

LA MONTAÑA MESA

FILING No. 2

TELLER COUNTY

COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT COLORADO AMERICAN DEVELOPMENT CO., A COLORADO CORPORATION, BEING THE OWNER OF THAT TRACT OF LAND LOCATED IN SECTIONS 1 AND 2 IN TOWNSHIP 14 SOUTH, RANGE 71 WEST OF THE 6TH P.M., AND IN SECTION 35 IN TOWNSHIP 13 SOUTH, RANGE 71 WEST OF THE 6TH P.M., ALL BEING IN TELLER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 1 OF LA MONTAÑA MESA, FILING NO. 1, TELLER COUNTY, COLORADO, WHICH PLAT IS RECORDED IN PLAT BOOK C AT PAGES 52 AND 53 UNDER RECEPTION NUMBER 201996 OF THE RECORDS OF TELLER COUNTY, COLORADO, WHICH CORNER IS ALSO A POINT ON THE NORTHERLY LINE OF SAID SECTION 1, RUN THENCE SOUTHERLY, WESTERLY AND EASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LA MONTAÑA MESA, FILING NO. 1 FOR THE FOLLOWING FOURTEEN (14) COURSES:

1. THENCE S 0°22'02" W, 512.64 FEET;
 2. THENCE N 88°12'11" W, 742.29 FEET;
 3. THENCE S 1°42'49" W, 60.00 FEET;
 4. THENCE N 88°12'11" W, 154.05 FEET;
 5. THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 1°46'17", A RADIUS OF 2,910.66 FEET AND AN ARC LENGTH OF 90.00 FEET;
 6. THENCE S 0°09'04" W, 399.42 FEET;
 7. THENCE S 88°40'48" W, 58.00 FEET;
 8. THENCE S 0°00'26" E, 450.00 FEET;
 9. THENCE N 89°59'36" E, 30.00 FEET;
 10. THENCE S 0°00'26" E, 405.75 FEET;
 11. THENCE S 87°50'10" E, 80.00 FEET;
 12. THENCE S 2°09'50" W, 359.79 FEET;
 13. THENCE N 87°50'10" W, 51.11 FEET;
 14. THENCE S 2°09'50" W, 473.58 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 IN BLOCK 3 OF SAID LA MONTAÑA MESA, FILING NO. 1, WHICH CORNER IS ALSO A POINT ON THE SOUTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 1; THENCE N 89°39'39" W ALONG THE SOUTHERLY LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 1, 1,481.55 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 89°47'22" W ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, 1,281.16 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 3°43'47" E ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WESTERLY LINE OF LOT 1 OF SAID SECTION 2, 2,633.60 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE N 2°47'15" E ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 1,323.74 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE N 89°48'20" E ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, 1,323.88 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 2°35'54" W ALONG THE EASTERLY LINE OF SAID SECTION 35, 1,321.45 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 35, WHICH CORNER IS ALSO THE NORTHWESTERLY CORNER OF SAID SECTION 1; THENCE S 89°37'58" E ALONG THE NORTHERLY LINE OF SAID SECTION 1, 2,285.64 FEET TO THE POINT OF BEGINNING, CONTAINING 215.120 ACRES.
- HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE SUBDIVISION THEREOF, SAID SUBDIVISION TO BE KNOWN AS "LA MONTAÑA MESA FILING NO. 2" TELLER COUNTY, COLORADO. ALL STREETS AND COUNTY HIGHWAY ARE HEREBY DEDICATED TO PUBLIC USE. ALL STREETS SHALL BE GRADED AND PROVIDED WITH PROPER DRAINAGE TO THE SATISFACTION OF THE ROAD COMMISSIONERS OF TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF August, 1970 A.D.

COLORADO AMERICAN DEVELOPMENT CO.

BY: Robert J. Krueger
ROBERT J. KRUEGER, PRESIDENT

ATTEST: John E. Rogers
JOHN E. ROGERS, SECRETARY

STATE OF GEORGIA
COUNTY OF FULTON : SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 1970 A.D. BY ROBERT J. KRUEGER AS PRESIDENT AND JOHN E. ROGERS AS SECRETARY OF COLORADO AMERICAN DEVELOPMENT CO., A CORPORATION.

MY COMMISSION EXPIRES July 7, 1974 WITNESS MY HAND AND OFFICIAL SEAL Robert B. Thorne
NOTARY PUBLIC

RATIFICATION:

THE ATTACHED PLAT OF "LA MONTAÑA MESA, FILING NO. 2" IS HEREBY RATIFIED AND CONFIRMED THIS 12th DAY OF August, 1970 A.D.

BY PAUL H. FORISTER AND JOY RAYNETTE FORISTER, GILBERT M. FUNK AND BARBARA A. KINNER.

AND BY JEROME E. KINNER AND VERA L. KINNER AS HOLDERS OF A DEED OF TRUST.
Paul H. Forister Gilbert M. Funk Jerome E. Kinner
Joy Raynette Forister Barbara A. Funk Verna L. Kinner

STATE OF COLORADO
COUNTY OF EL PASO : SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF August, 1970 A.D. BY PAUL H. FORISTER AND JOY RAYNETTE FORISTER, GILBERT M. FUNK AND BARBARA A. FUNK, AND JEROME E. KINNER AND VERA L. KINNER.

MY COMMISSION EXPIRES: My Commission expires January 22, 1972 WITNESS MY HAND AND OFFICIAL SEAL: Robert B. Thorne
NOTARY PUBLIC

CERTIFICATION:

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.

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO, THIS 17th DAY OF Sept., 1970 A.D.

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.

STATE OF COLORADO
COUNTY OF TELLER : SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK AT A. M. THIS 18th DAY OF Sept., 1970 A.D. AND IS DULY RECORDED IN PLAT BOOK D AT PAGES 219-22 UNDER RECEPTION NO. 20207

FEEL: 10.00
Thomas Altman
COUNTY CLERK AND RECORDER



UNITED WESTERN ENGINEERS
COLORADO SPRINGS, CO. COLORADO
7-2070

SHEET TOP 2

LA MONTAÑA MESA

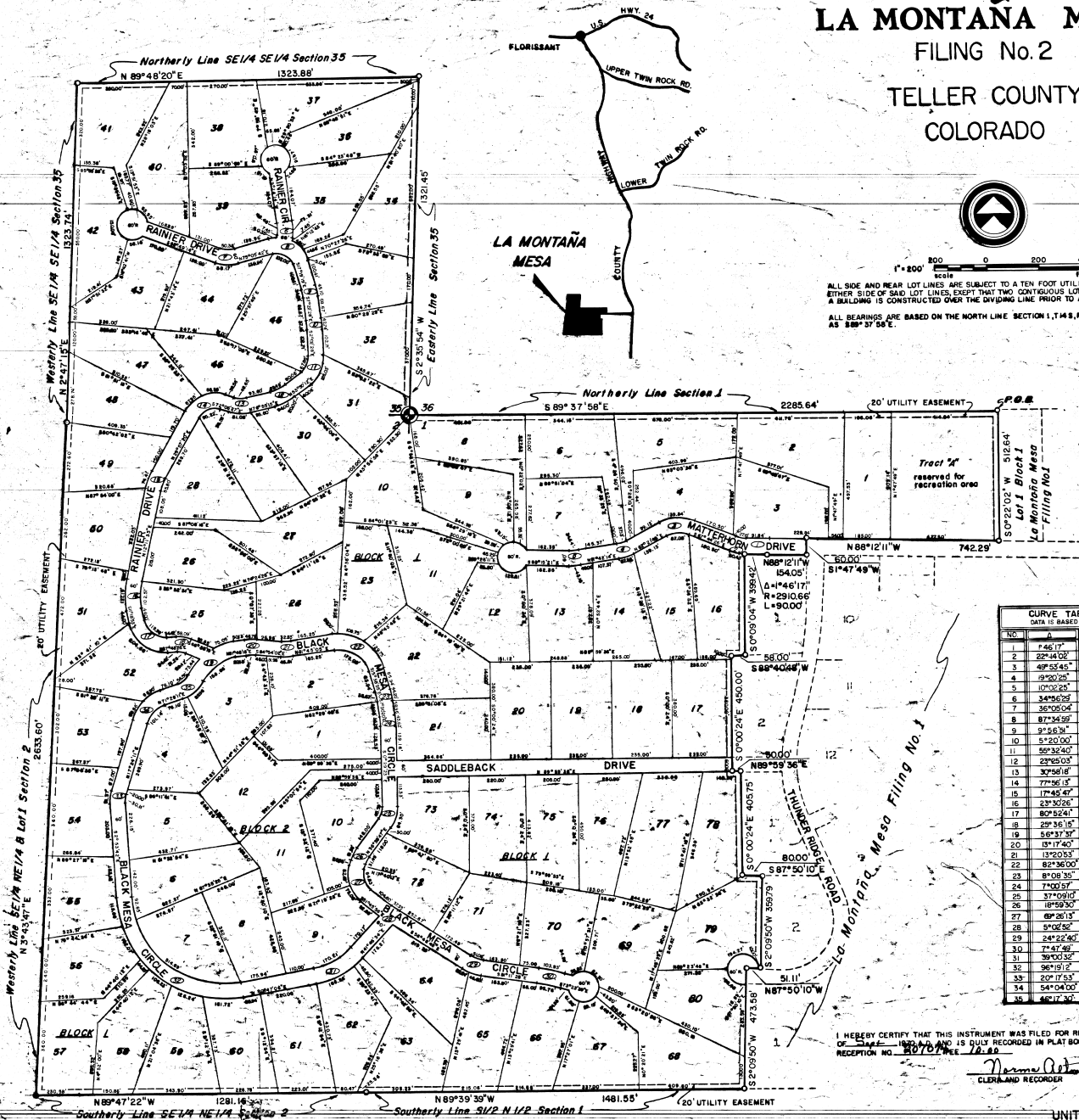
FILING No. 2

TELLER COUNTY, COLORADO



1" = 200' SCALE

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 EASEMENT. ALL BEARINGS ARE BASED ON THE NORTH LINE SECTION 1, T4S, R7W WHICH WAS PREVIOUSLY RECORDED AS S89°37'58"E.



CURVE TABLE		
DATA IS BASED ON E		
NO.	Δ	CHORD
1	7°46'17"	2940.66
2	22°44'02"	99.85
3	49°55'45"	15000
4	59°20'25"	14000
5	10°12'25"	227.68
6	34°56'25"	20000
7	35°05'04"	11000
8	87°34'55"	10000
9	9°55'30"	229.76
10	5°20'00"	469.18
11	50°32'40"	10000
12	23°05'03"	20000
13	30°58'18"	12000
14	77°56'15"	10000
15	17°45'37"	24000
16	23°30'26"	28000
17	80°52'41"	11500
18	29°36'15"	10000
19	5°17'37"	190.54
20	15°17'40"	171.62
21	13°20'53"	170.92
22	82°36'00"	15000
23	8°08'35"	230.92
24	7°00'37"	326.28
25	37°09'10"	10000
26	18°59'30"	12500
27	69°26'15"	13000
28	9°05'52"	453.78
29	24°22'40"	15000
30	7°47'49"	733.72
31	59°00'32"	28000
32	96°19'12"	39.27
33	20°17'53"	115.00
34	54°04'00"	137.18
35	48°17'30"	10000

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS 18TH DAY OF MAY 1992 AND IS DULY RECORDED IN PLAT BOOK 17 AT PAGE 21322 UNDER RECEPTION NO. 887574-18-88

Norma Retana
CLERK AND RECORDER

UNITED WESTERN ENGINEERS
COLORADO SPRINGS - COLORADO