

# INDIAN CREEK RANCH FILING NO. 1

THE NW 1/4 OF SECTION 27 AND A PART OF THE NE 1/4 OF SECTION 28,  
T 7 S, R 68 W, 6TH P.M. DOUGLAS COUNTY, COLORADO

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS THAT INDIAN CREEK INVESTMENT COMPANY, a Colorado Corporation, as Owner, and WILLIAM N. COX and KEITH J. VANDENBERGE as Trustees of the Northwest corner of Section 27 and a part of the Northeast corner of Section 28, Township 7 South, Range 68 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Section 27, thence N 89°46'53"E, and along the North line of the Northwest one-quarter of said Section 27, 2643.21 feet to the Northeast corner of said Northwest one-quarter; thence S 00°15'16"W, and along the East line of said Northwest one-quarter 2336.55 feet to a point on the Northwest right-of-way line of Colorado State Highway No. 67 as recorded in Book 51 at Page 515 of the Douglas County records, said point being 294.90 feet Northerly from the Southeast corner of the Northwest one-quarter of said Section 27; thence S 32°21'43"W, and along said Northwest right-of-way line 350.44 feet to a point on the South line of the Northwest one-quarter of said Section 27, said point being 188.00 feet Westerly from said Southeast corner; thence S 89°59'41"W, and along said South line 2443.51 feet to the Southwest corner of said Northwest one-quarter; thence N 89°13'10"W, and along the South line of the Northeast one-quarter of said Section 28, 1688.78 feet; thence N 00°46'59"E, 241.00 feet; thence N 20°22'15"E, 600.00 feet; thence N 89°54'45"W, 450.00 feet; thence on an angle to the right of 90°00'00" and along a curve to the left having a radius of 325.00 feet, a central angle of 31°5'10", an arc distance of 178.21 feet to a point of tangent; thence N 11°19'45"W, and along said tangent 365.00 feet to a point of curve; thence along a curve to the left having a radius of 641.14 feet, a central angle of 54°35'00", an arc distance of 641.14 feet to a point of tangent; thence N 43°15'15"E, and along said tangent 178.86 feet; thence S 49°24'25"E, 60.00 feet; thence N 43°15'15"E, 80.14 feet to a point of curve; thence along a curve to the left having a radius of 127.00 feet, a central angle of 18°19'39", an arc distance of 356.04 feet to a point of intersection with the North line of the Northeast one-quarter of said Section 28; thence S 89°46'53"E, and along said North line 1339.35 feet to the true point of beginning, containing 162.077 acres, more or less.

have said that, located, and subdivided the above described land as herein shown under the name and style of INDIAN CREEK RANCH FILING NO. 1 and by these presents do dedicate to the perpetual use of the public the streets, public utility easements, and other public places as herein shown.

Witness our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970.

OWNER

INDIAN CREEK INVESTMENT COMPANY

Jerome D. Lenz,  
President

TRUSTEES

Darwin L. Farnes,  
Secretary

William N. Cox

*Keith J. Vandenberg*  
Keith J. Vandenberg

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970, by William N. Cox and Keith J. Vandenberg, Trustees, and by Jerome D. Lenz, President, and Darwin L. Farnes, Secretary of INDIAN CREEK INVESTMENT COMPANY.

Witness my hand and seal. My commission expires \_\_\_\_\_

Notary Public

This plat approved by the Douglas County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970.

Chairman

This plat approved by the Board of County Commissioners of Douglas County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970, for filing and conveyance of streets and accepted by the County of Douglas, State of Colorado, subject to the condition that the County shall undertake maintenance of any such streets only after construction thereof has been satisfactorily completed by the subdivider at no expense to the County, provided in the judgment of the County Commissioners public need and necessity is shown therefore, provided further that it shall be the obligation of the subdivider to maintain such streets until acceptance for maintenance by Douglas County.

Chairman

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

I hereby certify that this plat was filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M., and was recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_.

County Clerk and Recorder

I, E. Max Serafini, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of INDIAN CREEK RANCH FILING NO. 1 was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

*E. Max Serafini*  
E. Max Serafini, Registered Surveyor



I, \_\_\_\_\_, an Attorney at Law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title of all lands herein above dedicated and shown upon the within plat as public ways and that title to such land is the Dedicator's, free and clear of all liens and encumbrances.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1970.

Attorney at Law

## NOTES

1. This symbol (S) indicates a 5.8" rebar with cap stamped with boundary point number.
2. For easements see Item 12 of protective covenants.
3. Bearings based on the assumption that the West line of the Northwest one-quarter of Section 27 is due North.

SEE SHEET 2 OF 3

MEURER SERAFINI & MEURER INC.

CONSULTING ENGINEERS 2901 W. 19th AVE

DENVER, COLORADO 80204

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