

SPRING VALLEY 3rd. filing TELLER COUNTY, COLORADO

KARCICH & WEBER INC.
ENGINEERS PLANNERS CONSULTANTS

B-11

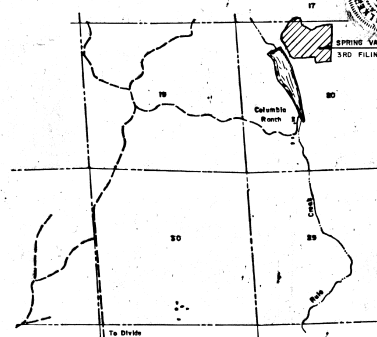
KNOW ALL MEN BY THESE PRESENTS That the undersigned Spring Valley Corporation, James B. Burgess, President and Wanda L. Burgess, Secretary being owners of a tract of land located in the South one-half of the Southeast one-quarter (S½ SE¼) of Section 17 and the Northeast one-quarter (NE¼) of Section 20, Township 12 South (T12S), Range 89 West (R89W) of the Sixth Principal Meridian (6PM), County of Teller, State of Colorado, more particularly described as follows: Beginning at the North one-quarter corner of said Section 20, then South 10° 35' East along the North-South centerline a distance of 1504.06 feet, to the Northeast corner of Spring Valley second filing as platted and recorded in Plat Book B at Page 59 and 60 under reception No. 192765 of the records of Teller County, Colorado, thence Westerly along the Northerly line of said Spring Valley second filing and the Northerly right of way line of the Access Road described in Plat Book B at Page 59 and 60 under reception No. 192765 of said Teller County records on a course bearing North 80° 00' 00" West a distance of 288.87 feet, thence North 52° 51' 10" West a distance of 80.00 feet to a point of curve of a curve to the left, thence along said curve having a radius of 94.43 feet, a central angle of 52° 27' 13" an arc length of 86.45 feet, thence North 15° 18' 23" West a distance of 111.57 feet, thence North 90° 00' 00" West a distance of 358.91 feet, to the Easterly line of said Access Road, thence North-Northwesterly along a curve to the left having a radius of 55.37 feet, a central angle of 141° 59' 10" an arc length of 256.84 feet, to a point of tangent thence South 78° 49' 38" West a distance of 63.56 feet to a point of curve of a curve to the right, thence along said curve to the right having a radius of 120.00 feet, a central angle of 43° 55' 35" an arc length of 92.00 feet, to a point of tangent, thence North 56° 14' 47" West along said tangent a distance of 50.12 feet, to a point of curve of a curve to the right, thence along said curve having a radius of 170.00 feet, a central angle of 20° 48' 50" an arc length of 61.56 feet, to a point of tangent, thence North 35° 29' 57" West along said tangent a distance of 244.91 feet to a point of curve of a curve to the left, thence along said curve having a radius of 373.00 feet, a central angle of 24° 31' 50" an arc length of 159.59 feet to a point of tangent, thence North 60° 01' 47" West a distance of 74.62 feet to a point of curve of a curve to the left, thence along said curve having a radius of 130.00 feet, a central angle of 56° 57' 42" an arc length of 129.84 feet, thence departing from the Northerly right of way line of said access road on a course bearing North 57° 16' 10" West a distance of 91.59 feet, to a point of curve of a curve to the right and along said curve having a radius of 100.00 feet a central angle of 58° 45' 14" an arc length of 115.65 feet, to a point of tangent, thence North 4° 30' 56" West along said tangent a distance of 196.25 feet, to a point of curve of a curve to the right, thence along said curve having a radius of 452.00 feet a central angle of 22° 05' 38" an arc length of 174.30 feet, to a point of tangent, thence North 17° 34' 42" East a distance of 18.63 feet, to a point of curve of a curve to the right, thence along said curve having a radius of 80.00 feet, a central angle of 99° 34' 06" an arc length of 110.50 feet, to a point of tangent, thence North 16° 21' 47" East along said tangent a distance of 88.62 feet, to a point of curve of a curve to the right, thence along said curve having a radius of 360.00 feet, a central angle of 17° 36' 29" an arc length of 110.63 feet, to a point of tangent, thence North 35° 59' 16" East along said tangent a distance of 90.32 feet to a point of curve of a curve to the right, thence along said curve having a radius of 165.00 feet, a central angle of 41° 04' 43" an arc length of 116.86 feet to a point of tangent, thence North 77° 02' 59" East along said tangent a distance of 91.62 feet, to a point of curve of a curve to the right, thence along said curve having a radius of 80.00 feet, a central angle of 124° 42' 47" an arc length of 174.15 feet to a point of tangent, thence South 21° 45' 46" West along said tangent a distance of 49.43 feet, to a point of curve of a curve to the left, thence along said curve having a radius of 140.00 feet, a central angle of 44° 07' 53" an arc length of 107.83 feet to a point of tangent, thence South 22° 22' 01" East along said tangent a distance of 88.78 feet to a point of curve of a curve to the left, thence along said curve having a radius of 140.00 feet, a central angle of 32° 38' 15" an arc length of 79.75 feet to a point of tangent, thence South 50° 00' 00" East a distance of 201.46 feet to a point of curve of a curve to the left, thence along said curve having a radius of 25.00 feet, a central angle of 109° 34' 31" an arc length of 47.81 feet to a point of tangent, thence North 15° 25' 09" East along said tangent a distance of 20.67 feet to a point of curve of a curve to the right, thence along said curve having a radius of 100.00 feet, a central angle of 80° 30' 56" an arc length of 211.16 feet to a point of tangent, thence South 85° 55' 15" East along said tangent a distance of 64.64 feet to a point of curve of a curve to the left, thence along said curve having a radius of 52.00 feet, a central angle of 55° 35' 12" to a point of reverse curve, thence along a curve to the right having a radius of 87.97 feet, a central angle of 69° 16' 00" an arc length of 106.35 feet to a point of tangent, thence South 70° 14' 37" East along said tangent a distance of 35.14 feet to a point of curve of a curve to the left, thence along said curve having a radius of 102.00 feet, a central angle of 55° 45' 38" an arc length of 95.58 feet, to a point of tangent, thence North 53° 55' 45" East along said tangent a distance of 34.01 feet to a point of curve of a curve to the right, thence along said curve having a radius of 67.00 feet, a central angle of 64° 52' 42" an arc length of 75.87 feet, thence North 72° 17' 42" East a distance of 255.95 feet more or less to the point of Beginning containing 44.106 acres more or less, 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 SPRING VALLEY third filing, 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 Road Commissioners of Teller County, Colorado.

In WITNESS WHEREOF: The undersigned have caused these presents to be executed this 12 day of Sept. 1966
By Spring Valley Corporation
James B. Burgess, President Attest: Wanda L. Burgess, Secretary
State of Colorado) The above and foregoing statement was acknowledged before me this 12 day of Sept. A.D. 1966
County of Teller) ss. My Commission expires 1970. Witness my hand and official seal this 12 day of Sept. A.D. 1966
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 Reg. Land Surveyor # 3553

The adjoining plat was approved by the Board of Commissioners of Teller County, Colorado this 12 day of Sept. 1966
Chairman

State of Colorado) ss.
County of Teller) I hereby certify that this instrument was filed for record in my office at 11:30 A.M. this 12 day of Sept. A.D. 1966
and is duly recorded in Plat Book B at Page 67 & 68 under reception No. 192765
Ralph H. Neal by R. A. Stralene
County Clerk and Recorder



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.

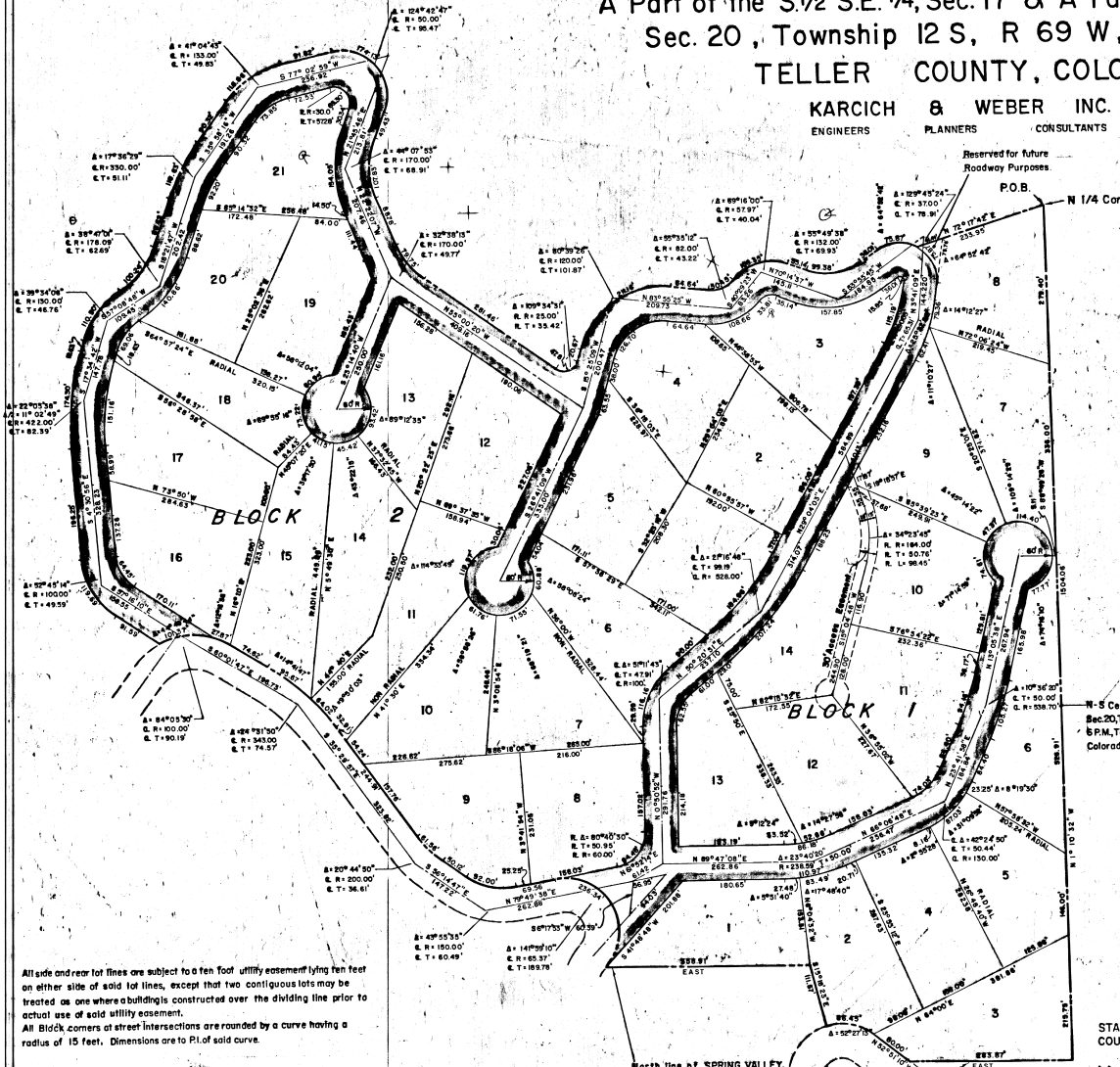
SPRING VALLEY 3rd. filing

B-98

A Part of the S 1/2 S.E. 1/4, Sec. 17 & A Part of the N.E. 1/4
Sec. 20, Township 12 S, R 69 W, 6th P.M.

TELLER COUNTY, COLORADO

KARCICH & WEBER INC.
ENGINEERS PLANNERS CONSULTANTS



SCALE 1" = 100'

N 1/4 Centerline of
Sec. 20, T12S, R69W,
6th P.M., Teller County,
Colorado.

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 Block corners at street intersections are rounded by a curve having a
radius of 15 feet. Dimensions are to P.O. of said curve.

North line of SPRING VALLEY,
2nd Filing as plotted and
recorded in Plat Book B at
Page 59-60 under reception No.
192765

STATE OF COLORADO
COUNTY OF TELLER] -SS

I, hereby certify that this instrument was filed for record in
my office this 12 day of April, A.D. 1966 and
is duly recorded in Plat Book B at Page 67-68
under reception No. 193245 Fee 15.00