

# PLAT IDENTIFICATION SHEET

317036

11/29/83

## UNOFFICIAL COPY

**GRANTOR:**

(owner/signer)

Players Club Villas TNHS 2 FIN

**GRANTEE:**

(subdivision name or name of plat)

Players Club Villas TNHS 2 FIN

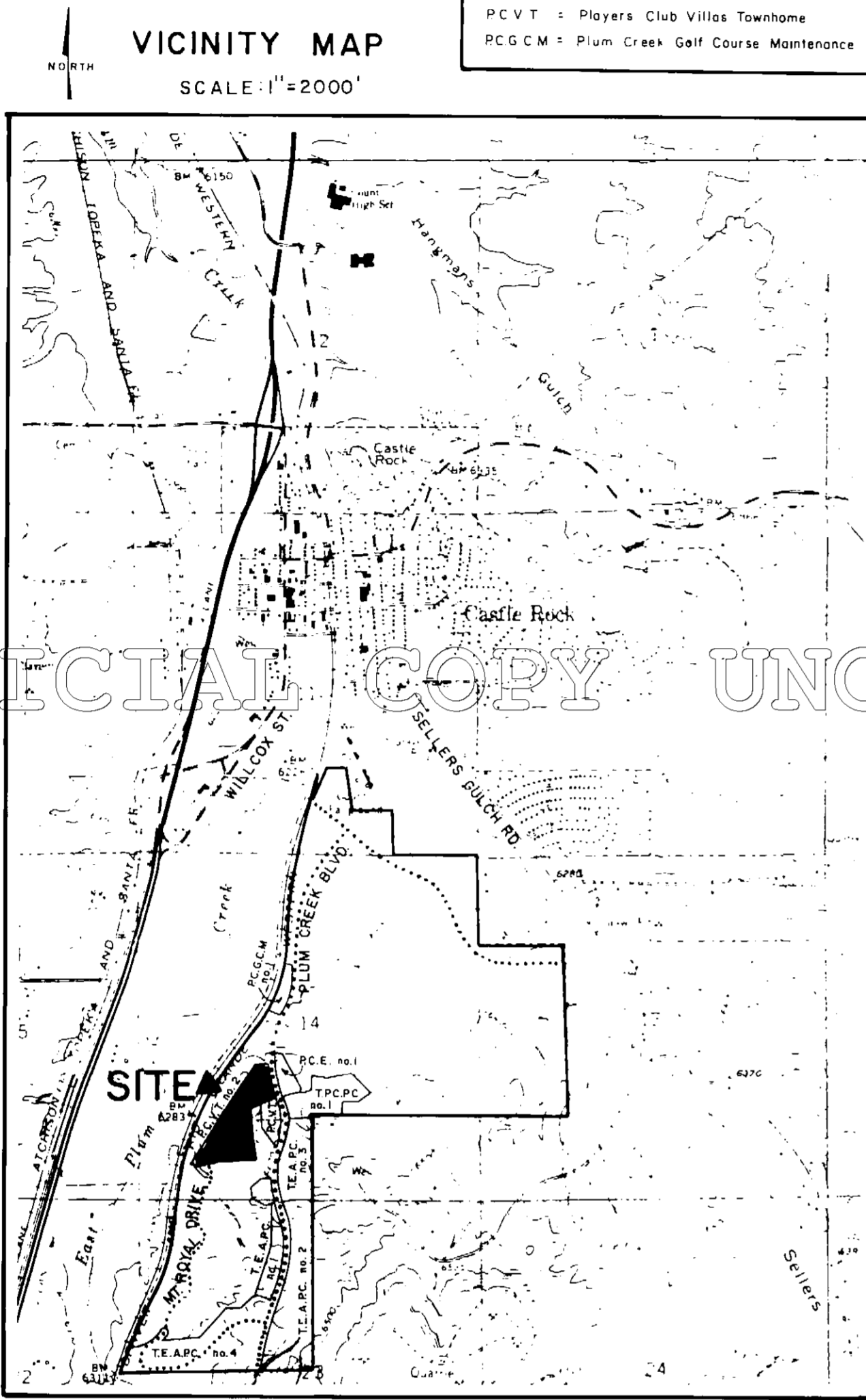
**LEGAL:**

(section-township-range)

**FINAL SITE PLAN**  
**PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2**  
 A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
 COUNTY OF DOUGLAS, STATE OF COLORADO

**ABBREVIATIONS**

TEAPC : The Estates Above Plum Creek  
 PCE : Players Club Estates  
 PCVT : Players Club Villas Townhome  
 PCGCM : Plum Creek Golf Course Maintenance



**PROPERTY DESCRIPTION**

A parcel of land located in the Southwest 1/4 of Section 14, 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 Southwest Corner of the Northwest 1/4 of the South east 1/4 of Section 14, from which the South 1/4 Corner of Section 14 bears S 00° 32' 13" E, thence N 70° 10' 29" W, 693.17 feet to a point on the Westerly Right-of-Way line of Plum Creek Boulevard, Filing No. 1 said point being the True Point of Beginning; thence S 59° 25' 00" W, 184.26 feet, thence S 80° 09' 40" W, 159.47 feet, thence S 04° 20' 39" W, 562.43 feet, thence S 01° 57' 48" W, 155.00 feet, thence N 88° 02' 12" W, 225.00 feet, thence N 50° 18' 08" W, 226.51 feet, thence on a radial bearing of S 79° 46' 16" W, 50.00 feet to a point on a curve being on the Southeasterly Right-of-Way line of Mount Royal Drive, Filing No. 1, thence along said Southeasterly Right-of-Way line for the following eight courses: (1) thence along the arc of a tangent curve to the right, having a radius of 165.00 feet, a central angle of 62° 47' 51" and an arc length of 180.84 feet to a point of tangency, (2) thence N 52° 34' 07" E, 104.27 feet to a point of curvature, (3) thence along the arc of a tangent curve to the left, having a radius of 235.00 feet, a central angle of 31° 08' 00" and an arc length of 127.69 feet to a point of tangency, (4) thence N 21° 26' 07" E, 173.93 feet to a point of curvature, (5) thence along the arc of a curve to the right, having a radius of 415.00 feet, a central angle of 32° 30' 00" and an arc length of 235.40 feet to a point of tangency, (6) thence N 53° 56' 07" E, 245.00 feet to a point of curvature, (7) thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 00' 00" and an arc length of 38.40 feet to a point of tangency, (8) thence N 64° 56' 07" E, 61.88 feet to a point on a curve, being on the Westerly Right-of-Way line of Plum Creek Boulevard, Filing No. 1, said point to be known as Point "A", thence along the Westerly Right-of-Way line of Plum Creek Blvd. for the following two courses: (1) thence along the arc of a non-tangent curve to the left, having a radius of 540.00 feet, a central angle of 00° 44' 18" and an arc length of 6.96 feet, a chord which bears S 30° 12' 51" E, 6.96 feet to a point of tangency, (2) thence S 30° 35' 00" E, 186.84 feet to the True Point of Beginning.  
 Contains 6.6127 acres, more or less;

Together with the following described parcel:

Commencing at the aforementioned Point "A", thence along the Westerly Right-of-Way line of Plum Creek Blvd. and along the arc of a non-tangent curve to the Right, having a radius of 540.00 feet, a central angle of 09° 33' 37" and an arc length of 90.10 feet, a chord which bears N 25° 03' 53", 90.00 feet to the True Point of Beginning; thence departing from aforementioned Westerly Right-of-Way line of Plum Creek Blvd. and continuing along the Northwesterly Right-of-Way line of Mount Royal Drive Filing No. 1 for the following nine courses: (1) S 64° 56' 07" W, 61.88 feet to a point of curvature, (2) thence along the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 28° 25' 14" and an arc length of 99.21 feet to a point of reverse curvature, (3) thence along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 17° 25' 13" and an arc length of 60.81 feet to a point of tangency, (4) thence S 53° 56' 07" W, 142.42 feet to a point of curvature, (5) thence along the arc of a curve to the left, having a radius of 485.00 feet, a central angle of 32° 30' 00" and an arc length of 275.11 feet to a point of tangency, (6) thence S 21° 26' 07" W, 173.93 feet to a point of curvature, (7) thence along the arc of a curve to the right, having a radius of 165.00 feet, a central angle of 31° 08' 00" and an arc length of 89.66 feet to a point of tangency, (8) thence S 52° 34' 07" W, 104.27 feet to a point of curvature, (9) thence along the arc of a curve to the left, having a radius of 235.00 feet, a central angle of 62° 47' 51" and an arc length of 235.40 feet to a point of tangency, thence departing from the Northwesterly Right-of-Way line of Mount Royal Drive, Filing No. 1 on a radical bearing of S 79° 46' 16" W, 125.63 feet, thence N 47° 26' 13" W, 70.22 feet, thence N 32° 12' 06" E, 902.87 feet, thence N 33° 22' 04" E, 584.75 feet, thence along a radical bearing of S 77° 40' 00" E, 98.05 feet to a point of curvature on the Westerly Right-of-Way line of Plum Creek Boulevard, Filing No. 1, thence along said Westerly Right-of-Way line and along the arc of a non-tangent curve to the left, having a radius of 540.00 feet, a central angle of 32° 37' 04" and an arc length of 307.42 feet, a chord which bears S 03° 58' 33" E, 303.28 feet to the True Point of Beginning.

Contains 5.3118 acres, more or less.

Total Filing contains 11.9245 acres, more or less.

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**ZONING = MULTI-FAMILY, DEVELOPMENT DATA:**

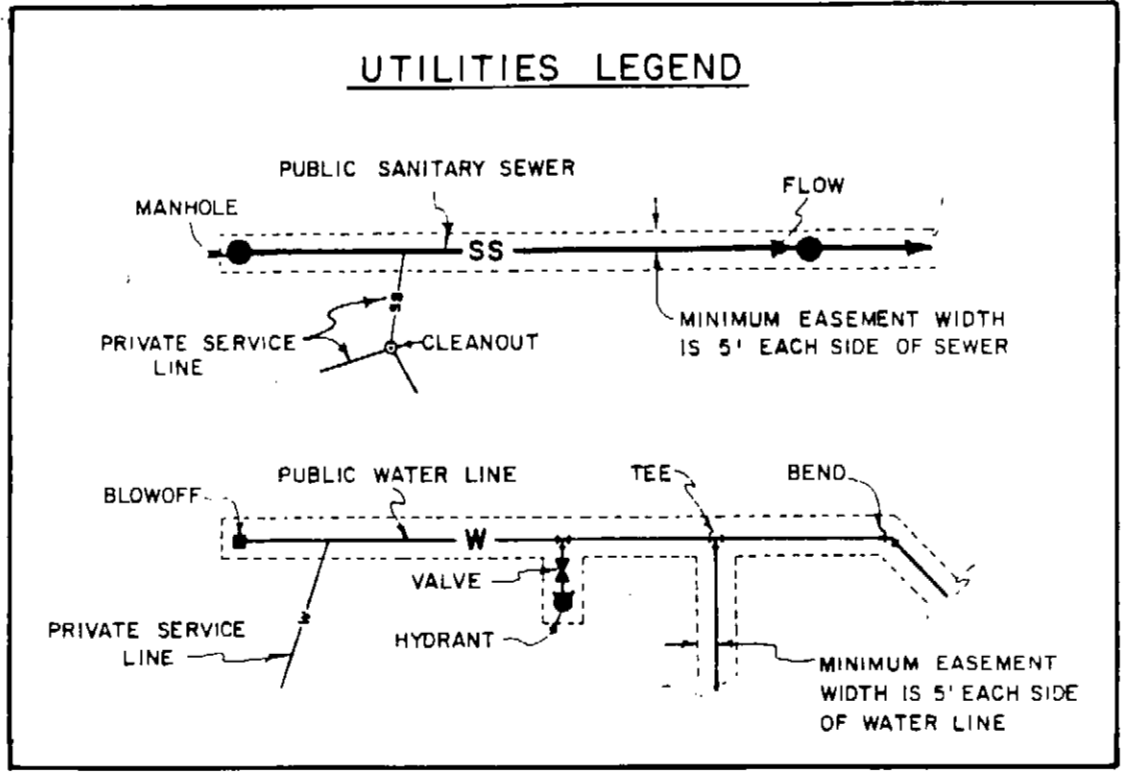
Number of Lots:	54
Bldg. Type:	Duplex Townhomes
Approx. Lot Areas:	1300 sq. ft.
Building Setback:	25' along Plum Creek Blvd.; 20' along golf course and 15' along MT. Royal Drive
Land use:	Private Lots = ± 1.7ac. Privately-Owned Common Areas = remainder Public Dedications = ± 3.7ac.
Total Plot Area:	11.9245 acres
Density:	7.02 units per acre
Private Parking:	2-car attached garage plus drive (each unit)

I, Dean F. Glorso, a Registered Land Surveyor in the State of Colorado hereby certify that this map and legal description were prepared under direct supervision.

16/1983  
 DEAN F. GLORSO  
 REGISTERED LAND SURVEYOR  
 16109  
 COLORADO  
 DEAN F. GLORSO  
 Colorado Registered Land Surveyor  
 NO. 16109

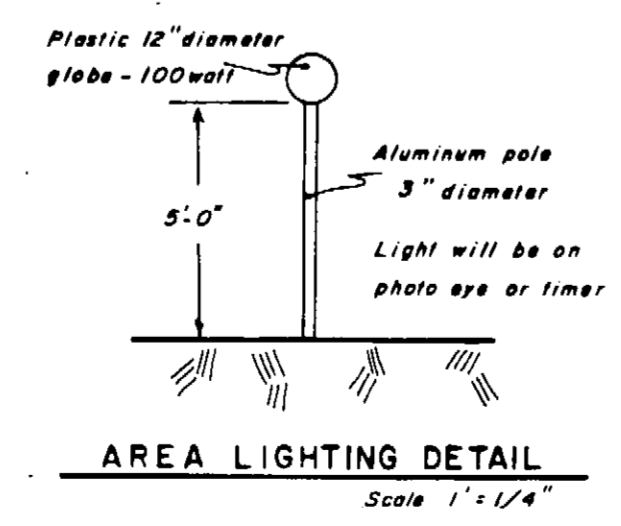
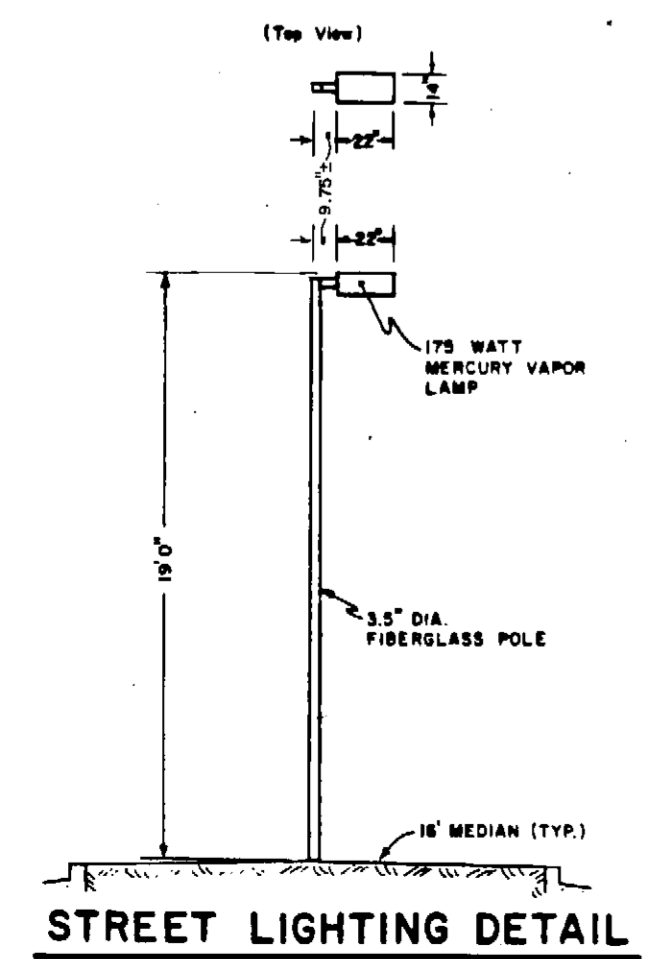
**OWNER / SUBDIVIDER**  
 EDI - Castle Rock Landholdings, Ltd.  
 2675 South Abilene Street  
 Aurora, Colorado 80014

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



**SHEET INDEX**

SHEET 1 of 2 VICINITY MAP and LEGAL  
 SHEET 2 of 2 PRELIMINARY PLAT and CURVE DATA

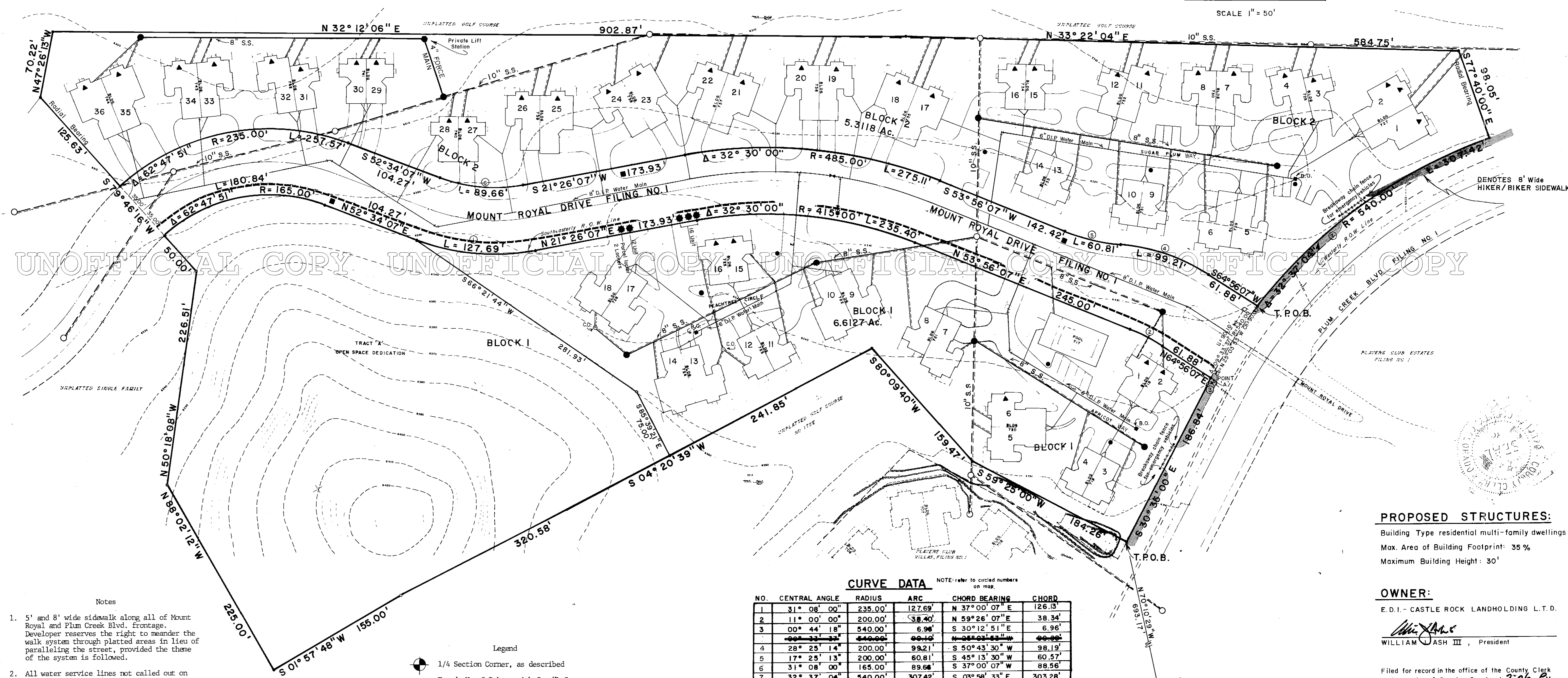
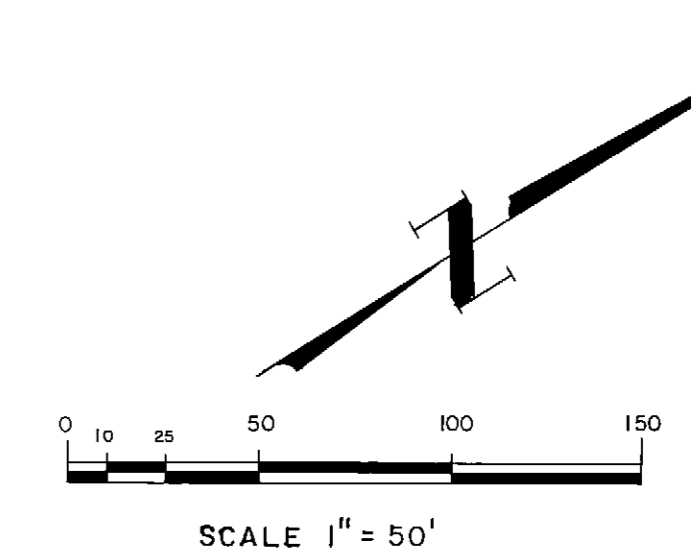


6						<b>YALE PROPERTIES, INC.</b> 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377  <b>PLUM CREEK</b> <b>CASTLE ROCK, COLORADO</b>  <b>FINAL SITE PLAN</b>
5						
4						
3						
2						
1						
NO	REVISION	DATE	BY	CHECKED	DESIGN - DRAWN - A.C.S. CHECKED -	SCALE HORIZ. - 1" = 50'  DATE - 07-28-83 SHEET 1 OF 2

# PLAYERS CLUB VILLAS TOWNHOME, SUBDIVISION FILING NO. 2

## FINAL SITE PLAN

A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,  
COUNTY OF DOUGLAS, STATE OF COLORADO



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- Notes**
- 5' and 8' wide sidewalk along all of Mount Royal and Plum Creek Blvd. frontage. Developer reserves the right to meander the walk system through platted areas in lieu of paralleling the street, provided the theme of the system is followed.
  - All water service lines not called out on the plat will be 3/4" copper.
  - Easements for drainage and utilities have been provided as follows:  
10 feet wide along all road frontage,  
10 feet wide along exterior of plat boundaries.
- All utility easements are reserved for underground utilities only. Utility easements along road frontage shall allow installation of U.S. Postal Service boxes.

- Legend**
- ⊙ 1/4 Section Corner, as described
  - 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
  - 5' Sidewalk
  - ▨ 8' Hiker/biker Sidewalk
  - Area lighting
  - Street lighting
  - ★ Mail boxes
  - ▲ Garden level

**CURVE DATA** NOTE: refer to circled numbers on map

NO.	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
1	31° 08' 00"	235.00'	127.69'	N 37° 00' 07" E	126.13'
2	11° 00' 00"	200.00'	38.40'	N 59° 26' 07" E	38.34'
3	00° 44' 18"	540.00'	6.96'	S 30° 12' 51" E	6.96'
4	28° 25' 14"	200.00'	98.21'	S 50° 43' 30" W	98.19'
5	17° 25' 13"	200.00'	60.81'	S 45° 13' 30" W	60.57'
6	31° 08' 00"	165.00'	89.66'	S 37° 00' 07" W	88.56'
7	32° 37' 04"	540.00'	307.42'	S 03° 58' 33" E	303.28'

Block 1	Block 2	Block 2	Address
Lot No.	Address	Lot No.	Address
1	193	1	195
2	195	2	193
3	196	3	175
4	194	4	173
5	186	5	156
6	184	6	154
7	176	7	155
8	174	8	153
9	82	9	136
10	80	10	134
11	60	11	135
12	62	12	133
13	42	13	116
14	40	14	114
15	38	15	115
16	34	16	113
17	22	17	103
18	20	18	2195
		19	2205
		20	2207
		21	2255
		22	2257
		23	2295
		24	2297
		25	2307
		26	2309
		27	2237
		28	2339
		29	2367
		30	2369
		31	2397
		32	2399
		33	2487
		34	2489
		35	2497
		36	2499

**PROPOSED STRUCTURES:**  
Building Type residential multi-family dwellings  
Max. Area of Building Footprint: 35 %  
Maximum Building Height: 30'

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

Filed for record in the office of the County Clerk and recorder of Douglas County at 2:06 P.M. on the 29th day of November 1983 in book 1983, page 317036 map number Rec. # 317036  
County Clerk and Recorder  
*RETA A. GRAIN*  
By: *Phyllis L. Brown, Deputy*  
Deputy:

**APPROVALS**  
*Serald W. Hightower* 8-18-83  
Planning Commission Chairman Date  
*Robert F. Fife* 9-6-83  
Mayor Date

<b>YALE PROPERTIES, INC.</b> 2675 SOUTH ABILENE ST., SUITE 350 AURORA, COLORADO, 80014 PHONE (303) 755-3377			
<b>PLUM CREEK CASTLE ROCK, COLORADO</b>			
<b>FINAL SITE PLAN</b>			
NO. 1	REVISION	DATE	BY
1	Amend Lots 15 & 16, Bldg. 225 and Address List	8/16/83	WCS
DESIGN -		SCALE	DATE - 07-28-83
DRAWN - A.C.S.		HORIZ. - 1" = 50'	SHEET 2 OF 2
CHECKED -			