

# EVERGREEN MEMORIAL GARDENS AMENDED FIRST FILING

BEING A PART OF THE NORTHEAST 1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ADAMS, STATE OF COLORADO

*File 16-MAP-522*

**PLAT NOTES:**

- ROADS EXISTING WITHIN THE PARCEL HEREIN DESCRIBED ARE PRIVATE ROADS RESERVED FOR THE USE AND BENEFIT OF THE OWNER OF EVERGREEN MEMORIAL GARDENS AMENDED FIRST FILING, ITS SUCCESSORS OR ASSIGNS, AND OF ITS CUSTOMERS AND CLIENTS, AS WELL AS FOR CEMETERY LOT AND CRYPT OWNERS, THEIR GUESTS AND VISITORS, AND OTHERS WHO REQUIRE USE OF THE ROADS FOR PURPOSES SPECIFICALLY RELATED TO THE CEMETERY AND ITS OPERATION.
- THE PROPERTY DESCRIBED HEREIN IS NOT ENCUMBERED BY ANY MORTGAGE OR DEED OF TRUST AND THE CONSENT OF THE LIENHOLDER THEREFORE IS NOT APPLICABLE.
- EVERGREEN MEMORIAL GARDENS FIRST FILING, THE PLAT OF WHICH WAS RECORDED ON APRIL 16, 1963, AT BOOK 7, PAGE 101 IN THE REAL PROPERTY RECORDS OF ADAMS COUNTY, STATE OF COLORADO, WAS VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN BOOK 3246 AT PAGE 656 IN SAID REAL PROPERTY RECORDS.
- PLAN FOR CONSTRUCTION OR ADDITIONS OF NEW BUILDINGS OR PORTIONS THEREOF ON THE SUBJECT PLATTED PROPERTY SHALL BE SUBMITTED TO THE WEST ADAMS COUNTY FIRE PROTECTION DISTRICT OR ITS SUCCESSOR FOR REVIEW AND APPROVAL FOR COMPLIANCE WITH FIRE APPARATUS ACCESS ROADS AND WATER SUPPLY FOR FIRE PROTECTION REQUIREMENTS OF THE UNIFORM FIRE CODE OR SUCH OTHER ORDINANCES, CODES OR REGULATIONS OF THE FIRE DEPARTMENT AS ARE THEN IN EFFECT, AND ANY NEW BUILDINGS OR PORTIONS THEREOF CONSTRUCTED OR BROUGHT ON-SITE AT THE SUBJECT PLATTED PROPERTY SHALL MEET APPLICABLE FIRE CODE REQUIREMENTS.
- ACCESS TO THE PARCEL HEREIN DESCRIBED IS GUARANTEED BY AN EASEMENT DEED AND AGREEMENT RECORDED ON OCTOBER 5, 1986, IN BOOK 3240 AT PAGES 664-669 OF THE REAL PROPERTY RECORDS OF ADAMS COUNTY, STATE OF COLORADO. MAINTENANCE OF THE ROAD ACROSS SUCH EASEMENT IS THE RESPONSIBILITY OF PRIVATE PROPERTY OWNERS AS DESCRIBED IN THE RECORDED EASEMENT DEED AND AGREEMENT.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT CENTRAL BANK OF DENVER, TRUSTEE, BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER SECTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°27'47" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 197.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'47" EAST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 666.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- NORTH 22°42'00" EAST A DISTANCE OF 558.11 FEET;
- NORTH 14°10'00" EAST A DISTANCE OF 202.20 FEET;
- NORTH 22°42'00" EAST A DISTANCE OF 281.35 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 89°27'47" WEST A DISTANCE OF 1039.46 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 973.99 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 834,663 SQUARE FEET OR 19.16 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO THE PARCEL AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "EVERGREEN MEMORIAL GARDENS AMENDED FIRST FILING," AND RESERVES THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 17<sup>th</sup> DAY OF December, 1986

CENTRAL BANK OF DENVER, TRUSTEE

By: Donald J. Horst  
 DONALD J. HORST  
 SENIOR VICE-PRESIDENT AND TRUST OFFICER

**ACKNOWLEDGEMENT:**

STATE OF COLORADO )  
 CITY AND ) SS.  
 COUNTY OF DENVER )

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF DECEMBER, 1986, BY DONALD J. HORST, AS SENIOR VICE PRESIDENT AND TRUST OFFICE OF CENTRAL BANK OF DENVER, TRUSTEE.

MY COMMISSION EXPIRES: MAY 20, 1988

Cheryl Crandall  
 NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL:**

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 13 DAY OF November, 1986

Tasha Schick  
 CHAIRMAN

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 15 DAY OF December, 1986

William Schick  
 CHAIRMAN

**SURVEYOR'S CERTIFICATE:**

I, WILLIAM C. PHILLIPS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

DEC 13 1986  
 DATE

William C. Phillips  
 WILLIAM C. PHILLIPS PL 18472  
 LAND SURVEYOR  
 STATE OF COLORADO

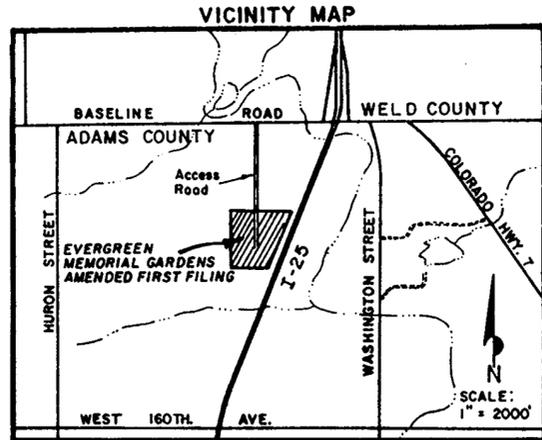
**CERTIFICATE OF THE CLERK AND RECORDER:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT 8:20 A.M., ON THE 23<sup>rd</sup> DAY OF December, 1986.

William Schick  
 COUNTY CLERK AND RECORDER

**MONTGOMERY - PHILLIPS, INC.**  
 Surveyors  
 7550 W. Yale Avenue, Suite 110  
 Denver, Colorado 80227  
 (303) 989-3383

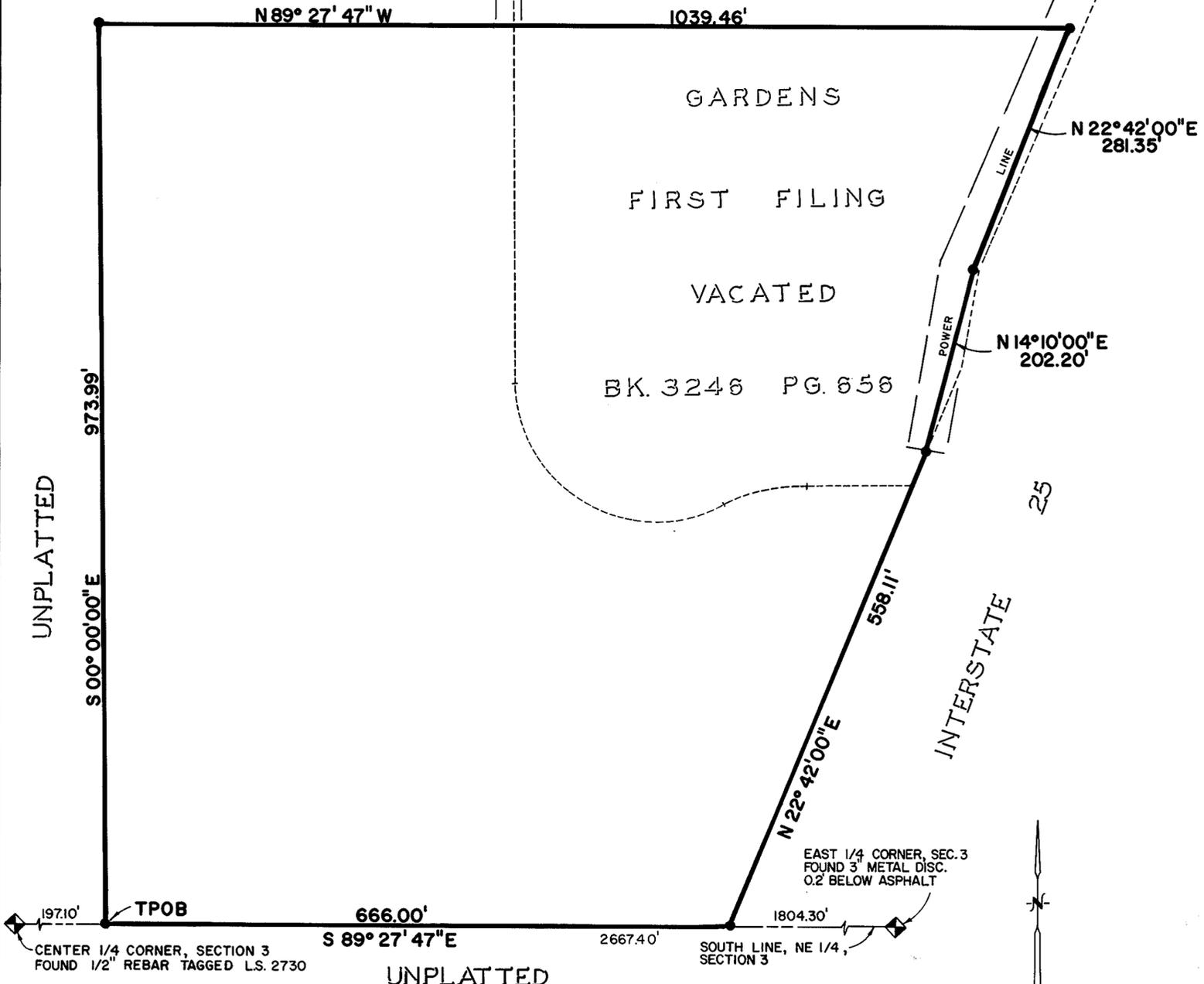
Ray Sakaguchi  
 DEPUTY  
 COUNTY CLERK AND RECORDER  
 FILE NO. 16  
 MAP NO. 522  
 RECEPTION NO. B704706



EXISTING CEMETERY ACCESS ROAD, AS RECORDED IN BOOK 3240, PGS. 664-669.

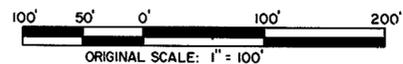
EVERGREEN MEMORIAL

UNPLATTED



BK. 3246 PG. 656

EAST 1/4 CORNER, SEC. 3  
 FOUND 3" METAL DISC.  
 0.2' BELOW ASPHALT



BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING S 89°27'47" E, AS SHOWN ABOVE.

● FOUND NO. 5 REBAR LS 12083