

**PLAT IDENTIFICATION SHEET**

**RECEPTION#:** 131099

**DATE:** 9-17-68

**TIME:**

**FEE: \$**

**GRANTOR:**  
(owner/signer)

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

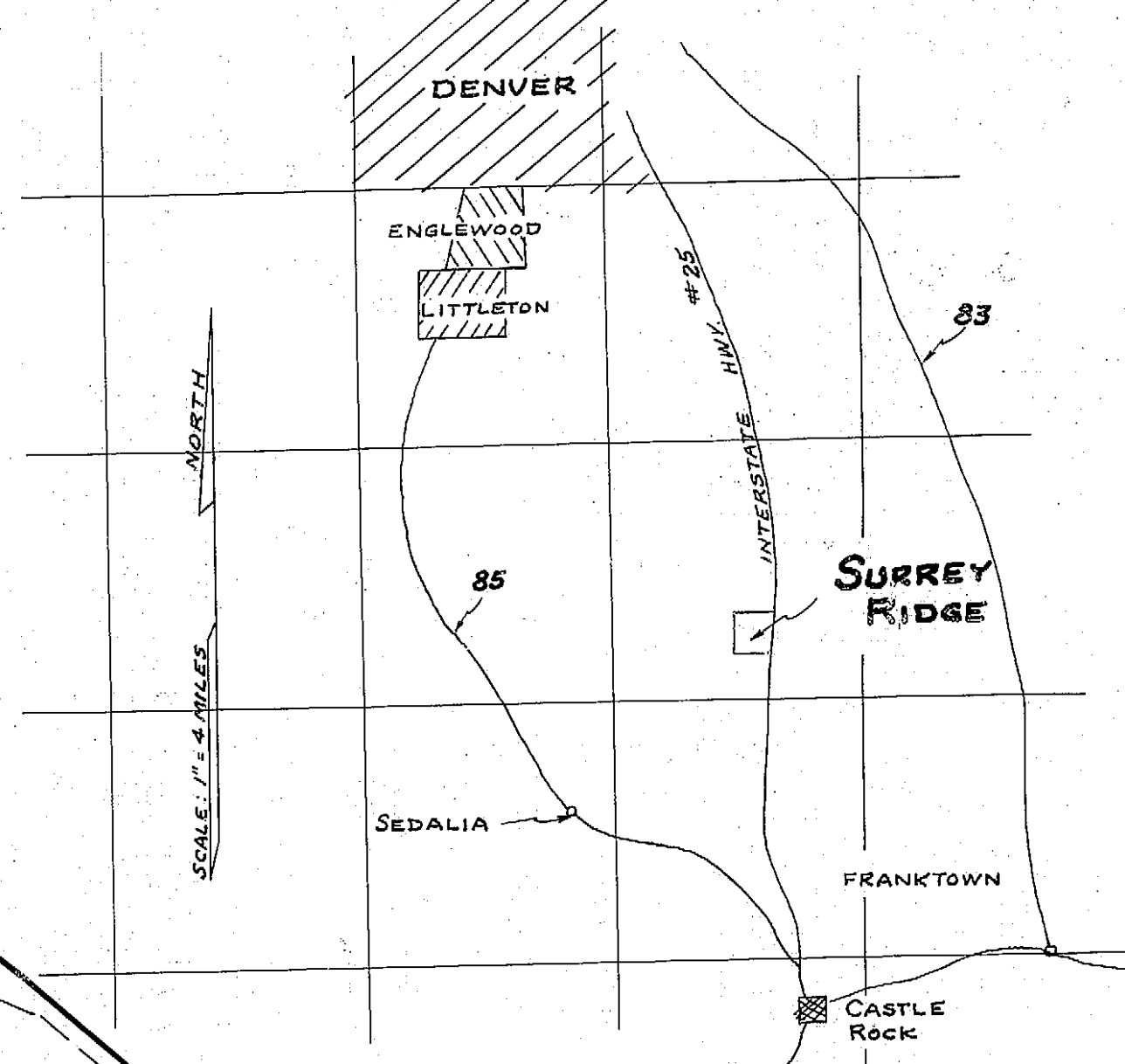
Sunny Ridge #3

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

**NEW SUBDIVISION ABBREV:** \_\_\_\_\_

# SURREY RIDGE UNIT 3

VICINITY MAP



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PORTION OF SECTION 27, T.6S., R.67W. OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS COMMENCING AT THE W 1/4 CORNER OF THE SAID SECTION 27, THENCE N00°24'48"E ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 27 A DISTANCE OF 1609.95 FT., THENCE LEAVING SAID WEST LINE S51°57'E - 997.53 FT., THENCE S 49° 12'50"E - 487.02 FT., THENCE S51°43'W - 265.0 FT., THENCE S 23°17'30"E - 375.0 FT., THENCE ALONG A 45' FT. RADIUS CURVE 37.84 FT., (CHORD: S18°07'45"W - 36.73 FT.), THENCE S42°14'W - 132.47 FT. TO A P.C., THENCE ALONG A 158.23 FT. RADIUS CURVE TO THE LEFT, 138.49 FT. TO A P.T., THENCE S07°55'E - 223.39 FT., THENCE ALONG A 583°15'W - 253.63 FT., THENCE N44°37'27"W - 62.18 FT., THENCE N12°40'W - 209.67 FT. TO A P.C., THENCE ALONG 102.33 FT. RADIUS CURVE TO THE LEFT, (CENTRAL ANGLE OF 111°57') AN ARC DISTANCE OF 199.94 FT. TO A P.C. AND P.T., THENCE ALONG A 129.07 FT. RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 278.51 FT., THENCE S59° 34'19"W - 343.04 FT., TO A POINT ON THE WEST LINE OF THE SW 1/4 OF THE SAID SECTION 27, THENCE N00°24'48"E - 103.0 FT. TO THE W 1/4 CORNER AND THE POINT OF BEGINNING, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS AND ROADS AS SHOWN HEREON UNDER THE NAME AND STYLE OF SURREY RIDGE-UNIT 3, AND DO HEREBY DEDICATE AND CONVEY TO DOUGLAS COUNTY, IN FEE SIMPLE, FOR PUBLIC USE, THE SHOWN AND PLATTED ROADS AND EASEMENTS.

\* TO THE NORTH CORNER OF LOT 1, BLOCK 'B' OF SURREY RIDGE-UNIT 2, SURREY RIDGE PROPERTIES INC.

ATTEST:  
*C.J. Medema* PRESIDENT  
*James G. Alsum* SECRETARY  
*Arthur P. Cerasa* ATTEST:  
*Mary Cerasa* SECRETARY  
 VANSO, INC. a Colorado corporation  
 LIEN HOLDER: by *George K. Gartner* President

STATE OF COLORADO } S.S.  
 COUNTY OF DENVER }  
 THE FOREGOING PLAT AND DEDICATION OF SURREY RIDGE UNIT 3 WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF JUNE, 1968 BY C.J. MEDEMA AS PRESIDENT AND JAMES G. ALSUM AS SECRETARY OF SURREY RIDGE PROPERTIES INC., A COLORADO CORPORATION, AND ARTHUR AND MARY CERASA AND *Tibor C. Gartner* AS WITNESS AT *Denver, Colorado*.  
 WITNESS MY HAND AND OFFICIAL SEAL: *Tibor C. Gartner*  
 MY COMMISSION EXPIRES: NOVEMBER 1, 1971

## SURVEYOR'S AFFIDAVIT

I, Tibor C. Gartner, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF SURREY RIDGE-UNIT 3 WAS MADE BY ME AND UNDER MY SUPERVISION AND INSTRUCTIONS, AND THAT BOTH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATED MAY 28, 1968  
*Tibor C. Gartner*  
 TIBOR C. GARTNER, COLO. REG. L.S. No. 4678

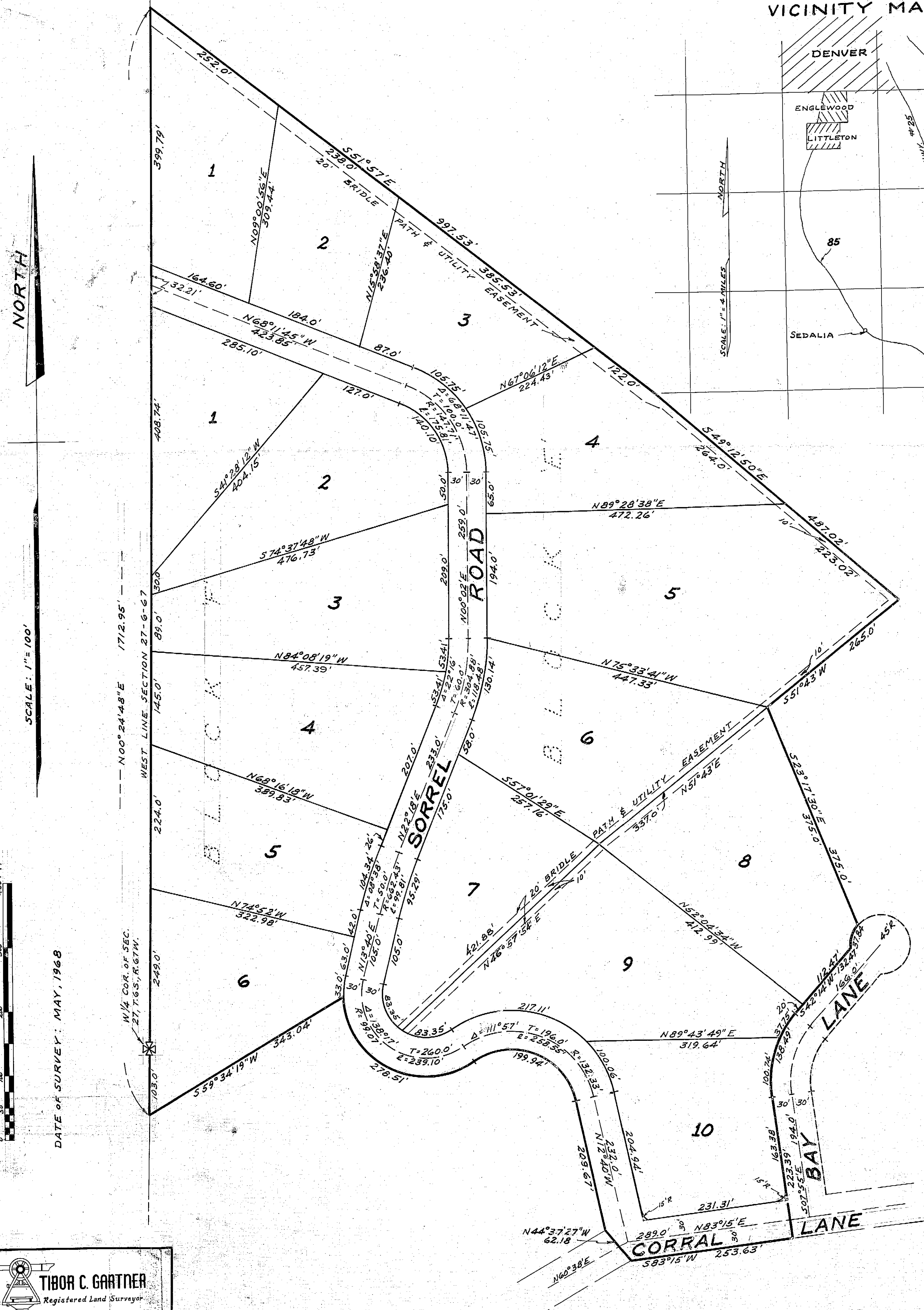
## ATTORNEY'S CERTIFICATE

I, Tibor C. Gartner, AN ATTORNEY-AT-LAW, LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS SHOWN UPON THE WITHIN PLAT AS PUBLIC WAY AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS.  
 DATED MAY 28, 1968

## APPROVALS

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF ROADS, DRIVES AND LANES, AND ACCEPTED BY THE COUNTY OF DOUGLAS, STATE OF COLORADO, SUBJECT TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS, DRIVES AND LANES ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AT NO EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGEMENT OF THE COUNTY COMMISSIONERS PUBLIC NEED AND THE NECESSITY IS SHOWN THEREFORE, PROVIDED FURTHER THAT IT SHALL BE THE OBLIGATION OF THE SUBDIVIDER TO MAINTAIN SUCH ROADS, DRIVES AND LANES UNTIL ACCEPTANCE FOR MAINTENANCE BY DOUGLAS COUNTY.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 17 TH DAY OF SEPT., 1968.  
*Henry C. Kinsman* CHAIRMAN  
*Charles A. Breat* CLERK  
 ACCEPTED FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER THIS 17 DAY OF SEPT., 1968 AT 1:30 P.M.  
*Whesett* CLERK AND RECORDER  
 RECEPTION No. 13197



NOTES:  
 1. PROTECTIVE COVENANTS ARE RECORDED SEPARATELY.  
 2. DIMENSIONS ON LOTS HAVING A 15 FT. RADIUS ARE TO LOT LINES EXTENDED.

DATE OF SURVEY: MAY, 1968  
 GRAPHIC SCALE  
 TIBOR C. GARTNER  
 Registered Land Surveyor  
 217-0041  
 COLORED, COLO.