

# ARABIAN ACRES SECOND FILING TELLER COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS;

That the undersigned Alfred C. Rupp, being owner of a tract of land located in Sec. 16, Twp. 13 S., Range 70 W. of the 6th. RM., County of Teller, State of Colorado, more particularly described as follows;

Beginning at the SW Cor. of said Sec. 16, thence N 0-14-41 W, along the West line of said Sec. 16, 2150.00 feet; thence S 51-29-20 E, 379.69 feet; thence N 45-17-39 E, 98.04 feet to the PC of a curve to the right having a central angle of 48-47-38, a radius of 140.24 feet; thence along said curve an arc distance of 119.43 feet; thence S 85-54-43 E along the tangent of the last mentioned curve 162.97 feet to the PC of a curve to the right having a central angle of 16-13-20 and a radius of 512.56 feet; thence along said curve an arc distance of 148.12 feet to the PC of a curve to the right having a central angle of 12-28-00 and a radius of 662.21 feet; thence along said curve an arc distance of 145.51 feet; thence S 87-16-23 E along the tangent of the last mentioned curve 97.73 feet to the PC of a curve to the left having a central angle of 13-15-44 and a radius of 264.65 feet; thence along said curve an arc distance of 88.97 feet; thence S 76-32-07 E along the tangent to the last mentioned curve 173.54 feet; thence N 41-51-05 E, 409.60 feet to the PC of a curve to the left having a central angle of 53-14-18 and a radius of 305.03 feet; thence along said curve an arc distance of 177.00 feet; thence N 8-16-41 E along the tangent of the last mentioned curve 400.00 feet to the PC of a curve to the left having a central angle of 22-22-57 and a radius of 415.44 feet; thence along said curve an arc distance of 185.73 feet; thence N 14-36-10 W, along the tangent of the last mentioned curve 17.88 feet to a point on the south line of the Subdivision known as Arabian Acres, recorded in Book B at Page 61 of the Records of Teller County, Colorado; thence Easterly along the South line of said Arabian Acres to the S.E. Cor. thereof; thence Northerly along the East line of said Arabian Acres to the N.E. Cor. thereof which point also being on the Southerly R.O.W. line of Twin Rock Road; thence N 69-05-00 E, along the South R.O.W. of said Road 167.45 feet to the N.W. Cor. of the Subdivision known as Trout Haven Estates Fourth Filing as recorded in Book B at Page 72 & 73 of the Records of Teller County, Colorado; thence S 0-58-20 E, 4462.25 feet to the S.W. Cor. of said Trout Haven Estates Fourth Filing Subdivision, which point is also on the South line of said Sec. 16; thence S 89-55-22 W along the South line of said Sec. 16, 2676.80 feet to the R.O.B. Cont. 146.28 Acres more or less, has caused said tract to be surveyed, subdivided and platted into lots, blocks, streets and easements as shown on the accompanying plat which are drawn to a fixed 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 SECOND FILING, Teller County, Colorado. All streets as platted are hereby dedicated to public use. All streets shall be graded and provided with proper drainage to the satisfaction of the County Commissioners of Teller County, Colorado.

## IN WITNESS WHEREOF;

The undersigned Alfred C. Rupp has executed these presents this 7<sup>th</sup> day of April, 1967 A.D.

Alfred C. Rupp  
Alfred C. Rupp

## STATE OF COLORADO — 33 COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this 7<sup>th</sup> day of April, 1967 A.D.  
My Commission expires November 21, 1967.

Witness my hand and official seal; W. J. Landon  
Notary Public

I, Thomas F. Stephenson, Registered Land Surveyor in the State of Colorado, do 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  
Thomas F. Stephenson  
Registered Land Surveyor  
#5565

The adjoining plats were approved by the Board of County Commissioners of Teller County, Colorado, this 17<sup>th</sup> day of July, 1967 A.D.

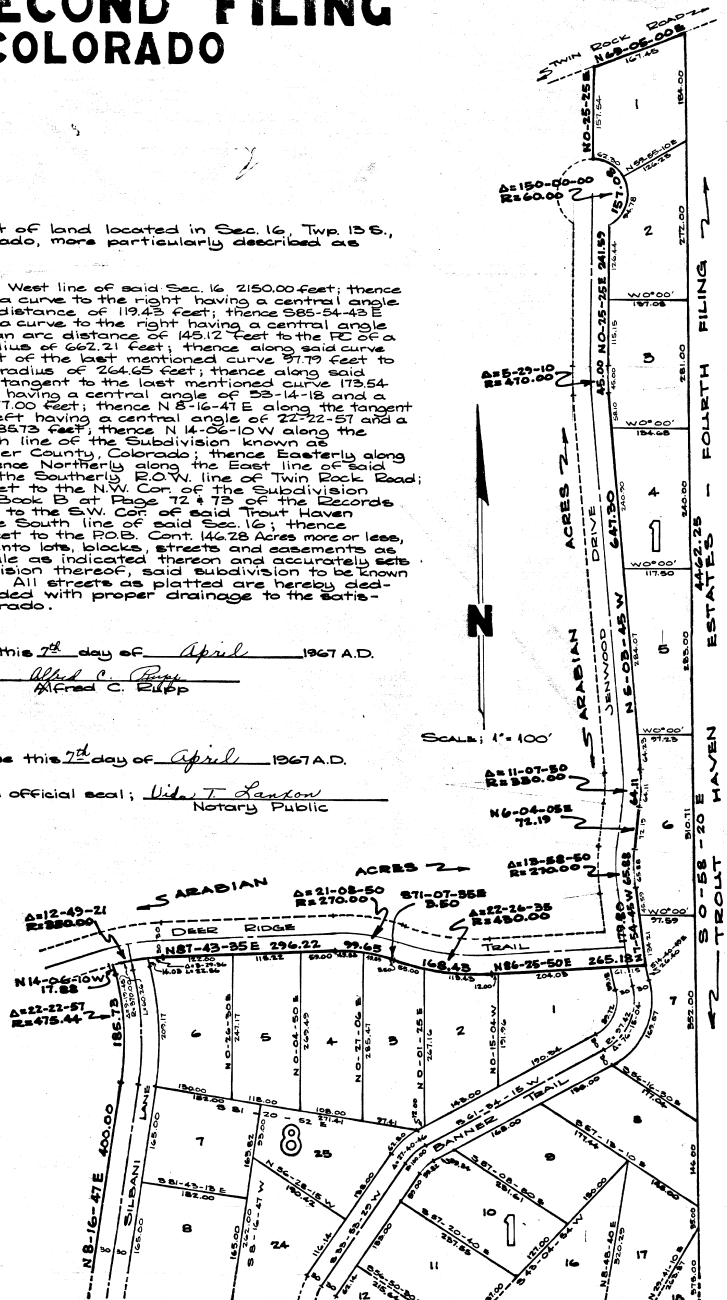
John B. Bennett  
Chairman

## STATE OF COLORADO — 33 COUNTY OF TELLER

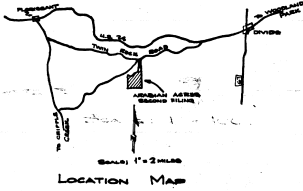
I hereby certify that this instrument was filed for record in my office at 2:30 o'clock P.M., this 17 day of July, 1967 A.D., and is duly recorded, 136 PLAT BOOK 2 at PAGE 66-87-88 under RECEPTION NO. 133355.

FEE \$ 10.00.

Ralph A. Dials  
County Clerk and Recorder



# ARABIAN ACRES SECOND FILING



STATE OF COLORADO SS  
 COUNTY OF TELLER  
 I hereby certify that this instrument  
 was filed for record in my office  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_  
 1967, and is duly recorded  
 in PLAT BOOK \_\_\_\_\_ at PAGE \_\_\_\_\_ under  
 RECEPTION NO. \_\_\_\_\_  
 FEB # \_\_\_\_\_

County Clerk and Recorder

The Board of County Commissioners of Teller County, Colorado will not accept for maintenance the roads and other public ways in this subdivision until such time as a resolution to that effect has been adopted by said Board and recorded in the office of the Clerk and Recorder of Teller County, Colorado.



← TROUT HAVEN ESTATES - FOURTH FILING →  
 S. O. 58-20 E 4462.25

