

INDIAN CREEK RANCH - FILING NO. 3

A SUBDIVISION OF PART OF SECTIONS 28 AND 29, TOWNSHIP 7 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
(SHEET 1 OF 5)

ENGINEER'S CERTIFICATE

I, CECIL D. BROYLES, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF INDIAN CREEK RANCH - FILING NO. 3 WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Cecil D. Broyles
CECIL D. BROYLES, P.E. & L.S. NO. 2690

ATTORNEY'S OPINION

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 OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.

DATED THIS 14th DAY OF JAN, A.D. 1972

William N. Cox
ATTORNEY AT LAW

PLANNING COMMISSION APPROVAL

THE DOUGLAS COUNTY PLANNING COMMISSION, HEREBY APPROVES THIS PLAT THIS _____ DAY OF _____, A.D. 197____.

CHAIRMAN

APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF ROADS, DRIVES, LANES AND EASEMENTS AND ACCEPTED BY THE COUNTY OF DOUGLAS, STATE OF COLORADO, SUBJECT TO THE CONDITIONS THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS, DRIVES AND LANES ONLY AFTER CONSTRUCTION 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 THEREOF, PROVIDED FURTHER THAT IT SHALL BE THE OBLIGATION OF THE SUBDIVIDER TO MAINTAIN SUCH ROADS, DRIVES AND LANES UNTIL ACCEPTANCE FOR MAINTENANCE BY DOUGLAS COUNTY.

DATED THIS _____ DAY OF _____, A.D. 197____.

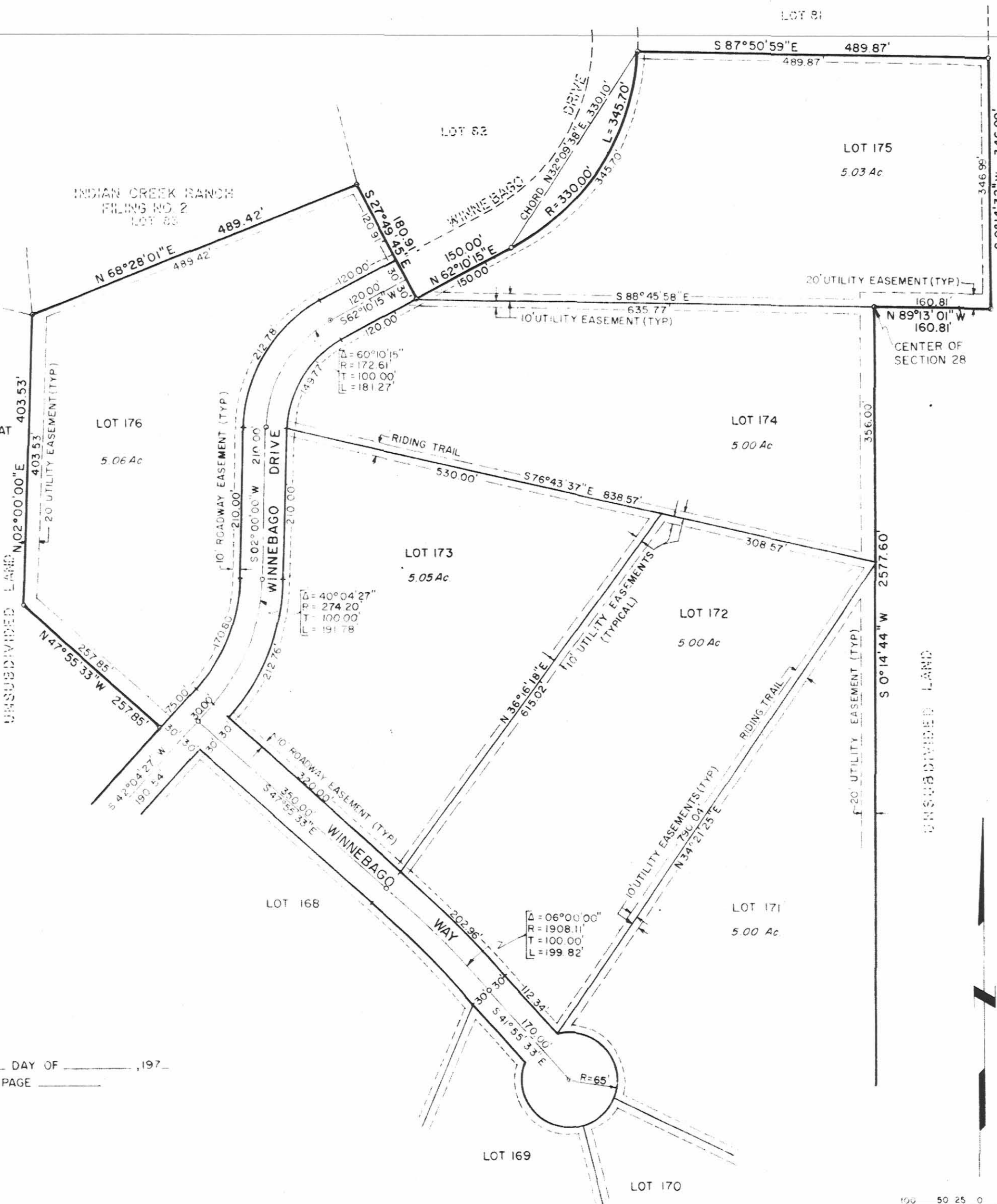
CHAIRMAN OF THE BOARD

RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

THEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 197____,
AT _____ O'CLOCK AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____

COUNTY CLERK & RECORDER



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE PERSONS HAVING AN INTEREST IN A PARCEL OF LAND IN SECTIONS 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF INDIAN CREEK RANCH FILING NO. 2, AS PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, THENCE ALONG THE SAID SOUTHERLY BOUNDARY, THE FOLLOWING COURSES AND DISTANCES:

THENCE S 52°06'55" E, 56.37 FEET;
THENCE S 13°19'45" E, 80.00 FEET;
THENCE N 76°40'15" E, 90.00 FEET TO THE P.C. (POINT OF CURVATURE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 3000 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 181.37 FEET TO A P.O.C. (POINT ON CURVE), THE CHORD OF SAID ARC BEARS N 58°54'37" E, 174.74 FEET;
THENCE S 46°51'02" E, 265.00 FEET;
THENCE N 46°03'41" E, 240.00 FEET;
THENCE N 75°49'45" E, 220.00 FEET;
THENCE S 33°49'14" E, 180.00 FEET;
THENCE N 77°26'52" E, 110.00 FEET;
THENCE N 59°08'16" E, 232.26 FEET;
THENCE S 29°07'04" E, 1080.00 FEET;
THENCE S 46°10'18" E, 344.34 FEET;
THENCE S 31°49'45" E, 317.30 FEET;
THENCE S 58°10'15" W, 7000 FEET;
THENCE S 31°49'45" E, 549.64 FEET TO THE POINT OF DEPARTURE FROM THE SAID SOUTHERLY BOUNDARY;
THENCE S 38°10'15" W, 838.27 FEET;
THENCE S 31°49'45" E, 1048.00 FEET;
THENCE S 72°59'50" W, 2549.66 FEET TO A P.O.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 291.08 FEET;
THENCE ALONG THE ARC OF SAID CURVE 136.73 FEET TO THE P.T. (POINT OF TANGENCY), THE CHORD OF SAID ARC BEARS S 03°42'43" E, 130.48 FEET;
THENCE S 09°54'43" W, 104.65 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 637.94 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 222.68 FEET TO THE P.T., THE CHORD OF SAID ARC BEARS S 19°54'42" W, 221.55 FEET;
THENCE S 19°54'42" W, 221.55 FEET TO THE P.T., THE CHORD OF SAID ARC BEARS S 05°05'17" E, 141.21 FEET;
THENCE S 40°05'17" E, 641.97 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 685.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 567.89 FEET TO THE P.T.;
THENCE S 87°35'17" E, 783.87 FEET;
THENCE N 02°24'43" E, 470.55 FEET;
THENCE S 87°35'17" E, 380.33 FEET;
THENCE N 02°00'00" E, 608.12 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 441.29 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 308.65 FEET TO THE P.T.;
THENCE N 42°04'27" E, 145.55 FEET;
THENCE N 47°53'33" W, 257.85 FEET;
THENCE N 02°00'00" E, 403.53 FEET TO THE SOUTHWEST CORNER OF LOT 83, SAID INDIAN CREEK RANCH - FILING NO. 2;
THENCE ALONG THE SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:
THENCE N 68°28'01" E, 489.42 FEET;
THENCE S 27°49'45" E, 180.00 FEET;
THENCE N 62°10'15" E, 150.00 FEET, TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 345.69 FEET TO A P.O.C., THE CHORD OF SAID ARC BEARS N 32°09'38" E, 330.00 FEET;
THENCE S 87°50'59" E, 489.87 FEET;
THENCE S 00°14'32" W, 346.99 FEET TO THE POINT OF DEPARTURE FROM THE SAID SOUTHERLY BOUNDARY;
THENCE N 89°13'01" W, 160.81 FEET TO THE CENTER OF SAID SECTION 28;
THENCE S 00°14'44" W, 2577.60 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28;
THENCE N 88°41'12" W, 2665.05 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28;
THENCE S 89°45'23" W, 2614.59 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29;
THENCE N 00°22'28" E, 5121.03 FEET TO THE POINT OF BEGINNING CONTAINING 337.55 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED PARCEL INTO LOTS AND TRACTS UNDER THE NAME AND STYLE OF INDIAN CREEK RANCH - FILING NO. 3 AND HEREBY DEDICATES TO THE PUBLIC THE STREETS SHOWN THEREON. DRAINAGE EASEMENTS SHOWN ARE RESERVED FOR DRAINAGE ONLY. UTILITY EASEMENTS ARE GRANTED AS SHOWN AND NOTED HEREON.

IN WITNESS, WHEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF JANUARY, A.D. 1972.

ATTEST
W. N. Cox
W. N. COX, ASST. SECRETARY

OWNER: INDIAN CREEK INVESTMENT COMPANY

By *Richard R. Helmer*

HOLDERS OF DEEDS: *Richard R. Helmer*
RICHARD R. HELMER, AS ATTORNEY IN FACT FOR
IMPERIAL INVESTMENT CO. OF DENVER
HARRY COHEN, LESTER GOLD AND DAVID BILBERT

NOTARIAL

STATE OF COLORADO }
CITY AND COUNTY OF DENVER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JANUARY, A.D. 1972 BY JEROME D. BERRY, A PRESIDENT, AND W. N. COX, AS ASST. SECRETARY OF INDIAN CREEK INVESTMENT COMPANY, A CORPORATION, AND BY RICHARD R. HELMER, AS ATTORNEY IN FACT FOR IMPERIAL INVESTMENT CO. OF DENVER, HARRY COHEN, LESTER GOLD AND DAVID BILBERT.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES February 1, 1977

Notary Public
NOTARY PUBLIC

