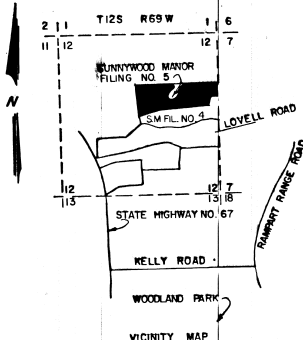


# SUNNYWOOD MANOR FILING NO. 5

A SUBDIVISION IN TELLER COUNTY, COLORADO



## KNOW ALL MEN BY THESE PRESENTS:

THAT SUNNYWOOD DEVELOPMENT CORPORATION, A COLORADO CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE SOUTH 1/2 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TELLER COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "SUNNYWOOD MANOR FILING NO. 4" AS PLATTED AND RECORDED IN PLAT BOOK "H" AT PAGES 69 AND 70 UNDER RECEPTION NO. 277290 OF THE RECORDS OF SAID TELLER COUNTY, COLORADO; THENCE N 02° 41' 46" W, 181.68 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 12; THENCE N 01° 48' 49" E, 1325.73 FEET TO THE NORTH CENTER 1/4 CORNER OF SAID SECTION 12; THENCE S 86° 46' 11" E, 1292.30 FEET TO THE NORTHEAST 1/4 CORNER OF SAID SECTION 12; THENCE S 86° 51' 45" E, 1333.26 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE S 00° 18' 50" W, 486.32 FEET TO THE NORTHEAST CORNER OF SAID "SUNNYWOOD MANOR FILING NO. 4" WITH THE FOLLOWING 5 (FIVE) COURSES BEING ALONG THE NORTHERLY LINE OF SAID "SUNNYWOOD MANOR FILING NO. 4": (1) N 88° 40' 58" W, 421.36 FEET; (2) S 06° 03' 15" W, 331.85 FEET; (3) S 76° 13' 06" W, 1091.41 FEET; (4) S 78° 53' 35" W, 830.56 FEET (5) S 67° 19' 26" W, 347.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,747,405.5396 Sq. Ft. FOR 63.072 ACRES.

## DEDICATION:

HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, WHICH PART 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. 5" A SUBDIVISION 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 BOARD OF COUNTY COMMISSIONERS.

## IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 19th DAY OF December, 1983 A.D.

SUNNYWOOD DEVELOPMENT CORPORATION

BY Ronald L. O'Dell  
RONALD L. O'DELL, PRESIDENT

BY Fred S. Mills  
FRED S. MILLS, SECRETARY, TREASURER

STATE OF COLORADO )  
COUNTY OF TELLER ) S.S.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF December, 1983 A.D. BY RONALD L. O'DELL, PRESIDENT AND FRED S. MILLS, SECRETARY AND TREASURER OF "SUNNYWOOD DEVELOPMENT CORPORATION".

MY COMMISSION EXPIRES 6-1-87

Sandra K. Zwick  
NOTARY PUBLIC

AS OWNER OF INTEREST IN LAND ON THE ATTACHED PLAT WE ACQUESCE AND RATIFY THIS PLAT  
"AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF COLORADO"

BY Roman L. Tafaya  
ROMAN L. TAFAYA, VICE PRESIDENT

BY Barbara J. Higdon  
BARBARA J. HIGDON, ASST. SECRETARY

STATE OF COLORADO )  
COUNTY OF TELLER ) S.S.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1983 A.D. OFFICERS OF "AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF COLORADO" BY ROMAN L. TAFAYA, VICE PRESIDENT AND BARBARA J. HIGDON, ASST. SECRETARY.

MY COMMISSION EXPIRES December 14, 1986

NOTARY PUBLIC Mary Kay Horner

## 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 SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE NO. 38 C.R.S. 1973, AS AMENDED, HAVE ALL BEEN ACCOMPLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard Cox  
RICHARD COX COLORADO R.L.S. NO. 7228

PREPARED BY:  
COX SURVEYING CO.  
3017 DELTA DRIVE  
COLORADO SPRINGS, COLORADO

SHEET 1 OF 2

## APPROVAL:

THE ADJOINING PLAT WAS APPROVED BY THE TELLER COUNTY PLANNING COMMISSION THIS 9th DAY OF August, 1983 A.D.

Michael P. Dwyer  
CHAIRMAN

## APPROVAL:

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 19th DAY OF December, 1983 A.D.

James L. Dwyer  
CHAIRMAN

David L. Litch

STATE OF COLORADO )  
COUNTY OF TELLER ) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:20 PM THIS 9th DAY OF January, 1984 A.D. AND IS DULY RECORDED IN PLAT BOOK 1 AT PAGE 24-225 UNDER RECEPTION NO. 31872

FEE 20.00

## NOTES:

ALL SIDE LOT LINES SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT, AND ALL REAR LOT LINES SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT, 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 FRONT LOT LINES ARE SUBJECT TO A FIFTEEN (15) FOOT DRAINAGE AND SLOPE EASEMENT.

## WATER:

SHALL BE PROVIDED BY THE CITY OF WOODLAND PARK, COLORADO.

## SANITATION:

SANITATION SHALL BE PROVIDED BY THE CITY OF WOODLAND PARK, COLORADO.

# SUNNYWOOD MANOR FILING NO. 5

A SUBDIVISION IN TELLER COUNTY, COLORADO

