

COLORADO MOUNTAIN ESTATES

FILE NO. 171

TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Florida Colorado Acres Inc., being owner in fee simple of the following described tract of land

TO WIT:

That portion of the Southwest one-quarter of the Southwest one-quarter of Section 30; the Southeast one-quarter of the Southwest one-quarter of Section 25 and the North one-half of the Northwest one-quarter of Section 31 Township 13 South, Range 10 West of the 6th P.M. more particularly described as follows:
Beginning at the Northwest corner of North one-half of Section 31; run thence west along the South line of said Southeast one-quarter of the Southwest one-quarter of said Section 25, 684.31 Feet; thence angle right 119°11' northwesterly 616.59 Feet; thence angle left 59°15'30" northwesterly 148.58 Feet; to the North line of said Southeast one-quarter of the Southwest one-quarter of Section 25; thence east along the North line of said Southeast one-quarter of the Southwest one-quarter of Section 25 and the westerly extension of the North line of said Southwest one-quarter of the Southwest one-quarter of Section 30, 1754.80 Feet to the Northeast corner of said Southwest one-quarter of the Southwest one-quarter of Section 30; thence South along the East line of the Southwest one-quarter of the Southwest one-quarter of Section 30, 1318.77 Feet to the Southeast corner of said Southwest one-quarter of the Southwest one-quarter of Section 30; thence East along the North line of said North one-half of the Northwest one-quarter of Section 31, 1190.41 Feet to the Northeast corner of said North one-half of the Northwest one-quarter of Section 31; thence South along the East line of said North one-half of the Northwest one-quarter of Section 31, 230.38 Feet; thence angle right 84°19'31" westerly 192.23 Feet; thence on a curve to the right which curve has a central angle of 13°24'24" a radius of 1800 Feet, an arc distance of 440.36 Feet; thence westerly on the tangent to the aforementioned curve 87.18 Feet; thence angle left 112°50'30" southerly to the tangent of a curve to the right which curve has a central angle of 9°16'31" a radius of 400 Feet, an arc distance of 37.17 Feet; thence southerly on a curve to the left which has a central angle of 25°17' a radius of 370.00 Feet; thence southerly 97.50 Feet; thence angle right 178°55' southerly 215.00 Feet; thence angle right 42°00' northwesterly 400 Feet; thence angle left 51°25' westerly 255.00 Feet to intersect the West line of said North one-half of the Northwest one-quarter of Section 31; thence North along said West line 810.00 Feet to the Point of Beginning. Containing 192.64 Acres.

Has caused said tract to be platted into lots, blocks, streets and easements as shown on the adjoining plat which is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions and the subdivision thereof. Said tract being platted shall be known as "COLORADO MOUNTAIN ESTATES NO. 1". All streets shall be graded and provided with proper drainage to the satisfaction of the Road Commissioner of Teller County, Colorado, and are hereby dedicated to the public use.

IN WITNESS WHEREOF

The undersigned have caused these presents to be executed on this 24th day of February, 1964 A.D.

Frank N. Magnuson
Frank N. Magnuson, President

John H. Maynahar
John H. Maynahar, Secretary

STATE OF COLORADO 33
COUNTY OF EL PASO 33

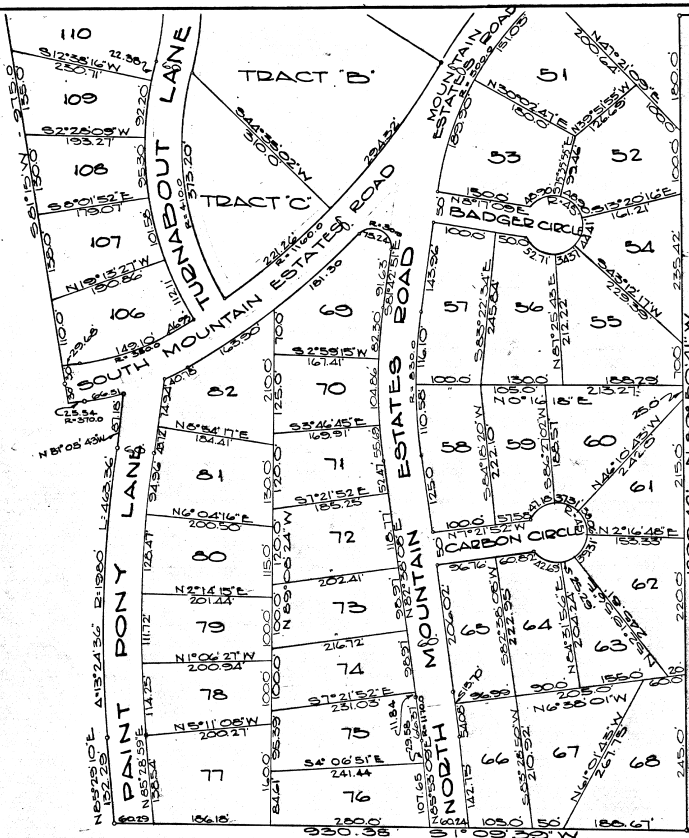
The foregoing statement was acknowledged before me this 24th day of February, 1964 A.D. by Frank N. Magnuson as President and John H. Maynahar as Secretary of Florida Colorado Acres, Inc.

Witness my hand and seal: Robert L. Hall
Notary Public

My commission Expires: June 24, 1966

I Thomas F. Stephenson, Registered Land Surveyor 3553 in the State of Colorado, hereby certify that the tract of land shown on the adjoining plat was surveyed and subdivided under my supervision and that said plat accurately show the described tract and the subdivision thereof to the best of my knowledge and belief.

Thomas F. Stephenson
Thomas F. Stephenson



Scale 1" = 100'



SHEET 1 OF 2

The adjoining plat was approved by the Board of County Commissioners of Teller County, Colorado, this 24th day of MARCH, 1964 A.D.

Thompe Riffen
Chairman

STATE OF COLORADO 33
COUNTY OF TELLER 33

I hereby certify that this instrument was filed for record in my office 1964 at 11:37 o'clock A.M. this 24th day of March, 1964 A.D. and is duly recorded in PLAT BOOK 11 at PAGE 11-11 under recording number 186487.

Fee: 22.00

Pat F. Lewis
County Clerk and Recorder

COLORADO MOUNTAIN ESTATES NO. 1

TELLER COUNTY, COLORADO

STATE OF COLORADO SS

COUNTY OF TELLER

I hereby certify that this instrument was filed for record in my office at 11:37 o'clock A.M. this 22 day of March 1984 and is duly recorded in PLAT BOOK 8 at PAGE 18-11.

Rec. 1611

Robt. J. Homan
County Clerk and Recorder

SHEET 2 OF 2

SURVEYORS INC.
COLORADO SPRINGS, COLORADO

Scale 1" = 100'

