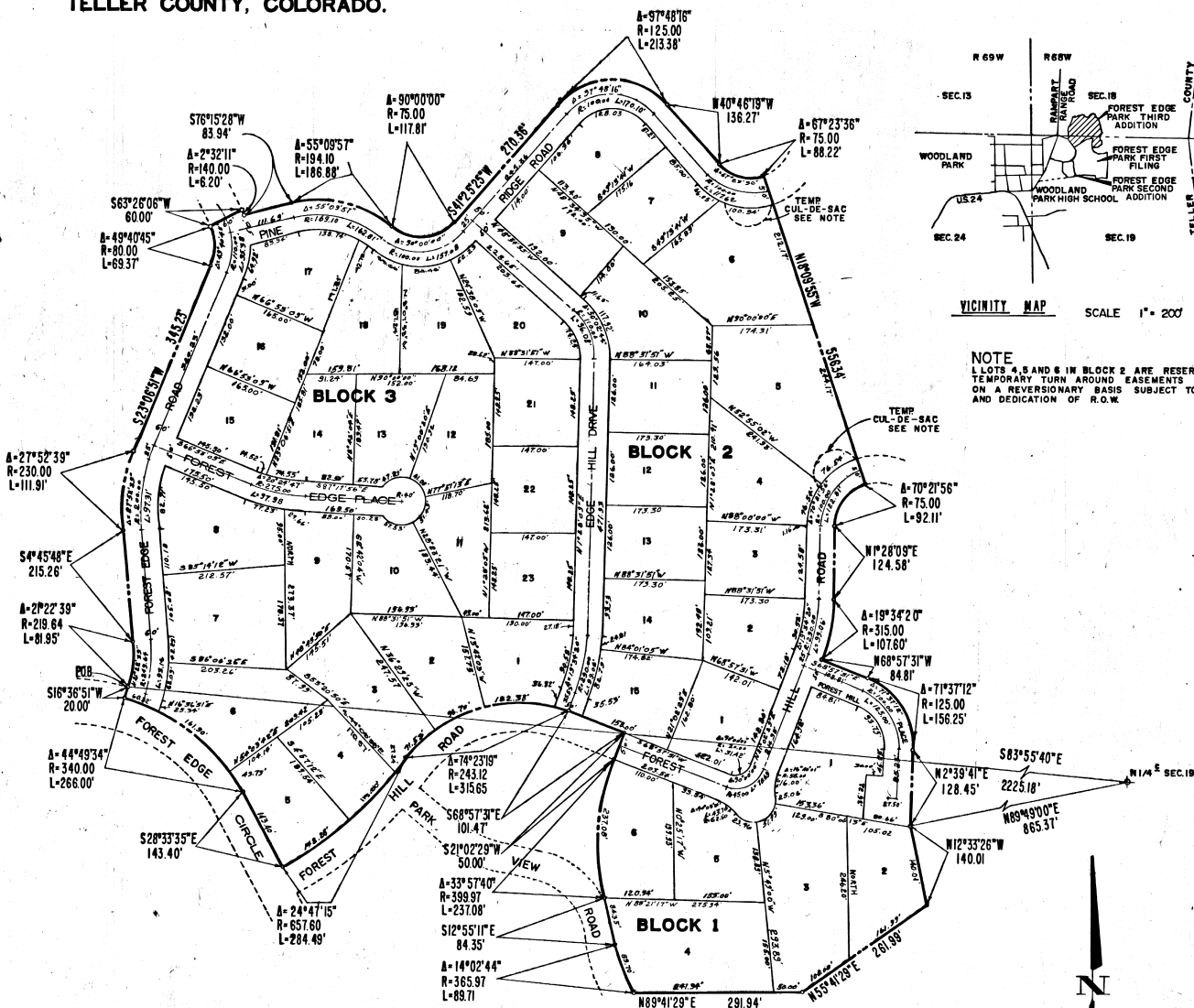


FOREST EDGE PARK-THIRD ADDITION

A SUBDIVISION IN THE TOWN OF WOODLAND PARK,
TELLER COUNTY, COLORADO.



FOREST EDGE PARK
FIRST FILING
BOOK E PAGE 29

STATE OF COLORADO) S.S.
COUNTY OF TELLER)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF
TELLER COUNTY AT 2:50 CLOCK P.M. ON THE 22ND DAY OF JULY, 1972 A.D. IN DRAWER E,
PAGE 0070 23 000, RECEPTION NUMBER 222937

FEE \$10.00 BY _____, DEPUTY

PREPARED BY

COX SURVEYING CO.
COLORADO SPRINGS, COLORADO
NOV 13, 1972

FOREST EDGE PARK THIRD ADDITION

A SUBDIVISION IN THE TOWN WOODLAND PARK TELLER COUNTY COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CAN AM CORP., A COLORADO CORPORATION BEING THE OWNER OF A TRACT OF LAND IN A PORTION OF LOT 6 AND LOT 7 IN SECTION 18 AND A PORTION OF LOT 2 AND LOT 3 IN SECTION 19, ALL IN T12 S, R 88 W OF THE 6TH P.M. SITUATE IN TELLER COUNTY, COLORADO AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE N 1/4 CORNER OF SAID SECTION 19 BEARS S 83°55'40"E, 2225.18 FEET, SAID POINT ALSO BEING AN ANGLE POINT ON THE BOUNDARY OF FOREST EDGE PARK FIRST FILING AS RECORDED IN PLAT BOOK E AT PAGE 29 UNDER RECEPTION NUMBER 210323 IN THE RECORDS OF SAID COUNTY, THENCE THE FOLLOWING TWELVE (12) COURSES ARE ALONG THE SOUTH-WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID FOREST EDGE PARK FIRST FILING, (1) S.16°36'51"W, 20.00 FEET (2) ANGLE RIGHT 90°00'00" TO THE TANGENT OF A CURVE SAID CURVE HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°49'34" FOR AN ARC LENGTH OF 266.00 FEET (3) S.28°33'35"E, 48.40 FEET (4) ANGLE LEFT 90°00'00" TO THE TANGENT OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 657.60 FEET, A CENTRAL ANGLE OF 24°47'15" FOR AN ARC LENGTH OF 284.49 FEET (5) ON A REVERSE CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 243.12 FEET, A CENTRAL ANGLE OF 74°23'19" FOR AN ARC LENGTH OF 315.55 FEET (6) S.68°57'31"E, 101.47 FEET (7) S.2°02'29"W, 50.00 FEET (8) ON A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 399.97 FEET, A CENTRAL ANGLE OF 33°57'40" FOR AN ARC LENGTH OF 237.08 FEET (9) S.12°55'11"E, 84.35 FEET (10) ON A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 365.97 FEET, A CENTRAL ANGLE OF 14°02'44" FOR AN ARC LENGTH OF 89.71 FEET (11) N.89°4'29"E, 291.94 FEET (12) N.55°41'29"E, 261.99 FEET (13) N.12°33'26"W, 140.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 18 FROM WHICH SAID N 1/4 CORNER OF SECTION 19 BEARS N.89°40'00"E, 665.37 FEET (14) N.2°39'41"E, 128.45 FEET (15) ON A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 7°37'12" FOR AN ARC LENGTH OF 156.25 FEET (16) N.68°57'31"W, 84.81 FEET (17) ANGLE RIGHT 90°00'00" TO THE TANGENT OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 19°34'20" FOR AN ARC LENGTH OF 107.60 FEET (18) N.1°28'09"E, 124.58 FEET (19) ON A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 70°21'55" FOR AN ARC LENGTH OF 92.11 FEET (20) N.87°09'55"W, 556.34 FEET (21) ANGLE LEFT 90°00'00" TO THE TANGENT OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 67°23'36" FOR AN ARC LENGTH OF 89.22 FEET (22) N.40°46'19"W, 156.27 FEET (23) ON A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 97°46'16" FOR AN ARC LENGTH OF 213.38 FEET (24) S.41°25'25"W, 270.36 FEET (25) ON A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 69.22 FEET (26) ON A REVERSE CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 194.10 FEET, A CENTRAL ANGLE OF 55°09'57" FOR AN ARC LENGTH OF 185.88 FEET (27) S.76°5'25"W, 63.94 FEET (28) ANGLE RIGHT 79°42'49" TO THE TANGENT OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 2°30'11" FOR AN ARC LENGTH OF 8.20 FEET (29) S.63°26'06"W, 60.00 FEET (30) ANGLE LEFT 90°00'00" TO THE TANGENT OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 49°40'45" FOR AN ARC LENGTH OF 69.37 FEET (31) S.23°06'51"W, 345.23 FEET (32) ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 27°52'39" FOR AN ARC LENGTH OF 111.91 FEET (33) S.44°45'46"E, 215.26 FEET (34) ON A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 219.64 FEET, A CENTRAL ANGLE OF 2°22'59" FOR AN ARC LENGTH OF 81.95 FEET TO THE POINT OF BEGINNING CONTAINING 31.855 ACRES OF LAND MORE OR LESS.

THE FOREGOING CORPORATION DESIRING TO EFFECT A SUBDIVISION OF THE TRACT HEREIN DESCRIBED DOES HERE WITH PETITION FOR APPROVAL OF THE FORMATION OF SUCH SUBDIVISION BY THE TOWN OF WOODLAND PARK COLORADO AND ACCORDINGLY HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO BLOCKS, LOTS, STREETS AND EASEMENTS AS SHOWN HEREON WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED AND ACCURATELY SHOWS THE BOUNDARIES OF SAID LAND AND THE SUBDIVISION THEREOF SAID SUBDIVISION TO BE KNOWN AS "FOREST EDGE PARK THIRD ADDITION AND DOES COVENANT AND AGREE TO GRADE ALL PLATTED STREETS AND TO PROVIDE FOR THE PROPER DRAINAGE FOR SAME TO INSTALL SEWER AND WATER MAIN: THE FOREGOING IMPROVEMENTS TO BE MADE WITHOUT COST TO THE TOWN OF WOODLAND PARK COLORADO OR THE UTILITY DISTRICTS CONCERNED UPON COMPLETION THE FOREGOING IMPROVEMENTS ARE DEDICATED TO PUBLIC USAGE AND ARE HEREWITH DEEDED TO THE TOWN OF WOODLAND PARK COLORADO FOR MAINTENANCE AND CONTROL; SAID INSTALLATION OF THE FOREGOING IMPROVEMENTS WILL BE COMPLETED AND THE TITLE OF SAME TRANSFERRED TO THE TOWN OF WOODLAND PARK, COLORADO, WITHIN A PERIOD OF ONE (1) YEAR AFTER THE DATE OF THE FINAL APPROVAL OF THIS PLAT AND PETITION BY THE BOARD OF TRUSTEES OF THE TOWN OF WOODLAND PARK, COLORADO EXCEPT AS SPECIFICALLY NOTED ON THE ANNEXATION DOCUMENT.

IN WITNESS WHEREOF:

THE UNDERSIGNED, CAN AM CORP., A COLORADO CORPORATION, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 19th DAY OF Feb. 1973 A.D.

BY John M. Keagy

ATTEST: Debraide A. Nelson

PREPARED BY

COX SURVEYING CO.
COLORADO SPRINGS COLORADO

4th NOVEMBER 1972

STATE OF COLORADO COUNTY OF TELLER S.S.

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February 1973 A.D. BY Thomas Nelson Jr. PRESIDENT AND Debraide A. Nelson SECRETARY TREASURER OF CAN AM CORPORATION. WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES September 25, 1974

William J. Lomax
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

THAT THE FOREGOING PLAT AND PETITION FOR SUBDIVISION IN THE TOWN OF WOODLAND PARK, COLORADO HAVE BEEN EXAMINED BY TOWN PLANNING COMMISSION AND HEREBY CERTIFIES THAT THEY DO MEET THE REQUIREMENTS AND MINIMUM STANDARDS OF THE EXISTING REQUISITIONS AND ORDINANCES OF THE TOWN OF WOODLAND PARK, COLORADO, AND THE SAID COMMISSION THEREFORE APPROVES THE FOREGOING PLAT AND PETITION FOR SUBDIVISION IN TOWN OF WOODLAND PARK, COLORADO THIS 2nd DAY OF April A.D. 1973.

ATTEST: Marshall Eagle
SECRETARY

Robert S. Williams
CHAIRMAN

THE WOODLAND PARK TOWN PLANNING COMMISSION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE BOARD OF TRUSTEES OF THE TOWN OF WOODLAND PARK, COLORADO AUTHORIZED THE SUBDIVISION OF THE SAID TRACT OF LAND, AS SET FORTH IN THE ADJOINING PLAT, AT A MEETING OF THE SAID BOARD OF TRUSTEES HELD ON THE 22nd DAY OF JUNE 1973 A.D. AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME, WHICH IS ACCORDINGLY DONE THIS 18th DAY OF JUNE 1973 A.D. ON BEHALF OF THE TOWN OF WOODLAND PARK, COLORADO

ATTEST: Debraide A. Nelson
TOWN CLERK

C. M. Kennedy
MAYOR AND PRESIDENT OF THE BOARD

NOTE:

MONUMENTS - 0 INDICATES NO. 5 DEFORMED BAR WITH PLASTIC CAP.

BEARINGS - RELATED TO BEARINGS TO SCHOOL TRACT.

UTILITIES - WATER WOODLAND PARK SANITARY SEWER WOODLAND PARK.

EASEMENTS - ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A UTILITY AND DRAINAGE EASEMENT, LYING TEN (10) FEET ON EACH SIDE OF SAID REAR LOT LINES AND SEVEN AND ONE HALF (7 1/2) ON EACH SIDE OF SAID SIDE LOT LINES EXCEPT WHERE THE REAR LOT LINES COINCIDE WITH THE SUBDIVISION BOUNDARY IN WHICH CASE A TWELVE (12) FOOT EASEMENT SHALL PREVAIL, EXCEPT THAT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE.

STATE OF COLORADO COUNTY OF TELLER S.S.

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER COUNTY, AT 10:00 O'CLOCK P.M. ON THE 28th DAY OF June 1973 A.D. IN DRAWER F RECEPTION NO. 222933 W. J. Lomax COUNTY CLERK AND RECORDER

FILE 410 BY _____ DEPUTY

CERTIFICATION

I, RICHARD COX A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE TRACT SHOWN ON THE PLAT WAS SURVEYED AND SUBDIVIDED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF AND THAT THE REQUIREMENTS OF CHAPTER 136 C.R.S. 1963 AS AMENDED HAVE ALL BEEN ACCOMPLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Richard Cox
RICHARD COX L.S. COLORADO NO. 7228

SHEET 2 OF 2

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