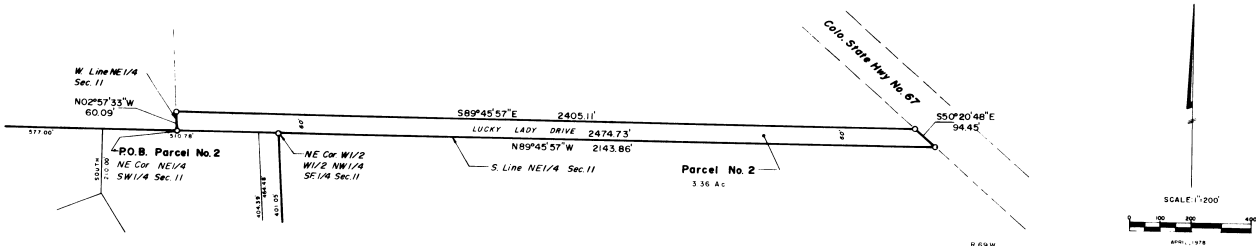


FLYING CLOUD ESTATES

Teller County, Colorado



KNOW ALL MEN BY THESE PRESENTS:

THAT ARTHUR R. KIDDER, JR., FRED A. GLAETH, AND OTTO K. HILBERT, INDIVIDUALLY, BEING THE OWNERS OF THESE TRACTS OF LAND LOCATED IN THE SOUTH ONE-HALF (S 1/2) AND THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 11, AND THE SOUTHEAST ONE-QUARTER (SE 1/4) SOUTHEAST ONE-QUARTER (SE 1/4) SECTION 10, ALL IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 11; THENCE N 89° 56' 16" W ALONG THE SOUTH LINE OF SAID SE 1/4 SE 1/4 SECTION 10 A DISTANCE OF 1313.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 03° 04' 42" W ALONG THE WEST LINE OF SAID SE 1/4 SE 1/4 SECTION 10 A DISTANCE OF 1342.93 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89° 41' 41" E ALONG THE NORTH LINE OF SAID SE 1/4 SE 1/4 SECTION 10 A DISTANCE OF 1310.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) SOUTHWEST ONE-QUARTER (SW 1/4) SAID SECTION 11; THENCE N 69° 50' 47" E ALONG THE NORTH LINE OF SAID SW 1/4 SW 1/4 SECTION 11 A DISTANCE OF 1324.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 03° 04' 23" W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) SOUTHWEST ONE-QUARTER (SW 1/4) SAID SECTION 11 A DISTANCE OF 784.81 FEET; THENCE S 71° 49' 33" E A DISTANCE OF 267.56 FEET; THENCE N 34° 31' 23" E A DISTANCE OF 424.54 FEET; THENCE N 71° 49' 33" W A DISTANCE OF 265.83 FEET TO A POINT ON THE APPOINTED WEST LINE NE 1/4 SW 1/4 SECTION 11; THENCE N 03° 04' 23" W ALONG SAID WEST LINE NE 1/4 SW 1/4 SAID SECTION 11 A DISTANCE OF 1327.70 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUE S 89° 45' 57" E ALONG THE SOUTH LINE OF SAID NE 1/4 SW 1/4 SECTION 11 A DISTANCE OF 1327.70 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF (W 1/2) SAID SECTION 11; THENCE N 03° 04' 23" W ALONG THE EAST LINE OF SAID W 1/2 SW 1/4 SECTION 11 A DISTANCE OF 107.47 FEET; THENCE S 71° 49' 33" E ALONG THE EAST LINE OF SAID W 1/2 SW 1/4 SECTION 11 A DISTANCE OF 475.54 FEET; THENCE N 03° 04' 23" E A DISTANCE OF 103.07 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF (W 1/2) SOUTHWEST ONE-QUARTER (SW 1/4) SOUTHWEST ONE-QUARTER (SW 1/4) SAID SECTION 11; THENCE S 03° 04' 23" E ALONG SAID EAST LINE W 1/2 W 1/2 LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) SOUTHWEST ONE-QUARTER (SW 1/4) SAID SECTION 11; THENCE S 03° 04' 23" E A DISTANCE OF 775.92 FEET; THENCE S 89° 43' 27" W A DISTANCE OF 1652.90 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 SE 1/4 SECTION 10; THENCE S 03° 04' 23" E ALONG SAID EAST LINE SW 1/4 SW 1/4 SECTION 11 A DISTANCE OF 330.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 89° 43' 27" W ALONG THE SOUTH LINE OF SAID SW 1/4 SW 1/4 SECTION 11 A DISTANCE OF 1321.77 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 165.44 ACRES MORE OR LESS;

PARCEL NO. 2

A RIGHT-OF-WAY FOR ACCESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) SOUTHWEST ONE-QUARTER (SW 1/4) SAID SECTION 11; THENCE N 02° 57' 33" W ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) SAID SECTION 11 A DISTANCE OF 60.09 FEET; THENCE S 89° 45' 57" E PARALLEL TO AND SIXTY (60) FEET NORTHERLY FROM THE SOUTH LINE OF SAID NE 1/4 SECTION 11 A DISTANCE OF 2405.11 FEET; THENCE N 03° 04' 23" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 67; THENCE S 50° 20' 48" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 94.45 FEET TO A POINT ON THE APPOINTED SOUTH LINE OF THE NE 1/4 SAID SECTION 11; THENCE N 89° 45' 57" W ALONG SAID SOUTH LINE NE 1/4 SECTION 11 A DISTANCE OF 2474.73 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 3.36 ACRES MORE OR LESS, HAVING CAUSED SAID TRACTS OF LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS INDICATED ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACTS OF LAND AND THE SUBDIVISION THEREOF; SAID SUBDIVISION TO BE KNOWN AS "FLYING CLOUD ESTATES," TELLER COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO TELLER COUNTY, COLORADO FOR PUBLIC USE.

VICINITY MAP

SCALE 1" = 2000'

APPROVALS:

THE ADJOINING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO, THIS 18 DAY OF July, 1978 A.D.

David R. Hall
CHAIRMAN

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO, THIS 27 DAY OF July, 1978 A.D.

Charles H. Beaulieu
CHAIRMAN

Jim H. Harte
MEMBER

RECORDING:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:30 O'CLOCK P. M. THIS 28 DAY OF July, 1978 A.D., AND IS DULY RECORDED IN PLAT BOOK 4 AT PAGES 33 AND 34 UNDER RECEPTION NUMBER 246673.

For: 1200

W. J. Harte
COUNTY CLERK AND RECORDER

NOTES:

ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TWENTY (20) FOOT UTILITY EASEMENT LYING TEN (10) FEET ON EITHER SIDE OF 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. THERE WILL ALSO BE A TWENTY (20) FOOT UTILITY EASEMENT LYING ALONG THE PERIMETER BOUNDARY.

WATER AND SEWAGE DISPOSAL WILL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF July, 1978 A.D.

Arthur R. Kidder, Jr.
ARTHUR R. KIDDER, JR.

Fred A. Glaeth
FRED A. GLAETH

Otto K. Hilbert
OTTO K. HILBERT

STATE OF COLORADO)
COUNTY OF)

THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 1978 A.D. BY ARTHUR R. KIDDER, JR., FRED A. GLAETH, AND OTTO K. HILBERT.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Feb 23 1980

Bernice M. Harte
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, FRED A. GLAETH, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TRACT OF LAND WAS SURVEYED, SUBDIVIDED, AND PLATTED 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.

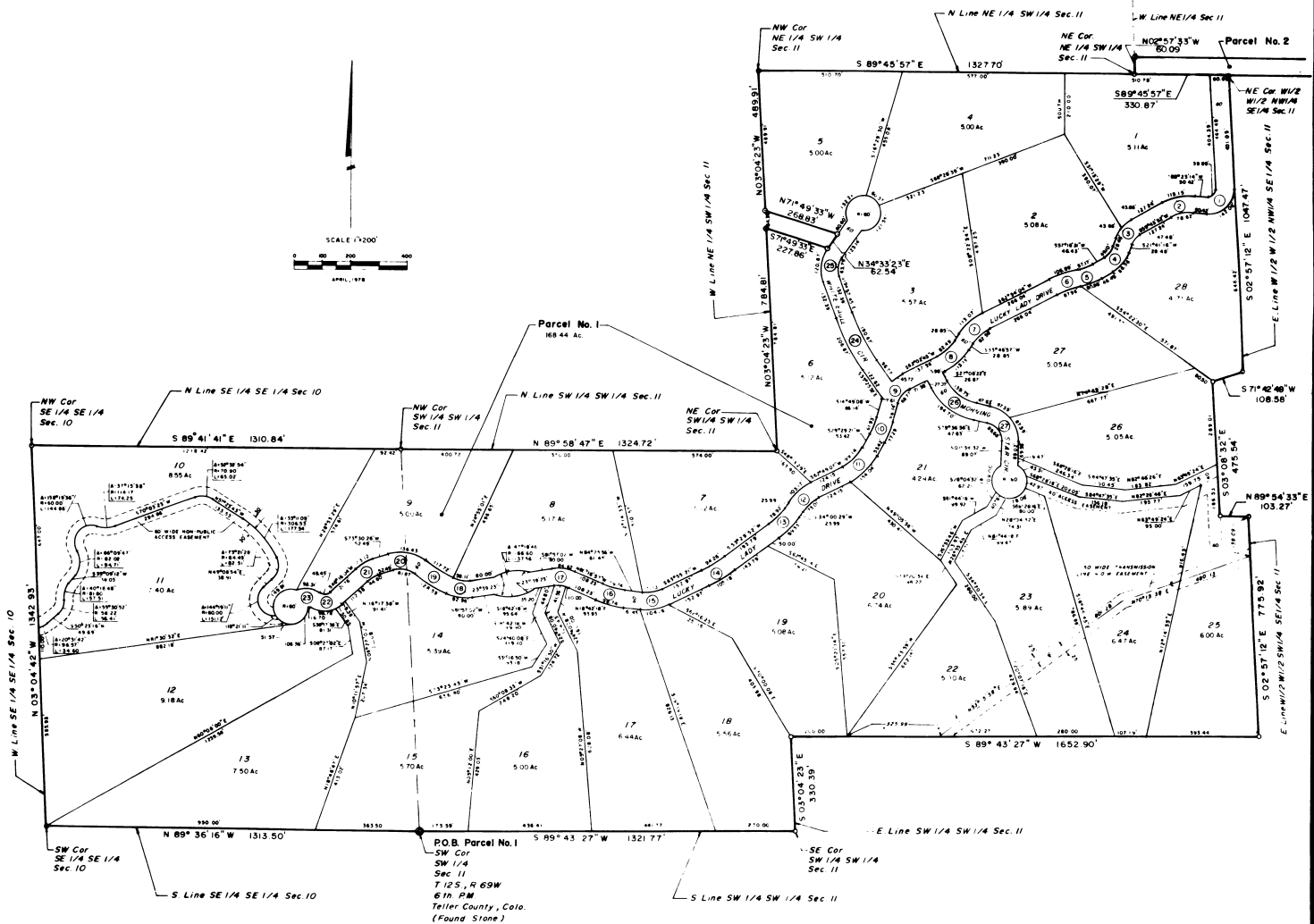
Fred A. Glaeth
FRED A. GLAETH S.L.S. #687



GLAETH SURVEYING INC.
Woodland Park, Colorado

FLYING CLOUD ESTATES

Teller County, Colorado



GLAUGH SURVEYING INC.
Woodland Park, Colorado

Sheet 2 of 2

FLYING CLOUD ESTATES H-33-34