

INDIAN CREEK NO. 11
TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT INDIAN CREEK, INC., A COLORADO CORPORATION, BEING THE OWNER, AND A. W. GREGG, BEING THE HOLDER OF THE EXISTING DEED OF TRUST EXEMPTING THAT TRACT OF LAND LOCATED IN SECTIONS 19 AND 20 IN TOWNSHIP 12 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF INDIAN CREEK NO. 10, WHICH PLAT IS RECORDED IN PLAT BOOK E AT PAGES 9 AND 10 UNDER RECEPTION NUMBER 2110800 OF THE RECORDS OF TELLER COUNTY, COLORADO, WHICH CORNER IS ALSO A POINT ON THE SOUTHERLY LINE OF INDIAN CREEK NO. 8, WHICH PLAT IS RECORDED IN PLAT BOOK E AT PAGES 3 AND 4 UNDER RECEPTION NUMBER 210800 OF SAID TELLER COUNTY RECORDS, WHICH CORNER IS ALSO A POINT ON THE NORTHERLY LINE OF SAID SECTION 20, RUN THENCE S 87°28'39" E ALONG THE NORTHERLY LINE OF SAID SECTION 20, WHICH LINE IS ALSO THE SOUTHERLY LINE OF SAID INDIAN CREEK NO. 8, 660.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID INDIAN CREEK NO. 8, WHICH CORNER IS ALSO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE S 87°38'50" E ALONG THE NORTHERLY LINE OF SAID SECTION 20, 2,639.58 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 1°29'53" E ALONG THE EASTERLY LINE OF SAID SECTION 20, 1,122.05 FEET; THENCE N 78°37'29" W, 440.00 FEET; THENCE S 52°47'43" W, 1,413.96 FEET; THENCE N 75°30'05" W, 60.00 FEET; THENCE N 14°29'55" E, 205.00 FEET; THENCE N 77°45'27" W, 663.83 FEET; THENCE N 69°36'19" W, 60.00 FEET; THENCE S 79°13'23" W, 408.71 FEET; THENCE S 65°07'11" W, 740.59 FEET; THENCE S 31°45'34" W, 493.96 FEET; THENCE S 41°55'21" E, 658.56 FEET; THENCE S 20°19'23" W, 1,151.69 FEET; THENCE S 61°02'58" W, 1,074.24 FEET; THENCE S 64°33'55" W, 929.98 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 19; THENCE N 89°16'20" W ALONG THE SOUTHERLY LINE OF SAID SECTION 19, 1,483.36 FEET TO THE SOUTHEASTERLY CORNER OF SAID INDIAN CREEK NO. 10; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID INDIAN CREEK NO. 10 FOR THE FOLLOWING SIXTEEN (16) COURSES:

- (1) THENCE N 50°09'35" E, 2,846.75 FEET;
- (2) THENCE N 40°34'42" E, 536.99 FEET;
- (3) THENCE N 21°33'42" W, 76.39 FEET;
- (4) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 10°25'44", A RADIUS OF 358.73 FEET AND AN ARC LENGTH OF 65.30 FEET;
- (5) THENCE N 11°07'58" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 115.16 FEET;
- (6) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 14°49'36", A RADIUS OF 260.57 FEET AND AN ARC LENGTH OF 67.43 FEET;
- (7) THENCE N 3°41'38" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 135.06 FEET;
- (8) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 24°54'16", A RADIUS OF 356.76 FEET AND AN ARC LENGTH OF 155.07 FEET TO A POINT OF REVERSE CURVE;
- (9) THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 26°26'32", A RADIUS OF 182.82 FEET AND AN ARC LENGTH OF 84.37 FEET;
- (10) THENCE N 2°09'22" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 116.94 FEET;
- (11) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 40°12'53", A RADIUS OF 166.58 FEET AND AN ARC LENGTH OF 116.92 FEET;
- (12) THENCE N 42°22'15" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 535.32 FEET;
- (13) THENCE N 25°27'31" W, 229.15 FEET;
- (14) THENCE N 8°22'13" E, 748.13 FEET;
- (15) THENCE N 71°33'54" E, 632.46 FEET;
- (16) THENCE N 23°05'05" W, 574.52 FEET TO THE POINT OF BEGINNING, CONTAINING 210.980 ACRES.

HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT OF LAND AND THE SUBDIVISION THEREOF AND DO HEREBY RATIFY AND CONFIRM THIS PLAT IN EACH AND EVERY RESPECT. SAID SUBDIVISION SHALL BE KNOWN AS "INDIAN CREEK NO. 11," TELLER COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC USE. ALL STREETS SHALL BE GRADED AND PROVIDED WITH PROPER DRAINAGE TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO. THIS SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE MINERALS OR MINERAL RIGHTS OF RECORD.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 9th DAY OF August, 1971 A.D.
INDIAN CREEK, INC., A COLORADO CORPORATION

ATTEST: Richard N. Tyra
RICHARD N. TYRA, SECRETARY

STATE OF TEXAS

COUNTY OF HARRIS

THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME BY LEWIS O. TYRA AS PRESIDENT AND RICHARD N. TYRA AS SECRETARY OF INDIAN CREEK, INC., A COLORADO CORPORATION THIS 9th DAY OF August, 1971 A.D.

MY COMMISSION EXPIRES: 6-1-73

WITNESS MY HAND AND OFFICIAL SEAL: Donna H. Hale
NOTARY PUBLIC

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF August, 1971 A.D.

A. W. GREGG, HOLDER OF THE EXISTING DEED OF TRUST

BY: A. W. Gregg
A. W. GREGG
R. W. HOPE, JR., AGENT AND ATTORNEY-IN-FACT

STATE OF TEXAS

COUNTY OF HARRIS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 1971 A.D. BY R. W. HOPE, JR., AGENT AND ATTORNEY-IN-FACT FOR A. W. GREGG.

MY COMMISSION EXPIRES: June 1, 1973

WITNESS MY HAND AND OFFICIAL SEAL: Donna H. Hale
NOTARY PUBLIC

I, ALLAN D. MILLER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE TRACT SHOWN ON THE ACCOMPANYING PLAT WAS SURVEYED 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.

Allan D. Miller
REGISTERED LAND SURVEYOR NO. 5076

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 7th DAY OF Sept., 1971 A.D.

Ray Brown
Chairman

THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY WILL NOT ACCEPT FOR MAINTENANCE THE ROADS AND OTHER PUBLIC WAYS IN THIS SUBDIVISION UNTIL SUCH TIME AS A RESOLUTION TO THAT EFFECT HAS BEEN ADOPTED BY SAID BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

NOTES:

- ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT, LYING TEN (10) FEET ON EITHER SIDE OF SAID LOT LINES EXCEPT THAT TWO (2) CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.
- ALL BEARINGS AS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH LINE OF SECTION 13, T 12 S, R 71 W OF THE 6TH P.M., TELLER COUNTY COLORADO, WHICH WAS ASSUMED N 88°02'05" W.
- ALL LOT ACREAGE SHOWN ON THIS PLAT HAS BEEN DETERMINED BY PLANIMETERING.
- WATER SUPPLY AND SANITATION FACILITY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

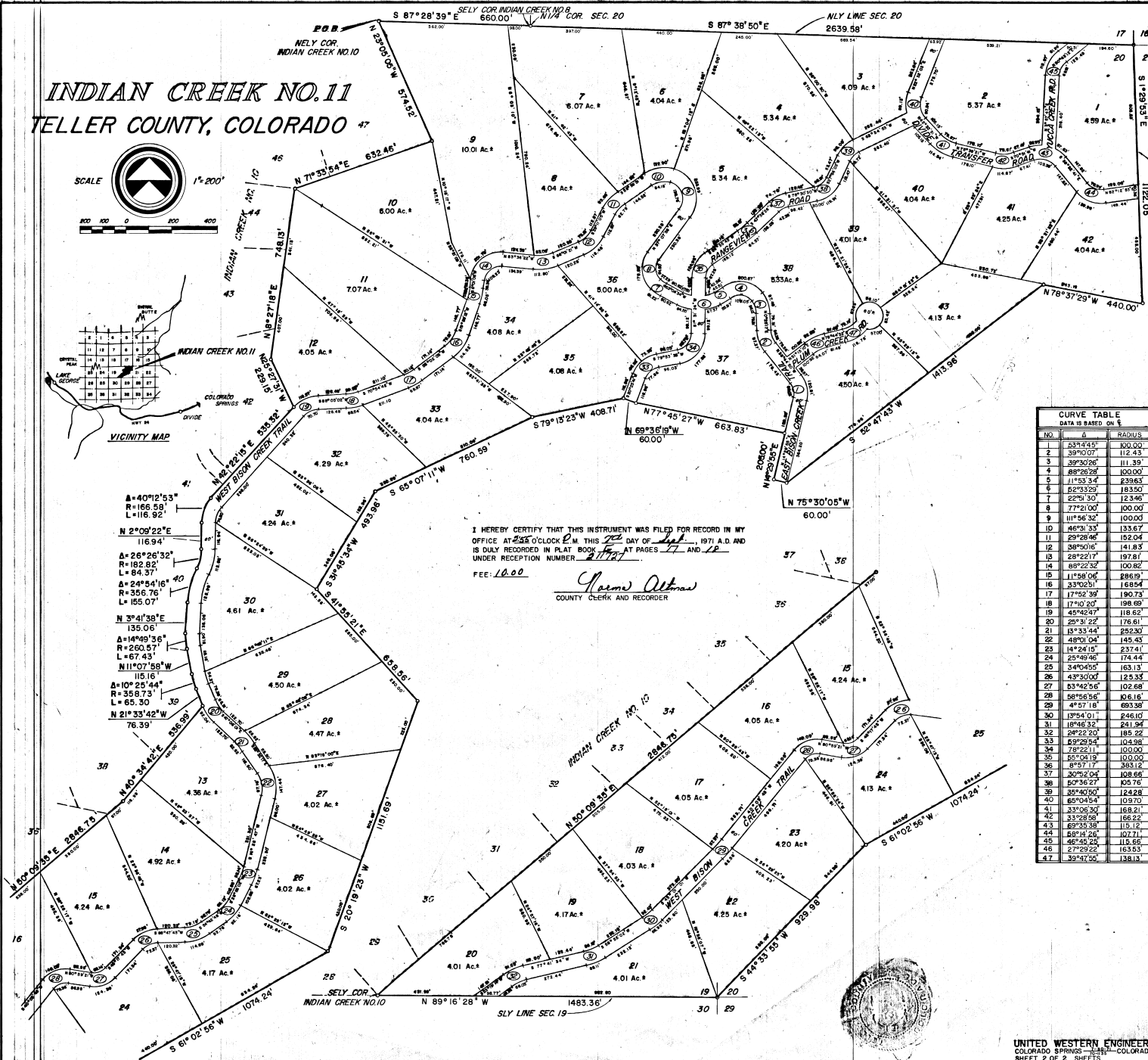
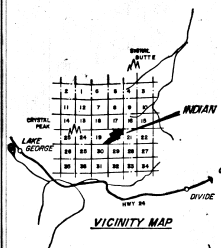
STATE OF COLORADO

COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:50 O'CLOCK P. THIS 7th DAY OF Sept., 1971 A.D. AND IS DULY RECORDED IN PLAT BOOK E AT PAGES 17 AND 18 UNDER RECEPTION NUMBER 214727.

FEES: 10.00
James A. Peterson
COUNTY CLERK AND RECORDER

INDIAN CREEK NO. 11 TELLER COUNTY, COLORADO



I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY
OFFICE AT 2:58 O'CLOCK P.M. THIS 22 DAY OF July, 1971 A.D. AND
IS DULY RECORDED IN PLAT BOOK 16 AT PAGES 17 AND 18
UNDER RECEPTION NUMBER 21747
FEE: 10.00

James A. O'Brien
COUNTY CLERK AND RECORDER

NO.	Δ	RADIUS
1	53°44'55"	100.00
2	39°07'07"	112.43
3	39°30'26"	111.39
4	88°26'28"	100.00
5	11°53'34"	239.63
6	52°33'29"	183.50
7	22°50'30"	123.46
8	77°21'00"	100.00
9	111°56'32"	100.00
10	46°30'35"	133.67
11	29°25'46"	152.04
12	38°50'16"	141.83
13	28°22'17"	197.81
14	88°22'32"	100.82
15	11°58'06"	286.19
16	33°00'35"	168.54
17	17°52'39"	190.73
18	17°10'20"	198.69
19	46°42'47"	118.62
20	29°30'22"	176.61
21	13°33'44"	252.30
22	48°01'04"	145.43
23	14°24'15"	237.41
24	25°46'46"	174.44
25	34°04'55"	163.13
26	43°30'00"	125.33
27	53°42'56"	102.68
28	56°56'56"	96.16
29	49°47'18"	103.38
30	13°54'01"	246.10
31	16°46'32"	241.94
32	26°22'20"	185.22
33	67°28'54"	104.98
34	78°22'11"	100.00
35	55°04'19"	100.00
36	89°17'17"	93.12
37	30°52'04"	108.66
38	50°36'27"	95.76
39	38°40'50"	124.26
40	65°04'54"	109.70
41	33°06'30"	168.21
42	25°28'36"	166.22
43	69°35'36"	115.12
44	58°18'26"	107.71
45	46°45'23"	115.66
46	27°22'22"	163.53
47	39°47'55"	138.13