

PLAT IDENTIFICATION SHEET

177205

GRANTOR:

(owner/signer)

UNKNOWN

GRANTEE:

(subdivision name or name of plat)

INDIAN CREEK RANCH

LEGAL:

(section-township-range)

28, 29 - 7 - 68

INDIAN CREEK RANCH - FILING NO. 4
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 2

NOTARIAL

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 SOUTH WEST CORNER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO; THENCE N 26°52'52"E, 579.69 FEET TO THE P.C.(POINT OF CURVATURE) OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 685 FEET. SAID P.C. BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF INDIAN CREEK RANCH FILING NO. 3 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY THE FOLLOWING COURSES;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 567.89 FEET TO THE P.T. (POINT OF TANGENCY);

THENCE N 40°05'17"W, 641.97 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 153.09 FEET;

THENCE ALONG THE ARC OF SAID CURVE 150.38 FEET TO THE P.T., SAID P.T. BEING THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 637.94 FEET;

THENCE ALONG THE ARC OF SAID CURVE 222.68 FEET TO THE P.T.;

THENCE N 09°54'43"E, 104.65 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 291.08 FEET;

THENCE ALONG THE ARC OF SAID CURVE 136.73 FEET TO A P.O.C. (POINT ON CURVE) THE CHORD OF SAID ARC BEARS N 03°32'43"E, 135.48 FEET;

THENCE N 72°59'50"E, 254.96 FEET;

THENCE N 31°49'45"W, 600.00 FEET, TO THE POINT OF DEPARTURE FROM THE SAID BOUNDARY OF INDIAN CREEK RANCH FILING NO. 3;

THENCE N 58°10'15"E, 500.00 FEET;

THENCE S 04°11'50"E, 746.54 FEET;

THENCE S 07°00'00"E, 727.77 FEET;

THENCE S 87°35'17"E, 1131.20 FEET;

THENCE N 03°30'00"W, 283.51 FEET;

THENCE N 12°44'25"W, 577.39 FEET;

THENCE N 06°34'39"E, 505.68 FEET, TO THE P.O.C.

OF A NON-TANGENT CURVE TO THE RIGHT HAVING

A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE

OF 160°14'30";

THENCE ALONG THE ARC OF SAID CURVE 181.79

FEET TO THE P.T.; THE CHORD OF SAID ARC

BEARS N 03°18'06"W, 128.07 FEET;

THENCE S 75°41'40"E ON A NON-TANGENT LINE 559.67 FEET

TO THE SOUTHEAST CORNER OF LOT 84 INDIAN CREEK

RANCH FILING NO. 2, THE SAID CORNER BEING THE

NORTHWEST CORNER OF LOT 176 INDIAN CREEK RANCH

FILING NO. 3;

THENCE DEPARTING FROM SAID SOUTHERLY BOUNDARY LINE

OF FILING NO. 2 AND ALONG THE BOUNDARY LINE OF SAID

FILING NO. 3 THE FOLLOWING COURSES;

THENCE S 02°00'00"W, 403.53 FEET;

THENCE S 47°65'33"E, 257.85 FEET;

THENCE S 42°04'27"W, 145.55 FEET TO THE P.C. OF A CURVE

TO THE LEFT HAVING A RADIUS OF 441.29 FEET;

THENCE ALONG THE ARC OF SAID CURVE 308.65 FEET TO THE P.T.;

THENCE S 02°00'00"W, 608.12 FEET;

THENCE N 87°35'17"W, 380.33 FEET;

THENCE S 02°24'43"W, 470.55 FEET;

THENCE N 87°35'17"W, 783.87 FEET TO THE TRUE POINT OF

BEGINNING, CONTAINING 56.14 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. 4 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 24th DAY OF OCTOBER, A.D., 1972

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

OWNER: INDIAN CREEK INVESTMENT COMPANY
BY: *Jerome D. Lenz*
JEROME D. LENZ, PRESIDENT

BY: *Noel R. Alexander*
NOEL R. ALEXANDER



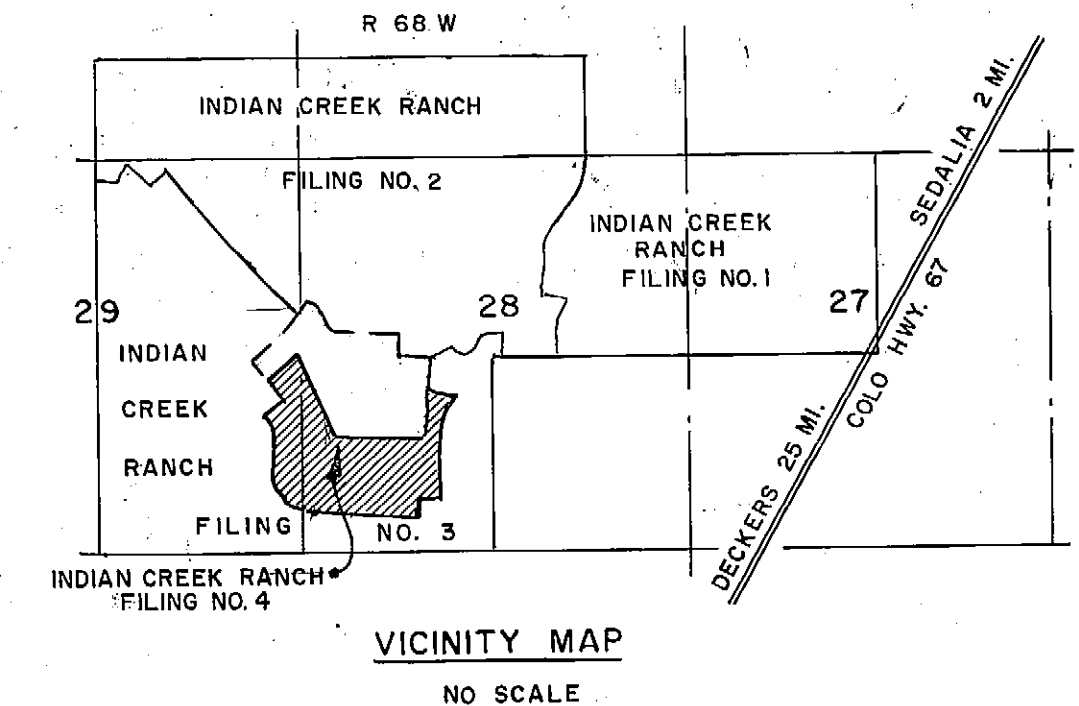
STATE OF COLORADO) SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS SEVENTEENTH DAY OF JANUARY, A.D., 1975
BY NOEL R. ALEXANDER

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES

JUNE 13th 1978

Donald D. Gilbert
NOTARY PUBLIC



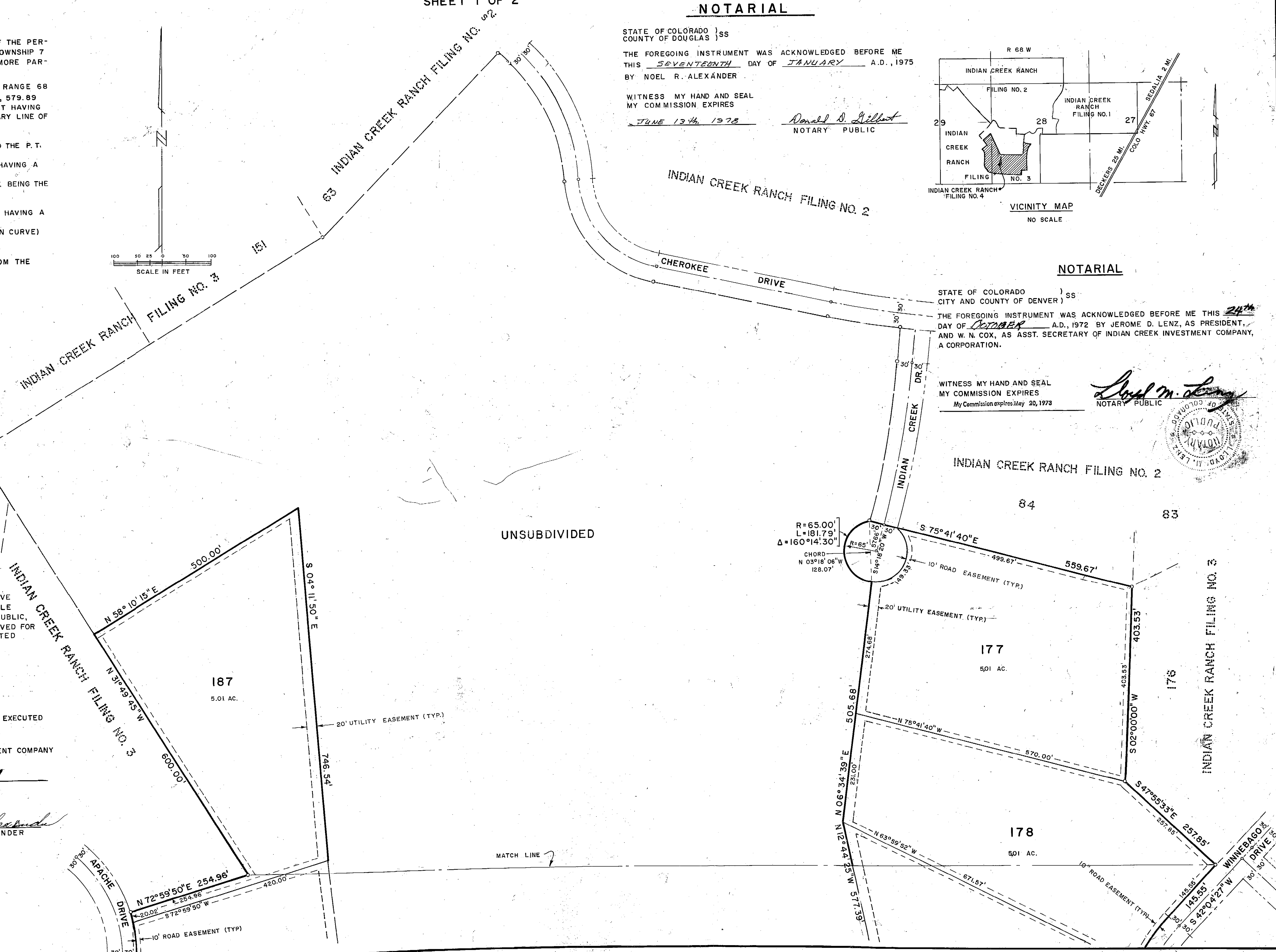
NOTARIAL

STATE OF COLORADO) SS
CITY AND COUNTY OF DENVER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th
DAY OF OCTOBER, A.D., 1972 BY JEROME D. LENZ, AS PRESIDENT,
AND W. N. COX, AS ASST. SECRETARY OF INDIAN CREEK INVESTMENT COMPANY,
A CORPORATION.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES
My Commission expires May 20, 1973

Donald M. Lenz
NOTARY PUBLIC



SHEET 2 OF 2

Cecil D. Broyles
CECIL D. BROYLES, P.E. & L.S. 2690

DATED THIS 24th DAY OF OCTOBER, A. D., 1972

William H. Loy
ATTORNEY AT LAW

THE DOUGLAS COUNTY PLANNING COMMISSION, HEREBY APPROVES THIS PLAT THIS 30
DAY OF April, A.D., 1973.

Leroy H. Bell
CHAIRMAN

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 JUDGEMENT 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 ROADS, DRIVES, AND LANES UNTIL ACCEPTANCE FOR MAINTENANCE BY DOUGLAS COUNTY.

DATED THIS 10 DAY OF July, A. D., 1973.

Carl A. Winkler
CHAIRMAN OF THE BOARD

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 17th DAY OF January, A.D., 1975 AT 4:00 O'CLOCK AND WAS RECORDED IN PLAT BOOK 1 AT PAGE 1.

COUNTY CLERK & RECORDER

THE TYPE OF SOILS PRESENT IN SOME LOTS ARE QUESTIONABLE AS TO THEIR ABILITY TO SUPPORT STANDARD ABSORPTION FIELDS.

DUE TO EXTREME SLOPES AND SOIL TYPES SOME CONSTRUCTION LIMITATIONS MAY EXIST.

1. EACH SITE MUST HAVE A FOUNDATION SOILS ANALYSIS PERFORMED BY A QUALIFIED SOILS ENGINEER.
2. EACH SITE IN THIS AREA SHOULD HAVE A COMPETENT LANDSCAPE ARCHITECT TO GUARANTEE DRAINAGE OF THE AREA AND TO LIMIT SEVERE EROSION. THIS ARCHITECT MAY BE EMPLOYED TO DEVELOPE A MASTER DRAINAGE PLAN FOR THE AREA WHICH IS ESSENTIAL SINCE EROSION WILL BE A MAJOR PROBLEM IN THE AREA IT IS OF GREAT IMPORTANCE THIS PROBLEM IS SOLVED IN EARLY CONSTRUCTION.
3. ALL SITES SHOULD HAVE INDIVIDUAL FOUNDATION AND PERCOLATION REPORTS PRIOR TO CONSTRUCTION
4. NO LOTS WILL BE FURTHER SUBDIVIDED

