PLAT IDENTIFICATION SHEET

RECEPTION # : DC9463369

DATE: 12-6-94

TIME: 15:46

FEE: $ 10 (1 **Pages)**

UNOFFICIAL COPY

GRANTOR: Hill Construction + Consulting Co.
(OWNER/SIGNER)

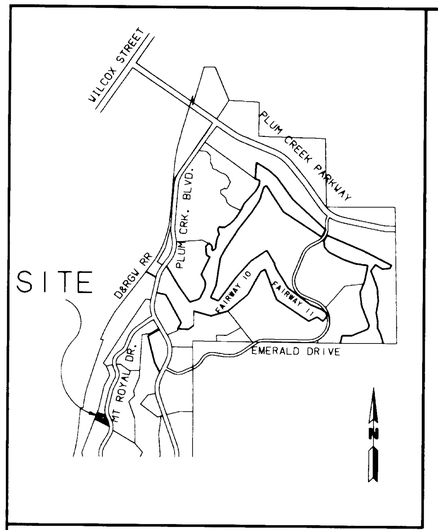
GRANTEE: Plum Creek Fairway 6 Subdivision F 1 Amended Final Pd Site Plan
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 14 + 23, 8, 67
(SECTION-TOWNSHIP-RANGE)

PLUM CREEK FAIRWAY 6 SUBDIVISION FILING NO. 1

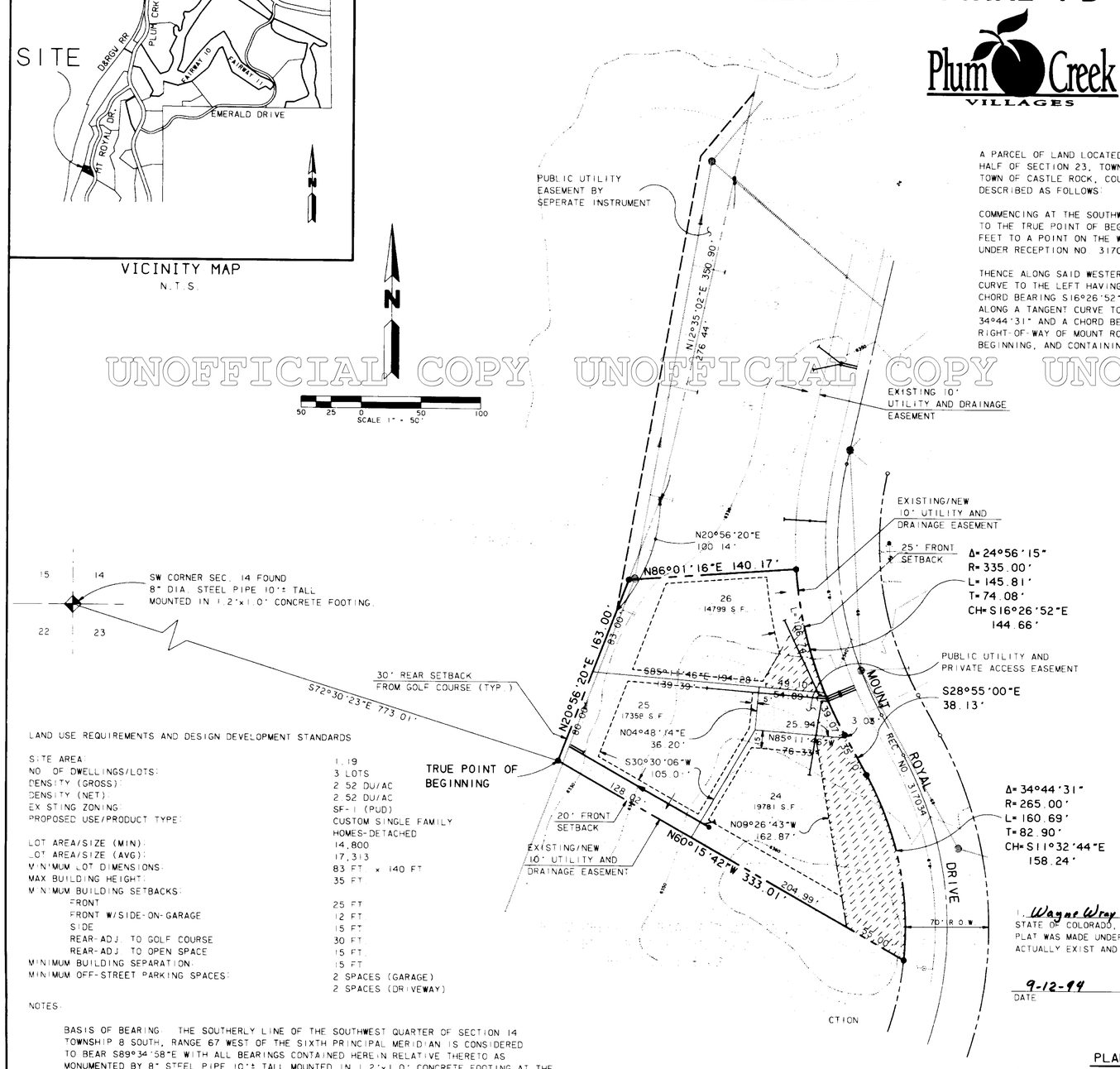
A REPLAT OF LOTS 24, 25 AND 26, AND TRACTS D, E & I BEING A PORTION OF
SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 1

AMENDED - FINAL PD SITE PLAN



VICINITY MAP
N.T.S.

Plum Creek VILLAGES



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LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE S72°30'23"E, 773.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N20°56'20"E, 163.00 FEET; THENCE N86°01'16"E, 140.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MOUNT ROYAL DRIVE AS RECORDED UNDER RECEPTION NO. 317034.

THENCE ALONG SAID WESTERLY LINE OF MOUNT ROYAL DRIVE 145.81 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 24°56'15" AND A CHORD BEARING S16°26'52"E, 144.66 FEET; THENCE S28°55'00"E, 38.13 FEET; THENCE 160.69 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 34°44'31" AND A CHORD BEARING S11°32'44"E, 158.24 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF MOUNT ROYAL DRIVE N60°15'42"W, 333.01 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.19 ACRES MORE OR LESS.

LEGEND

REPLAT BOUNDARY	
REPLAT LOT LINE	
ORIGINAL TRACT/LOT LINE	
ORIGINAL EASEMENT	
ORIGINAL PLATTED PROPERTY LINE	
FOUND SECTION CORNER	
SET #4 REBAR WITH CAP LS #	
FOUND REBAR	
PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT	
SIGHT TRIANGLE RESTRICTION. NO IMPROVEMENTS SHALL BE PLACED, PLANTED, OR CONSTRUCTED THAT EXCEED 30" IN HEIGHT	

LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SITE AREA:	1.19
NO. OF DWELLINGS/LOTS:	3 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):	14,800
LOT AREA/SIZE (AVG):	17,313
MINIMUM LOT DIMENSIONS:	83 FT. x 140 FT.
MAX BUILDING HEIGHT:	35 FT.
MINIMUM BUILDING SETBACKS:	
FRONT	25 FT.
FRONT W/SIDE-ON-GARAGE	12 FT.
SIDE	15 FT.
REAR-ADJ. TO GOLF COURSE	30 FT.
REAR-ADJ. TO OPEN SPACE	15 FT.
MINIMUM BUILDING SEPARATION:	15 FT.
MINIMUM OFF-STREET PARKING SPACES:	2 SPACES (GARAGE) 2 SPACES (DRIVEWAY)

NOTES:

1. BASIS OF BEARING: THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER 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 QUARTER CORNER OF SAID SECTION 14.

2. 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.

3. ACCESS FOR LOTS 24 AND 26 SHALL BE THROUGH THE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT ACROSS LOT 25. NO DIRECT DRIVEWAY ACCESS TO MT. ROYAL WILL BE ALLOWED FROM LOTS 24 AND 26.

PREPARED BY: DATE: 09-09-94 07-07-94

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431-6100

SURVEYING CERTIFICATE

I, Wayne Wray Harris A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

9-12-94
DATE

Wayne Wray Harris
REGISTRATION NO.

COLORADO REGISTERED WAYNE WRAY HARRIS 18548 P.E. AND P.L.S.

PLANNING ~~COMMISSION~~ APPROVAL

THIS PLAN WAS APPROVED BY THE PLANNING ~~COMMISSION~~ OF THE TOWN OF CASTLE ROCK, COLORADO THE 7th DAY OF September, A.D., 1994

ATTEST:

John Franklin III
~~CHAIRMAN~~

10/7/94
DATE

~~TOWN CLERK~~ ~~DATE~~

OWNERS

HILL CONSTRUCTION & CONSULTING CO.
8251 S. EMERSON WAY
LITTLETON CO. 80122

BY: Kenneth H. Hill
TITLE: President

BONNIE L. HILL
KENNETH H. HILL
8251 S. EMERSON WAY
LITTLETON CO. 80122

BY: Bonnie L. Hill
BY: Kenneth H. Hill

AS OWNER AND MORTGAGEE:
HOLMBY LESIURE COUNTRY CLUB, LTD., A COLORADO CORPORATION
2030 CHAMPIONS CIRCLE
CASTLE ROCK, COLORADO 80104

BY: [illegible]
TITLE: [illegible]

NOTARY

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 1994

BY [illegible] SR Vice President OF
HOLMBY LEISURE COUNTRY CLUB, LTD., A COLORADO CORPORATION;

BY Kenneth H. Hill as President OF
HILL CONSTRUCTION & CONSULTING CO.;

BY BONNIE L. HILL; AND
BY KENNETH H. HILL

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7-10-98
NOTARY PUBLIC: [illegible]
ADDRESS: 7377 Owego St, Littleton, Co 80125

KEITH A. WORLEY NOTARY PUBLIC STATE OF COLORADO

MORTGAGEE

AS MORTGAGEE:
KEY BANK OF COLORADO
CHERRY CREEK
3330 E. 1ST AVE
DENVER, CO. 80206

BY: see below

TITLE:

NOTARY

STATE OF)
) SS.
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF Sept, 1994 BY Dave Busck, Loan Officer OF
BY Dave Busck, Loan Officer OF
KEYBANK OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 7/2/97
NOTARY PUBLIC: Marilyn Peter
ADDRESS: PO Box 182, Castle Rock, CO

MARILYN PETER NOTARY PUBLIC STATE OF COLORADO

TOWN COUNCIL APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO THE 3rd DAY OF October, A.D., 19

BY Mark C Williams
MAYOR

12/6/94
DATE

Sally Misener
TOWN CLERK

DATE

TOWN OF CASTLE ROCK COLORADO SEAL

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 15:46 P.M. ON THE 6th DAY OF December, 1994 IN BOOK ____, PAGE ____, MAP ____, RECEPTION NO. 9463369

[illegible]
COUNTY CLERK AND RECORDER

BY: ____