

# ARABIAN ACRES

A Part of the W 1/2 SEC. 16, T13S, R70W, of the 6th P.M.  
TELLER COUNTY, COLORADO

KARCICH & WEBER, INC.  
Engineers — Planners — Consultants

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Jack F. Morrison, an individual, being an owner and Alfred C. Rupp, an individual, being a holder of a Deed of Trust of a tract of land located in the West one-half (W 1/2) of Section 16, Township 13 South (T13S), Range 70 West (R70W) of the Sixth Principal Meridian (6th P.M.), County of Teller, State of Colorado, more particularly described as follows: beginning at a point on the South Right of Way line of said Twin Rock Road, whence the West one-quarter corner of said section 16 bears S 43° 25' 17" W a distance of 157.54 feet to a point on a curve to the right, thence angle left 90° 00' 00" to the tangent of said curve to the left, thence along said curve having a radius of 470.00 feet, a central angle of 5° 29' 10", an arc length of 137.08 feet, thence angle left 30° 00' 00" from the tangent of said curve a distance of 241.59 feet to a point of curve of a curve to the left, thence along said curve having a radius of 270.00 feet, a central angle of 15° 58' 50", an arc length of 64.11 feet to a point of tangent, thence along said tangent a distance of 64.11 feet to a point of curve of a curve to the right, thence along said curve having a radius of 430.00 feet, a central angle of 22° 26' 35", an arc length of 168.43 feet to a point of tangent, thence along said tangent a distance of 296.22 feet to a point of curve of a curve to the left, thence along said curve having a radius of 470.00 feet, a central angle of 21° 08' 50", an arc length of 99.65 feet to a point of tangent, thence along said tangent a distance of 85.30 feet to a point of curve of a curve to the right, thence along said curve having a radius of 280.00 feet, a central angle of 34° 55' 30", an arc length of 127.47 feet to a point of tangent, thence along said tangent a distance of 388.08 feet to a point of curve of a curve to the left, thence along said curve having a radius of 470.00 feet, a central angle of 33° 03' 10", an arc length of 126.91 feet to a point of tangent, thence along said tangent a distance of 115.77 feet to a point of curve of a curve to the left, thence along said curve having a radius of 470.00 feet, a central angle of 33° 03' 10", an arc length of 126.91 feet to a point of tangent, thence along said tangent a distance of 209.60 feet more or less to the point of beginning, containing 34.83 acres, more or less, have caused said tract to be surveyed, subdivided and plotted into lots, blocks, streets and easements as shown on the accompanying plat which is shown to stated scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the subdivision thereof, said subdivision to be known as "Arabian Acres", Teller County, Colorado, all streets as plotted are hereby dedicated to public use. All streets shall be graded and provided with proper drainage to the satisfaction of the Road Commissioner of Teller County, Colorado.

IN WITNESS WHEREOF: The undersigned Jack F. Morrison and Alfred C. Rupp, individuals have executed these presents this 22nd day of July, A.D. 1964.

Jack F. Morrison, owner  
Alfred C. Rupp, Holder of Deed of Trust

State of Colorado ) ss  
County of Teller )  
The above and foregoing statement was acknowledged before me this 22nd day of July, A.D. 1964.

My Commission expires 12/22/68. Witness my hand and official seal.

Notary Public.

I, Thomas F. Stephenson a Registered Land Surveyor in the State of Colorado hereby certify that the tract shown on the accompanying plat was surveyed under my supervision and that said plat accurately shows the described tract of land and the subdivision thereof to the best of my knowledge and belief.

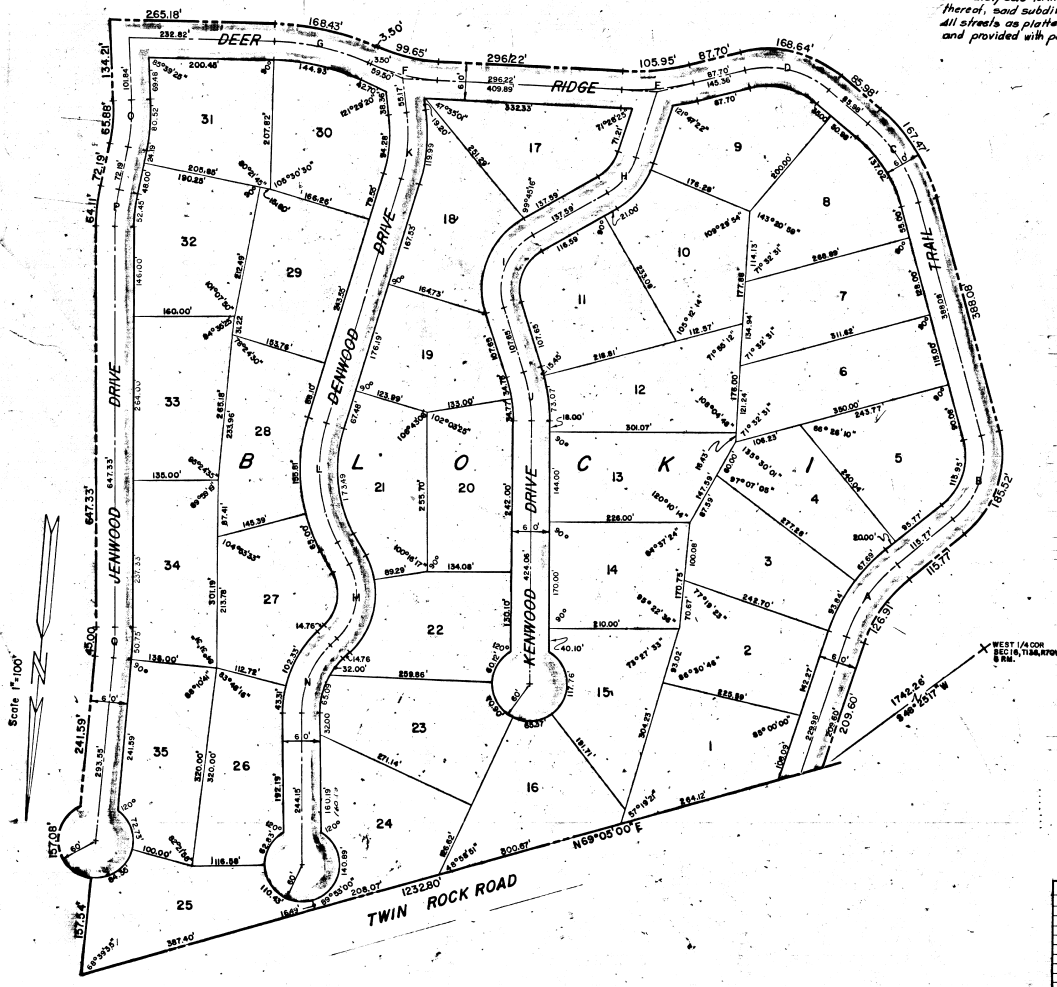
Thomas F. Stephenson  
Reg. Land Surveyor No. 3553

The adjoining plat was approved by the Board of County Commissioners of Teller County, Colorado, this 22nd day of July, A.D. 1964.

Chairman

State of Colorado ) ss  
County of Teller )  
I, hereby certify that this instrument was filed for record in my office of the County Clerk, this 22nd day of July, A.D. 1964, and is duly recorded in Plat Book 23 of Page 64 under reception No. 192845. Fee \$15.00.

County Clerk and Recorder



#	Lot	Length	Width
1	230	144.50	31.50
2	230	79.04	47.00
3	230	174.24	47.00
4	230	174.24	47.00
5	230	174.24	47.00
6	230	174.24	47.00
7	230	174.24	47.00
8	230	174.24	47.00
9	230	174.24	47.00
10	230	174.24	47.00
11	230	174.24	47.00
12	230	174.24	47.00
13	230	174.24	47.00
14	230	174.24	47.00
15	230	174.24	47.00
16	230	174.24	47.00
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27	230	174.24	47.00
28	230	174.24	47.00
29	230	174.24	47.00
30	230	174.24	47.00
31	230	174.24	47.00
32	230	174.24	47.00
33	230	174.24	47.00
34	230	174.24	47.00
35	230	174.24	47.00