

NOTES

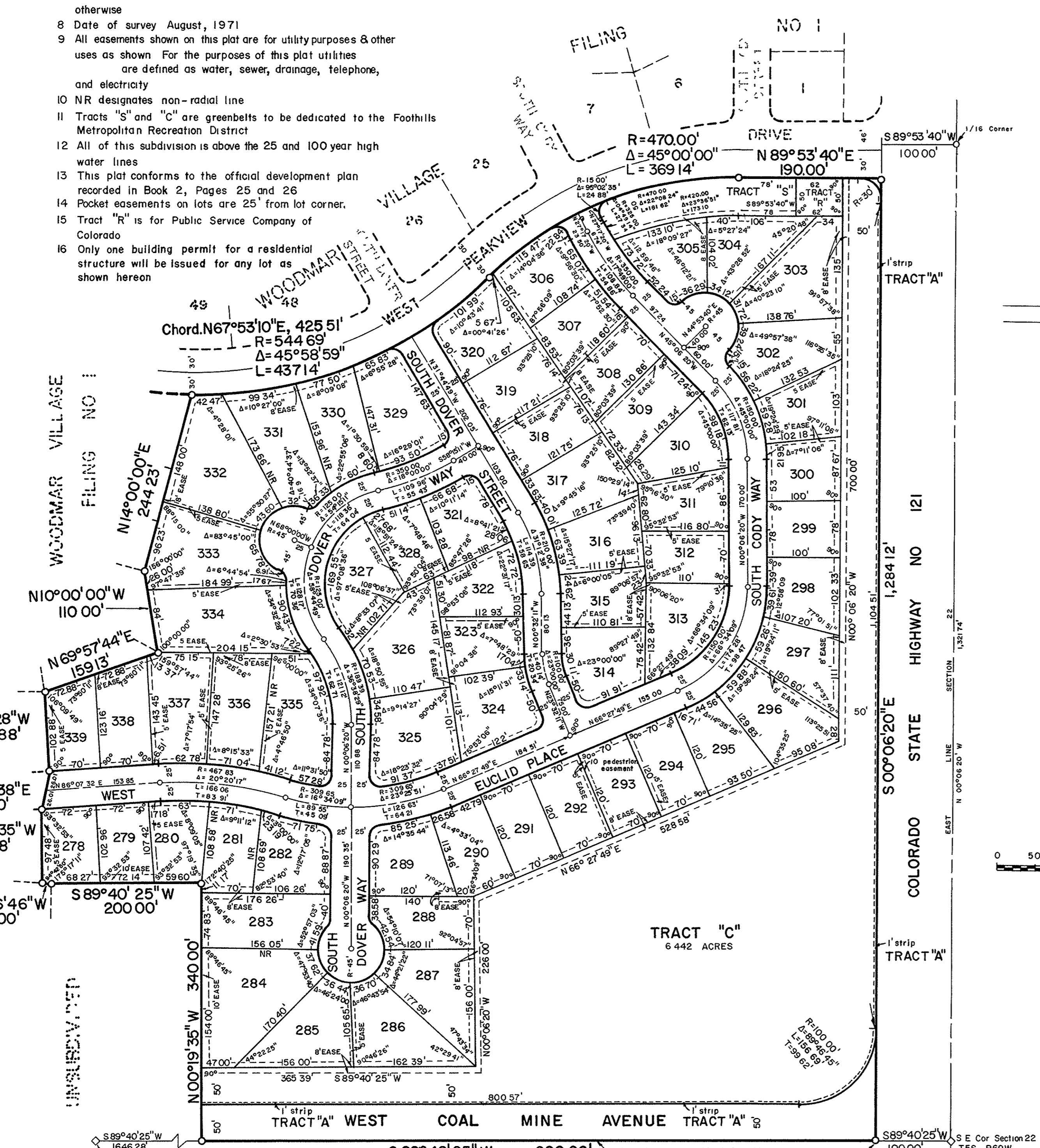
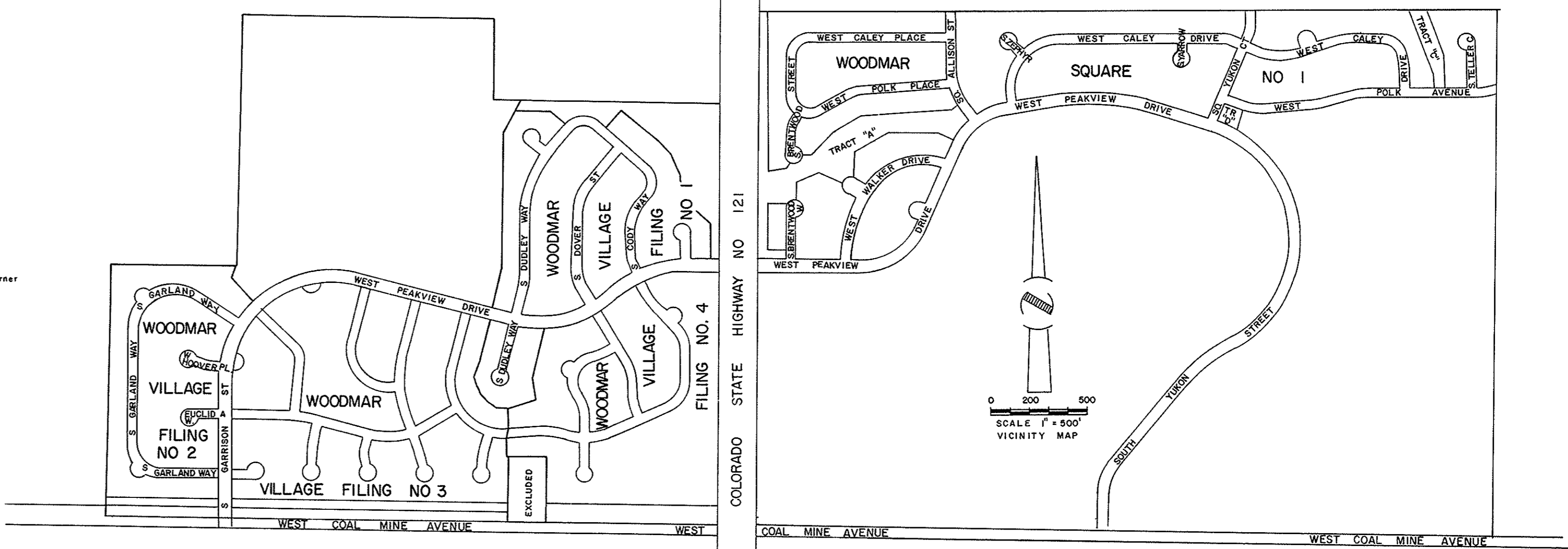
- Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of all streets within the subdivision. The easements are located on private property immediately adjacent to all platted roadways. Other utilities shall have the right to cross at approximately right angles, but in no event shall any water meters, valves, street lights, power poles, mail boxes, or trees and shrubs be allowed in the above areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 26 feet in width.
- All lot corners at intersections of streets or cul-de-sac bulbs have 15 feet radius unless otherwise noted.
- Corner lot dimensions are to intersections of lot lines extended.
- Protective covenants for this subdivision are filed separately.
- O indicates steel pins with caps marked No 5239.
- Basis of bearings Assumed North Bearing on North South Centerline of Section 22, T5S, R69W.
- All rear lot line easements are 8 feet wide unless otherwise noted. All side lot line easements are 5 feet wide unless otherwise.
- Date of survey August, 1971.
- All easements shown on this plat are for utility purposes & other uses as shown. For the purposes of this plat utilities are defined as water, sewer, drainage, telephone, and electricity.
- NR designates non-radial line.
- Tracts "s" and "c" are greenbelts to be dedicated to the Foothills Metropolitan Recreation District.
- All of this subdivision is above the 25 and 100 year high water lines.
- This plat conforms to the official development plan recorded in Book 2, Pages 25 and 26.
- Pocket easements on lots are 25' from lot corner.
- Tract "R" is for Public Service Company of Colorado.
- Only one building permit for a residential structure will be issued for any lot as shown hereon.

WOODMAR VILLAGE FILING NO. 4

A PART OF THE S 1/2, SECTION 22 T5S, R69W, 6th P.M.
JEFFERSON COUNTY, COLORADO

73586983
586983
COUNTY CLERK
FILED IN 42-14
AUG 10 10 27 AM '73
RECORDED IN 42-14
COUNTY CLERK & RECORDER

SHEET 1 of 1
BOOK 42 PAGE 14
MAP NO 8
42-14
1/1



DEDICATION

Known all men by these presents that we, the undersigned being, the owners of those lands described below, have laid out, subdivided and platted the same into lots, tracts, streets, easements and public ways as shown under the name and style of WOODMAR VILLAGE FILING NO. 4, and do, by these presents, of our own free will and voluntarily, without coercion, threat or business compulsion, grant, dedicate and convey to the County of Jefferson, State of Colorado in fee simple, Tract A, and all streets and public ways for public use for road purposes, and grant and convey to the County of Jefferson all utility easements for utility purposes, and all drainage easement for drainage purposes, as shown hereon.

A parcel of land located in the Southeast one-quarter of Section 22, Township 5 South, Range 69 West of 6th Principal Meridian, Jefferson County, Colorado, more particularly described as follows: Beginning at the Southeast corner of Section 22, thence S 89° 40' 25" W 100.00' feet to the TRUE POINT OF BEGINNING lying on the South line of said Section 22, thence S 89° 40' 25" W continuing along said South line 900.00' feet, thence N 00° 19' 35" W, 340.00' feet, thence S 89° 40' 25" W, 200.00' feet, thence N 85° 36' 46" W, 10.00' feet, thence N 00° 19' 35" W, 97.48' feet, thence N 12° 28' 38" E, 52.10' feet, thence N 03° 52' 28" W, 102.88' feet, thence N 69° 57' 44" E, 159.13' feet, thence N 10° 00' 00" W, 110.00' feet, thence N 14° 00' 00" E, 244.23' feet to a point on a curve concave to the northwest, whose cord bears N 67° 53' 10" E, 425.51' feet, thence northeasterly along the arc of said curve to the left whose radius is 544.69' feet and whose central angle is 45° 58' 59", an arc distance of 437.14' feet to a point of reversed curvature, thence northeasterly along the arc of said reversed curve to the right, whose radius is 470.00' feet and whose central angle is 45° 00' 00", an arc distance of 369.14' feet, thence N 89° 53' 40" E, 190.00' feet to a point on the West right-of-way line of Colorado State Highway No 121, thence S 00° 06' 20" E, continuing along said West right-of-way line 1,284.12' feet to the TRUE POINT OF BEGINNING. This parcel contains 25.89 acres more or less.

WOOD BROS HOMES, INC
Subdividers Registration Number 9872

NOTARIAL

COUNTY OF JEFFERSON
STATE OF COLORADO) SS
The foregoing instrument was acknowledged before me this 15th day of January, A.D. 1973, by David D. Vanderhooven as Vice-President and J. Warren Clinton as Ass. Secretary of Wood Bros Homes Inc, a Delaware Corporation. Witness my hand and seal this 15th day of January, A.D. 1973. My commission expires Aug 5, 1975.

SURVEYOR'S CERTIFICATE

I, Ira L. Hardin, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of WOODMAR VILLAGE FILING NO. 4 was made under my supervision, and that the accompanying plat accurately shows said subdivision and the survey thereof. Signed on this 15th day of January, A.D. 1973.

ATTORNEY'S CERTIFICATE

I, George C. Kellogg an Attorney at Law duly licensed to practice before the Courts of Record of the State of Colorado, do hereby certify that I have examined the title of all land herein dedicated and shown upon the within plat as public ways and easements, and the title of such lands is in the dedicators, free and clear of all liens and encumbrances, except Trust Deed in Book 2287 Page 407, Book 2311 Page 867. Signed on this 15th day of January, A.D. 1973.

CLERK AND RECORDERS CERTIFICATE

Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado this 15th day of August, A.D. 1973. Reception No 586983 Time 10:27 A.M.

APPROVAL CERTIFICATE

Jefferson County Planning Department
Jefferson County Engineering Department
Jefferson County Health Department
Approved by the Jefferson County Planning Commission this 21st day of March, A.D. 1973.

ACCEPTANCE CERTIFICATE

The foregoing plat is approved for filing and conveyance of the streets, tracts, public ways and easements is accepted by the County of Jefferson, State of Colorado this 21st day of August, A.D. 1973. The County shall undertake maintenance of any such streets and public ways only after construction thereof has been satisfactorily completed by the subdivider and accepted by the County BOARD OF COMMISSIONERS.

Notarial signatures: Warren Clinton, David D. Vanderhooven, J. Warren Clinton, David D. Vanderhooven, J. Warren Clinton, David D. Vanderhooven, J. Warren Clinton, David D. Vanderhooven.
Attorney signature: George C. Kellogg.
Clerk and Recorder signature: Norman C. Allen, County Clerk & Recorder, By Emily Slack Deputy.
Approval signatures: Robert A. Koenig, Jeffrey County Planning Department; Leslie R. Wood, Jefferson County Engineering Department; W. Keith Coalson, Jefferson County Health Department.
Acceptance signature: Norman C. Allen, Clerk; By Emily Slack Deputy; Chairman: Jack L. Frazier.