

TROUT HAVEN ESTATES — THIRD FILING

A SUBDIVISION IN TELLER COUNTY, COLORADO

STATEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, F. H. VON SCHLEINITZ, BEING THE OWNER OF A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 13 S., RANGE 70 W., OF THE 6TH P.M., SITUATE IN TELLER COUNTY, COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 16 WHICH LIES S 88° 10' 30" W A DISTANCE OF 278.55 FEET FROM THE NORTHWEST CORNER OF TROUT HAVEN ESTATES FIRST FILING, THENCE (1) S 88° 10' 30" W FOR 375 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF A COUNTY ROAD, (2) S 39° 18' 30" W FOR 593.44 FEET ALONG SAID RIGHT-OF-WAY LINE, (3) S 42° 05' 50" E FOR 617.39 FEET, (4) S 74° 08' E FOR 313.83 FEET, (5) N 62° 52' E FOR 198.40 FEET, (6) S 88° 38' E FOR 100.14 FEET, (7) S 49° E FOR 129.03 FEET, (8) S 1° 35' E FOR 243.48 FEET (9) S 48° 58' E FOR 251.39 FEET (10) N 76° 18' E FOR 243.28 FEET TO THE SOUTHWEST CORNER OF TROUT HAVEN ESTATES—FIRST FILING, (11) N 13° 40' E FOR 67.56 FEET TO THIS SOUTHWEST CORNER OF LOT 1 IN SAID FIRST FILING, (12) S 76° 18' W FOR 213.28 FEET, (13) N 48° 58' W FOR 194 FEET, (14) N 1° 35' W FOR 243.50 FEET, (15) N 49° W FOR 177 FEET, (16) NORTH FOR 248.27 FEET, (17) N 3° 25' 54" W FOR 171.41 FEET, (18) N 40° 04' W FOR 178 FEET, (19) N 24° 16' 38" W FOR 341.58 FEET TO THE POINT OF BEGINNING; CONTAINING 17.037 ACRES OF LAND MORE OR LESS.

HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ADJACENT PLAT, WHICH IS DRAWN TO A FIXED SCALE AS INDICATED THEREON, AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF THE SAID TRACT AND THE SUBDIVISION THEREOF, AND WHICH TRACT, SO PLATTED, SHALL BE KNOWN AS TROUT HAVEN ESTATES—THIRD FILING. THE OWNER ALSO AGREES THAT ALL STREETS WILL BE GRADED AND PROVIDED WITH PROPER DRAINAGE AND GRAVEL SURFACE TO THE SATISFACTION OF THE ROAD COMMISSIONER OF TELLER COUNTY, AND ARE HEREBY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF, F. H. VON SCHLEINITZ, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND HAS SET HIS HAND THIS 12th DAY OF Sept 1965

F. H. von Schleinitz
F. H. VON SCHLEINITZ

I HEREBY 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.

George L. Williams
GEORGE L. WILLIAMS

Gerald D. Harris
GERALD D. HARRIS
6359 LAND SURVEYOR
STATE OF COLORADO

THE ADJACENT PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 12th DAY OF Sept 1965.

John T. VanDerwerker
CHAIRMAN

THE BOARD OF COUNTY COMMISSIONERS WILL NOT ACCEPT FOR MAINTENANCE THE ROADS IN THIS SUBDIVISION UNTIL SAID BOARD HAS ADOPTED A RESOLUTION TO THAT EFFECT AND SAME IS RECORDED BY THE TELLER COUNTY RECORDER.

STATE OF COLORADO] SS
COUNTY OF TELLER

THE FOREGOING PLAT AND STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Sept 1965.

Ruth Thomas
COUNTY CLERK

STATE OF COLORADO] SS
COUNTY OF TELLER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:22 O'CLOCK P.M. THIS 12th DAY OF Sept 1965 AND IS DULY RECORDED IN PLAT BOOK 22 AT PAGE 37 UNDER RECEPTION NUMBER 192421.

Ruth Thomas
COUNTY CLERK AND RECORDER

FEE 25⁰⁰

REVISIONS	FILING PLAT	SIGNATURES
	TROUT HAVEN ESTATES THIRD FILING	DWN WJB CKD GDN APP <i>LLO</i> DATE AUG 30, 1965 SCALE: 1"=100' SHEET 1 OF 1
JOB 6406	G.L. WILLIAMS—CONSULTING ENGINEER	DWG 1446

B-57

