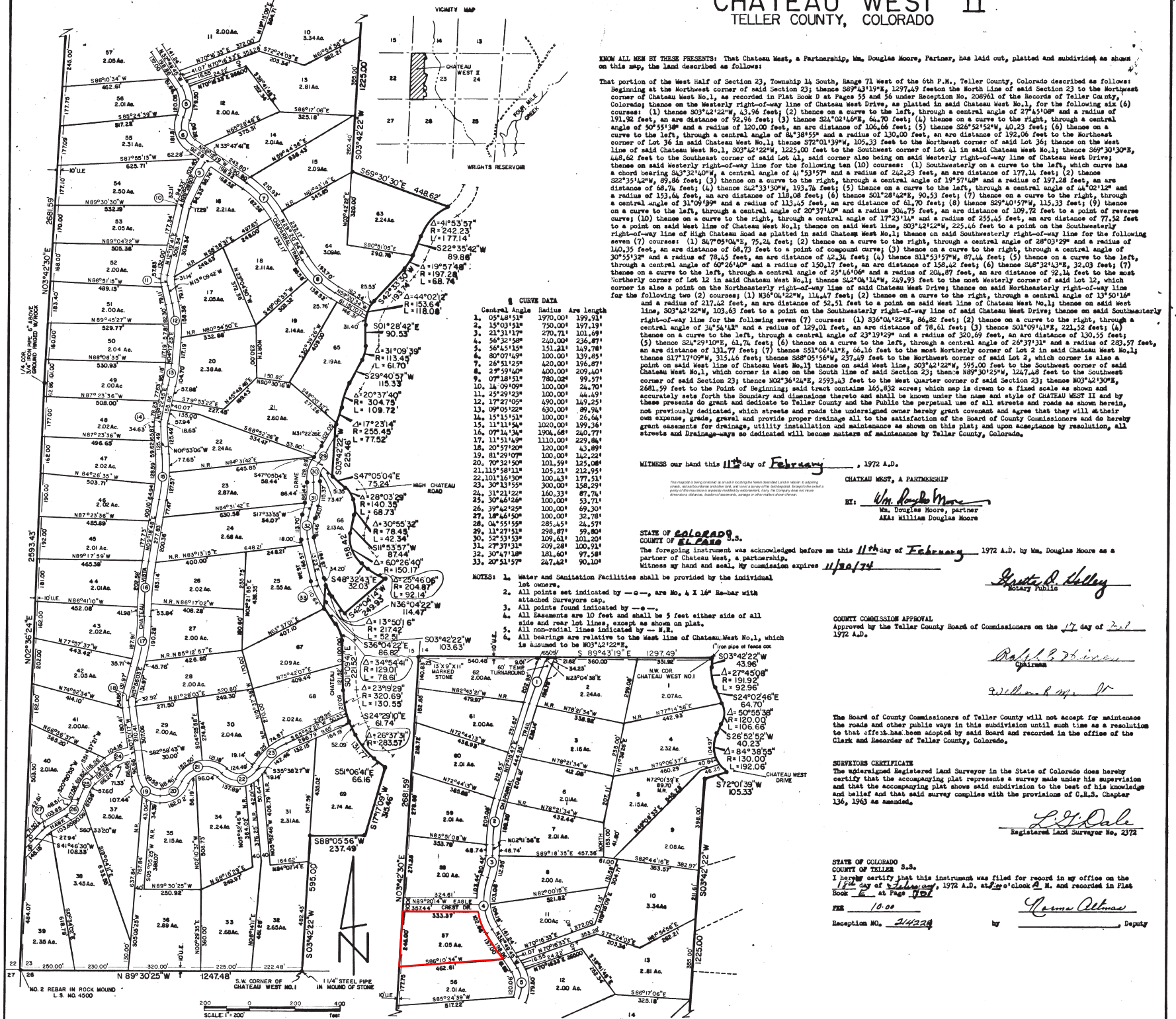
CHATEAU WEST II
TELLER COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS: That Chateau West, a Partnership, Wm. Douglas Moore, Partner, has laid out, platted and subdivided as shown on this map, the land described as follows:

That portion of the West Half of Section 23, Township 14 South, Range 71 West of the 6th P.M., Teller County, Colorado described as follows: Beginning at the Northwest corner of said Section 23; thence S89°43'19"E, 1297.49 feeton the North Line of said Section 23 to the Northwest corner of Chateau West No.1, as recorded in Plat Book D at Pages 55 and 56 under Reception No. 208961 of the Records of Teller County, Colorado; thence on the Westerly right-of-way line of Chateau West Drive, as platted in said Chateau West No.1, for the following six (6) courses: (1) thence S03°42'22"W, 43.96 feet; (2) thence on a curve to the left, through a central angle of 27°45'08" and a radius of 191.92 feet, an arc distance of 92.96 feet; (3) thence S24°02'46"E, 64.70 feet; (4) thence on a curve to the right, through a central angle of 50°55'38" and a radius of 120.00 feet, an arc distance of 106.66 feet; (5) thence S26°52'52"W, 40.23 feet; (6) thence on a curve to the left, through a central angle of 84°38'55" and a radius of 130.00 feet, an arc distance of 192.06 feet to the Northeast corner of Lot 36 in said Chateau West No.1; thence S72°01'39"W, 105.33 feet to the Northwest corner of said Lot 36; thence on the West line of said Chateau West No.1, S03°42'22"W, 1225.00 feet to the Southwest corner of Lot 41 in said Chateau West No.1; thence S89°30'30"E, 448.62 feet to the Southeast corner of said Lot 41, said corner also being on said Westerly right-of-way line of Chateau West Drive; thence on said Westerly right-of-way line for the following ten (10) courses: (1) Southwesterly on a curve to the left, which curve has a chord bearing S43°32'40"W, a central angle of 4°53'57" and a radius of 242.23 feet, an arc distance of 177.14 feet; (2) thence S22°35'42"W, 89.86 feet; (3) thence on a curve to the right, through a central angle of 19°57'48" and a radius of 197.28 feet, an arc distance of 68.74 feet; (4) thence S42°33'30"W, 193.34 feet; (5) thence on a curve to the left, through a central angle of 44°02'12" and a radius of 153.64 feet, an arc distance of 118.08 feet; (6) thence S01°28'42"E, 90.53 feet; (7) thence on a curve to the right, through a central angle of 31°09'39" and a radius of 113.45 feet, an arc distance of 61.70 feet; (8) thence S29°40'57"W, 115.33 feet; (9) thence on a curve to the left, through a central angle of 20°37'40" and a radius 304.75 feet, an arc distance of 109.72 feet to a point of reverse curve; (10) thence on a curve to the right, through a central angle of 17°23'14" and a radius of 255.45 feet, an arc distance of 77.52 feet to a point on said West line of Chateau West No.1; thence on said West line, S03°42'22"W, 225.46 feet to a point on the Southwesterly right-of-way line of High Chateau Road as platted in said Chateau West No.1; thence on said Southwesterly right-of-way line for the following seven (7) courses: (1) 84°05'04"E, 75.24 feet; (2) thence on a curve to the right, through a central angle of 28°03'29" and a radius of 140.35 feet, an arc distance of 68.73 feet to a point of compound curve; (3) thence on a curve to the right, through a central angle of 30°55'32" and a radius of 78.45 feet, an arc distance of 42.34 feet; (4) thence S11°53'57"W, 87.44 feet; (5) thence on a curve to the left, through a central angle of 60°26'40" and a radius of 150.17 feet, an arc distance of 158.42 feet; (6) thence S48°32'43"E, 32.03 feet; (7) thence on a curve to the left, through a central angle of 25°46'06" and a radius of 204.87 feet, an arc distance of 92.14 feet to the most Northerly corner of Lot 12 in said Chateau West No.1; thence S42°04'14"W, 249.93 feet to the most Westerly corner of said Lot 12, which corner is also a point on the Northeasterly right-of-way line of said Chateau West Drive; thence on said Northeasterly right-of-way line for the following two (2) courses; (1) N36°04'22"W, 114.47 feet; (2) thence on a curve to the right, through a central angle of 13°50'16" and a radius of 217.42 feet, an arc distance of 52.51 feet to a point on said West line of Chateau West No.1; thence on said West line, S03°42'22"W, 103.63 feet to a point on the Southwesterly right-of-way line of said Chateau West Drive; thence on said Southwesterly right-of-way line for the following seven (7) courses: (1) S36°04'22"E, 86.82 feet; (2) thence on a curve to the right, through a central angle of 34°54'41" and a radius of 129.01 feet, an arc distance of 78.61 feet; (3) thence S01°09'41"E, 221.52 feet; (4) thence on a curve to the left, through a central angle of 23°19'29" and a radius of 320.69 feet, an arc distance of 130.55 feet; (5) thence S24°29'10"E, 61.74 feet; (6) thence on a curve to the left, through a central angle of 26°37'31" and a radius of 283.57 feet, an arc distance of 131.77 feet; (7) thence S51°06'41"E, 66.16 feet to the most Northerly corner of Lot 2 in said Chateau West No.1; thence S17°17'09"W, 315.46 feet; thence S88°05'56"W, 237.49 feet to the Northwest corner of said Lot 2, which corner is also a point on said West line of Chateau West No.1; thence on said West line, S03°42'22"W, 595.00 feet to the Southwest corner of said Chateau West No.1, which corner is also on the South line of said Section 23; thence N89°30'25"W, 1247.48 feet to the Southwest corner of said Section 23; thence N02°36'24"E, 2593.43 feet to the West Quarter corner of said Section 23; thence N03°42'30"E, 2681.59 feet to the Point of Beginning; said tract contains 165,832 acres; which map is drawn to a fixed scale as shown and accurately sets forth the Boundary and dimensions thereto and shall be known under the name and style of CHATEAU WEST II and by these presents do grant and dedicate to Teller County and the Public the perpetual use of all streets and roads as shown herein, not previously dedicated, which streets and roads the undersigned owner hereby grant covenant and agree that they will at their own expense, grade, gravel and provide proper drainage all to the satisfaction of the Board of County Commissioners and do hereby grant easements for drainage, utility installation and maintenance as shown on this plat; and upon Acceptance by resolution, all streets and Drainage-ways so dedicated will become matters of maintenance by Teller County, Colorado.

WITNESS our hand this 11th day of February, 1972 A.D.

CHATEAU WEST, A PARTNERSHIP

BY: Wm. Douglas Moore

Wm. Douglas Moore, partner
AKA: William Douglas Moore

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and it does not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STATE OF COLORADO }
COUNTY OF EL PASO } S.S.

The foregoing instrument was acknowledged before me this 11th day of February 1972 A.D. by Wm. Douglas Moore as a partner of Chateau West, a partnership.
Witness my hand and seal. My commission expires 11/20/74

Lynda D. Kelley
Notary Public

NOTES:
1. Water and Sanitation Facilities shall be provided by the individual lot owners.
2. All points set indicated by —o—, are No. 4 X 16" Re-bar with attached Surveyors cap.
3. All points found indicated by —●—.
4. All Easements are 10 feet and shall be 5 feet either side of all side and rear lot lines, except as shown on plat.
5. All non-radial lines indicated by — N.R.
6. All bearings are relative to the West line of Chateau West No.1, which is assumed to be N03°42'22"E.

COUNTY COMMISSION APPROVAL
Approved by the Teller County Board of Commissioners on the 17 day of Jul 1972 A.D.

Chairman

The Board of County Commissioners of Teller County will not accept for maintenace 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.

SURVEYORS CERTIFICATE
The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat represents a survey made under his supervision and that the accompanying plat shows said subdivision to the best of his knowledge and belief and that said survey complies with the provisions of C.R.S. Chapter 136, 1963 as amended.

L. G. Dale
Registered Land Surveyor No. 2372

STATE OF COLORADO
COUNTY OF TELLER S.S.
I hereby certify that this instrument was filed for record in my office on the 18th day of February, 1972 A.D. at 8:30 o'clock A. M. and recorded in Plat Book E at Page 101
FEE 10.00
Reception No. 214224 by Norma Altman, Deputy

§ CURVE DATA			
Central Angle	Radius	Arc length	
1. 05°48'51"	1970.00'	199.91'	
2. 15°03'51"	750.00'	197.19'	
3. 21°31'17"	270.71'	101.69'	
4. 56°32'58"	240.00'	236.87'	
5. 56°45'15"	151.21'	149.78'	
6. 80°07'49"	100.00'	139.85'	
7. 26°51'25"	420.00'	196.87'	
8. 2°9'59"	400.00'	209.40'	
9. 07°18'51"	780.02'	99.57'	
10. 14°09'09"	100.00'	24.70'	
11. 25°29'23"	100.00'	44.49'	
12. 17°27'05"	490.00'	149.25'	
13. 09°05'22"	630.00'	89.94'	
14. 15°15'51"	100.00'	26.64'	
15. 11°11'54"	1020.00'	199.36'	
16. 07°14'34"	1904.68'	240.77'	
17. 11°51'49"	1110.00'	229.84'	
18. 20°57'20"	120.00'	43.89'	
19. 81°29'07"	100.00'	142.22'	
20. 70°32'50"	101.59'	125.08'	
21. 115°58'11"	105.21'	212.95'	
22. 101°16'30"	100.43'	177.51'	
23. 30°13'55"	300.00'	158.29'	
24. 31°21'22"	160.33'	87.74'	
25. 30°46'26"	100.00'	53.71'	
26. 39°42'25"	100.00'	69.30'	
27. 18°46'50"	100.00'	32.78'	
28. 04°55'55"	285.45'	24.57'	
29. 11°27'51"	298.87'	59.80'	
30. 52°53'53"	109.61'	101.20'	
31. 27°37'31"	209.28'	100.91'	
32. 30°47'18"	181.60'	97.58'	
33. 20°51'57"	247.42'	90.10'	

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