

PLAT IDENTIFICATION SHEET

318161

12116183

GRANTOR:

(owner/signer)

Plum Creek Fairway 5 Townhomes 1

GRANTEE:

(subdivision name or name of plat)

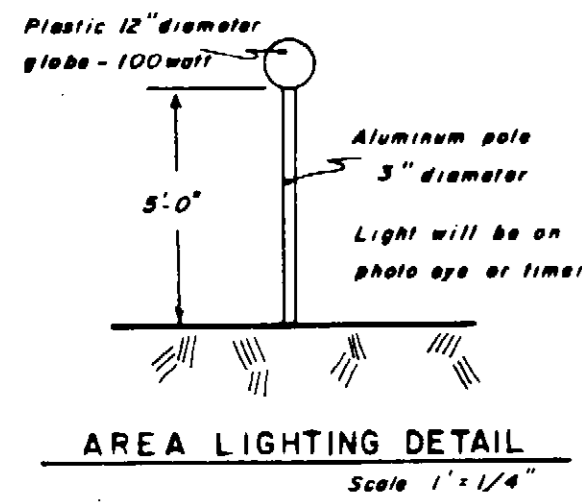
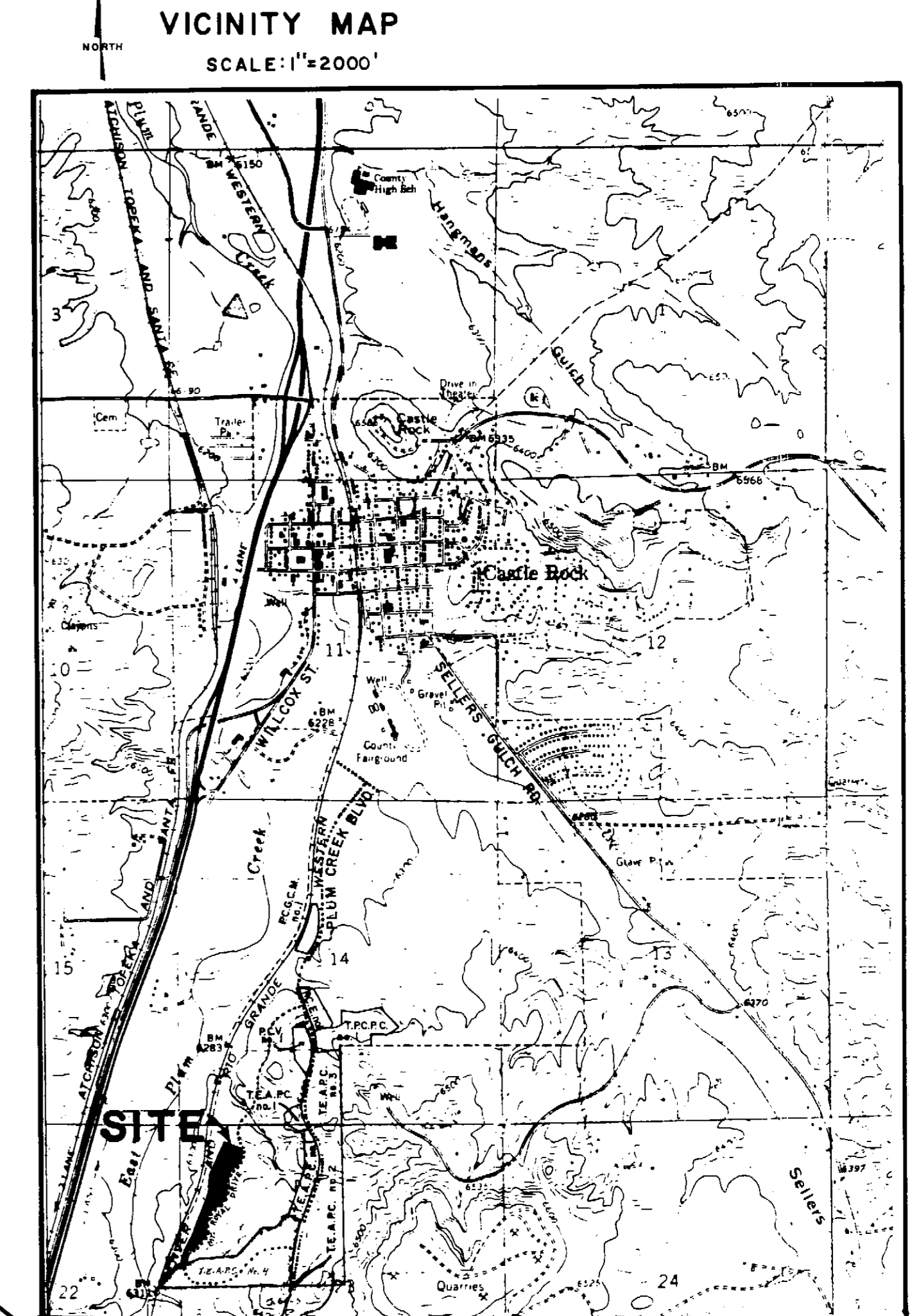
Plum Creek Fairway 5 Townhomes 1

LEGAL:

(section-township-range)

PLUM CREEK FAIRWAY FIVE TOWNHOME SUBDIVISION FILING NO. 1

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
FINAL SITE PLAN



LEGAL DESCRIPTION

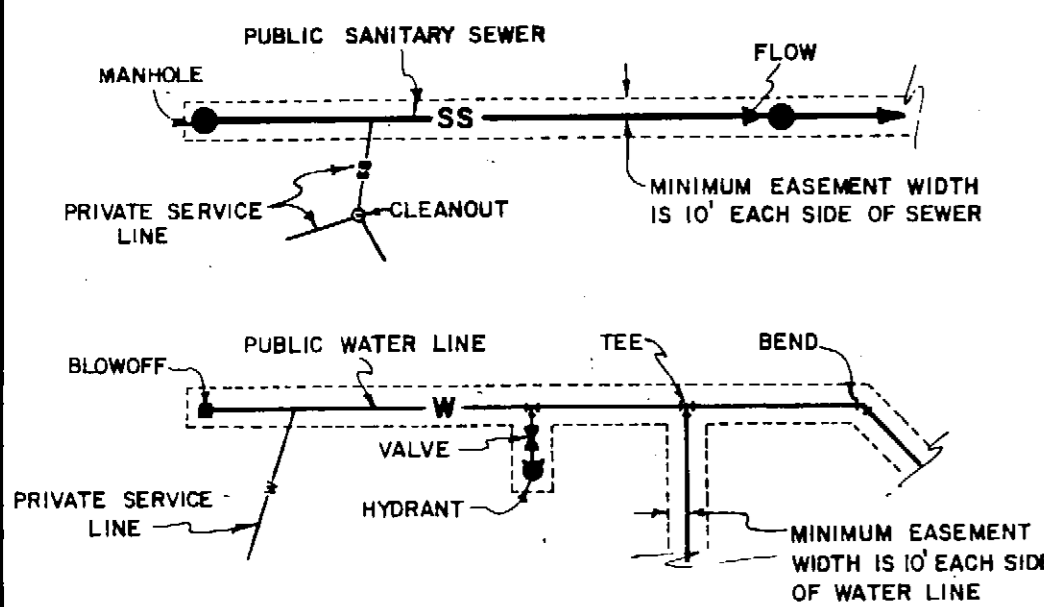
A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 23, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, described as follows:

Commencing at the Northwest Corner of said Section 23, from which the North 1/4 Corner of Section 23 bears S 89° 34' 58" E; thence S 72° 30' 23" E, 773.01 feet to the TRUE POINT OF BEGINNING; thence S 60° 15' 42" E, 333.02 feet to a point on the Westerly Right-of-Way line of Mount Royal Drive, Filing No. 1; thence along said Westerly Right-of-Way line, 116.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 265.00 feet, a central angle of 25° 15' 31" and a chord of 115.88 feet which bears S 18° 27' 14" W to a Point of Tangency; thence S 31° 05' 00" W, 233.14 feet to a Point of Curvature; thence 242.64 feet along the arc of a tangent curve to the left, said curve having a radius of 335.00 feet and a central angle of 41° 30' 00" to a Point of Tangency; thence S 10° 25' 00" E, 105.87 feet to a Point of Curvature; thence 257.66 feet along the arc of a tangent curve to the right, said curve having a radius of 265.00 feet and a central angle of 55° 42' 30" to a Point of Tangency; thence S 45° 17' 30" W, 208.26 feet to a Point of Curvature; thence 235.69 feet along the arc of a tangent curve to the left, said curve having a radius of 335.00 feet and a central angle of 40° 18' 40" to a Point of Tangency; thence S 04° 58' 50" W, 138.09 feet to a Point of Curvature; thence 249.95 feet along the arc of a tangent curve to the right, said curve having a radius of 215.00 feet and a central angle of 66° 36' 30" to a Point of Tangency; thence S 71° 35' 20" W, 91.58 feet to a point on the Northerly line of Tract "E" of The Estates Above Plum Creek, Subdivision Filing No. 4; thence, departing from said Westerly Right-of-Way line of Mount Royal Drive and continuing along the Northerly line of said Tract "E", 101.62 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 105° 51' 40" and a chord of 87.77 feet which bears N 87° 10' 06" W; thence, departing from said Northerly line of Tract "E", N 39° 54' 04" E, 159.44 feet; thence N 21° 13' 39" E, 726.10 feet; thence N 10° 18' 47" W, 333.44 feet; thence N 20° 56' 20" E, 668.62 feet to the TRUE POINT OF BEGINNING.

Contains 9.8212 Acres, more or less.

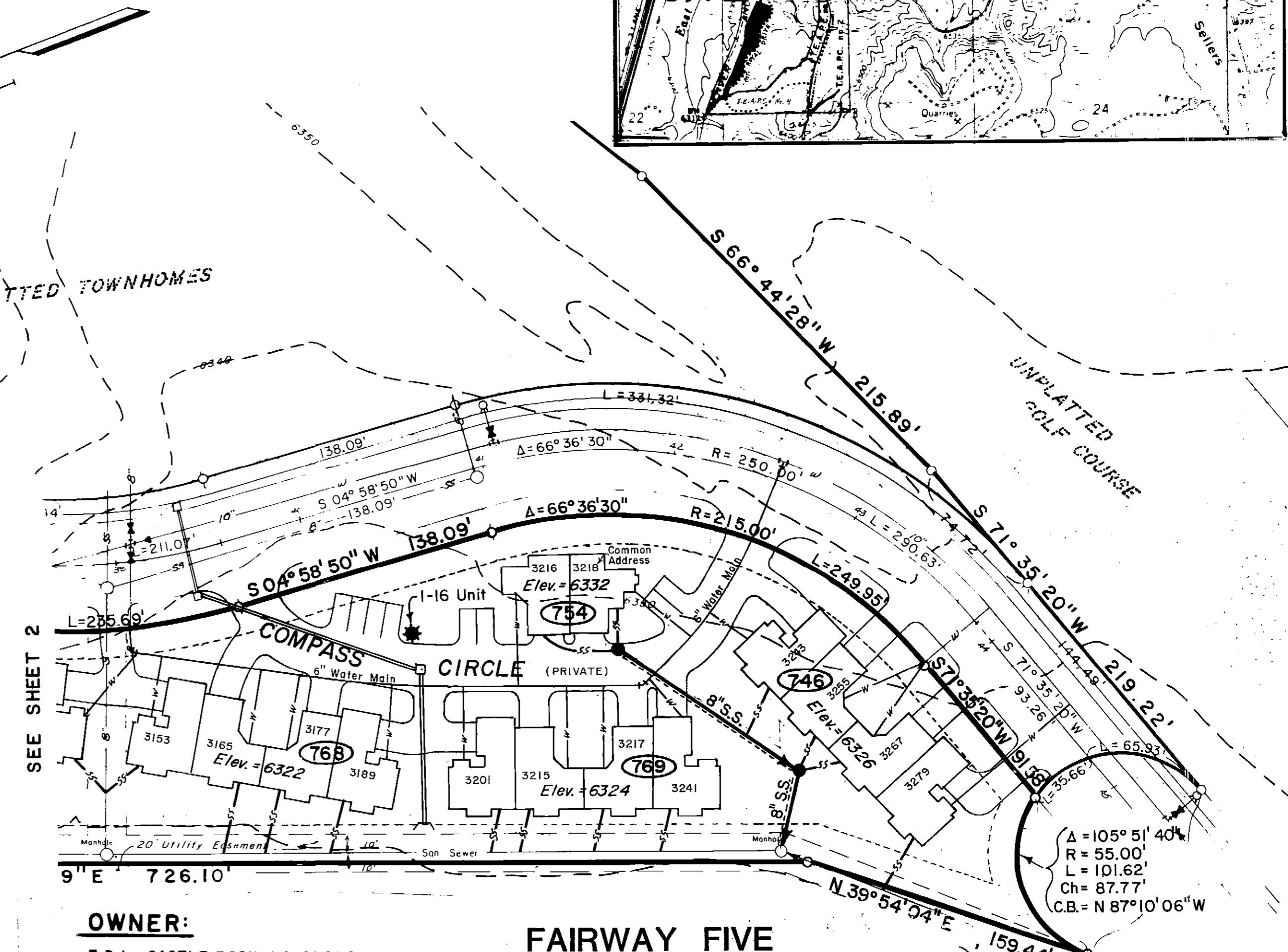
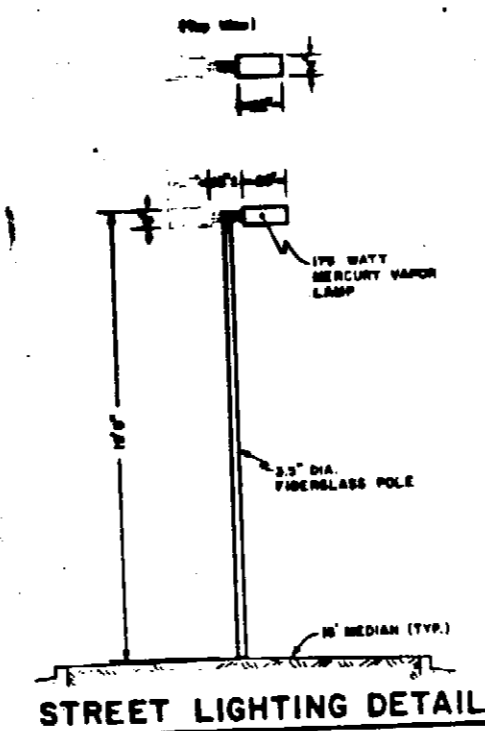
Number of Lots:	86
Building Type:	Fourplex & Duplex Townhomes
Approx. Lot Areas:	1,300 sq. ft.
Building Setbacks:	15' Along Mt. Royal Drive and Unplatted Single Family Development; 20' Along Golf Course
Land Use:	Private Lots = 2.6 Acres ± Privately Owned Common Areas = remainder
Total Plat Area:	9.8212 Acres
Density:	8.76 Units per Acre
Private Parking:	2-Car Attached Garage, Plus Driveway (Each Unit)
Visitor Parking:	24 Spaces

UTILITIES LEGEND



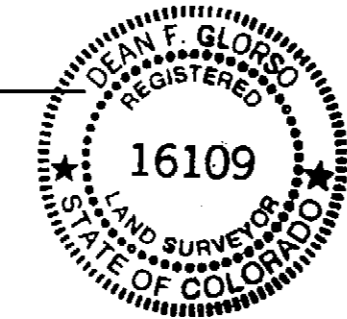
LEGEND

- 1/4 Section Corner, As Described
- Building Setback Line
- Found No. 5 Rebar, With Cap "L.S. No. 16109"
- Set No. 5 Rebar, Capped "L.S. No. 16109"
- Plat Boundary Line
- Easement Line
- 5' Sidewalk
- Area Lighting
- Street Lighting
- ★ Mail Box



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.

9-12-83
Date



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

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

LAND SURVEYOR
Dean F. Glorso
for Yale Properties, Inc.
2675 S. Abilene St.
Aurora, Colorado 80014.

APPROVALS
Robert Foster
Mayor
10-4-83
Date

OWNER:
E.D.I. - CASTLE ROCK LANDHOLDING L.T.D.
William Ash III
WILLIAM ASH III, President

Filed for record in the office of the County Clerk and recorder of Douglas County at 3:10 P.M. on the 16th day of DECEMBER 1983, in book REC # 318161
County Clerk and Recorder
By: *Rita A. Crews*
Deputy: *Phyllis D. Brown*

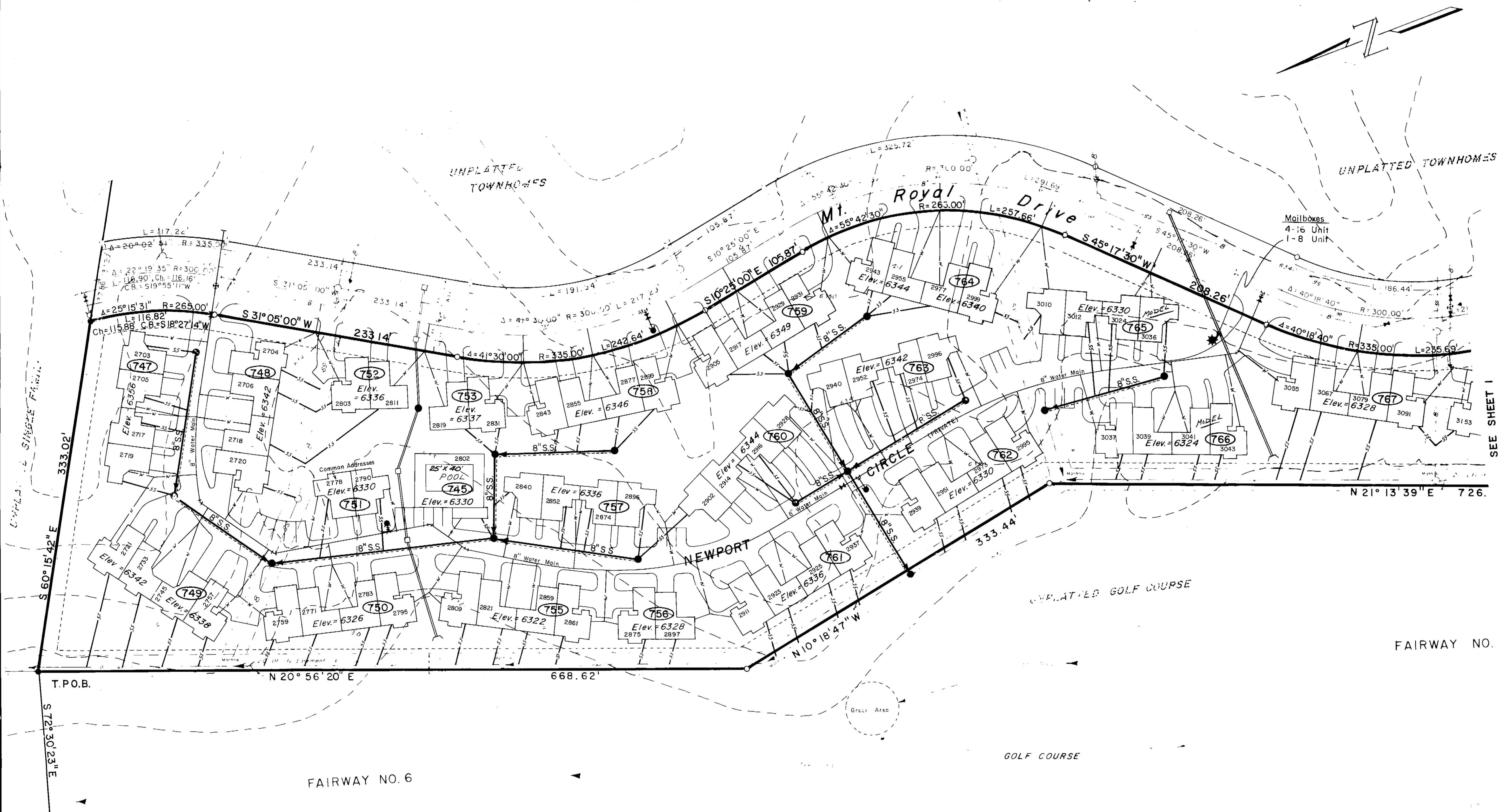
FAIRWAY FIVE

6				YALE PROPERTIES, INC. 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377 PLUM CREEK CASTLE ROCK, COLORADO FINAL SITE PLAN
5				
4				
3				
2				
1				
NO	REVISION	DATE	BY	DESIGN - DRAWN - CHECKED - <i>AS</i> SCALE HORIZ. - 1" = 50' DATE - 9-12-83 SHEET 1 OF 2

FINAL SITE PLAN

PLUM CREEK FAIRWAY FIVE TOWNHOME SUBDIVISION FILING NO. 1

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



COMMENCING POINT:
Northwest Corner of Sec. 23
(Concrete Monument Found)

SEE SHEET 1

FAIRWAY FIVE

6				YALE PROPERTIES, INC. 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377
5				
4				
3				
2				
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NO.	REVISION	DATE	BY	DESIGN - DRAWN - CHECKED - <i>lll</i>
			SCALE	DATE - 9-12-83
			HORIZ. - 1" = 50'	SHEET 2 OF 2