

FLORISSANT HEIGHTS

FILING NO.

TELLER COUNTY

Curve Data

NO.	DELTA	T	R	L	LONG L	SHORT L
1	14°53'58"	67.266	537.75	133.84	141.30	136.37
2	12°12'25"	20.00	967.04	39.85	46.24	33.46
3	16°29'24"	85.00	379.56	109.24	117.87	98.88
4	41°24'56"	40.00	105.81	76.48	86.17	66.90
5	23°50'55"	40.00	189.41	78.84	81.33	66.35
6	47°25'05"	43.98	100.00	82.76	107.59	57.93
7	30°56'08"	27.87	100.00	83.99	70.19	37.79
8	46°10'08"	41.87	100.00	79.15	103.33	54.98
9	18°45'08"	36.99	220.88	72.13	86.88	62.31
10	29°01'52"	28.89	100.00	90.67	66.87	36.40
11	25°06'53"	30.00	134.88	89.03	72.18	46.88
12	60°37'52"	60.00	108.81	108.98	140.33	76.84
13	60°11'23"	75.00	97.30	153.26	167.39	96.33
14	19°20'53"	50.00	293.32	99.05	109.18	86.92
15	124°11'44"	182.41	100.00	216.76	274.40	144.34
16	39°17'53"	35.70	100.00	88.59	89.16	48.01
17	98°20'00"	120.00	103.70	177.97	229.46	126.49
18	78°52'52"	85.00	103.33	142.26	183.54	100.96
19	71°40'51"	83.97	106.28	145.45	182.98	107.95
20	14°21'08"	150.00	116.37	298.43	305.95	280.92
21	14°07'22"	90.00	726.93	109.09	104.46	171.69
22	13°22'23"	90.00	787.89	179.81	184.18	172.18
23	35°11'08"	90.00	157.89	96.84	115.28	76.46
24	82°33'33"	100.00	202.86	188.78	213.30	158.27
25	38°47'07"	84.85	246.04	183.17	188.46	142.86
26	59°19'08"	75.00	136.71	136.38	167.42	105.30
27	24°49'38"	90.00	227.16	96.43	111.43	85.43
28	38°07'23"	95.37	100.00	101.44	138.88	71.01
29	24°54'23"	75.00	339.81	147.63	180.47	124.59
30	39°25'59"	100.00	279.03	192.04	212.99	171.99
31	27°52'45"	87.07	229.83	107.81	127.74	97.28
32	31°41'44"	75.00	357.82	147.86	180.26	135.45
33	36°18'05"	93.81	100.00	96.26	127.74	86.79
34	13°59'10"	46.82	302.80	82.72	80.92	74.52
35	16°47'08"	75.00	146.81	146.81	177.11	140.14
36	40°33'09"	46.08	122.02	86.36	107.80	65.13
37	36°18'57"	90.00	152.45	86.83	115.64	78.25
38	30°18'51"	100.00	198.17	197.80	208.54	167.26
39	16°18'21"	85.00	363.84	109.26	117.80	100.72
40	31°16'20"	90.00	178.45	97.91	113.86	86.13
41	14°03'47"	89.32	724.16	177.74	185.11	170.38
42	6°00'21"	90.00	1715.43	179.84	182.98	176.69
43	34°48'40"	143.00	456.16	277.15	296.38	238.92
44	45°41'20"	85.00	268.77	160.80	184.82	134.97
45	49°25'54"	35.00	119.49	103.09	128.97	77.21
46	8°59'28"	100.00	1271.86	199.59	204.30	194.88
47	18°52'55"	135.00	861.88	267.56	277.44	257.67
48	22°11'35"	35.00	178.46	80.75	80.75	40.37
49	17°36'28"	30.00	192.71	89.53	88.75	50.31
50	29°45'05"	50.00	168.24	97.75	113.32	82.17
51	65°30'34"	85.00	104.04	119.82	149.83	81.22
52	68°58'51"	90.00	100.00	106.18	140.83	75.73
53	28°48'48"	90.00	218.00	98.30	111.82	84.79
54	35°56'25"	33.00	104.74	83.82	—	45.00
55	18°31'08"	22.73	139.42	45.06	84.78	35.37
56	87°09'22"	55.00	100.97	100.72	130.85	70.80
57	40°58'22"	50.00	126.86	86.88	74.88	64.88
58	41°33'38"	50.00	131.76	86.57	117.34	73.81
59	53°36'46"	50.00	100.00	85.57	121.84	65.50
60	35°26'19"	69.35	217.08	134.25	152.81	119.70
61	42°25'07"	80.00	162.84	117.40	137.40	73.18
62	71°39'44"	69.08	100.00	89.83	157.16	82.11
63	144°20'38"	280.84	100.00	251.80	327.51	176.35
64	128°56'14"	207.80	100.00	224.46	298.79	157.12
65	37°59'20"	45.00	130.87	86.88	106.85	65.81
66	53°59'38"	70.00	128.18	125.86	165.46	100.51
67	49°26'08"	75.00	162.85	140.58	166.46	114.69
68	23°59'52"	90.00	235.25	96.53	111.81	85.97
69	15°48'52"	90.00	432.00	119.24	127.82	80.90
70	19°57'45"	70.00	197.71	138.98	149.04	128.13
71	51°25'52"	48.16	100.00	85.76	116.89	82.83
72	84°07'38"	81.09	100.00	—	—	66.13
73	44°04'22"	90.00	123.53	86.02	118.10	71.84
74	23°17'15"	75.00	163.96	147.88	165.81	125.74
75	54°11'15"	70.00	138.63	129.41	157.78	108.03
76	63°26'20"	81.10	179.83	198.89	232.11	165.67
77	106°56'50"	100.00	74.07	138.26	194.26	82.26

Dedication

KNOW ALL MEN BY THESE PRESENTS, THAT WESTERN REALTY & DEVELOPMENT CORP., BEING THE OWNER OF THOSE PARTS OF SECTIONS 36 & 35, TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, DO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE S49°25'39"E 39.30' TO A POINT ON THE NORTHWESTERLY R.O.W. OF A PROPOSED ROAD, THENCE NORTHEASTERLY ALONG SAID R.O.W. 83.97' ALONG THE ARC OF A CURVE WHOSE CHORD BEARS N65°39'12"E, WHOSE CHORD LENGTH IS 82.87', WHOSE DELTA IS 35°11'03" AND WHOSE RADIUS IS 149.49'; THENCE N72°45'24"E ALONG SAID R.O.W. 185.73'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 136.97' ALONG THE ARC OF A CURVE WHOSE DELTA IS 45°41'20" AND WHOSE RADIUS IS 171.77'; THENCE N27°04'04"E ALONG SAID R.O.W. 162.89'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 235.38' ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°48'40" AND WHOSE RADIUS IS 486.16'; THENCE N61°52'44"E ALONG SAID R.O.W. 139.40'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 176.69' ALONG THE ARC OF A CURVE WHOSE DELTA IS 6°00'21" AND WHOSE RADIUS IS 185.93'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 181.81' ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°03'47" AND WHOSE RADIUS IS 754.16'; THENCE N69°56'10"E ALONG SAID R.O.W. 177.02'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 116.13' ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°16'20" AND WHOSE RADIUS IS 148.85'; THENCE N67°09'09"E ALONG SAID R.O.W. 84.08'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 117.80' ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°18'51" AND WHOSE RADIUS IS 413.84'; THENCE N54°58'22"E ALONG SAID R.O.W. 119.74'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 187.26' ALONG THE ARC OF A CURVE WHOSE DELTA IS 20°18'11" AND WHOSE RADIUS IS 528.17'; THENCE N44°58'12"E ALONG SAID R.O.W. 357.25' TO A POINT ON THE NORTHEASTERLY R.O.W. OF PEAK VIEW CIRCLE; THENCE S48°50'35"E ALONG SAID R.O.W. 466.30'; THENCE S38°48'35"W ALONG SAID R.O.W. 273.25'; THENCE SOUTHERLY ALONG SAID R.O.W. AND TO THE LEFT 78.25' ALONG THE ARC OF A CURVE WHOSE DELTA IS 36°18'57" AND WHOSE RADIUS IS 122.45'; THENCE S02°23'38"W ALONG SAID R.O.W. 52.02'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 107.60' ALONG THE ARC OF A CURVE WHOSE DELTA IS 40°33'09" AND WHOSE RADIUS IS 152.02'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 140.14' ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°47'08" AND WHOSE RADIUS IS 478.34'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 80.86' ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°59'10" AND WHOSE RADIUS IS 332.80'; THENCE S41°54'51"W ALONG SAID R.O.W. 342.88'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 68.79' ALONG THE ARC OF A CURVE WHOSE DELTA IS 56°18'05" AND WHOSE RADIUS IS 70.00'; THENCE S14°23'14"E ALONG SAID R.O.W. 182.02'; THENCE SOUTHERLY ALONG SAID R.O.W. AND TO THE LEFT 135.45' ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°41'44" AND WHOSE RADIUS IS 327.52'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 97.28' ALONG THE ARC OF A CURVE WHOSE DELTA IS 27°52'45" AND WHOSE RADIUS IS 189.93'; THENCE S65°57'43"E ALONG SAID R.O.W. 23.44'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 17.39' ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°25'59" AND WHOSE RADIUS IS 248.03'; THENCE N47°36'18"E ALONG SAID R.O.W. 270.64'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 160.67' ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°54'23" AND WHOSE RADIUS IS 369.81'; THENCE S80°29'19"E ALONG SAID R.O.W. 487.89'; THENCE S01°04'16"E ALONG SAID R.O.W. 67.81'; THENCE SOUTHERLY ALONG SAID R.O.W. AND TO THE RIGHT 131.88' ALONG THE ARC OF A CURVE WHOSE DELTA IS 58°07'23" AND WHOSE RADIUS IS 130.00'; THENCE S57°03'12"W ALONG SAID R.O.W. 278.53'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 111.43' ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°49'38" AND WHOSE RADIUS IS 237.16'; THENCE S81°52'50"W ALONG SAID R.O.W. 73.24'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 105.30' ALONG THE ARC OF A CURVE WHOSE DELTA IS 59°19'08" AND WHOSE RADIUS IS 101.71'; THENCE S22°33'42"W ALONG SAID R.O.W. 316.79'; THENCE N75°00'41"W ALONG SAID R.O.W. 116.28'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 142.86' ALONG THE ARC OF A CURVE WHOSE DELTA IS 36°17'07" AND WHOSE RADIUS IS 211.04'; THENCE S66°12'12"W ALONG SAID R.O.W. 168.49'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 158.27' ALONG THE ARC OF A CURVE WHOSE DELTA IS 82°33'00" AND WHOSE RADIUS IS 172.56'; THENCE S13°39'12"W ALONG SAID R.O.W. 85.79'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 115.26' ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°11'08" AND WHOSE RADIUS IS 187.59'; THENCE S48°50'20"W ALONG SAID R.O.W. 65.42'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 186.18' ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°22'51" AND WHOSE RADIUS IS 797.68'; THENCE S62°14'43"W ALONG SAID R.O.W. 208.82'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 171.69' ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°47'08" AND WHOSE RADIUS IS 696.85'; THENCE S48°05'21"W ALONG SAID R.O.W. 138.88'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 305.95' ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°21'08" AND WHOSE RADIUS IS 1221.37'; THENCE S62°26'29"W ALONG SAID R.O.W. 136.06'; THENCE ALONG SAID R.O.W. AND TO THE LEFT 107.83' ALONG THE ARC OF A CURVE WHOSE DELTA IS 71°40'15" AND WHOSE RADIUS IS 145.28'; THENCE SOUTHERLY ALONG SAID R.O.W. AND TO THE LEFT 100.96' ALONG THE ARC OF A CURVE WHOSE DELTA IS 74°52'52" AND WHOSE RADIUS IS 73.33'; THENCE S88°06'38"E ALONG SAID R.O.W. 448.55'; THENCE ALONG SAID R.O.W. AND TO THE RIGHT 229.46' ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°20'15" AND WHOSE RADIUS IS 183.70'; THENCE S10°12'32"W ALONG SAID R.O.W. 371.06' TO A POINT ON THE NORTHEASTERLY R.O.W. OF A PROPOSED ROAD; THENCE S34°52'30"W ACROSS SAID R.O.W. 60.00' TO A POINT ON THE SOUTHWESTERLY R.O.W.; THENCE N55°07'30"W ALONG SAID R.O.W. 74.09'; THENCE NORTH ALONG SAID R.O.W. AND TO THE RIGHT 88.16' ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°17'53" AND WHOSE RADIUS IS 130.00'; THENCE S10°44'25"W FOR 293.88' TO A POINT ON THE E-W CENTERLINE OF SAID SECTION 35, THENCE N89°14'34"W 2090.00' ALONG THE E-W CENTERLINE OF SAID SECTION 35, THENCE N0°08'53"E 2605.86' ALONG A LINE PARALLEL TO AND 334.61' EAST OF THE WEST LINE OF SAID SECTION 35 TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE S89°10'39"E 1000.39' ALONG THE NORTH LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING. THE PLAT CONTAINS 193.8 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A SECTION SURVEY MADE BY JOHN E. WALKER, L.S. 6842.

TO BE KNOWN AS FLORISSANT HEIGHTS FILING NO. 1, AND HAS LAID OUT, PLATTED AND SUBDIVIDED 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 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 EASEMENTS.

IN WITNESS WHEREOF, THE SAID WESTERN REALTY & DEVELOPMENT CORP. CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 17th DAY OF September, A.D., 1970.

WESTERN REALTY & DEVELOPMENT CORP.

G.L. SCARBOROUGH, PRESIDENT BETTY R. MARTIN, SECY

STATE OF COLORADO
COUNTY OF TELLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, A.D., 1970, BY G.L. SCARBOROUGH, AS PRESIDENT, AND BETTY R. MARTIN, AS SECRETARY, OF WESTERN REALTY & DEVELOPMENT CORP.

MY COMMISSION EXPIRES

June 27, 1972

NOTARY PUBLIC

Surveyor's Certificate

I, LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF FLORISSANT HEIGHTS FILING NO. 1, WAS PREPARED UNDER MY SUPERVISION AND THAT BOTH ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

LAVERN A. JASCHKE, L.S. 2816

County Commissioners

THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 27th DAY OF October, A.D., 1970. THE ROADS, STREETS, ALLEYS AND OTHER MEANS OF PUBLIC WAY ARE HEREBY ACCEPTED FOR PUBLIC USE. THE BOARD OF COUNTY COMMISSIONERS WILL NOT ACCEPT FOR MAINTENANCE THE ROADS AND OTHER PUBLIC WAYS IN THIS SUBDIVISION UNTIL SUCH TIME AS A RESOLUTION TO THAT EFFECT HAD BEEN ADOPTED BY THE SAID BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

Ralph E. Hines, CHAIRMAN

Clerk And Recorder's Certificate

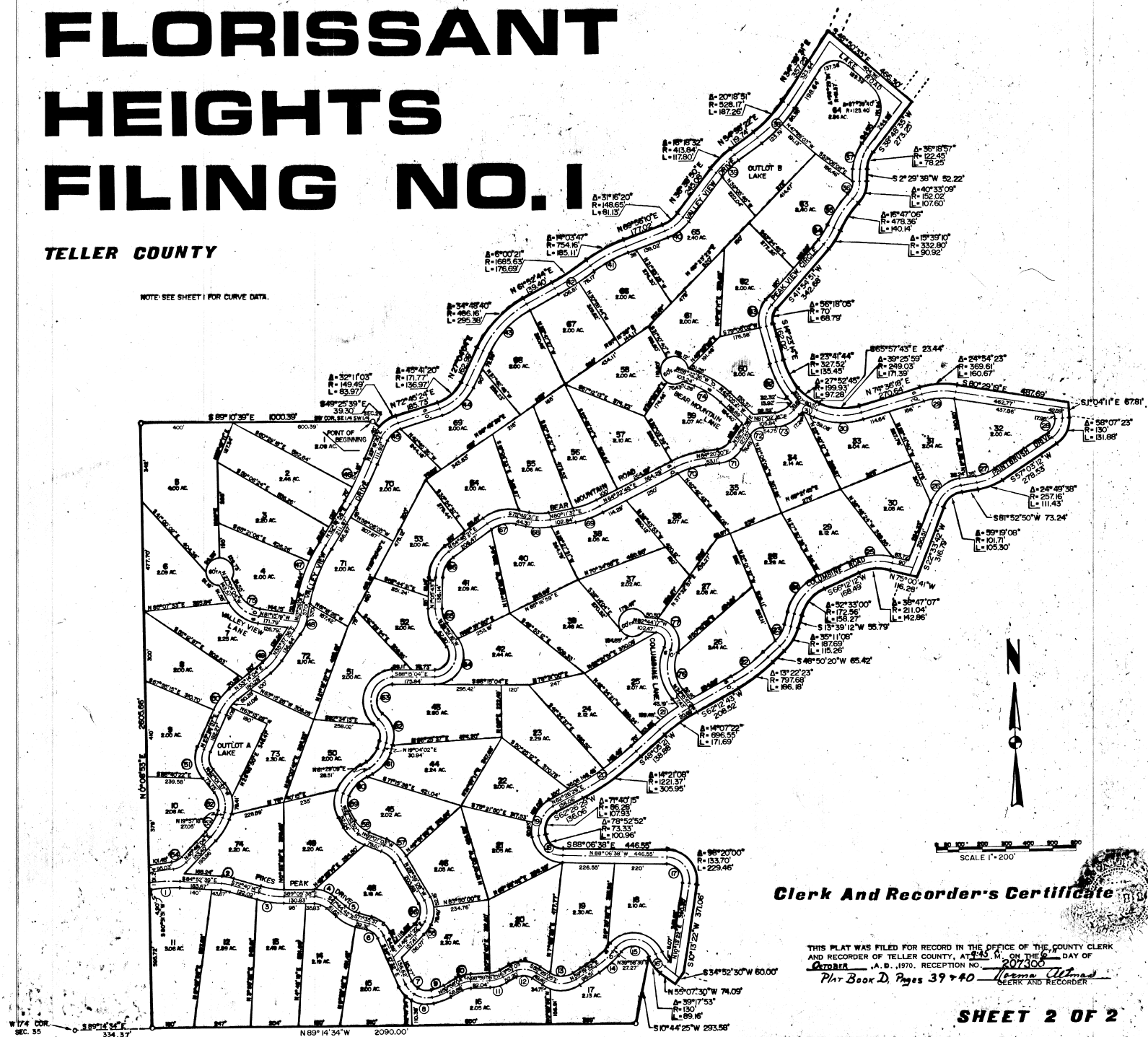
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER COUNTY, AT 2:11 P.M. ON THE 17th DAY OF October, A.D., 1970. RECEPTION NO. 207900

Plat Book D, Pages 39 & 40

CLERK AND RECORDER

TELLER COUNTY

NOTE: SEE SHEET 1 FOR CURVE DATA.



Clerk And Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK
AND RECORDER OF TELLER COUNTY, AT 9:45 A.M. ON THE 6th DAY OF
OCTOBER, A.D., 1970. RECEPTION NO. 207300
Plat Book D, Pages 39 & 40 Norma Altman
CLERK AND RECORDER

SHEET 2 OF 2

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