

Walden III Filing 2 Plat (and Dedication of Roadways)

The El Paso Clerk & Recorder and Assessor's Office were both not able to find a deed for the highlighted property, the Highview Right-of-Way. They said to upload the plat below to show where it is located within the Walden III Filing 2 subdivision. In addition, the highlighted verbiage makes reference to dedicating all of the roadways within the plat to the County.

2862

WALDEN III FILING 2

EL PASO COUNTY, COLORADO
SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS, that Walden Corporation being a Colorado Corporation, and the owners by David C. Dwyer, its President, attested by Thomas S. Dwyer, its Secretary, under its Corporate Seal and by David C. Dwyer, holder of that Seal, have laid out, platted, and subdivided as shown on this map, the land described as follows: All of that part of Sections 14 and 15, Township 11 South, Range 66 West of the 6th P.M. more particularly described as follows: Beginning at a point on the Northern line of said Section 15, which point is 645.8 feet west of the Northern corner of said Section 15, thence N. 08 degrees, 13 minutes, 11 seconds East along the North line of said Section 15, a distance of 1083.84 feet, thence South 02 degrees, 46 minutes, 49 seconds West, a distance of 170 feet, thence South 12 degrees, 46 minutes, 49 seconds West, a distance of 330.00 feet, thence South 02 degrees, 46 minutes, 49 seconds West, a distance of 2000.00 feet, thence South 10 degrees, 13 minutes, 11 seconds East a distance of 190 feet, thence South 20 degrees, 13 minutes, 11 seconds East a distance of 425.00 feet, thence South 07 degrees, 43 minutes, 11 seconds East, a distance of 150.00 feet, thence South 12 degrees, 43 minutes, 11 seconds East, a distance of 350.00 feet, thence South 32 degrees, 12 minutes, 11 seconds East, a distance of 300.00 feet, thence South 37 degrees, 43 minutes, 11 seconds East, a distance of 350.00 feet, thence North 58 degrees, 46 minutes, 49 seconds East, a distance of 765.00 feet, thence South 14 degrees, 50 minutes, 00 seconds East a distance of 52.00 feet, thence North 11 degrees, 09 minutes, 45 seconds East, a distance of 85.00 feet, thence North 59 degrees, 09 minutes, 06 seconds East, a distance of 47.00 feet, thence North 36 degrees, 08 minutes, 10 seconds West, a distance of 200.00 feet, thence North 21 degrees, 18 minutes, 57 seconds West, a distance of 721.50 feet, thence North 85 degrees, 17 minutes, 56 seconds West, a distance of 123.37 feet, thence North 00 degrees, 23 minutes, 56 seconds West, a distance of 1000.00 feet to the point of beginning, 21 Paso County, Colorado, which map is shown in a fixed scale as shown and accurately sets forth the boundary and dimensions thereof and shall be known under the name and title of Walden III, Filing 2 and by these presents do grant and dispose to El Paso County and the public the perpetual use of all streets and roads as shown herein, for previously dedicated, which streets and roads the undersigned owner hereby covenants and agrees that they will, at their own expense, grade, gravel, and provide proper drainage all to the satisfaction of the Board of County Commissioners and do grant consent for drainage, utility installation and maintenance as shown on this plat. The above plat containing 90.00 acres, more or less.

Witness my hand and seal this 25th day of April, 1967 A.D.

David C. Dwyer
President

Thomas S. Dwyer
Secretary

Scale 1" = 100'

STATE OF COLORADO
COUNTY OF EL PASO S.S.

The foregoing instrument was acknowledged before me this 25th day of April, 1967 A.D. by David C. Dwyer as President and Thomas S. Dwyer as Secretary of Walden Corporation and by Barbara Dwyer as Secretary of El Paso County, Colorado.

Notary Public

COUNTY PLANNING ENGINEER APPROVAL
I, _____, County Planning Engineer at El Paso County, Colorado, do hereby approve the above plat.

COUNTY ENGINEER APPROVAL
I, _____, County Engineer at El Paso County, Colorado, do hereby approve the above plat as to drainage of all streets and roads.

PLANNING COMMISSION APPROVAL
Approved by the El Paso County Planning Commission on this 24th day of July, 1967 A.D.

Chairman

STATE OF COLORADO
COUNTY OF EL PASO S.S.

I hereby certify that this instrument was filed for record in my office on the 25th day of July, 1967 A.D. at 4:10 o'clock P.M. and recorded in Plat Book 452, Page 70.

For 20.00

Re: 613467

Harriet Link
Recorder

By Russel Jones
Deputy

SURVEYOR'S CERTIFICATE
I, Richard L. Powers, a Registered Land Surveyor in the State of Colorado, do hereby certify the survey and above plat of Walden III, Filing 2, was made by me and under my supervision and the accompanying plat accurately shows said subdivision in the best of my knowledge and belief that it complies with the provisions of the Public Chapter 117, 1965 as amended.

Registered Land Surveyor, State of Colorado No. 5913

WALDEN III FILING 2

EL PASO COUNTY, COLORADO

(SHEET 1 OF 2)

180
N 50° 09' 08" E
16.7'
85°
85°
02' 00" E
Corner No. 10

KNOW ALL MEN BY THESE PRESENTS: That Walden Corporation being a Colorado Corporation, and the owners by David C. Dewell, its President, attested by Thelma S. Dewell, its Secretary, under its Corporate Seal and by David C. Dewell, holder of Trust deed, has laid out, platted, and subdivided as shown on this map, the land described as follows: All of that part of Sections 14 and 15, Township 11 South, Range 66 West of the 6th P.M. more particularly described as follows: Beginning at a point on the Northerly line of said Section 15, which point is 841.8 feet west of the Northeast corner of said Section 15; thence N. 88 degrees, 13 minutes, 11 seconds West along the North line of said Section 15, a distance of 1083.84 feet; thence South 01 degree, 46 minutes, 49 seconds West, a distance of 170 feet; thence South 12 degrees, 46 minutes, 49 seconds West a distance of 330.00 feet; thence South 01 degree, 46 minutes, 49 seconds West, a distance of 200.00 feet; thence South 10 degrees, 13 minutes, 11 seconds East a distance of 190 feet; thence South 20 degrees, 13 minutes, 11 seconds East a distance of 425.00 feet; thence South 07 degrees, 43 minutes, 11 seconds East, a distance of 130.00 feet; thence South 12 degrees, 43 minutes, 11 seconds East, a distance of 350.00 feet; thence South 32 degrees, 15 minutes, 11 seconds East, a distance of 300.00 feet; thence South 37 degrees, 43 minutes, 11 seconds East, a distance of 350.00 feet; thence North 58 degrees, 46 minutes, 49 seconds East, a distance of 765.00 feet; thence South 14 degrees, 50 minutes, 00 seconds East a distance of 515.00 feet; thence North 71 degrees, 09 minutes, 45 seconds East, a distance of 532.00 feet; thence South 18 degrees, 02 minutes, 00 seconds East, a distance of 85.00 feet; thence North 58 degrees, 09 minutes, 08 seconds East, a distance of 571.82 feet; thence North 25 degrees, 06 minutes, 10 seconds West, a distance of 305.11 feet; thence North 21 degrees, 18 minutes, 57 seconds West, a distance of 721.30 feet; thence North 85 degrees, 17 minutes, 58 seconds West; a distance of 1213.37 feet; thence North 00 degrees, 23 minutes, 56 seconds West, a distance of 1200.00 feet to the point of beginning, El Paso County, Colorado, which map is drawn to a fixed scale as shown and accurately sets forth the boundary and dimensions thereto and shall be known under the name and style of Walden III, Filing 2 and by these presents do grant and dedicate to El Paso County and the public the perpetual use of all streets and roads as shown herein, not previously dedicated, which streets and roads the undersigned owner hereby covenant and agree that they will, at their own expense, grade, gravel, and provide proper drainage all to the satisfaction of the Board of County Commissioners and do grant easements for drainage, utility installation and maintenance as shown on this plat. The above plat containing 90.048 acres, more or less.

Witness our hand and seal this 30th day of April, 1967 A.D.

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David C. Dewell
President

Thelma S. Dewell
Secretary

