

FLORISSANT HEIGHTS FILING NO. 2

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	CENTERLINE LENGTH
1.	53°48'22"	107.15	100.62	100.62
2.	106°58'25"	114.79	155.05	214.31
3.	79°08'45"	105.06	85.30	143.29
4.	17°05'19"	100.00	15.02	29.83
5.	16°47'37"	100.00	14.76	29.31
6.	13°56'18"	135.00	14.50	32.84
7.	18°46'07"	884.84	146.24	289.85
8.	35°04'25"	455.86	144.06	279.06
9.	103°57'15"	114.67	146.66	208.06
10.	61°20'21"	143.87	85.32	154.02
11.	89°52'45"	273.00	190.73	332.96
12.	28°25'00"	570.52	144.45	282.96
13.	82°04'29"	100.00	91.75	148.48
14.	22°21'31"	100.00	30.47	40.77
15.	34°49'49"	825.00	39.21	75.98
16.	96°14'30"	180.77	201.42	303.65
17.	29°31'45"	100.00	36.36	81.54
18.	71°59'47"	152.50	110.79	191.63
19.	54°53'30"	100.00	51.94	95.80
20.	56°26'30"	100.00	83.67	98.51
21.	38°26'40"	101.68	85.45	88.23
22.	26°01'00"	228.10	82.70	103.58
23.	54°31'50"	100.00	81.54	95.17
24.	47°43'44"	243.63	107.78	202.95
25.	42°43'50"	100.00	39.12	74.98
26.	18°49'50"	100.00	14.38	32.87
27.	52°44'05"	100.00	50.46	95.79
28.	82°41'58"	100.00	80.00	144.34
29.	06°00'39"	1457.41	76.52	152.90
30.	20°50'10"	407.92	75.00	148.34
31.	49°41'10"	118.80	85.00	103.02
32.	18°05'02"	419.85	98.64	195.64
33.	88°10'15"	134.67	74.91	86.73
34.	21°31'07"	473.42	90.00	177.88
35.	81°02'35"	100.00	85.47	141.45
36.	48°44'52"	235.82	115.00	215.95
37.	102°33'39"	100.00	134.73	179.00
38.	59°46'35"	192.07	110.39	222.38
39.	34°42'06"	316.02	75.00	147.28
40.	89°29'56"	1212.15	100.00	199.55
41.	13°07'48"	751.83	100.00	198.83
42.	48°50'41"	143.04	80.00	113.62
43.	138°13'30"	100.00	889.07	842.99
44.	108°27'48"	100.00	138.82	189.30

NOTE: TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE TEMPORARY EASEMENTS FOR CUL-DE-SACS. OWNERSHIP WILL REVERT TO ADJACENT LOTS WHEN ROADS ARE EXTENDED.

SURVEYOR'S CERTIFICATE

I, LAYENA A. JASCHKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF FLORISSANT HEIGHTS FILING NO. 2 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Layena A. Jaschke
LAYENA A. JASCHKE, L.S. 286

ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, TRACTS, PUBLIC WAYS AND EASEMENTS IS ACCEPTED BY THE COUNTY OF TELLER, STATE OF COLORADO THIS 30 DAY OF May, A.D., 1972. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER A RESOLUTION IS ADOPTED BY THIS BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

BOARD OF COUNTY COMMISSIONERS

CLERK: *Norma Altman*
CHAIRMAN: *Robert L. Hines*
MEMBER: *Ray Cramer*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN REALTY & DEVELOPMENT CORP., BEING THE OWNERS OF THOSE PARTS OF SECTIONS 26 AND 35, TOWNSHIP 12 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NE CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN (P.M.) THENCE S 89°24'20"E 2645.46' ALONG THE EAST LINE OF SAID SECTION 35 TO THE E1 CORNER OF SAID SECTION 35; THENCE N 88°22'21"W 2985.75' TO THE SE CORNER OF LOT 17, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 10°44'25"E 293.38' ALONG THE EAST LINE OF SAID LOT 17 TO THE NE CORNER OF SAID LOT 17 ON THE SOUTHERLY R.O.W. LINE OF Pikes Peak Drive, FLORISSANT HEIGHTS FILING NO. 1; THENCE 89°16' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT WHOSE CHORD BEARS S 35°28'34"E 87.43' AND HAVING A DELTA OF 39°17'33" AND A RADIUS OF 130.00'; THENCE S 59°07'30"E 74.91' ALONG SAID R.O.W. LINE; THENCE N 34°52'30"E 60.00' TO A POINT ON THE EASTERLY R.O.W. LINE OF COLUMBINE ROAD, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 10°13'22"E 371.80' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 229.46' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 98°20'00" AND A RADIUS OF 133.70' TO A POINT OF TANGENCY; THENCE N 88°06'38"W 444.55' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 180.84' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 78°52'52" AND A RADIUS OF 73.33' TO A POINT OF COMPOUND CURVE; THENCE 107.93' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 71°40'15" AND A RADIUS OF 86.28' TO A POINT OF TANGENCY; THENCE N 48°05'21"E 138.88' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 171.69' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 14°07'22" AND A RADIUS OF 89.55' TO A POINT OF TANGENCY; THENCE N 62°12'43"E 208.52' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 186.18' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 35°11'08" AND A RADIUS OF 797.68' TO A POINT OF TANGENCY; THENCE N 48°50'20"E 85.42' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 115.26' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 35°11'08" AND A RADIUS OF 187.69' TO A POINT OF TANGENCY; THENCE N 13°33'12"E 58.79' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 158.27' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 20°32'00" AND A RADIUS OF 122.50' TO A POINT OF TANGENCY; THENCE N 62°12'12"E 168.49' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 142.80' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 38°47'07" AND A RADIUS OF 211.04' TO A POINT OF TANGENCY; THENCE S 75°02'41"E 116.28' ALONG SAID R.O.W. LINE; THENCE N 22°55'42"E 587.61' ALONG THE EASTERLY R.O.W. LINE OF PAINTEBRIDGE DRIVE TO A POINT OF CURVE; THENCE 105.30' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 38°18'04" AND A RADIUS OF 101.71' TO A POINT OF TANGENCY; THENCE N 81°52'50"E 73.24' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE N 11°43' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 24°49'38" AND A RADIUS OF 257.16' TO A POINT OF TANGENCY; THENCE N 57°02'12"E 478.53' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 13.89' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 58°07'23" AND A RADIUS OF 130.00' TO A POINT OF TANGENCY; THENCE N 0°04'11"W 67.81' TO A POINT ON THE NORTHERLY R.O.W. LINE OF PEAK VIEW CIRCLE, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 80°29'19"W 407.69' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 160.47' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 24°54'23" AND A RADIUS OF 369.81' TO A POINT OF TANGENCY; THENCE S 74°36'18"W 370.64' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 171.39' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 39°25'59" AND A RADIUS OF 249.03' TO A POINT OF TANGENCY; THENCE N 65°57'43"W 23.44' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 97.28' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 27°52'45" AND A RADIUS OF 199.93' TO A POINT OF COMPOUND CURVE; THENCE 135.45' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 28°44'44" AND A RADIUS OF 327.52' TO A POINT OF TANGENCY; THENCE N 14°23'14"W 142.02' ALONG SAID R.O.W. LINE TO A

POINT OF CURVE; THENCE 88.79' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 50°19'05" AND A RADIUS OF 70.99' TO A POINT OF TANGENCY; THENCE N 45°54'51"E 342.68' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 90.92' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 19°39'10" AND A RADIUS OF 332.80' TO A POINT OF REVERSE CURVE; THENCE 140.14' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 16°47'06" AND A RADIUS OF 478.36' TO A POINT OF REVERSE CURVE; THENCE 107.60' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 40°33'09" AND A RADIUS OF 152.02' TO A POINT OF TANGENCY; THENCE N 102°29'38"E 82.22' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 77.41' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 34°18'57" AND A RADIUS OF 122.49' TO A POINT OF TANGENCY; THENCE N 38°48'35"E 273.25' ALONG SAID R.O.W. LINE; THENCE N 48°50'25"W 80.94' ACROSS SAID R.O.W. LINE; THENCE N 58°18'15"E 262.87' TO A POINT OF CURVE; THENCE 206.77' ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15°09'46" AND A RADIUS OF 78.33' TO A POINT OF TANGENCY; THENCE N 73°28'11"E 86.86' TO A POINT OF CURVE; THENCE 194.41' ALONG A CURVE TO THE LEFT HAVING A DELTA OF 09°25'56" AND A RADIUS OF 1182.15' TO A POINT OF TANGENCY; THENCE N 64°02'05"E 89.69' TO A POINT OF CURVE; THENCE 133.29' ALONG A CURVE TO THE LEFT HAVING A DELTA OF 24°42'04" AND A RADIUS OF 286.02' TO A POINT OF TANGENCY; THENCE N 37°09'59"E 256.29' TO A POINT OF CURVE; THENCE 231.69' ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 39°40'35" AND A RADIUS OF 222.07' TO A POINT OF TANGENCY; THENCE S 82°53'25"E 88.44' TO A POINT OF CURVE; THENCE 145.95' ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 64°18'33" AND A RADIUS OF 150.00'; THENCE N 71°25'07"E 206.47' TO A POINT ON THE EAST LINE OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 7 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S 09°43'29"E 232.69', MORE OR LESS, ALONG THE EAST LINE OF SECTION 26 TO THE NE CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING, CONTAINING 222.48 ACRES, MORE OR LESS.

TO BE KNOWN AS FLORISSANT HEIGHTS FILING NO. 2, HAVE SAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE ROADS AS SHOWN HEREON AND TO THE PUBLIC UTILITY AND WATER AND SANITATION DISTRICTS THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES. ALL SIDE AND REAR LOT LINES SUBJECT TO A 10' UTILITY EASEMENT LYING 5' ON EITHER SIDE OF LOT LINES EXCEPT CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT. UTILITY EASEMENTS ALONG PLAT EXTERIOR BOUNDARY TO BE AS SHOWN ON PLAT. IN WITNESS WHEREOF THE WESTERN REALTY & DEVELOPMENT CORP. HAS CAUSED THEIR NAME TO BE HERETO SUBSCRIBED THIS 30 DAY OF MAY A.D., 1972.

WESTERN REALTY & DEVELOPMENT CORP.

G. L. Scarborough
G. L. SCARBOROUGH, PRESIDENT
ATTEST: *Patricia B. Martin*
PATRICIA B. MARTIN, SECRETARY

COUNTY OF TELLER SS
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF MAY, A.D., 1972 BY G. L. SCARBOROUGH AS PRESIDENT AND PATRICIA B. MARTIN AS SECRETARY OF WESTERN REALTY & DEVELOPMENT CORP.

MY COMMISSION EXPIRES: *January 28, 1976*

RECORDING CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER COUNTY, COLORADO THIS 30 DAY OF May, A.D., 1972. IN PLAT BOOK *85* ON PAGES *1-5*
Norma Altman
COUNTY CLERK AND RECORDER
RECEIPTION NO. *215781*
TIME *2:50 PM*

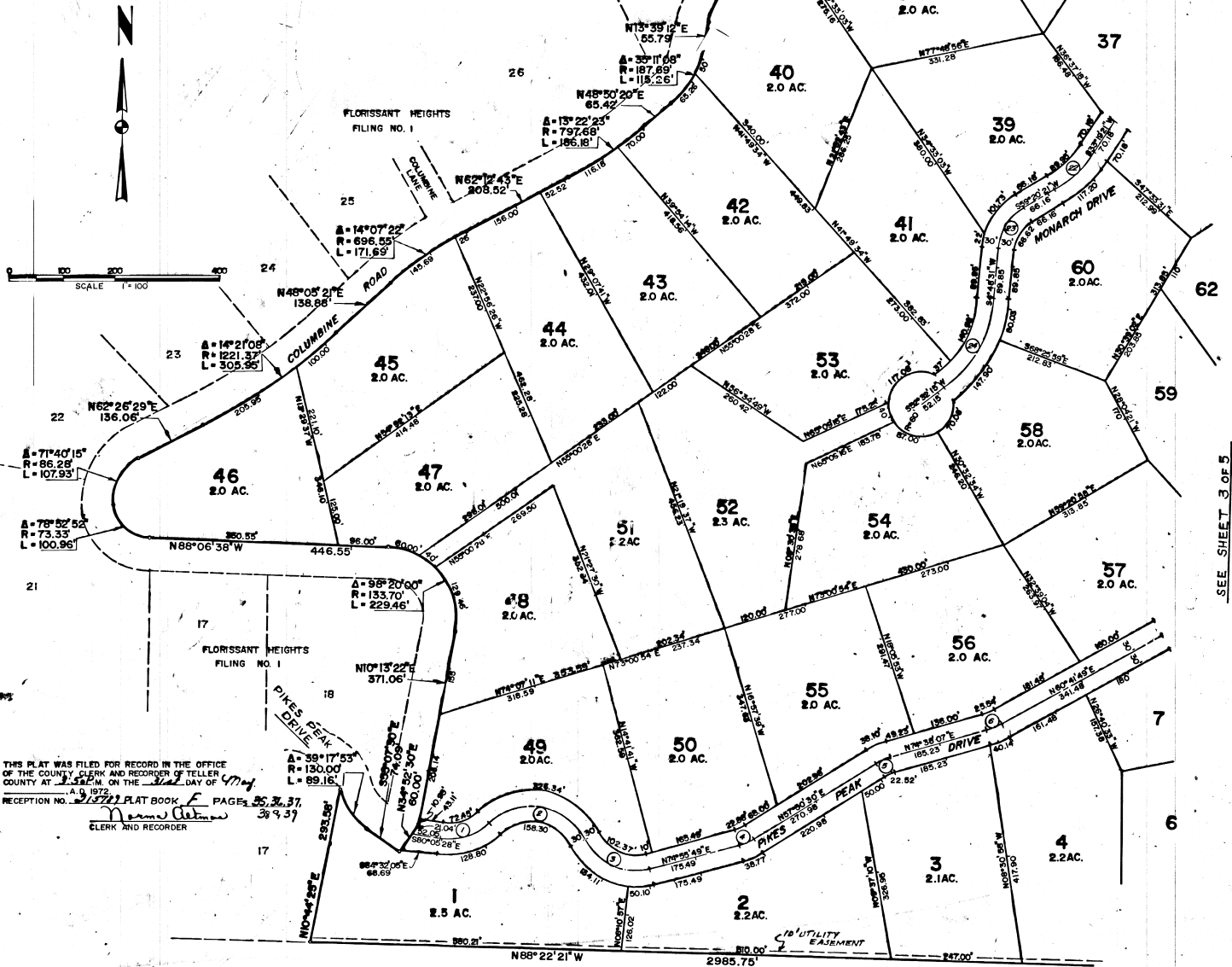
Sheet No. 1 of 5

FLORISSANT HEIGHTS FILING NO. 2

TELLER COUNTY, COLORADO

PLAT BOOK _____ PAGE _____

SEE SHEET 4 OF 5



THIS PLAT WAS FILED FOR RECORD IN THE OFFICE
OF THE COUNTY CLERK AND RECORDER OF TELLER
COUNTY AT 2:30 P.M. ON THE 14th DAY OF
MAY, 1972.
RECEPTION NO. 1972-PLAT BOOK F PAGE 36, 37, 38, 39
Clerk and Recorder

SEE SHEET 3 OF 5

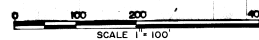
Sheet No. 2 of 5

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FLORISSANT HEIGHTS FILING NO.2

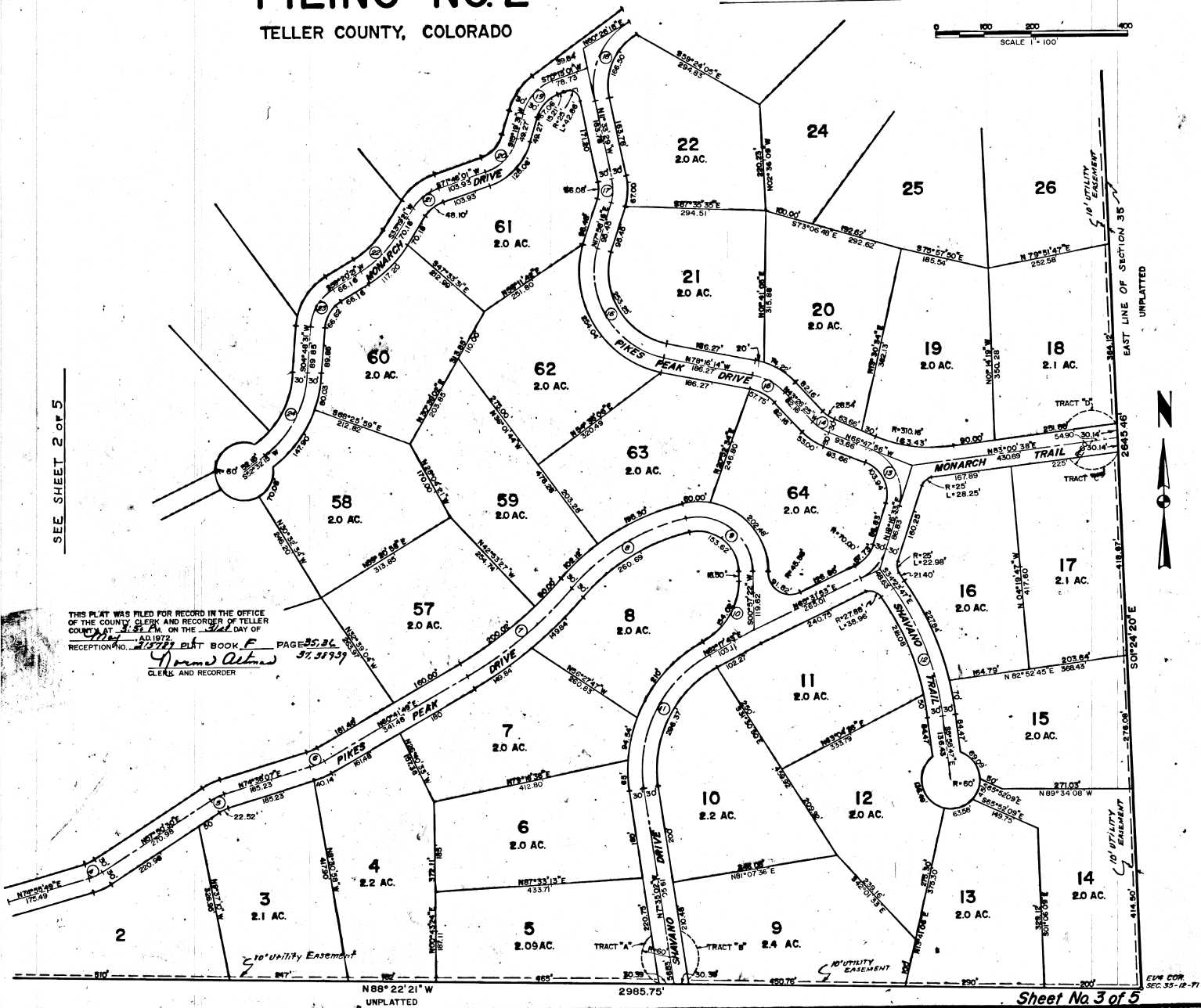
TELLER COUNTY, COLORADO

SEE SHEET 4 of 5



SEE SHEET 2 of 5

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE
OF THE COUNTY CLERK AND RECORDER OF TELLER
COUNTY AT 3:52 P.M. ON THE 14th DAY OF
JULY A.D. 1977
RECEPTION NO. 31777 PLAT BOOK F PAGE 55, 56
57, 58, 59
James A. Allen
CLERK AND RECORDER



Elev. Cor.
Sec. 35-12-71

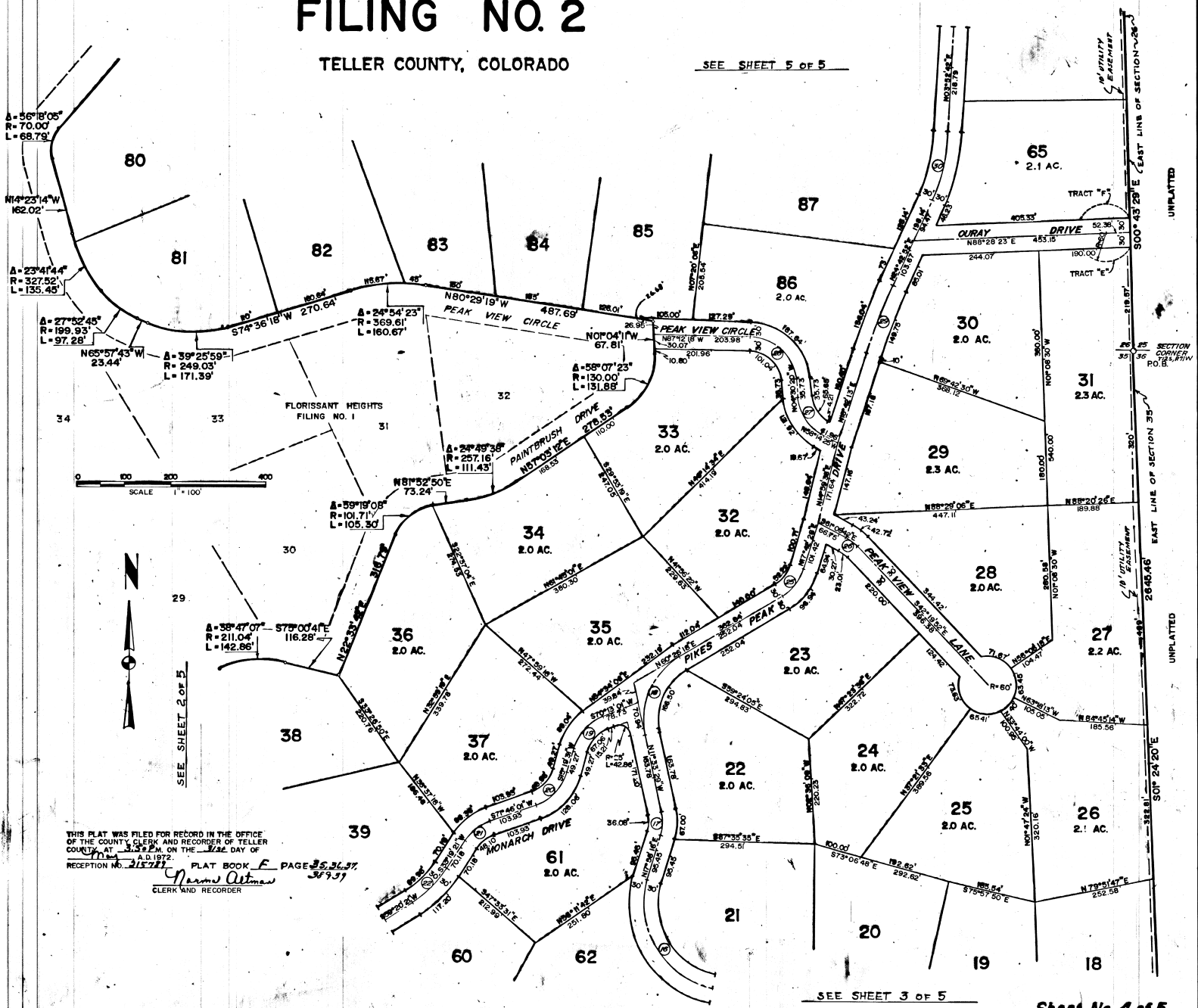
Sheet No 3 of 5

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FLORISSANT HEIGHTS FILING NO. 2

TELLER COUNTY, COLORADO

SEE SHEET 5 OF 5



SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE
OF THE COUNTY CLERK AND RECORDER OF TELLER
COUNTY AT 3:22 P.M. ON THE 15th DAY OF
MAY A.D. 1972
RECEPTION NO. 215777 PLAT BOOK F PAGE 35, 36, 37
James A. Altman
CLERK AND RECORDER

FLORISSANT HEIGHTS FILING NO. 2

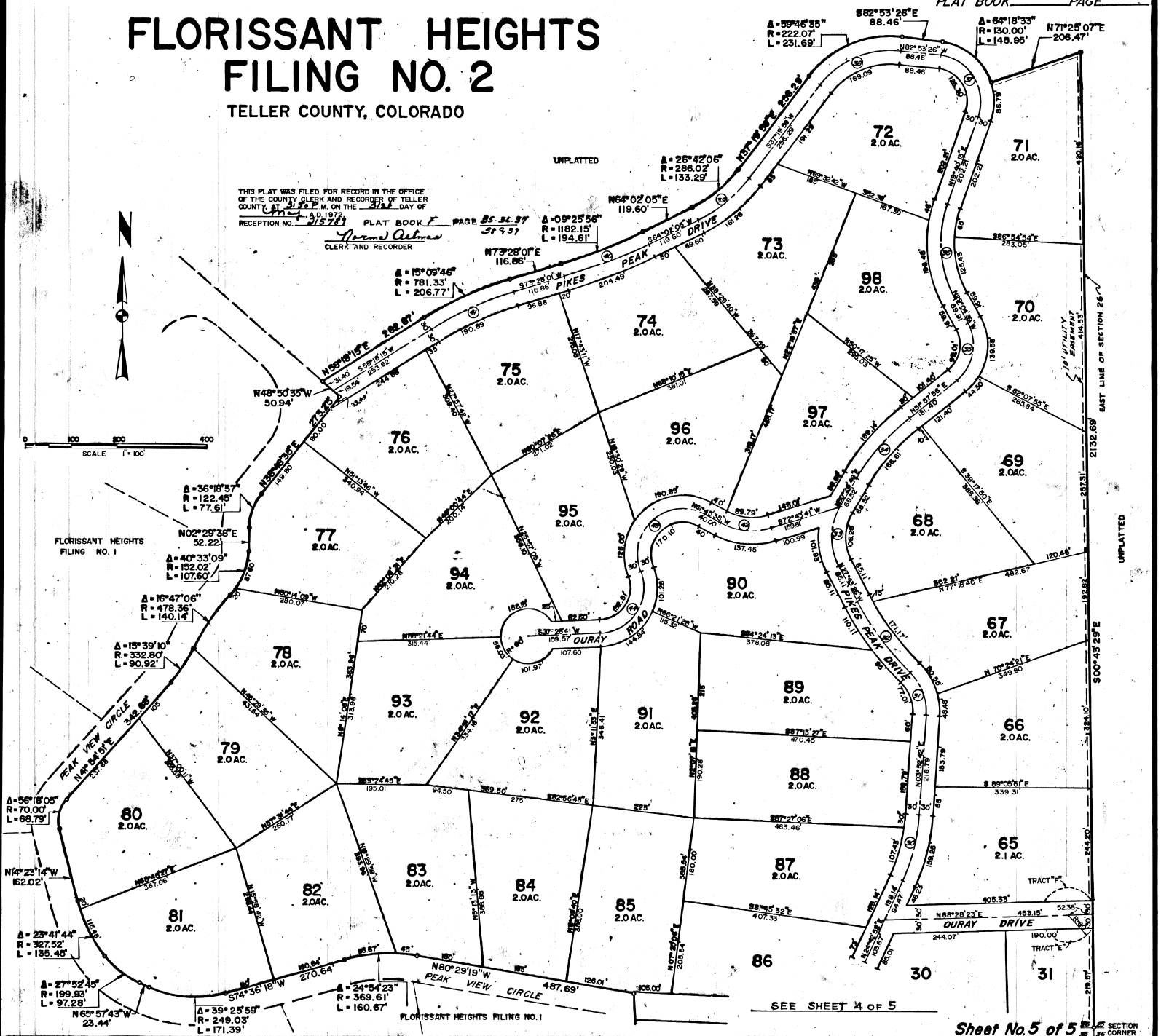
TELLER COUNTY, COLORADO

PLAT BOOK PAGE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE
OF THE COUNTY CLERK AND RECORDER OF TELLER
COUNTY, COLORADO, ON THE 21st DAY OF
JULY, 1979.
RECEPTION NO. 5784 PLAT BOOK F PAGE 85-34-37
51931
James A. Quinn
CLERK AND RECORDER



SCALE 1" = 100'



SEE SHEET 4 OF 5

Sheet No. 5 of 5 SECTION 36 CORNER

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