

PLAT IDENTIFICATION SHEET

351049

4-17-85

GRANTOR:
(owner/signer)

Ede Castle Rock Landholdings LTD

GRANTEE:
(subdivision name or name of plat)

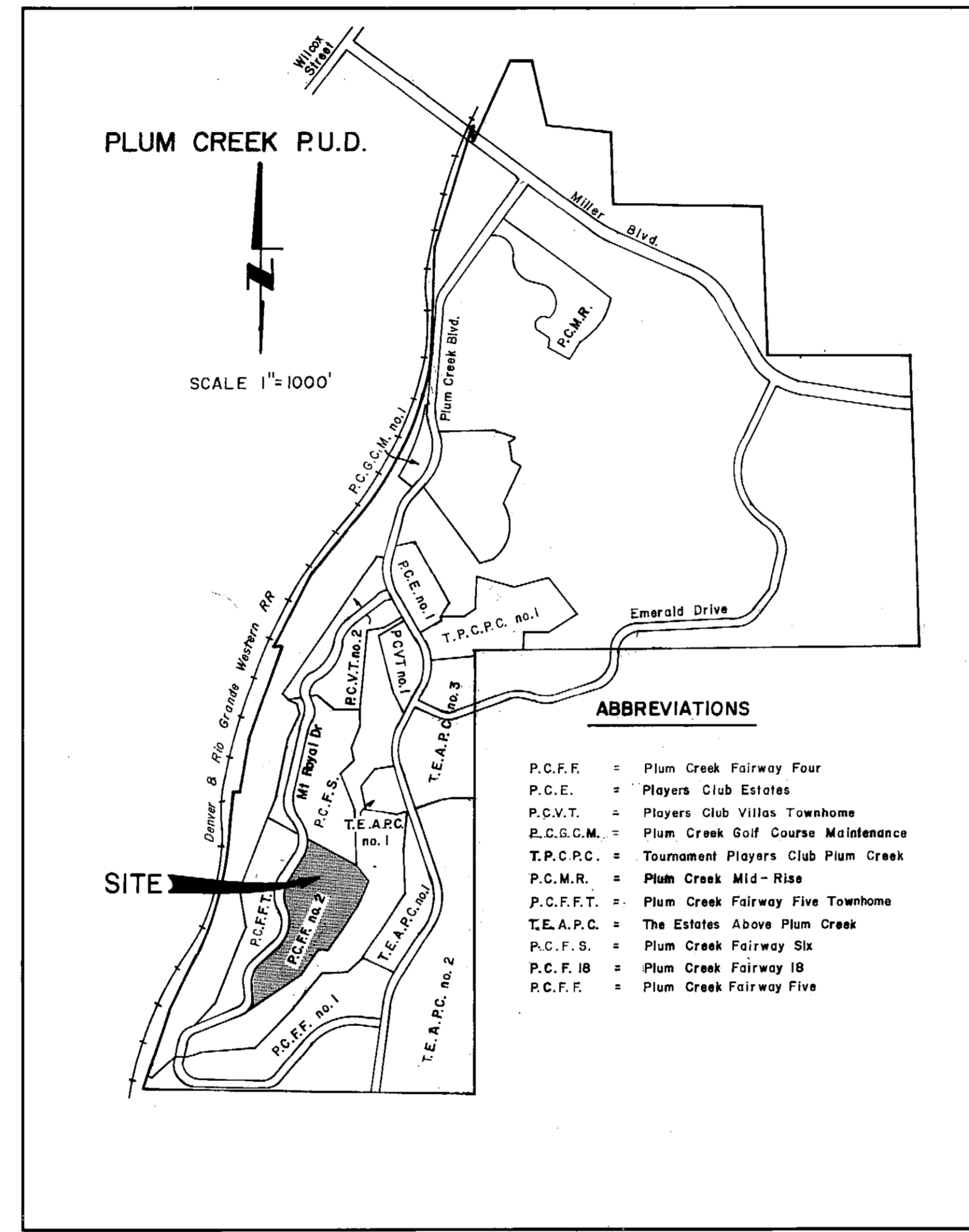
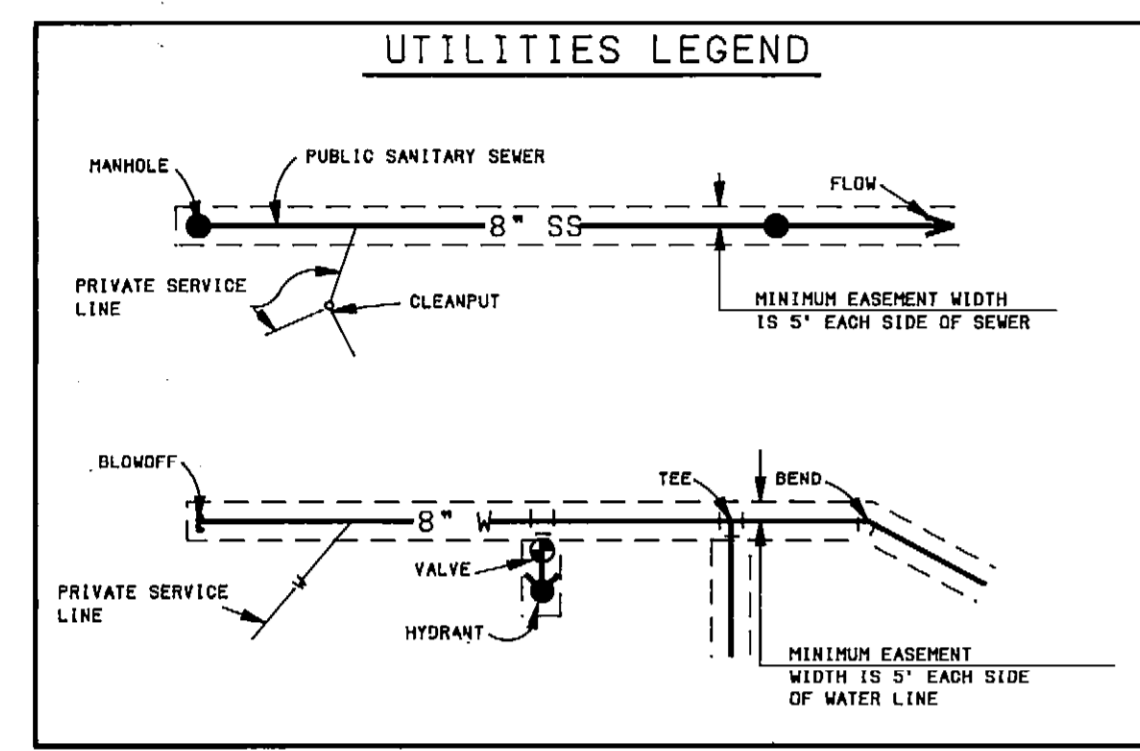
Plum Creek Fairway Five 2

LEGAL:
(section-township-range)

project PLUM CREEK
 project manager M. HARRIS
 designed by M. HARRIS
 drawn by T. BUNKER (CAD)
 Job no. 8266-02
 sheet no. 1 of 2

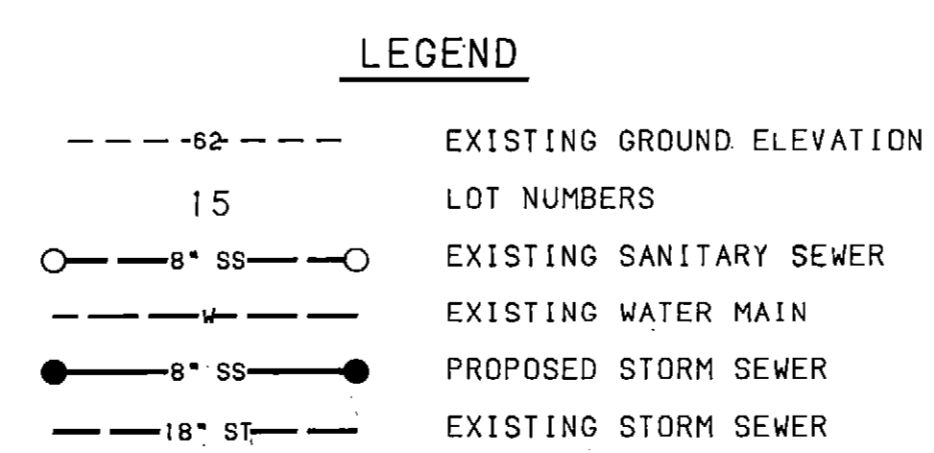
PLUM CREEK FAIRWAY FIVE SUBDIVISION, FILING NO. 2

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LOT AREA TABULATION					
LOT NO.	ADDRESS	SQUARE FEET	LOT NO.	ADDRESS	SQUARE FEET
1	2825	5018	38	3032	4651
2	2821	5225	39	3036	4616
3	2817	6505	40	3040	5474
4	2813	6113	41	3102	4651
5	2809	7814	42	3106	4651
6	2805	5468	43	3110	4651
7	2801	5250	44	3114	4651
8	2802	6979	45	3118	4857
9	2806	5716	46	3122	4958
10	2810	5161	47	3115	5291
11	2814	5375	48	3111	5336
12	2818	5270	49	3107	6325
13	2822	5502	50	3103	5080
14	2823	5586	51	3045	8854
15	2819	4203	52	3041	5447
16	2815	4967	53	3037	5190
17	2811	5650	54	3033	5784
18	2807	5304	55	3029	6008
19	2803	7987	56	3025	6090
20	2804	4797	57	3021	5748
21	2808	6433	58	3017	6643
22	2812	5324	59	3013	5435
23	2816	4844	60	3009	5382
24	2820	4746	61	3005	4986
25	2824	4770	62	3001	4392
26	2902	6549	63	2904	5746
27	2906	5720	64	2908	5002
28	2910	5216	65	2912	5963
29	2914	5883	66	2916	5883
30	3000	5149	67	2920	5427
31	3004	4706	68	2924	5683
32	3008	4462	69	2928	4480
33	3012	4422	70	2919	5580
34	3016	5511	71	2915	4865
35	3020	4936	72	2911	4826
36	3024	4651	73	2907	5309
37	3028	4651	74	2903	6367

AREA TABULATION	
SINGLE FAMILY LOTS (1-74)	= 9.22 AC
TRACTS "C", "D", "E" & "F" (PRIVATE OPEN SPACE)	= 4.97 AC
TRACT "B" (SOUTH WELL FIELD)	= 0.48 AC
TRACT "A" (PRIVATE DRIVES)	= 2.68 AC
TOTAL PLAT	= 17.35 AC

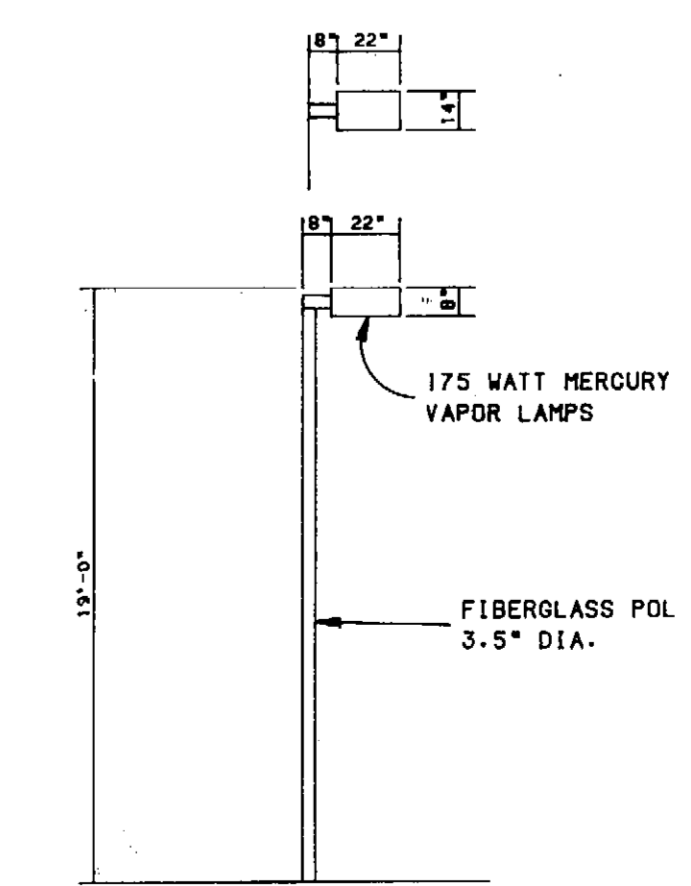


TOTAL NUMBER OF LOTS = 74
 ADDITIONAL PARKING SPACES PROVIDED = 31

PROPERTY DESCRIPTION
 THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 23 BEARS S 89°34'58" E; THENCE S 72°30'23" E, 773.01 FEET TO A POINT; THENCE S 60°15'42" E, 408.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE, AND THE TRUE POINT OF BEGINNING; THENCE S 60°15'42" E, 486.34 FEET; THENCE S 40°47'00" E, 222.89 FEET; THENCE S 24°53'21" W, 275.61 FEET; THENCE S 33°19'14" W, 555.71 FEET; THENCE N 83°08'16" W, 66.43 FEET; THENCE S 48°15'39" W, 278.70 FEET; THENCE S 59°28'00" W, 354.76 FEET; THENCE S 66°44'28" W, 215.89 FEET; THENCE S 71°35'20" W, 74.73 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING NINE (9) COURSES:
 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 66°36'30", AN ARC LENGTH OF 331.32 FEET AND A CHORD BEARING N 38°17'05" E, 312.98 FEET TO A POINT OF TANGENCY; 2) THENCE N 04°58'50" E, 138.09 FEET TO A POINT OF CURVATURE; 3) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 40°18'40", AN ARC LENGTH OF 186.44 FEET AND A CHORD BEARING N 25°08'10" E, 182.62 FEET TO A POINT OF TANGENCY; 4) THENCE N 45°17'30" E, 208.26 FEET TO A POINT OF CURVATURE; 5) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 55°42'30", AN ARC LENGTH OF 325.72 FEET AND A CHORD BEARING N 17°26'15" E, 313.04 FEET TO A POINT OF TANGENCY; 6) THENCE N 10°25'00" W, 105.87 FEET TO A POINT OF CURVATURE; 7) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 41°30'00", AN ARC LENGTH OF 191.94 FEET AND A CHORD BEARING N 10°20'00" E, 187.77 FEET TO A POINT OF TANGENCY; 8) THENCE N 31°05'00" E, 233.14 FEET TO A POINT OF CURVATURE; 9) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 20°02'51", AN ARC LENGTH OF 117.22 FEET AND A CHORD BEARING OF N 21°03'38" E, 116.62 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINS 17.35 ACRES, MORE OR LESS.

SURVEYING CERTIFICATE
 I, JAMES H. LUKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HERBY CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY DIRECT SUPERVISION.
 DATE February 25, 1985
 JAMES H. LUKE
 COLORADO REGISTERED LAND SURVEYOR
 NO. 14115



STREET LIGHTING DETAIL
 NO SCALE

OWNER
 E.D.I. - CASTLE ROCK LANDHOLDING L.T.D.
 Ramon E. Alonso
 RAMON E. ALONSO VICE PRESIDENT

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:58 P.M. ON THE 17th DAY OF April, 1985
 IN-BOOK 551049
 COUNTY CLERK AND RECORDER

BY: Keta A. Crais
 DEPUTY: Jane L. Burr

APPROVALS
 PLANNING COMMISSION CHAIRMAN
 MAYOR
 ATTEST: [Signature]
 DATE: December 18, 1985



PLUM CREEK
 FAIRWAY 5 SUBDIVISION
 FILING NO. 2
**FINAL SITE PLAN
 COVER SHEET**

date	description of revisions	data	name
12-11-84	PLANNING COM. COMMENTS	12-10-84	MWH
	COUNCIL MEETING COMMENTS	1-10-85	MWH
	REVISED SEWER LOCATIONS	2-18-85	MWH

sheet number
1 of 2

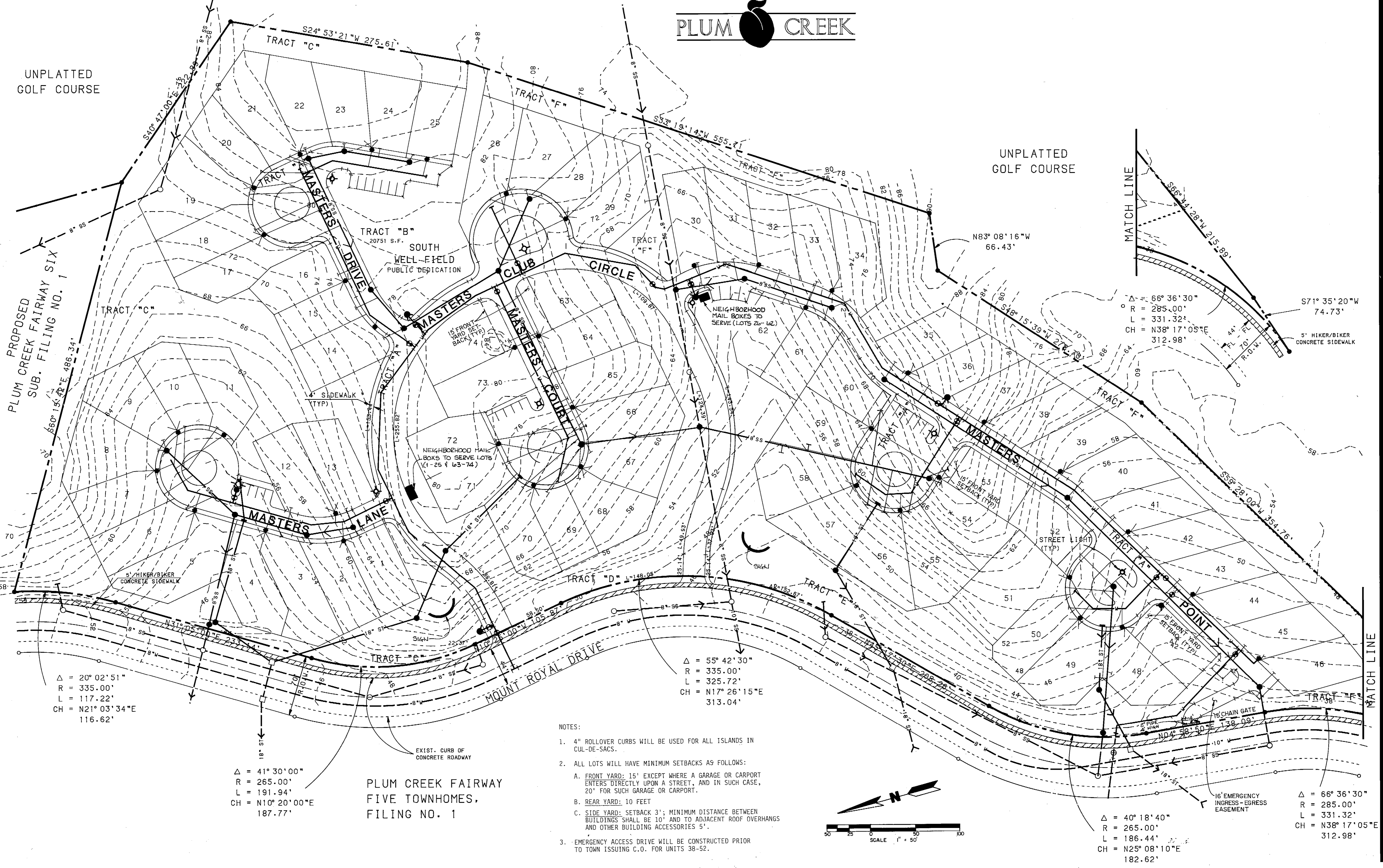
project PLUM CREEK
 project manager W. HARRIS
 job no. 8266.02
 designed by W. HARRIS
 sheet no. 2 of 2
 drawn by T. BUNKER (CAD)

PLUM CREEK FAIRWAY FIVE SUBDIVISION, FILING NO. 2

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



KKBNA
 INCORPORATED
 CONSULTING ENGINEERS



$\Delta = 20^{\circ} 02' 51''$
 $R = 335.00'$
 $L = 117.22'$
 $CH = N21^{\circ} 03' 34'' E$
 $116.62'$

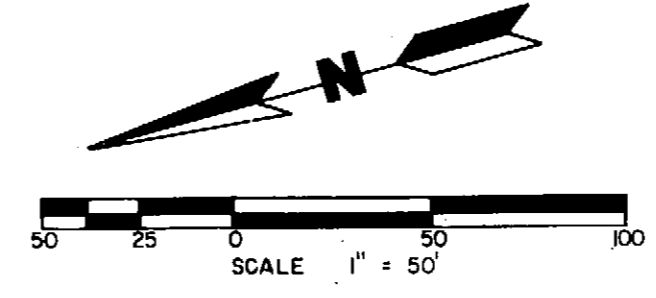
$\Delta = 41^{\circ} 30' 00''$
 $R = 265.00'$
 $L = 191.94'$
 $CH = N10^{\circ} 20' 00'' E$
 $187.77'$

$\Delta = 55^{\circ} 42' 30''$
 $R = 335.00'$
 $L = 325.72'$
 $CH = N17^{\circ} 26' 15'' E$
 $313.04'$

$\Delta = 40^{\circ} 18' 40''$
 $R = 265.00'$
 $L = 186.44'$
 $CH = N25^{\circ} 08' 10'' E$
 $182.62'$

$\Delta = 66^{\circ} 36' 30''$
 $R = 285.00'$
 $L = 331.32'$
 $CH = N38^{\circ} 17' 05'' E$
 $312.98'$

- NOTES:
- 4" ROLLOVER CURBS WILL BE USED FOR ALL ISLANDS IN CUL-DE-SACS.
 - ALL LOTS WILL HAVE MINIMUM SETBACKS AS FOLLOWS:
 - A. FRONT YARD: 15' EXCEPT WHERE A GARAGE OR CARPORT ENTERS DIRECTLY UPON A STREET, AND IN SUCH CASE, 20' FOR SUCH GARAGE OR CARPORT.
 - B. REAR YARD: 10 FEET
 - C. SIDE YARD: SETBACK 3'; MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 10'; AND TO ADJACENT ROOF OVERHANGS AND OTHER BUILDING ACCESSORIES 5'.
 - EMERGENCY ACCESS DRIVE WILL BE CONSTRUCTED PRIOR TO TOWN ISSUING C.O. FOR UNITS 38-52.



PLUM CREEK FAIRWAY
 FIVE TOWNHOMES,
 FILING NO. 1

PLUM CREEK
 FAIRWAY 5 SUBDIVISION
 FILING NO. 2
FINAL SITE PLAN

no.	description of revisions	date	name
1.	PRELIMINARY COMM. COMMENTS	11-20-84	AHH
2.	COUNCIL MEETING COMMENTS	1-10-85	WJH
3.	REVISED SEWER LOCATION	2-16-85	WJH

date 12-11-84
 job number 8266.02
 design by W. HARRIS
 drawn by T. BUNKER (CAD)
 checked by G. THOMAS

sheet number
2 of 3

GENERAL NOTES

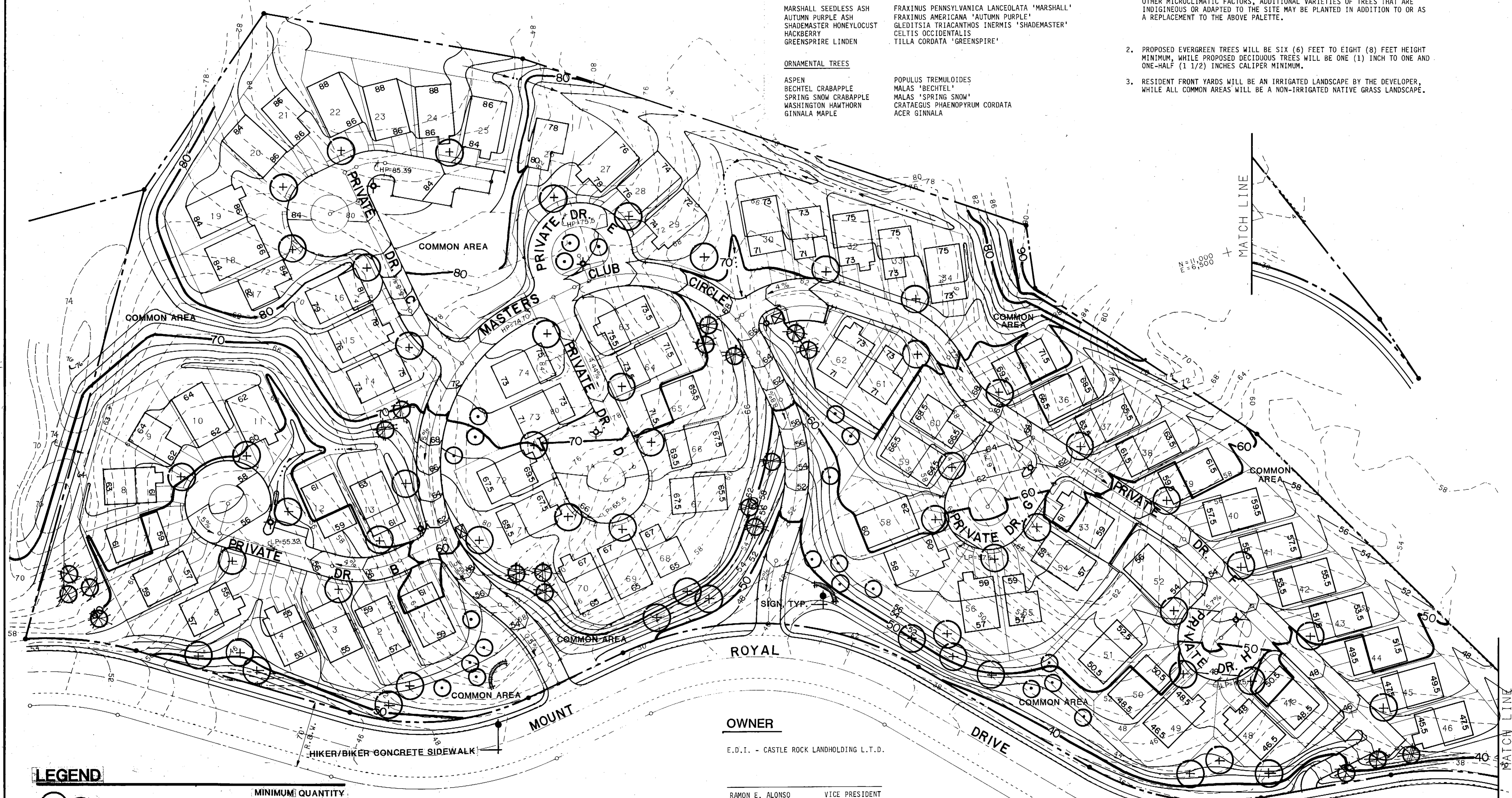
1. THE FOLLOWING PLANT MATERIAL PALETTE IS REPRESENTATIVE OF THE SHADE TREES, ORNAMENTAL TREES AND EVERGREEN TREES TO BE USED ON THIS LANDSCAPE PLAN.

COMMON NAME	BOTANICAL NAME
SHADE TREES	
MARSHALL SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL'
AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
HACKBERRY	CELTIS OCCIDENTALIS
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'
ORNAMENTAL TREES	
ASPEN	POPULUS TREMULOIDES
BECHTEL CRABAPPLE	MALUS 'BECHTEL'
SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM CORDATA
GINNALA MAPLE	ACER GINNALA

EVERGREEN TREES	
PONDEROSA PINE	PINUS PONDEROSA
BLUE SPRUCE	PICEA PUNGENS GLAUCA
GREEN SPRUCE	PICEA PUNGENS

BASED UPON AVAILABILITY, IRRIGATED VS. NON-IRRIGATED CONDITIONS OR OTHER MICROCLIMATIC FACTORS, ADDITIONAL VARIETIES OF TREES THAT ARE INDIGENOUS OR ADAPTED TO THE SITE MAY BE PLANTED IN ADDITION TO OR AS A REPLACEMENT TO THE ABOVE PALETTE.

- PROPOSED EVERGREEN TREES WILL BE SIX (6) FEET TO EIGHT (8) FEET HEIGHT MINIMUM, WHILE PROPOSED DECIDUOUS TREES WILL BE ONE (1) INCH TO ONE AND ONE-HALF (1 1/2) INCHES CALIPER MINIMUM.
- RESIDENT FRONT YARDS WILL BE AN IRRIGATED LANDSCAPE BY THE DEVELOPER, WHILE ALL COMMON AREAS WILL BE A NON-IRRIGATED NATIVE GRASS LANDSCAPE.



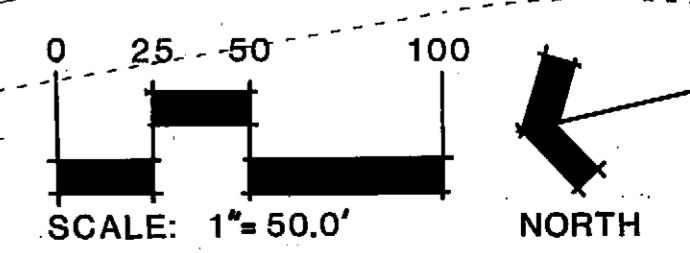
LEGEND		MINIMUM QUANTITY
	SHADE TREES	54
	EVERGREEN TREES	17
	ORNAMENTAL TREES	22
	STREET LIGHTS	
	MAILBOXES	

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

RAMON E. ALONSO VICE PRESIDENT

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:58 P.M. ON THE 17th DAY OF JANUARY 1985.
 FILE NUMBER 351079
 COUNTY CLERK AND RECORDER
 BY: Rita A. Crain
 DEPUTY: Jane L. Brun

APPROVALS
 P. Mc... December 10, 1984
 PLANNING COMMISSION CHAIRMAN DATE
 Mayor January 10, 1985
 DATE



DentonHarperMarshall
 1750 Blake Street
 Denver, Colorado 80202
 303 852 5500

no	description of revisions	date	name
	REMOVE REVISIONS	1-23-85	MM

date JANUARY 1985
 job number 8266 02 01
 design by
 drawn by
 checked by

sheet number