

# CHATEAU WEST II

TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: That Chateau West, a Partnership, by 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 feet to the North line of said Section 23 to the Northeast corner of Chateau West No. 1, as recorded in Plat Book No. 45 and 46 under Section No. 20896A of the records of Teller County, Colorado; thence on the Western 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, 43.94 feet; (2) thence on a curve to the left, through a central angle of 274°04'08" and a radius of 191.92 feet, an arc distance of 92.96 feet; (3) thence S21°02'49" 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 S28°52'52" W, 40.23 feet; (6) thence on a curve to the left, through a central angle of 84°18'59" and a radius of 130.00 feet, an arc distance of 139.08 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 Southeast corner of Lot 41 in said Chateau West No. 1; thence S07°30'30" E, 448.62 feet to the Southeast corner of said Lot 41, said corner also being on said Western right-of-way line of Chateau West Drive; thence on said Western right-of-way line for the following ten (10) courses: (1) Southeastern on a curve to the left, which curve has a chord bearing S43°32'40" W, a central angle of 41°53'19" and a radius of 224.23 feet, an arc distance of 477.14 feet; (2) thence S27°12'14" W, 89.86 feet; (3) thence on a curve to the right, through a central angle of 137°28'27" and a radius of 197.28 feet, an arc distance of 68.74 feet; (4) thence S42°33'30" W, 193.76 feet; (5) thence on a curve to the left, through a central angle of 44°02'12" and a radius of 151.64 feet, an arc distance of 115.28 feet; (6) thence S01°28'42" E, 50.53 feet; (7) thence on a curve to the right, through a central angle of 31°09'19" and a radius of 113.45 feet, an arc distance of 103.67 feet; (8) thence S49°10'57" W, 115.33 feet; (9) thence on a curve to the left, through a central angle of 20°37'10" and a radius of 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 558.45 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 Southeastern right-of-way line of High Chateau Road as platted in said Chateau West No. 1; thence on said Southeastern right-of-way line for the following seven (7) courses: (1) S67°05'04" E, 75.24 feet; (2) thence on a curve to the right, through a central angle of 28°03'49" and a radius of 140.55 feet, an arc distance of 58.03 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 12.34 feet; (4) thence S11°53'17" 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°33'38" E, 32.03 feet; (7) thence on a curve to the left, through a central angle of 49°46'06" and a radius of 204.87 feet, an arc distance of 92.16 feet to the most Northernly corner of Lot 12 in said Chateau West No. 1; thence on said West line of Chateau West No. 1, S03°42'22" W, 249.93 feet to the most Westernly corner of said Lot 12, which corner is also a point on the Northernly right-of-way line of said Chateau West Drive; thence on said Northernly right-of-way line for the following two (2) courses: (1) S40°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 Southeastern right-of-way line of said Chateau West Drive; thence on said Southeastern right-of-way line for the following seven (7) courses: (1) S38°42'28" E, 84.82 feet; (2) thence on a curve to the right, through a central angle of 34°54'14" and a radius of 129.01 feet, an arc distance of 78.61 feet; (3) thence S01°09'14" E, 221.52 feet; (4) thence on a curve to the left, through a central angle of 23°19'29" and a radius of 300.69 feet, an arc distance of 130.55 feet; (5) thence S22°12'14" W, 89.86 feet; (6) thence on a curve to the left, through a central angle of 28°12'14" and a radius of 283.27 feet, an arc distance of 131.77 feet; (7) thence S51°06'14" E, 66.16 feet to the most Northernly corner of Lot 2 in said Chateau West No. 1; thence S17°19'09" W, 315.40 feet to the Northeast corner of said Lot 2, which corner is also a point on the Northernly right-of-way line of said Chateau West Drive; thence on said Northernly right-of-way line for the following two (2) courses: (1) S03°42'22" W, 575.00 feet to the Southeast corner of said Chateau West No. 1, which corner is also on the South line of said Section 23; thence S09°20'25" W, 1247.48 feet to the Southeast corner of said Section 23; thence S07°36'24" E, 2593.43 feet to the West quarter corner of said Section 23; thence S03°42'22" W, 2081.16 feet to the Point of Beginning; said tract contains 165,832 acres; which may be drawn to a fixed acre 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 be granted and dedicated to Teller County, Colorado, for the perpetual use of all streets and roads as shown herein, not previously dedicated, which streets and roads the undersigned owner hereby grant, convey and agree that they will and by their own expense, 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  
 AEA: Willis Douglas Moore

STATE OF COLORADO

The foregoing instrument was acknowledged before me on 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

*Robert D. Kelly*  
 Notary Public

COUNTY COMMISSIONER APPROVAL

Approved by the Teller County Board of Commissioners on the 17th day of Feb 1972

*Robert D. Kelly*  
 Notary Public

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

SURVEYOR 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.

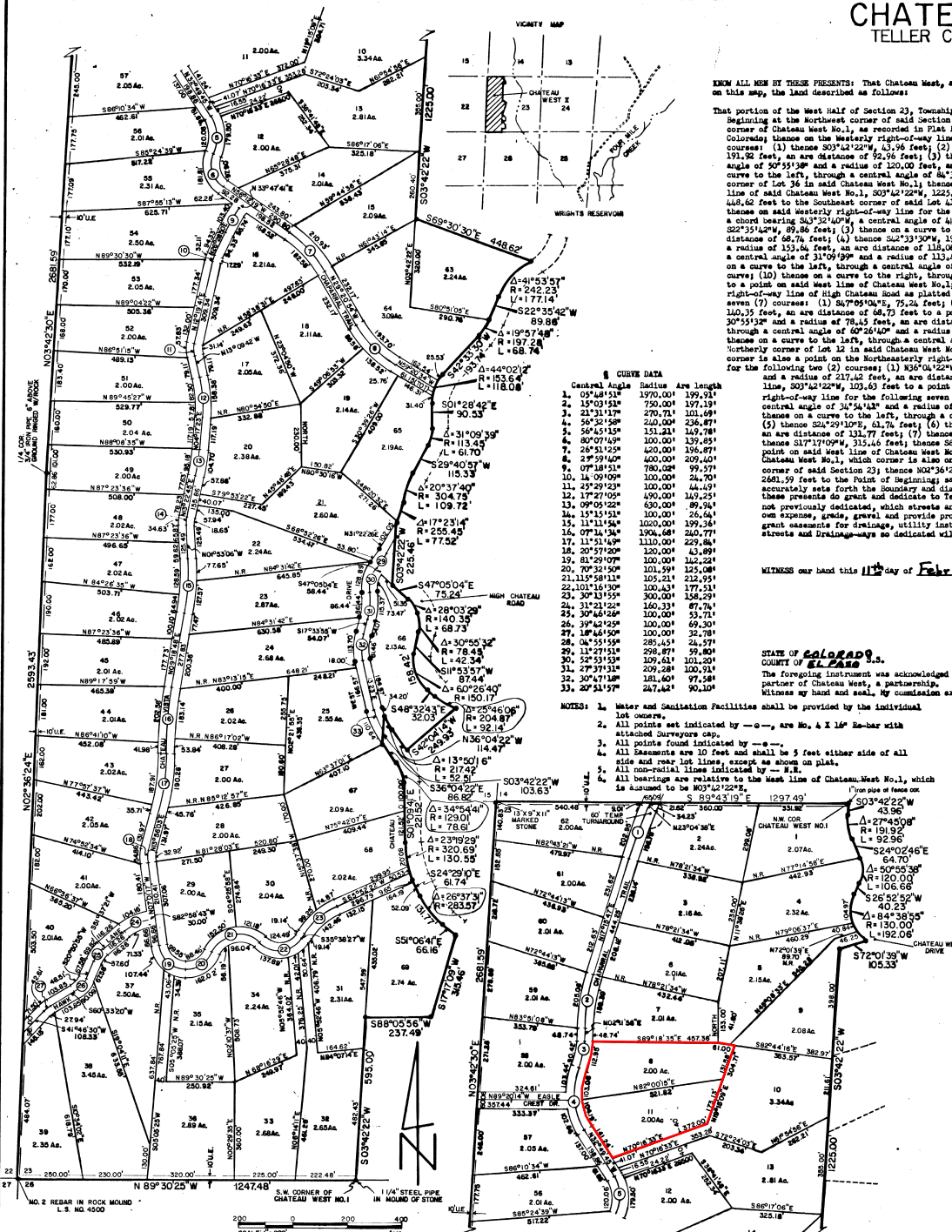
*L.H. Dale*  
 Registered Land Surveyor No. 2372

STATE OF COLORADO S.S.

COUNTY OF TELLER S.S. This instrument was filed for record in my office on the 17th day of February, 1972 A.D. at 10:00 o'clock A.M. and recorded in Plat Book No. 45 at Page 107.

FEE 10.00

Reception No. 24924 by *James O'Leary* Deputy



**CURVE DATA**

Central Angle	Radius	Area	Length
1. 05°48'51"	1970.00	199.91	199.91
2. 15°03'15"	790.00	197.19	197.19
3. 21°31'17"	270.71	103.68	103.68
4. 56°32'58"	210.00	236.87	236.87
5. 56°45'15"	151.21	149.78	149.78
6. 80°07'45"	100.00	139.85	139.85
7. 26°51'25"	420.00	196.87	196.87
8. 25°59'40"	400.00	209.40	209.40
9. 07°15'10"	780.00	99.57	99.57
10. 14°09'09"	100.00	24.70	24.70
11. 25°29'25"	100.00	44.49	44.49
12. 17°27'01"	490.00	245.23	245.23
13. 09°05'22"	630.00	89.74	89.74
14. 11°15'13"	100.00	26.64	26.64
15. 11°11'54"	1000.00	399.34	399.34
16. 07°14'34"	1904.68	240.77	240.77
17. 11°51'14"	1110.00	229.84	229.84
18. 20°51'02"	100.00	43.89	43.89
19. 81°29'07"	100.00	142.24	142.24
20. 70°21'50"	101.59	125.08	125.08
21. 11°51'08"	105.21	212.94	212.94
22. 101°16'30"	100.43	177.51	177.51
23. 20°12'55"	300.00	156.29	156.29
24. 30°42'26"	100.00	35.78	35.78
25. 30°42'26"	100.00	53.71	53.71
26. 37°42'26"	100.00	69.30	69.30
27. 10°12'55"	100.00	35.78	35.78
28. 04°51'55"	285.45	24.57	24.57
29. 11°27'13"	296.87	39.80	39.80
30. 25°51'02"	395.41	101.00	101.00
31. 27°37'13"	209.28	100.91	100.91
32. 20°51'02"	181.60	97.58	97.58
33. 20°51'02"	247.42	90.10	90.10

- NOTES:
- Water and Sanitation Facilities shall be provided by the individual lot owners.
  - All points set indicated by — o —, are No. 4 I & P Bar-bar with attached Surveyors caps.
  - All points found indicated by — o —.
  - All Easements are 10 feet and shall be 5 feet either side of all side and rear lot lines, except as shown by plat.
  - All non-radial lines indicated by — H —.
  - All bearings are relative to the West line of Chateau West No. 1, which is assumed to be S03°42'22" W, 103.63 feet.

SCALE: 1" = 200'