

WILDHORN NO.1
TELLER COUNTY,
COLORADO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED HIGHLAND DEVELOPMENT CORP., A COLORADO CORPORATION, BEING OWNER OF A TRACT OF LAND LOCATED IN THAT PORTION OF SECTION 17 AND SECTION 20, TOWNSHIP 11 SOUTH, RANGE 70 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 CONTAINING 61.375 ACRES, MORE OR LESS, HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS AND STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH 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 "WILDHORN NO. 1" TELLER COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC USE. ALL STREETS SHALL BE GRADED AND PROVIDED WITH PROPER DRAINAGE TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 9th DAY OF June, 1969 A.D.

HIGHLAND DEVELOPMENT CORP.
A COLORADO CORPORATION

BY: John S. Talbot
JOHN S. TALBOT, PRESIDENT

ATTEST: Alfred C. Cox
ALFRED C. COX, SECRETARY

STATE OF COLORADO: SS
COUNTY OF EL PASO:

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN S. TALBOT, PRESIDENT AND ALFRED C. COX, SECRETARY, OF THE HIGHLAND DEVELOPMENT CORP. A COLORADO CORPORATION, THIS 9th DAY OF JUNE, 1969 A.D.

MY COMMISSION EXPIRES: OCTOBER 17, 1970

WITNESS MY HAND AND OFFICIAL SEAL: Thomas F. Stephenson
NOTARY PUBLIC

I, THOMAS F. STEPHENSON, A REGISTERED LAND SURVEYOR, IN THE STATE OF COLORADO HEREBY CERTIFY THAT THE TRACT SHOWN ON THE ACCOMPANYING PLAT WAS SURVEYED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas F. Stephenson
REGISTERED LAND SURVEYOR NO. 5555

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 12th DAY OF July, 1969 A.D.

Joe B. Bunnell
CHAIRMAN

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.

STATE OF COLORADO
COUNTY OF TELLER: SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:15 A.M., THIS 7th DAY OF August, 1969 A.D. AND IS DULY RECORDED IN PLAT BOOK C AT PAGE 60961 UNDER RECEPTION NO. 202400

FEES: 10.00

Ramon A. Doral
COUNTY CLERK AND RECORDER



UNITED WESTERN ENGINEERS
COLORADO SPRINGS, COLORADO

SHEET 1 OF 2 C-160

WILDHORN NO. 1

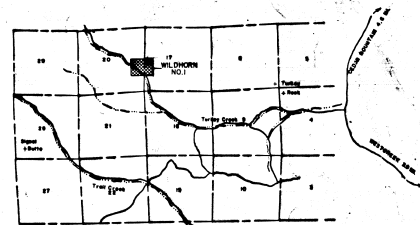
TELLER COUNTY, COLORADO

CURVE TABLE DATA IS BASED ON 1"				
NO.	ANGLE	RADIUS	TANGENT	CHORD
1	90° 00' 00"	1000	77.309	104.311
2	11° 16' 21"	1000	9.8690	196.742
3	49° 12' 10"	1000	238.282	1000.000
4	30° 38' 54"	1000	32.105	62.131
5	10° 31' 18"	1000	17.533	32.048
6	13° 10' 18"	1000	23.000	40.711
7	42° 04' 42"	1000	285.978	110.000
8	16° 17' 21"	1000	150.000	174.819
9	10° 28' 00"	1000	691.5	1000.000
10	23° 08' 18"	1000	102.431	202.045
11	16° 18' 00"	1000	548.040	174.598

BEARINGS ARE TRUE BEARINGS BASED ON SOLAR OBSERVATIONS

NOTE:

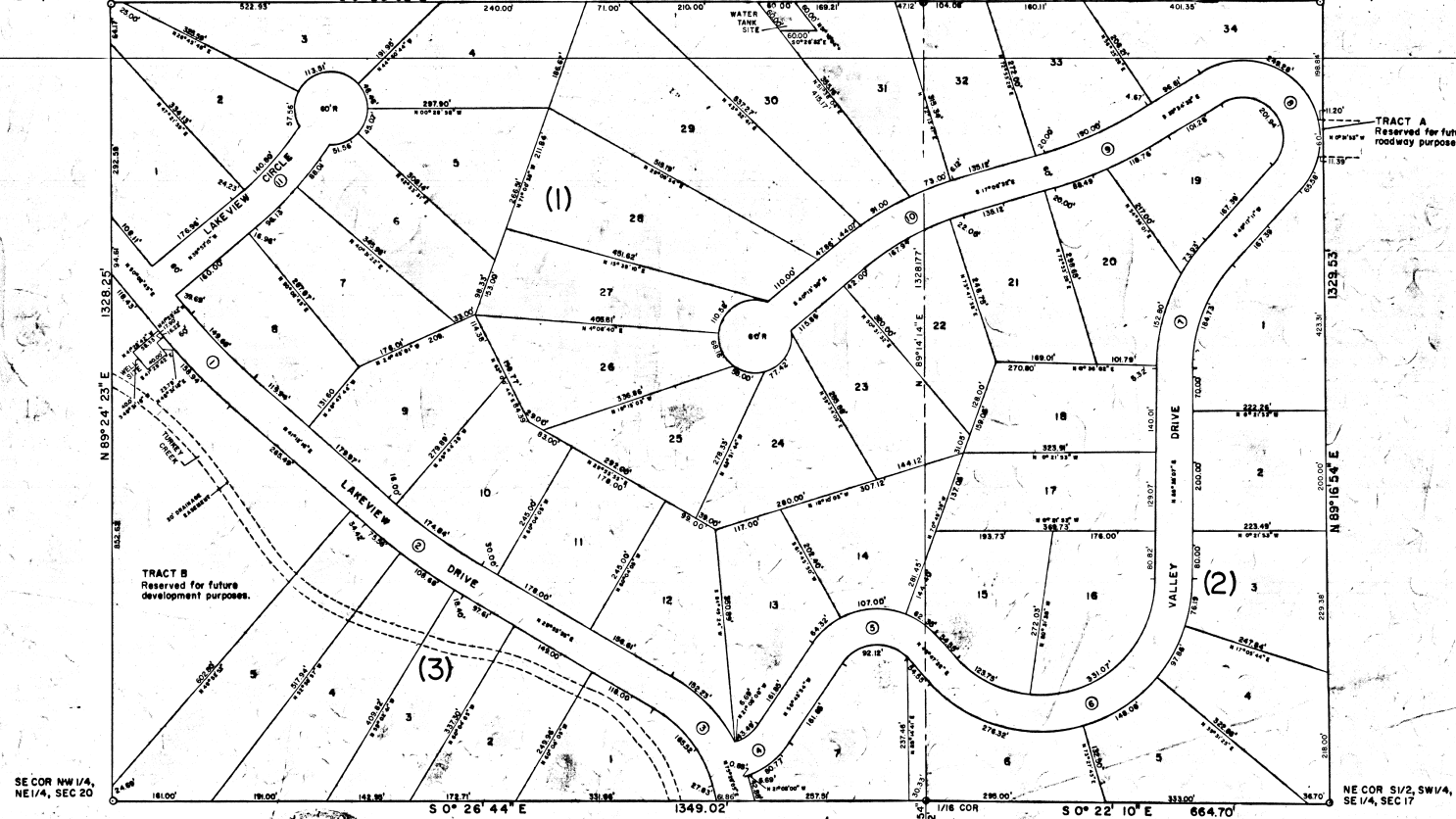
A PRIVATE WATER SYSTEM WILL BE PROVIDED BY A CORPORATION, DULY AUTHORIZED FOR THIS PURPOSE.
THERE SHALL BE A DEDICATED TWENTY (20) FOOT DRAINAGE EASEMENT PROVIDED FOR TURKEY CREEK AS SHOWN ON THE FILING PLAT, TEN (10) FEET EACH SIDE OF THE THREAD OF THE STREAM AS IT EXISTS.



SW COR NW 1/4,
NE 1/4, SEC 20

N 1/4 COR
SEC 20

NW COR S1/2, SW1/4,
SE 1/4, SEC 17



SE COR NW 1/4,
NE 1/4, SEC 20

NE COR S1/2, SW1/4,
SE 1/4, SEC 17

ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN FOOT UTILITY EASEMENT Lying TEN FEET ON EITHER SIDE OF SAID LOT LINES, EXCEPT THAT LOTS 1 AND 2 CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS 7th DAY OF August, 1968 A.D. AND IS DULY RECORDED IN PLAT BOOK 6 AT PAGE 4341 UNDER RECEIPTION NO. 202468 FEE 10.00

Russell H. Neal
CLERK AND RECORDER

UNITED WESTERN ENGINEERS
COLORADO SPRINGS, COLORADO