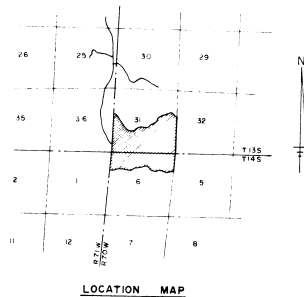


Portions of
 Section 31, Township 13 South, Range 70 West
 and
 Section 6, Township 14 South, Range 70 West
 TELLER COUNTY, COLORADO
 Correction Plat



DEDICATION

THAT MAGNUSON CORPORATION, A FLORIDA CORPORATION, BEING OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED LANDS, TO WIT:

THAT PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 70 WEST OF THE 6th P.M. AND THAT PORTION OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 70 WEST OF THE 6th P.M., ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THAT PORTION OF SAID SECTION 31 LYING SOUTH OF THE FOLLOWING PLATS OF COLORADO MOUNTAIN ESTATES: COLORADO MOUNTAIN ESTATES NO. 4 AS RECORDED IN PLAT BOOK B AT PAGE 28, COLORADO MOUNTAIN ESTATES NO. 5 AS RECORDED IN PLAT BOOK B AT PAGE 29, COLORADO MOUNTAIN ESTATES FILING NO. 7 AS RECORDED IN PLAT BOOK B AT PAGES 48 AND 49, COLORADO MOUNTAIN ESTATES FILING NO. 8 AS RECORDED IN PLAT BOOK B AT PAGES 46 AND 47 AND COLORADO MOUNTAIN ESTATES FILING NO. 9 AS RECORDED IN PLAT BOOK C AT PAGES 49, 30, 31 AND 32.

[illegible]

ALL LAND LIEING IN TELLER COUNTY, COLORADO AND CONTAINING A TOTAL OF 504.68 ACRES MORE OR LESS, HAVING CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH IS DRAWN TO A FIXED SCALE AS SHOWN HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE SUBDIVISION THEREOF. SAID SUBDIVISION IS KNOWN AS COLORADO MOUNTAIN ESTATES NO. 11, TELLER COUNTY, COLORADO, CORRECTION PLAT. ALL STREETS PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE. ALL PLAT BOOK AND PAGES MENTIONED HEREIN REFER TO THE PUBLIC RECORDS OF SAID TELLER COUNTY.

SAID LANDS BEING PLATTED SHALL BE KNOWN AS COLORADO MOUNTAIN ESTATES NO. 11, CORRECTION PLAT, AND ALL LOTS CONTAINED THEREIN SHALL BE A MINIMUM OF 2 ACRES.

ALL BEARINGS ARE RELATIVE TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED COLORADO MOUNTAIN ESTATES NO'S. 4, 5, 7 AND 8.
SAID BEARINGS NOT NECESSARILY TRUE BUT RELATIVE TO EACH OTHER.

SANITATION AND WATER SERVICE SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL TRACT OWNER

IN WITNESS WHEREOF

THE UNDERSIGNED HAVE CAUSED THEIR PRESENTS TO BE EXECUTED THIS 15th DAY OF November 1982 A.D.
MAGNUSON CORPORATION

Anthony S. Varney
ASSISTANT SECRETARY

PRESIDENT

STATE OF FLORIDA

COUNTY OF DADE

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF NOVEMBER, 1976 A.D.
BY FRANK W. MAGNUSON, PRESIDENT AND AUDREY S. DORSEY, ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL Anita R. Angelina
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE TRACT OF LAND 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, AND THAT THE REQUIREMENTS IN CHAPTER 136, C.R.S. 1963, AS AMENDED, HAVE BEEN ACCOMPLISHED.

REGISTERED LAND SURVEYOR NO. 6237

APPROVAL:

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO
THIS 3rd DAY OF January 1977 A.D.

STATE OF COLORADO

COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1200 O'CLOCK P.M.
THIS 24 DAY OF June 19 1944 A.D. AND IS DULY RECORDED IN PLAT BOOK 6 AT
PAGES 1 UNDER RECEPTION NUMBER 1000

COUNTY CLERK AND RECORDER

COLORADO MOUNTAIN ESTATES No. II

TELLER COUNTY, COLORADO.
Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

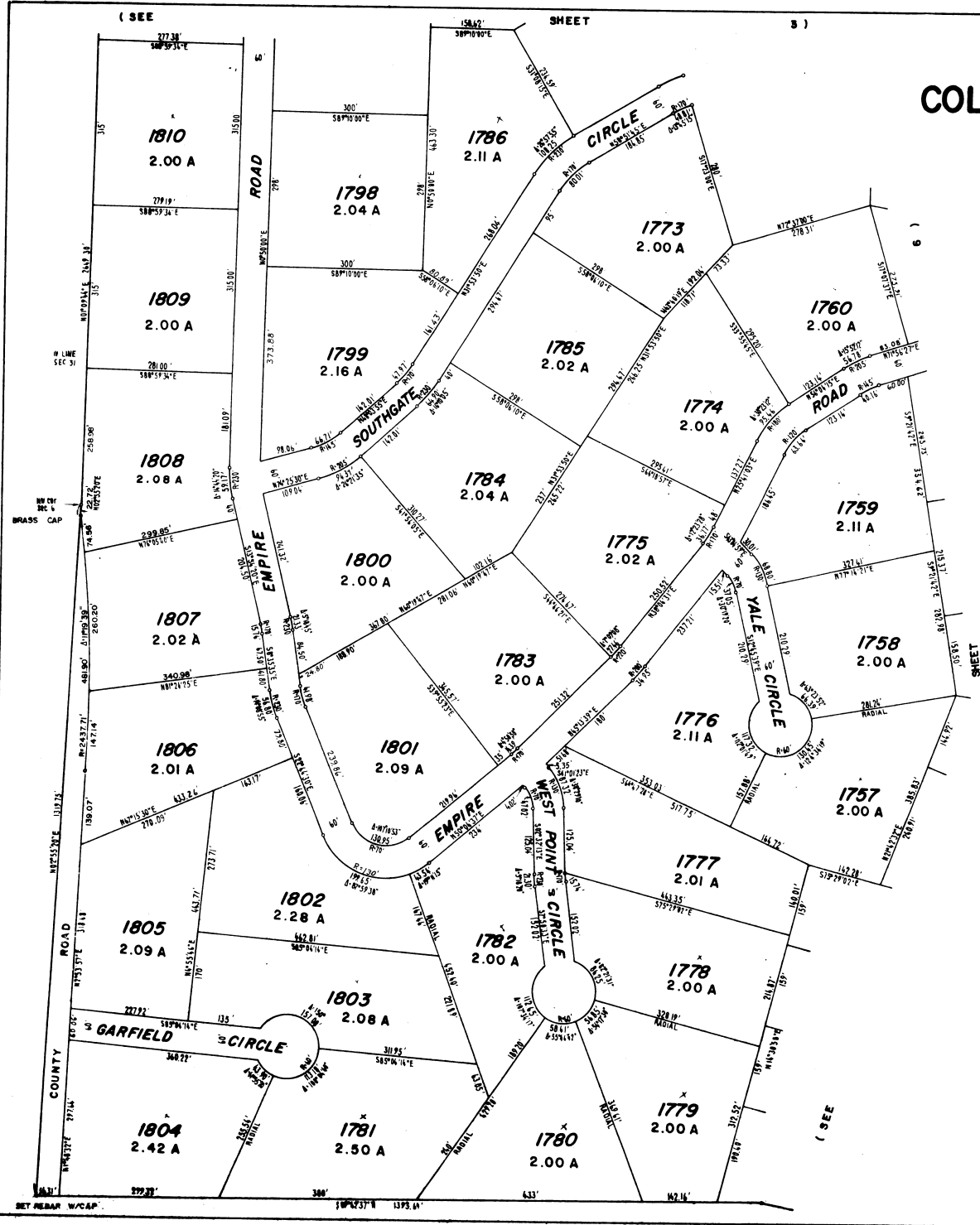
I, hereby certify that this instrument was filed for record in
my office this ____ day of ____ A.D. 197____ and
is duly recorded in Plat Book ____ of Page ____
under reception No. ____

Clerk and Recorder

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement.



Scale 1"=100'



COLORADO MOUNTAIN

ESTATES No. II

TELLER COUNTY, COLORADO

Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

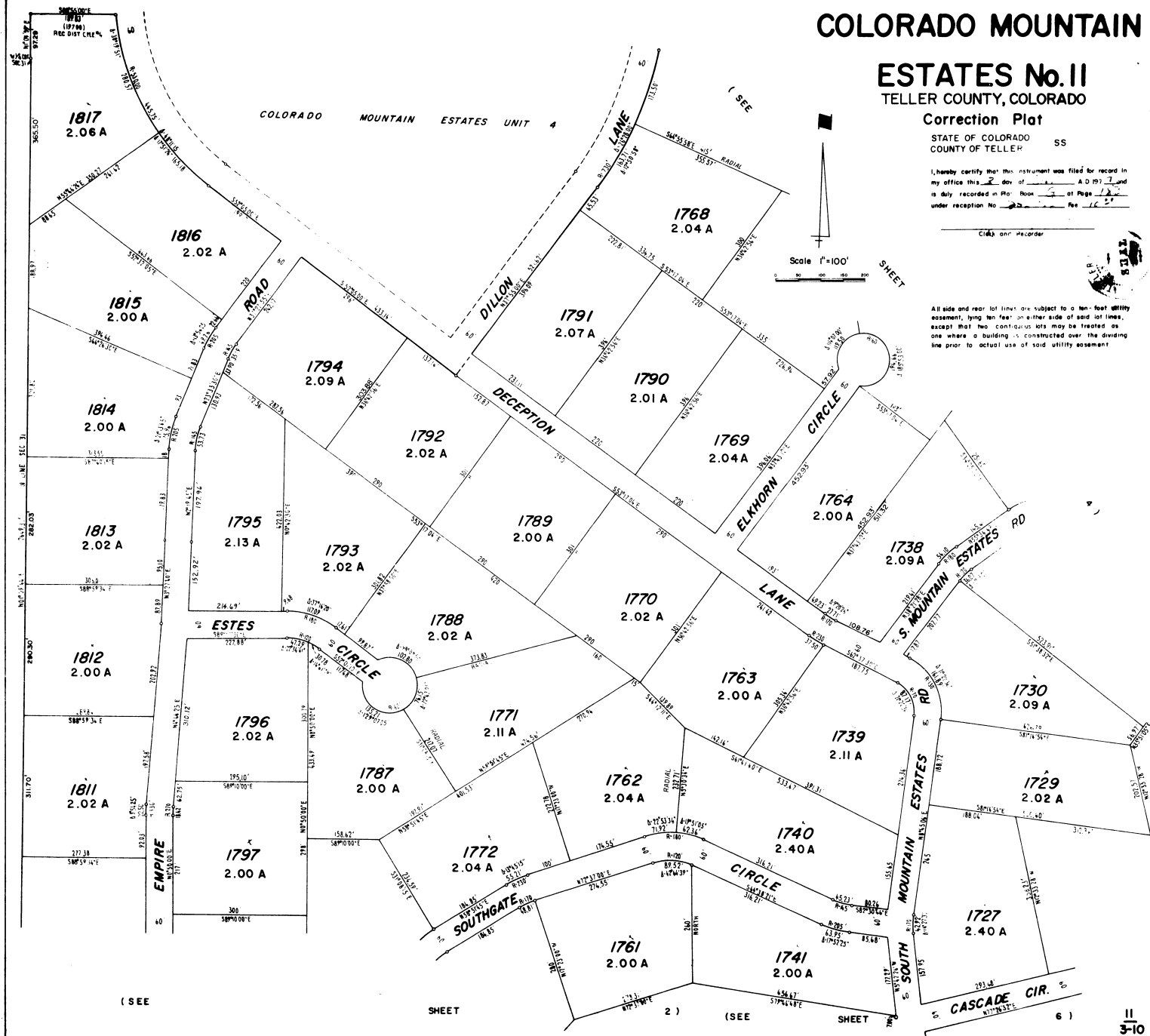
I, hereby certify that this instrument was filed for record in
my office this 2 day of _____ A.D. 1977 and
is duly recorded in Book _____ of Page _____
under reception No. _____ Fee \$16.50

City and Recorder

Scale 1"=100'

SHEET

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement



(SEE

SHEET

(SEE

SHEET

6)

11
3-10

COLORADO MOUNTAIN

ESTATES No. II

TELLER COUNTY, COLORADO.

Correction Plat

STATE OF COLORADO
COUNTY OF TELLER SS

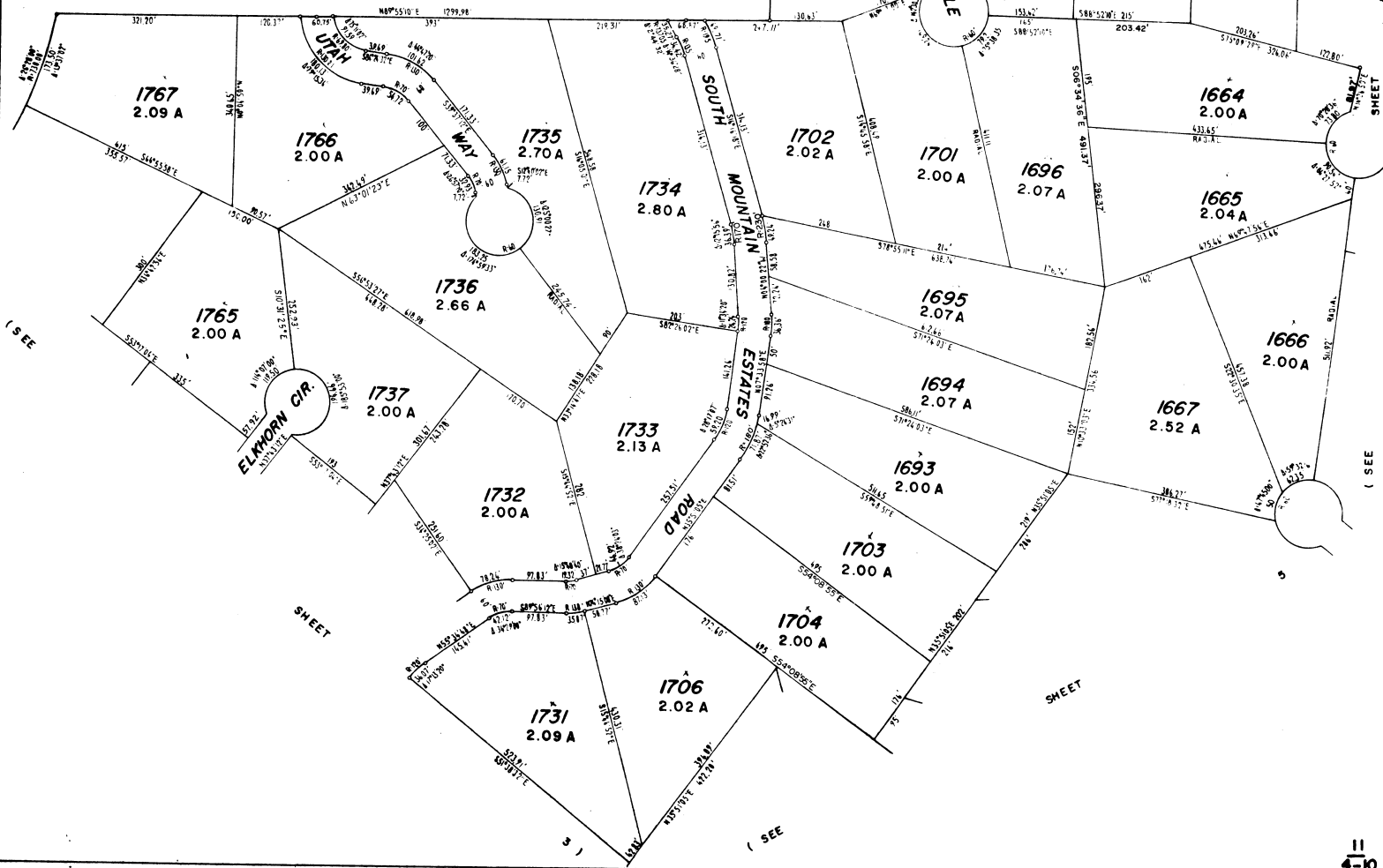
I, hereby certify that this instrument was filed for record in
my office this 2 day of A.D. 197 and
is duly recorded in the Book of Page
under reception No. Fee

Clark and Recorder

Scale 1"=100'

COLORADO MOUNTAIN ESTATES UNIT 5

COLORADO MOUNTAIN ESTATES UNIT 7



COLORADO MOUNTAIN ESTATES No.11

TELLER COUNTY, COLORADO.

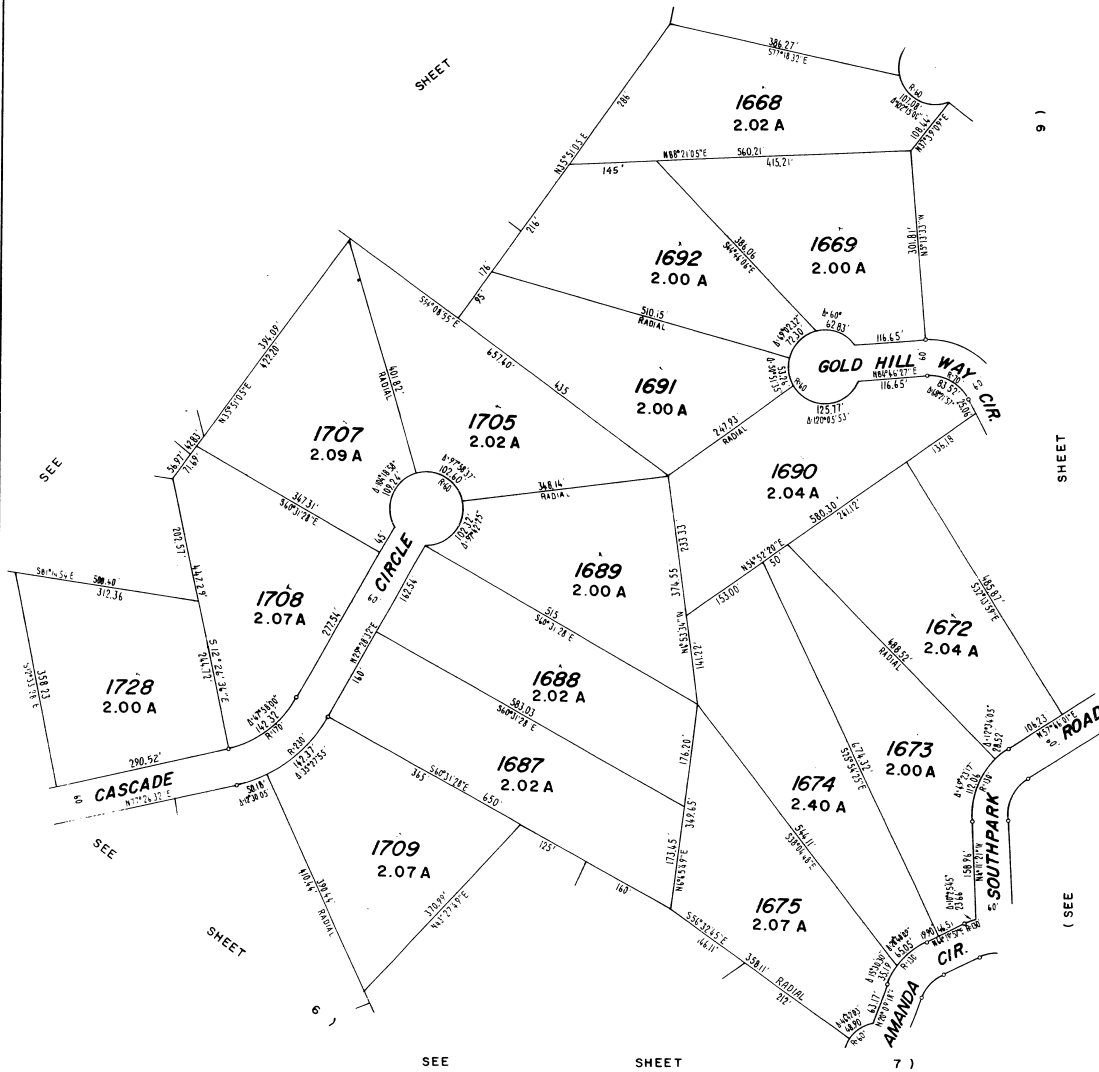
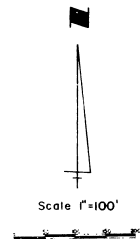
Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

I, hereby certify that this instrument was filed for record in
my office this 3 day of JAN A.D. 1927, and
is duly recorded in Plat Book G at Page 2185
under reception No. 25266 Fee 1.00

Clerk and Recorded

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement.



COLORADO MOUNTAIN

ESTATES No. II

TELLER COUNTY, COLORADO.

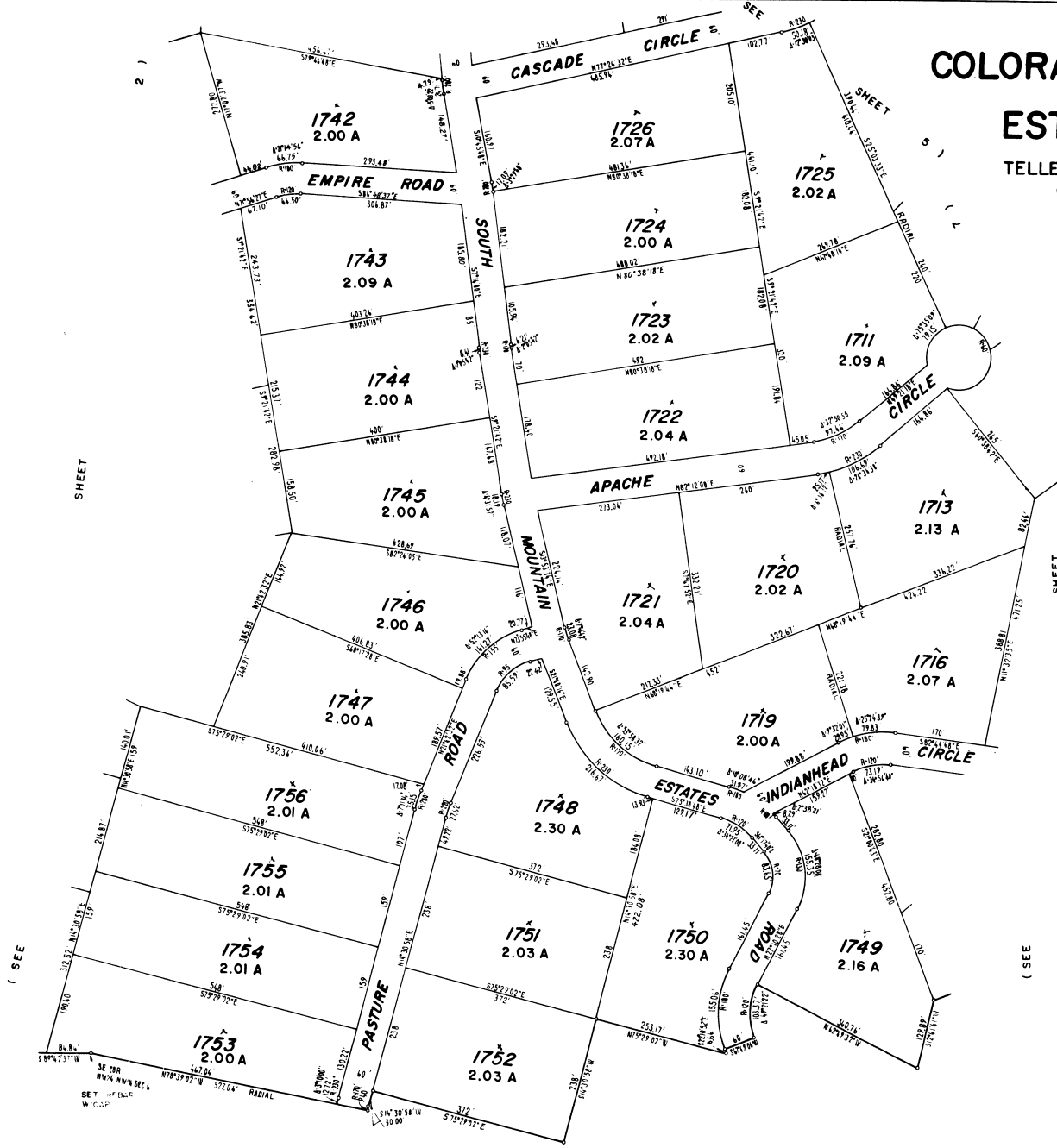
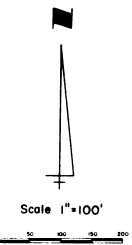
Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

I, hereby certify that this instrument was filed for record in my office this 3 day of MAY A.D. 1972, and is duly recorded in Plat Book 57 of Page 115 under reception No. 253666 Rec 115

W. J. Schott
Clerk and Recorder

All side and rear lot lines are subject to a ten foot utility easement, lying ten feet on either side of said lot lines, except that two contiguous lots may be treated as one where a building is constructed over the dividing line prior to actual use of said utility easement



COLORADO MOUNTAIN

ESTATES No. II

TELLER COUNTY, COLORADO
Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

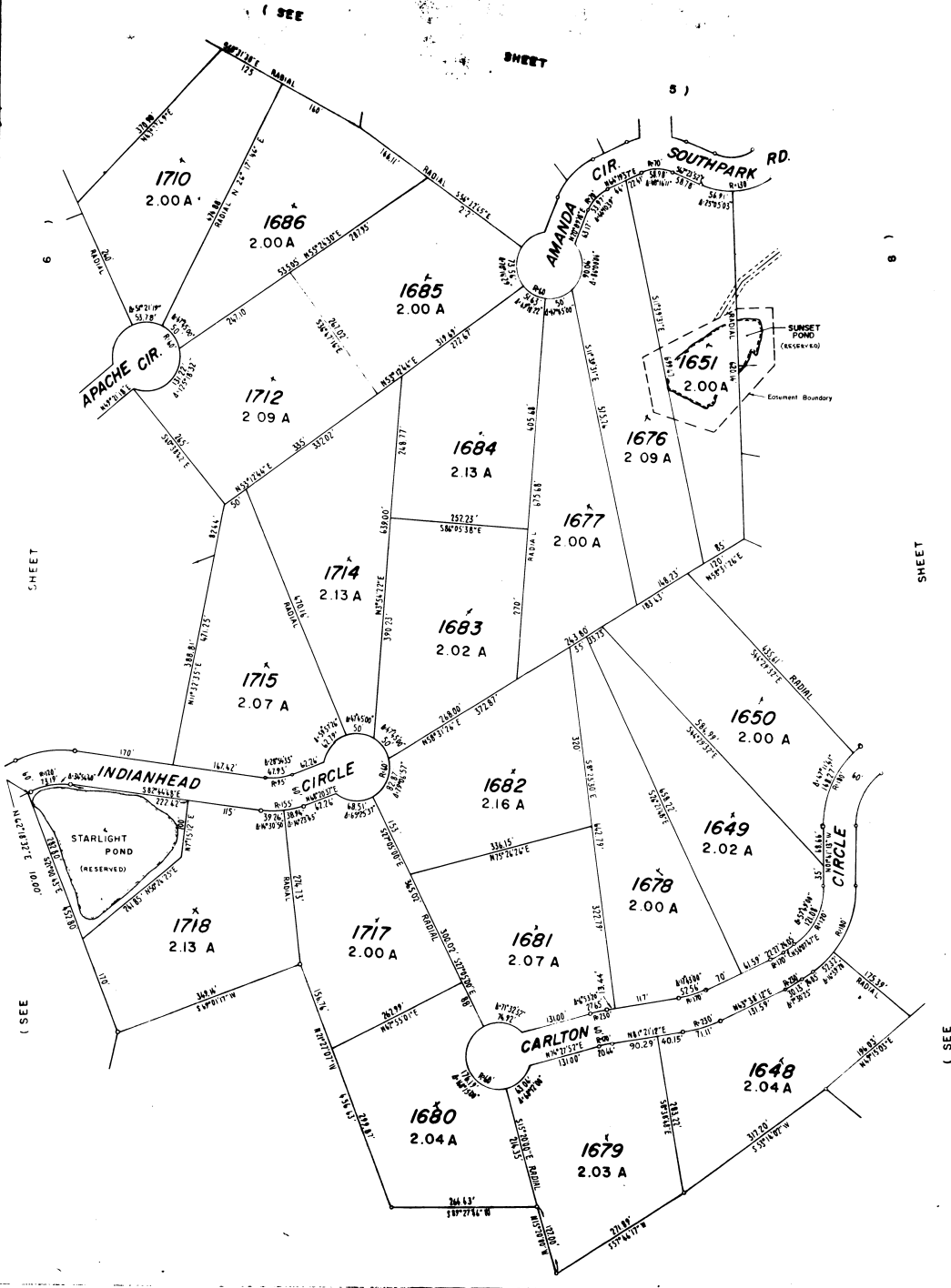
I, hereby certify that this instrument was filed for record in
my office this 2 day of May A.D. 1977 and
is duly recorded in Plat Book 6 of Page 157
under reception No. 253 Colorado 112

W. F. Johnston
Clark and Recorder

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement.



Scale 1"=100'



COLORADO MOUNTAIN ESTATES No. II

TELLER COUNTY, COLORADO.

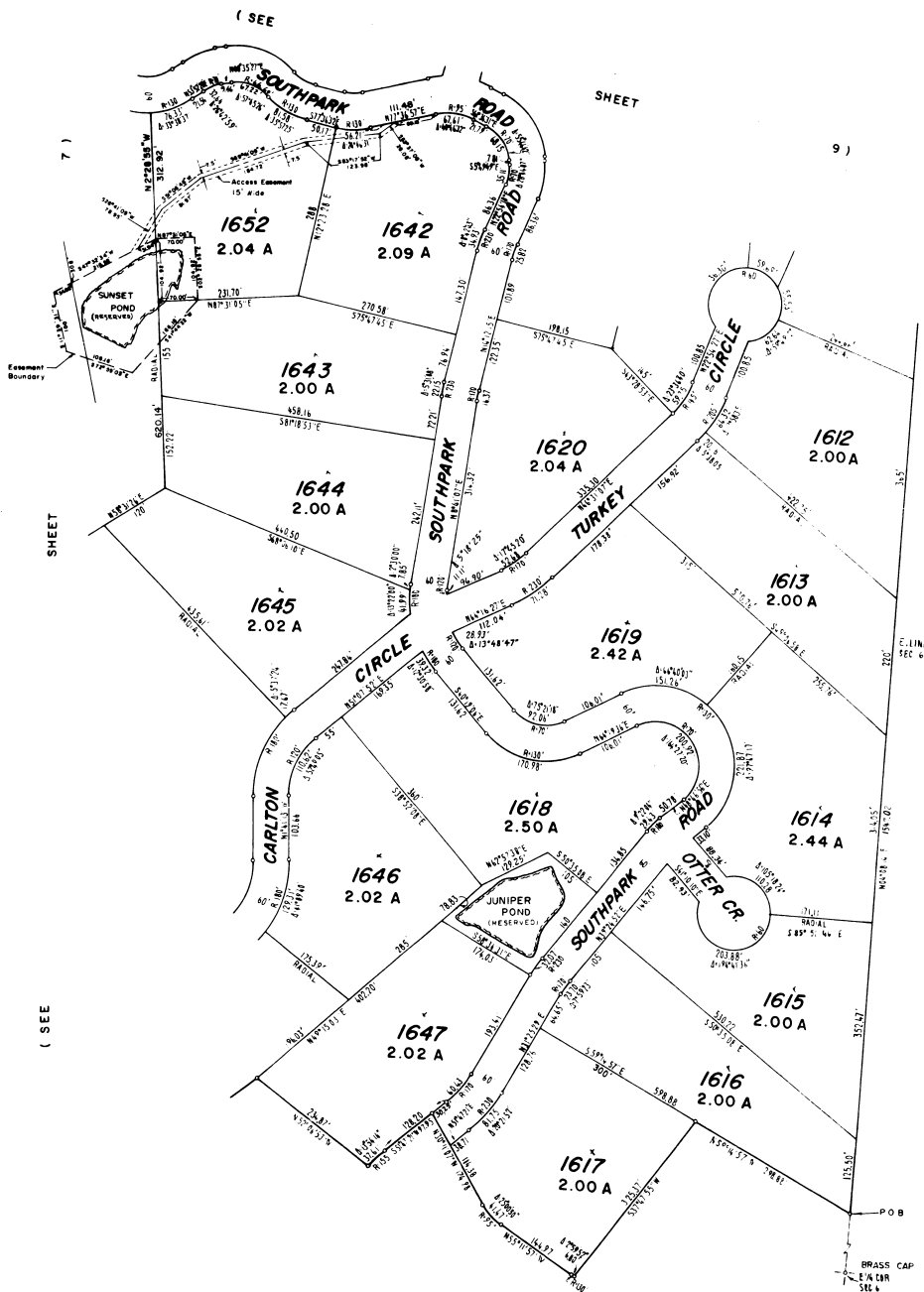
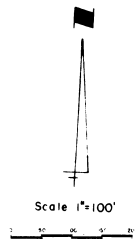
Correction Plat

STATE OF COLORADO 55
COUNTY OF TELLER

I, hereby certify that this instrument was filed for record in
my office this _____ day of _____ A.D. 1972 and
is duly recorded in Plat Book _____ of Page 116
under reception No. _____ Fee 12.50

Clerk and Recorder

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement.



COLORADO MOUNTAIN

ESTATES No. II

TELLER COUNTY, COLORADO.

Correction Plat

STATE OF COLORADO
COUNTY OF TELLER

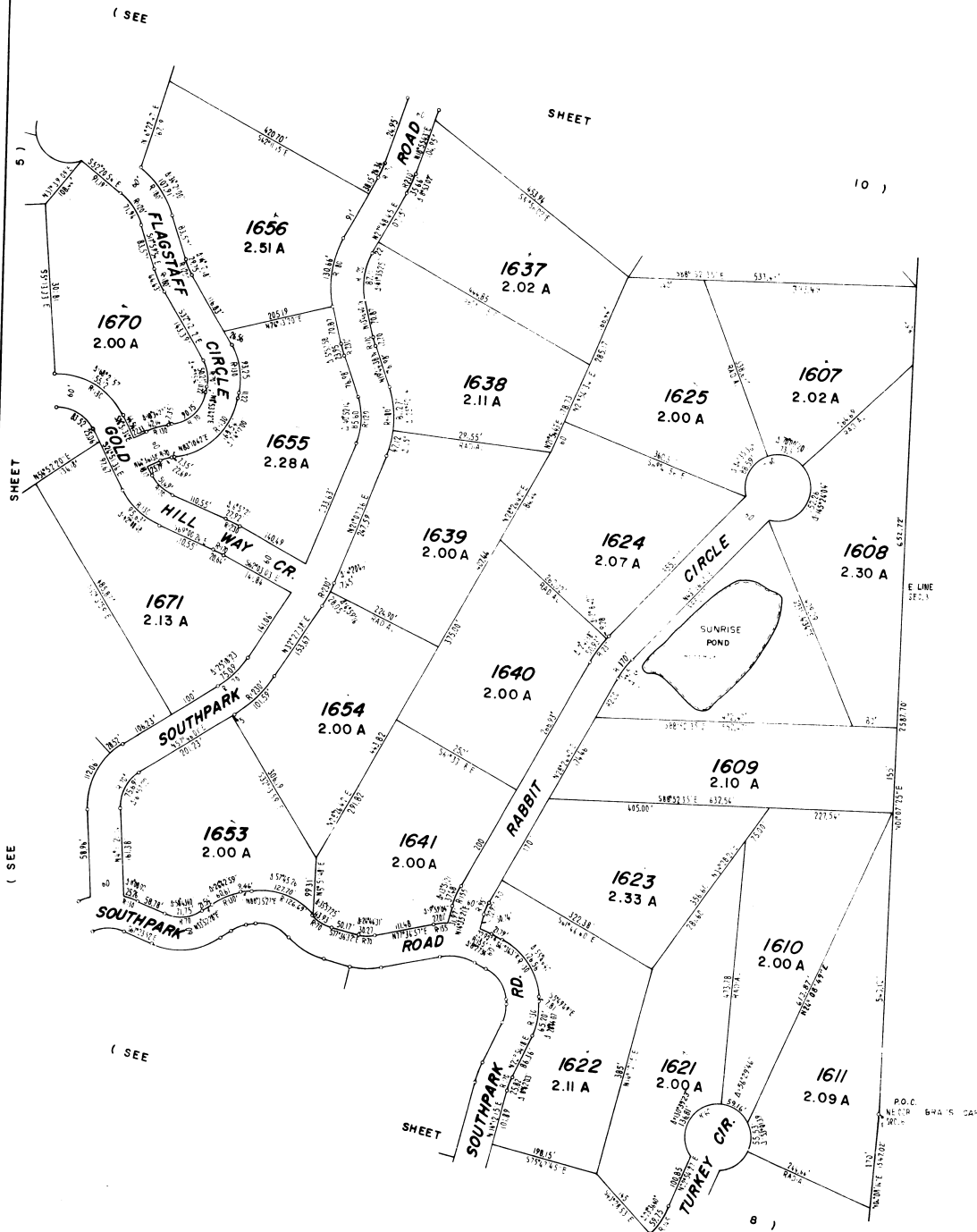
I, hereby certify that this instrument was filed for record in
my office this _____ day of _____ A.D. 197____ and
is duly recorded in Plat Book _____ of Page _____
under reception No. _____ Fee _____

Clerk and Recorder

Allside and rear lot lines are subject to a ten-foot utility
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except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement



Scale 1"=100'



COLORADO MOUNTAIN ESTATES No. II

TELLER COUNTY, COLORADO
Correction Plat

STATE OF COLORADO SS
COUNTY OF TELLER

I, hereby certify that this instrument was filed for record in
my office this 25 day of July A.D. 1977 and
is duly recorded in Plat Book 1 of Page 10-10
under reception No. 25 Fee 1.00

Clerk and Recorder

All side and rear lot lines are subject to a ten-foot utility
easement, lying ten feet on either side of said lot lines,
except that two contiguous lots may be treated as
one where a building is constructed over the dividing
line prior to actual use of said utility easement

Scale 1"=100'

1" SET BY
C. THERS

