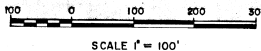


KNOW ALL MEN BY THESE PRESENTS THAT THE RAINBOW DEVELOPMENT CORPORATION BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTION 12, 13, 7 AND 18, TOWNSHIP 14 S. RANGES 69 AND 70 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 COR. OF THE NW1/4 SEC18,T14S, R.69 W., THENCE N 45° 41' 45"E  
A DISTANCE OF 324.85 FEET, THENCE S 79° 45' 00"E. A DISTANCE OF 320.00 FEET, THENCE  
S 29° 55' 51"E. A DISTANCE OF 143.22 FEET, THENCE S 23° 29' 05"E A DISTANCE OF 30.00  
FEET, THENCE N 66° 30' 55"E. A DISTANCE OF 130.00 FEET,

[illegible]

TELLER COUNTY, COLORADO.



THE UNIT CONTAINS 73.44 ACRES MORE OR LESS; HAS CAUSED THE SAME TO BE LAID OUT, SUBDIVIDED AND PLATTED INTO TRACTS AND ROADS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "RAINBOW VALLEY UNIT" and BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE RIGHT OF THROUGHFARE AND PUBLIC UTILITY AND WATER AND SANITATION DISTRICT THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, TO PROVIDE SUBJECT UTILITY AND WATER AND SANITARY SEWAGE SERVICE WITHIN THIS SUBDIVISION AND PROPERTY CONTIGUOUS THERETO, OVER AND ACROSS THESE STREETS, AVENUES AND OTHER PUBLIC PLACES SHOWN HEREON, ALSO EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES AS PROVIDED BY THE COVENANTS, ETC., OF THE FORECLOSED SUBMITTAL MAP.

WITNESS OUR HANDS AND SEALS THIS 14 DAY OF MAY 1968  
RAINBOW DEVELOPMENT CORPORATION

ATTEST Marjorie A. Beresford JAMES F. BERESFORD, PRESIDENT  
MARJORIE A. BERESFORD, SECY

THE FOREGOING WAS SUBSCRIBED TO BEFORE ME THIS 14<sup>th</sup> DAY OF MAY, 1968

MY COMMISSION EXPIRES *December 4, 1971*

RAINBOW VALLEY CORPORATION, BEING CO-OWNER AND HOLDER OF A DEED OF TRUST CONCURS WITH THE FOREGOING.

RAINBOW VALLEY CORPORATION  
THOMAS W. BLAKE, PRESIDENT

ATTEST Maggie G. Dickson  
STATE OF TEXAS SECY.  
COUNTY OF HARRIS SS  
THE FOREGOING PLAT AND STATEMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 16 DAY OF MAY, 1968 BY THE PRESIDENT AND SECRETARY OF  
THE RAINBOW VALLEY CORPORATION WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES 6-1-69 Virginia Lee R. NOTARY PUBLIC

RAINBOW VALLEY COUNTRY CLUB, A COLORADO NON-PROFIT CORPORATION, HAS OBLIGATED ITSELF TO SUPPLY WATER TO EACH LOT IN THE SAID RAINBOW VALLEY UNIT 6 PENDING THE SUPPLYING OF WATER TO SUCH LOTS BY A DULY ORGANIZED WATER DISTRICT, WHICH OBLIGATION HAS BEEN GUARANTEED BY RAINBOW DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

I, DELMER H. HAMILTON, CERTIFY THAT THE TRACT SHOWN BY THE ADJACENT PLAT WAS SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Delmer H. Hamilton  
DELMER H. HAMILTON Colo. No. 4440

THE FOREGOING SURVEYOR,S CERTIFICATE WAS SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 22 DAY OF May, 1968.

MY COMMISSION EXPIRES January 9, 1972  
198574 Alvin W. Presb  
NOTARY PUBLIC

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS  
17th DAY OF June, 1968 AT 11:05 A.M. IN PLAT BOOK C  
AT PAGES 19, 20 AND 21.

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF  
TELLER COUNTY, COLORADO, THIS 18TH DAY OF JUNE, 1968. THE  
ROADS, STREETS, ALLEYS AND OTHER MEANS OF PUBLIC WAY ARE HEREBY  
ACCEPTED FOR PUBLIC USE.

THE BOARD OF COUNTY COMMISSIONERS 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 THE SAID BOARD AND  
RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY  
COLORADO.

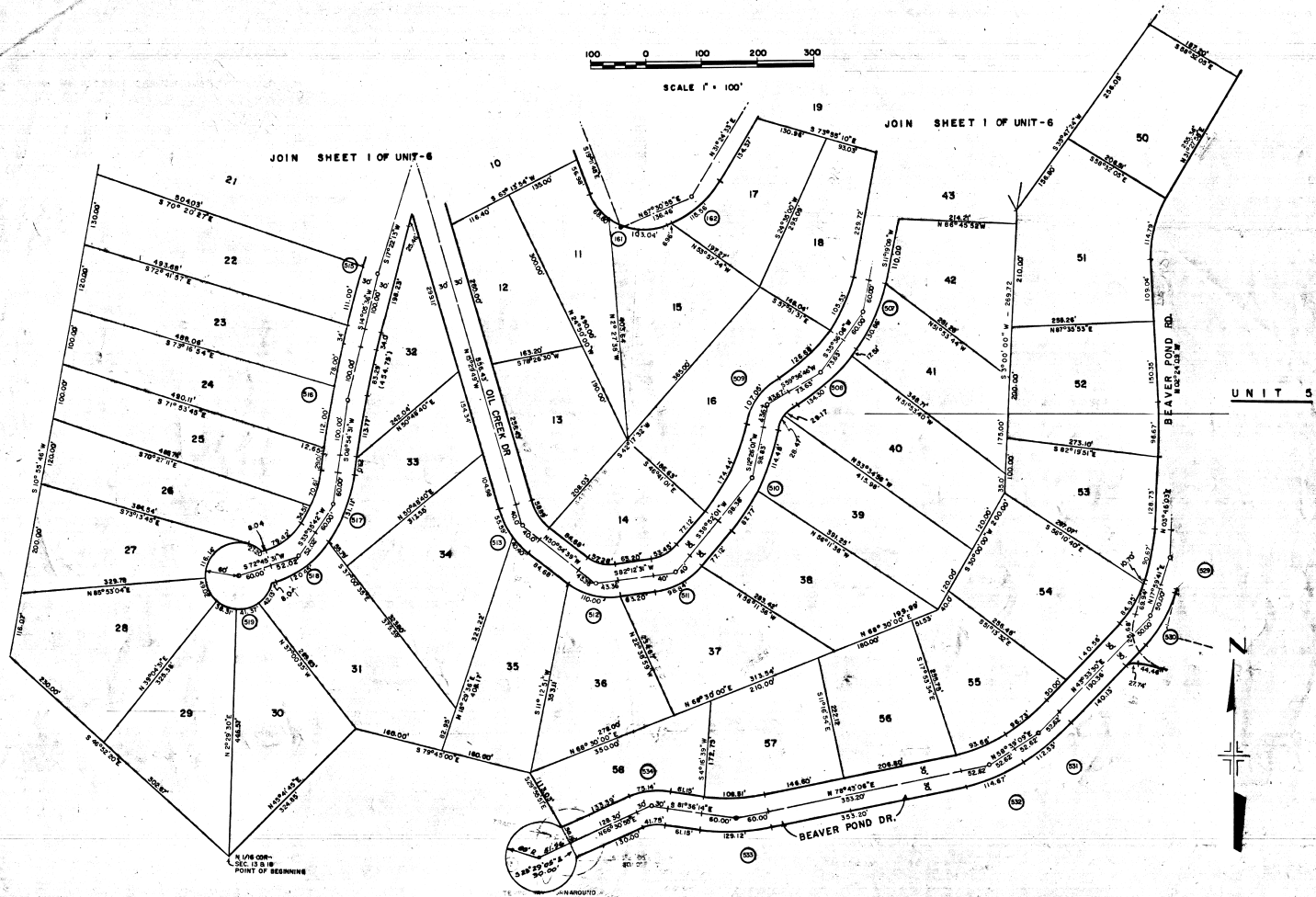
Harold Ellis  
CHAIRMAN

RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
	RAINBOW DEVELOPMENT CO. DENVER, COLORADO	DWN: _____
		CKD: _____
		APP: _____
		SCALE: 100'/1" _____
JOB	CONTINENTAL ENGINEERS INC. 9229 W. COLO. EX. DENVER, CO	SHEET 1 OF 3
		DWG: _____

C. 19

TELLER COUNTY, COLORADO.

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ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER  
THIS 17TH DAY OF JUNE, 1968. AT 11:05 A.M.



Rachel H. Dyer  
CLERK AND RECORDER

RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
		DWN.:
		CKD.:
		APP.:
	RAINBOW DEVELOPMENT CO. DENVER, COLO.	SCALE: 100'/1"
		SHEET 2 OF 3
JOB	CONTINENTAL ENGINEERS INC. 8628 W. COLFAX AVE., DENVER, COLO.	DWG.

C-20

# PROTECTIVE COVENANTS

1. PROTECTIVE COVENANTS AS FILED IN TELLER COUNTY RECORDS.
2. AN EASEMENT OF 10 FEET SHALL BE RESERVED ALONG ALL REAR AND SIDE SITE LINES FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, 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.
3. NO BUILDING OR OBSTRUCTION TO BE PLACED CLOSER THAN 20 FEET EITHER SIDE OF ALL EXISTING NATURAL DRAINAGE CHANNELS.
4. AN ADEQUATE CULVERT AT LEAST 12 INCHES IN DIAMETER SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE BY THE PROPERTY OWNER.

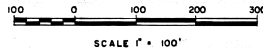
NOTE:  
BEARINGS AS INDICATED ARE BASED ON TRUE NORTH  
AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRI-  
ANGULATION STATIONS.

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS  
17TH DAY OF JULY, 1968. AT 11:05 A.M.

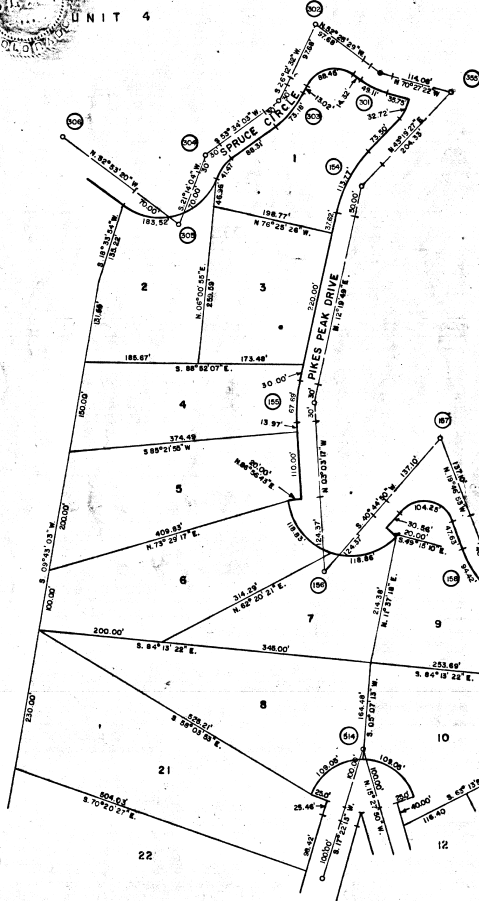
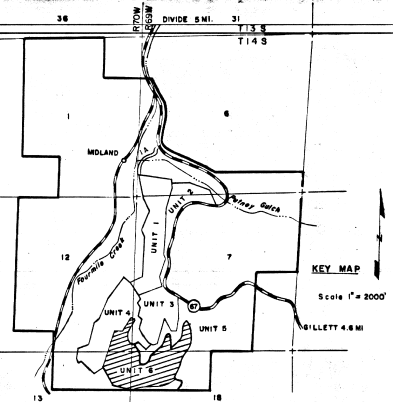


*Russ H. Dial*  
CLERK AND RECORDER

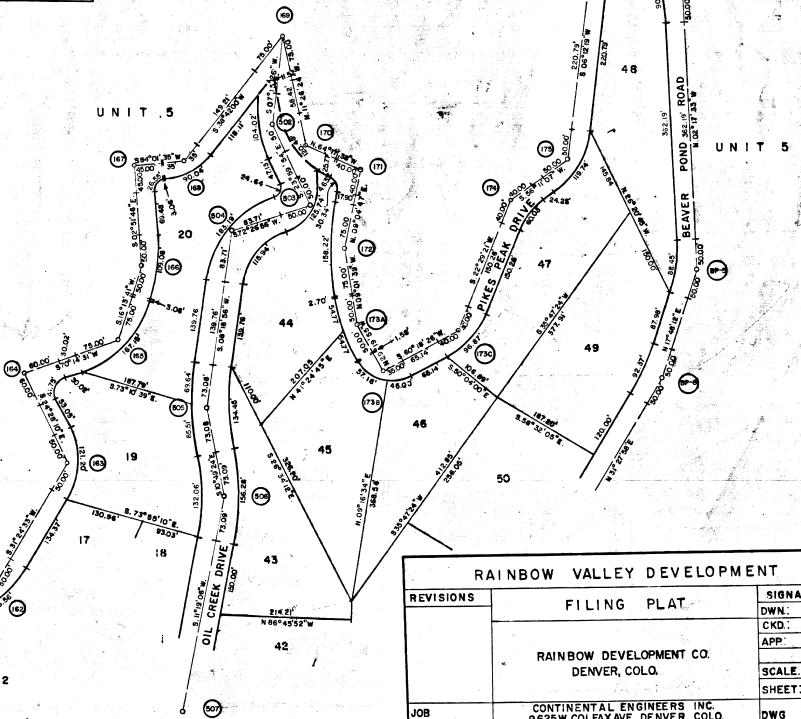
## RAINBOW VALLEY UNIT 6 TELLER COUNTY, COLORADO.



No.	Δ	T	L	R
502	31°15'20"	50.00'	97.51'	178.75'
503	98°26'50"	50.00'	75.19'	44.67'
504	64°08'00"	83.71'	149.56'	133.62'
505	19°08'20"	73.09'	144.80'	433.45'
506	22°08'30"	73.09'	144.36'	373.52'
507	24°17'00"	60.00'	118.20'	278.90'
508	24°00'40"	73.63'	145.10'	346.22'
509	67°10'45"	43.67'	82.34'	100.00'
510	26°25'00"	98.83'	194.14'	420.82'
511	43°20'30"	40.00'	76.15'	100.66'
512	46°52'50"	49.36'	81.82'	134.44'
513	39°54'50"	40.00'	77.44'	125.29'
514	147°09'57"	100.00'	75.74'	29.50'
515	03°16'37"	100.00'	199.95'	3496.05'
516	03°20'05"	100.00'	199.86'	2146.62'
517	24°41'11"	60.00'	118.11'	272.48'
518	39°09'49"	52.02'	99.96'	146.24'
530	25°33'49"	50.00'	98.34'	220.40'
531	15°05'39"	52.62'	397.16'	104.63'
532	20°03'57"	52.62'	104.16'	297.42'
533	19°40'40"	60.00'	118.82'	345.96'
534	31°52'51"	30.00'	58.44'	105.04'



JOIN SHEET 2



REVISIONS	FILING PLAT	SIGNATURES
		DWN:
		CKD:
		APP:
		SCALE 100'/1"
		SHEET 3 OF 3
JOB	RAINBOW DEVELOPMENT CO. DENVER, COLO.	DWG
	CONTINENTAL ENGINEERS INC. 9625 W. COLFAX AVE., DENVER, COLO.	

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