

PLAT IDENTIFICATION SHEET

Unofficial Copy

RECEPTION # : DC9545407

DATE: 9-26-95

TIME: 13:35

FEE: \$ 20⁰⁰ (2 Pages)

GRANTOR: Roxborough Acquisition Corp.
(OWNER/SIGNER)

GRANTEE: Roxborough Village #13
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 35-6-69
(SECTION-TOWNSHIP-RANGE)

Unofficial Copy

Roxborough Village Filing No. 13

A PART OF PARCEL J, ROXBOROUGH VILLAGE PLANNED DEVELOPMENT

A PART OF THE SE 1/4 OF SECTION 35, T 6 S, R 69 W OF THE 6TH P.M.
AND A PART OF THE NE 1/4 OF SECTION 2, T 7 S, R 69 W OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

10.2085 ACRES 49 RESIDENTIAL LOTS
SHEET 1 OF 2

Plat Correction Cert
03/20/14
Rec. 04/14/19
B 1326
P 2116

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2 BEARS N 89°38'00" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S 37°58'50" E, A DISTANCE OF 1240.22 FEET TO THE NORTHWEST CORNER OF PARCEL I AT ROXBOROUGH VILLAGE FILING NO. 1, AS RECORDED AT RECEPTION NO. 8700365, RECORDS OF DOUGLAS COUNTY, AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE CIRCLE WEST, AS RECORDED AT RECEPTION NO. 8601280, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 04°00'00", AN ARC DISTANCE OF 74.00 FEET (CENTER OF CURVE BEARS S 70°38'20" W) TO A POINT OF TANGENCY;
2. N 2°30'31" W, A DISTANCE OF 414.49 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 9°34'00", AN ARC DISTANCE OF 866.44 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE S 04°38'07" E, A DISTANCE OF 428.47 FEET; THENCE S 29°20'31" E, A DISTANCE OF 742.88 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL I AT ROXBOROUGH VILLAGE FILING NO. 1; THENCE ALONG THE NORTH LINE OF SAID PARCEL I THE FOLLOWING TWO (2) COURSES:

1. S 89°04'29" W, A DISTANCE OF 63.95 FEET;
2. S 87°11'10" W, A DISTANCE OF 418.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 444,680 SQUARE FEET, OR 10.2085 ACRES, MORE OR LESS.

ACCEPTANCE CERTIFICATE

ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE MAINTENANCE RESPONSIBILITIES FOR TRACTS A, B, C, D AND E.

ROBERT P. GERLOFS, PRESIDENT OF ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC.

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF August, 1995, BY ROBERT P. GERLOFS, PRESIDENT OF ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL

Janet Kelle January 27, 1996
NOTARY PUBLIC MY COMMISSION EXPIRES:

TITLE VERIFICATION

Joseph L. Coppola, AN ATTORNEY AT LAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR A DEED OF TRUST AND FINANCING STATEMENT IN FAVOR OF COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION.

8-24-95 DATE JA ATTORNEY AT LAW 16812 REGISTRATION NO.

SURVEYOR'S CERTIFICATION

I, LESTER J. LUDEMANN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER OF 1984 UNDER MY RESPONSIBLE CHARGE, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1 PART IN 50,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ARTICLE 51 OF TITLE 38, COLORADO REVISED STATUTES (1994), AND WITH ALL PROVISIONS WITHIN MY CONTROL AND KNOWLEDGE, OF THE DOUGLAS COUNTY SUBDIVISION REGULATIONS. FURTHER, THIS PLAT MEETS THE REQUIREMENTS OF SECTION 38-33.3-209, C.R.S.

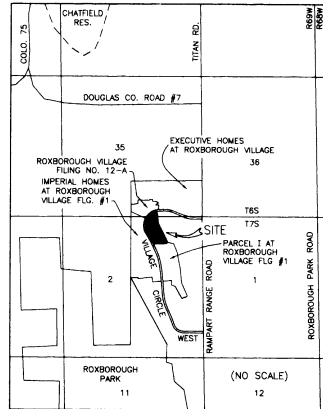
I ATTEST THE ABOVE ON THIS 25TH DAY OF August, 1995.

LESTER J. LUDEMANN
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 25636



FORREIGHT WHEAT SURVEYING INC.
Greenwood Plaza • 3301 So. Robyn St. • Englewood, CO 80111 • 303/740-9443
CONTACT BOB GERLOFS
PHONE: (303)794-8604

PREPARED FOR:
ROXBOROUGH ACQUISITION CORPORATION
6333 SO. SANTE FE DR., UNIT C
LITTLETON, COLORADO 80120
CONTACT BOB GERLOFS
PHONE: (303)794-8604



NOTES

1. BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, T 6 S, R 69 W OF THE 6TH P.M., SAID LINE BEARING N 89°38'00" E, AS SHOWN UPON THE RECORDED PLAT OF IMPERIAL HOMES AT ROXBOROUGH VILLAGE FILING NO. 1, AND AS EVIDENCED BY MONUMENTATION DESCRIBED HEREON.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. TRACTS A, B, C AND D ARE TO BE TRANSFERRED TO AND MAINTAINED BY THE ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC. ANY IMPROVEMENTS TO TRACT E SHALL BE INSTALLED BY ROXBOROUGH ACQUISITION CORPORATION OR ITS SUCCESSORS OR ASSIGNS AT NO COST TO DOUGLAS COUNTY AND ANY SUCH IMPROVEMENTS SHALL BE MAINTAINED BY THE ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC. MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM.
4. THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING COLLECTORS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED WITHIN THE TRACTS. SHOULD THE DISTRICT FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE AND THE DISTRICT SHALL BE OBLIGATED TO REIMBURSE THE COUNTY FOR ALL COSTS AND EXPENSES INCURRED FOR SAID OPERATIONS AND MAINTENANCE.
5. THE PROPERTY COVERED BY THIS SUBDIVISION MAY BE AFFECTED BY THE EXISTENCE OF A SOIL CONDITION KNOWN AS PIERRE SHALE. PIERRE SHALE IS A CLAY SOIL CONDITION THAT HAS BEEN LINKED TO GROUND HEAVE IN THE SOUTHWESTERN PORTION OF THE GEMER METROPOLITAN AREA.
6. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROXBOROUGH VILLAGE SUBDIVISION FILING NO. 12-A PROVIDES FOR DEVELOPMENT RIGHTS HELD BY ROXBOROUGH ACQUISITION CORPORATION, A NEBRASKA CORPORATION, AS SUCH DEVELOPMENT RIGHTS PERTAIN TO ALL OR ANY PORTION OF THE LAND DESCRIBED IN EXHIBITS A AND B OF SUCH DECLARATION.
7. ROXBOROUGH ACQUISITION CORP., A NEBRASKA CORPORATION, IN RECORDING THIS PLAT OR IN RECORDING OF SUBSEQUENT AMENDMENTS OR ANNEXATIONS DESIGNATE CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR USE RELATED ACTIVITIES ON THE CONVEYANCE OF SUCH COMMON AREA TO THE ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC. SUCH DESIGNATED AREAS ARE NOT DESIGNATED HEREBY FOR USE BY THE GENERAL PUBLIC.
8. NO PERMANENT OBJECTS WITH A HEIGHT OF THIRTY SIX (36) INCHES OR GREATER ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES. SUCH OBJECTS INCLUDE BUILDINGS, CUT SLOPES, HEDGES, TREES, SHRUBS, UTILITY CABINETS AND TALL CROPS.
9. ONLY A TWO OR THREE RAIL SPLIT RAIL FENCE IS ALLOWED TO BE CONSTRUCTED ON LOT LINES ADJACENT TO OPEN SPACE FOR LOTS 7 THROUGH 24.

UNDERDRAIN EASEMENT NOTE

ROXBOROUGH ACQUISITION CORPORATION HEREBY GRANTS TO THE ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC. (S) DRAINAGE EASEMENT IDENTIFIED EMPLOYEES, AND ASSIGNS A NON-EXCLUSIVE BLANKET EASEMENT IDENTIFIED ON THIS PLAT AS UNDERDRAIN EASEMENT UPON, ACROSS, OVER, IN AND UNDER ALL OF THE ABOVE DESCRIBED PROPERTY INCLUDING EACH LOT, FOR PERFORMING CONSTRUCTION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE PIERRE SHALE DRAINAGE FACILITIES FURTHER INCLUDING ANY DIGGING OR TRENCHING. IN THIS EASEMENT WILL REQUIRE THE PRIOR APPROVAL OF THE ROXBOROUGH VILLAGE FIRST HOMEOWNER'S ASSOCIATION, INC.

DEDICATION CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREON, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF ROXBOROUGH VILLAGE FILING NO. 13. TRACTS A, B, C AND D ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND LANDSCAPING. TRACT E IS HEREBY DEDICATED TO DOUGLAS COUNTY. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

OWNERS

ROXBOROUGH ACQUISITION CORPORATION,
A NEBRASKA CORPORATION.

JACK DANIELS
PRESIDENT

ATTEST: NEBRASKA
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF August, 1995, BY JACK DANIELS, PRESIDENT OF ROXBOROUGH ACQUISITION CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

Kim G. Vaughn
NOTARY PUBLIC



MY COMMISSION EXPIRES:
OCTOBER 31, 1996

MORTGAGEE

MORTGAGEE

ATTEST: NEBRASKA
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF August, 1995, BY DRYD C. GUNTELL, VICE PRESIDENT, COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL

Kim G. Vaughn
NOTARY PUBLIC



MY COMMISSION EXPIRES:
OCT 31, 1996

PLANNING COMMISSION CERTIFICATION

THE SKETCH AND PRELIMINARY PLAN FOR THIS PLAT WERE REVIEWED BY THE PLANNING COMMISSION ON October 12, 1994 AND ON August 19, 1995.

5893-105
5894-124
FILE NO.

Ed Luman
PLANNING COMMISSIONER, IN BEHALF OF THE PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 24th DAY OF August, 1995. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY. THE COUNTY SHALL ACCEPT MAINTENANCE OF ANY SUCH IMPROVEMENT AFTER CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH COUNTY REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

Robert Christian 9/18/95
CHAIR, BOARD OF COUNTY COMMISSIONERS

RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 26 DAY OF September, 1995, AT 1:35 O'CLOCK P. M., AND WAS RECORDED AT RECEPTION NO. 9545807.

Wanda R. Briley-Anders
COUNTY CLERK AND RECORDER

SHEET 1 OF 2

ROXBOROUGH VILLAGE FILING NO. 13

