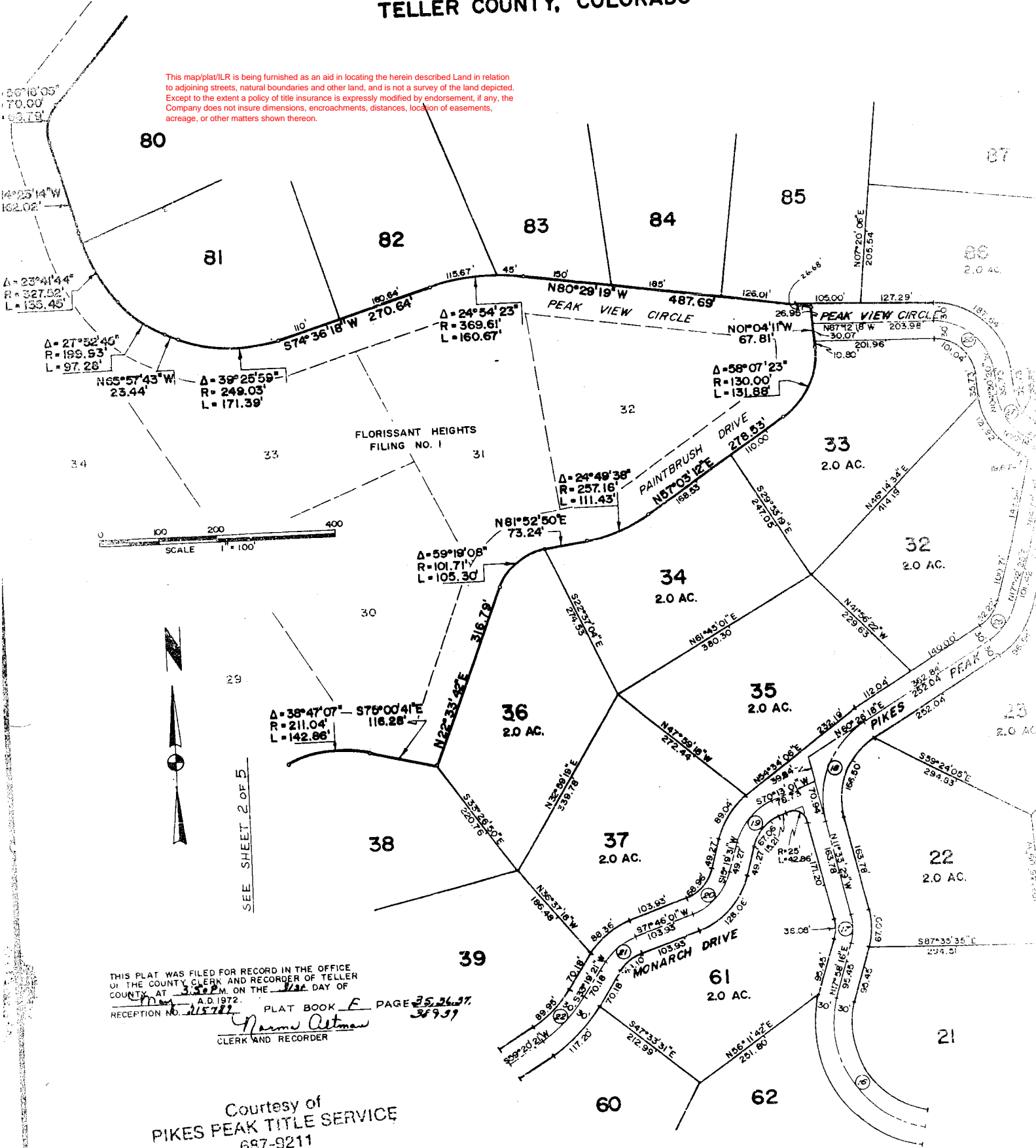


# FLORISSANT HEIGHTS FILING NO. 2

SEE SHEET 5 OF 5

TELLER COUNTY, COLORADO

This map/plat/LR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is 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, encroachments, distances, location of easements, acreage, or other matters shown thereon.

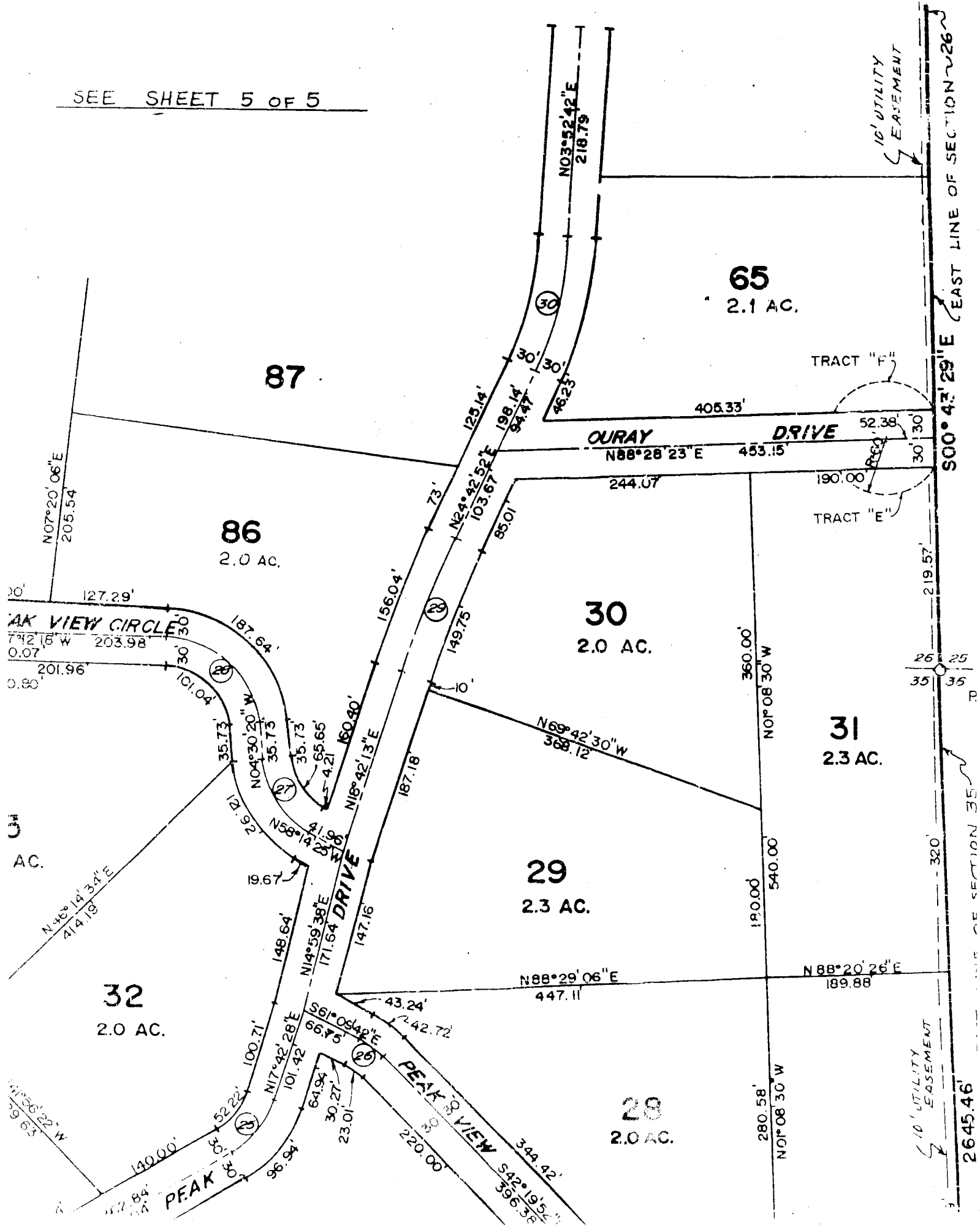


SEE SHEET 2 OF 5

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER COUNTY AT 3:50 P.M. ON THE 15th DAY OF Jan, A.D. 1972.  
 RECEPTION NO. 215782 PLAT BOOK E PAGE 35, 36, 37, 38, 39  
*Norman Altman*  
 CLERK AND RECORDER

Courtesy of  
 PIKES PEAK TITLE SERVICE  
 687-9211

SEE SHEET 5 OF 5



87

86  
2.0 AC.

30  
2.0 AC.

31  
2.3 AC.

29  
2.3 AC.

32  
2.0 AC.

28  
2.0 AC.

65  
2.1 AC.

EAST LINE OF SECTION 26

SECTION 35

2645.46

OURAY DRIVE

PEAK VIEW DRIVE

PEAK VIEW CIRCLE

TRACT "F"

TRACT "E"

10' UTILITY EASEMENT

10' UTILITY EASEMENT

N07°20'06"E  
205.54

N03°52'42"E  
218.79

S00°43'29"E

N88°28'23"E  
453.15

N07°20'06"E  
205.54

N74°21'16"W  
203.98

N201°96'07"  
0.07

N41°01'04"  
101.04

N35°17'33"  
35.73

N04°30'20"W  
35.73

N35°17'33"  
35.73

N58°14'21"W  
41.19

N121°21'21"  
121.92

N148°14'34"E  
414.19

N148°14'34"E  
414.19

N17°42'28"E  
101.42

N101°42'28"E  
101.42

N171°59'38"E  
171.54

N148°14'34"E  
414.19

N148°14'34"E  
414.19

N17°42'28"E  
101.42

N101°42'28"E  
101.42

N64°19'34"E  
64.19

N30°27'30"E  
30.27

N23°01'17"E  
23.01

N140°00'  
140.00

N52°22'  
52.22

N39°47'16"E  
39.47

N39°47'16"E  
39.47

N125°14'  
125.14

N24°42'52"E  
103.67

N149°75'  
149.75

N187°18'  
187.18

N147°16'  
147.16

N88°29'06"E  
447.11

N43°24'  
43.24

N174°42'72"  
174.42

N542°19'52"  
542.19

N30°52'42"E  
218.79

N30°52'42"E  
218.79

N244°07'  
244.07

N69°42'30"W  
368.12

N88°20'26"E  
189.88

N280°58'  
280.58

N180°08'30"W  
180.00

N540°00'  
540.00

N360°00'  
360.00

N190°00'  
190.00

462.25

198.14

94.47

73'

85.01

156.04

187.18

149.75

149.75

156.04

187.18

149.75

149.75

156.04

187.18

149.75

149.75

156.04

187.18

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156.04

187.18

149.75

149.75

156.04

187.18

149.75

149.75

156.04

187.18

149.75

149.75

405.33

52.38

30'

30'

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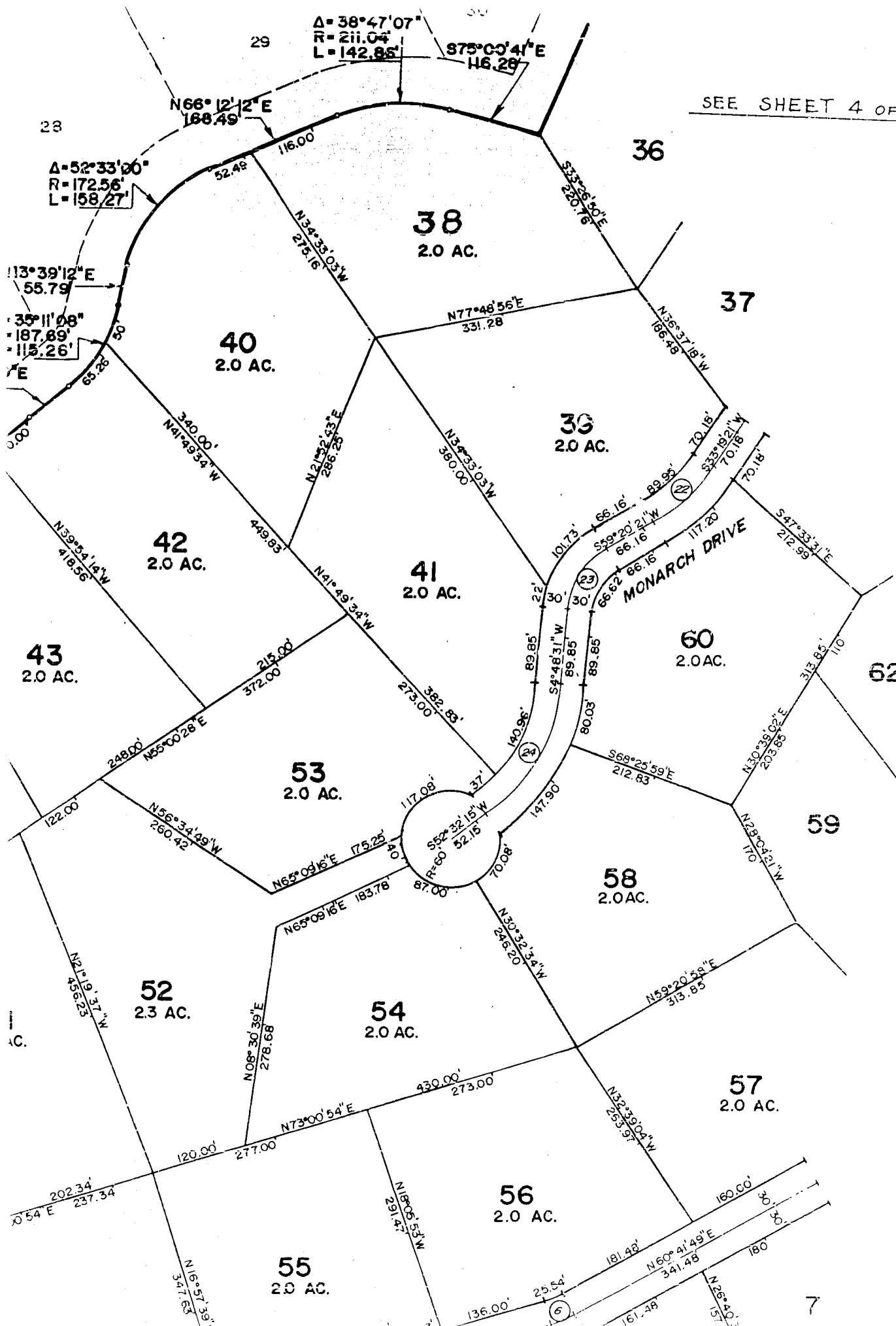
26

25

35

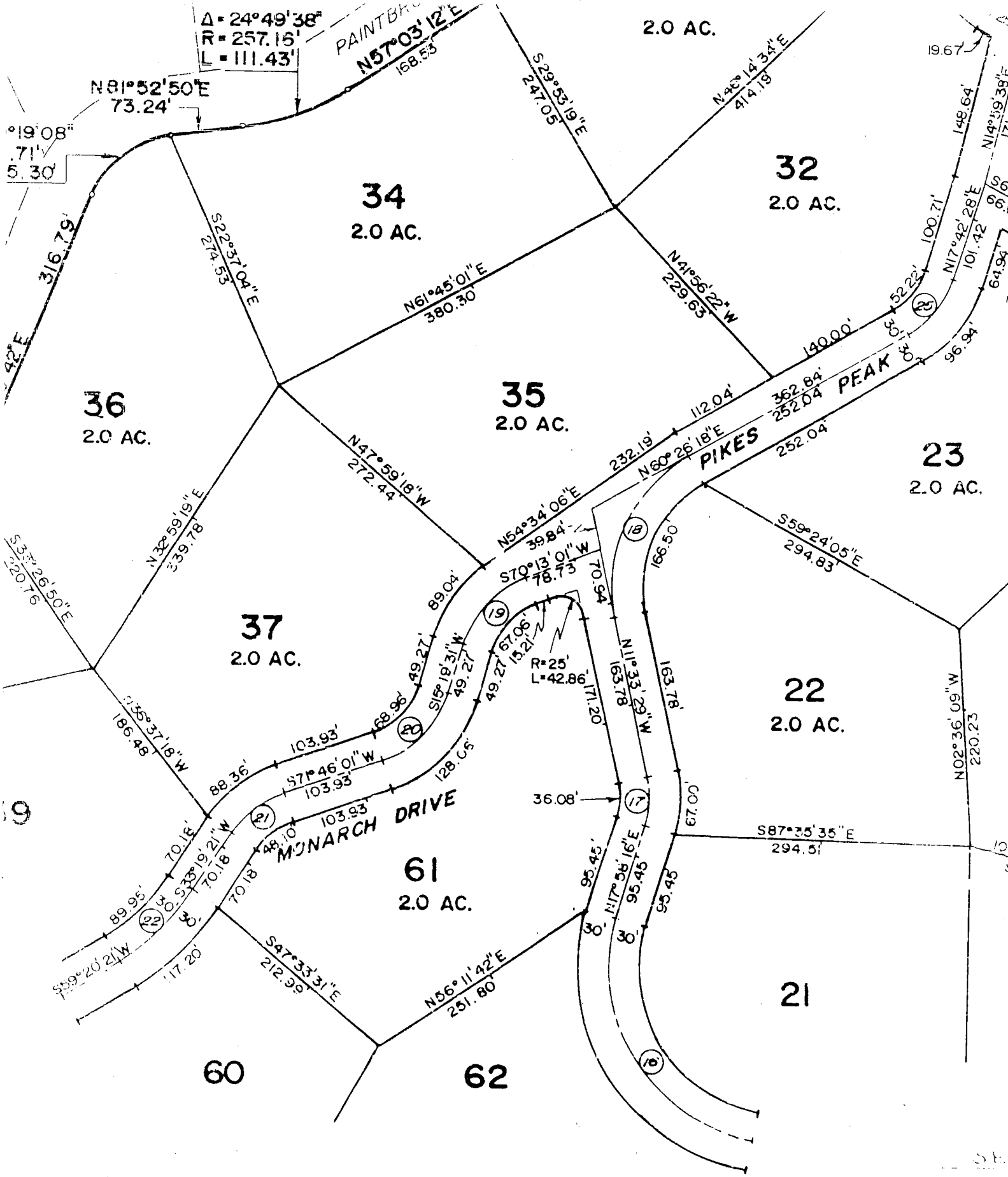
36

SEE SHEET 4 OF 5



SEE SHEET 3 OF 5

7



$\Delta = 24^\circ 49' 38''$   
 $R = 257.16'$   
 $L = 111.43'$

PAINTBR...  
 $N57^\circ 03' 12'' E$   
 168.53

2.0 AC.

$N81^\circ 52' 50'' E$   
 73.24'

$S29^\circ 53' 19'' E$   
 247.05

$N42^\circ 14' 34'' E$   
 414.19

1967  
 $N149^\circ 59' 38'' E$   
 171.67

$19^\circ 08''$   
 $.71'$   
 5.30'

**32**  
 2.0 AC.

**34**  
 2.0 AC.

$148.64'$   
 $N17^\circ 42' 28'' E$   
 101.42  
 $100.71'$   
 $52.22'$   
 $64.94'$   
 $96.94'$   
 $66.6'$   
 $66.6'$

$N61^\circ 45' 01'' E$   
 380.30

$N41^\circ 56' 22'' W$   
 229.63

140.00'

**36**  
 2.0 AC.

**35**  
 2.0 AC.

**PIKES PEAK**  
 $362.84'$   
 $252.04'$   
 252.04'

**23**  
 2.0 AC.

$S33^\circ 26' 50'' E$   
 220.76

$N32^\circ 59' 19'' E$   
 339.78

$N47^\circ 59' 18'' W$   
 272.44

$232.19'$   
 $N60^\circ 26' 18'' E$   
 112.04'

$362.84'$   
 $252.04'$

$S33^\circ 26' 50'' E$   
 220.76

**37**  
 2.0 AC.

$N54^\circ 34' 06'' E$   
 39.84'  
 $S70^\circ 13' 01'' W$   
 78.73'

**22**  
 2.0 AC.

9

$N32^\circ 59' 19'' E$   
 339.78

$89.04'$   
 $S70^\circ 13' 01'' W$   
 78.73'  
 $89.96'$   
 $S15^\circ 18' 31'' W$   
 49.27'  
 $49.27'$   
 $49.27'$   
 $49.27'$   
 $128.05'$   
 $103.93'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $88.36'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $103.93'$   
 $103.93'$   
 $70.18'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $70.18'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $70.18'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $70.18'$   
 $S77^\circ 46' 01'' W$   
 103.93'  
 $89.95'$   
 $S59^\circ 20' 21'' W$   
 186.48

$166.50'$   
 $163.78'$   
 $163.78'$   
 $N11^\circ 33' 29'' W$   
 163.78'  
 $117.20'$   
 $N11^\circ 33' 29'' W$   
 163.78'  
 $70.94'$   
 $R=25'$   
 $L=42.86'$

$S59^\circ 24' 05'' E$   
 294.83'

**MONARCH DRIVE**  
**61**  
 2.0 AC.

$36.08'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $95.45'$   
 $67.00'$   
 $100.00'$

$S87^\circ 35' 35'' E$   
 294.51'

21

60

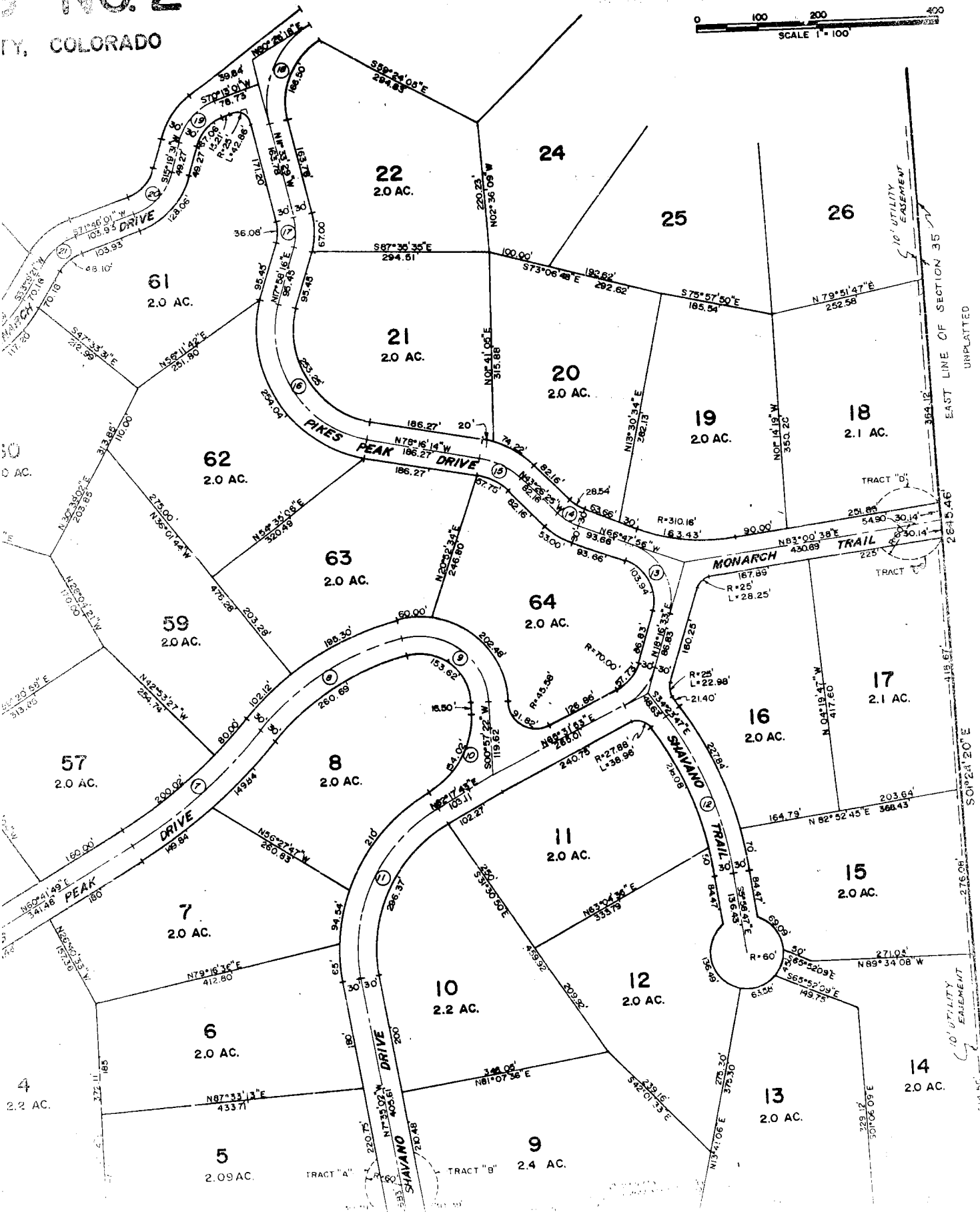
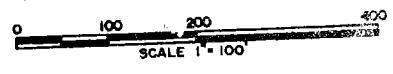
62

$N02^\circ 36' 09'' W$   
 220.23

# PIKES PEAK HEIGHTS NO. 2 PARK, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

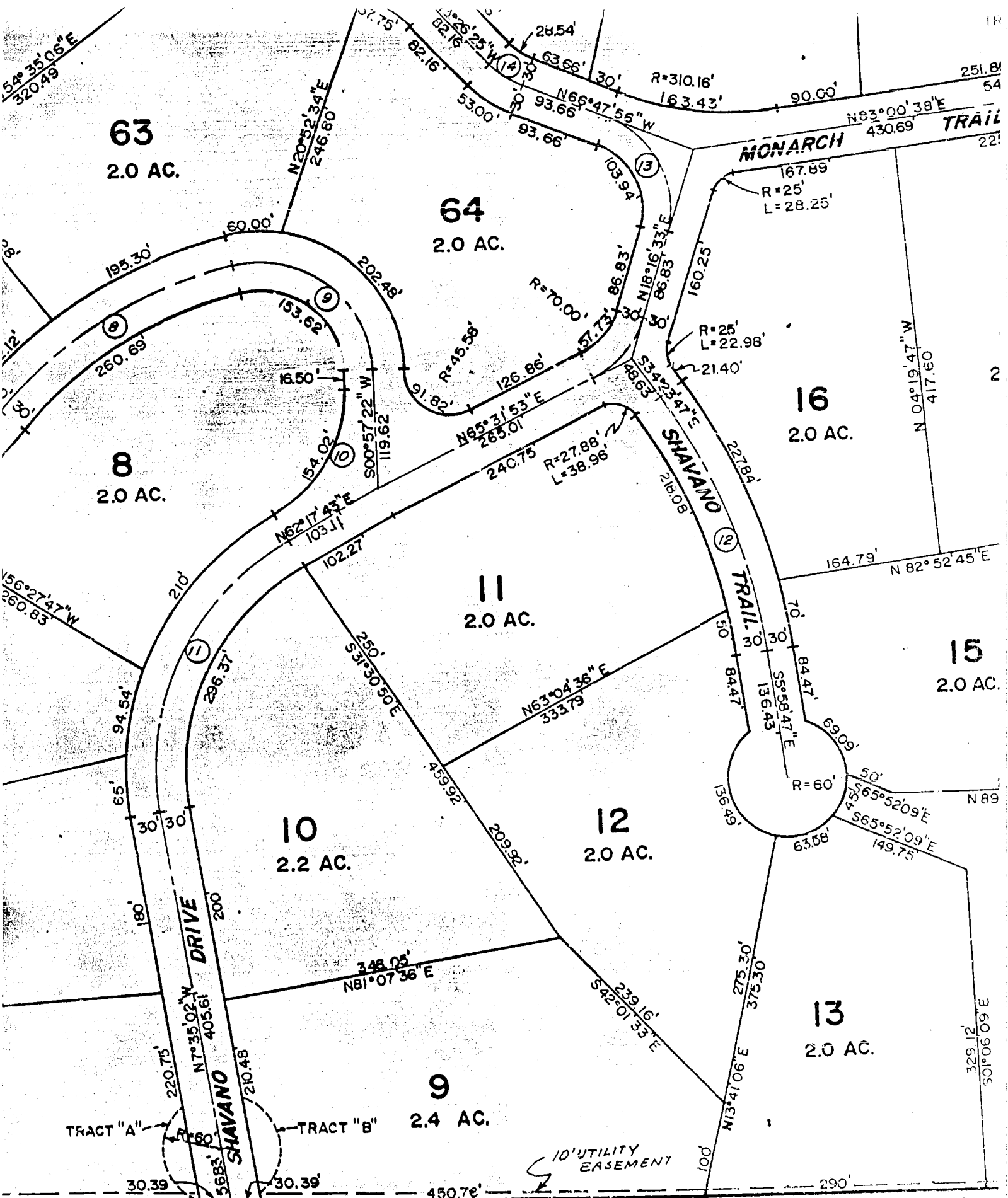
SEE SHEET 4 OF 5



UNPLATTED



EAST LINE OF SECTION 35  
118.67'  
216.08'  
50°24'20"E



**63**  
2.0 AC.

**64**  
2.0 AC.

**8**  
2.0 AC.

**11**  
2.0 AC.

**10**  
2.2 AC.

**12**  
2.0 AC.

**9**  
2.4 AC.

**16**  
2.0 AC.

**15**  
2.0 AC.

**13**  
2.0 AC.

**MONARCH TRAIL**

**SHAVANO TRAIL**

**DRIVE**

**SHAVANO**

TRACT "A"

TRACT "B"

10' UTILITY EASEMENT

2985.75'

# FLORISSANT HEIGHTS

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

### CURVE DATA

| CURVE NO. | DELTA      | RADIUS  | TANGENT | CENTERLINE LENGTH |
|-----------|------------|---------|---------|-------------------|
| 1.        | 53°48'23"  | 107.15' | 54.37'  | 100.62'           |
| 2.        | 106°58'25" | 114.79  | 155.05  | 214.31            |
| 3.        | 78°08'45"  | 105.06  | 85.30   | 143.29            |
| 4.        | 17°05'19"  | 100.00  | 15.02   | 29.83             |
| 5.        | 16°47'37"  | 100.00  | 14.76   | 29.31             |
| 6.        | 13°56'18"  | 135.00  | 16.50   | 32.84             |
| 7.        | 18°46'07"  | 884.84  | 146.24  | 289.85            |
| 8.        | 35°04'25"  | 455.86  | 144.06  | 279.06            |
| 9.        | 103°57'15" | 114.67  | 146.66  | 208.06            |
| 10.       | 61°20'21"  | 143.87  | 85.32   | 154.02            |
| 11.       | 69°52'45"  | 273.00  | 190.73  | 332.96            |
| 12.       | 28°25'00"  | 570.52  | 144.45  | 282.96            |
| 13.       | 85°04'29"  | 100.00  | 91.75   | 148.48            |
| 14.       | 23°21'31"  | 100.00  | 20.67   | 40.77             |
| 15.       | 34°49'49"  | 125.00  | 39.21   | 75.99             |
| 16.       | 96°14'30"  | 180.77  | 201.62  | 303.65            |
| 17.       | 29°31'45"  | 100.00  | 26.36   | 51.54             |
| 18.       | 71°59'47"  | 152.50  | 116.79  | 191.63            |
| 19.       | 54°53'30"  | 100.00  | 51.94   | 95.80             |
| 20.       | 56°26'30"  | 100.00  | 53.67   | 98.51             |
| 21.       | 38°26'40"  | 101.68  | 35.45   | 68.23             |
| 22.       | 26°01'00"  | 228.10  | 52.70   | 103.58            |
| 23.       | 54°31'50"  | 100.00  | 51.54   | 95.17             |
| 24.       | 47°43'44"  | 243.63  | 107.78  | 202.95            |
| 25.       | 42°43'50"  | 100.00  | 39.12   | 74.58             |
| 26.       | 18°49'50"  | 100.00  | 16.58   | 32.87             |
| 27.       | 53°44'05"  | 100.00  | 50.66   | 93.79             |
| 28.       | 82°41'58"  | 100.00  | 88.00   | 144.34            |
| 29.       | 06°00'39"  | 1457.41 | 76.52   | 152.90            |
| 30.       | 20°50'10"  | 407.92  | 75.00   | 148.34            |
| 31.       | 49°41'10"  | 118.80  | 55.00   | 103.02            |
| 32.       | 18°05'02"  | 619.85  | 98.64   | 195.64            |
| 33.       | 58°10'15"  | 134.67  | 74.91   | 136.73            |
| 34.       | 21°31'07"  | 473.62  | 90.00   | 177.88            |
| 35.       | 81°02'35"  | 100.00  | 85.47   | 141.45            |
| 36.       | 48°44'52"  | 235.82  | 115.00  | 215.95            |
| 37.       | 102°33'39" | 100.00  | 124.73  | 179.00            |
| 38.       | 59°44'35"  | 192.07  | 110.39  | 222.38            |
| 39.       | 26°42'06"  | 316.02  | 75.00   | 147.28            |
| 40.       | 09°25'56"  | 1212.15 | 100.00  | 199.55            |
| 41.       | 15°09'46"  | 751.33  | 100.00  | 198.83            |
| 42.       | 45°30'41"  | 143.04  | 60.00   | 113.62            |
| 43.       | 139°13'30" | 100.00  | 269.07  | 242.99            |
| 44.       | 100°27'49" | 100.00  | 138.82  | 189.30            |

NOTE: TRACTS "A", "B", "C", "D", "E", AND "F" ARE TEMPORARY EASEMENTS FOR CUL-DE-SACS. OWNERSHIP WILL REVERT TO ADJACENT LOTS WHEN ROADS ARE EXTENDED.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN REALTY & DEVELOPMENT CORP., BEING THE OWNERS OF THOSE PARTS OF SECTIONS 26 AND 35, TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF TELLER, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NE CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE SIXTH (6th) PRINCIPAL MERIDIAN (P.M.); THENCE S 04°24'20"E 2645.46' ALONG THE EAST LINE OF SAID SECTION 35 TO THE E CORNER OF SAID SECTION 35; THENCE N 88°22'21"W 2985.75' TO THE SE CORNER OF LOT 17, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 10°44'25"E 293.58' ALONG THE EAST LINE OF SAID LOT 17 TO THE NE CORNER OF SAID LOT 17 ON THE SOUTHERLY R.O.W. LINE OF PIKES PEAK DRIVE, FLORISSANT HEIGHTS FILING NO. 1; THENCE 89.16' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT WHOSE CHORD BEARS S 35°28'34"E 87.43' AND HAVING A DELTA OF 39°17'53" AND A RADIUS OF 130.00'; THENCE S 55°07'30"E 74.09' ALONG SAID R.O.W. LINE; THENCE N 34°52'30"E 60.00' TO A POINT ON THE EASTERLY R.O.W. LINE OF COLUMBINE ROAD, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 10°10'22"E 371.06' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 229.46' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 98°20'00" AND A RADIUS OF 133.70' TO A POINT OF TANGENCY; THENCE N 88°06'38"W 446.55' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 100.96' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 78°52'52" AND A RADIUS OF 73.33' TO A POINT OF COMPOUND CURVE; THENCE 107.93' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 71°40'15" AND A RADIUS OF 56.28' TO A POINT OF TANGENCY; THENCE N 62°26'29"E 136.06' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 305.95' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 14°21'08" AND A RADIUS OF 1231.37' TO A POINT OF TANGENCY; THENCE 171.69' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 14°07'22" AND A RADIUS OF 696.55' TO A POINT OF TANGENCY; THENCE N 62°12'43"E 208.52' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 186.18' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 13°22'23" AND A RADIUS OF 797.68' TO A POINT OF TANGENCY; THENCE N 48°50'20"E 65.42' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 115.28' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 37°11'08" AND A RADIUS OF 187.69' TO A POINT OF TANGENCY; THENCE N 10°39'42"E 55.79' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 158.27' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 52°33'00" AND A RADIUS OF 172.56' TO A POINT OF TANGENCY; THENCE N 66°12'12"E 168.49' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 142.86' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 38°47'07" AND A RADIUS OF 211.04' TO A POINT OF TANGENCY; THENCE S 75°00'41"E 116.28' ALONG SAID R.O.W. LINE; THENCE N 22°33'42"E 303.00' ALONG THE EASTERLY R.O.W. LINE OF PAINTBRUSH DRIVE TO A POINT OF CURVE; THENCE 105.30' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 59°18'08" AND A RADIUS OF 101.71' TO A POINT OF TANGENCY; THENCE N 81°52'50"E 73.24' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 111.43' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 24°49'38" AND A RADIUS OF 257.16' TO A POINT OF TANGENCY; THENCE N 57°03'12"E 278.53' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 131.88' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 58°07'23" AND A RADIUS OF 130.00' TO A POINT OF TANGENCY; THENCE N 01°04'11"W 67.81' TO A POINT ON THE NORTHERLY R.O.W. LINE OF PEAK VIEW CIRCLB, FLORISSANT HEIGHTS FILING NO. 1; THENCE N 88°27'48.69' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 160.67' ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A DELTA OF 24°54'23" AND A RADIUS OF 369.61' TO A POINT OF TANGENCY; THENCE S 74°36'18"W 270.64' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 171.39' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 39°25'59" AND A RADIUS OF 249.03' TO A POINT OF TANGENCY; THENCE N 65°57'43"W 23.44' ALONG SAID R.O.W. LINE TO A POINT OF CURVE; THENCE 97.28' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 27°52'45" AND A RADIUS OF 199.93' TO A POINT OF COMPOUND CURVE; THENCE 135.45' ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A DELTA OF 23°41'44" AND A RADIUS OF 327.52' TO A POINT OF TANGENCY; THENCE N 14°23'14"W 162.02' ALONG SAID R.O.W. LINE TO A

### ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS, TRACTS, PUBLIC WAYS AND EASEMENTS IS ACCEPTED BY THE COUNTY OF TELLER, STATE OF COLORADO THIS 30 DAY OF May A.D., 1972. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER A RESOLUTION IS ADOPTED BY THIS BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

BOARD OF COUNTY COMMISSIONERS

Norma Altman CLERK  
Ralph E. Hines CHAIRMAN  
Ray

### SURVEYOR'S CERTIFICATE

I, LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF FLORISSANT HEIGHTS FILING NO. 2 WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

Lavern A. Jaschke

# FILING NO. 2

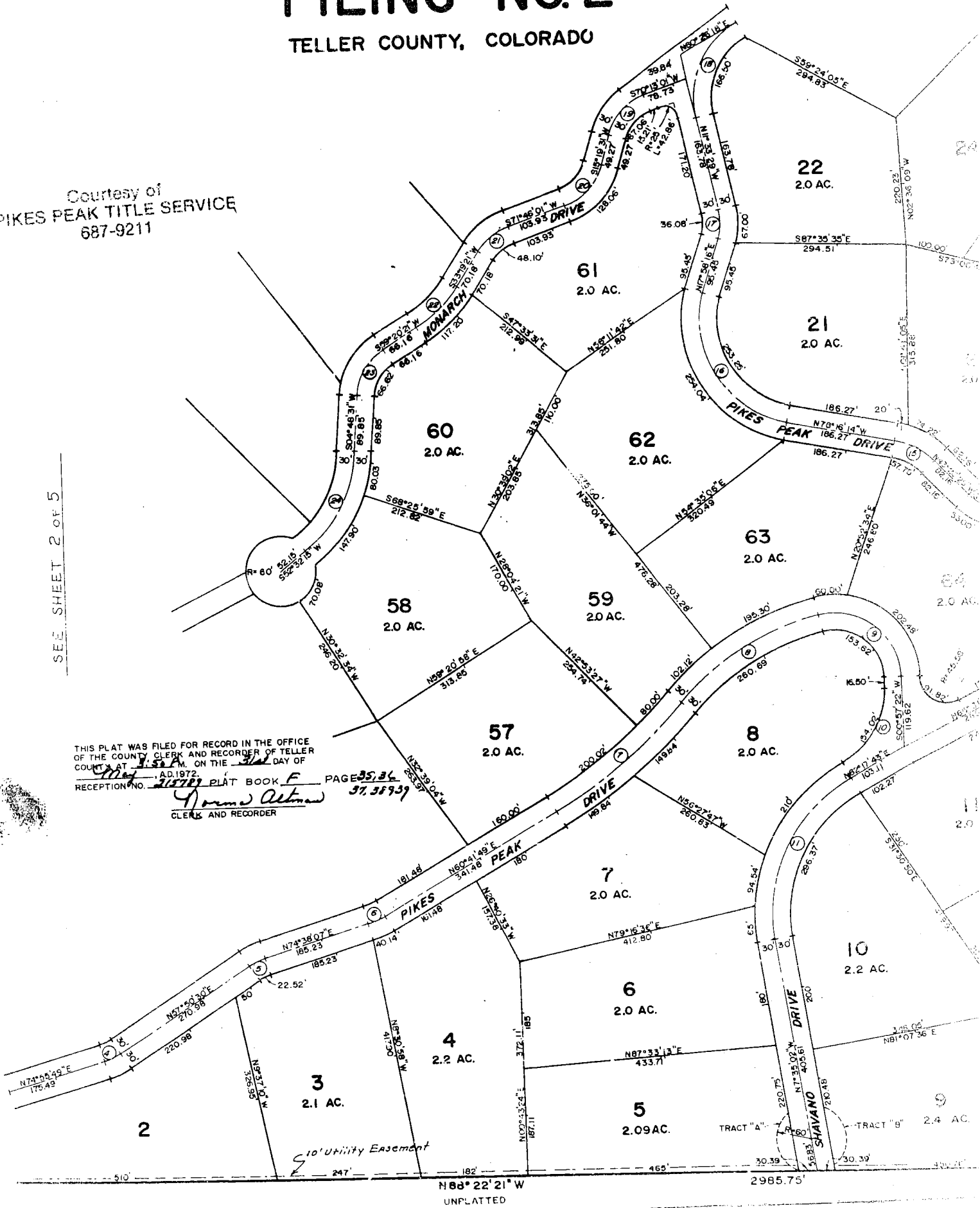
SEE SHEET 4

## TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

SEE SHEET 2 OF 5

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE  
OF THE COUNTY CLERK AND RECORDER OF TELLER  
COUNTY AT 1:50 P.M. ON THE 31st DAY OF  
MAY A.D. 1972.  
RECEPTION NO. 315787 PLAT BOOK F PAGE 35, 36  
37, 38, 39  
*Norm Altman*  
CLERK AND RECORDER





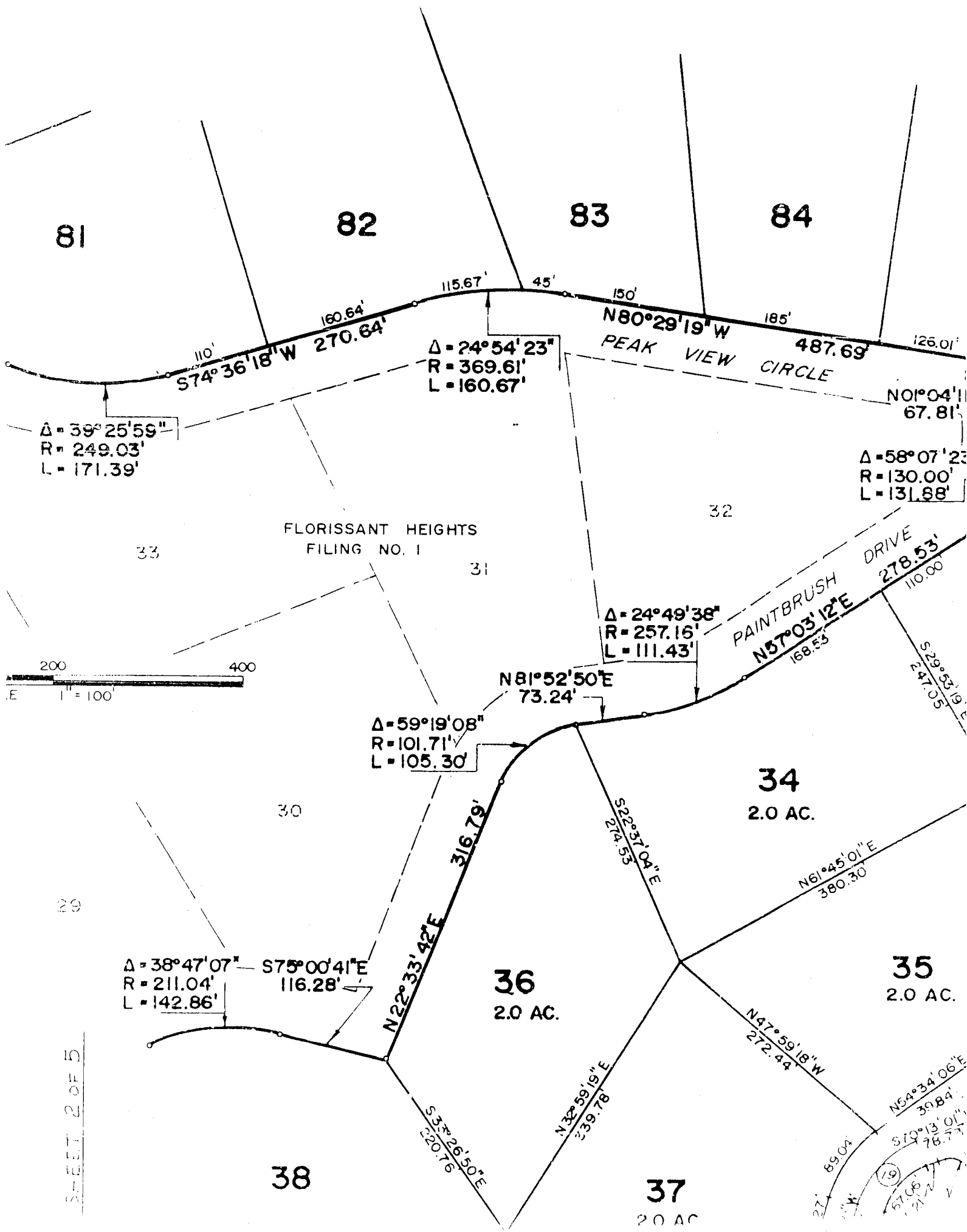
R.O.W. LINE...  
 A RADIUS OF 122.45' TO A POINT OF TANGENCY; THENCE N 38° 40' 00" E  
 ALONG SAID R.O.W. LINE; THENCE N 48° 50' 35" W 50.94' ACROSS SAID R.O.W.  
 LINE THENCE N 58° 18' 15" E 262.87' TO A POINT OF CURVE; THENCE 206.77'  
 ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 15° 09' 46" AND A RADIUS  
 OF 781.33' TO A POINT OF TANGENCY; THENCE N 73° 28' 01" E 116.86' TO A  
 POINT OF CURVE; THENCE 194.61' ALONG A CURVE TO THE LEFT HAVING A  
 DELTA OF 09° 25' 56" AND A RADIUS OF 1182.15' TO A POINT OF TANGENCY;  
 THENCE N 64° 02' 05" E 119.60' TO A POINT OF CURVE; THENCE 133.29' ALONG  
 A CURVE TO THE LEFT HAVING A DELTA OF 26° 42' 06" AND A RADIUS OF  
 286.02' TO A POINT OF TANGENCY; THENCE N 37° 19' 59" E 256.29' TO A  
 POINT OF CURVE; THENCE 231.69' ALONG A CURVE TO THE RIGHT HAVING  
 A DELTA OF 57° 48' 35" AND A RADIUS OF 222.07' TO A POINT OF TANGENCY;  
 THENCE S 77° 31' 26" E 88.46' TO A POINT OF CURVE; THENCE 145.95' ALONG  
 A CURVE TO THE RIGHT HAVING A DELTA OF 64° 18' 33" AND A RADIUS OF  
 130.00'; THENCE N 17° 25' 07" E 206.47' TO A POINT ON THE EAST LINE OF  
 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL  
 MERIDIAN; THENCE S 00° 43' 29" E 2132.69', MORE OR LESS, ALONG THE EAST  
 LINE OF SAID SECTION 26 TO THE NE CORNER OF SAID SECTION 35 AND THE  
 POINT OF BEGINNING, CONTAINING 222.48 ACRES, MORE OR LESS.

TO BE KNOWN AS FLORISSANT HEIGHTS FILING NO. 2, HAVE LAID OUT, PLATTED  
 AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS  
 DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE ROADS AS SHOWN  
 HEREON AND TO THE PUBLIC UTILITY AND WATER AND SANITATION DISTRICTS  
 THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES,  
 SERVICE LINES AND APPURTENANCES. ALL SIDE AND REAR LOT LINES SUBJECT  
 TO A 10' UTILITY EASEMENT LYING 5' ON EITHER SIDE OF LOT LINES EXCEPT  
 CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED  
 OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.  
 UTILITY EASEMENTS ALONG PLAT EXTERIOR BOUNDARY TO BE AS SHOWN ON PLAT.  
 IN WITNESS WHEREOF THE SAID WESTERN REALTY & DEVELOPMENT CORP. HAS  
 CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 30<sup>th</sup> DAY OF  
MAY A.D., 1972.

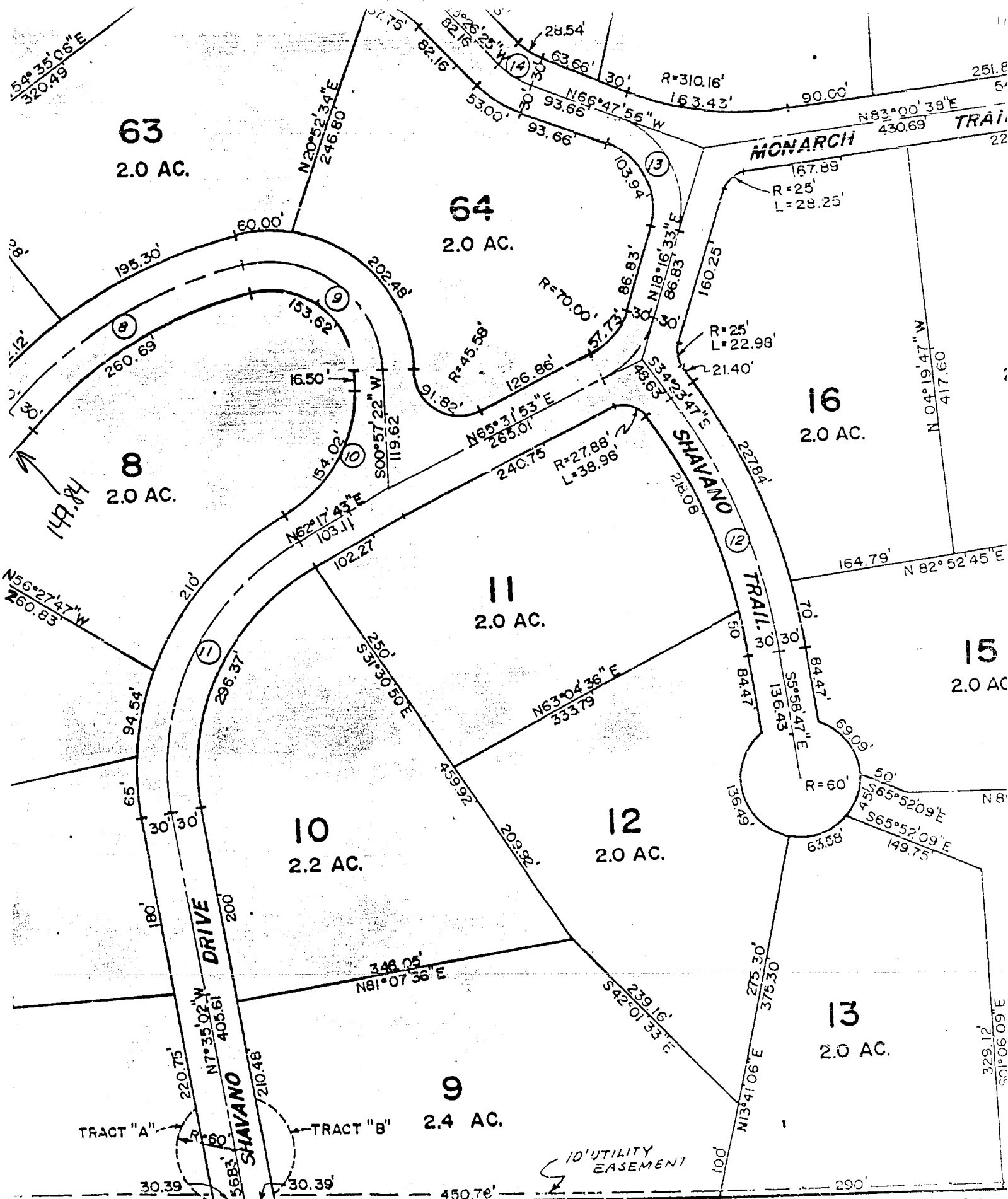
WESTERN REALTY & DEVELOPMENT CORP.

BY G. L. Scarborough  
 G. L. SCARBOROUGH, PRESIDENT

ATTEST: Betty R. Martin  
 BETTY R. MARTIN, SECRETARY

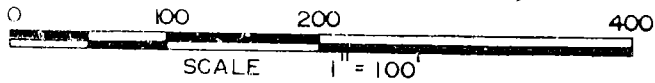


SHEET 2 OF 10



2985.75'

Courtesy of  
**PIKES PEAK TITLE SERVICE** *She*  
 607-9211



29

SEE SHEET 2 OF 5

$\Delta = 38^\circ 47' 07''$   
 $R = 211.04'$   
 $L = 142.86'$   
 $S 75^\circ 00' 41'' E$   
 $116.28'$

$\Delta = 59^\circ 19' 08''$   
 $R = 101.71'$   
 $L = 105.30'$

$N 81^\circ 52' 50'' E$   
 $73.24'$

$\Delta = 24^\circ 49' 38''$   
 $R = 257.15'$   
 $L = 111.43'$

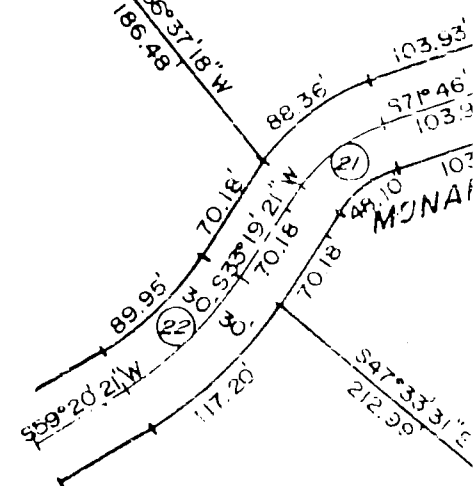
30

**36**  
 2.0 AC.

**38**

**37**  
 2.0 AC.

**39**



60

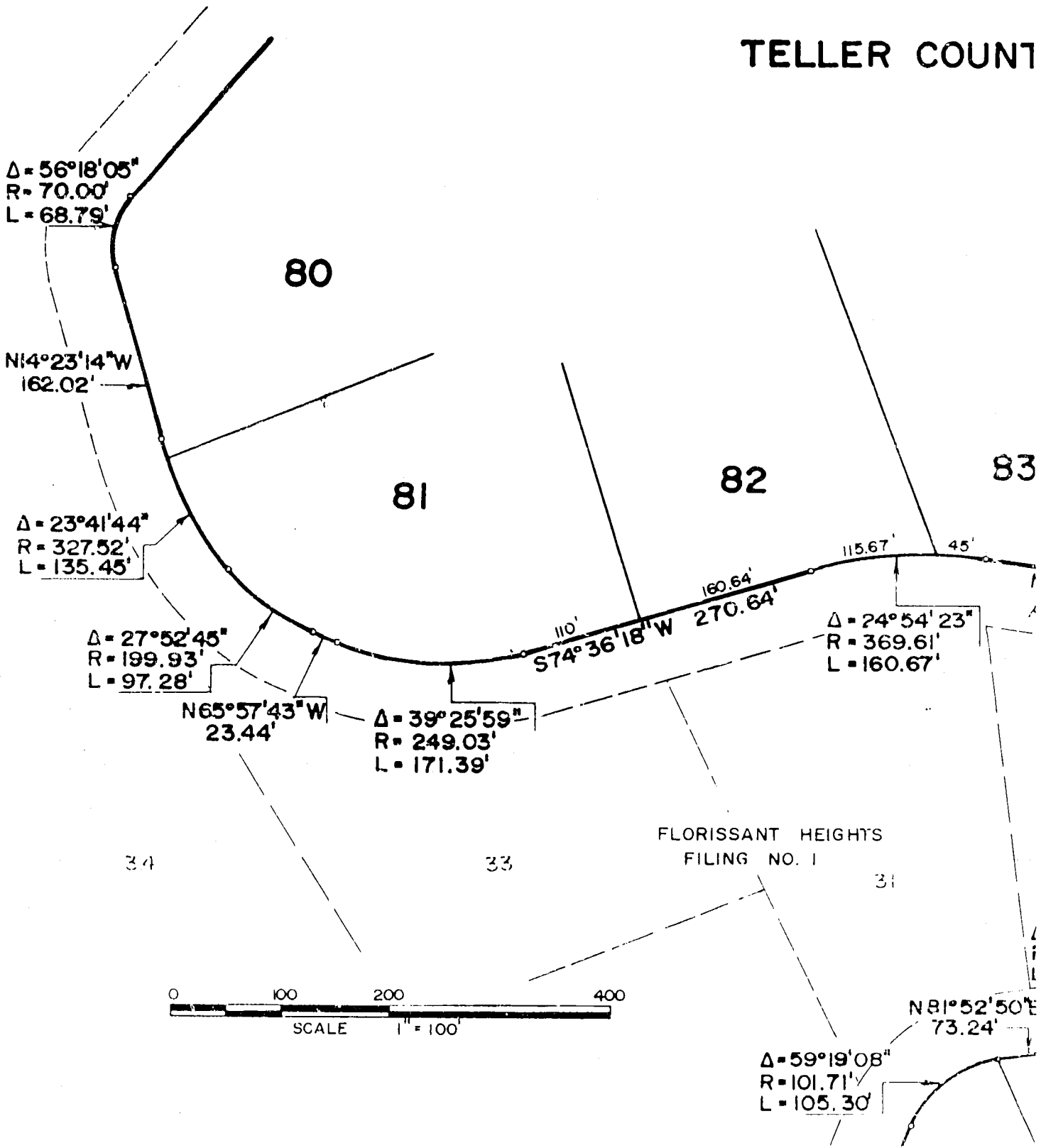
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE  
 OF THE COUNTY CLERK AND RECORDER OF TELLER  
 COUNTY AT 3:50 P.M. ON THE 11th DAY OF  
May A.D. 1972.

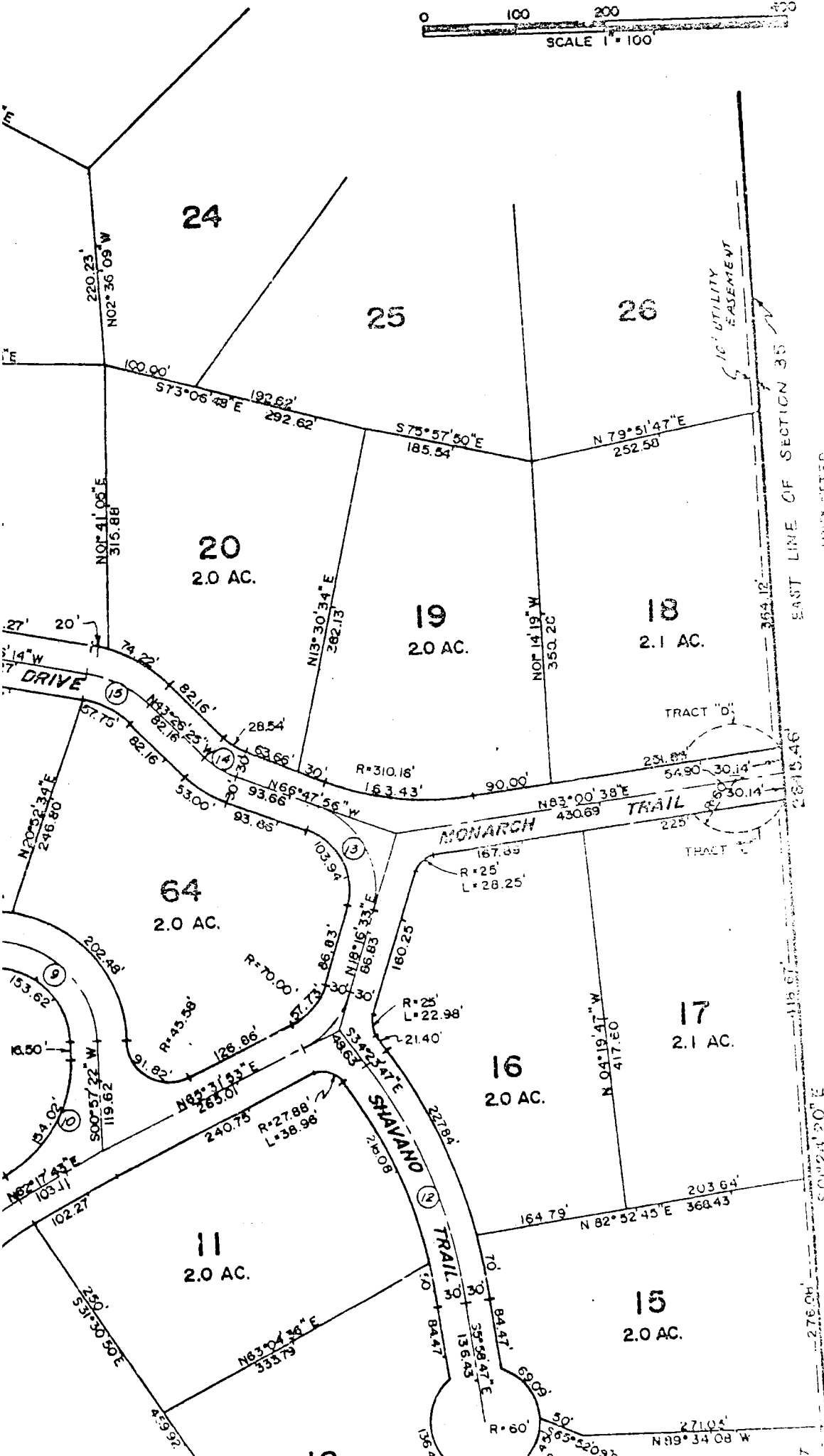
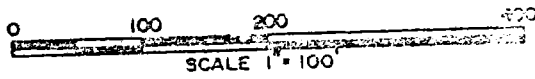
RECEPTION NO. 215789 PLAT BOOK F PAGE 35, 36, 37,  
38, 39

*Norma Altman*  
 CLERK AND RECORDER

# FLORISSAN FILING

TELLER COUNT





24

25

26

20  
2.0 AC.

19  
2.0 AC.

18  
2.1 AC.

64  
2.0 AC.

16  
2.0 AC.

17  
2.1 AC.

11  
2.0 AC.

13  
2.0 AC.

10' UTILITY EASEMENT

EAST LINE OF SECTION 35

UNPLATTED

MONARCH TRAIL

SHAVANO TRAIL

DRIVE

TRACT "D"

TRACT "E"

50' 24' 20" E

N 89° 34' 08" W

15

14

13

9

8

7

6

5

4

3

2

1

7

# FLOISSANT HEIGHTS

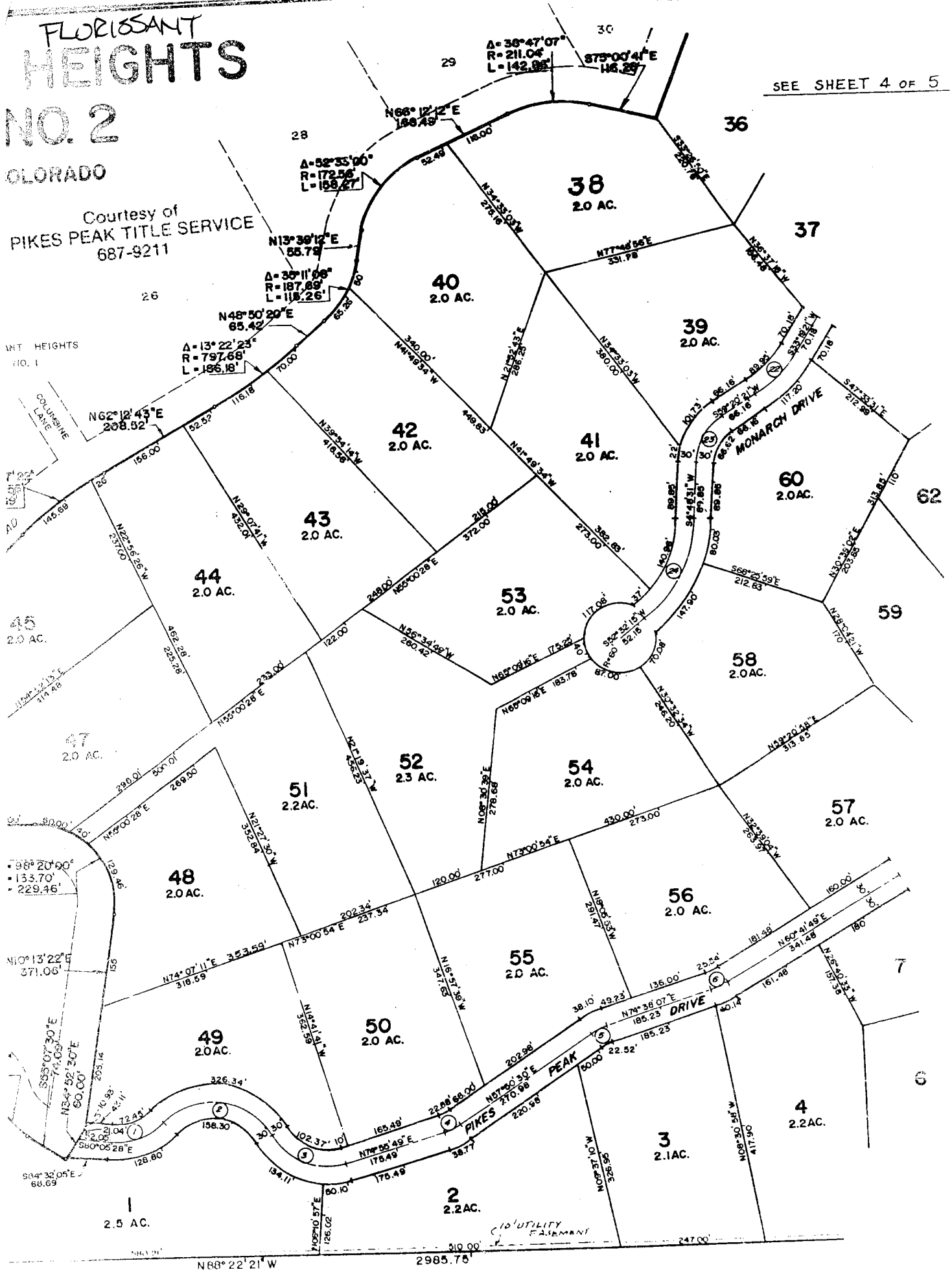
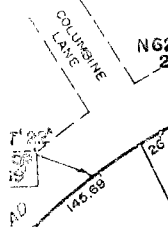
## NO. 2

COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

SEE SHEET 4 OF 5

FLORISSANT HEIGHTS  
NO. 1



- 98° 20' 00"
- 133.70'
- 229.46'

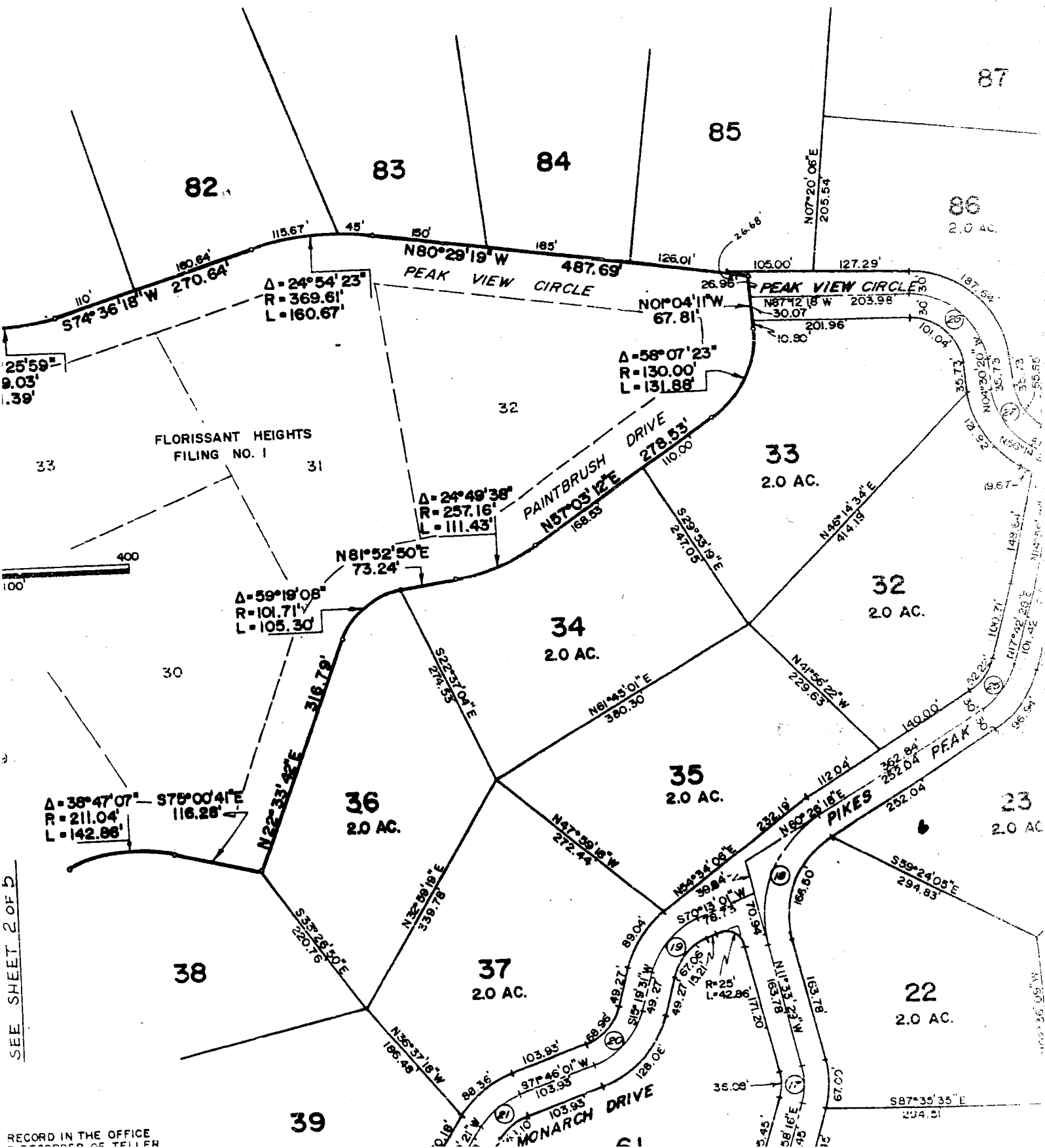
SEE SHEET 4 OF 5

N68° 22' 21" W 2985.75'

# FILING NO. 2

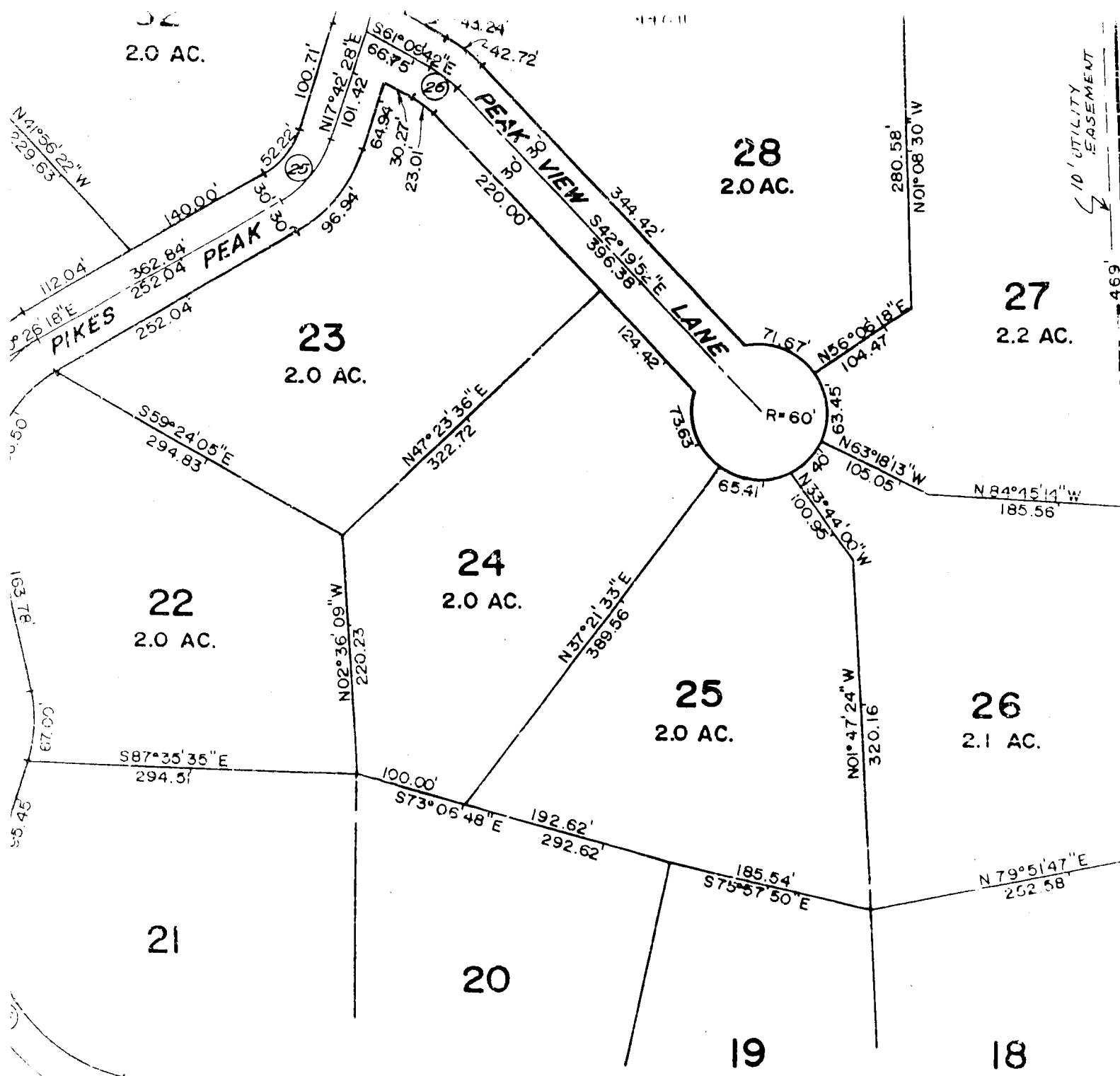
TELLER COUNTY, COLORADO

SEE SHEET 5 OF 5



SEE SHEET 2 OF 5





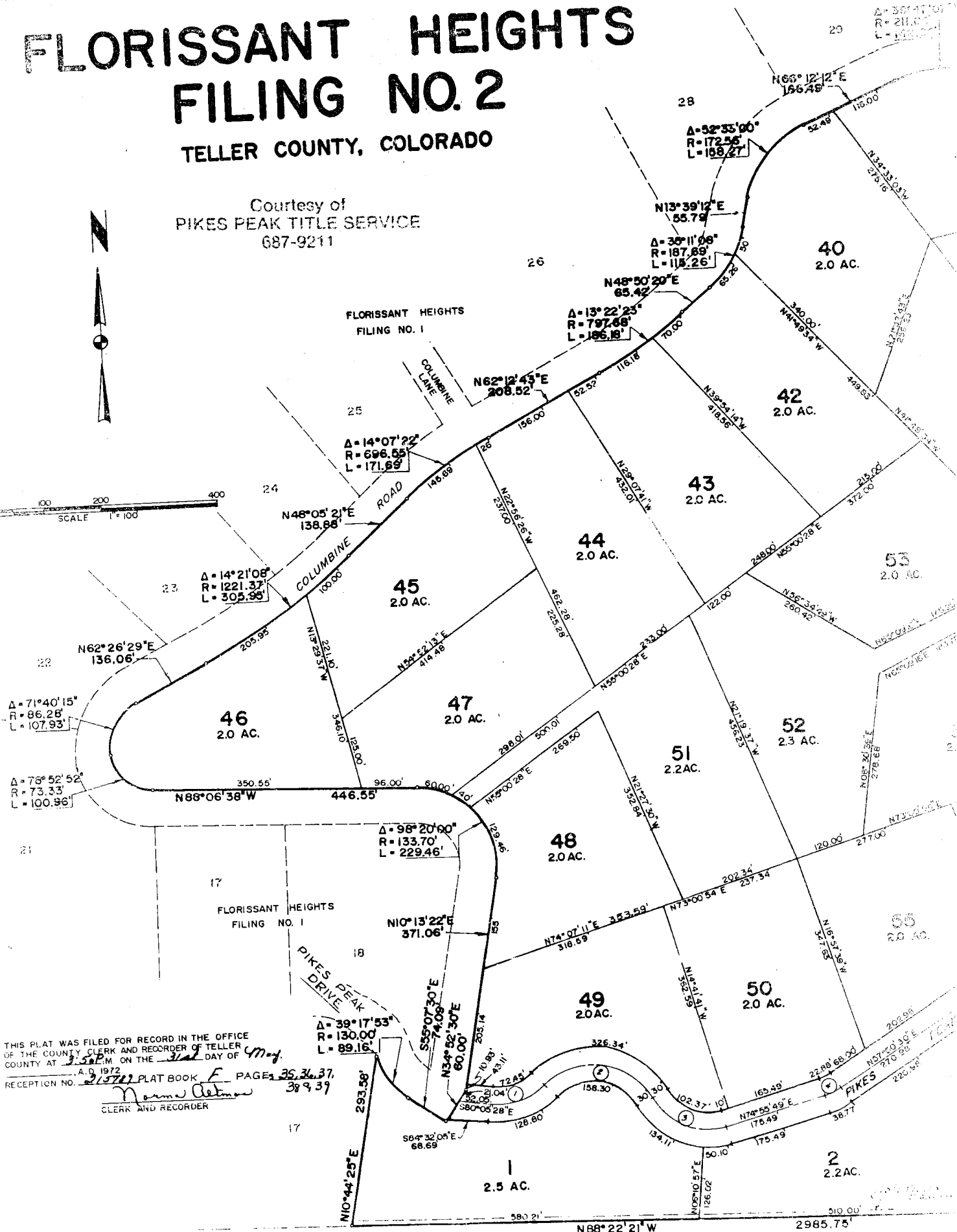
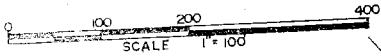
SEE SHEET 3 OF 5

Sheet No. 40

# FLORISSANT HEIGHTS FILING NO. 2

TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211



THIS PLAT WAS FILED FOR RECORD IN THE OFFICE  
OF THE COUNTY CLERK AND RECORDER OF TELLER  
COUNTY AT 3:50 P.M. ON THE 31st DAY OF May  
A.D. 1972  
RECEPTION NO. 21722 PLAT BOOK F PAGES 35, 36, 37,  
38, 39  
Norma Aetman  
CLERK AND RECORDER

N88°22'21"W

2985.75'

# FILING NO. 2

TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE  
OF THE COUNTY CLERK AND RECORDER OF TELLER  
COUNTY AT 3:28 P.M. ON THE 31st DAY OF

May A.D. 1972 PLAT BOOK *F* PAGE 25-26-27  
RECEPTION NO. 315781 38937

*Norma Ostman*  
CLERK AND RECORDER

UNPLATTED

$\Delta = 26^{\circ}42'06''$   
 $R = 266.02'$   
 $L = 133.25'$

$\Delta = 08^{\circ}25'56''$   
 $R = 1182.15'$   
 $L = 194.61'$

$\Delta = 15^{\circ}09'46''$   
 $R = 781.33'$   
 $L = 206.77'$

$N73^{\circ}28'01''E$   
116.86'

$N64^{\circ}02'05''E$   
119.60'

74  
2.0 AC.

75  
2.0 AC.

76  
2.0 AC.

77  
2.0 AC.

94  
2.0 AC.

95  
2.0 AC.

96  
2.0 AC.

78  
2.0 AC.

93  
2.0 AC.

92  
2.0 AC.

91  
2.0 AC.

79  
2.0 AC.

80  
2.0 AC.

82  
2.0 AC.

83  
2.0 AC.

84  
2.0 AC.

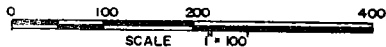
85  
2.0 AC.

81  
2.0 AC.

$\Delta = 27^{\circ}52'45''$   
 $R = 199.93'$   
 $L = 97.28'$

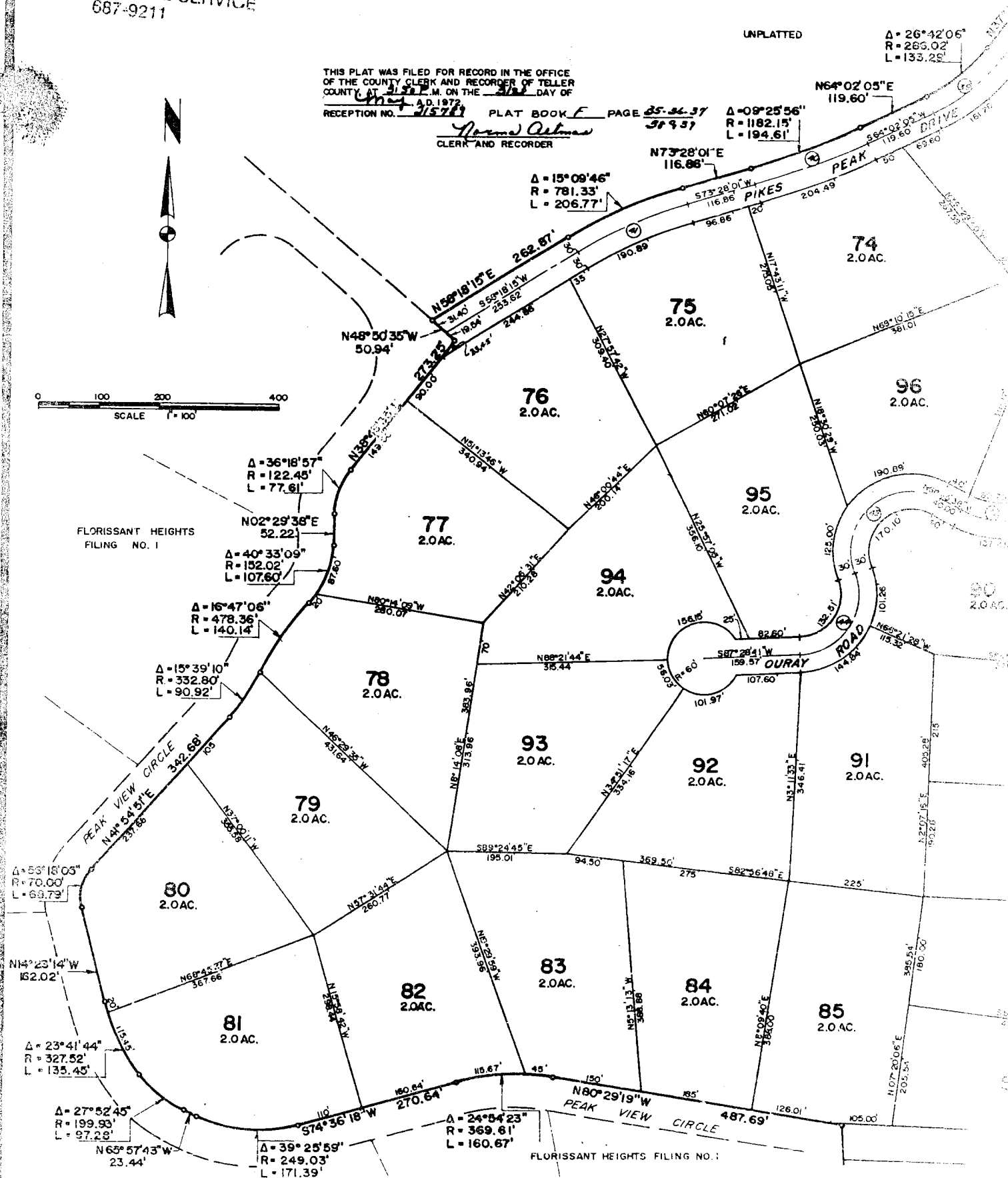
$\Delta = 39^{\circ}25'58''$   
 $R = 249.03'$   
 $L = 171.39'$

$\Delta = 24^{\circ}54'23''$   
 $R = 369.81'$   
 $L = 160.67'$



FLORISSANT HEIGHTS  
FILING NO. 1

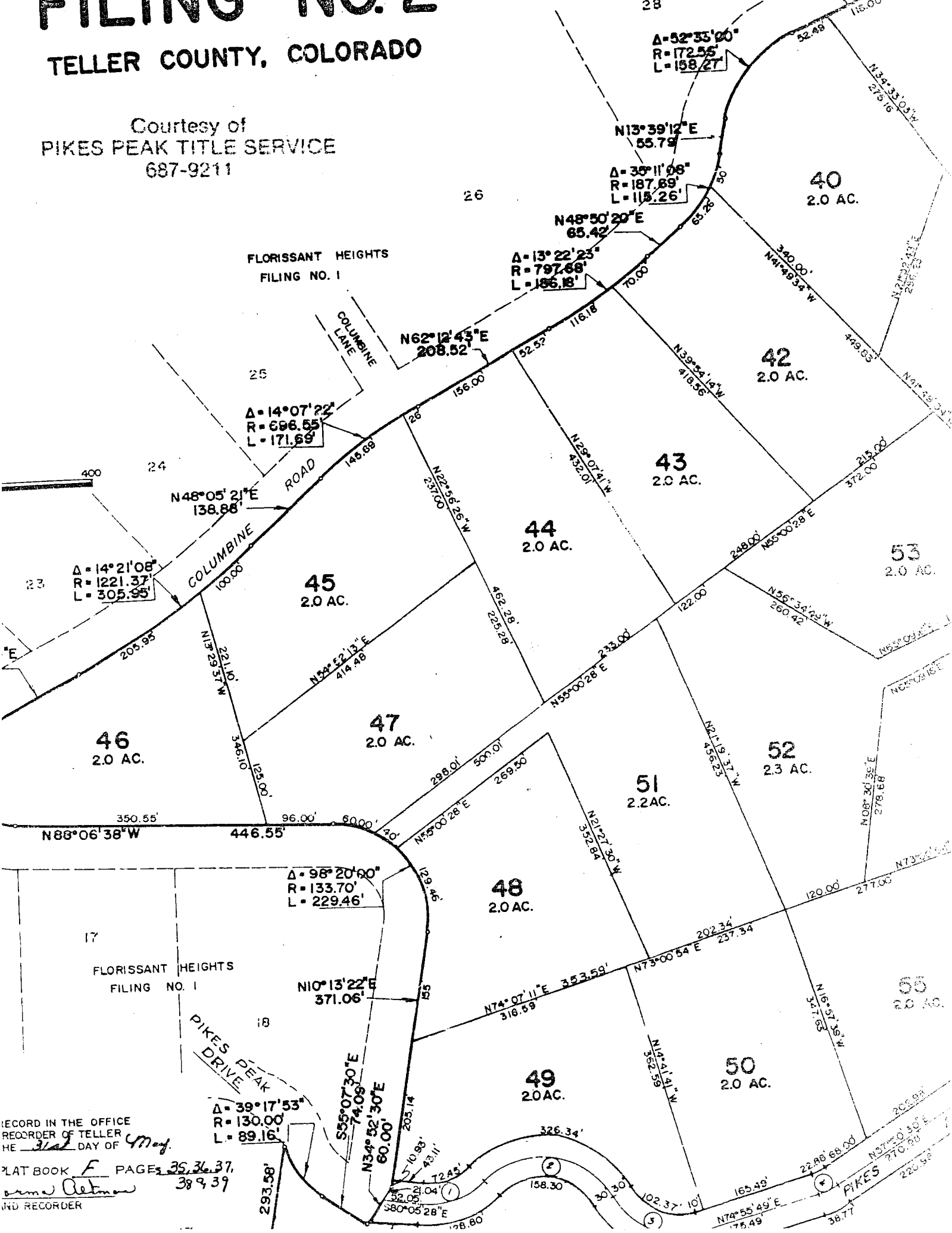
FLORISSANT HEIGHTS FILING NO. 1



# FILING NO. 2

## TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211



FLORISSANT HEIGHTS  
FILING NO. 1

FLORISSANT HEIGHTS  
FILING NO. 1

RECORD IN THE OFFICE  
RECORDER OF TELLER  
HE 31st DAY OF May

PLAT BOOK F PAGES 35, 36, 37,  
38, 39

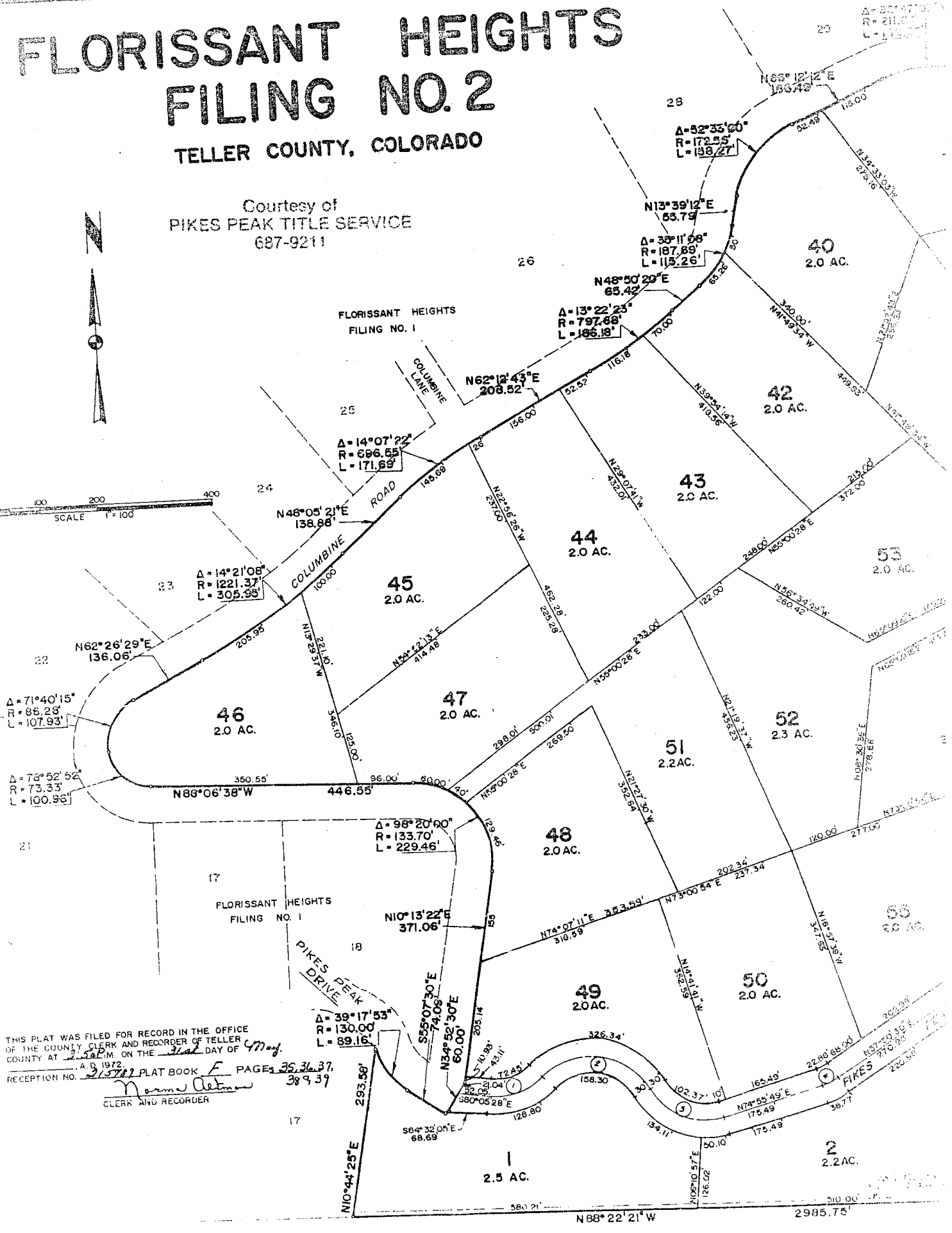
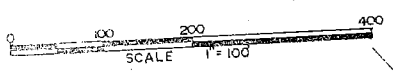
Ernie Aetman  
IND RECORDER

415

# FLORISSANT HEIGHTS FILING NO. 2

## TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211



THIS PLAT WAS FILED FOR RECORD IN THE OFFICE  
OF THE COUNTY CLERK AND RECORDER OF TELLER  
COUNTY AT 2:42 P.M. ON THE 31st DAY OF May,  
A.D. 1972.  
RECEPTION NO. 215712 PLAT BOOK F PAGES 35, 36, 37,  
38, 39  
Norman A. Peterson  
CLERK AND RECORDER