

WILSON LAKE ESTATES

PART OF SECTION 3 & SECTION 10, TOWNSHIP 13 SOUTH, RANGE
71 WEST, TELLER COUNTY,
COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned being the owners of the SW1/4 of Section 3, and the North 1/2 of the NW1/4 of Section 10, Township 13 South, Range 71 West, of the 6th PM, Teller County, Colorado and that part of the SE 1/4 NW1/4 and of the SW1/4 NE1/4 Section 3, Township 13 South, Range 71 West, of the 6th PM, Teller County, Colorado, being more fully described as follows: Beginning at the center of said Section 3, thence N16°10'30"E 351.67 feet to a point on the Southwesterly Right of Way line of U.S. Highway No. 24; thence N50°00'W along said Southwesterly Right of Way line of U.S. Highway No. 24 a distance of 65.26 feet to the true Point of Beginning of Tract to be described herein; thence S16°10'30"W 278.36 feet; thence on a curve to the Right whose radius is 70.00 feet and whose central angle is 74°55'30" for an arc distance of 91.60 feet; thence N88°5'W 208.45 feet; thence on a curve to the Right having a radius of 244.26 feet and whose central angle is 10°25' for an arc distance of 44.41 feet; thence N78°26'W 21.32 feet; thence N46°20'30"W 1239.07 feet; thence N37°35'E 424.23 feet to a point on the Southwesterly Right of Way line of U.S. Highway No. 24; thence S50°00'E along said Southwesterly Right of Way line of U.S. Highway No. 24 a distance of 1380.13 feet, more or less to the Point of Beginning, in Teller County, State of Colorado, have laid out, platted and subdivided the same into Lots, Tracts, Streets and Drives under the name and style of WILSON LAKE ESTATES and by these presents do grant and convey unto Teller County, Colorado in fee simple for public use all such Streets and Drives shown hereon. All easements shown are dedicated to Teller County by H.L. Appleby and C.R. Appleby.

IN WITNESS WHEREOF we have subscribed our hands and seals this 19th day of July, 1967 A.D.

H.L. Appleby
H.L. APPLEBY
C.R. Appleby
C.R. APPLEBY

ACKNOWLEDGEMENT

STATE OF COLORADO
COUNTY OF JEFFERSON
The above and foregoing map and dedication of WILSON LAKE ESTATES was acknowledged before me this 19th day of July, 1967 by H.L. Appleby and C.R. Appleby.

My commission expires March 15, 1969

Don E. Nelsen
NOTARY PUBLIC

We, the undersigned, do hereby ratify and confirm the dedication of streets, drives and easements as shown on the plat of WILSON LAKE ESTATES.

The foregoing ratification was acknowledged before me this 18 day of July, 1967 by Joseph E. & Marguerite E. Wilson.

My commission expires April 27, 1970

C.R. Appleby
NOTARY PUBLIC

I, the undersigned, do hereby ratify and confirm the dedication of streets, drives and easements as shown on the plat of WILSON LAKE ESTATES.

The foregoing ratification was acknowledged before me this 18 day of July, 1967 by Don Beachler.

My commission expires April 27, 1970

C.R. Appleby
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RONALD P. HARRIS, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of WILSON RANCH ESTATES was made under my direct supervision and that the accompanying map accurately and properly shows said survey.

Done this 19th day of July, 1967.

Ronald P. Harris
REGISTERED LAND SURVEYOR NO. 4500

CERTIFICATE OF ACCEPTANCE

The within plat of WILSON RANCH ESTATES is approved for filing and the conveyance of public ways and easements shown herein are accepted by the County of Teller, State of Colorado, subject to the condition that the County shall undertake maintenance of said public ways only after construction of said public ways has been satisfactorily completed by the subdivider and accepted by the County. Approved this 19th day of July, 1967, and provided that a resolution has been adopted by the Board of County Commissioners and recorded by the County Clerk that said public ways have been accepted for maintenance.

Harold E. ...
COMMISSIONER

Harold E. ...
COMMISSIONER

Stan W. ...
COMMISSIONER

CLERK AND RECORDER'S CERTIFICATE

Accepted for filing in the Office of the Clerk and Recorder of Teller County at Cripple Creek, Colorado this 19th day of September, 1967 A.D. at 2:30 P.M. in Plat Book 2 of Page 1-3, incl.

under Reception No. 195799

Rose N. ...
CLERK AND RECORDER

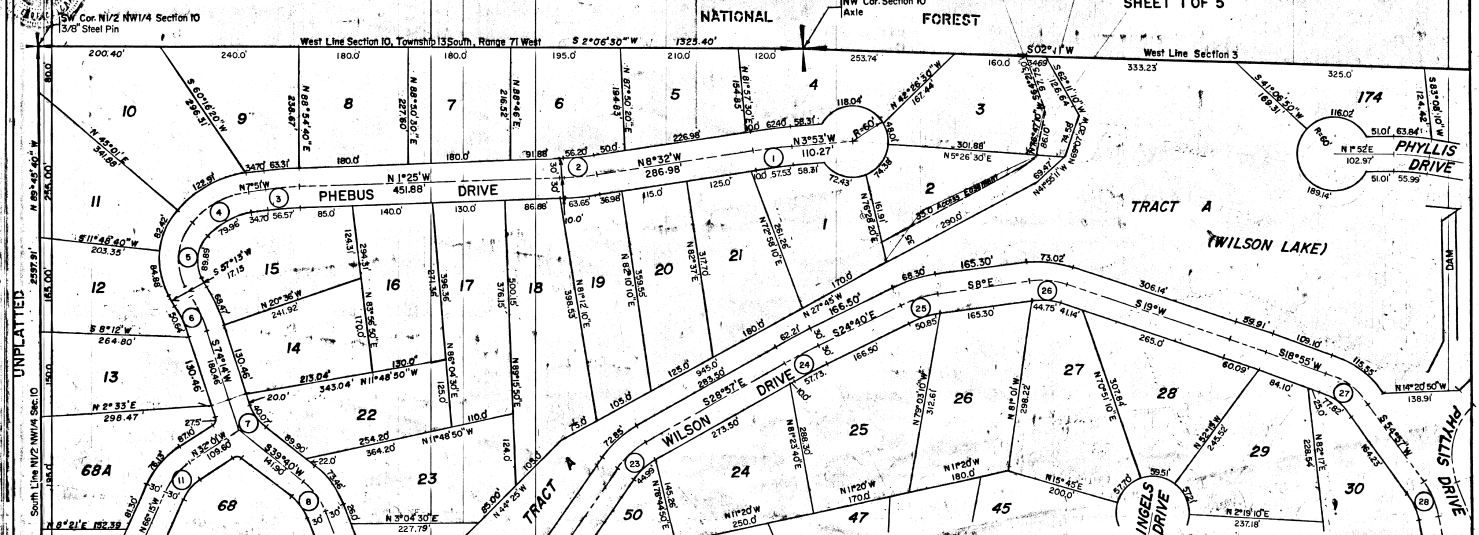
SECTIONS OF TYPICAL EASEMENT:

Lot line

NOTES:

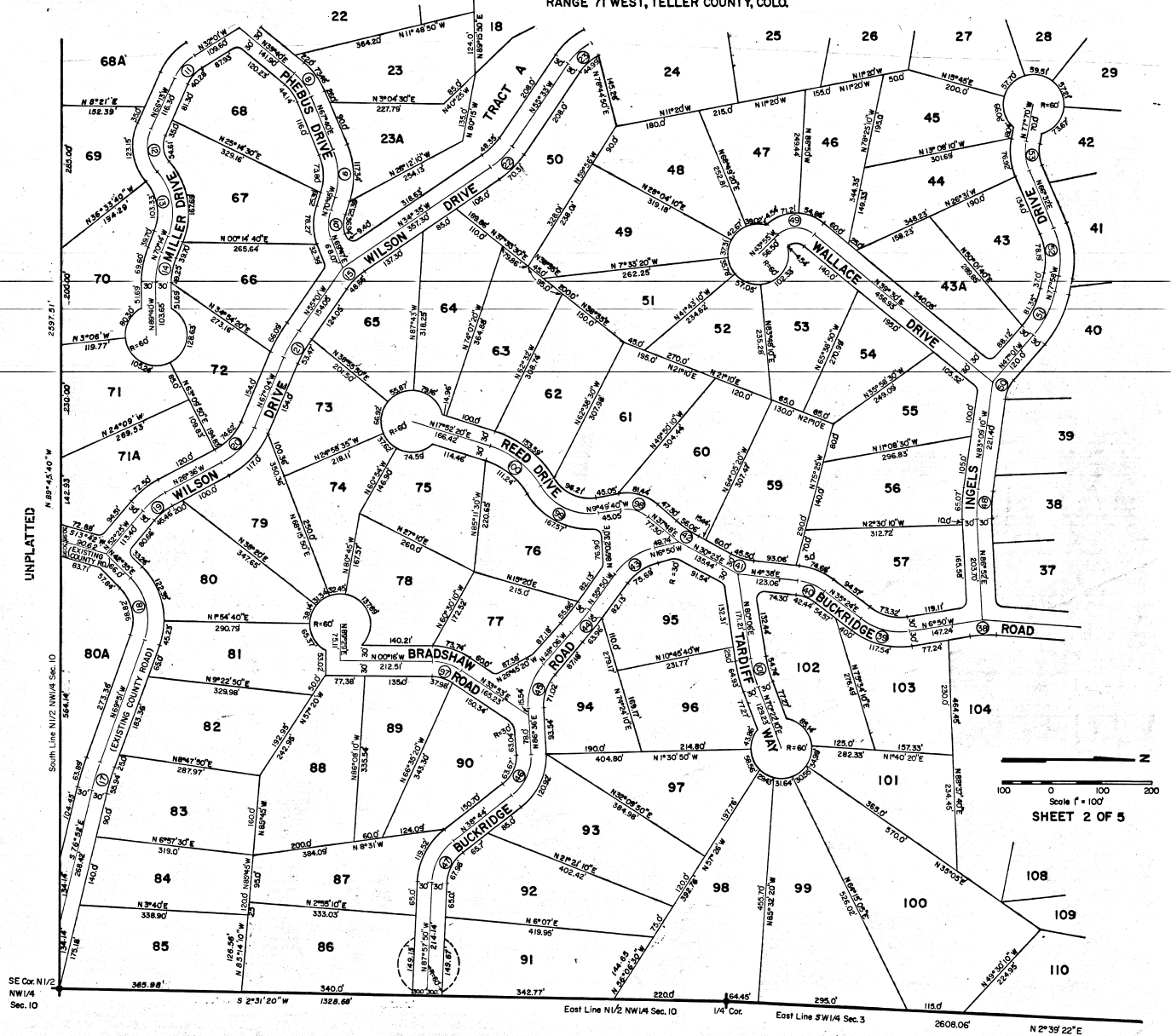
Radii at rounded corners are 15' unless otherwise shown.
Distance at rounded corners are to the intersection of Lot Lines extended.
All Easement is dedicated to Teller County for installation & maintenance of utilities & drainage, along all rear and side Lot Lines.
1/2" Steel pins to be set at all Lot Corners.

SCALE 1"=100'
Prepared by R. P. HARRIS & ASSOCIATES, INC.
7240 W. 38th Ave.
WHEATRIDGE, COLORADO
PHONE 421-0778
SHEET 1 OF 5

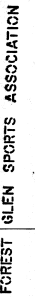


WILSON LAKE ESTATES

BEING A PART OF SECTIONS 3 & 10, TOWNSHIP 13 SOUTH
RANGE 71 WEST, TELLER COUNTY, COLO.



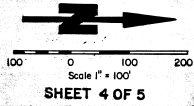
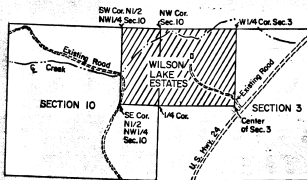
BEING A PART OF SECTIONS 3 & 10, TOWNSHIP 13 SOUTH,
RANGE 71 WEST, TELLER COUNTY, COLO.



WILSON LAKE ESTATES

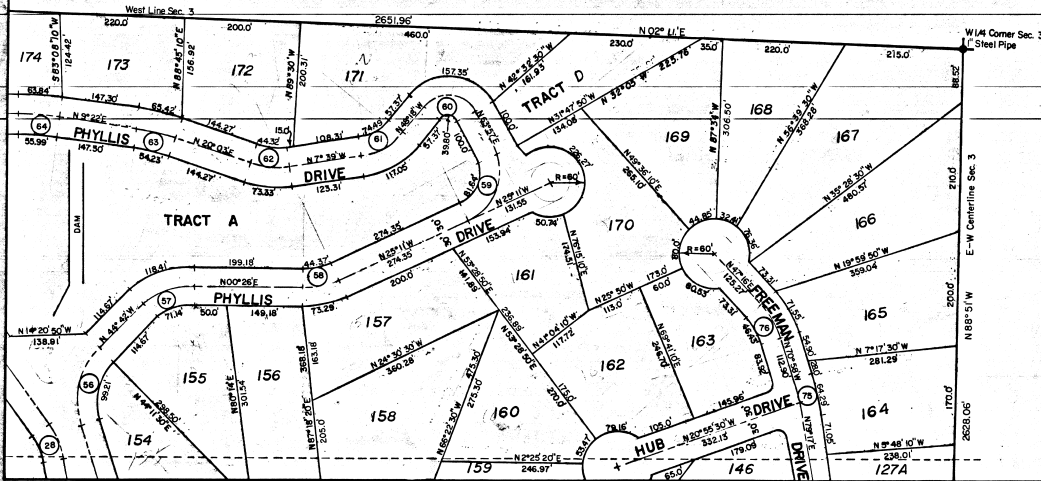
PART OF SECTION 3 & SECTION 10, TOWNSHIP 13 SOUTH, RANGE
-71 WEST, TELLER COUNTY,
COLORADO

VICINITY MAP
Scale 1" = 2400'



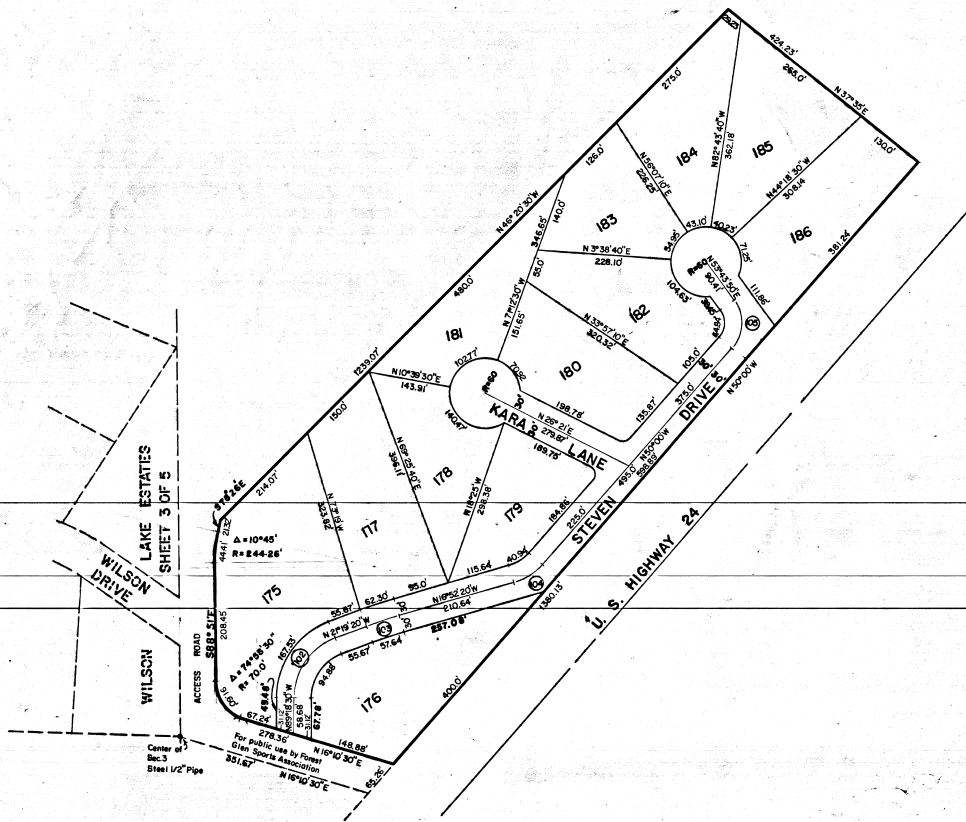
CURVE	Δ	TANGENT	RADIUS	LENGTH
78	69°24'	50.0'	77.88'	88.39'
79	79°28'	44.84'	53.94'	74.82'
80	13°51'	30.0'	247.00'	59.71'
81	74°43'	72.31'	94.66'	123.50'
82	25°09'	30.0'	134.49'	59.03'
83	20°33'20"	30.0'	162.75'	59.33'
84	30°30'	30.0'	110.04'	58.98'
85	81°23'	75.31'	87.58'	124.40'
86	06°36'	30.0'	517.67'	59.93'
87	62°43'	75.0'	123.07'	134.71'
88	38°49'30"	50.0'	141.87'	96.14'
89	31°12'40"	30.0'	111.08'	60.51'
90	24°55'	30.0'	135.79'	59.05'
91	31°46'	30.0'	105.32'	58.45'
92	07°21'	30.0'	467.08'	59.92'
93	48°39'	50.0'	110.61'	93.92'
94	21°32'	30.0'	157.76'	59.29'
95	75°46'	50.0'	64.23'	84.97'
96	68°19'	58.46'	86.15'	102.73'
97	34°05'	30.0'	93.72'	55.86'
98	47°37'40"	30.0'	67.97'	56.50'
99	68°06'40"	75.0'	131.89'	110.86'
100	40°26'40"	69.10'	187.96'	132.41'
101	5°43'50"	30.0'	352.34'	59.84'
26A	0°05'	30.0'	20686.47'	60.0'
102	68°22'10"	75.0'	108.37'	131.21'
103	4°27'	30.0'	772.14'	59.97'
104	33°07'40"	30.0'	100.87'	58.32'
105	76°16'10"	50.0'	63.68'	84.77'

CURVE	Δ	TANGENT	RADIUS	LENGTH
1	04°33'	30.0'	738.89'	59.97'
2	07°07'	30.0'	482.43'	59.92'
3	06°26'	30.0'	533.80'	59.94'
4	41°01'	51.0'	141.69'	101.43'
5	73°55'	75.0'	99.68'	128.59'
6	17°01'	30.0'	200.53'	59.56'
7	34°34'	30.0'	96.42'	58.17'
8	28°00'	30.0'	120.32'	58.80'
9	41°35'	50.0'	131.68'	95.57'
10	36°28'	30.0'	83.63'	57.61'
11	34°14'	30.0'	97.42'	58.20'
12	65°27'	50.0'	72.81'	88.88'
13	61°28'	75.10'	126.31'	135.51'
14	19°26'	30.0'	175.20'	59.42'
15	20°26'	30.0'	166.46'	59.36'
17	8°12'	30.0'	452.33'	59.91'
18	67°34'	75.0'	112.10'	132.20'
19	32°42'	30.0'	130.90'	88.98'
20	40°28'	50.0'	135.65'	95.81'
21	12°03'	30.0'	284.24'	59.78'
22	20°58'	30.0'	162.13'	59.33'
23	26°36'	30.0'	126.91'	58.92'
24	04°17'	30.0'	802.21'	59.97'
25	16°40'	30.0'	204.81'	59.58'
26	27°00'	30.0'	124.96'	58.89'
27	36°02'	50.0'	63.73'	96.68'
28	24°17'20"	30.0'	136.61'	59.05'
29	3°03'40"	29.51'	1104.43'	59.01'
30	13°03'	30.0'	262.82'	59.74'
32	17°26'	30.0'	195.67'	59.54'
33	17°17'	30.0'	197.39'	59.54'
34	09°04'	30.0'	378.37'	59.87'
35	11°45'	30.0'		59.79'
36	15°34'	30.0'	173.98'	59.42'
37	10°33'	30.0'	324.93'	59.83'
38	10°14'	30.0'	335.04'	59.84'
39	42°24'	50.0'	129.47'	93.43'
40	30°46'	30.0'	108.04'	58.55'
41	25°45'	30.0'	131.25'	58.98'
42	7°22'	30.0'	466.02'	59.92'
43	39°00'	50.0'	141.20'	96.11'
44	07°44'	30.0'	443.85'	59.91'
45	43°18'	50.0'	118.82'	94.94'
46	54°40'	80.0'	95.74'	92.30'
47	49°13'50"	90.0'	109.13'	93.75'
48	9°58'50"	30.0'	343.57'	59.85'
49	83°25'	50.0'	56.66'	82.49'
50	36°08'10"	30.0'	91.96'	58.07'
51	30°57'	50.0'	180.60'	97.56'
52	33°30'	50.0'	156.20'	96.78'
53	36°08'	30.0'	91.97'	58.00'
55	28°52'	30.0'	116.56'	58.73'
56	65°18'	75.0'	117.05'	133.40'
57	45°08'	50.0'	120.30'	94.77'
58	25°13'	30.0'	122.06'	58.63'
59	89°08'	70.61'	82.49'	128.31'
60	12°16'	75.0'	50.32'	157.35'
61	40°33'	50.0'	134.99'	95.77'
62	27°42'	30.0'	121.68'	58.83'
63	10°41'	30.0'	320.85'	59.83'
64	07°30'	30.0'	457.71'	59.91'
65	32°11'	30.0'	103.99'	58.41'
66	36°52'	30.0'	90.01'	57.92'
67	47°34'	30.0'	72.39'	59.57'
68	26°22'	30.0'	128.07'	59.94'
69	13°12'	30.0'	259.28'	66.65'
70	08°53'	30.0'	386.21'	59.88'
71	25°35'	30.0'	130.38'	58.97'
72	60°19'	30.0'	51.63'	167.19'
73	50°05'	75.0'	140.81'	137.83'
74	16°48'	30.0'	203.16'	59.57'
75	08°19'	30.0'	412.63'	59.89'
76	2°42'	30.0'	442.98'	59.14'



WILSON LAKE ESTATES

BEING A PART OF SECTIONS 3 & 10, TOWNSHIP 13 SOUTH
RANGE 71 WEST, TELLER COUNTY, COLO.



100 0 100 200
Scale 1" = 100'

SHEET 5 OF 5