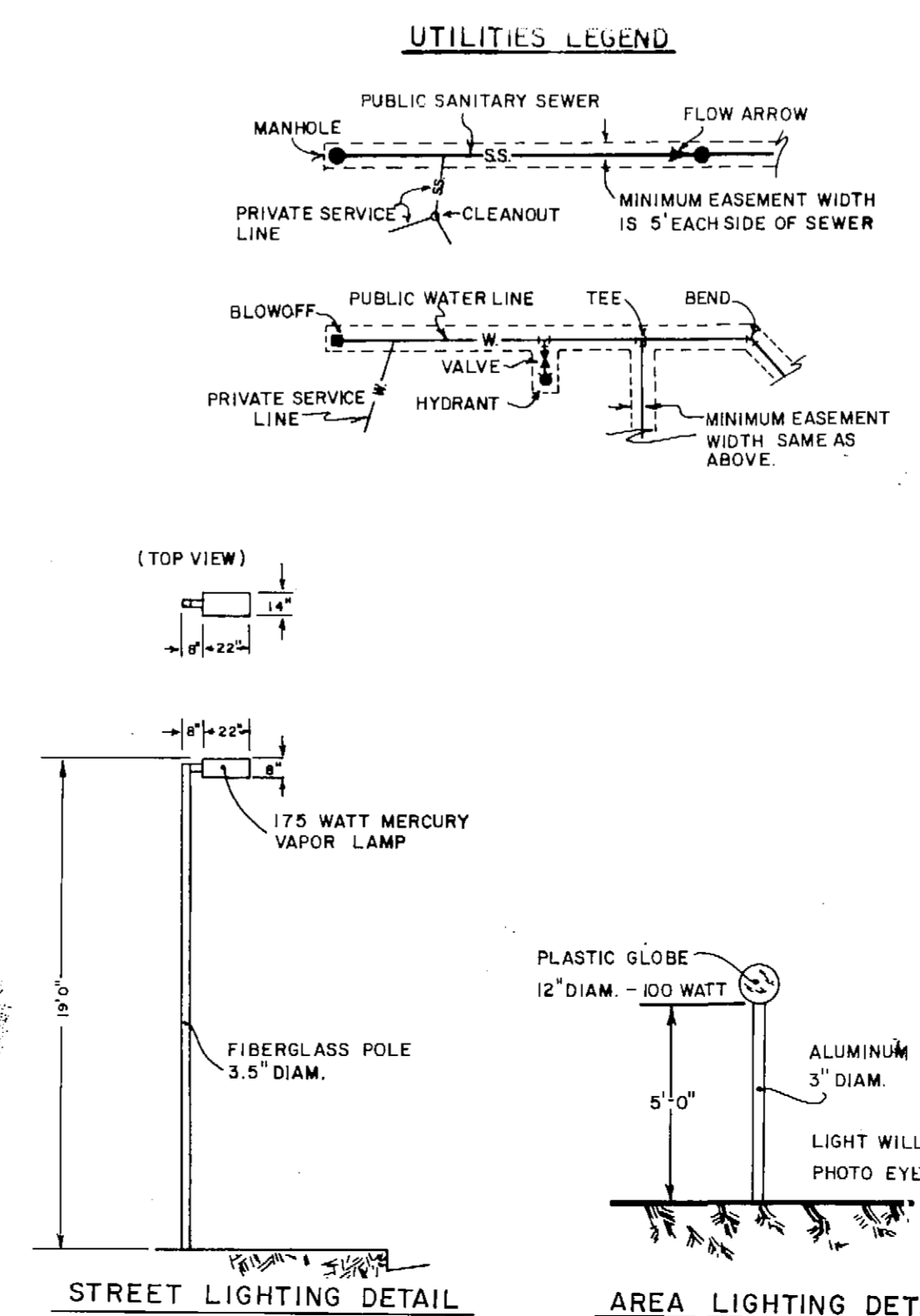
APPROVALS
 Planning Commission Chairman: [Signature] 2/21/84
 Mayor: [Signature] 5/16/84

E D I Construction Company
 2675 SOUTH ABILENE ST., SUITE 350
 AURORA, COLORADO, 80014
 PHONE (303) 755-3377

PLUM CREEK CASTLE ROCK, COLORADO FINAL SITE PLAN

NO.	REVISION	DATE	BY
6			
5			
4			
3	Made changes on 5/16/84	5/16/84	AW
2	Made Tract 'A' larger Removed 3 lots & changed lots 17-28	05/06/84	ACS
1	Red Post Box units	11/28/83	ACS

DESIGN - Alan Crain
 DRAWN - Alan Crain
 CHECKED - [Signature]
 SCALE: HORIZ - 1" = 100'
 DATE - 12-05-83
 SHEET 1 OF 1



- 1/4 SECTION CORNER, AS DESCRIBED
- 1/16 SECTION CORNER, AS DESCRIBED
- BUILDING SETBACK LINE
- FOUND NO. 5 REBAR, WITH CAP "L.S. No. 16109"
- SET NO 5 REBAR, CAPPED "L.S. 16109"
- PLAT BOUNDARY LINE
- LOT OR TRACT BOUNDARY LINE
- CENTERLINE OF ROADWAY OR EASEMENT
- EASEMENT LINE
- 5' Sidewalk
- Area lighting
- Street lighting
- Mail boxes

