

PLAT IDENTIFICATION SHEET

146292

11-17-71

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Woodmoor Mountain

LEGAL:
(section-township-range)

WOODMOOR MOUNTAIN - III

DOUGLAS COUNTY, COLORADO

NELSON, HALEY, PATTERSON and QUIRK INC.
Engineering Consultants

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 CERTIFICATE 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.

NOTES:

Tract "A" shall be reserved as open space.

All side lot lines of site subject to a 12 foot utility easement.
All roadways to be 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 fields 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 16 day of Nov 1971 A.D.

Russell E. Higginson
Chairman

HOLDER OF DEED OF TRUST

Clara F. Wieder
Clara F. Wieder

STATE OF COLORADO)
COUNTY OF DOUGLAS)

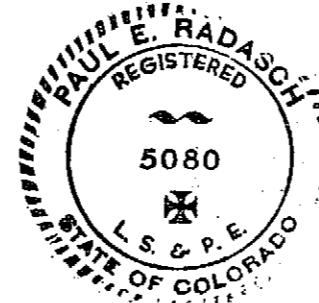
The above and foregoing Instrument was acknowledged before me this 4th day of November A.D. by Steven N. Arnold, President, and John J. Wilkinson, Secretary of the Woodmoor Corporation and Clara F. Wieder, Holder of Deed of Trust.

Witness my HAND and OFFICIAL SEAL Betty A. Brock My Commission Expires October 21, 1975
NOTARY PUBLIC

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 E. Radasch
Registered Land Surveyor No. 5080
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 E. Radasch
Registered Land Surveyor
Colorado Registration No. 5080



STATE OF COLORADO)
COUNTY OF DOUGLAS)

I hereby certify that this instrument was filed for record in my office at _____ o'clock, _____ M., this _____ day of _____, 19 _____ A.D. and is duly recorded in Plat Book _____ at Page _____ of the records of Douglas County, Colorado.

Reception No. _____
Clerk and Recorder
Deputy

KNOW ALL MEN BY THESE PRESENTS:

That the Woodmoor Corporation Steven N. Arnold, 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.

TO WIT:

That portion of the South one-half of Section 19 and the North one-half of section 30, Township 10 South, Range 67 West of the 6th Principal Meridian County of Douglas, State of Colorado, described as follows:

Beginning at the point which is located North 00° 00' 49" West, along the West Line of said Section 19, 1158.31 feet from the Southwest corner of said Section 19, thence North 00° 00' 49" West along said section line, 657.56 feet, thence North 89° 59' 11" East 668.55 feet, thence North 01° 45' 00" West 265.00 feet, thence South 88° 00' 00" East 442.35 feet, to a point of tangency, thence on the arc of a curve to the right which curve has a central angle of 23° 59' 13", a radius of 220.00 feet, an arc length of 92.10 feet to a point of tangency, said point also being the point of reverse curve of a curve to the left which curve has a central angle of 20° 35' 14", a radius of 545.27 feet, an arc length of 195.92 feet, thence North 29° 31' 04" West 53.88 feet, thence North 88° 17' 00" East 1070.00 feet to the Northwest corner of Woodmoor Mountain "III" as filed in Plat File Reception No. 145527 of the Record of Douglas County, Colorado, thence South 01° 43' 00" East 465.00 feet, thence South 30° 58' 00" East 495.00 feet, thence South 47° 32' 00" West 431.00 feet, thence South 58° 28' 00" East 452.00 feet, thence North 14° 52' 00" East 370.00 feet, thence South 51° 08' 00" East, 435.00 feet, South 33° 52' 00" West, 115.00 feet, thence South 54° 38' 00" East 355.00 feet, thence South 32° 37' 00" West 290.00 feet, thence South 75° 08' 00" East 820.00 feet to the Southeast corner of said Woodmoor Mountain II, this point also being a point of curvature for Course No. 15 of Woodmoor Mountain I, as filed in Plat File Reception No. 145525 of the Records of Douglas County, Colorado, thence South 00° 52' 00" West to a point of curvature 73.92 feet, thence on the arc of a curve to the left which curve has a central angle of 18° 20' 00", a radius of 405.00 feet, and an arc distance of 129.53 feet, thence South 17° 28' 00" East, to a point of curvature, 137.59 feet, on the arc of a curve to the left which curve has a central angle 3° 59' 00", a radius of 740.00 feet, and an arc distance of 128.72 feet to a point of tangency, thence South 27° 26' 00" East 152.09 feet, thence on the arc of a curve to the left which curve has a central angle of 63° 04' 00", a radius of 222.31 feet, and an arc length of 244.70 feet to a point of tangency, this point also being the point of curvature of course No. 9 on said Woodmoor Mountain I, thence South 82° 15' 00" West 725.00 feet, thence South 10° 00' 00" East 415.00 feet, thence South 80° 00' 00" West 1065.00 feet, thence North 00° 30' 00" West 385.00 feet, thence South 78° 15' 00" West 680.00 feet, thence North 15° 30' 00" West 480.00 feet, thence North 51° 00' 00" West 370.00 feet, thence North 7° 15' 00" East 765.00 feet, thence North 19° 15' 00" West 425.00 feet, thence South 82° 30' 00" West 400.00 feet, thence North 12° 50' 00" West 185.00 feet, thence South 89° 59' 11" West 795.65 feet to the point of beginning and containing 142.841 acres more or less.

DEDICATION:

The above parties in interest have caused said tract of land to be platted into lots, and easements as shown on the plat, which plat sets forth the boundaries and dimensions thereof. Said lots as platted shall be known as Woodmoor Mountain - III

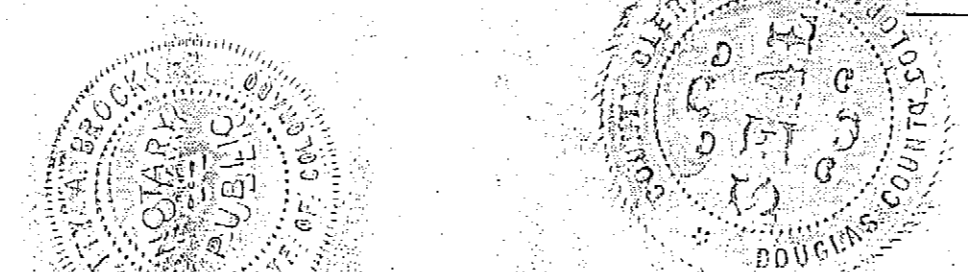
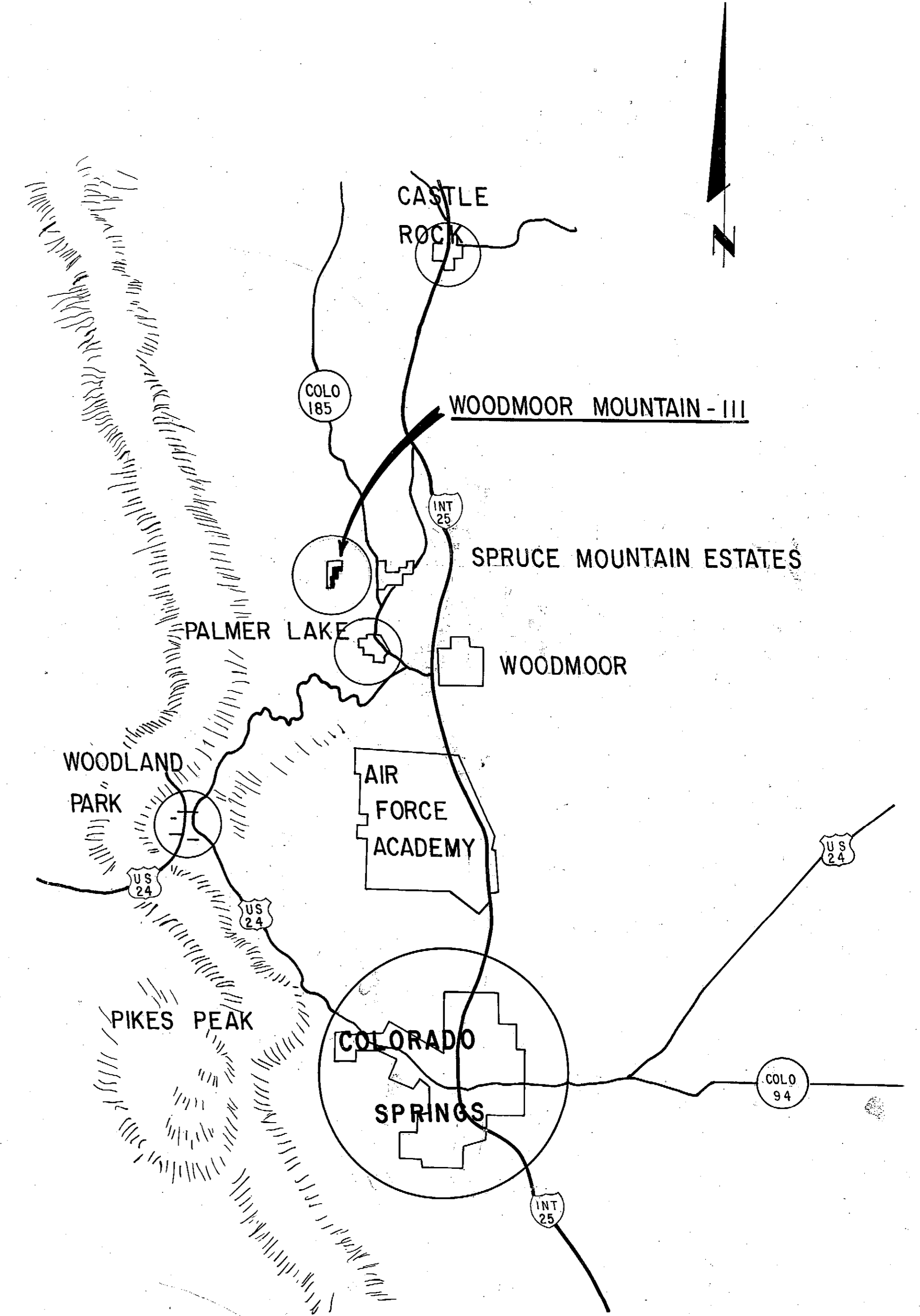
IN WITNESS WHEREOF: The undersigned have executed their presents this 4th day of November 1971 A.D.

THE WOODMOOR CORPORATION

Steven N. Arnold
Steven N. Arnold, President

John J. Wilkinson
John J. Wilkinson, Secretary

VICINITY MAP

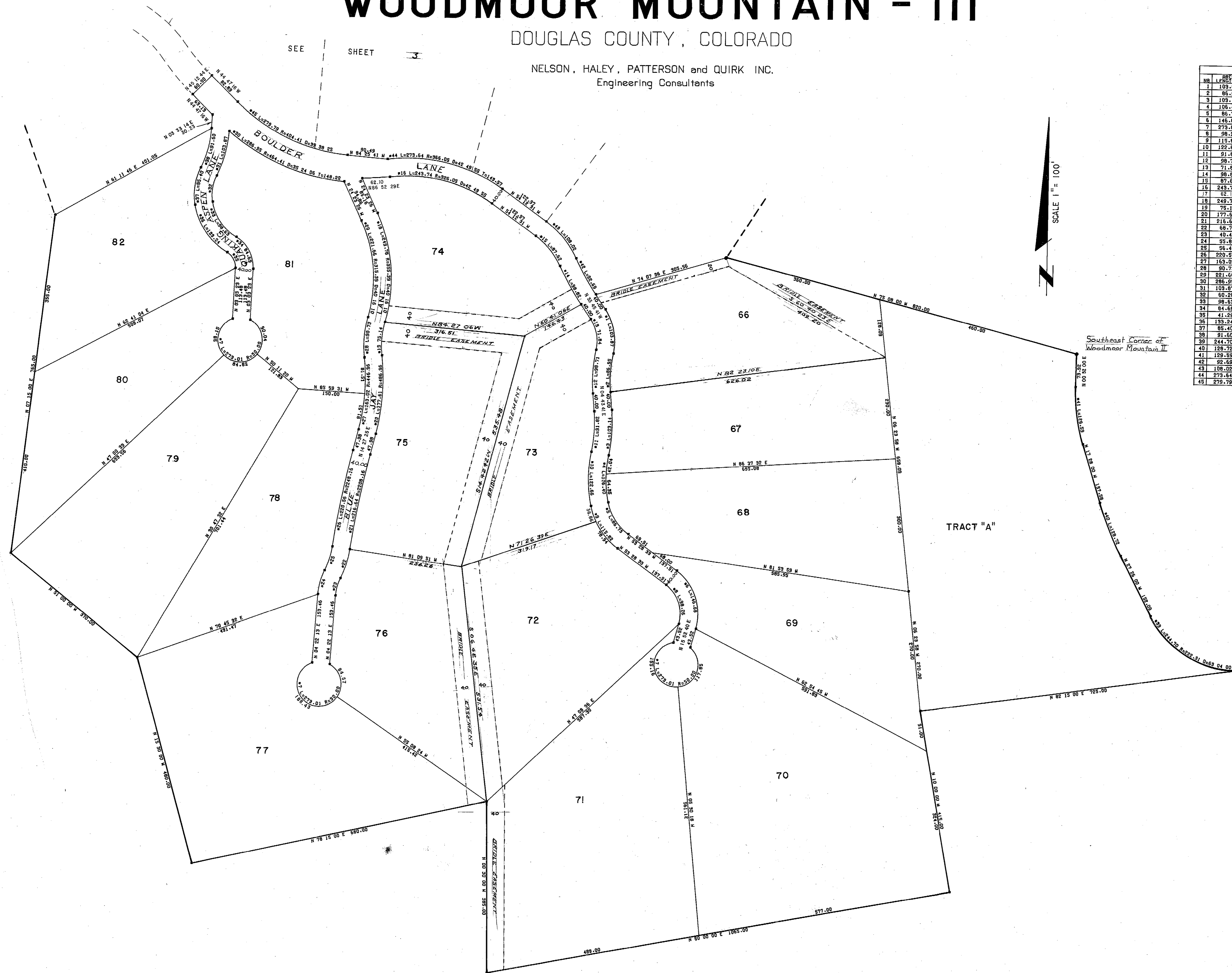


WOODMOOR MOUNTAIN - III

DOUGLAS COUNTY, COLORADO

NELSON, HALEY, PATTERSON and QUIRK INC.
Engineering Consultants

SEE SHEET 3



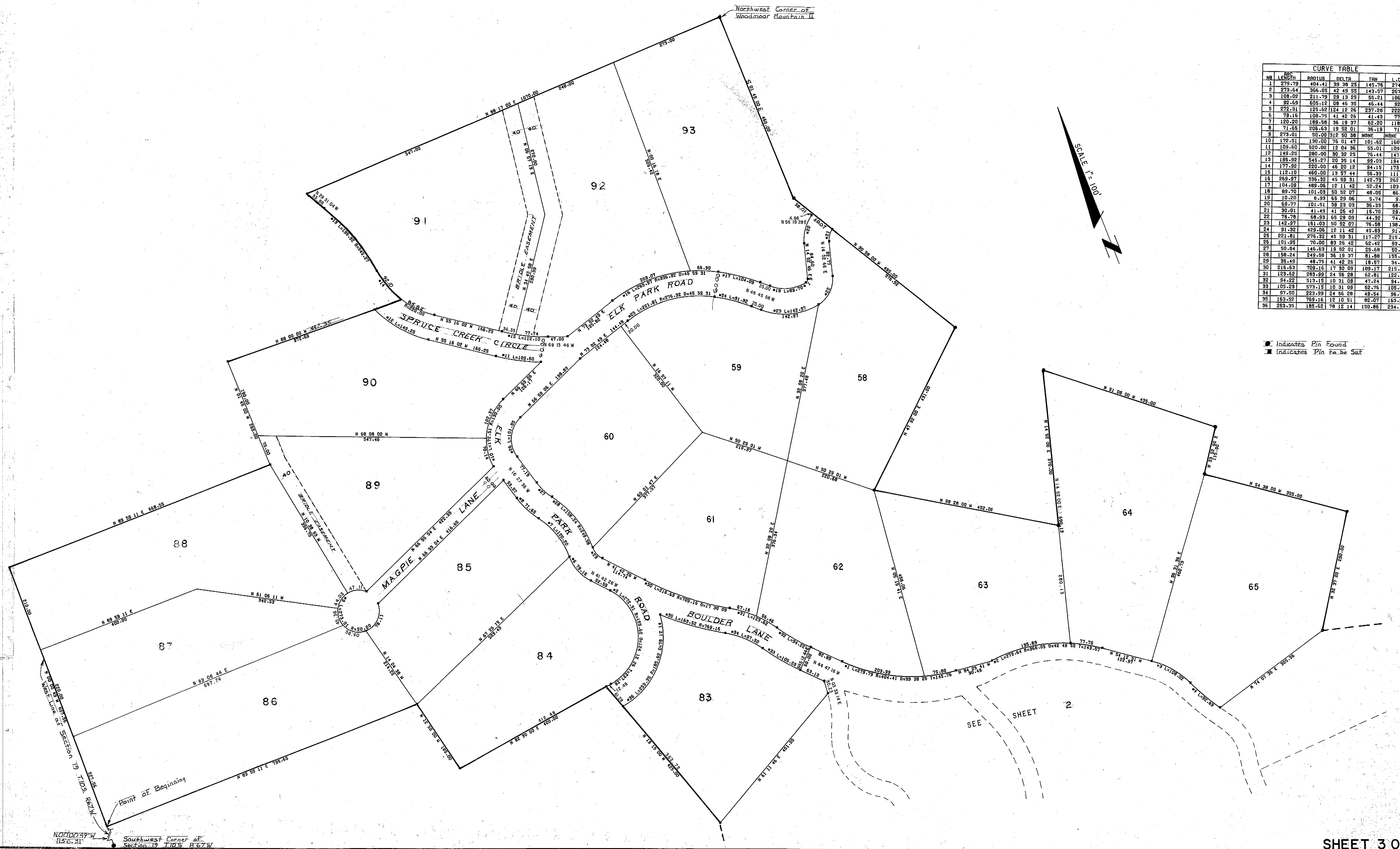
| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|--------|--------|
| NO. | LENTH | RADIUS | DELTA | TBN | L.CH. |
| 1 | 109.87 | 129.72 | 45 32 35 | 54.90 | 101.12 |
| 2 | 86.95 | 255.76 | 15 30 35 | 43.79 | 85.54 |
| 3 | 109.14 | 364.35 | 16 13 10 | 51.22 | 102.80 |
| 4 | 106.40 | 281.58 | 23 18 14 | 59.94 | 105.65 |
| 5 | 86.73 | 119.28 | 41 39 47 | 45.38 | 84.84 |
| 6 | 146.58 | 121.18 | 59 21 13 | 65.84 | 137.89 |
| 7 | 279.01 | 50.00 | 812 50 37 | NRNE | NRNE |
| 8 | 96.26 | 81.18 | 69 21 13 | 56.16 | 92.37 |
| 9 | 115.82 | 159.28 | 41 39 47 | 60.60 | 113.29 |
| 10 | 122.66 | 301.58 | 23 18 15 | 62.19 | 121.82 |
| 11 | 91.82 | 324.35 | 16 13 10 | 46.22 | 91.51 |
| 12 | 96.71 | 395.78 | 16 50 35 | 49.71 | 99.35 |
| 13 | 71.84 | 89.72 | 45 52 35 | 37.57 | 69.94 |
| 14 | 96.82 | 645.12 | 08 46 35 | 49.51 | 96.72 |
| 15 | 87.62 | 171.79 | 29 13 25 | 44.79 | 86.67 |
| 16 | 249.74 | 321.05 | 42 49 58 | 127.88 | 239.10 |
| 17 | 82.10 | 454.41 | 07 49 50 | 31.10 | 82.06 |
| 18 | 249.78 | 355.39 | 40 16 10 | 130.30 | 244.67 |
| 19 | 75.14 | 192.90 | 22 19 11 | 38.05 | 74.67 |
| 20 | 177.61 | 481.95 | 20 53 50 | 89.60 | 176.63 |
| 21 | 215.64 | 2708.16 | 05 37 16 | 108.40 | 215.55 |
| 22 | 69.78 | 223.74 | 17 36 51 | 34.57 | 69.51 |
| 23 | 49.45 | 105.00 | 22 04 47 | 20.49 | 40.21 |
| 24 | 95.88 | 145.00 | 22 04 47 | 28.29 | 95.53 |
| 25 | 96.48 | 193.74 | 17 36 51 | 26.47 | 96.26 |
| 26 | 220.55 | 2246.15 | 05 37 16 | 110.97 | 220.47 |
| 27 | 163.02 | 446.98 | 20 53 50 | 82.43 | 162.12 |
| 28 | 90.73 | 239.90 | 22 19 11 | 45.95 | 90.15 |
| 29 | 221.65 | 315.99 | 40 16 10 | 115.63 | 217.13 |
| 30 | 285.95 | 454.41 | 35 24 06 | 148.22 | 282.40 |
| 31 | 109.87 | 266.01 | 22 12 28 | 52.60 | 105.23 |
| 32 | 60.20 | 95.54 | 36 06 05 | 31.14 | 59.21 |
| 33 | 96.63 | 113.95 | 49 35 25 | 52.64 | 95.58 |
| 34 | 84.69 | 78.05 | 62 10 38 | 47.05 | 80.60 |
| 35 | 41.29 | 38.05 | 62 10 38 | 22.94 | 39.29 |
| 36 | 133.24 | 153.98 | 49 38 25 | 71.12 | 129.13 |
| 37 | 85.40 | 135.54 | 36 06 05 | 44.17 | 83.59 |
| 38 | 91.60 | 228.01 | 29 01 02 | 46.42 | 90.98 |
| 39 | 244.70 | 222.31 | 53 04 00 | 136.41 | 232.53 |
| 40 | 128.72 | 740.00 | 09 58 00 | 64.52 | 128.55 |
| 41 | 129.59 | 405.00 | 16 20 00 | 65.35 | 129.04 |
| 42 | 92.68 | 605.12 | 08 46 35 | 46.44 | 92.60 |
| 43 | 108.02 | 211.79 | 29 13 25 | 55.21 | 105.86 |
| 44 | 273.64 | 365.05 | 42 49 55 | 143.57 | 267.31 |
| 45 | 279.72 | 404.41 | 39 38 25 | 145.76 | 274.24 |

Southeast Corner of Woodmoor Mountain II

WOODMOOR MOUNTAIN - III

DOUGLAS COUNTY, COLORADO

NELSON, HALEY, PATTERSON and QUIRK INC.
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| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|--------|--------|
| NO | LENTH | RADIUS | DELTA | TAN | L-CH. |
| 1 | 279.79 | 404.41 | 39 38 25 | 145.76 | 274.24 |
| 2 | 273.64 | 366.05 | 42 49 55 | 143.57 | 267.31 |
| 3 | 108.00 | 211.79 | 29 13 25 | 55.21 | 106.06 |
| 4 | 92.69 | 205.12 | 08 46 35 | 45.44 | 92.60 |
| 5 | 272.91 | 126.62 | 124 12 26 | 237.28 | 222.04 |
| 6 | 79.16 | 108.75 | 41 42 26 | 41.43 | 77.43 |
| 7 | 120.20 | 189.58 | 36 19 37 | 62.20 | 118.20 |
| 8 | 71.65 | 206.63 | 19 52 01 | 36.19 | 71.29 |
| 9 | 273.01 | 50.00 | 912 50 38 | NONE | NONE |
| 10 | 172.51 | 130.00 | 76 01 47 | 101.62 | 160.13 |
| 11 | 109.60 | 620.00 | 12 04 36 | 55.01 | 109.40 |
| 12 | 149.25 | 280.00 | 30 32 25 | 76.44 | 147.49 |
| 13 | 195.92 | 545.27 | 20 35 14 | 99.03 | 194.87 |
| 14 | 177.92 | 220.00 | 46 20 12 | 94.15 | 173.11 |
| 15 | 112.10 | 460.00 | 13 57 44 | 56.89 | 111.92 |
| 16 | 269.97 | 395.32 | 45 59 31 | 142.73 | 262.78 |
| 17 | 104.05 | 489.06 | 12 11 42 | 52.24 | 103.90 |
| 18 | 89.70 | 101.03 | 50 52 07 | 48.05 | 86.78 |
| 19 | 10.20 | 0.93 | 65 29 06 | 5.74 | 9.68 |
| 20 | 69.77 | 101.51 | 39 23 03 | 36.33 | 68.41 |
| 21 | 30.01 | 41.49 | 41 26 42 | 15.70 | 29.36 |
| 22 | 78.78 | 68.93 | 65 29 09 | 44.32 | 74.56 |
| 23 | 142.57 | 161.03 | 50 52 07 | 76.58 | 138.32 |
| 24 | 91.32 | 429.06 | 12 11 42 | 45.63 | 91.15 |
| 25 | 221.81 | 275.32 | 45 59 31 | 117.27 | 215.50 |
| 26 | 101.95 | 70.00 | 89 26 42 | 62.42 | 93.17 |
| 27 | 50.84 | 146.63 | 19 52 01 | 25.68 | 50.59 |
| 28 | 158.24 | 249.58 | 36 19 37 | 81.88 | 158.60 |
| 29 | 35.49 | 46.75 | 41 42 26 | 18.57 | 34.71 |
| 30 | 216.63 | 709.16 | 17 30 09 | 109.17 | 215.79 |
| 31 | 129.62 | 289.99 | 24 56 28 | 62.81 | 122.65 |
| 32 | 94.22 | 513.15 | 10 31 09 | 47.24 | 94.08 |
| 33 | 105.23 | 579.15 | 10 31 09 | 62.76 | 105.08 |
| 34 | 97.50 | 223.99 | 24 56 28 | 49.34 | 96.74 |
| 35 | 163.52 | 769.16 | 12 10 51 | 82.07 | 163.21 |
| 36 | 253.35 | 185.62 | 78 12 14 | 150.86 | 234.14 |

● Indicates Pin Found
■ Indicates Pin to be Set