

# THE KEN-CARYL RANCH HIGHLANDS SUBDIVISION

A PORTION OF SECTIONS 26, 27, 34 AND 35, ALL IN T.5S., R.70W. OF THE 6th.P.M. AND A PORTION OF SECTIONS 2 AND 3, T.6S., R.70W. OF THE 6th. P.M., COUNTY OF JEFFERSON, STATE OF COLORADO.

Book 32317  
COUNTY CLERK 43-28  
COUNTY CLERK & RECORDER

43-28  
1/6

3-28  
1/6

### DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of those lands described below, has laid out, subdivided and platted the same into parcels, blocks, streets and private ways as shown hereon and has caused the same to be recorded in the public records of the County of Jefferson, State of Colorado, under the name and style of THE KEN-CARYL RANCH HIGHLANDS SUBDIVISION, and does, by these presents, of its own free will and voluntarily, without coercion, threat or business compulsion, grant, dedicate and convey to the County of Jefferson, State of Colorado, Parcel M and Parcel N, together with the 30-foot wide slope easements adjacent thereto, as shown hereon, for public use for road purposes.

### DESCRIPTION

A PORTION OF SECTIONS 26, 27, 34, AND 35, ALL IN TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A PORTION OF SECTIONS 2 AND 3 IN TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN LIVING IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE OF SAID SECTION 27, N89°22'55"E, 125.00 FEET, THENCE S 40°44'21" E, 1905.33 FEET, THENCE S 71°22'20" E, 999.20 FEET; THENCE S 02°46'20" E, 455.00 FEET, THENCE S 52°11'56" E, 4771.44 FEET, THENCE S 02°37'21" E, 1311.37 FEET, THENCE S 25°21'43" E, 1373.21 FEET, THENCE S 34°22'49" W, 1151.09 FEET, THENCE S 10°15'13" W, 3287.47 FEET TO THE NORTHWEST CORNER OF THE S 1/3 OF THE NE 1/4 OF SAID SECTION 2, THENCE S 01°13'40" E, 1314.91 FEET TO THE CENTER OF SAID SECTION 2, THENCE S 88°42'41" W, 2597.93 FEET TO THE N 1/4 CORNER OF SAID SECTION 2, THENCE ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 2 S 87°55'02" W, 1523.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF DEER CREEK ROAD, THENCE THE FOLLOWING COURSE ALONG SAID EASTERLY RIGHT-OF-WAY:
  1. NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS N 48°05'38" E WITH A RADIUS OF 1167.56 FEET THROUGH A CENTRAL ANGLE OF 08°02'08" AN ARC LENGTH OF 163.75 FEET.
  2. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 33°52'14" W, 48.03 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 1905.22 FEET.
  3. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°46'15" AN ARC LENGTH OF 291.65 FEET.
  4. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 25°05'59" W, 35.73 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 2561.85 FEET.
  5. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°34'24" AN ARC LENGTH OF 204.49 FEET.
  6. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 23°40'23" W, 194.80 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 915.68 FEET.
  7. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'49" AN ARC LENGTH OF 335.93 FEET.
  8. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 08°39'34" W, 92.68 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 1113.65 FEET.
  9. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°42'42" AN ARC LENGTH OF 227.64 FEET.
  10. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 20°22'16" W, 60.14 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 6641.01 FEET.
  11. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'06" AN ARC LENGTH OF 179.82 FEET TO A REVERSE CURVE TO THE RIGHT WHOSE CENTER BEARS N 87°38'00" E WITH A RADIUS OF 1330.50 FEET.
  12. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'45" AN ARC LENGTH OF 184.91 FEET.
  13. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 13°21'37" W, 63.73 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 1011.37 FEET.
  14. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'43" AN ARC LENGTH OF 202.53 FEET.
  15. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 24°25'20" W, 97.58 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 2367.67 FEET.
  16. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'08" AN ARC LENGTH OF 106.64 FEET.
  17. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 27°14'23" W, 66.91 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 701.27 FEET.
  18. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'33" AN ARC LENGTH OF 235.42 FEET TO A REVERSE CURVE TO THE LEFT WHOSE CENTER BEARS S 82°00'05" W, WITH A RADIUS OF 522.23 FEET.
  19. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°22'49" AN ARC LENGTH OF 194.87 FEET TO A POINT ON THE WEST LINE OF THE N 1/4 OF SAID SECTION 3, THENCE S 00°38'28" W, 59.52 FEET ALONG THE WEST LINE OF THE N 1/4 OF SAID SECTION 3 TO THE S 1/4 CORNER OF SAID SECTION 3, THENCE S 89°57'51" E, 192.61 FEET TO THE S 1/4 CORNER OF SAID SECTION 34, THENCE S 89°45'02" E, 2404.87 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, THENCE S 89°45'02" E, 218.46 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34, THENCE N 01°38'40" W, 2409.20 FEET TO THE S 1/4 CORNER OF SAID SECTION 34, THENCE N 89°45'52" W, 2648.37 FEET TO THE CENTER OF SAID SECTION 34, THENCE N 02°30'23" W, 2639.24 FEET TO THE N 1/4 CORNER OF SAID SECTION 34, THENCE S 02°06'17" W, 2639.63 FEET TO THE CENTER OF SAID SECTION 27, THENCE N 89°10'03" W, 1252.36 FEET TO THE EASTERN RIGHT-OF-WAY OF TURKEY CREEK ROAD, THENCE THE FOLLOWING COURSE ALONG THE EASTERN RIGHT-OF-WAY OF TURKEY CREEK ROAD:
    1. N 01°38'25" W, 57.40 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 734.42 FEET.
    2. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°22'54" AN ARC LENGTH OF 261.27 FEET.
    3. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 22°01'24" W, 408.80 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 297.60 FEET.
    4. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'25" AN ARC LENGTH OF 197.59 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT WHOSE CENTER BEARS W 73°58'59" E AND WHOSE RADIUS IS 554.73 FEET.
    5. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°39'20" AN ARC LENGTH OF 308.69 FEET.
    6. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 15°30'19" W, 88.13 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 1356.14 FEET.
    7. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°30'26" AN ARC LENGTH OF 105.59 FEET.
    8. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 20°08'45" W, 201.44 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 1114.31 FEET.
    9. THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°16'59" AN ARC LENGTH OF 434.15 FEET.
    10. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 02°06'14" E, 97.24 FEET TO A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 2012.12 FEET.
    11. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'53" AN ARC LENGTH OF 331.05 FEET.
    12. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 06°28'05" E, 135.02 FEET TO A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 1201.81 FEET.
    13. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'45" AN ARC LENGTH OF 85.93 FEET.
    14. THENCE TANGENT TO SAID LAST MENTIONED CURVE N 02°31'20" E, 72.41 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27.

THENCE ALONG SAID NORTH LINE N89°45'18" E, 1491.43 FEET TO THE N 1/4 CORNER OF SAID SECTION 27 AND THE POINT OF BEGINNING CONTAINING 1275.33 ACRES, MORE OR LESS.

Parcels A, B, C, D, E, F, and G shown hereon will be dedicated by the undersigned to a homeowners' or other nonprofit association, for private open space and private recreational purposes for the occupants of the lots shown hereon and such other persons as the undersigned shall determine. Parcels H, I, J, K, and L will be dedicated by the undersigned to such association for the private use of the occupants of the lots shown hereon and such other persons as the undersigned shall designate, and within said parcels the road complete will be 30 feet, 24 feet of which shall be paved. Easements are hereby granted to Ken-Caryl Ranch Water District (a quasi-municipal corporation) for water lines, well sites, infiltration galleries, reservoirs, and access roads to such well sites, galleries, reservoirs, and access roads to the intermountain Rural Electric Association for electric distribution lines, to Public Service Company of Colorado for gas lines and pressure reduction stations, and to the Mountain States Telephone and Telegraph Company for telephone lines, provided, however, that all the foregoing easements shall be on such terms and conditions, as to installation, as the undersigned shall determine. All utility lines shall be underground. All easements previously granted unless actually shown otherwise on this plat are hereby further defined as being a 30 foot wide strip, the centerline of which shall be the centerline of said paved roads to be constructed on Parcels K, L, J, K, and L set forth hereon except as above provided, all easements shown hereon for slope easements adjacent to private roads, landscaping, identification signs, entry structures, access, wells, water lines, reservoirs, infiltration galleries, gas, electric or telephone lines, gas pressure reduction stations, or otherwise, will be reserved to the undersigned and its successors and assigns.

(Continued above, right)

### ATTEST

*John Harker*  
Secretary

### S E A L

STATE OF COLORADO }  
COUNTY OF JEFFERSON } ss.

The foregoing instrument was acknowledged before me this 11th day of December, 1973, by JAMES E. GUNN as Vice President and by John Harker as Secretary of KEN-CARYL RANCH CORPORATION, a Colorado corporation.

Witness my hand and official seal

My commission expires 3/16/75

### KEN-CARYL RANCH CORPORATION

By James E. Gunn  
James E. Gunn, Vice President

Ken-Caryl Ranch Corporation  
Subdivider's Registration Number 1396

Betty A. Raymond  
Notary Public

### SURVEYOR'S CERTIFICATE

I, STANLEY R. MELLOR, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of THE KEN-CARYL RANCH HIGHLANDS SUBDIVISION was made under my supervision or in reliance on the certification plat by Elmer H. Clark, Registered Land Surveyor, Colorado No. 2275, dated AUGUST 1, 1972, as revised APRIL 1, 1973, and that the accompanying plat accurately and properly shows said subdivision and the survey thereof.



MCINTIRE & QUIROS OF COLORADO, INC.

By Stanley R. Mellor  
Registered Colorado Professional Engineer  
and Land Surveyor No. 4950

### ATTORNEY'S CERTIFICATE

I, JAMES E. NEGARTY, an attorney at law, duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have assumed the title of all lands herein dedicated and shown upon the within plat as public or private streets or easements, and the title of such lands is in KEN-CARYL RANCH CORPORATION, free and clear of all liens and encumbrances, subject to reservation by Union Pacific Land Company of all coal and other minerals in deeds recorded December 7, 1906 in book 136 at page 12 and February 19, 1909 in book 136 at page 34, rights of way for ditches or canals constructed by the authority of the United States and the right of the proprietor of a vein or lode to extract and remove his ore should the same penetrate or intersect the premises as reserved in the United States patents, easements to Mountain States Telephone and Telegraph Company recorded April 25, 1910 in book 323 at page 175 and October 25, 1931 in book 344 at page 196, easement to Intermountain Rural Electric Association recorded March 25, 1954 in book 595 at page 588, mineral reservation by Louise S. Williams et al in deed recorded July 28, 1971 in book 3280 at page 203, and subject to discrepancies, if any, between fence lines and property lines.

James E. Negarty  
James E. Negarty

### APPROVAL CERTIFICATE

Robert A. Koenig  
Jefferson County Planning Department

Julius S. Wood 12-12-73  
Jefferson County Engineering Department

David C. Peterson  
Jefferson County Health Department

Reviewed by the Jefferson County Planning Commission this 12th day of December, A D 19 73

David C. Peterson  
Secretary

J. Hoff  
Chairman

### ACCEPTANCE CERTIFICATE

The foregoing plat is approved for filing, and conveyance of Parcel M shown thereon for South Turkey Creek Road and Parcel N shown thereon for Deer Creek Canyon Road, together with the 30-foot wide slope easements adjacent thereto are accepted by the County of Jefferson, State of Colorado this 12th day of DECEMBER, A D 19 73, but the County of Jefferson, State of Colorado shall not undertake maintenance of the private streets shown hereon.

### BOARD OF COUNTY COMMISSIONERS

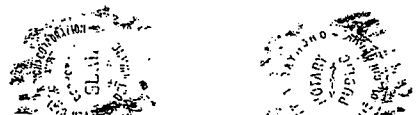
Norman C. Allen  
Clerk  
By Michael M. Jaramona  
Deputy Clerk

Robert A. Koenig  
Chairman P.D. 734

### CLERK AND RECORDER'S CERTIFICATE

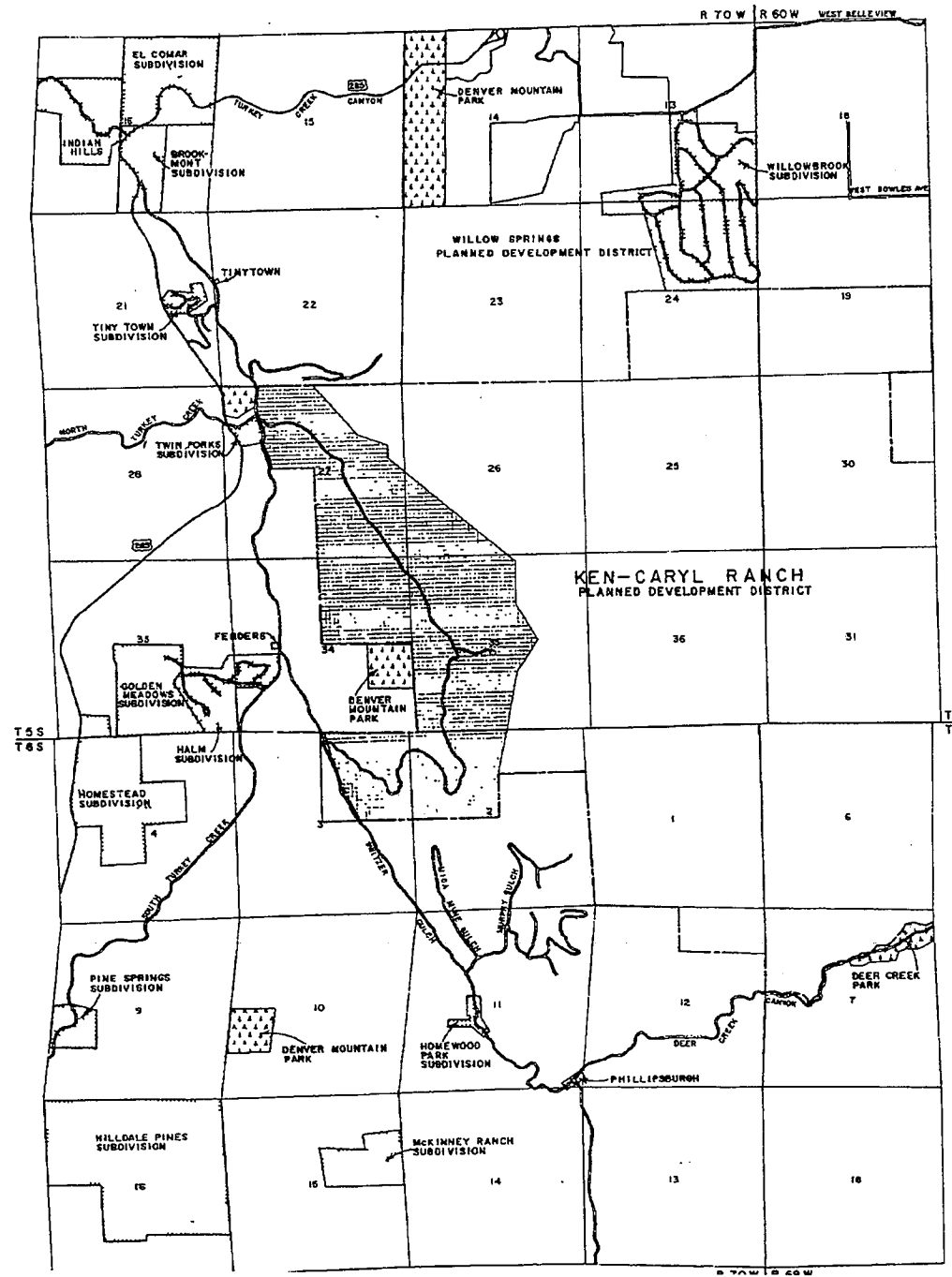
Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado this 12th day of DECEMBER, A D 19 73

Norman C. Allen  
County Clerk and Recorder  
By Michael M. Jaramona  
Deputy Clerk  
Reception No. 610788  
Time 3:21 P.M.



# THE KEN-CARYL RANCH HIGHLANDS SUBDIVISION

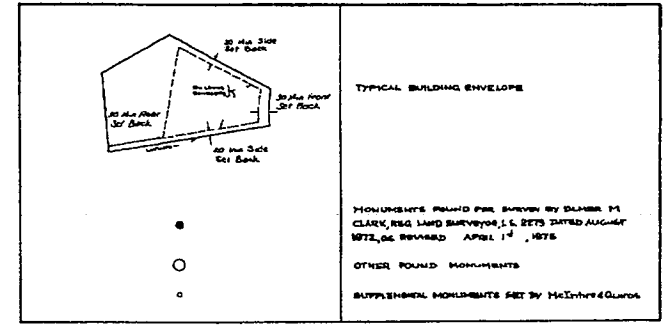
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## CURVE CHART

SHEET D					SHEET A				
NUMBER	RADIUS	ARC	DELTA	TAN	NUMBER	RADIUS	ARC	DELTA	TAN
1	1167.06	163.70	008°02'00"	32.01	112	250.00	185.81	038°00'00"	85.04
2	1205.85	291.83	008°45'18"	145.11	113	170.00	137.00	048°12'21"	35.55
3	281.85	295.83	04°24'45"	108.30	114	70.00	114.84	08°00'00"	25.07
4	815.88	355.83	02°00'48"	188.22	115	150.00	89.20	3°40'34"	30.57
5	1114.88	363.83	01°12'48"	114.22	116	100.00	148.25	28°42'00"	101.28
6	2961.01	170.83	01°12'00"	68.22	117	450.00	170.13	22°00'00"	88.22
7	1220.88	188.81	00°28'45"	30.21	118	190.00	174.63	08°42'00"	30.28
8	1094.17	208.03	01°12'42"	101.09	119	100.00	196.84	1°34'00"	50.13
9	4.63.86	102.83	00°45'24"	33.22	120	300.00	800.87	01°34'00"	131.03
10	701.87	102.83	01°12'24"	18.22	121	400.00	818.78	03°00'00"	112.18
11	628.89	124.87	01°18'45"	38.28	122	300.00	136.87	03°00'00"	163.28
12					123	50.00	100.01	02°34'00"	63.21
13					124	400.00	374.66	05°30'00"	82.28
14					125	200.00	184.50	03°00'00"	84.34
15					126				
16	100.00	144.04	02°11'40"	67.51	127				
17	250.00	188.17	04°42'00"	87.84	128				
18	350.00	171.04	03°00'00"	87.26	129				
19	250.00	851.42	06°00'00"	104.24	130				
20	200.00	180.87	04°00'00"	84.30	131	25.00	130.25	126°00'00"	138.13
21	180.00	30.80	05°00'00"	69.35	132	800.00	151.48	08°00'00"	77.25
22	180.00	186.26	07°00'00"	116.10	133	1800.00	246.17	01°24'00"	172.25
23	180.00	478.25	04°00'00"	82.48					
24	100.00	178.18	02°40'00"	124.21					
25	300.00	871.24	17°00'00"	32.21					
26	200.00	64.00	01°00'00"	32.21					
27	650.00	800.38	07°00'00"	300.70					
28	100.00	183.18	02°00'00"	80.72					
29	200.00	43.08	01°00'00"	21.61					
30	300.00	21.80	01°00'00"	28.88					
31	500.00	191.58	02°00'00"	97.18					
32	800.00	78.62	01°00'00"	28.27					
33	200.00	140.79	02°00'00"	37.42					
34	180.00	359.29	1°00'00"	757.08					
35	280.00	60.60	01°00'00"	30.48					
36	200.00	118.18	02°00'00"	59.24					
37	200.00	100.07	02°00'00"	51.10					
38	180.00	154.80	07°00'00"	113.76					
39	150.00	102.18	02°00'00"	33.12					
40	120.00	117.25	02°00'00"	83.81					
41	150.00	118.58	02°00'00"	43.16					
42	280.00	140.08	02°00'00"	71.94					
43	150.00	128.83	01°00'00"	101.76					
44	180.00	196.87	02°00'00"	129.88					
45									
CURVES DELETED									
46	220.00	181.74	02°15'55"	26.42					
47	280.00	187.24	02°00'00"	101.82					
48	850.00	282.88	01°00'00"	135.40					
49	800.00	319.78	02°00'00"	181.88					
50	180.00	180.80	04°00'00"	85.18					
51	250.00	124.87	02°00'00"	68.79					
52	80.00	138.41	01°00'00"	88.11					
53	380.00	181.81	02°00'00"	36.43					
54	1890.00	118.20	204°05'45"	29.27					

## LEGEND



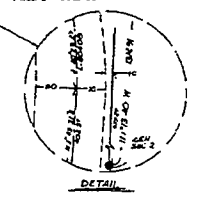
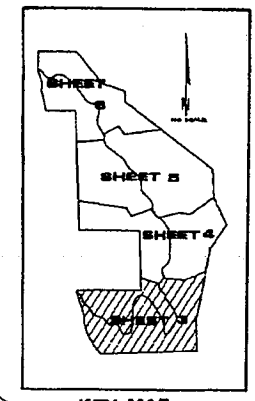
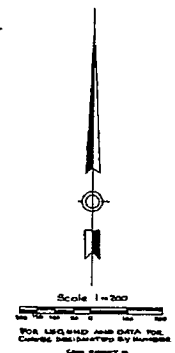
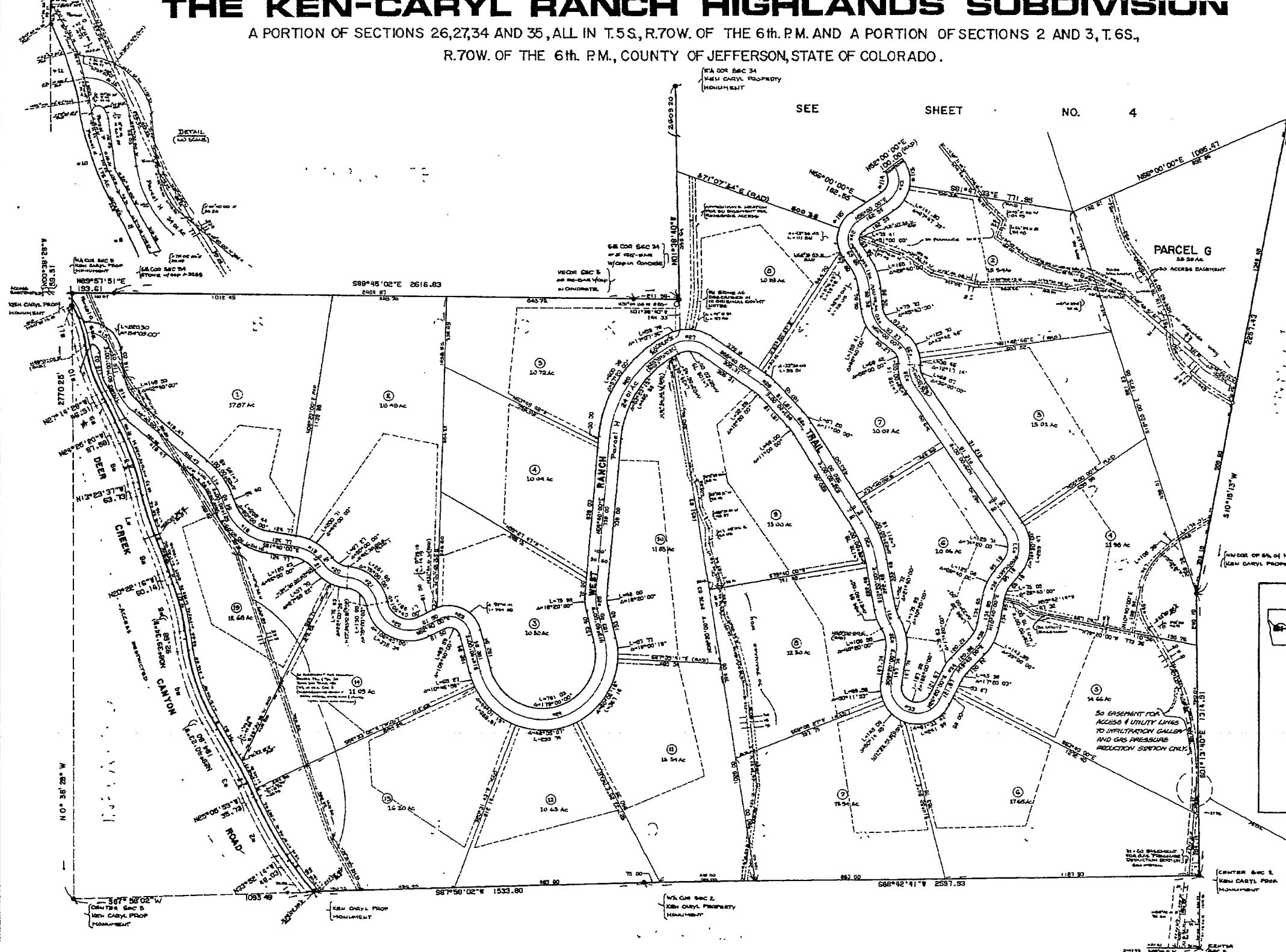
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MAP NO. 30 AND 31  
43-30  
3/6

13-28  
3/6

SEE SHEET NO. 4



CENTER SEC 5, KEN CARYL POOL MONUMENT

KEN CARYL POOL MONUMENT

CENTER SEC 2, KEN CARYL POOL MONUMENT

CENTER SEC 2, KEN CARYL POOL MONUMENT

50' BASEMENT FOR ACCESS & UTILITY LINES TO INFILTRATION GALLERY AND GAS PRESSURE REDUCTION SECTION ONLY.



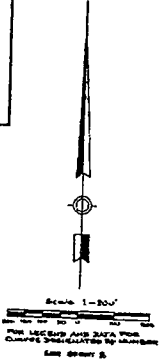
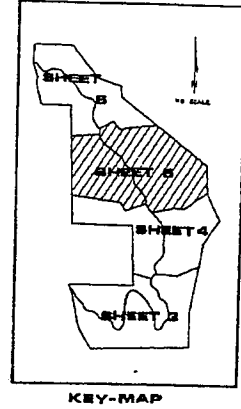
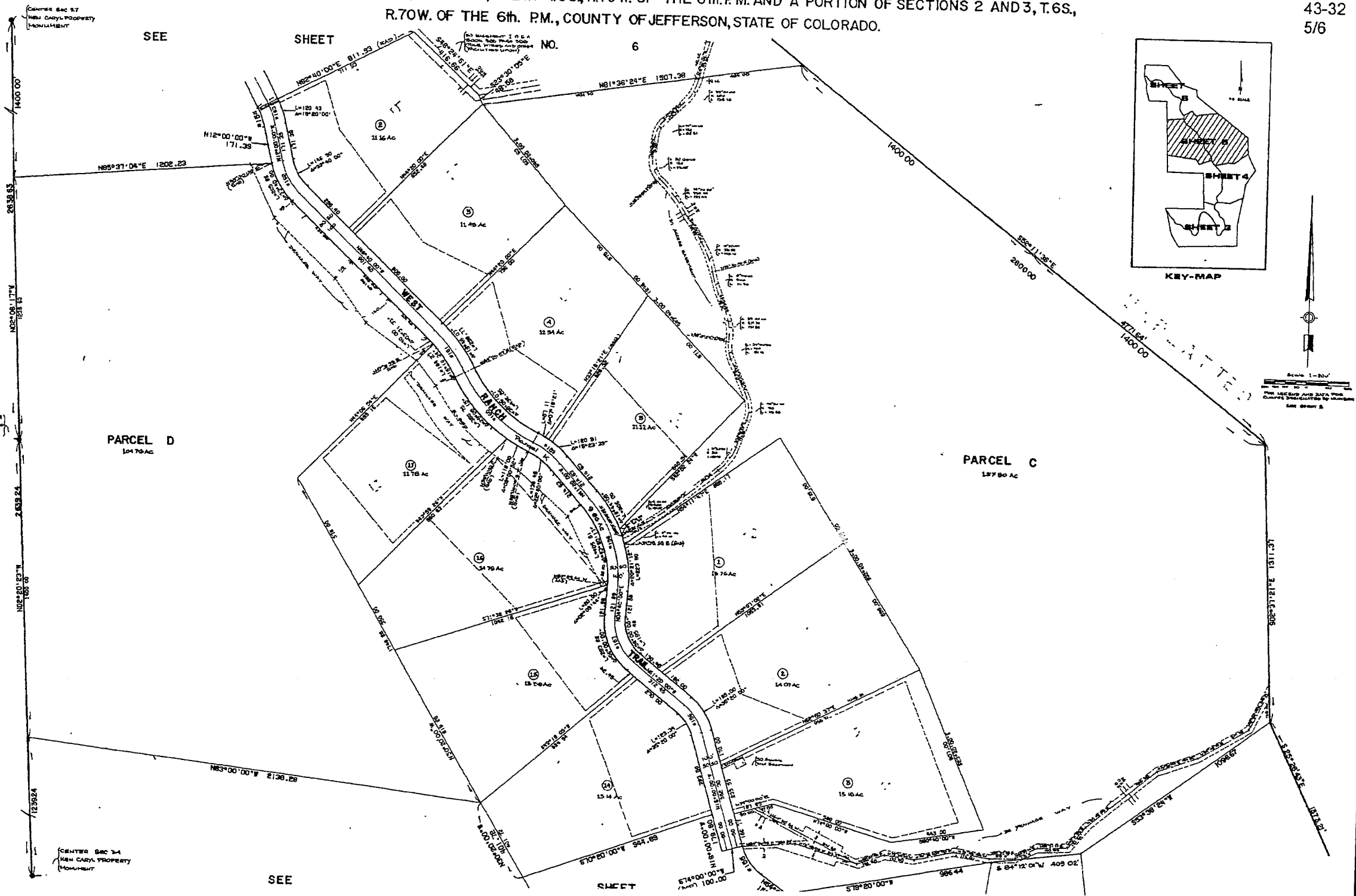
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BOOK 43 PAGE 32  
MAP NO. 30 AND 31

43-28  
5/6

43-28  
5/6



CENTER SEC 27  
KEN CARYL PROPERTY  
MONUMENT

CORNER SEC 34  
KEN CARYL PROPERTY  
MONUMENT

CENTER SEC 34  
KEN CARYL PROPERTY  
MONUMENT

SEE

SHEET

NO.

6

PARCEL D  
104.70 AC

PARCEL C  
127.80 AC

SEE

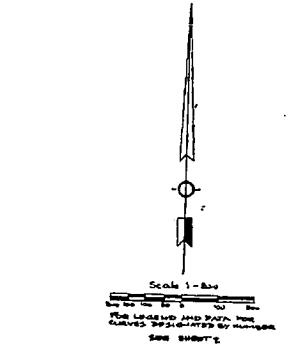
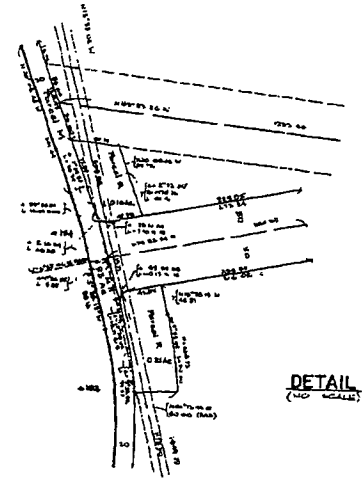
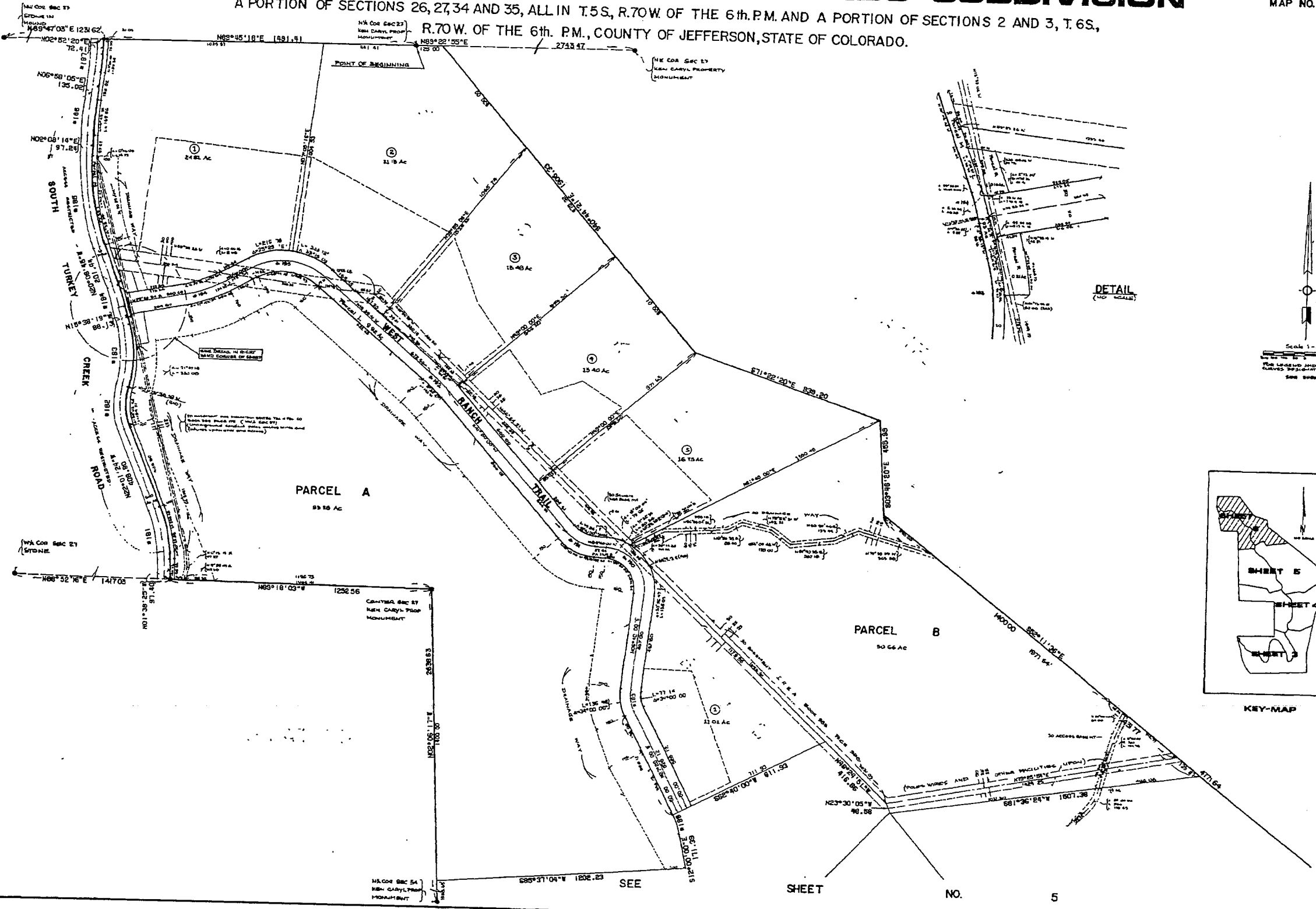
SHEET

**WEST HIGHLANDS SUBDIVISION**

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MAP NO. 30 AND 31  
43-33  
6/6

3-28  
6/6



PARCEL A  
89.86 AC

PARCEL B  
50.66 AC

SEE

SHEET NO. 5