

PLAT IDENTIFICATION SHEET

145047

9-28-71

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Rowley Downs

LEGAL:
(section-township-range)

CENTERLINE CURVE INFORMATION

CURVE IDENTIFICATION	RADIUS	DELTA	ARC LENGTH	TANGENT
1-A	1506.00	20° 00' 00"	523.60	264.49
1-B		18° 15' 00"	477.79	240.93
2-A	755.00	24° 45' 00"	326.14	165.65
2-B		29° 30' 00"	388.73	198.78
2-C		23° 15' 00"	306.37	155.32
3-A	985.00	15° 05' 00"	259.31	130.41
3-B		23° 50' 00"	409.73	207.07
3-C		15° 40' 00"	269.33	135.51
3-D		15° 25' 00"	265.04	133.32
4-A	1895.00	10° 05' 00"	333.50	167.18
4-B		11° 55' 00"	394.13	197.78
5-A	720.00	14° 25' 00"	181.17	91.06
5-B		23° 00' 00"	289.03	146.49
5-C		23° 10' 00"	291.12	147.58
5-D		21° 55' 00"	275.41	139.41
6-A	1275.96	16° 25' 00"	365.60	184.06
6-B		07° 50' 00"	174.44	87.35
7-A	827.68	17° 10' 00"	247.99	124.93
7-B		28° 20' 00"	409.30	208.92
8-A	255.00	66° 35' 00"	296.34	167.45
8-B		77° 40' 00"	345.66	205.27
9-A	220.00	122° 55' 00"	471.97	404.49
9-B		38° 50' 00"	149.11	77.55
10-A	183.91	150° 30' 00"	483.09	698.55
11-A	230.00	72° 00' 00"	239.03	167.11
11-B		75° 50' 00"	304.42	179.16

ROWLEY DOWNS

A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN
DOUGLAS COUNTY, COLORADO

(SHEET 1 OF 3)

DEDICATION

KNOW ALL YE MEN BY THESE PRESENTS: THAT PARKER CITY LAND COMPANY, A COLORADO CORPORATION, BEING THE OWNER OF THAT CERTAIN PARCEL OF LAND COMPRISING ALL OF THE WEST HALF (W¹/₂) OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, WHICH LIES SOUTH OF THE CENTERLINE OF EAST PARKER ROAD; WHICH IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN (FOUND BRASS CAP); THENCE,

N 00° 06' 00" E, 3,765.83 FEET DISTANCE ALONG THE SECTION LINE COMMON TO SECTIONS 22 AND 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN TO A POINT ON THE CENTERLINE OF EAST PARKER ROAD; THENCE,

ALONG THE CENTERLINE OF EAST PARKER ROAD:

N 87° 09' 40" E, 912.39 FEET DISTANCE TO A POINT; THENCE,

S 62° 02' 00" E, 841.00 FEET DISTANCE TO A POINT; THENCE,

N 82° 35' 10" E, 1,032.28 FEET DISTANCE TO A POINT ON THE NORTH-SOUTH MID-LINE OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN; THENCE LEAVING THE CENTERLINE OF EAST PARKER ROAD,

S 00° 11' 20" W, 3,577.31 FEET DISTANCE ALONG THE NORTH-SOUTH MID-LINE OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN TO THE QUARTER (1/4) CORNER COMMON TO SECTIONS 23 AND 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN (FOUND BRASS CAP); THENCE,

N 89° 24' 40" W, 2,672.63 FEET DISTANCE ALONG THE SECTION LINE COMMON TO SECTIONS 23 AND 26, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN TO THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 6 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN AND PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 223.381 ACRES, MORE OR LESS, EXCEPTING RIGHTS OF WAY AS SHOWN HEREON FOR PUBLIC SERVICE CO. AND COLORADO INTERSTATE GAS CO.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED PARCEL INTO LOTS AND BLOCKS UNDER THE NAME AND STYLE OF "ROWLEY DOWNS" AND HEREBY DEDICATES TO THE PUBLIC, THE STREETS SHOWN HEREON; AND GRANTS AND DEDICATES THE EASEMENTS AS SHOWN AND NOTED HEREON.

IN WITNESS WHEREOF, PARKER CITY LAND COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL AFFIXED THIS _____ DAY OF _____, A.D., 1971.

RICHARD BENITEZ - SECRETARY

THOMAS P. SCIFO - PRESIDENT

NOTARIAL

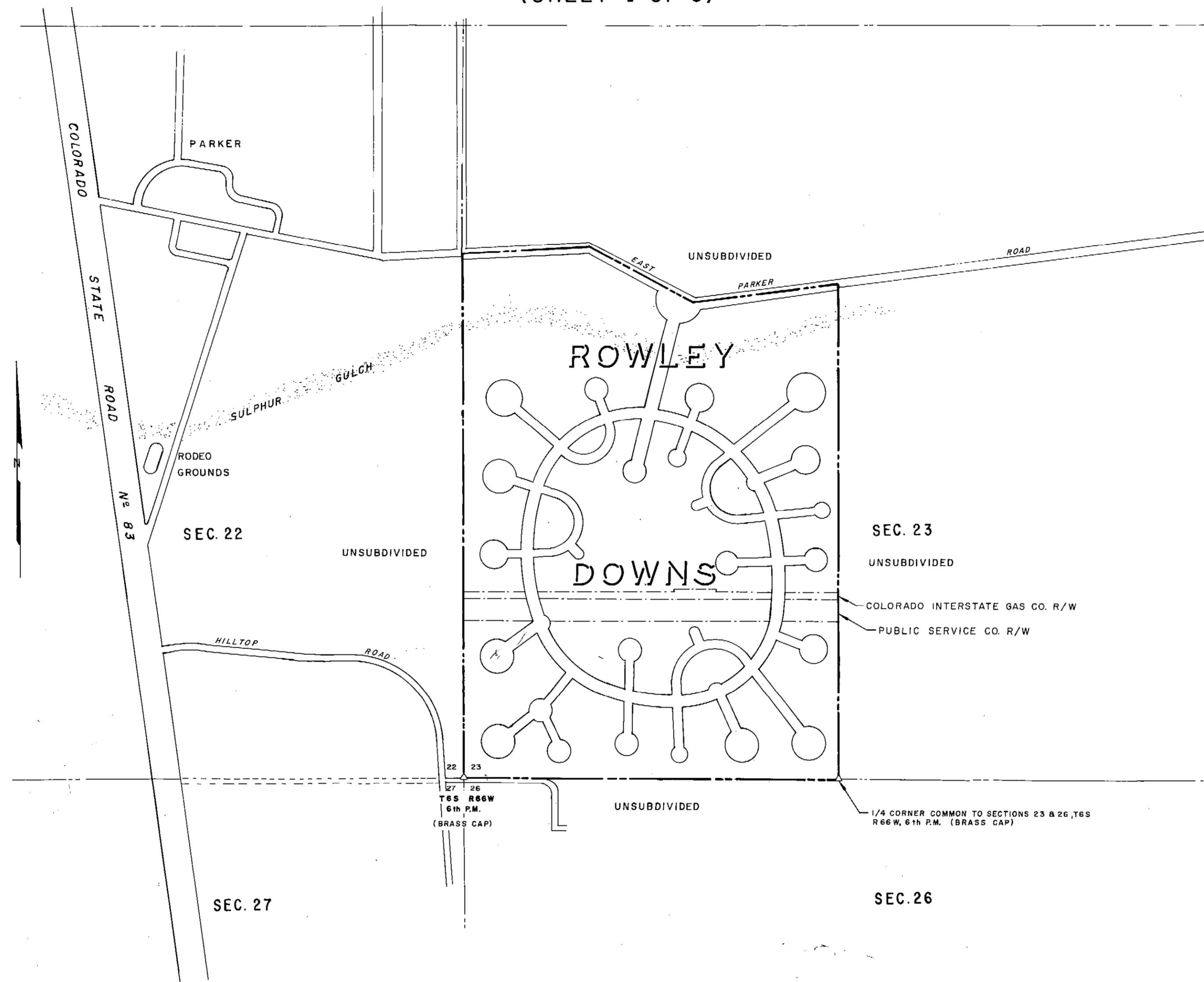
STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 1971, BY THOMAS P. SCIFO, AS PRESIDENT, AND RICHARD BENITEZ, AS SECRETARY, OF PARKER CITY LAND COMPANY, A COLORADO CORPORATION, WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

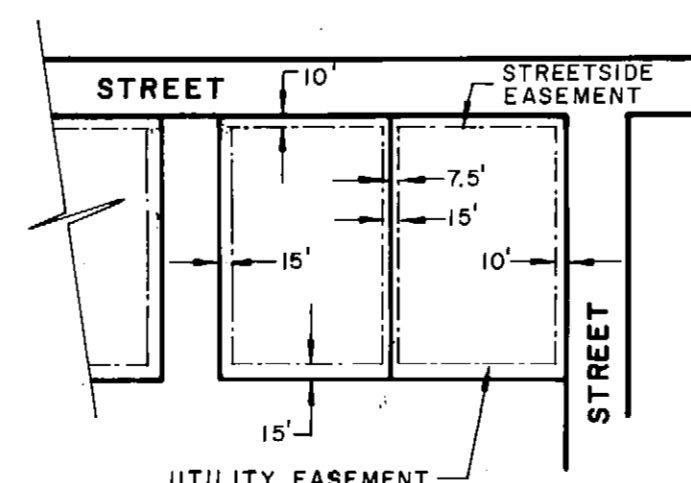
NOTES

- UTILITY EASEMENTS ARE RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITIES AS FOLLOWS:
A 15 FOOT WIDE STRIP CONTIGUOUS TO ALL REAR LOT LINES.
A 7 1/2 FOOT WIDE STRIP CONTIGUOUS TO ALL SIDE LOT LINES.
- ADDITIONAL EASEMENTS 10 FEET WIDE ARE RESERVED ALONG LOT LINES WHICH ABUT STREETS, FOR UTILITY INSTALLATION, CUT AND FILL SLOPES AND SNOW REMOVAL DEPOSITS.
- DRAINAGE EASEMENTS ARE RESERVED AND DEDICATED TO THE PUBLIC FOR STORM AND SURFACE DRAINAGE USES. DRAINAGE EASEMENTS ARE IDENTICAL TO THE UTILITY EASEMENTS AS DESCRIBED IN NOTE NUMBER 1 ABOVE.
- IN THE EVENT SOME OF THE EASEMENTS DESCRIBED IN NUMBERS 1 AND 2 ABOVE ARE NOT NEEDED, AND DEVELOPMENT OF THE PROPERTY WOULD BE HAMPERS THEREBY, THE OWNERS OF THE AFFECTED LOTS MAY APPLY TO THE BOARD OF COUNTY COMMISSIONERS FOR A TERMINATION OF SAID EASEMENTS; AND THE RIGHT TO TERMINATE SAID EASEMENTS IS SPECIFICALLY RESERVED AND GRANTED TO SAID BOARD OF COUNTY COMMISSIONERS.
- DIMENSIONS ALONG ALL CURVED LINES ARE ARC LENGTHS.
- THERE IS A 15 FOOT RADIUS RETURN ON ALL STREET CORNERS.
- ALL CORNER LOTS ARE DIMENSIONED TO THE POINT OF INTERSECTION OF THEIR PROLONGED STREET LINES.
- UNLESS OTHERWISE INDICATED, ALL LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET LINES.
- ALL RESIDENTIAL LOTS EXCEED A MINIMUM AREA OF 9,000 SQUARE FEET.
- LANDS LYING OUTSIDE OF TRACTS AND BLOCKS OR AS UNNUMBERED LOTS (PARCELS) ARE RESERVED AS OPEN AREAS TO BE USED FOR UTILITY EASEMENTS, DRAINAGE WAYS, PARKS, WALKS, TRAILS, AND RELATED ACTIVITIES, AND ARE NOT FOR RESIDENTIAL USES.
- TRACTS D, E AND F ARE RESERVED FOR FUTURE STREET EXTENSIONS; TRACTS A, B AND C ARE RESERVED FOR FUTURE DEVELOPMENT.



VICINITY MAP

SCALE: 1" = 600'



TYPICAL LOT SHOWING EASEMENTS
NO SCALE

APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF ROADS, DRIVES, LANES, PLACES, 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, LANES, AND PLACES 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, LANES AND PLACES UNTIL ACCEPTANCE FOR MAINTENANCE BY DOUGLAS COUNTY.

DATED THIS 23 DAY OF Sept, A.D., 1971.

Chairman of the Board

PLANNING COMMISSION APPROVAL

THE BOARD OF COUNTY COMMISSIONERS, ACTING AS THE DOUGLAS COUNTY PLANNING COMMISSION, HEREBY APPROVES THIS PLAT THIS 23 DAY OF Sept, A.D., 1971.

Chairman

ENGINEER'S CERTIFICATE

I, CECIL D. BROYLES, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF ROWLEY DOWNS WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Cecil D. Broyles
P.E. & L.S. NO. 2690

RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 1971 AT _____ O'CLOCK AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____.

COUNTY CLERK & RECORDER

ATTORNEY'S OPINION

I, _____, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR.

DATED THIS _____ DAY OF _____, A.D., 1971.

RECEPTION NO. _____

ROWLEY DOWNS

A Subdivision of the West 1/2 of Section 23
Township 6 South, Range 66 West of the
6th. Principal Meridian

DOUGLAS COUNTY, COLORADO

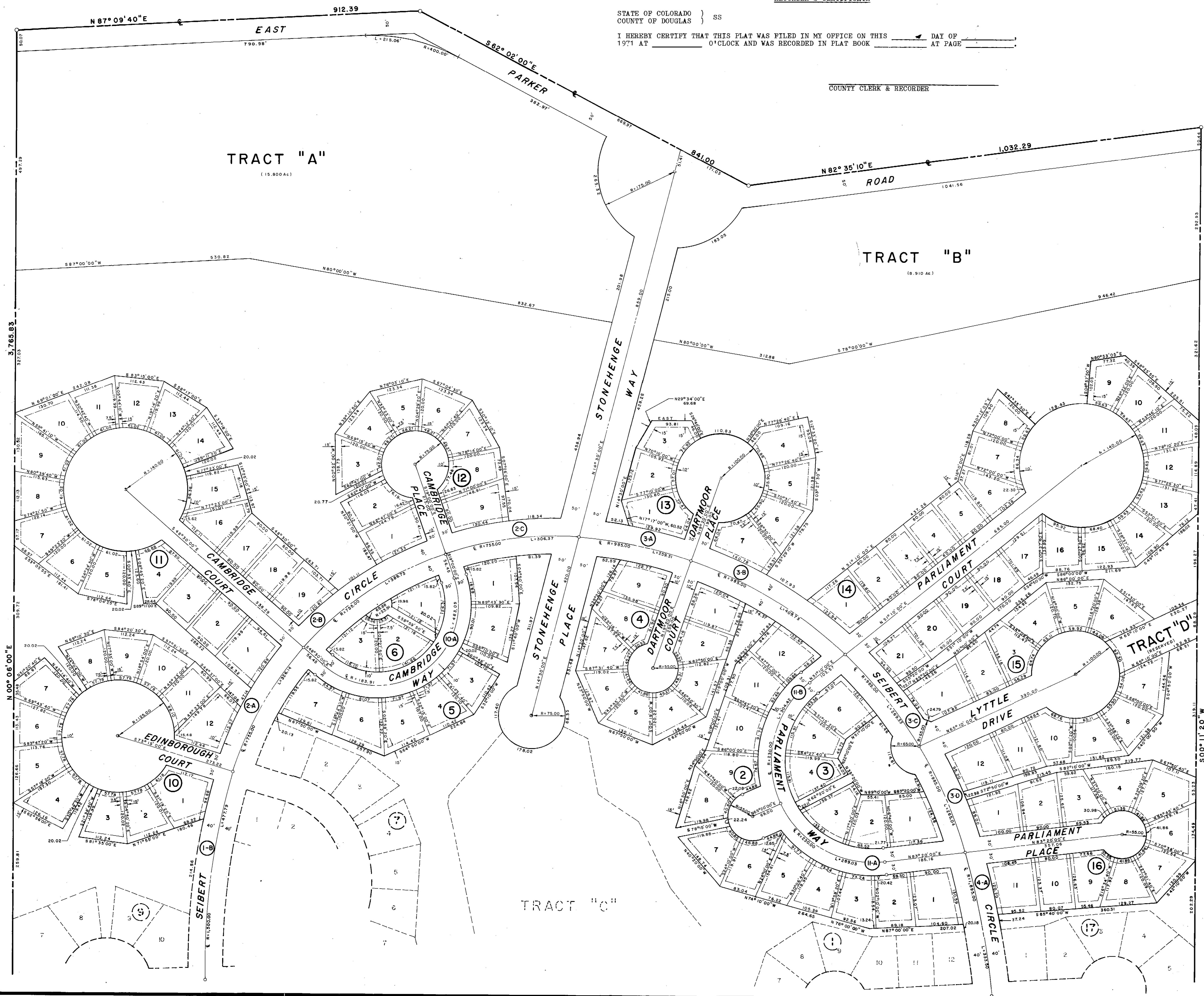
SHEET 2 of 3

RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____
1971 AT _____ O'CLOCK AND WAS RECORDED IN PLAT BOOK _____ AT PAGE _____

COUNTY CLERK & RECORDER



N

0 50 100 150 200
SCALE IN FEET

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

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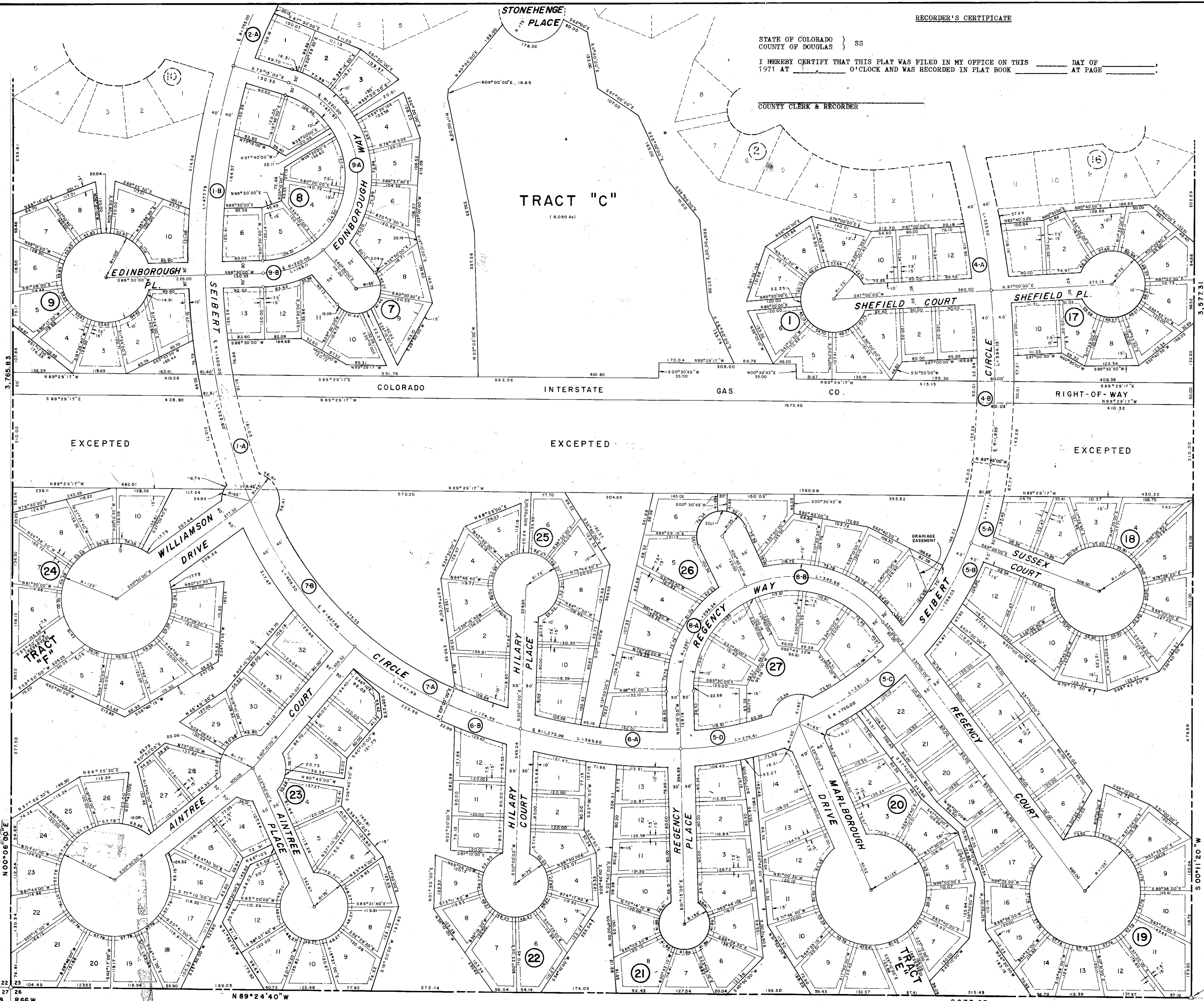
COUNTY CLERK & RECORDER

ROWLEY DOWNS

A Subdivision of the West 1/2 of Section 23
Township 6 South, Range 66 West of the
6th Principal Meridian

DOUGLAS COUNTY, COLORADO

SHEET 3 of 3



T69 R66W
6th P.M.
(BRASS CAP)

N 89° 24' 40" W
(BEARING BASE)

2,672.63

1/4 CORNER COMMON TO SECTIONS 25 & 26, T6S, R66W, 6TH PM
(BRASS CAP)