

PLAT IDENTIFICATION SHEET

149729

4-21-72

GRANTOR:
(owner/signer)

Indian Creek Investment Co

GRANTEE:
(subdivision name or name of plat)

Indian Creek Ranch 3

LEGAL:
(section-township-range)

28, 29 - 7 - 68

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 21st DAY OF April, A.D. 1972.

C. J. Stewart
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 THEREFOR, 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 21st DAY OF April, A.D. 1972.

Barrell E. Higginson
CHAIRMAN OF THE BOARD

RECORDERS CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF DOUGLAS }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 21 DAY OF April, 1972, AT 4:00 O'CLOCK AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____

Reception # 149729
James Dine
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°08'55" E, 56.37 FEET;
THENCE S 13°19'45" E, 80.00 FEET;
THENCE N 76°40'15" E, 80.00 FEET TO THE P.C. (POINT OF CURVATURE) OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 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 59°54'37" E, 178.79 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 39°08'16" E, 232.28 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, 70.00 FEET;
THENCE S 31°49'45" E, 549.64 FEET TO THE POINT OF DEPARTURE FROM THE SAID SOUTHERLY BOUNDARY;
THENCE S 88°10'15" W, 838.27 FEET;
THENCE S 31°49'45" E, 1048.00 FEET;
THENCE S 72°59'50" W, 254.96 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°32'43" E, 135.48 FEET;
THENCE S 03°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;
SAID P.T. BEING THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 123.09 FEET;
THENCE ALONG THE ARC OF SAID CURVE, 150.38 FEET TO THE P.T., THE CHORD OF SAID ARC BEARS S 05°05'17" E, 141.20 FEET;
THENCE S 40°05'17" E, 641.97 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 585.00 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 S 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, 308.66 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, 403.33 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, 180.91 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, 330.10 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 ASST. SECRETARY

OWNER: INDIAN CREEK INVESTMENT COMPANY

BY *Jerome D. Lenz*
JEROME D. LENZ, PRESIDENT

HOLDERS OF DEEDS OF TRUST

Richard R. Helmick
RICHARD R. HELMICK, AS ATTORNEY IN FACT FOR
IMPERIAL INVESTMENT CO. OF DENVER,
HARRY COHEN, LESTER GOLD, AND DAVID E. BULLERT

NOTARIAL

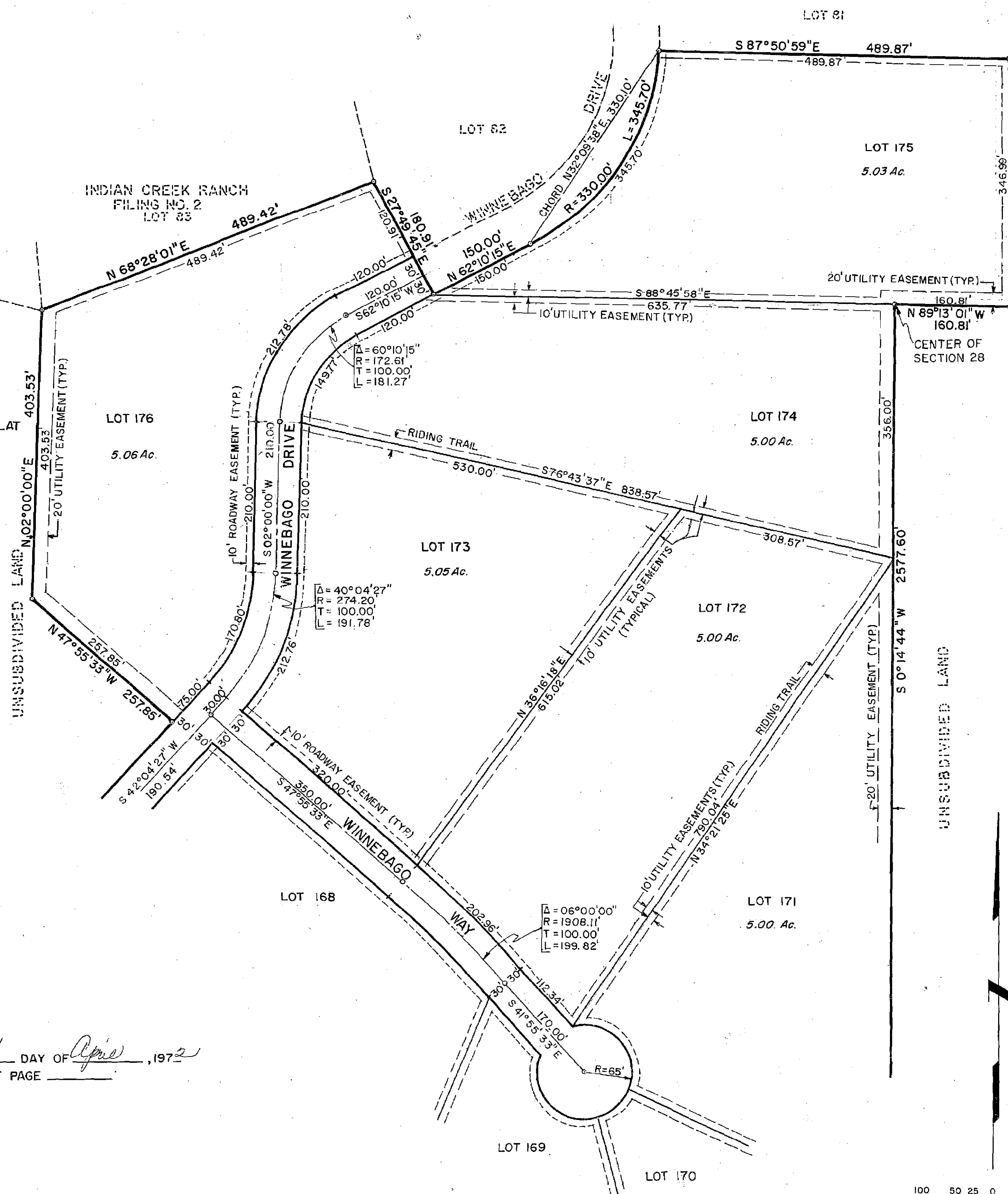
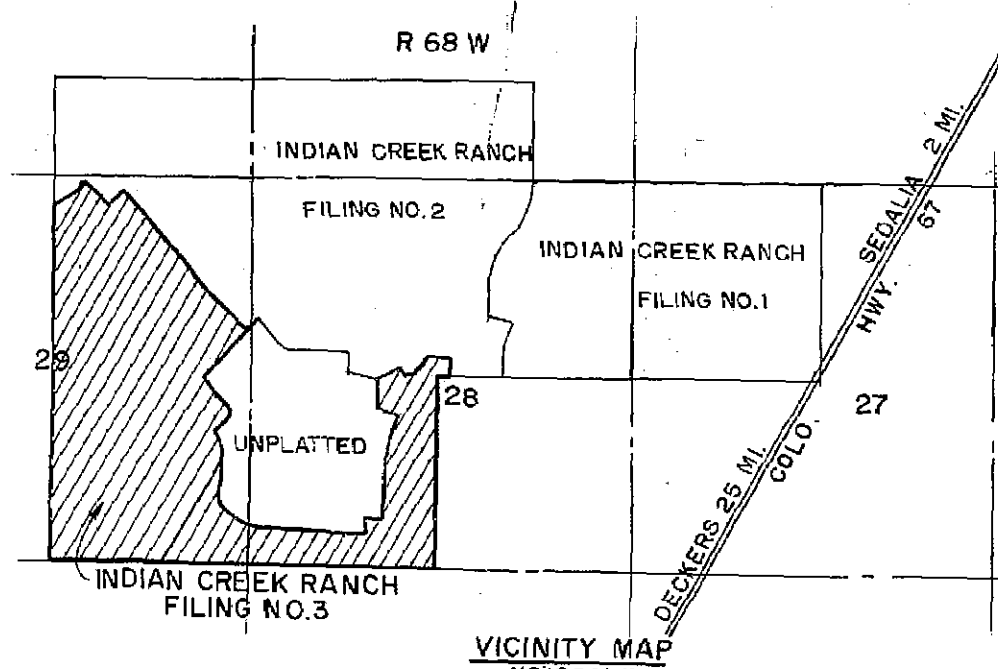
STATE OF COLORADO } SS
CITY AND COUNTY OF DENVER }

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

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: July 7, 1974

James M. Swander
NOTARY PUBLIC



SEE SHEET 2 OF 5

See Resolution Book 272 Page 374

INDIAN CREEK RANCH - FILING NO. 3

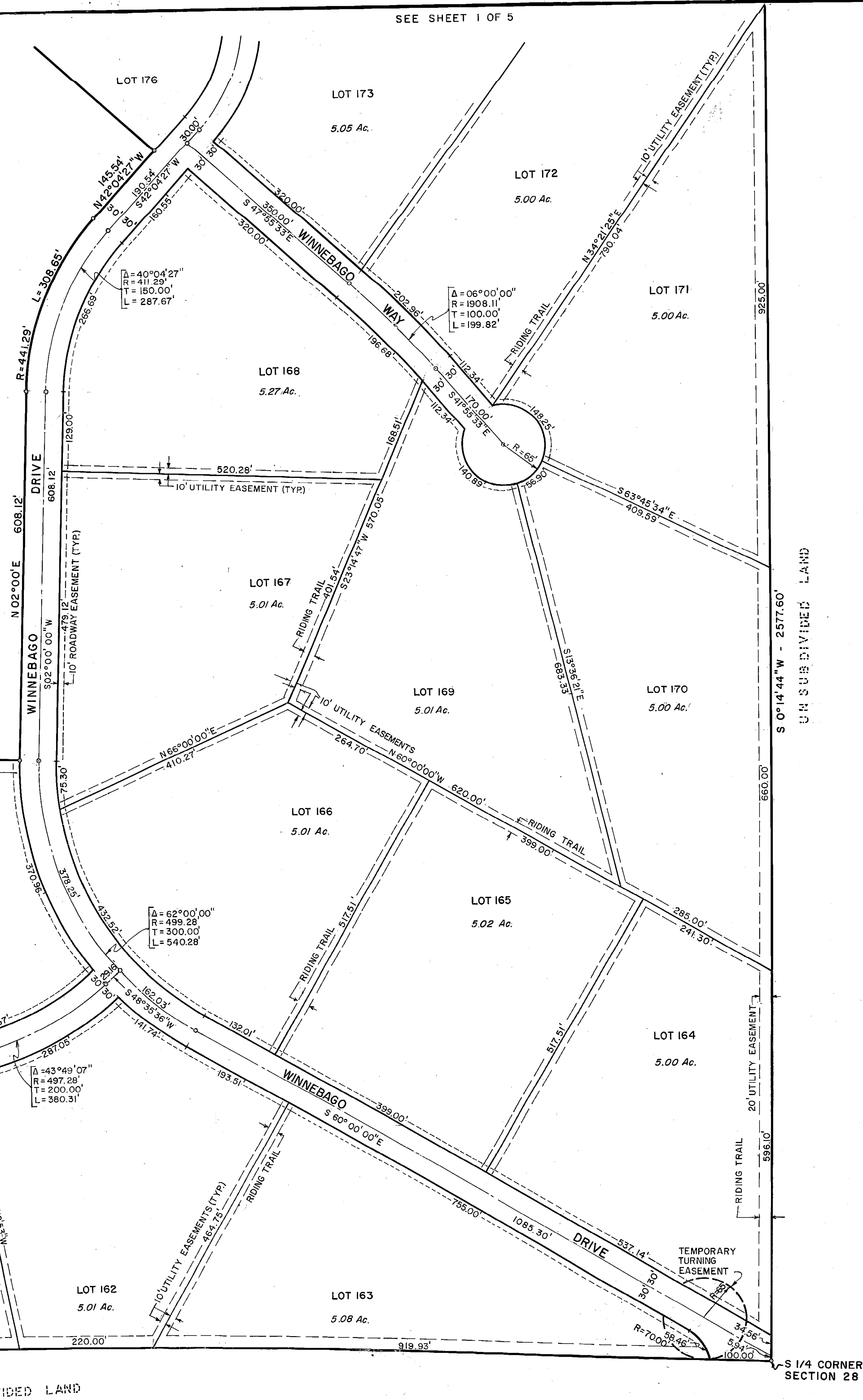
A SUBDIVISION OF PART OF SECTIONS 28 AND 29, TOWNSHIP 7 SOUTH,
RANGE 68 WEST OF THE 6th P.M., DOUGLAS COUNTY, COLORADO
(SHEET 2 OF 5)

NOTES:

- 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.
- 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.
- 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.
- TEMPORARY TURNING EASEMENTS AS SHOWN MAY BE USED UNTIL SUCH TIME AS THE PLATTED STREETS ARE EXTENDED, AT WHICH TIME THESE EASEMENTS SHALL TERMINATE.
- 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.
- UNLESS OTHERWISE INDICATED, LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES.
- 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.
- 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.
- TRACTS A AND C ARE RESERVED FOR FUTURE DEVELOPMENT.
- BEARINGS WERE BASED ON THE PLAT OF INDIAN CREEK RANCH FILING NO. 2.
- ACREAGES SHOWN WERE COMPUTED TO THE CENTERLINE OF THE STREETS, EXCEPT WHERE SHOWN AS NET, AND ARE FOR INFORMATION ONLY.
- LAMBERT DITCH R.O.W. IS 25.00 FEET WIDE, 12.50 FEET ON EACH SIDE OF THE CENTERLINE AS SHOWN.
- NO LOT SHALL BE RE-SUBDIVIDED.
- 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.

100 50 25 0 50 100
SCALE IN FEET

UNSUBDIVIDED LAND



UNSUBDIVIDED LAND

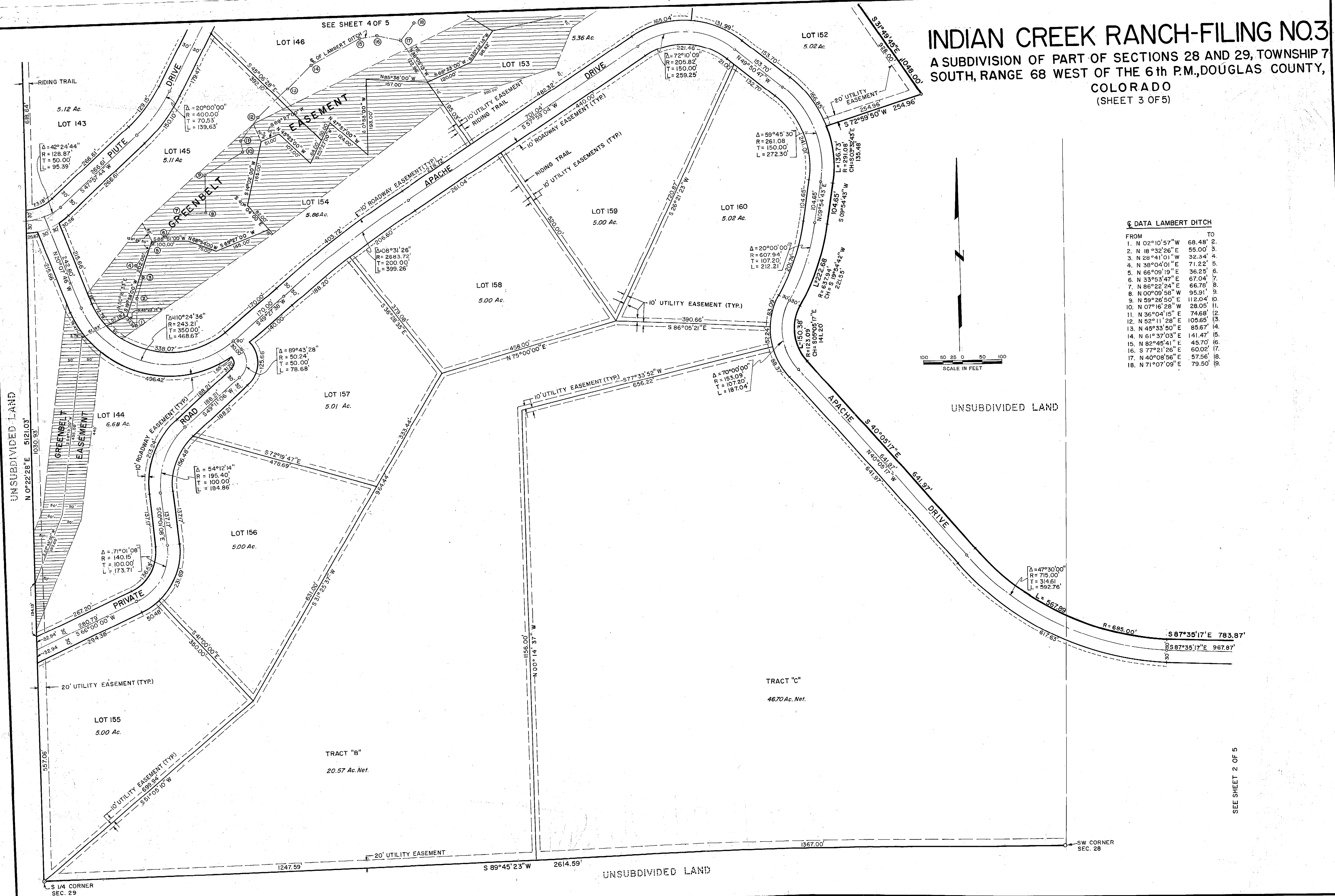
S 1/4 CORNER
SECTION 28

SEE SHEET 3 OF 5

110-02

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 3 OF 5)



DATA LAMBERT DITCH

FROM	TO
1. N 02°10'57"W	68.48' 2.
2. N 18°32'26"E	55.00' 3.
3. N 28°41'01"W	32.34' 4.
4. N 38°04'01"E	71.22' 5.
5. N 66°09'19"E	36.25' 6.
6. N 33°53'47"E	67.04' 7.
7. N 86°22'24"E	66.78' 8.
8. N 00°09'58"W	95.91' 9.
9. N 59°26'50"E	112.04' 10.
10. N 07°16'28"W	28.05' 11.
11. N 36°04'15"E	74.68' 12.
12. N 52°11'28"E	105.65' 13.
13. N 45°33'50"E	85.67' 14.
14. N 61°37'03"E	141.47' 15.
15. N 82°45'41"E	45.70' 16.
16. S 77°21'26"W	60.02' 17.
17. N 40°08'56"E	57.56' 18.
18. N 71°07'09"E	79.50' 19.

SEE SHEET 2 OF 5

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 4 OF 5)

SEE SHEET 5 OF 5

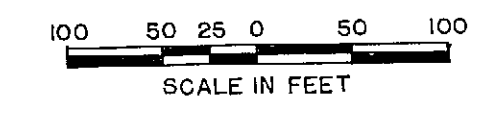
DATA LAMBERT DITCH

FROM	TO
19. S 84°04'23"E	110.71' 20.
20. N 31°49'49"E	101.72' 21.
21. N 52°27'48"W	85.16' 22.
22. N 35°10'45"W	95.35' 23.
23. N 03°03'07"E	90.82' 24.
24. N 27°36'10"W	131.35' 25.
25. N 49°58'17"W	133.82' 26.
26. N 48°06'05"W	111.79' 27.
27. N 42°34'02"W	78.51' 28.
28. N 09°17'51"E	55.92' 29.
29. N 16°33'02"W	59.15' 30.
30. N 40°13'39"W	102.11' 31.
31. N 26°41'04"E	63.30' 32.
32. N 03°57'56"E	135.80' 33.
33. N 13°00'34"E	153.74' 34.
34. N 12°57'43"W	126.03' 35.
35. N 30°22'30"E	67.61' 36.
36. N 58°37'47"E	73.19' 37.
37. N 73°22'00"E	103.34' 38.
38. N 75°12'18"E	129.88' 39.
39. S 29°37'25"E	127.94' 40.
40. S 23°44'02"E	97.71' 41.
41. S 71°03'59"E	67.51' 42.
42. N 61°18'43"E	36.98' 43.
43. N 19°50'01"E	140.03' 44.
44. N 19°16'16"W	116.95' 45.
45. N 45°10'16"E	284.52' 46.
46. N 72°46'19"E	149.86' 47.
47. S 64°50'08"E	123.73' 48.
48. S 66°13'55"E	80.65' 49.
49. S 40°26'53"E	58.71' 50.
50. S 84°44'45"E	60.85' 51.
51. N 59°17'08"E	185.61' 52.
52. S 63°37'15"E	74.74' 53.

UNSUBDIVIDED LAND

UNSUBDIVIDED LAND

WEST LINE OF SECTION 28



SEE SHEET 3 OF 5

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 5 OF 5)

