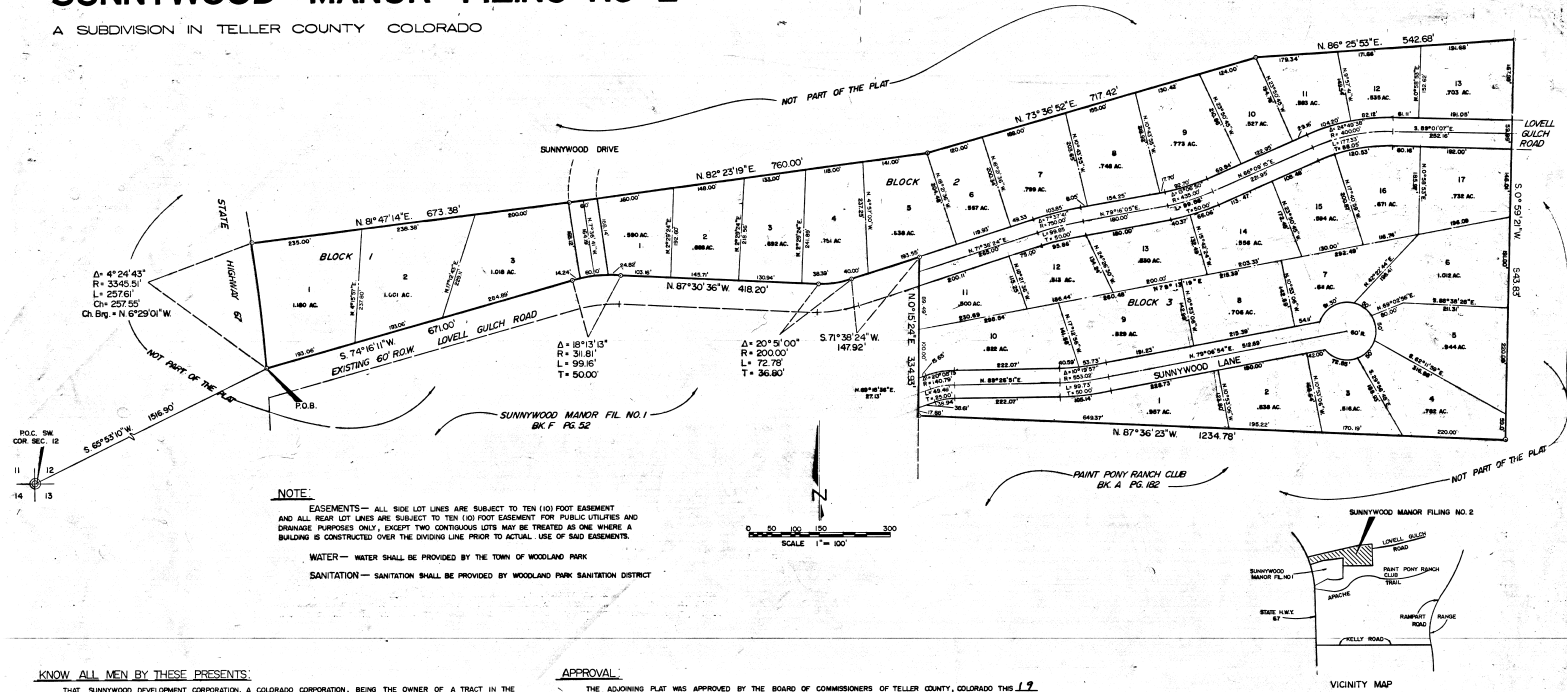


# SUNNYWOOD MANOR FILING NO. 2

A SUBDIVISION IN TELLER COUNTY COLORADO



## NOTE

EASEMENTS—ALL SIDE LOT LINES ARE SUBJECT TO TEN (10) FOOT EASEMENT AND ALL REAR LOT LINES ARE SUBJECT TO TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES ONLY, EXCEPT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID EASEMENTS.

WATER—WATER SHALL BE PROVIDED BY THE TOWN OF WOODLAND PARK

SANITATION—SANITATION SHALL BE PROVIDED BY WOODLAND PARK SANITATION DISTRICT

## KNOW ALL MEN BY THESE PRESENTS:

THAT SUNNYWOOD DEVELOPMENT CORPORATION, A COLORADO CORPORATION, BEING THE OWNER OF A TRACT IN THE S 1/2 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., SITUATE IN TELLER COUNTY, COLORADO AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FROM WHICH THE SW CORNER OF SAID SECTION 12, BEARS S 60° 55' 00" W, 146.90 FEET; SAID POINT BEING THE NORTHEASTERN CORNER OF SUNNYWOOD MANOR FILING NO. 1, AS RECORDED IN PLAT BOOK 122, PAGE 136, IN THE RECORDS OF SAID COUNTY; SAID POINT ALSO BEING ON THE EASTERNLY ROW LINE OF STATE HIGHWAY 87; THENCE (1) NORTHERLY ALONG THE EASTERNLY ROW LINE OF SAID STATE HIGHWAY 87, ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3545.5 FEET, A CENTRAL ANGLE OF 4° 24' 45", FOR AN ARC LENGTH OF 257.6 FEET, THE CHORD OF WHICH BEARS N 6° 29' 00" W, 257.55 FEET; (2) N 81° 47' 42" E, 673.38 FEET; (3) N 82° 27' 02" E, 760.00 FEET; (4) N 73° 30' 52" E, 717.42 FEET; (5) N 86° 19' 55" E, 542.68 FEET; (6) S 0° 59' 20" W, 84.05 FEET; (7) N 87° 30' 36" W, 418.20 FEET; (8) N 87° 30' 36" W, 418.20 FEET; (9) S 71° 36' 24" W, 147.92 FEET; (10) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 80° 51' 00", FOR AN ARC LENGTH OF 72.78 FEET; (11) N 87° 30' 36" W, 418.20 FEET; (12) ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3545.5 FEET, A CENTRAL ANGLE OF 4° 24' 45", FOR AN ARC LENGTH OF 257.6 FEET, THE CHORD OF WHICH BEARS N 6° 29' 00" W, 257.55 FEET; (13) S 71° 36' 24" W, 147.92 FEET; (14) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 80° 51' 00", FOR AN ARC LENGTH OF 72.78 FEET; (15) N 87° 30' 36" W, 418.20 FEET; (16) N 86° 19' 55" E, 542.68 FEET; (17) N 82° 27' 02" E, 760.00 FEET; (18) N 81° 47' 42" E, 673.38 FEET; (19) N 6° 29' 00" W, 257.55 FEET; (20) S 60° 55' 00" W, 146.90 FEET TO THE POINT OF BEGINNING; CONTAINING 87.68 ACRES OF LAND MORE OR LESS.

## DEDICATION:

HAS 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 "SUNNYWOOD MANOR FILING NO. 2", IN TELLER COUNTY, COLORADO. ALL STREETS 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.

## APPROVAL:

THE ADJOINING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO THIS 14<sup>TH</sup> DAY OF June 1974 A.D.

## APPROVAL:

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 12<sup>TH</sup> DAY OF September 1974 A.D.

*James D. Smith*  
CHAIRMAN

STATE OF COLORADO  
COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12 M., THIS 2 DAY OF October 1974 A.D. AND IS ONLY RECORDED IN PLAT BOOK 122 AT PAGE 136 UNDER RECEPTION NO. 233144.  
FEE 10.25

## IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 12<sup>TH</sup> DAY OF September 1974 A.D.

BY *Richard Cox*  
RICHARD COX—PRESIDENT

ATTEST: *Ronald L. O'Dell*  
RONALD L. O'DELL—SECRETARY, TREASURER

PREPARED BY

COX SURVEYING COMPANY

STATE OF COLORADO  
COUNTY OF EL PASO

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>TH</sup> DAY OF September 1974 A.D. BY RICHARD COX AS PRESIDENT AND RONALD L. O'DELL AS SECRETARY AND TREASURER OF SUNNYWOOD DEVELOPMENT CORPORATION.

MY COMMISSION EXPIRES 15 JUNE 1978.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE TRACT SHOWN ON THIS PLAT WAS SURVEYED, SUBDIVIDED AND PLATTED UNDER MY SUPERVISION, AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENT OF CHAPTER 136, C.R.S. 1963 AS AMENDED, HAVE ALL BEEN ACCOMPLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Walter W. Allen*  
WALTER W. ALLEN JR., R.L.S. COLORADO NO. 3008

