

ARABIAN ACRES THIRD FILING TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS;

That the undersigned Alfred C. Zupp, being owner of a tract of land located in Sec 16, Twp 13S, R.70W, of the 6th P.M., County of Teller, State of Colorado, more particularly described as follows:
 Commencing at the SW corner of said Sec 16, thence N 0° 14' 41" W along the West line of said Sec 16, 2180.00 feet to the point of beginning, thence S 84° 29' 40" E, 377.00 feet; thence N 45° 17' 37" E, 982.00 feet to the PC of a curve to the right having a central angle of 16° 37' 20", a radius of 1424.24 feet; thence along said curve an arc distance of 194.2 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° 37' 20", and a radius of 512.06 feet; thence along said curve an arc distance of 145.12 feet to the PC of a curve to the right having a central angle of 12° 25' 00" and a radius of 242.21 feet; thence along said curve an arc distance of 125.61 feet; thence S 87° 14' 25" E along the tangent of the last mentioned curve 977.9 feet to the PC of a curve to the left having a central angle of 16° 37' 20", and a radius of 244.15 feet; thence along said curve an arc distance of 80.97 feet; thence S 71° 52' 07" E along the tangent of the last mentioned curve 173.34 feet; thence N 41° 31' 05" E, 409.60 feet to the PC of a curve to the left having a central angle of 23° 14' 18" and a radius of 505.05 feet; thence along said curve an arc distance of 177.00 feet; thence N 18° 14' 21" 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' 07" and a radius of 415.44 feet; thence along said curve an arc distance of 185.75 feet; thence N 14° 04' 10" W along the tangent of the last mentioned curve 11.08 feet to a point on the South line of the Subdivision known as Arabian Acres, recorded in Book 5 of Page 61 of the Records of Teller County, Colorado, thence Westward along the South line of said Arabian Acres on a curve to the left having a central angle of 3° 58' 54", and a radius of 370.00 feet; thence along said curve an arc distance of 23.12 feet; thence S 71° 19' 10" W along the tangent to the last mentioned curve 877.0 feet to the PC of a curve to the right having a central angle of 13° 44' 15" and a radius of 155.00 feet; thence along said curve an arc distance of 43.00 feet; thence S 8° 14' 34" W along a non-tangent line to the last mentioned curve, 605.65 feet; thence S 58° 07' 52" W, 209.84 feet; thence N 65° 15' 00" W, 274.21 feet; thence N 85° 21' 00" W, 245.34 feet; thence West 07', 225.00 feet to the West line of said Sec 16; thence S 0° 14' 41" E along the West line of said Sec 16, 222.00 feet to the P.O.B. Containing 1177 Acres ±, 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 occasionally set forth the boundaries and dimensions of said tract and the subdivision thereof, said subdivision to be known as ARABIAN ACRES, THIRD 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. Zupp has executed these presents this 22nd day of May, 1967 A.D.

STATE OF COLORADO
 COUNTY OF BL PAGO

The above and foregoing statement was acknowledged before me this 19th day of MAY, 1967 A.D.
 My Commission expires JUNE 4 1969

Witness my hand and official seal: James Adams
 Notary Public

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 subdivision of land and the subdivision thereof to the best of my knowledge and belief.

Thomas F. Stephenson
 Registered Land Surveyor
 #2655

The adjoining plat was approved by the Board of County Commissioners of Teller County, Colorado, this 13th day of July, 1967 A.D.

Paul B. Brunner
 Chairman

EASEMENTS:

All side and rear lot lines are subject to a 10' utility easement for an electric line of said utility lines, except that two contiguous lots may be treated as one where a building is constructed near the dividing line prior to actual use of said utility easement.

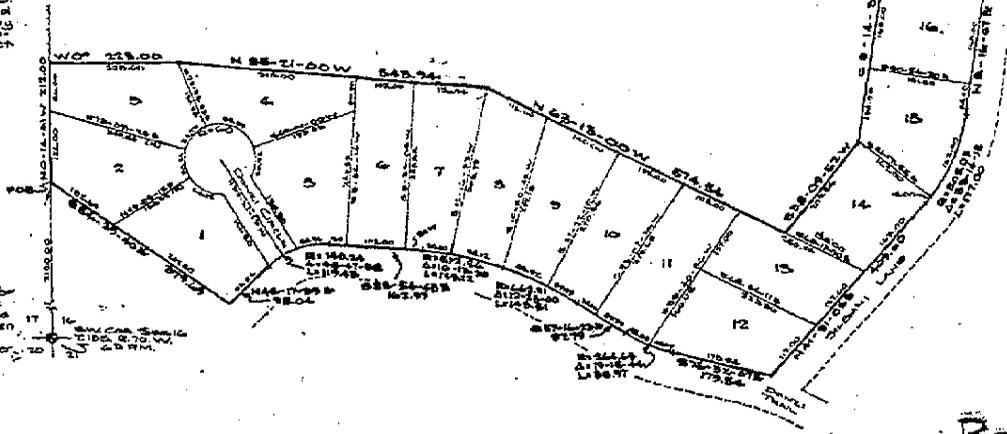
STATE OF COLORADO
 COUNTY OF TELLER

I hereby certify that this instrument was filed for record in the office of the Clerk & Recorder of Teller County, Colorado, on this 22nd day of MAY, 1967 A.D., and is duly recorded in that office in Book 59 under RECEPTION NO. 35382

Feb 2 1968
Russell H. Ford
 County Clerk & Recorder

ROADS:

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 that 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.



Scale: 1" = 100'

BY STATE OF COLORADO
 CLERK & RECORDER