

PLAT IDENTIFICATION SHEET

305821

06/13/1983

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

EDI Castle Rock Land Holdings L

GRANTEE:

(subdivision name or name of plat)

Tournament Players Club PL CK Site Plan

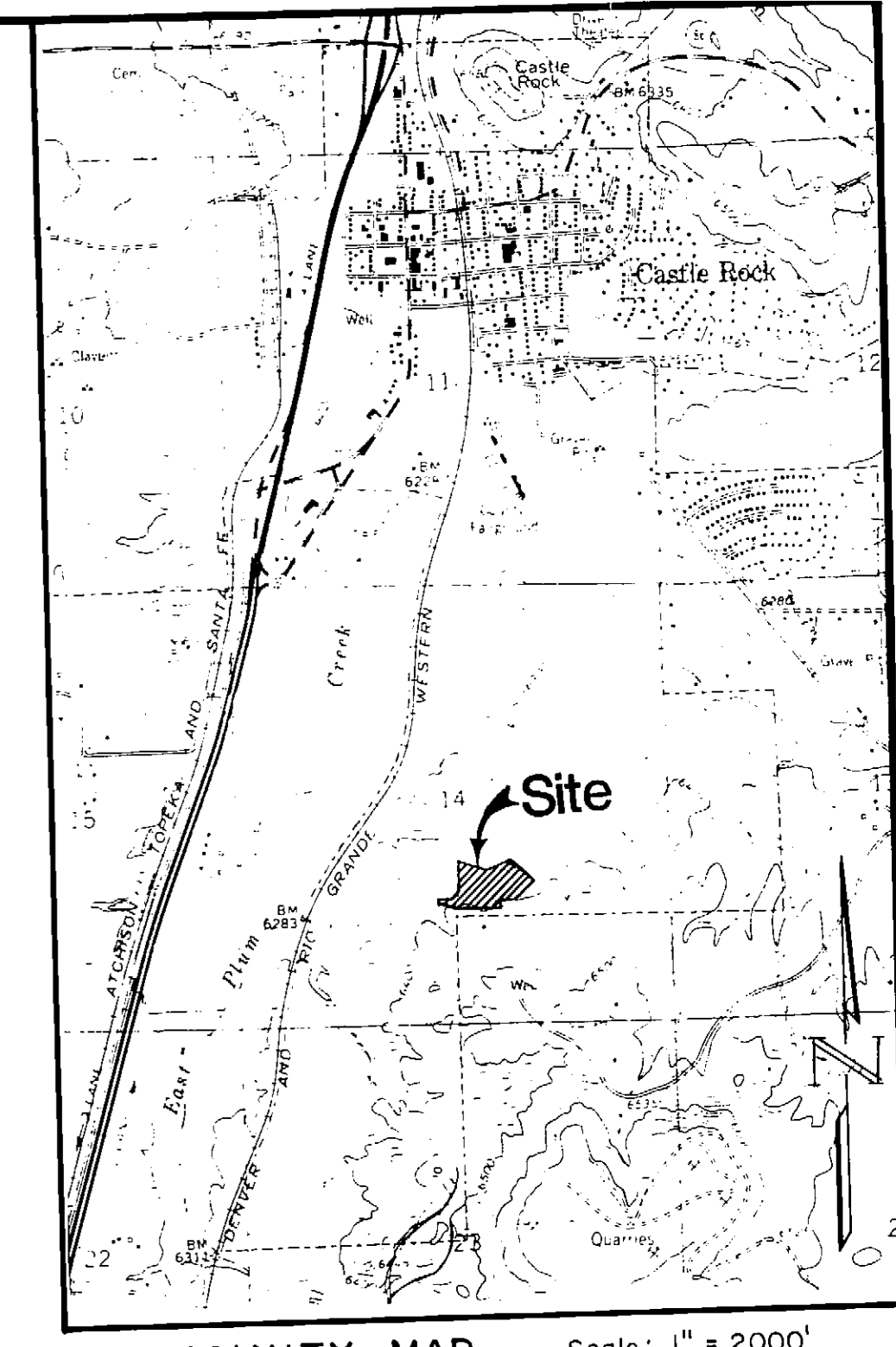
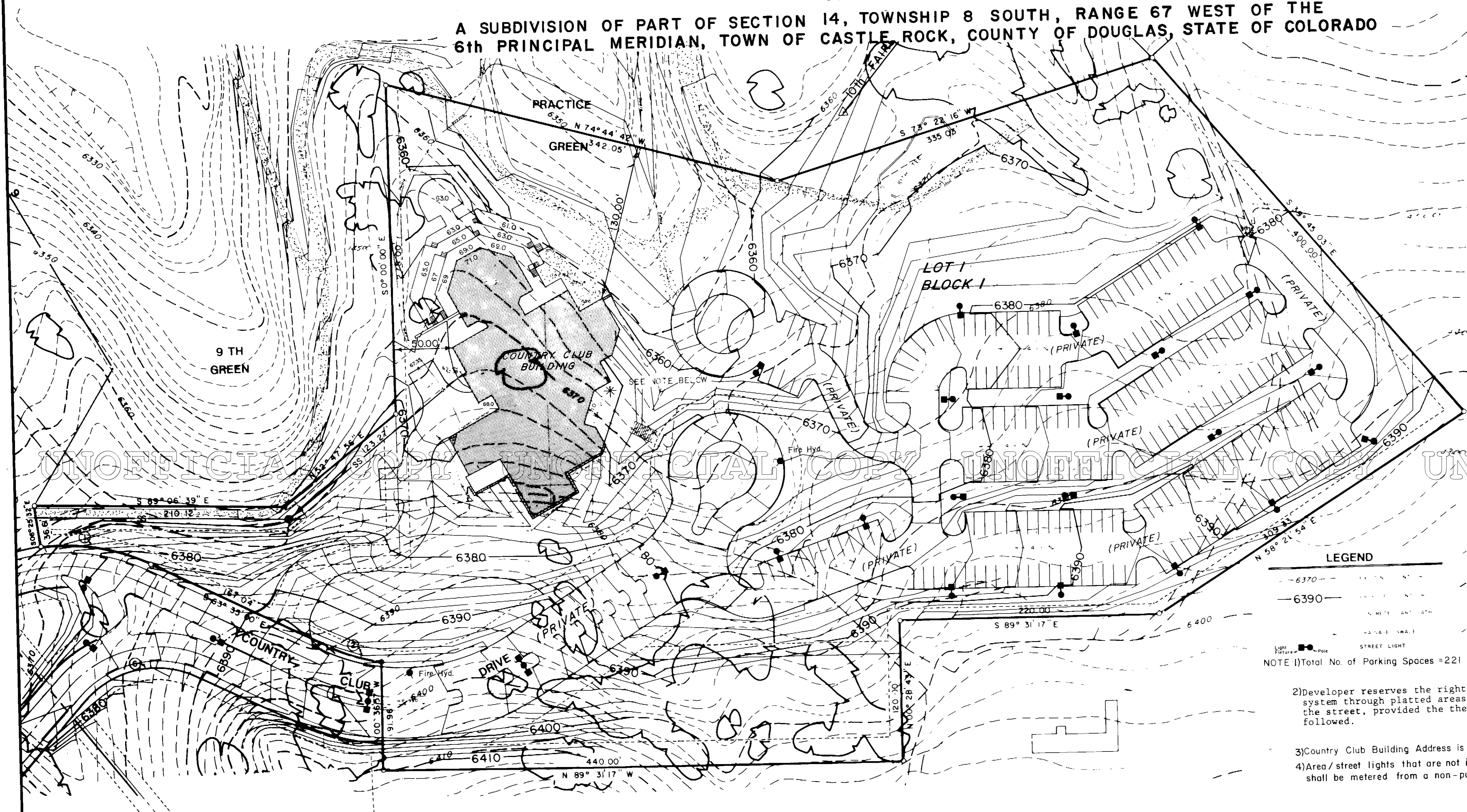
LEGAL:

(section-township-range)

TOURNAMENT PLAYERS CLUB AT PLUM CREEK, SUBDIVISION FILING NO. 1

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



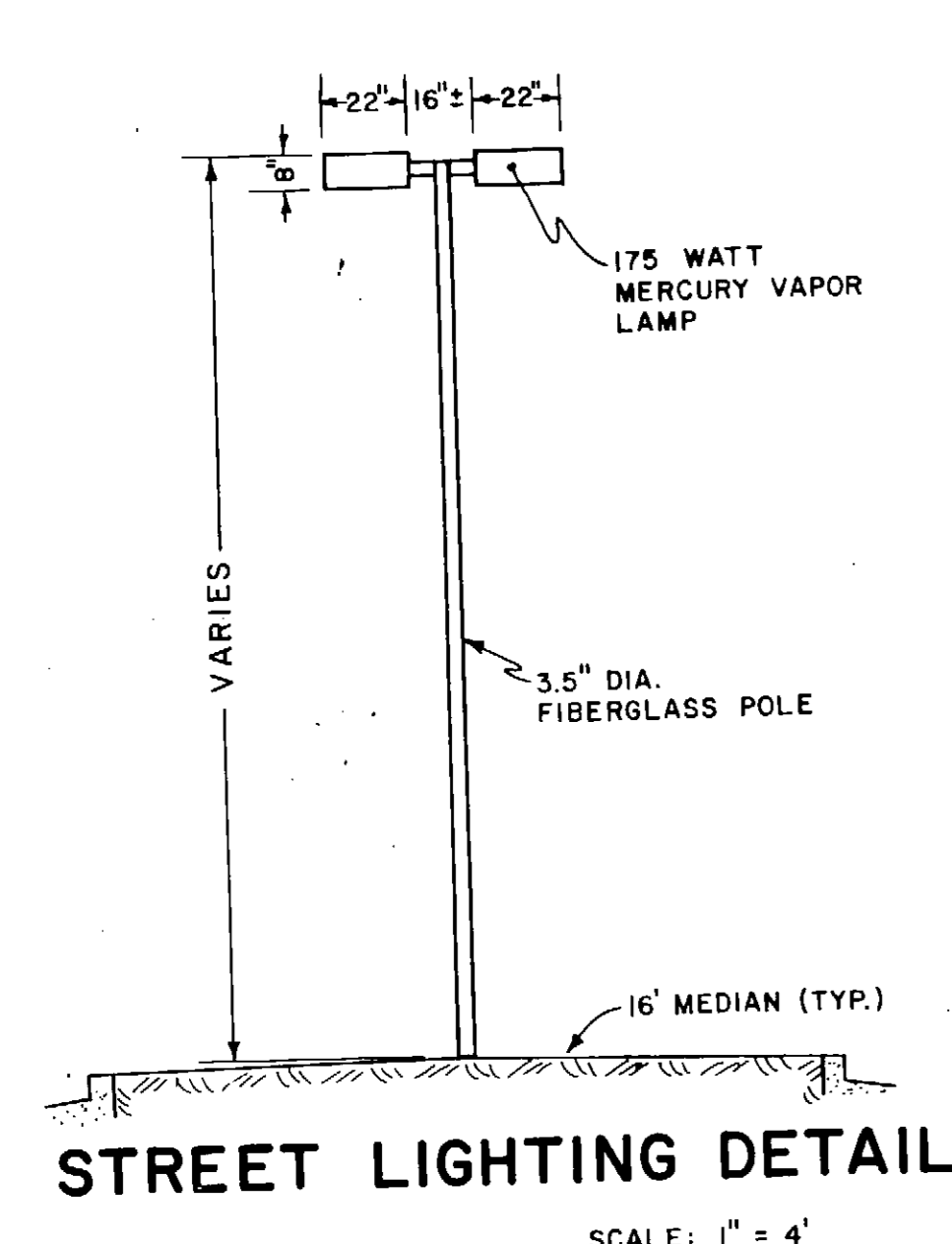
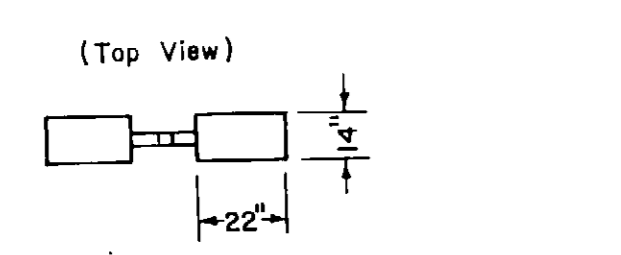
PROPOSED STRUCTURES:
 Building Type: Country Club
 Max. Area of Building Footprint: 50,000 sq. ft.
 Maximum Building Height: 50'
 Maximum Roof Elev. = 6415.0' Above Sea Level

OWNER:
 E.D.I. - CASTLE ROCK LAND HOLDINGS LTD.
 William J. Ash, III, President

SURVEYOR:
 I, Dean F. Glorso, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this map and legal description were prepared under my supervision.
 Dean F. Glorso, Colorado L.S. # 16109

LEGEND
 -6370- Contour
 -6390- Contour
 Fire Hydrant
 Street Light
 NOTE 1) Total No. of Parking Spaces = 221

- 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.
- Country Club Building Address is 331 Country Club Drive
- Area/street lights that are not in public right-of-way shall be metered from a non-public system.



* Mail delivery to one location, within 20' of main entrance

LEGAL DESCRIPTION:
 A parcel of land located in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 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:
 Beginning at the Southeast Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 14, from which the South 1/4 Corner of said Section 14 bears S 00° 32' 13" E, 100.00 feet, a 100.00 feet to a point on the Northerly line of the Estates Above Plum Creek, Subdivision Filing No. 3; thence along said Northerly line, S 84° 29' 49" W, 400.36 feet to a point on a curve on the Easterly Right-of-Way line of Plum Creek Boulevard; thence to the left, said Easterly Right-of-Way line on the arc of a curve along said curve having a radius of 540.00 feet, a central angle of 25° 04' 49", an arc length of 236.38 feet, and a chord of 234.49 feet which bears N 18° 02' 35" W to a Point of Tangency; thence continuing along said Easterly Right-of-Way line, N 30° 35' 00" W, 17.50 feet; thence departing from said Easterly Right-of-Way line along the Southerly line of Players Club Estates, Subdivision Filing No. 1, N 59° 25' 00" E, 146.45 feet to a Point of Curvature; thence continuing along said Southerly line along the arc of a curve to the right, said curve having a radius of 167.50 feet, a central angle of 24° 09' 28", an arc length of 70.62 feet, and a chord of 70.10 feet which bears N 71° 29' 44" E to a point; thence along the Easterly line of said Players Club Estates, Subdivision Filing No. 1, N 06° 25' 32" W, 36.61 feet; thence departing from said Easterly line, S 88° 06' 39" E, 210.12 feet; thence N 52° 47' 56" E, 123.27 feet; thence N 00° 00' 00" E, 278.00 feet; thence S 74° 44' 42" E, 342.05 feet; thence N 73° 22' 16" E, 335.03 feet; thence S 39° 45' 03" E, 400.00 feet; thence S 58° 21' 54" W, 309.33 feet; thence N 89° 31' 17" W, 220.00 feet; thence S 00° 28' 43" W, 120.00 feet to a point on the Southerly line of the Northwest 1/4 of the Southeast 1/4 of the aforementioned Section 14; thence along said Southerly line, N 89° 31' 17" W, 440.00 feet to the Point of Beginning.

Contains 12.2033 acres, more or less.

Filed for record in the office of the County Clerk and Recorder of Douglas County at 3:00 P.M. on the 13th day of June 1983, in book _____, page _____, map number 305821, reception number 305821
 County Clerk and Recorder Rita A. Brown
 By: _____ Deputy

APPROVALS:	
Board of Trustees Chairman	Date
<i>[Signature]</i>	4-7-83
Planning Commission Chairman	Date
<i>[Signature]</i>	4-19-83

YALE PROPERTIES, INC.
 2675 SOUTH ABLENE ST., SUITE 350
 AURORA, COLORADO, 80014
 PHONE (303) 755-3377

PLUM CREEK CASTLE ROCK, COLORADO

FINAL SITE PLAN

TOURNAMENT PLAYERS CLUB AT PLUM CREEK FILING NO. 1

DESIGN - <i>[Signature]</i>	SCALE	DATE - 4-20-83
DRAWN - M.G.H.	HORIZ. - 1" = 50'	SHEET 1 OF 1
CHECKED - <i>[Signature]</i>	CONTOUR INT. = 2'	