

# LA MONTAÑA MESA

FILING No. 1

TELLER COUNTY  
COLORADO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED COLORADO AMERICAN DEVELOPMENT CO., A COLORADO CORPORATION, BEING OWNER OF A TRACT OF LAND LOCATED IN THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 71 WEST OF THE 6TH RM., TELLER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE N 89°37'58" W ON THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 3005.50 FEET; THENCE S 0° 22' 02" W A DISTANCE OF 512.64 FEET; THENCE N 88°12'11" W A DISTANCE OF 742.29 FEET; THENCE S 1°47'49" W A DISTANCE OF 60.0 FEET; THENCE N 88°12'11" W A DISTANCE OF 154.05 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 1°46'17" A RADIUS OF 2910.66 FEET AND AN ARC LENGTH OF 90.0 FEET; THENCE S 0°09'04" W A DISTANCE OF 399.42 FEET; THENCE S 88°40'48" W A DISTANCE OF 58.0 FEET; THENCE S 0°00'24" E A DISTANCE OF 450.0 FEET; THENCE N 89°59'36" E A DISTANCE OF 30.0 FEET; THENCE S 0°00'24" E A DISTANCE OF 405.75 FEET; THENCE S 87°50'10" E A DISTANCE OF 80.0 FEET; THENCE S 2°09'50" W A DISTANCE OF 359.79 FEET; THENCE N 87°50'10" W A DISTANCE OF 51.11 FEET; THENCE S 2°09'50" W A DISTANCE OF 448.80 FEET TO INTERSECT THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 1; THENCE S 89°35'23" E ON SAID SOUTH LINE A DISTANCE OF 3855.60 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE N 3°44'22" E ON THE EAST LINE OF SAID SECTION 1 A DISTANCE OF 2642.63 FEET TO THE POINT OF BEGINNING CONTAINING 225.750 ACRES MORE OR LESS, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS AND 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. 1" 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 16<sup>th</sup> DAY OF May 1969 A.D.  
COLORADO AMERICAN DEVELOPMENT CO.

BY: Robert J. Kruse  
ROBERT J. KRUSE, PRESIDENT

ATTEST: Henry R. Tefft  
HENRY R. TEFFT, SECRETARY

STATE OF GEORGIA: SS  
COUNTY OF FULTON

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF May 1969 A.D.  
MY COMMISSION EXPIRES July 7, 1970 WITNESS MY HAND AND OFFICIAL SEAL Barbara B. Kruse  
NOTARY PUBLIC

I, THOMAS F. STEPHENSON, 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.

Thomas F. Stephenson  
REGISTERED LAND SURVEYOR NO. 3553

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 19<sup>th</sup> DAY OF June 1969 A.D.

Jack B. Bunnage  
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.

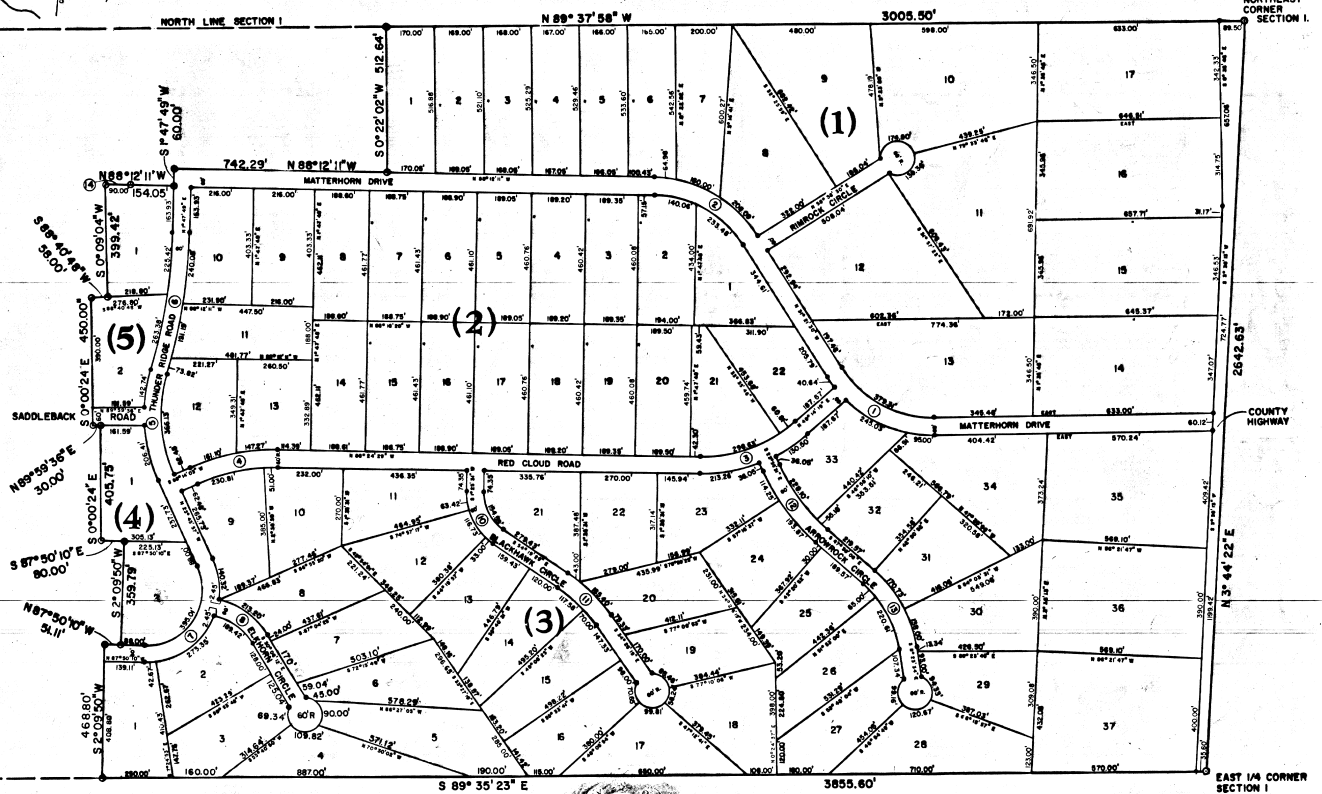
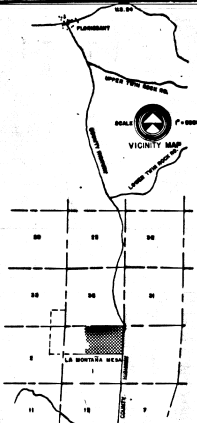
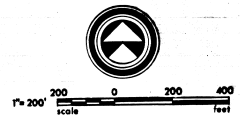
STATE OF COLORADO: SS  
COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11<sup>th</sup> A., THIS 20<sup>th</sup> DAY OF JUNE 1969 A.D. AND IS DULY RECORDED IN PLAT BOOK C AT PAGE 52 UNDER RECEPTION NO. 204896 FEE: 10.00  
Barbara B. Kruse  
COUNTY CLERK AND RECORDER

LA MONTAÑA MESA  
FILING No. 1  
TELLER COUNTY,  
COLORADO

CURVE TABLE				
DATA IS BASED ON 1"				
STATION	CHORD	ANGLE	CHORD	ANGLE
1	100.00	180.00	100.00	180.00
2	100.00	180.00	100.00	180.00
3	100.00	180.00	100.00	180.00
4	100.00	180.00	100.00	180.00
5	100.00	180.00	100.00	180.00
6	100.00	180.00	100.00	180.00
7	100.00	180.00	100.00	180.00
8	100.00	180.00	100.00	180.00
9	100.00	180.00	100.00	180.00
10	100.00	180.00	100.00	180.00
11	100.00	180.00	100.00	180.00
12	100.00	180.00	100.00	180.00
13	100.00	180.00	100.00	180.00
14	100.00	180.00	100.00	180.00
15	100.00	180.00	100.00	180.00
16	100.00	180.00	100.00	180.00
17	100.00	180.00	100.00	180.00
18	100.00	180.00	100.00	180.00
19	100.00	180.00	100.00	180.00
20	100.00	180.00	100.00	180.00
21	100.00	180.00	100.00	180.00
22	100.00	180.00	100.00	180.00
23	100.00	180.00	100.00	180.00
24	100.00	180.00	100.00	180.00
25	100.00	180.00	100.00	180.00
26	100.00	180.00	100.00	180.00
27	100.00	180.00	100.00	180.00
28	100.00	180.00	100.00	180.00
29	100.00	180.00	100.00	180.00
30	100.00	180.00	100.00	180.00

BEARINGS ARE TRUE BEARINGS BASED ON SOLAR OBSERVATION



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.



I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS 20TH DAY OF JULY 1969 A.D. AND IS FULLY RECORDED IN PLAT BOOK C AT PAGE 52-53, UNDER RECEPTION NO. 24199A, FEE 10.00

CLERK AND RECORDER

UNITED WESTERN ENGINEERS  
COLORADO SPRINGS, COLORADO  
SHEET 2 OF 2