

PLAT BOOK G
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CURVE NUMBER	CENTRILINE DELTA	CENTRILINE RADIUS	CENTRILINE TANGENT	CENTRILINE LENGTH
1	141.173	218.26	41.12	102.11
2	131°10'			19.18
3	127°40'	504.37	41.12	121.74
4	120.00	100.00	75.17	16.17
5	43°15'56"	252.69	60.00	190.43
6	73.00	100.00	452.15	10.45
7	40°15'00"	70.00	187.79	19.45
8	109.00	100.00	79.74	16.17
9	32°24'46"	105.00	266.78	204.37
10	434.5		12.00	10.45
11	16°30'33"	565.88	80.00	125.95
12	10°42'30"	562.35	80.00	79.74
13	294.7		100.00	10.45
14	84°46'40"	145.38	85.00	122.22
15	100.00	100.00	308.18	86.44
16	100.00	118.41	25.00	66.06
17	100.00	100.00	125.79	10.45
18	19°24'30"	236.12	60.00	189.70
19	235.50		100.00	10.45
20	21°43'30"	337.20	63.28	125.11
21	22°12'00"			176.81
22	174°42'30"	227.6	80.00	140.43
23	207°27'00"	292.63	128.41	216.39
24	142.88	100.00	131.17	10.45
25	105°30'30"	930.14	108.41	252.57
26	340.00		128.67	10.45
27	33°27'30"	335.80	91.08	141.18
28	881°48'	100.00	48.89	91.08
29	33°16'48"			10.45

[illegible]

SURVEYOR'S CERTIFICATE

I, LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF FLORISSANT HEIGHTS - FILING NO. 3 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Lavern A. Jaschke
LAVERN A. JASCHKE
REGISTERED LAND SURVEYOR NO. 2816

TO BE KNOWN AS FLOREISSANT HEIGHTS - FILING NO. 3, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT, AND BY THIS 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 20.00' UTILITY EASEMENT LYING 10.00' 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.

IN WITNESS WHEREOF THE SAID WESTERN REALTY AND DEVELOPMENT CORPORATION HAS CAUSED THEIR NAME TO BE HERETOFORE SUBSCRIBED THIS 1st DAY OF October A.D., 1974.

WESTERN REALTY AND DEVELOPMENT CORPORATION

BY: B. L. Scarborough ATTEST: Betty R. Martin
B. L. SCARBOROUGH, PRESIDENT BETTY R. MARTIN, SECRETARY

COUNTY OF TELLER)
STATE OF COLORADO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF October A.D., 1974 BY G.L. SCARBOROUGH AS PRESIDENT AND BY BETTY B. MARTIN AS SECRETARY OF WESTERN REALTY AND DEVELOPMENT CORPORATION.

MY COMMISSION EXPIRES October 13 1926

APPROVAL CERTIFICATE

APPROVED BY THE TELLER COUNTY PLANNING COMMISSION THIS 17th DAY OF December A.D., 1974

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 9 DAY OF Feb A.D., 1974. 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

MEMBER W. B. Raymond Jr. MEMBER Sam Houston

ATTORNEY'S CERTIFICATE

1. JAMES B. KIMMEL, an attorney at law, duly licensed to practice in the State of Colorado, do hereby certify that I have examined the title of all lands herein designated and shown upon the within plat as public ways and easements, and the title of such lands is in the dedicators, free and clear of all liens and encumbrances, except deed of trust from all Scarborough for use of Calumna and recorded in drawer 3 at card 404, deed of from Western Realty and Development Corp. for use of James B. Kimmel and the U.S. Suttton recorded in drawer 3 at card 646 and except for minerals reserved by the United States and by others. MATRICES 100, 200, 300 AT PAGE 287.

RECORDING CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER
COUNTY, COLORADO, THIS 10 DAY OF FEB A.D., 1974.
W. L. Schuster
COUNTY CLERK AND RECORDER

RECEPTION NO. 236081
TIME 1:00 PM

RECEPTION NO. 236081
TIME 1:00 PM

SHEET 1 OF 4

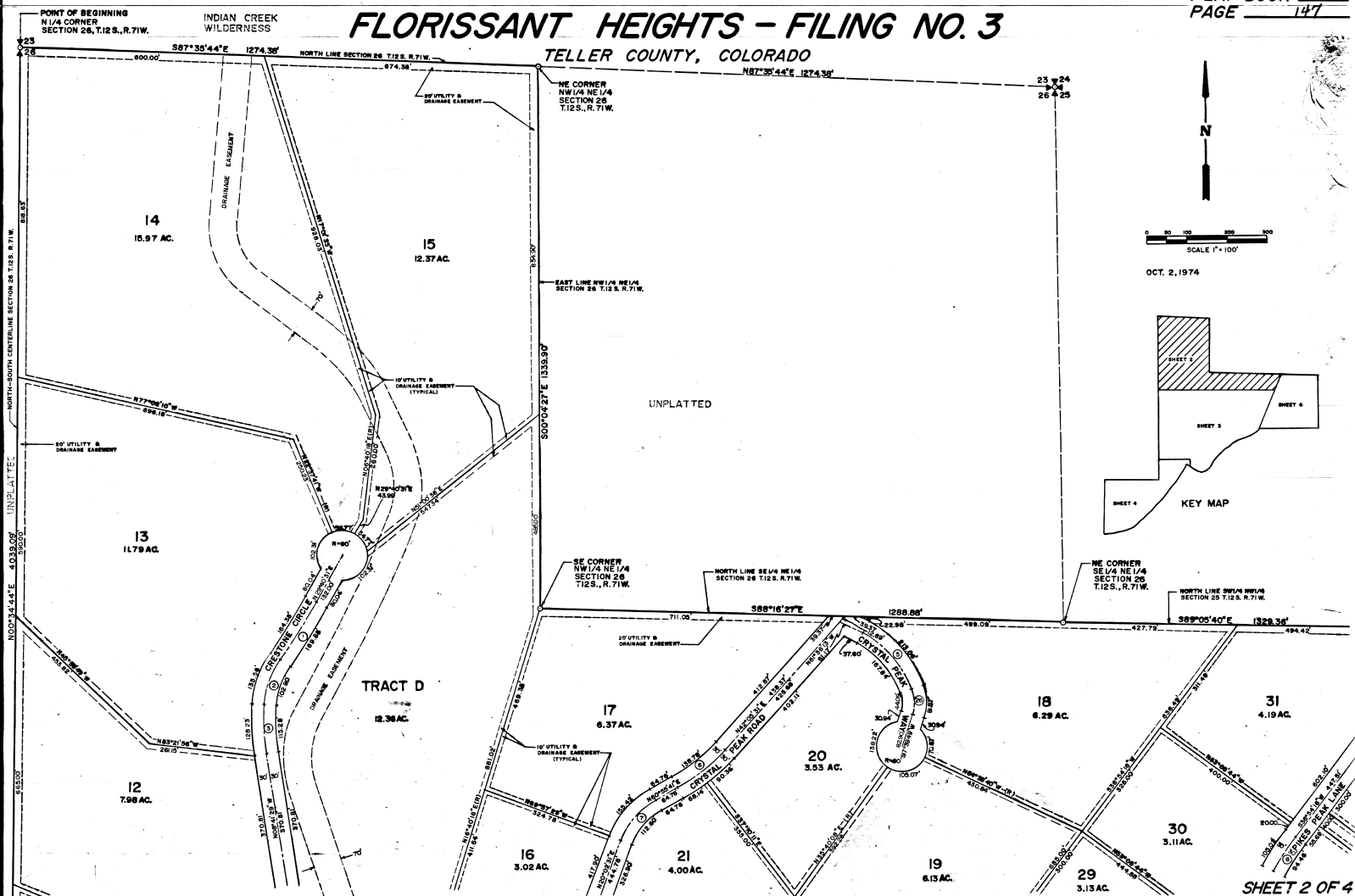
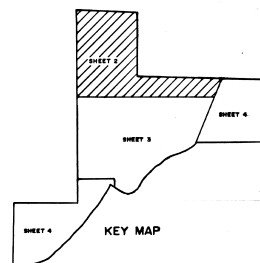
FLORISSANT HEIGHTS - FILING NO. 3

TELLER COUNTY, COLORADO



SCALE 1"=100'

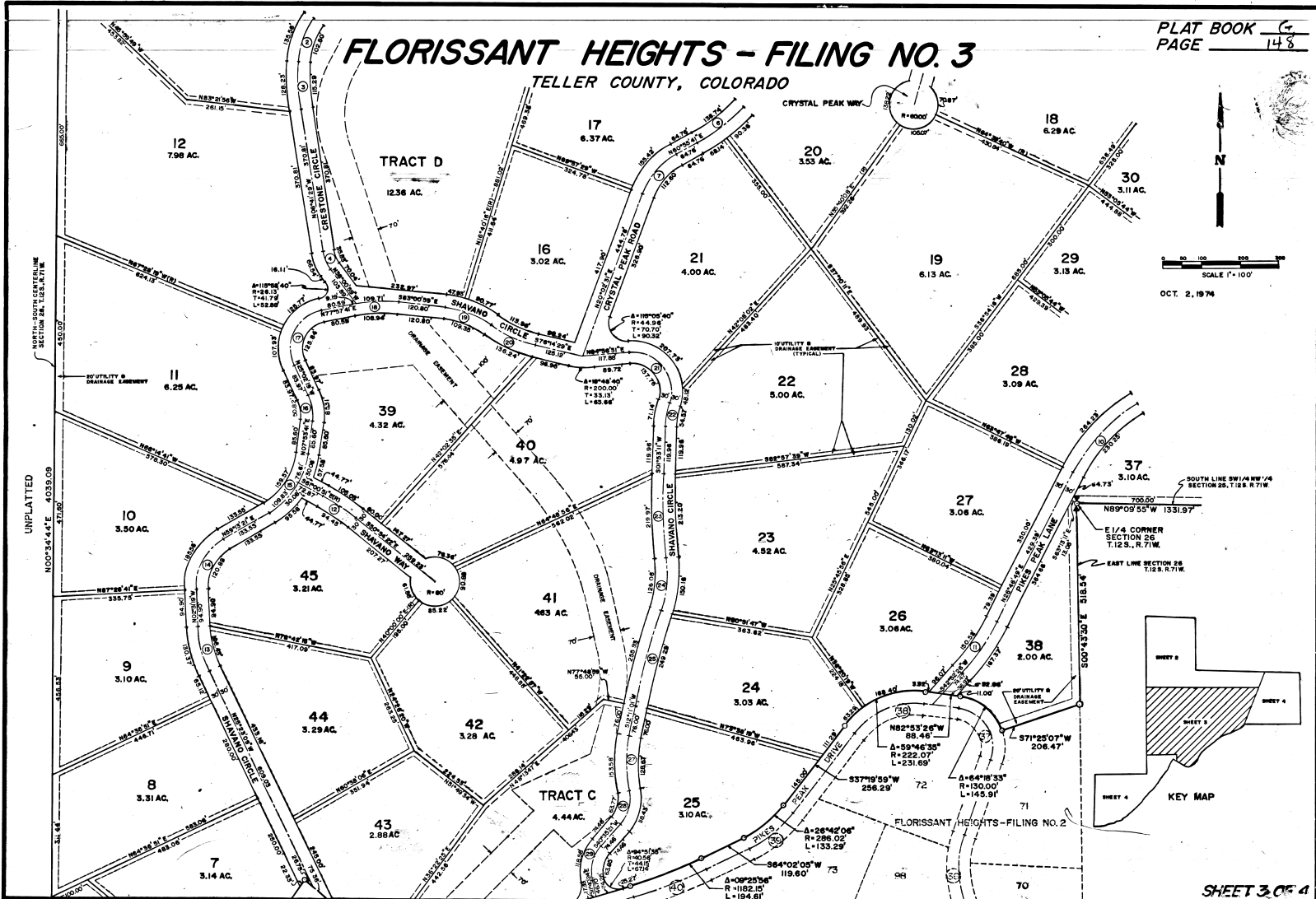
OCT. 2, 1974



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0 50 100 200 300
SCALE 1" = 100'

OCT. 2, 1974



SHEET 3 OF 4

TELLER COUNTY, COLORADO

