

SOUTHMOOR PARK, FILING NO. TWO

A PART OF THE NORTH ONE-HALF OF SECTION 5, T5S, R67W OF THE 6th P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION

KNOW ALL Men By These Presents, that the Hillcrest Investment Co., a Colorado Corporation, and Lee Farnum Johnson and Willard J. Johnson as individuals, being the owners of that part of the North one-half of Section 5, Township 5 South, Range 67 West of the 6th Principal Meridian lying East of U.S. Highway No. 47, State Highway No. 45, and more particularly described as follows:

Beginning at the Northeast corner of said Section 5; thence South along the East line of said Section 5 a distance of 75.00 feet; thence Westerly at an angle to the right of 88°36'43" a distance of 338.00 feet along the South right-of-way line of Hampden Ave. to the true point of beginning; thence Southerly at an angle to the left of 30°15'00" a distance of 100.00 feet; thence at an angle to the left of 3°21'50" a distance of 42.15 feet; thence Westerly at an angle to the right of 88°36'43" a distance of 42.15 feet; thence Southwesterly at an angle to the left of 88°32'00" a distance of 254.41 feet; thence Southeasterly along a curve to the right whose tangent is at an angle of 30° with the last mentioned course, with a radius of 1012.00 feet and a central angle of 45°33'50" an arc distance of 302.82 feet to a point of tangency; thence Southerly along the tangent of the aforesaid curve a distance of 75.35 feet to the South line of the Northeast one-quarter of said Section 5; thence Westerly at an angle to the right of 90° along said South line a distance of 102.00 feet to the Southwest corner of said Northeast one-quarter of Section 5; thence Westerly along the South line of the Northwest one-quarter of said Section 5 a distance of 121.50 feet to the Northeast right-of-way line of U.S. Highway No. 47, State Highway No. 45; thence Northwesterly along said right-of-way line a distance of 155.25 feet; thence Easterly at an angle to the right of 101°02'30" a distance of 321.14 feet; thence Northerly at an angle to the left of 30° and parallel to and 300.00 feet from the North-South centerline of Section 5 a distance of 100.00 feet to the Southerly right-of-way line of Hampden Ave.; thence Easterly along said right-of-way line the following four (4) courses: (1) at an angle to the right of 87°01'50" a distance of 4.57 feet; (2) thence at an angle to the right of 21°41'05" a distance of 1900.00 feet; (3) thence at an angle to the right of 8°32'00" a distance of 101.10 feet; (4) thence at an angle to the left of 8°32'00" a distance of 332.00 feet to the point of beginning.

Have laid out, subdivided and platted the same into lots and blocks, and streets as shown hereon under the name and style of "Southmoor Park, Filing No. Two" and by these presents do dedicate to the public, the streets, avenues, and other public places hereon shown and not already otherwise dedicated for public use, also utility easements as shown.

Witness our hands this 30th day of February, A.D. 1965

As individuals:

Lee Farnum Johnson
LEE FARNUM JOHNSON

Willard J. Johnson
WILLARD J. JOHNSON

HILLCREST INVESTMENT CO.
a Colorado Corporation

F. W. Herres
F. W. HERRES, PRESIDENT

O. G. Cozart
O. G. COZART, SECRETARY

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 30th day of February, A.D. 1965, by F. W. Herres as President and O. G. Cozart as Secretary of Hillcrest Investment Co., a Colorado Corporation, and by Lee Farnum Johnson and Willard J. Johnson as individuals.

Witness my hand and official seal. My commission expires March 23, 1966.
Joseph G. Durbin
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I hereby certify that the survey for this plat has been made in agreement with records on file in the Office of the City Engineer of the City and County of Denver and that the plat is in conformity with such records.

John A. Williams
JOHN A. WILLIAMS, P.E. C.E.S. NO. 1016

APPROVALS

I hereby certify that I have examined the evidence of Title to the land described hereon and find the title to the streets, avenues, and other public places, to be in the above named owners this 17th day of February, A.D. 1965, at 12:05 o'clock P.M., free and clear of encumbrances.

John A. Williams
JOHN A. WILLIAMS, CITY ATTORNEY
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

I hereby certify that this map and the survey represented thereby, are accurate and in conformity with the requirements of Article 342 of the Revised Municipal Code of the City and County of Denver and that the required improvements have been provided for.

John A. Williams
JOHN A. WILLIAMS, CITY ATTORNEY
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Approved by the Council of the City and County of Denver, by Ordinance No. 1111 of the Series of 1965. Witness my hand and corporate seal of the City and County of Denver this 17th day of February, A.D. 1965.

097555

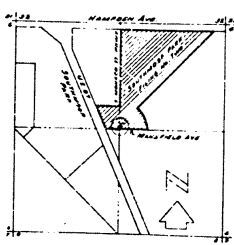
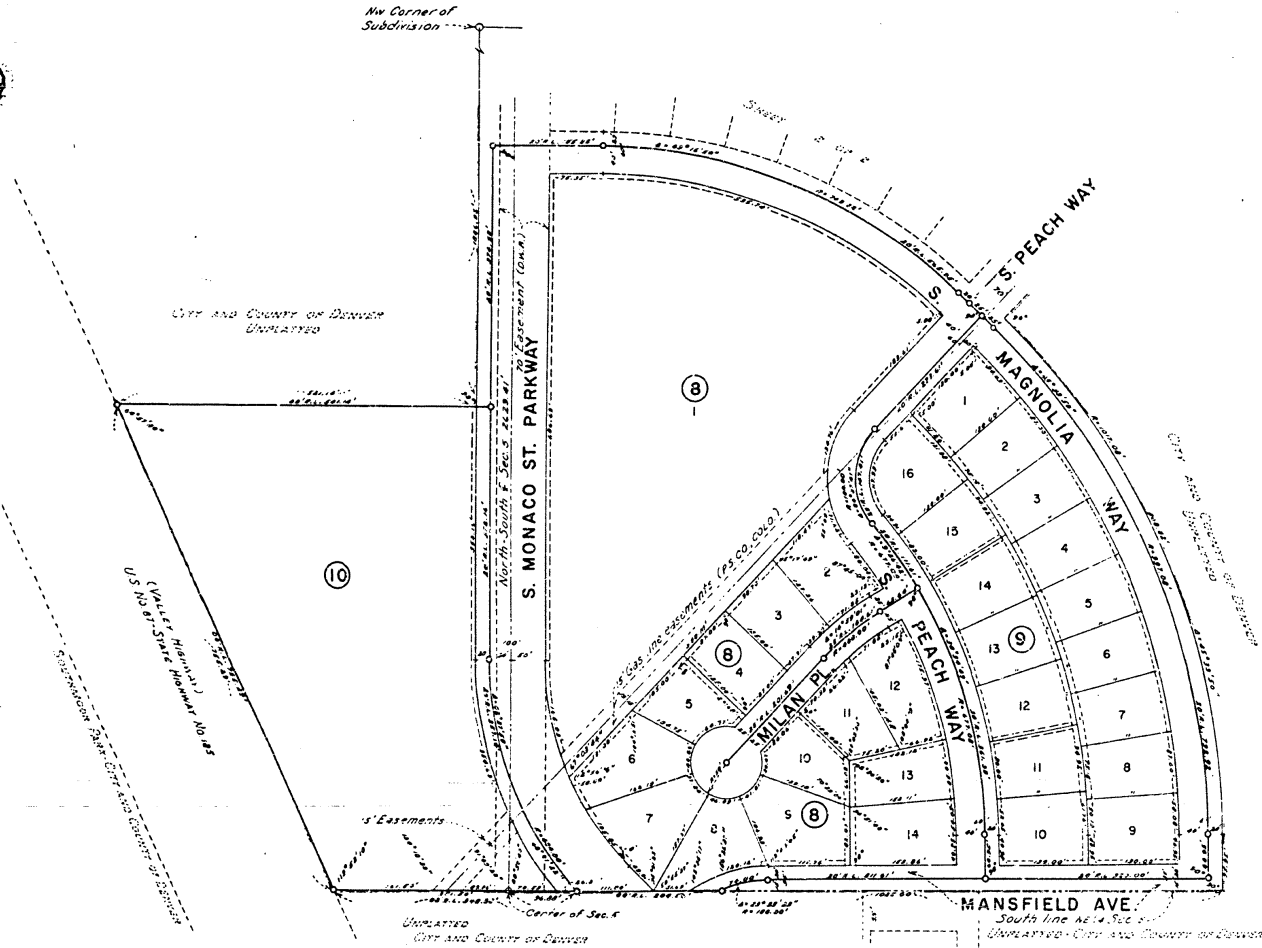
STATE OF COLORADO)
City and County of Denver)

I hereby certify that this instrument was filed for record in my office at 8:17 a.m. on 2/17/65, 1965 and duly recorded in Book 25, Page 555.

Walter Bennett
WALTER BENNETT
CLERK AND RECORDER

John A. Williams
JOHN A. WILLIAMS, CITY ATTORNEY
CLERK AND RECORDER

John A. Williams
JOHN A. WILLIAMS, CITY ATTORNEY
CLERK AND RECORDER



All rear utility easements a foot on each side of lot lines, unless otherwise shown.
Six foot wide easements are hereby granted for the exclusive use of gas mains on both sides of the streets within the subdivision. These 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 mains, valves, street lights or power poles, mail boxes, other structures, trees and shrubs be allowed in the above described areas. Concrete drives and sidewalks are permissible as long as they cross at substantially right angles and do not exceed 24 feet in width.

Approved by the Manager of Public Works: Walter Bennett
MANAGER OF PUBLIC WORKS
Approved by the Director of Traffic Engineering: John A. Williams
DIRECTOR OF TRAFFIC ENGINEERING
Approved by the Manager of Parks and Recreation: John A. Williams
MANAGER OF PARKS AND RECREATION
Approved by the Denver Planning Office: John A. Williams
DIRECTOR OF PLANNING

25-45 1/2

A PART OF THE NORTH ONE-HALF OF SECTION 5, T5S, R67W OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

Unplatted - City and County of Denver

True point of beginning

NE Cor. Sec. 5
 T.5S, R.67W

North line - Sec. 5 - 2624.31'

NW Cor. Sec. 5, T.5S, R.67W

HAMPDEN AVE.

S. ONEIDA WAY

ITHACA PL.

S. NARCISSUS WAY

S. ONEIDA WAY

S. NEWPORT WAY

S. NIAGARA WAY

S. PEACH WAY

S. MAGNOLIA WAY

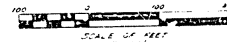
PARKWAY

MONACO ST.

S.

CITY AND COUNTY OF DENVER

CITY AND COUNTY OF DENVER



SCALE IN FEET
 1" = 100'