

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 2 OF 5)

NOTES:

1. UTILITY EASEMENTS ARE RESERVED FOR USE OF PUBLIC AND PRIVATE UTILITIES AS FOLLOWS:
10' WIDE STRIP CONTIGUOUS TO ALL INTERIOR LOT LINES
20' WIDE STRIP CONTIGUOUS TO ALL EXTERIOR BOUNDARIES WHERE SHOWN ON THE PLAT
2. ADDITIONAL EASEMENTS 10' WIDE, OR AS SHOWN, ARE RESERVED ALONG LOT LINES WHICH ABUT STREETS, FOR UTILITY INSTALLATION, CUT AND FILL SLOPES AND SNOW REMOVAL DEPOSITS.
3. DRAINAGE EASEMENTS ARE RESERVED AND DEDICATED TO THE PUBLIC FOR STORM AND SURFACE DRAINAGE USES. DRAINAGE EASEMENTS ARE IDENTICAL TO THE UTILITY EASEMENTS AS DESCRIBED IN NOTE NO. 1 ABOVE.
4. TEMPORARY TURNING EASEMENTS AS SHOWN MAY BE USED UNTIL SUCH TIME AS THE PLATTED STREETS ARE EXTENDED, AT WHICH TIME THESE EASEMENTS SHALL TERMINATE.
5. AN EASEMENT 25.00 FEET WIDE, BEING 12.50 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF LAMBERT DITCH, AS EXISTING, IS RESERVED FOR IRRIGATION PURPOSES.
6. UNLESS OTHERWISE INDICATED, LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES.
7. IN THE EVENT SOME OF THE EASEMENTS DESCRIBED IN NO. 1 & 2 ABOVE ARE NOT NEEDED AND DEVELOPMENT OF THE PROPERTY WOULD BE HAMPERED THEREBY THE OWNERS OF THE AFFECTED LOTS MAY APPLY TO THE BOARD OF COUNTY COMMISSIONERS FOR THE TERMINATION OF SAID EASEMENTS AND THE RIGHT TO TERMINATE SAID EASEMENTS IS SPECIFICALLY RESERVED AND GRANTED TO SAID BOARD OF COUNTY COMMISSIONERS.
8. TRACT B IS AN OPEN AREA AND IS FOR UTILITY AND DRAINAGE EASEMENTS AND FOR PARK AND RECREATION AREAS AND IS NOT TO BE USED FOR BUILDING SITES UNLESS RESUBDIVIDED.
9. TRACTS A AND C ARE RESERVED FOR FUTURE DEVELOPMENT.
10. BEARINGS WERE BASED ON THE PLAT OF INDIAN CREEK RANCH FILING NO. 2.
11. ACREAGES SHOWN WERE COMPUTED TO THE CENTERLINE OF THE STREETS, EXCEPT WHERE SHOWN AS NET, AND ARE FOR INFORMATION ONLY.
12. LAMBERT DITCH R.O.W. IS 25.00 FEET WIDE, 12.50 FEET ON EACH SIDE OF THE CENTERLINE AS SHOWN.
13. NO LOT SHALL BE RE-SUBDIVIDED.
14. THE PRIVATE ROAD IS HEREBY DEDICATED PURSUANT TO 106-2-22 CRS 1953 AS AMENDED, FOR THE USE OF THE ABUTTING LOT OWNERS AND AS A UTILITY EASEMENT AS PROVIDED HEREON. OWNERSHIP AND MAINTENANCE OF THE PRIVATE ROAD REMAINS IN THE ABUTTING LOT OWNERS.

SCALE IN FEET
100 50 25 0 25 50 100

