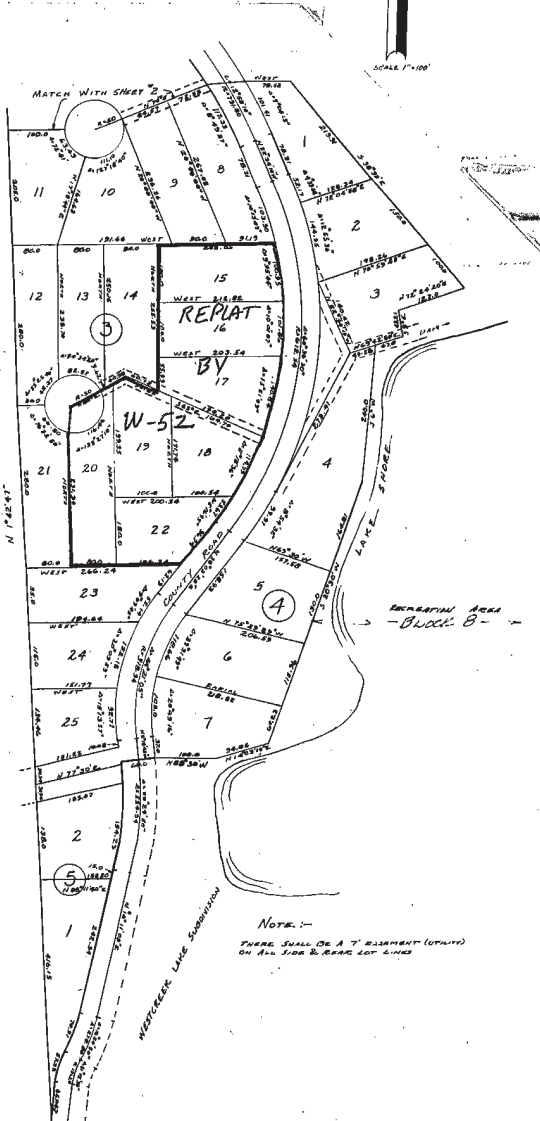


# VACATION AND REFLING OF WESTCREEK LAKES SUBDIVISION, FILING NO. 1 DOUGLAS COUNTY, COLORADO

ADVANCE SURVEY COMPANY, INC.



**KNOW ALL MEN BY THESE PRESENTS:** That the undersigned Hugh B. Hill, J.D. Kingsolver and H.C. Gerber, Executors of the Estate of John O. Hill, Frances Jean Matheson Powell, Jo Ann L. Clay, O.D. Olson, Olga Schimmack, John L. Sullivan, Wilbert H. Ruenheck, and Olga Schimmack & J.C. Olson 1<sup>st</sup> Vice President & Secretary respectively of Westcreek Development Company for Westcreek Lakes Subdivision and Company, being sole owners of the real property described herein, and other parties in interest, having heretofore subdivided and plotted "WESTCREEK LAKE SUBDIVISION, FILING NO. 1", Douglas County, Colorado, according to the Plat thereof filed on the 13th day of October, 1964, A.D., at reception No. 121785 with the Clerk and Recorder of Douglas County, State of Colorado, now being desirous of adjusting and relocating certain lot lines, Right of Way lines and other internal boundaries contained therein, declare, and by these presents do VACATE all lot lines, internal boundary lines, roads, drives, lanes and easements contained in the heretofore described Plat of "Westcreek Lakes Subdivision, Filing No. 1".

Said tract of land will then be Re-Platted as "REFILING OF WESTCREEK LAKES SUBDIVISION, FILING NO. 1", Douglas County, Colorado, described as follows: A portion of the Southwest Quarter of Section 30 and the West one half of the West one half of Section 31, Township 10 South, Range 69 West of the 6th P.M., more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 6 of the Westcreek Lakes Subdivision as filed of record in the Records of Douglas County, Colorado; thence South 83° 41' 15" West a distance of 80.00 feet to the true Point of Beginning of the tract to be described hereby; said point being a point of curvature to the right, the radius of which is 524.94 feet, through a central angle of 20° 29' 50" and an arc length 187.78 feet to the point of tangency of said curve; thence South 14° 11' 05" West a distance of 257.34 feet to the point of curvature of a curve to the right, the radius of which is 248.54 feet, through a central angle 16° 20' 50" and an arc length of 70.91 feet to the point of curvature of a reverse curve to the left the radius of which is 151.29 feet through a central angle of 21° 42' 35" and an arc length of 57.32 feet to the point of tangency of said curve; thence South 08° 49' 20" West a distance of 66.83 feet to a point of intersection with the West line of said Section 31; thence North 01° 42' 47" West a distance of 402.81 feet, thence North 12° 47' 26" East a distance of 486.64 feet; thence North 90° 00' East a distance of 354.26 feet, thence North 93° 55' 31" East a distance of 653.85 feet; thence North 08° 02' 30" East a distance of 260.72 feet; thence South 01° 19' 55" East a distance of 4253.08 feet to a point, said point being the Northeast corner of Lot 2, Block 2 of said Westcreek Lakes Subdivision; thence continue in a straight westerly direction along the Northern line of said Westcreek Lakes Subdivision to the Point of Beginning, and contains 125.53 acres, more or less; has caused the same to be Platted and subdivided into Lots and Blocks under the name of REFLING OF WESTCREEK LAKES SUBDIVISION, FILING NO. 1, Douglas County, Colorado, and the undersigned owners do hereby declare that the within map of said subdivision accurately sets forth the boundaries and dimensions of all the Blocks and Lots of said subdivision. The undersigned owners do hereby dedicate, to the Public use, all that portion of that roadway designated on the within map as "County Road". Any and all other roadways shown on the within map are private roads and are not dedicated to the Public use but are expressly reserved for the private use of the owners of the lots within said subdivision and shall be maintained by said owners. Each lot subject to a 7' easement parallel to each side and rear lot line for the installation, maintenance and repair of water, electrical and tile lines.

<i>Frances Jean Matheson Powell</i> Frances Jean Matheson Powell	<i>O.D. Olson</i> O.D. Olson	<i>Olga Schimmack</i> Olga Schimmack
<i>John L. Sullivan</i> John L. Sullivan	<i>Wilbert H. Ruenheck</i> Wilbert H. Ruenheck	
<i>Hugh B. Hill</i> Hugh B. Hill	<i>J.D. Kingsolver</i> J.D. Kingsolver	<i>H.C. Gerber</i> H.C. Gerber
WESTCREEK DEVELOPMENT CO. Olga Schimmack SECRETARY		
STATE OF COLORADO ) COUNTY OF DOUGLAS ) S.S.		
The foregoing INSTRUMENT was acknowledged before me this 28th day of May, 1965, A.D., by Hugh B. Hill, J.D. Kingsolver and H.C. Gerber, Executors of the Estate of John O. Hill, Frances Jean Matheson Powell, Jo Ann L. Clay, O.D. Olson, Olga Schimmack, John L. Sullivan, Wilbert H. Ruenheck, and Olga Schimmack & O.D. Olson 1 <sup>st</sup> Vice President & Secretary respectively of Westcreek Development Company for Westcreek Lakes Subdivision and Company.		
Witness my hand and official seal		
<i>[Signature]</i> Notary Public		

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying Plat was surveyed and drawn under his supervision and accurately shows the described tract of land and the subdivision thereof to the best of his knowledge and belief.

*George M. Duffek*  
Registered Land Surveyor

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that there are no Right of Ways for roads, electric transmission lines, water pipe lines, ditches, or utilities, other than those shown on the accompanying Plat, to the best of his knowledge and belief.

*George M. Duffek*  
Registered Land Surveyor

The accompanying Plat of REFLING OF WESTCREEK LAKES SUBDIVISION, FILING NO. 1 is approved by the Board of County Commissioners of Douglas County, acting as the Planning Commission of Douglas County, Colorado, on this 3 day of May A.D. 1965.

*Russell E. Haggman*  
Douglas County Planning Commission, Chairman

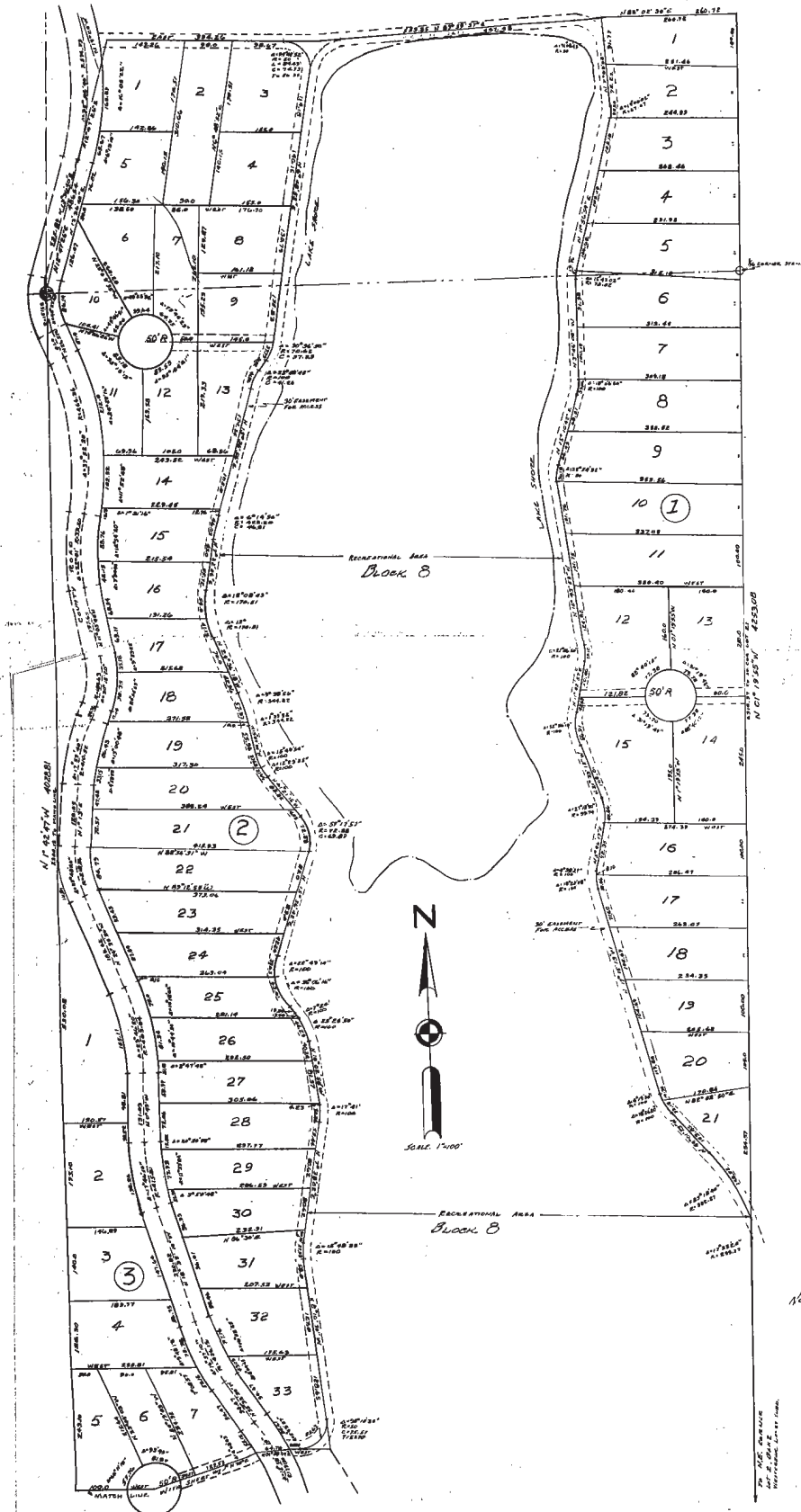
STATE OF COLORADO )  
COUNTY OF DOUGLAS ) S.S.

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this 28th day of May, A.D. 1965, and is duly recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

Recorder \_\_\_\_\_ Deputy \_\_\_\_\_  
File No. 123177  
Fee \_\_\_\_\_

4 N  
123177

VACATION AND REFILING  
 OF  
 WESTCREEK LAKES SUBDIVISION, FILING NO. I  
 DOUGLAS COUNTY, COLORADO  
 ADVANCE SURVEY COMPANY, INC.



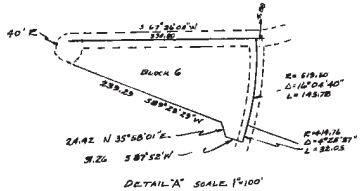
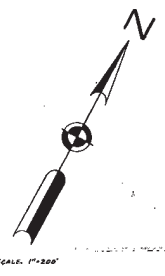
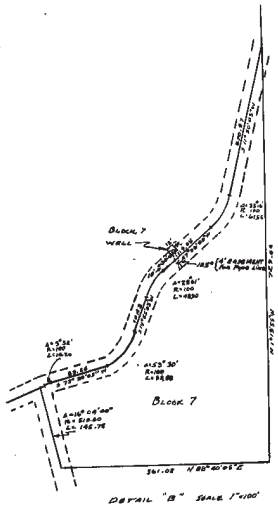
NOTE: THERE SHALL BE A 7' OFFSET EXISTENCE ON ALL SIDE AND REAR LOT LINES.

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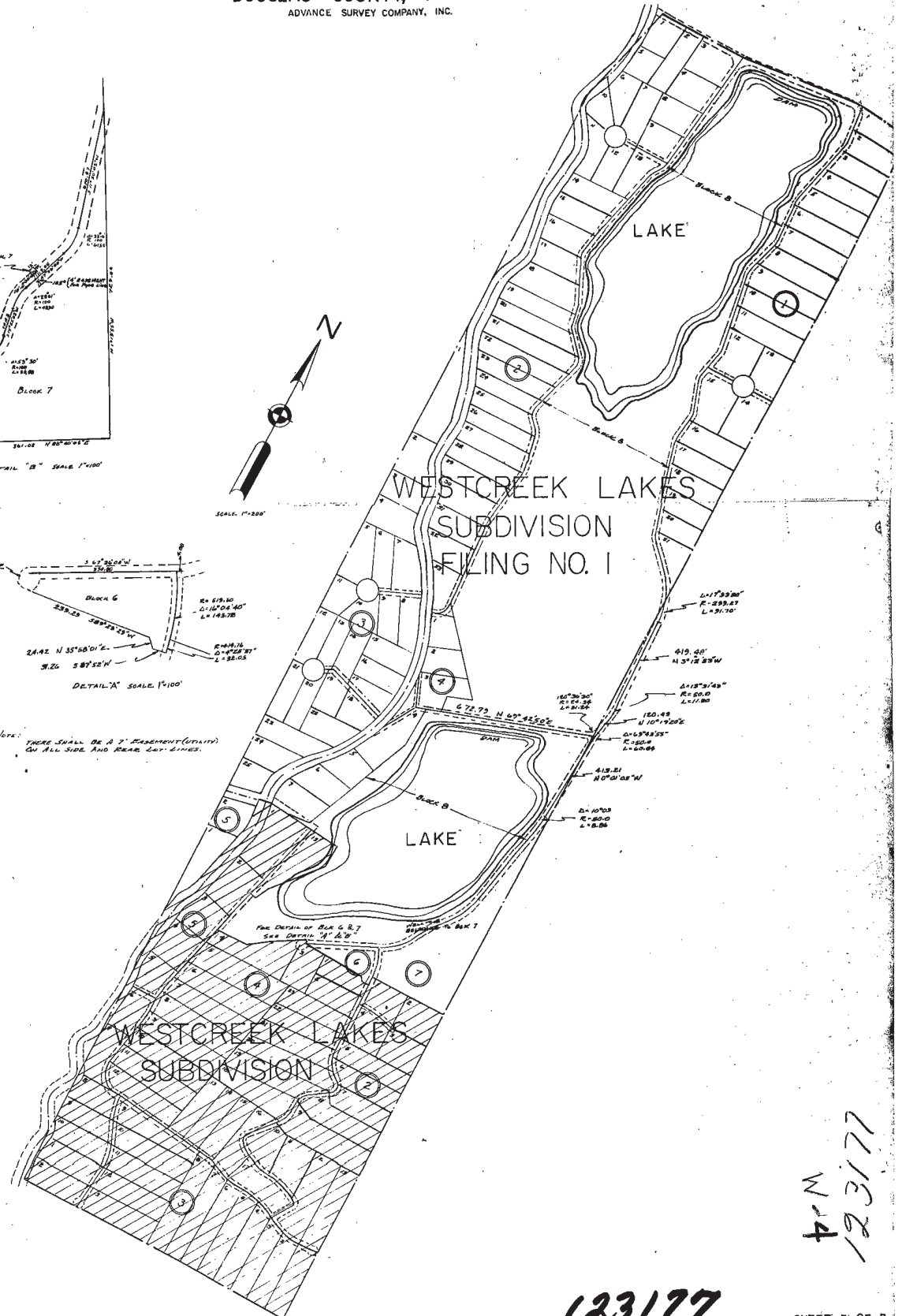
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VACATION AND REFILING  
 OF  
**WESTCREEK LAKES SUBDIVISION, FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO  
 ADVANCE SURVEY COMPANY, INC.



NOTE: FENCE SHALL BE A 5' FUNDAMENT (QUALITY) ON ALL SIDES AND BEAR 240°±±.



123177

47 N  
 123177

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