

# PLAT IDENTIFICATION SHEET

145367

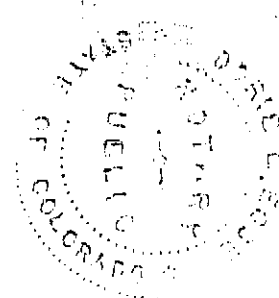
10-6-71

**GRANTOR:**  
(owner/signer)

**GRANTEE:**  
(subdivision name or name of plat)

Woodmoor Mountain

**LEGAL:**  
(section-township-range)



WOODMOOR MOUNTAIN II  
DOUGLAS COUNTY, COLORADO

SEE RESOLUTION ON BACK

THE WOODMOOR CORPORATION

John A. Thompson  
JOHN A. THOMPSON, EXECUTIVE VICE PRESIDENT

John J. Wilkinson  
JOHN J. WILKINSON, SECRETARY

KNOW ALL MEN BY THESE PRESENTS

THAT THE WOODMOOR CORPORATION, JOHN A. THOMPSON, EXECUTIVE VICE PRESIDENT, JOHN J. WILKINSON, SECRETARY AND CLARA F. WIEDER, HOLDER OF DEED OF TRUST ARE THE PARTIES IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND.

HOLDER OF DEED OF TRUST

Clara F. Wieder  
CLARA F. WIEDER

TO WIT  
THAT PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; AND CONSIDERING THE SOUTH LINE OF SAID SECTION 19 TO BEAR SOUTH 89° 44' 38" WEST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

- (COURSE NO. 1) THENCE SOUTH 89° 44' 38" WEST, 1349.36 FEET;
- (COURSE NO. 2) THENCE NORTH 00° 52' 00" EAST, 309.62 FEET, TO THE TRUE POINT OF BEGINNING;
- (COURSE NO. 3) THENCE NORTH 75° 08' 00" WEST, 820.00 FEET;
- (COURSE NO. 4) THENCE NORTH 32° 57' 00" EAST, 290.00 FEET;
- (COURSE NO. 5) THENCE NORTH 54° 38' 00" WEST, 355.00 FEET;
- (COURSE NO. 6) THENCE NORTH 33° 52' 00" EAST, 115.00 FEET;
- (COURSE NO. 7) THENCE NORTH 51° 08' 00" WEST, 435.00 FEET;
- (COURSE NO. 8) THENCE SOUTH 14° 52' 00" WEST, 370.00 FEET;
- (COURSE NO. 9) THENCE NORTH 58° 28' 00" WEST, 452.00 FEET;
- (COURSE NO. 10) THENCE NORTH 47° 32' 00" EAST, 431.00 FEET;
- (COURSE NO. 11) THENCE NORTH 30° 58' 00" WEST, 495.00 FEET;
- (COURSE NO. 12) THENCE NORTH 01° 43' 00" WEST, 465.00 FEET;
- (COURSE NO. 13) THENCE NORTH 88° 17' 00" EAST, 712.00 FEET;
- (COURSE NO. 14) THENCE NORTH 28° 17' 00" EAST, 160.00 FEET;
- (COURSE NO. 15) THENCE SOUTH 56° 13' 00" EAST, 672.00 FEET;
- (COURSE NO. 16) THENCE NORTH 71° 47' 00" EAST, 480.00 FEET;
- (COURSE NO. 17) THENCE NORTH 50° 28' 00" WEST, 222.91 FEET;
- (COURSE NO. 18) THENCE SOUTH 05° 08' 00" EAST, 268.98 FEET;
- (COURSE NO. 19) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 03° 18' 58", A RADIUS OF 175.00 FEET AND AN ARC DISTANCE OF 10.13 FEET;
- (COURSE NO. 20) THENCE SOUTH 57° 22' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 159.42 FEET;
- (COURSE NO. 21) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 80° 34' 00", A RADIUS OF 98.00, AN ARC DISTANCE OF 137.80 FEET;
- (COURSE NO. 22) THENCE SOUTH 23° 12' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 30.08 FEET;
- (COURSE NO. 23) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 21° 24' 00", A RADIUS OF 715.00 FEET, AN ARC DISTANCE OF 267.05 FEET;
- (COURSE NO. 24) THENCE NORTH 30° 58' 00" WEST, 495.00 FEET;
- (COURSE NO. 25) THENCE NORTH 88° 12' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 11.00 FEET;
- (COURSE NO. 26) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 15° 48' 00", A RADIUS OF 368.71 FEET, AN ARC DISTANCE OF 101.68 FEET, TO A POINT OF REVERSE CURVE;
- (COURSE NO. 27) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 31° 30' 00", A RADIUS OF 111.83 FEET, AN ARC DISTANCE OF 186.34 FEET;
- (COURSE NO. 28) THENCE NORTH 72° 30' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 186.34 FEET;
- (COURSE NO. 29) THENCE ON AN ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 139° 28' 00", A RADIUS OF 75.00 FEET AN ARC DISTANCE OF 174.71 FEET;
- (COURSE NO. 30) THENCE SOUTH 25° 58' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 169.52 FEET;
- (COURSE NO. 31) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 131° 01' 37", A RADIUS OF 157.00 FEET, AN ARC DISTANCE OF 359.04 FEET;
- (COURSE NO. 32) THENCE NORTH 74° 56' 23" WEST, 178.74 FEET;
- (COURSE NO. 33) THENCE SOUTH 01° 48' 00" WEST, 60.00 FEET;
- (COURSE NO. 34) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 37° 12' 23", A RADIUS OF 150.05 FEET, AN ARC DISTANCE OF 97.44 FEET;
- (COURSE NO. 35) THENCE SOUTH 37° 44' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 36.21 FEET;
- (COURSE NO. 36) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 83° 08' 00", A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 254.07 FEET;
- (COURSE NO. 37) THENCE NORTH 59° 08' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 183.26 FEET;
- (COURSE NO. 38) THENCE ON AN ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 145° 34' 00", A RADIUS OF 5.00 FEET, AND AN ARC DISTANCE OF 12.70 FEET;
- (COURSE NO. 39) THENCE SOUTH 24° 42' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 118.05 FEET;
- (COURSE NO. 40) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 63° 32' 00", A RADIUS OF 109.13 FEET AND AN ARC DISTANCE OF 121.01 FEET TO A POINT OF REVERSE CURVE;
- (COURSE NO. 41) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 58° 16' 00", A RADIUS OF 68.68 FEET, AND AN ARC DISTANCE OF 69.84 FEET;
- (COURSE NO. 42) THENCE SOUTH 19° 26' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 18.03 FEET;
- (COURSE NO. 43) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 04° 25' 46", A RADIUS OF 365.00 FEET, AND AN ARC DISTANCE OF 28.22 FEET TO A POINT OF REVERSE CURVE;
- (COURSE NO. 44) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 155° 03' 46", A RADIUS OF 20.00 FEET, AND AN ARC DISTANCE OF 54.13 FEET;
- (COURSE NO. 45) THENCE NORTH 09° 56' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 60.17 FEET;
- (COURSE NO. 46) THENCE ON AN ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 140° 48' 00", A RADIUS OF 60.00 FEET, AND AN ARC DISTANCE OF 147.44 FEET TO A POINT OF REVERSE CURVE;
- (COURSE NO. 47) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 60.00 FEET, AND AN ARC DISTANCE OF 42.02 FEET;
- (COURSE NO. 48) THENCE NORTH 60° 44' 00" WEST, TANGENT TO THE LAST MENTIONED CURVE, 35.25 FEET;
- (COURSE NO. 49) THENCE ON THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 180° 00' 00", A RADIUS OF 60.00 FEET AND AN ARC DISTANCE OF 188.50 FEET;
- (COURSE NO. 50) THENCE SOUTH 60° 44' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 34.68 FEET;
- (COURSE NO. 51) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 42° 56' 00", A RADIUS OF 70.00 FEET, AND AN ARC DISTANCE OF 52.45 FEET;
- (COURSE NO. 52) THENCE SOUTH 17° 48' 00" EAST, TANGENT TO THE LAST MENTIONED CURVE, 60.11 FEET;
- (COURSE NO. 53) THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 18° 40' 00", A RADIUS OF 302.00 FEET, AND AN ARC DISTANCE OF 98.39 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 1971, A.D. BY JOHN A. THOMPSON, EXECUTIVE VICE PRESIDENT, AND JOHN J. WILKINSON, SECRETARY OF THE WOODMOOR CORPORATION, AND CLARA F. WIEDER, HOLDER OF DEED OF TRUST.

WITNESS MY HAND AND OFFICIAL SEAL: Doris L. Egge MY COMMISSION EXPIRES October 23, 1973

NOTES:

- ALL FRONT AND BACK LOT LINES OF SITE SUBJECT TO A 40 FOOT BUILDING SETBACK LINE.
- ALL SIDE LOT LINES OF SITE SUBJECT TO A 12 FOOT BUILDING SETBACK LINE.
- ALL LAND BETWEEN BUILDING SETBACK LINES AND LOT LINES SHALL BE SUBJECT TO UTILITY EASEMENT.
- ALL ROADWAYS TO MAINTAINED BY THE WOODMOOR MOUNTAIN ROAD MAINTENANCE DISTRICT.
- THE DEVELOPER WILL PERFORM SUBSURFACE WATER TESTS WITHIN SUBJECT FILING DURING INITIAL DEVELOPMENT AND THE AVAILABILITY OF WATER WILL BE MADE KNOWN TO EACH PURCHASER OF LAND.
- SEPTIC TANK AND ABSORPTION FIELD SYSTEM WILL BE REQUIRED FOR EACH RESIDENCE CONSTRUCTED WITHIN THE SUBJECT FILING. APPROVAL OF THE SYSTEM WILL BE REQUIRED FROM STATE AND LOCAL AGENCIES PRIOR TO BUILDING CONSTRUCTION.

APPROVED BY THE DOUGLAS COUNTY COMMISSIONERS THIS 5 DAY OF Oct, 1971, A.D.

Russell C. Higginson  
CHAIRMAN

CERTIFICATIONS:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS CALCULATED AND PREPARED UNDER HIS SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Paul F. ...  
REGISTERED LAND SURVEYOR  
STATE OF COLORADO

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 136 OF THE COLORADO REVISED STATUTES, AS AMENDED JULY 1, 1968, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Paul F. ...  
REGISTERED LAND SURVEYOR  
STATE OF COLORADO

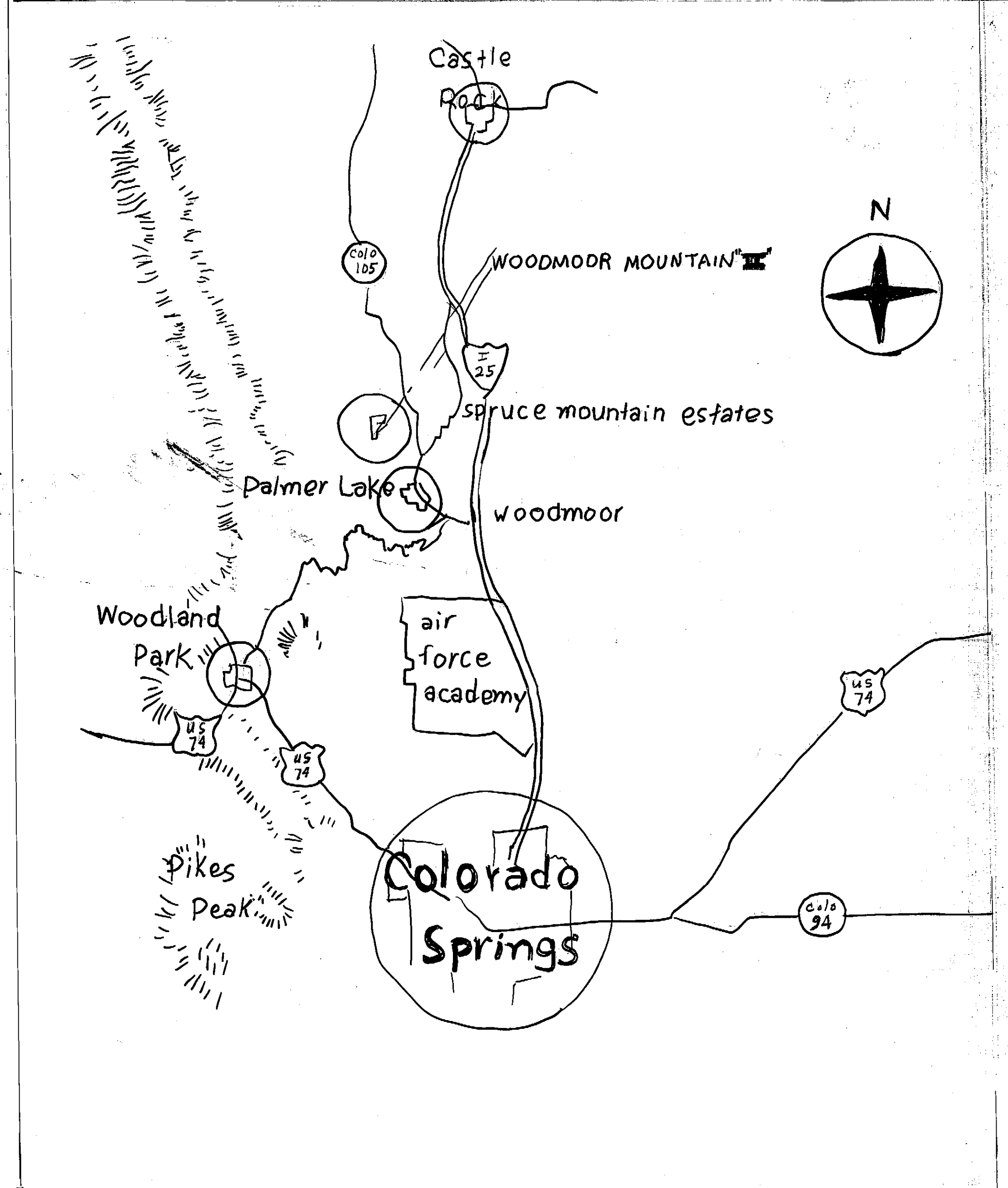
STATE OF COLORADO }  
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1971 A.D., AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

DEPUTY

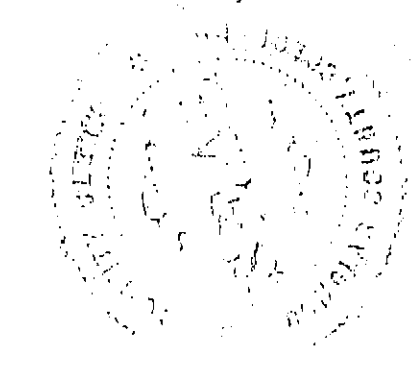
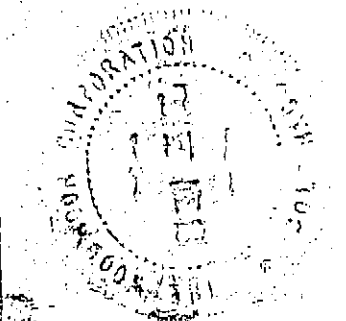


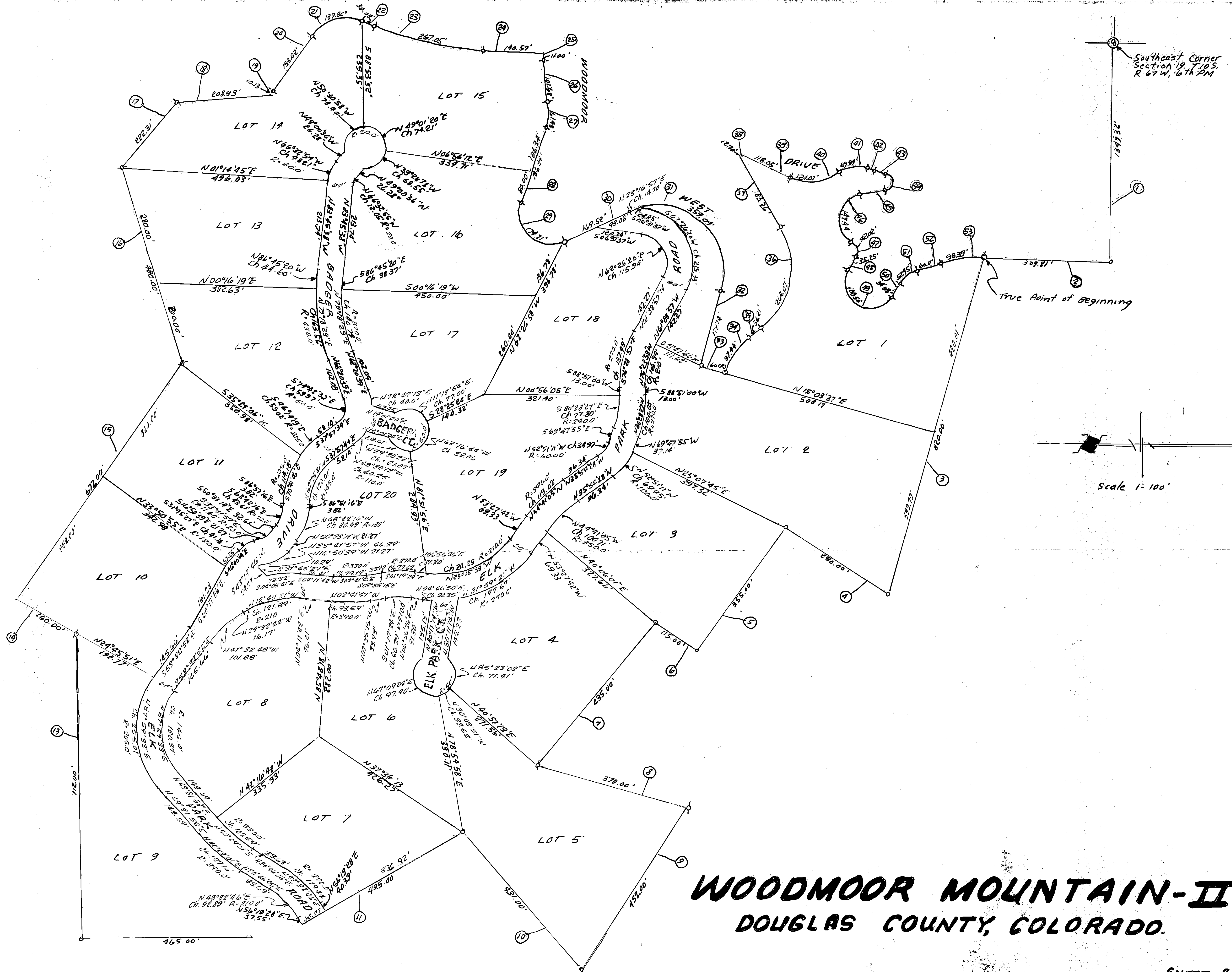
VICINITY MAP

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A LOT CONTAINED IN THIS PLAT, THE APPLICANT FOR SUCH PERMIT SHALL PROVIDE THE DOUGLAS COUNTY BUILDING INSPECTOR WITH (A) A CERTIFIED FROM A COLORADO REGISTERED PROFESSIONAL ENGINEER THAT THE LOT UPON WHICH THE STRUCTURE IS TO BE BUILT IS BUILDABLE AT A REASONABLE COST; (B) A DRAWING BY THE ENGINEER AS TO THE LOCATION OF ONE OR MORE POTENTIAL BUILDING SITES TOGETHER WITH THE ACCESS TO THE SITE ON SUCH LOT; AND (C) THE SEPTIC DESIGN AND APPROVAL BY THE TRI-COUNTY HEALTH DEPARTMENT.

SELLER WARRANTS AVAILABILITY OF WATER. IF PURCHASER DRILLS A WATER WELL TO A REASONABLE DEPTH COMPARABLE TO OTHER WELLS IN THE AREA AND SUCH WELL DOES NOT PRODUCE A MINIMUM OF ONE (1) GALLON PER MINUTE, SELLER AGREES TO APPLY ALL PAYMENTS BY PURCHASER TO SELLER TO THE PURCHASE OF ANOTHER LOT OR PARCEL WITHIN THE MOUNTAIN. IN THE EVENT THERE ARE NO LOTS OR PARCELS AVAILABLE FOR TRADE, SELLER SHALL REFUND ALL OF PURCHASER'S PAYMENTS TO HIM, PROVIDED THAT SUCH DEMAND FOR REFUND OCCURS WITHIN FIVE (5) YEARS OF THE DATE OF THE CONTRACT.

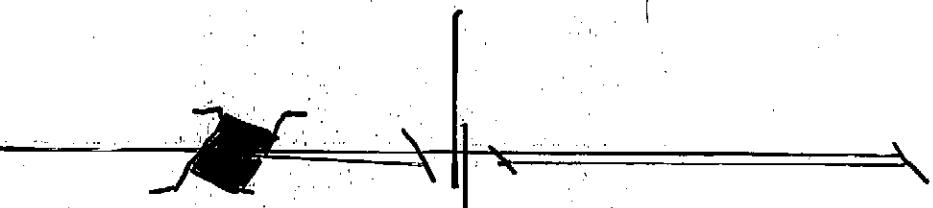
IN WITNESS WHEREOF: THE UNDERSIGNED HAVE EXECUTED THEIR PRESENTS THIS 4th DAY OF October, 1971 A.D.





Southeast Corner  
Section 19, T10S,  
R 67W, 6th PM

True Point of Beginning



Scale 1" = 100'

# WOODMOOR MOUNTAIN-II

## DOUGLAS COUNTY, COLORADO.