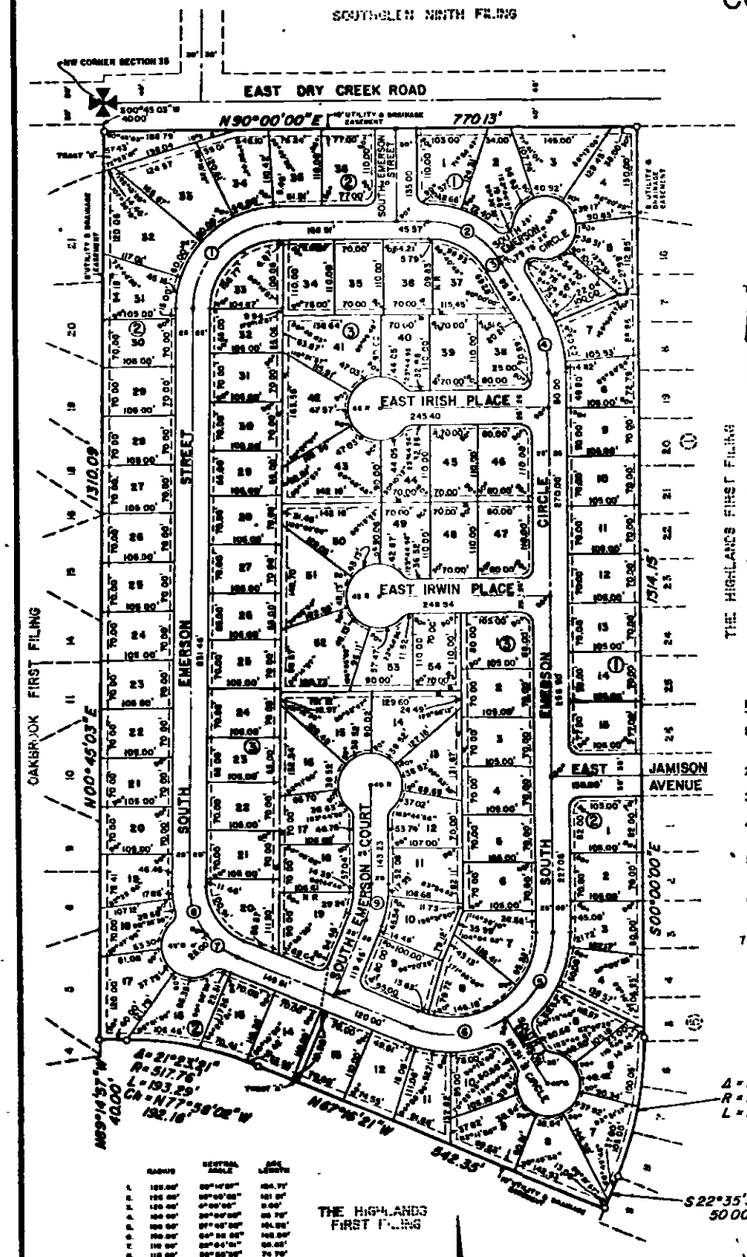
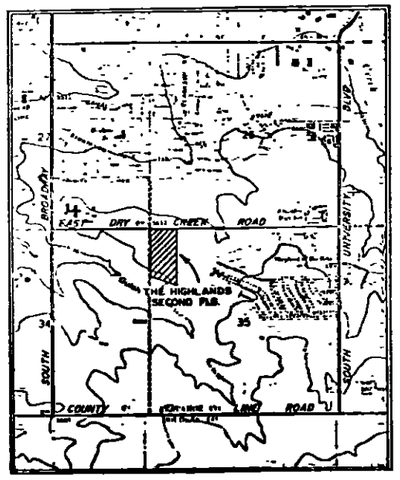
THE HIGHLANDS, SECOND FILING

A PART OF THE W1/2 NW1/4 OF SECTION 35, T.5S., R.68W. 6th P.M.

COUNTY OF ARAPAHOE, STATE OF COLORADO





VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. THE BEARINGS ON THIS PLAT ARE BASED ON THE RECORDED PLAT OF THE HIGHLANDS, FIRST FILING.
2. ALL UTILITY LINES SHALL BE UNDERGROUND.
3. ALL BLOCK CORNER RADII ARE 15 FEET.
4. CORNER LOT DIMENSIONS ARE TO THE INTERSECTIONS OF EXTENDED LOT LINES.
5. VEHICULAR INGRESS AND EGRESS FROM LOTS DIRECTLY ONTO EAST DRY CREEK ROAD IS PROHIBITED.
6. ONLY ONE (1) SINGLE FAMILY DWELLING MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT AS SHOWN HEREON.
7. THIS PARCEL IS IN AN AREA OF HIGH SHELL POTENTIAL EXPANSIVE SOILS, TYPICAL TO THIS REGION. ALL STRUCTURES FOR HUMAN OCCUPANCY WILL BE DESIGNED BY QUALIFIED PROFESSIONALS TO REFLECT THESE CONDITIONS AS REQUIRED BY THE COUNTY BUILDING DEPARTMENT.

CERTIFICATE OF SURVEY

I, RICHARD F. BARTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Richard F. Barton
RICHARD F. BARTON P.E. & L.S.NO.9872

CVLSJ ENGINEERING SURVEYING
COX VAN LOO & JACOBS ENGINEERING, INC.
720 WEST MINERAL AVENUE, SUITE 202, LITTLETON, COLORADO 80120

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PART OF THE W½ NW¼ OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, SAID CORNER LYING ON THE CENTERLINE OF EAST DRY CREEK ROAD;

THENCE S00°45'03"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE AND THE POINT OF BEGINNING;

THENCE N90°00'00"E A DISTANCE OF 770.13 FEET ALONG SAID SOUTH R.O.W. LINE TO THE NORTHWEST CORNER OF THE HIGHLANDS, FIRST FILING, RECORDED IN THE OFFICE OF THE CLERK & RECORDER OF THE COUNTY OF ARAPAHOE ON 25th DAY OF FEBRUARY A.D., 1975 IN BOOK 29, PAGES 21 THROUGH 23, RECEPTION NUMBER 1537054;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID THE HIGHLANDS, FIRST FILING FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1) THENCE S00°00'00"E A DISTANCE OF 1314.15 FEET TO A POINT OF CURVE;
2) THENCE A DISTANCE OF 205.05 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°35'36" AND A RADIUS OF 520.00 FEET TO A POINT OF TANGENCY;
3) THENCE S22°35'36"W A DISTANCE OF 50.00 FEET TO A POINT;
4) THENCE N67°16'21"W A DISTANCE OF 542.35 FEET TO A POINT OF CURVE;
5) THENCE A DISTANCE OF 193.29 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N77°58'02"W A DISTANCE OF 192.16', HAVING A DELTA OF 21°23'21" AND A RADIUS OF 517.76 FEET TO A NON-TANGENT POINT;
6) THENCE N89°14'57"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SAID WEST LINE OF SAID SECTION 35;

THENCE N00°45'03"E A DISTANCE OF 1310.09 FEET, MORE OR LESS, ALONG THE SAID WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING, CONTAINING 25.376 ACRES, MORE OR LESS.

EASEMENTS SIX (6) FEET IN WIDTH ALONG THE STREET RIGHT-OF-WAY LINE OF THE PLATTED LOTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO FOR INSTALLATION, USE AND REPLACEMENT OF UNDERGROUND GAS PIPELINE ONLY, AND ARE SUBJECT TO USE CONCURRENTLY FOR OTHER UNDERGROUND UTILITY SERVICE LINE FOR INDIVIDUAL LOTS AND FOR SURFACE USE AND SIDEWALKS AND DRIVEWAYS PROVIDED THAT THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES TO THE FRONT LOT LINES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH AND PROVIDED FURTHER THAT WATER METERS, VALVES, STREET LIGHT OR POWER POLES, MAIL BOXES, TREES OR SHRUBS SHALL NOT BE PLACED IN SAID EASEMENT.

ALL OTHER EASEMENTS ARE EIGHT (8) FEET IN WIDTH ALONG EACH SIDE OF REAR LOT LINES, EXCEPT WHERE NOTED OTHERWISE. THESE EASEMENTS ARE FOR DRAINAGE AND UTILITY PURPOSES; FIVE (5) FEET WIDE EASEMENTS SHALL BE GRANTED FOR UTILITY PURPOSES ALONG SIDE LOT LINES WHERE SHOWN ON THE PLAT OR WHEN RECORDED BY SEPARATE DOCUMENTS.

TRACT "A", A PARK ACCESS, IS HEREBY DEDICATED TO THE SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT. TRACT "A" SHALL ALSO BE USED FOR STORM DRAINAGE PURPOSES.

TRACT "B", A RIGHT-OF-WAY AREA, IS HEREBY DEDICATED TO THE COUNTY OF ARAPAHOE, STATE OF COLORADO, TO BE USED FOR NEEDED AREA IN THE PROPOSED REALIGNMENT FOR EAST DRY CREEK ROAD AND EAST MINERAL AVENUE.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE HIGHLANDS, SECOND FILING AND DO HEREBY DEDICATE TO THE PUBLIC ALL THE ROADWAYS AND EASEMENTS FOR PURPOSES SHOWN HEREON.

IT IS MUTUALLY UNDERSTOOD & AGREED BY THE OWNERS AND THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE OWNERS CONSTRUCT THE STREETS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING OF THIS PLAT. STREET LIGHTING: ALL LOTS ARE SUBJECT TO AND BOUND BY THE PUBLIC SERVICE COMPANY OF COLORADO TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THEREIN. THE OWNERS SHALL PAY AS BILLED A PORTION OF THE COST OF STREET LIGHTING IN THE SUBDIVISION ACCORDING TO THE PUBLIC SERVICE COMPANY OF COLORADO RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

OWNER & SUBDIVIDER

CASTLEWOOD CORPORATION, A COLORADO CORPORATION BY _____

BY Duane A. Strawn — ATTEST James L. Orr
DUANE A. STRAWN, VICE PRESIDENT — JAMES L. ORR, SECRETARY

STATE OF COLORADO)ss
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF January A.D., 1979, BY DUANE A. STRAWN AS VICE PRESIDENT AND BY JAMES L. ORR AS SECRETARY OF CASTLEWOOD CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND & SEAL.
MY COMMISSION EXPIRES 7/2/9
Notary Public

HOLDER OF DEED OF TRUST

B & B HOME BUILDERS, INC.
BY Robert L. Long ATTEST Joan Wood

STATE OF COLORADO)ss
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January A.D., 1979, BY Robert L. Long AS President & BY Joan Wood AS Secretary RESPECTIVELY OF B & B BUILDERS, INC.
WITNESS MY HAND & SEAL
MY COMMISSION EXPIRES Sept 4 - 1979.
Notary Public

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION THIS 2nd DAY OF January A.D., 19 79
Chairman

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY STATE OF COLORADO.
WITNESS MY HAND & THE CORPORATE SEAL OF ARAPAHOE THIS 29th DAY OF January A.D., 1979.
Attest — Chairman

RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK & RECORDER OF ARAPAHOE COUNTY AT 2:45 O'CLOCK P.M. ON THE 15th DAY OF Feb. A.D., 1979 IN BOOK 37 PAGE 36 RECEPTION NUMBER 1816263
Clerk & Recorder — Deputy

SHEET 1 OF 1

37-36 1/1