

PLAT IDENTIFICATION SHEET

RECEPTION#: 02021017

DATE: 3-1-02

TIME: 10:59

FEE: \$ 10 (1 P)

GRANTOR:
(individual)

Kenneth Hill
Douglas Group Inc

GRANTEE:
(subdivision name or name of plat)

Plum Creek Fairway #6
Filing #1 2nd Amendment
Final PD

LEGAL:
(section-township-range)

23-8-67

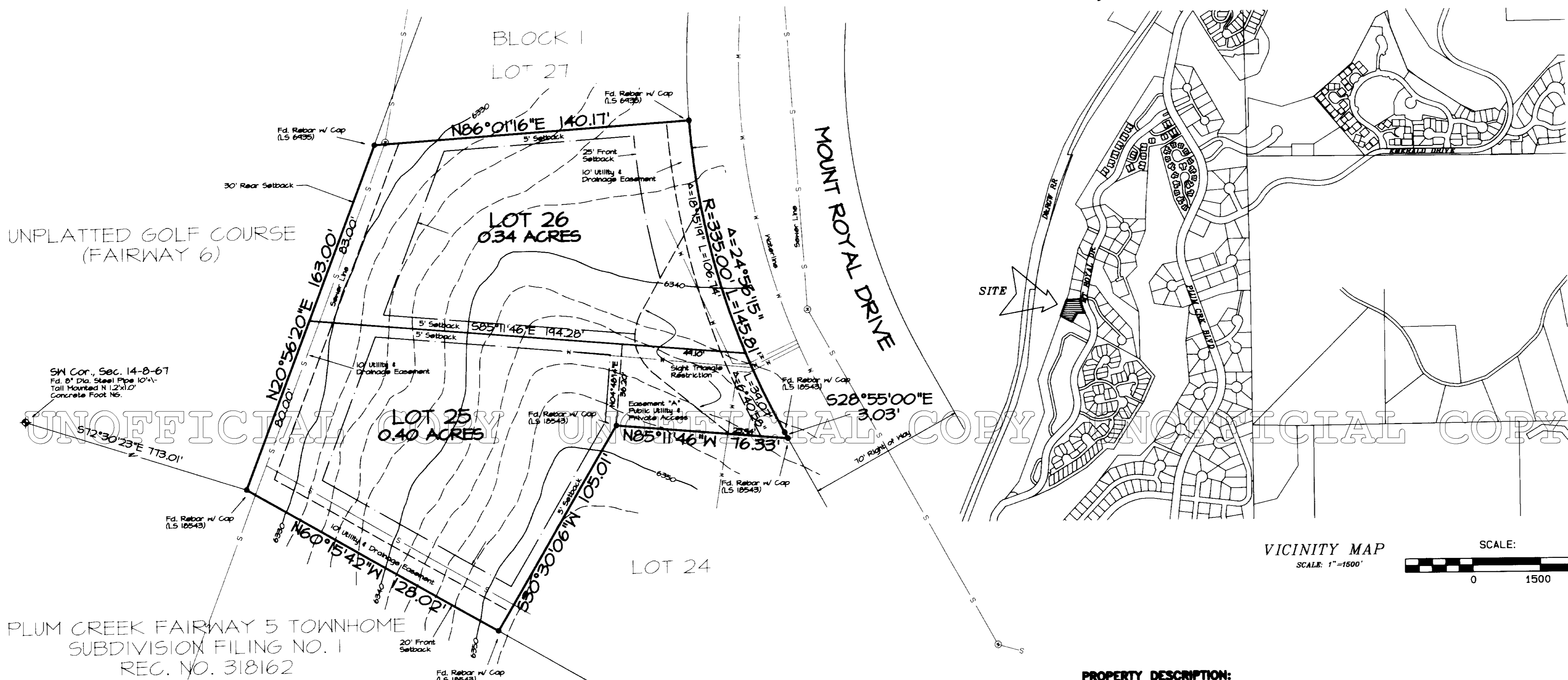
NEW SUBDIVISION ABBREV: _____

PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT

FINAL PD SITE PLAN

A MINOR MODIFICATION AND CORRECTION TO LOTS 25 AND 26, PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-REPLAT

SECTION 23, T8S, R67W, 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY



- NOTES**
- BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE SOUTHWEST QUATER OF SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS CONSIDERED TO BEAR S89°34'58"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AS MONUMENTED BY 8" STEEL PIPE 10'- TALL MOUNTED IN 1.2'X1.0' CONCRETE FOOTING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AND #4 REBAR, NO CAP AT THE SOUTH QUATER CORNER OF SAID SECTION 14.
 - PURSUANT TO TOWN OF CASTLE ROCK ORDINANCE NO. 3.77, NO BUILDING PERMIT WILL BE ISSUED FOR THE ERECTION OF ANY STRUCTURAL IMPROVEMENT IN ANY AREA DESCRIBED HEREON FOR WHICH A FINAL SITE PLAN HAS NOT BEEN APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF CASTLE ROCK.
 - ACCESS FOR LOT 24 SHALL BE THROUGH THE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT ACROSS LOT 25. NO DIRECT DRIVEWAY ACCESS TO MOUNT ROYAL DRIVE WILL BE ALLOWED FROM LOT 24.

TITLE CERTIFICATE

Branda Becker BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO. HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 28th DAY OF February, 2002.

Branda Becker
AUTHORIZED REPRESENTATIVE

Jillie Office
OF LAND TITLE GUARANTEE COMPANY

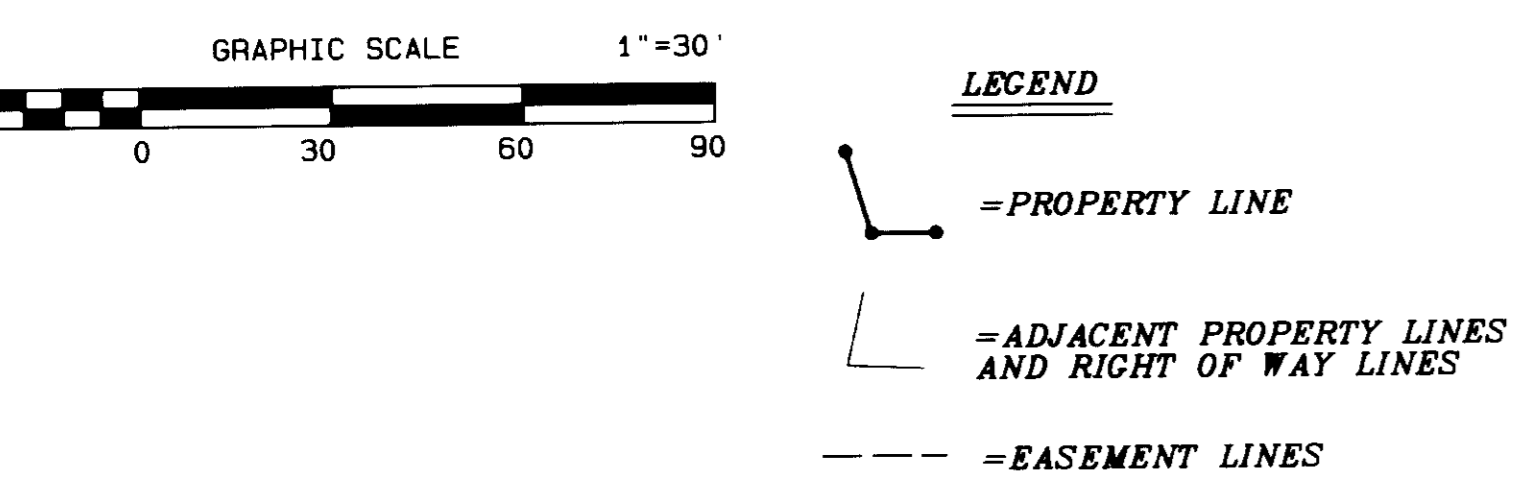
STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2002, BY Branda Becker TITLE OFFICER OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 2002

MY COMMISSION EXPIRES 9-1-03

Susan I. Rasmussen
NOTARY PUBLIC



LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SITE AREA:	0.74 ACRES
NO. OF DWELLINGS/LOTS:	2 LOTS
DENSITY (GROSS):	2.52 DU/AC
DENSITY (NET):	2.52 DU/AC
EXISTING ZONING:	SF-1 (PUD)
PROPOSED USE/PRODUCT TYPE:	CUSTOM SINGLE FAMILY HOMES-DETACHED
LOT AREA/SIZE (MIN):	14799 SQ. FT.
LOT AREA/SIZE (AVG.):	16079 SQ. FT.
MINIMUM LOT DIMENSIONS:	83' X 140'
MAX BUILDING HEIGHT:	35'
MINIMUM BUILDING SETBACKS:	
FRONT	25'
FRONT W/ SIDE-ON-GARAGE	12'
SIDE	15'
REAR-ADJ. TO GOLF COURSE	30'
REAR-ADJ. TO OPEN SPACE	15'
MINIMUM BUILDING SEPARATION:	2 SPACES (GARAGE)
MINIMUM OFF-STREET PARKING SPACES:	2 SPACES (DRIVEWAY)

PROPERTY DESCRIPTION:

LOTS 25 AND 26, PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-REPLAT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

SURVEYOR'S CERTIFICATE

I DAVID E ARCHER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JANUARY 3, 2002, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

David E Archer 2-28-02
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

STATEMENT OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED BY THE DIRECTOR OF PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO THE 28th DAY OF Feb., A.D., 2002.

ATTEST:
David E Archer DATE 2/28/02
DIRECTOR OF PLANNING AND DEVELOPMENT OF TOWN OF CASTLE ROCK

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS FINAL PD SITE PLAN ARE HEREBY ACCEPTED BY THE TOWN.

TESTED: Ally Mann TOWN CLERK
Mike Shaw TOWN MANAGER

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOW HERIN AS THE PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT IN THE TOWN OF CASTLE ROCK.

Kenneth H Hill
KENNETH H. HILL
AS TO LOT 25

SIGNED THIS 28th DAY OF February, 2002

Robert Bunker AS V.P. OF
THE DOUGLAS GROUP, INC., A COLORADO CORPORATION
AS TO LOT 26

SIGNED THIS 28th DAY OF February, 2002

NOTARY CERTIFICATES

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2002, BY KENNETH H. HILL

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 2002

MY COMMISSION EXPIRES 9-1-03

Susan I. Rasmussen
NOTARY PUBLIC

NOTARY CERTIFICATES

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, 2002, BY Robert Bunker AS V.P. OF THE DOUGLAS GROUP, INC., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 2002

MY COMMISSION EXPIRES 9-1-03

Susan I. Rasmussen
NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 1/10/02 IN 1799 BOOK AT PAGE 201 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Robert Bunker AS V.P. OF
HOLMBY LEISURE COUNTRY CLUB, LTD

SIGNED THIS 28th DAY OF February, 2002.

NOTARY CERTIFICATES

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF Feb., 2002, BY Robert Bunker AS Vice President OF HOLMBY LEISURE COUNTRY CLUB, LTD

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF Feb., 2002

MY COMMISSION EXPIRES 6-31-02

Judy Hostetler
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:59 AM ON THE DAY OF MAR 1st, 2002, IN BOOK ---, PAGE ---, MAP ---, RECEPTION NO. 02021017

DOUGLAS COUNTY CLERK AND RECORDER

BY: Julayne Beck Deputy

<p>REVISIONS</p> <p>Revised 2-15-02</p>	<p>DAVID E. ARCHER & ASSOCIATES, INC.</p> <p>LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING</p> <p>PHONE (303) 688-4842</p> <p>105 W. COLO. ST. CASTLE ROCK, COLORADO 80104</p>	<p>TITLE: PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1-SECOND AMENDMENT, A MINOR MODIFICATION AND CORRECTION TO LOTS 25 AND 26</p> <p>CLIENT: CASABLANCA HOMES</p> <p>Sheet <u>1</u> of <u>1</u> JOB NUMBER <u>00-584</u></p>
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FILED IN BOOK 1866 PAGE 2802 DOUGLAS COUNTY RECORDER