

**PLAT IDENTIFICATION SHEET**

**RECEPTION#:** 134829

**DATE:** 10-8-69

**TIME:**

**FEE: \$**

**GRANTOR:**  
(owner/signer)

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

Sunny Ridge #4

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

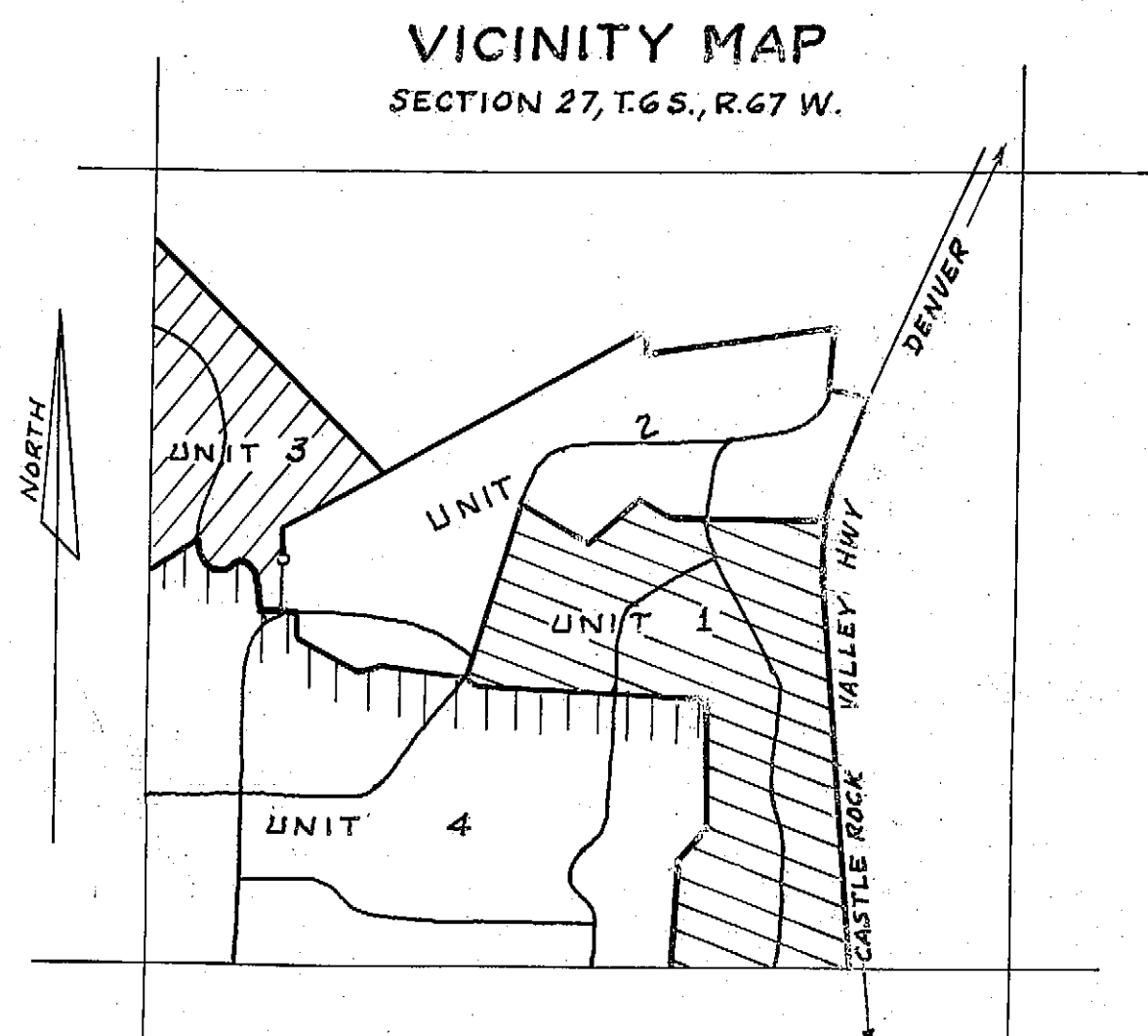
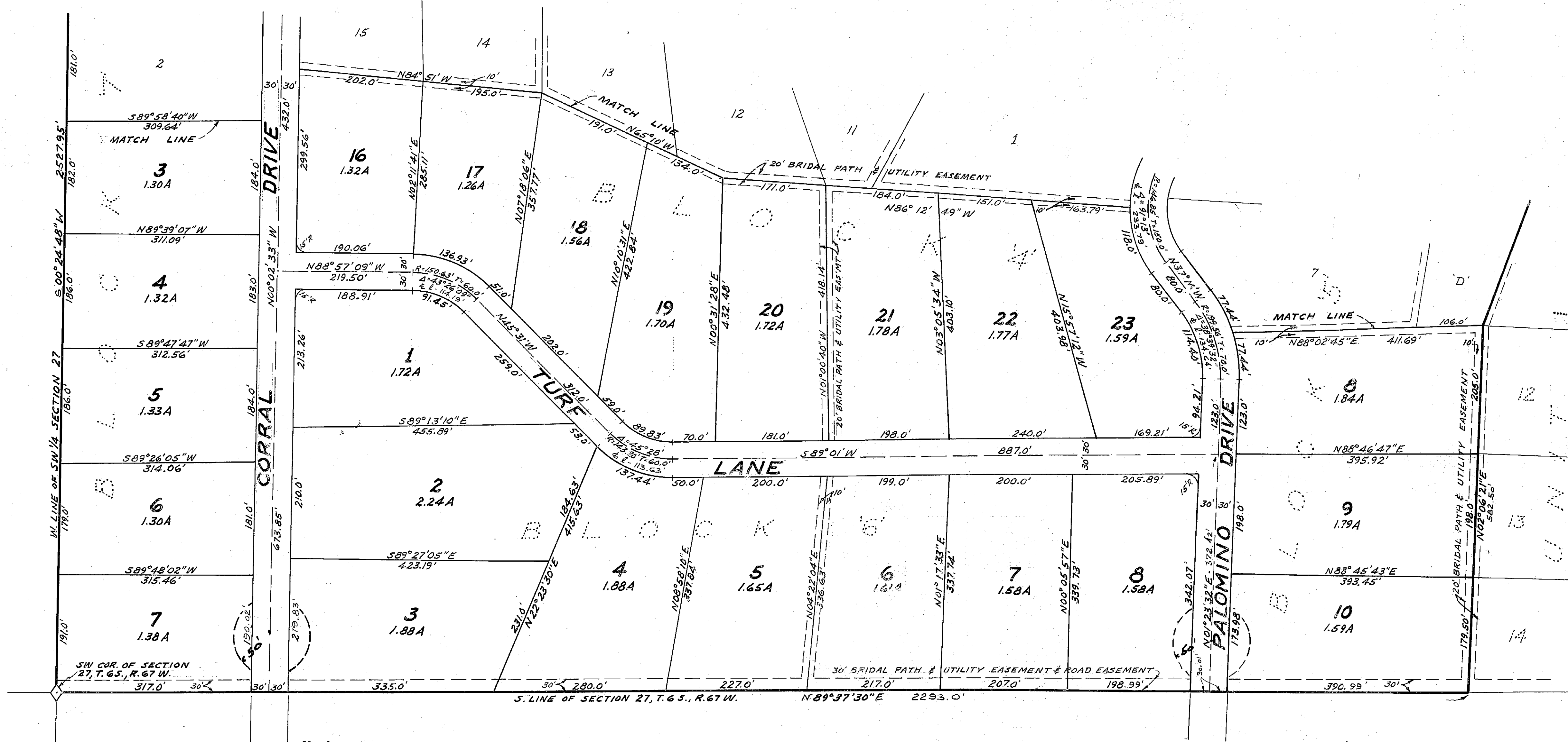
**NEW SUBDIVISION ABBREV:** \_\_\_\_\_

# SURREY RIDGE UNIT 4



**TIBOR C. GARTNER**  
Registered Land Surveyor  
Telephone 277-0241  
P.O. Box 3 Golden, Colorado 80601

# SURREY RIDGE UNIT 4



## DEDICATION

## SURVEYOR'S AFFIDAVIT

## APPROVALS

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT PORTION OF SECTION 27, T. 6 S., R. 67 W. OF THE 6<sup>TH</sup> P.M., DOUGLAS COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 N89°37'30"E - 2293.0 FT. TO THE SW CORNER OF LOT 14, BLOCK 2, SURREY RIDGE - UNIT 1, THENCE N02°06'21"E ALONG THE WESTERLY LINE OF SAID BLOCK 2 A DISTANCE OF 582.50 FT., THENCE N19°33'E - 561.0 FT., THENCE N04°55'W - 783.0 FT., THENCE N86°11'W - 347.0 FT., THENCE S06°48'W - 15.0 FT., THENCE N83°12'W - 60.0 FT., THENCE ALONG A 698.89 FT. RADIUS CURVE 57.29 FT., (CHORD - S04°27'16"W - 57.29 FT.), THENCE N82°56'51"W - 335.49 FT. TO THE SE CORNER OF LOT 7, BLOCK C, SURREY RIDGE - UNIT 2, THENCE N60°41'W - 300.0 FT., THENCE N59°17'W - 80.0 FT., THENCE N58°21'23"W - 123.88 FT., THENCE N19°41'W - 190.50 FT. TO THE SOUTHERLY R.O.W. LINE OF CORRAL DRIVE, THENCE ALONG SAID R.O.W. LINE S83°15'W - 175.39 FT. TO THE SE CORNER OF UNIT 3, SURREY RIDGE, THENCE S83°15'W - 253.63 FT., THENCE N44°37'27"W - 62.18 FT., THENCE N12°40'W - 209.67 FT. TO A POINT OF CURVATURE, THENCE ALONG A 102.33 FT. RADIUS CURVE TO THE LEFT (CENTRAL ANGLE OF 111°57') AN ARC DISTANCE OF 199.94 FT. TO A POINT OF CURVATURE, 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 SAID SECTION 27, THENCE S00°24'48"W - 2527.95 FT. TO THE POINT OF BEGINNING, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, BLOCKS, ROADS AND PRIVATE PARK AS SHOWN HEREON, UNDER THE NAME AND STYLE OF SURREY RIDGE - UNIT 4, AND DO HEREBY DEDICATE AND CONVEY TO DOUGLAS COUNTY, IN FEE SIMPLE, FOR PUBLIC USE, THE SHOWN AND PLATTED ROADS AND EASEMENTS.

I, TIBOR C. GARTNER, LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF SURREY RIDGE - UNIT 4, WAS MADE BY ME AND UNDER MY SUPERVISION AND INSTRUCTIONS AND THAT BOTH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE 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 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.

DATED MARCH 12, 1969

*Tibor C. Gartner*  
TIBOR C. GARTNER, COLO. REG. L.S. 4678

## ATTORNEY'S CERTIFICATE

I, FREDERICK S. TENDERICH, 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.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 1ST DAY OF JULY, 1969.

DATED JUNE 2, 1969

*Fredrick S. Tenderich*

*Samy C. Kimbrough*  
CHAIRMAN

*Charles R. Pruss*  
CLERK

ACCEPTED FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER THIS 8th DAY OF October, 1969 AT 2:48 P.M.

*Charles R. Pruss*  
CLERK AND RECORDER

RECEPTION No. 134829

### EQUESTRIAN PROPERTIES INC.

### VANSCO INC.

*David G. Elmore* PRESIDENT  
*Frank A. Randall* ASST. SECRETARY  
*Galen O. Ballard Jr.*  
*Phillip S. Machut*  
*JoAnn L. Ballard*  
*Judith A. Machut*

THE FOREGOING PLAT AND DEDICATION OF SURREY RIDGE - UNIT 4 WERE ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MAY, 1969, BY DAVID G. ELMORE AS PRESIDENT AND FRANK A. RANDALL AS ASST. SECRETARY OF EQUESTRIAN PROPERTIES INC., A COLORADO CORPORATION, AND GALEN O. BALLARD, JOANN L. BALLARD, PHILLIP S. MACHUT, JUDITH A. MACHUT AND GEORGE K. HAYDEN AS PRESIDENT AND A.J. KONERSMANN AS ASST. SECRETARY OF VANSCO INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: NOVEMBER 1, 1971

*Tibor C. Gartner*  
TIBOR C. GARTNER - NOTARY PUBLIC

