

INDIAN CREEK RANCH FILING NO. 2

PARTS OF SECTIONS 20, 21, 28 AND 29

T. 7 S., R. 68 W., 6TH P.M. DOUGLAS COUNTY, COLORADO

SHEET 1 OF 4

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all of the persons having an interest in certain land situated in Douglas County, Colorado, have caused this plat to be filed for record, to wit: Sections 20, 21, 28 and 29, Township 7 South, Range 68 West of the Sixth Principal Meridian, described as follows:

Beginning at the Southeast corner of the Southwest one-quarter of said Section 21, said corner being on the boundary of Indian Creek Ranch Filing No. 1, and along said boundary and along the North line of the Northeast one-quarter of said Section 29, 27.84 feet; thence on an angle to the left of 75°16'54" and along said boundary and along said curve to the right having a radius of 120.00 feet, a central angle of 28°19'59", an arc distance of 356.04 feet to a point of tangent; thence S 43°15'15"W and along said boundary and along said tangent 89.14 feet; thence N 86°44'46" and along said boundary 68.00 feet; thence S 43°15'15"W and along said boundary 250.86 feet to a point of curve; thence along said boundary and along a curve to the left having a radius of 673.00 feet, a central angle of 54°30'00", an arc distance of 641.14 feet to a point of tangent; thence S 11°19'45"E and along said boundary and along said tangent 365.00 feet to a point of curve; thence along said boundary and along a curve to the right having a radius of 325.00 feet, a central angle of 31°25'00", an arc distance of 178.21 feet; thence S 69°54'45"E and along said boundary 450.00 feet; thence S 20°20'15"W and along said boundary 600.00 feet; thence S 07°46'52"W and along said boundary 241.00 feet to a point on the South line of the Northeast one-quarter of said Section 28; thence N 89°13'01"W and along said South line 196.65 feet; thence N 03°14'32"E, 346.99 feet; thence N 87°50'59"W, 489.87 feet; thence on an angle to the left of 90°00'00" and along a curve to the right having a radius of 330.00 feet, a central angle of 65°01'15", an arc distance of 345.69 feet to a point of tangent; thence S 82°10'18"W and along said tangent 150.00 feet; thence N 27°49'45"W, an arc distance of 336.49 feet to a point of tangent; thence N 06°10'15"E and along said tangent 70.22 feet; thence on an angle to the right of 90°00'00" and along a curve to the left having a radius of 2310.00 feet, a central angle of 08°08'05", an arc distance of 442.21 feet to a point of tangent; thence N 78°37'19"W and along said tangent 367.53 feet to a point of curve; thence along a curve to the right having a radius of 230.00 feet, a central angle of 75°31'20", an arc distance of 303.17 feet to a point of reverse curve; thence along a curve to the left having a radius of 370.00 feet, a central angle of 43°43'40", an arc distance of 282.39 feet to a point of tangent, which point shall be referred to as Corner No. 15 of this boundary; thence N 46°49'45"W and along said tangent 30.00 feet; thence S 43°10'15"W, 526.69 feet; thence N 31°49'45"W, 568.64 feet; thence N 58°10'15"E, 70.00 feet; thence N 31°49'45"W, 317.39 feet; thence N 46°10'18"W, 344.34 feet; thence N 29°07'04"W, 1080.00 feet; thence S 39°00'16"W, 232.26 feet; thence S 77°26'52"W, 110.00 feet; thence N 33°49'14"W, 180.00 feet; thence S 75°49'45"W, 220.00 feet; thence S 46°03'41"W, 240.00 feet; thence N 46°51'02"W, 265.00 feet; thence on an angle to the left of 90°00'00" and along a curve to the right having a radius of 310.00 feet, a central angle of 33°31'17", an arc distance of 181.37 feet to a point of tangent; thence S 76°40'15"W and along said tangent 90.00 feet; thence N 13°19'45"W, 80.00 feet; thence N 52°08'55"W, 56.37 feet to the South one-quarter corner of said Section 20; thence N 00°00'09"W and along the West line of the South one-half of the Southeast one-quarter of said Section 20, 1324.35 feet to the Northwest corner of the South one-half of the Southeast one-quarter of said Section 20; thence S 89°58'27"E and along the North line of said South one-half and along the North line of the South one-half of the South one-half of said Section 21, 6988.81 feet to the Northeast corner of the Southwest one-quarter of the Southeast one-quarter of said Section 21; thence S 00°41'22"W and along the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 21, 1328.32 feet to the point of beginning, containing 422.072 acres, more or less; EXCEPTING THEREFROM parts of said Sections 28 and 29, described as follows: commencing at Corner No. 15 of the previously described boundary; thence N 43°10'15"E, 60.00 feet to the point of beginning; thence N 46°49'45"W, 250.00 feet to a point of curve; thence along a curve to the right having a radius of 600.00 feet, a central angle of 78°00'00", an arc distance of 816.81 feet to a point of tangent; thence N 31°10'15"E and along said tangent 159.28 feet to a point of curve; thence along a curve to the left having a radius of 330.00 feet, a central angle of 52°45'21", an arc distance of 303.85 feet; thence S 66°08'17"E, 308.21 feet; thence N 45°48'51"E, 155.00 feet; thence S 73°11'10"E, 345.00 feet; thence N 85°18'51"E, 825.00 feet; thence S 03°17'27"W, 90.00 feet; thence S 19°10'05"W, 657.49 feet; thence S 63°56'27"W, 360.40 feet; thence S 20°49'42"W, 314.29 feet; thence S 55°00'25"W, 616.75 feet; thence on an angle to the right of 74°45'45" and along a curve to the left having a radius of 430.00 feet, a central angle of 27°04'25", an arc distance of 230.19 feet to the point of beginning, containing 37.721 acres, more or less, the platted area containing 384.351 acres, more or less;

have laid out, platted and subdivided the same into lots as shown on this plat, under the name and style of INDIAN CREEK RANCH FILING NO. 2, and by these presents do hereby grant and dedicate to the County of Douglas, State of Colorado, for the perpetual use of the public, the avenues, streets, drives, courts and places shown hereon. The easements as shown hereon, or as described in the Protective Covenants of record, are reserved and/or dedicated for the purposes shown or described.

WITNESS our hands and seals this _____ day of _____ A.D., 1971.

ATTEST:

Barwin L. Farnes
Barwin L. Farnes, Secretary

OWNER: INDIAN CREEK INVESTMENT COMPANY

By *Jerome D. Lenz*
Jerome D. Lenz, President

HOLDERS OF DEEDS OF TRUST:

Richard R. Helmick, as Attorney in Fact
for A. L. Kimes, individually, and
d/b/a Associated Consultants, Harry Cohen,
Lester Gold and David K. Bullert

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this _____ day of January, A.D. 1971, by Jerome D. Lenz, as President, and Barwin L. Farnes, as Secretary of Indian Creek Investment Company, a corporation; and by Richard R. Helmick, as Attorney in Fact for A. L. Kimes, individually, and d/b/a Associated Consultants, Harry Cohen, Lester Gold and David Bullert.

Witness my hand and seal.

My Commission expires: _____

Notary Public

This plat approved by the Douglas County Planning Commission, this _____ day of _____ A.D. 1971.

Chairman

This plat approved by the Board of County Commissioners of Douglas County, Colorado, this _____ day of _____ A.D. 1971, 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

I, William N. Cox, an attorney at law, duly licensed to practice before the Courts of Record of Colorado, do hereby certify that I have examined the title to all land hereinabove platted and shown upon the written plat, and that title to such land is in the dedicators, free and clear of all liens and encumbrances, except as shown, and that such land is saleable.

William N. Cox
William N. Cox, Attorney at Law

I, C. Max Serafini, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of INDIAN CREEK RANCH FILING NO. 2 was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

C. Max Serafini
C. Max Serafini, Registered Land Surveyor No. 2562

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I hereby certify that this plat was filed in my office on the _____ day of _____ A.D. 1971, at _____ o'clock, _____ M., and was recorded in Plat Book _____ at Page _____.

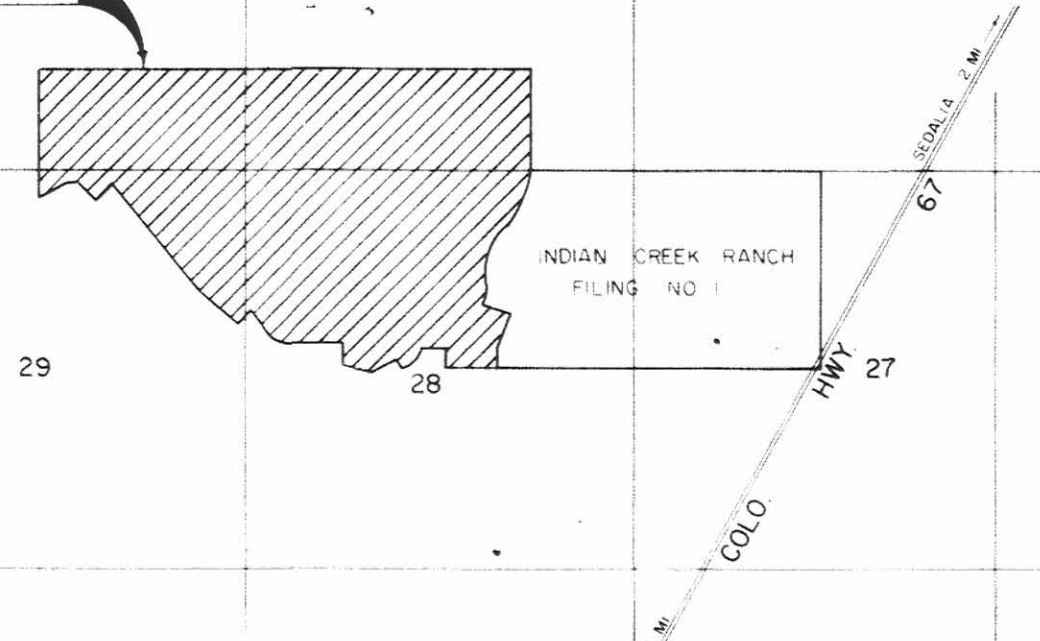
County Clerk and Recorder

MEURER, SERAFINI & MEURER, INC.

CONSULTING ENGINEERS 2901 W. 19th AVE.
DENVER, COLORADO 80204

INDIAN CREEK RANCH
FILING NO. 2

R. 68 W.



VICINITY MAP
NO SCALE