

INDIAN CREEK NO. 14 TELLER COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT INDIAN CREEK, INC., A COLORADO CORPORATION BEING THE OWNER AND A. W. GREGG BEING AN OWNER AND THE HOLDER OF THE EXISTING DEED OF TRUST ENCUMBERING THAT TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 12 SOUTH, RANGE 70 WEST OF THE 6TH P.M., AND SECTIONS 24 AND 25 IN TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO WIT:

THAT PORTION OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 70 WEST OF THE 6TH P.M., AND SECTIONS 24 AND 25 IN TOWNSHIP 12 SOUTH, RANGE 71 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE N 89°17'51" W ALONG THE SOUTH LINE OF SAID SECTION 19, 2652.33 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N 88°09'14" W ALONG THE SOUTH LINE OF SAID SECTION 24, 344.43 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CHORD BEARS S 28°39'57" W, HAVING A CENTRAL ANGLE OF 8°06'49", A RADIUS OF 243.88 FEET, AND AN ARC LENGTH OF 34.54 FEET; THENCE ANGLE RIGHT N 57°16'59" W, 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 24; THENCE N 68°09'14" W ALONG THE SOUTH LINE OF SAID SECTION 24, 2739.33 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE N 87°57'20" W ALONG THE SOUTH LINE OF SAID SECTION 24, 165.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE NILDORF ROAD; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NILDORF ROAD FOR THE FOLLOWING TWENTY-NINE (29) CURVES:

1. THENCE N 04°12'47" W, 76.19 FEET;
2. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°30'04", A RADIUS OF 73.94 FEET, AND AN ARC LENGTH OF 38.07 FEET;
3. THENCE N 25°17'17" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 141.55 FEET;
4. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°54'11", A RADIUS OF 202.63 FEET, AND AN ARC LENGTH OF 73.93 FEET;
5. THENCE N 04°25'06" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 534.85 FEET;
6. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°17'47", A RADIUS OF 136.47 FEET, AND AN ARC LENGTH OF 45.96 FEET;
7. THENCE N 23°40'52" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 235.86 FEET;
8. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°28'42", A RADIUS OF 213.88 FEET, AND AN ARC LENGTH OF 50.31 FEET;
9. THENCE N 37°09'35" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 197.59 FEET;
10. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°16'04", A RADIUS OF 185.71 FEET,

11. THENCE N 13°53'31" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 610.99 FEET;
12. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°50'01", A RADIUS OF 175.76 FEET, AND AN ARC LENGTH OF 100.72 FEET;
13. THENCE N 18°56'30" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 250.69 FEET;
14. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°04'44", A RADIUS OF 69.52 FEET, AND AN ARC LENGTH OF 59.55 FEET;
15. THENCE N 50°08'14" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 288.51 FEET;
16. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°14'02", A RADIUS OF 168.74 FEET, AND AN ARC LENGTH OF 77.26 FEET;
17. THENCE N 03°54'13" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 437.46 FEET;
18. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°57'02", A RADIUS OF 192.43 FEET, AND AN ARC LENGTH OF 88.81 FEET;
19. THENCE N 09°02'50" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 147.38 FEET;
20. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°44'05", A RADIUS OF 296.39 FEET, AND AN ARC LENGTH OF 91.74 FEET;
21. THENCE N 26°46'55" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 1,007.01 FEET;
22. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°43'20", A RADIUS OF 102.84 FEET, AND AN ARC LENGTH OF 42.58 FEET;
23. THENCE N 03°05'35" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 445.63 FEET;
24. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°00'59", A RADIUS OF 104.18 FEET, AND AN ARC LENGTH OF 56.39 FEET;
25. THENCE N 27°57'03" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 173.20 FEET;
26. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°14'45", A RADIUS OF 108.01 FEET, AND AN ARC LENGTH OF 57.02 FEET;
27. THENCE N 58°11'49" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 146.57 FEET;
28. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62°44'19", A RADIUS OF 179.42 FEET, AND AN ARC LENGTH OF 196.46 FEET;
29. THENCE N 04°32'50" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 594.05 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE S 88°02'05" E ALONG THE NORTH LINE OF SAID SECTION 24, 724.09 FEET TO THE SOUTHWEST CORNER OF INDIAN CREEK NO. 5 AS RECORDED IN PLAT BOOK D AT PAGES 70 AND 71 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE CONTINUE S 88°02'05" E ALONG THE NORTH LINE OF SAID SECTION 24 AND THE SOUTHERLY LINE OF SAID INDIAN CREEK NO. 5, 1569.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S 89°16'36" E ALONG THE NORTH LINE OF SAID SECTION 19, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID INDIAN CREEK NO. 5 AND INDIAN CREEK NO. 6 AS RECORDED IN PLAT BOOK D AT PAGES 78 AND 79 OF THE RECORDS OF SAID TELLER COUNTY, COLORADO, 2587.87 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF INDIAN CREEK NO. 9 AS RECORDED IN PLAT BOOK E AT PAGES 5 AND 6 OF THE RECORDS OF SAID TELLER COUNTY, COLORADO, FOR THE FOLLOWING EIGHT (8) CURVES:

1. THENCE S 01°19'56" E, 3355.00 FEET;
2. THENCE S 76°27'22" E, 400.38 FEET;
3. THENCE N 20°44'46" W, 611.44 FEET;
4. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°31'47", A RADIUS OF 731.22 FEET, AND AN ARC LENGTH OF 85.33 FEET;
5. THENCE S 14°12'59" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 257.86 FEET;
6. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°10'02", A RADIUS OF 155.52 FEET, AND AN ARC LENGTH OF 81.88 FEET;
7. THENCE ANGLE LEFT S 45°36'59" E, 60.00 FEET;
8. THENCE S 35°22'52" E, 455.44 FEET TO A POINT ON THE WESTERLY BOUNDARY OF INDIAN CREEK NO. 10 AS RECORDED IN PLAT BOOK E AT PAGES 9 AND 10 OF THE RECORDS OF SAID TELLER COUNTY, COLORADO; THENCE S 32°34'05" W ALONG THE WESTERLY BOUNDARY OF SAID INDIAN CREEK NO. 10, 583.10 FEET TO THE POINT OF BEGINNING, CONTAINING 609.77 ACRES. HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT OF LAND AND THE SUBDIVISION THEREON AND DO HEREBY RATIFY AND CONFIRM THIS PLAT IN EACH AND EVERY RESPECT. SAID SUBDIVISION SHALL BE KNOWN AS "INDIAN CREEK NO. 14" 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. THIS SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE MINERALS OR MINERAL RIGHTS OF RECORD.

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF March, 1972 A.D.

ATTEST: Richard N. Tyra INDIAN CREEK, INC., A COLORADO CORPORATION BY: Shirley D. Tyra
RICHARD N. TYRA, SECRETARY SHIRLEY D. TYRA, PRES.

STATE OF TEXAS: SS

COUNTY OF HARRIS: THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME BY LEWIS O. TYRA AS PRESIDENT AND RICHARD N. TYRA AS SECRETARY OF INDIAN CREEK, INC., A COLORADO CORPORATION THIS 27th DAY OF March, 1972 A.D.

WITNESS MY HAND AND OFFICIAL SEAL: Dorothy Wade MY COMMISSION EXPIRES: June 1, 1973

IN WITNESS WHEREOF:

THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF March, 1972 A.D.

A. M. GREGG, AN OWNER AND THE HOLDER OF THE EXISTING DEED OF TRUST
BY: Ralph E. Jones
R. E. JONES, JR., AGENT AND ATTORNEY IN FACT

STATE OF TEXAS: SS

COUNTY OF HARRIS: THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March, 1972 A.D. BY R. E. JONES, JR., AGENT AND ATTORNEY IN FACT FOR A. M. GREGG.

WITNESS MY HAND AND OFFICIAL SEAL: Margaret J. Jones MY COMMISSION EXPIRES: 4/1/73

I, ALLAN D. MILLER, 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.

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO, THIS 18 DAY OF May, 1972 A.D.
Shirley D. Tyra
SECRETARY

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.

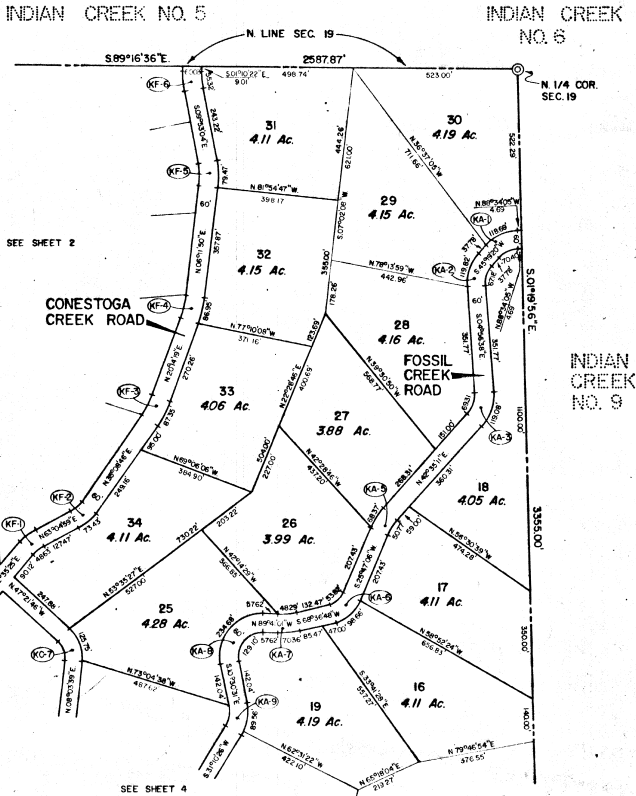
NOTES:

ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT LYING TEN (10) FEET ON EITHER SIDE OF SAID LOT LINES EXCEPT THAT TWO (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. ALL BEARINGS AS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH LINE OF SECTION 13 T 12 S, R 71 W, WHICH WAS ASSUMED N 84°22'05". ALL LOT ACRES SHOWN ON THIS PLAT HAS BEEN DETERMINED BY PLANIMETERING. WATER SUPPLY AND SANITATION FACILITY SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

STATE OF COLORADO:

COUNTY OF TELLER: SS

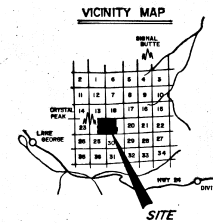
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:35 O'CLOCK P. M. THIS 18th DAY OF May, 1972 A.D. AND IS TRULY RECORDED IN PLAT F AT PAGE 1A, 19, 20 AND 27 THE RECEPTION NUMBER 215515.
Norma Altman
CLERK OF RECORDS



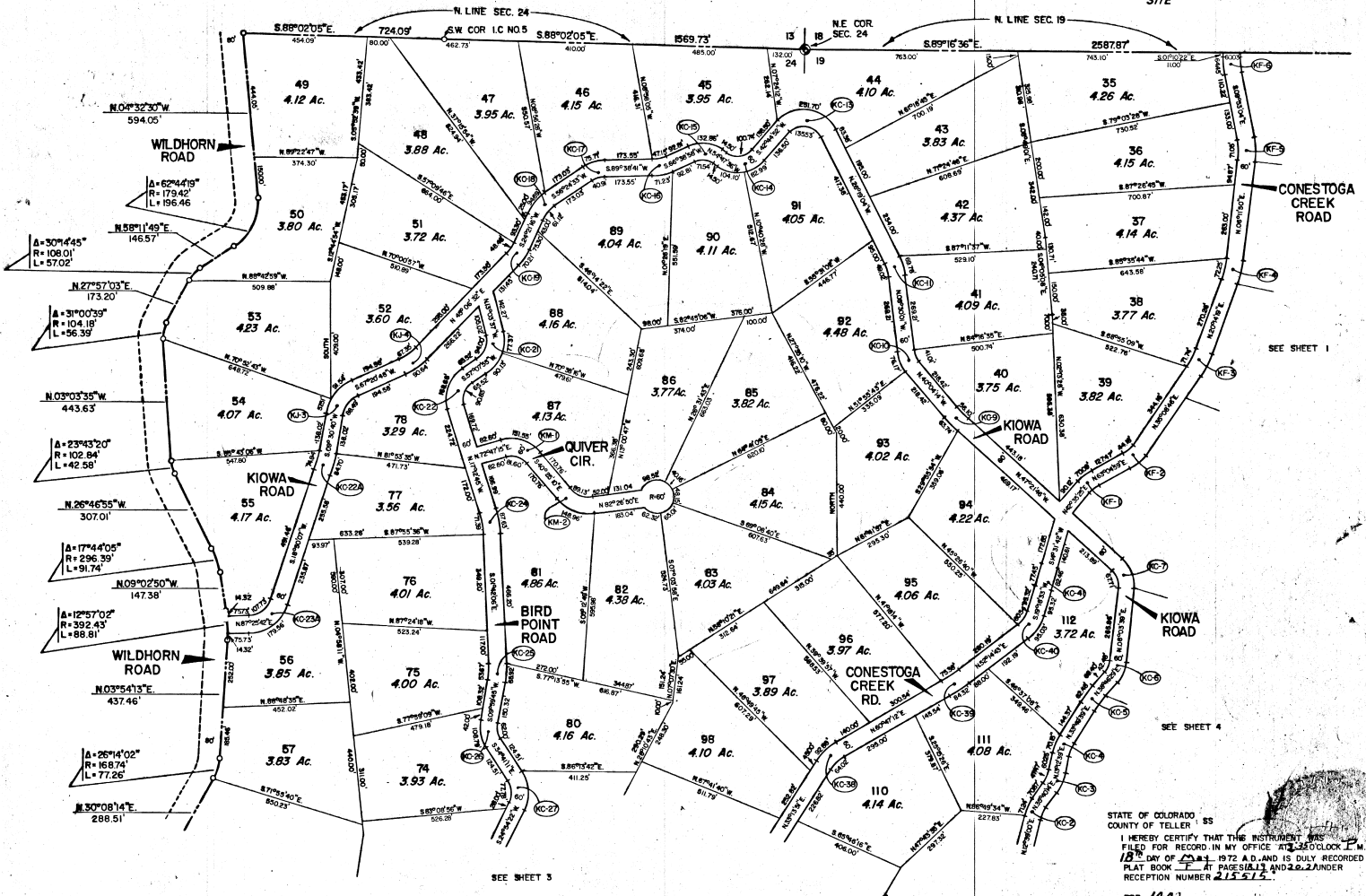
UNION WESTERN ENGINEERS
COLORADO SPRINGS—COLORADO



INDIAN CREEK NO. 14 TELLER COUNTY, COLORADO



INDIAN CREEK NO. 5



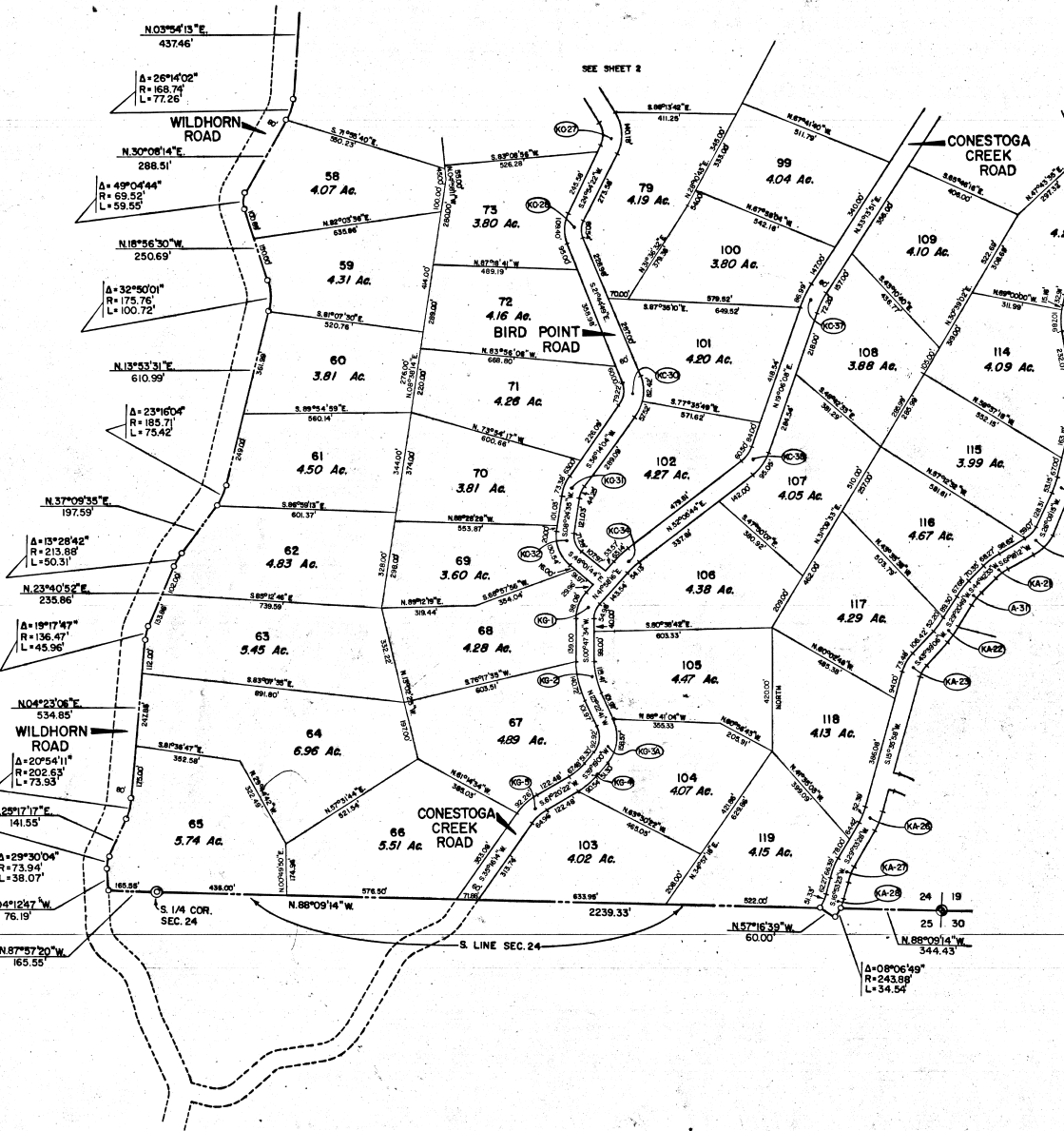
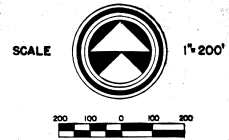
STATE OF COLORADO, SS
 COUNTY OF TELLER, SS
 I HEREBY CERTIFY THAT THE INSTRUMENT WAS
 FILED FOR RECORD IN MY OFFICE AT 10:35 O'CLOCK P.M. THIS
 18TH DAY OF APR, 1972 A.D. AND IS DULY RECORDED IN
 PLAT BOOK 1 AT PAGES 111 AND 112 UNDER
 RECEIPTION NUMBER 215515.

FEE: 10.00

Norma Oltman
 COUNTY CLERK AND RECORDER



INDIAN CREEK NO. 14 TELLER COUNTY, COLORADO



STATE OF COLORADO : 99
 COUNTY OF TELLER : 99
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE
 AT 2:50 O'CLOCK P.M. THIS 18TH DAY OF 1924, AND IS
 DULY RECORDED IN PLAT BOOK F AT PAGES 18, 19, AND 20, 21,
 UNDER RECEPTION NUMBER 215515.
 FEE: 10.00
Norman Altman
 COUNTY CLERK AND RECORDER

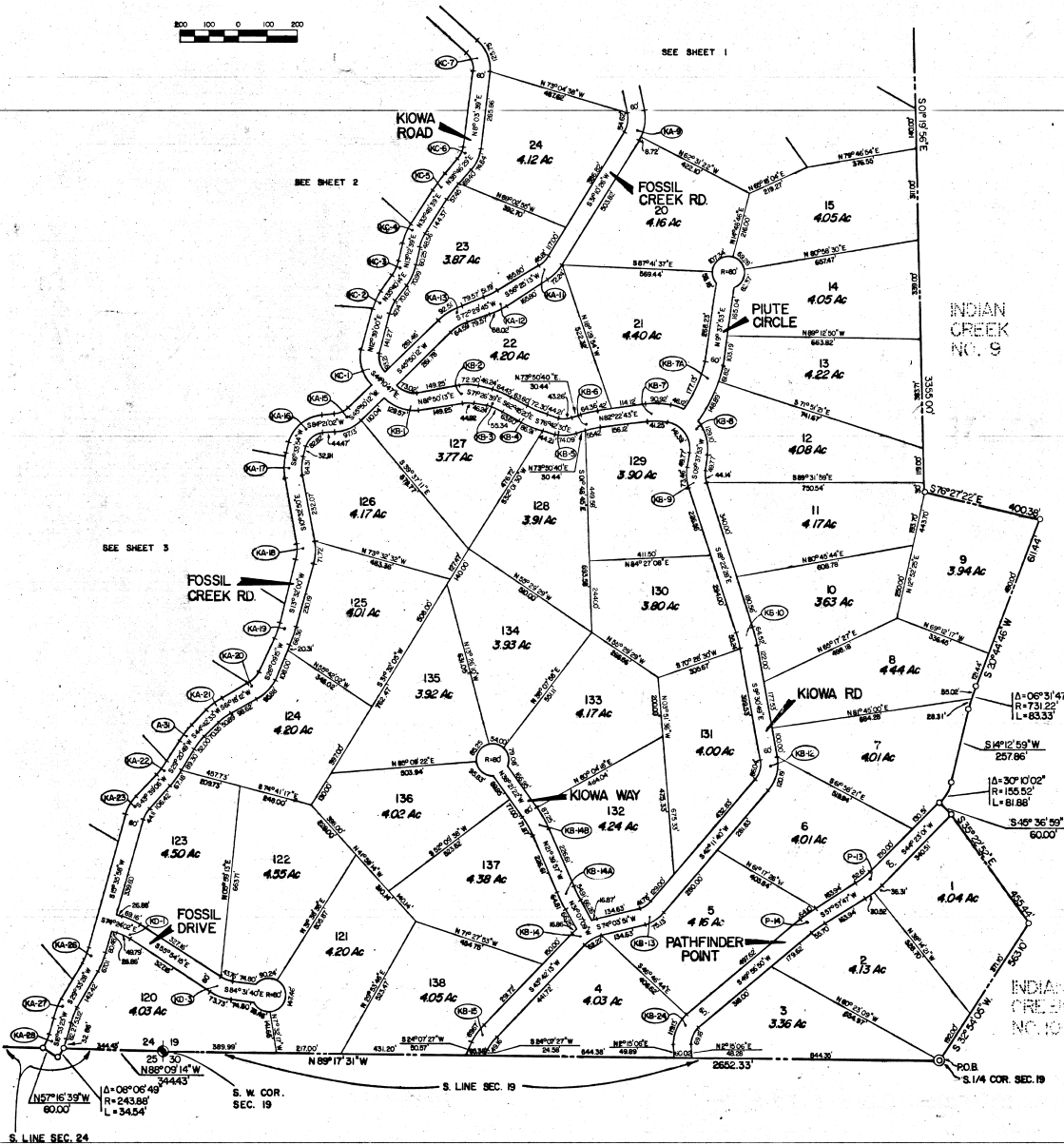


INDIAN CREEK NO. 14 TELLER COUNTY, COLORADO

SCALE



1" = 200'



CURVE TABLE					
DATA IS BASED ON E					
NO.	Δ	RADIUS	NO.	Δ	RADIUS
KA-1	46°06'35"	117.48'	KC-8	43°25'33"	200.87'
KA-2	80°15'58"	106.58'	KC-9	07°17'32"	470.79'
KA-3	47°31'49"	113.55'	KC-10	33°34'13"	100.00'
KA-5	16°48'05"	203.14'	KC-11	19°49'03"	171.74'
KA-6	42°49'42"	101.99'	KC-13	110°56'04"	1000.00'
KA-7	21°04'15"	161.31'	KC-14	82°27'32"	1000.00'
KA-8	100°49'30"	103.36'	KC-15	98°33'26"	1000.00'
KA-9	41°40'47"	105.08'	KC-16	22°59'43"	147.49'
KA-11	25°14'47"	133.96'	KC-17	33°14'08"	100.52'
KA-12	16°04'32"	212.44'	KC-18	32°03'17"	139.25'
KA-13	26°39'33"	168.82'	KC-19	20°45'16"	163.82'
KA-15	38°30'50"	114.50'	KC-20	61°05'51"	101.66'
KA-16	67°47'08"	100.00'	KC-21	70°11'31"	106.73'
KA-17	27°06'44"	165.90'	KC-22	74°20'40"	100.00'
KA-18	24°04'50"	140.65'	KC-22A	08°40'02"	527.84'
KA-19	12°37'15"	271.28'	KC-24	68°55'35"	119.99'
KA-20	35°08'57"	126.29'	KC-24A	19°30'39"	293.71'
KA-21	16°36'39"	205.72'	KC-25	11°41'51"	292.87'
KA-22	14°16'17"	239.07'	KC-26	44°40'56"	109.50'
KA-23	22°03'08"	120.09'	KC-27	59°35'33"	104.78'
KA-26	13°57'30"	245.07'	KC-28	44°39'11"	104.38'
KA-27	12°40'05"	270.26'	KC-30	57°58'53"	108.29'
KA-28	15°49'58"	215.74'	KC-31	27°49'29"	121.11'
KA-31	15°21'44"	222.44'	KC-32	56°35'19"	102.17'
KB-1	33°59'00"	107.98'	KC-34	10°07'28"	338.66'
KB-2	26°43'08"	126.32'	KC-35	32°59'36"	135.07'
KB-3	08°41'19"	394.90'	KC-37	14°07'43"	322.79'
KB-4	19°57'10"	326.69'	KC-38	27°33'21"	163.12'
KB-5	29°26'50"	114.16'	KC-39	08°32'29"	535.65'
KB-6	08°32'03"	402.08'	KC-40	32°56'10"	133.32'
KB-7	17°15'43"	271.78'	KC-41	09°46'41"	598.76'
KB-7A	28°57'44"	425.92'	KC-41	18°29'47"	184.24'
KB-8	89°59'27"	1200.2'	KC-3	28°37'25"	117.59'
KB-9	28°00'21"	120.30'	KE-1	55°42'08"	113.55'
KB-10	08°51'39"	387.20'	KE-1	20°23'34"	165.96'
KB-12	51°42'29"	103.18'	KE-2	27°56'13"	120.61'
KB-13	31°52'11"	105.07'	KE-3	14°54'27"	305.74'
KB-14	30°21'38"	147.42'	KE-4	14°02'29"	324.80'
KB-14A	09°27'12"	362.83'	KE-5	16°04'54"	283.15'
KB-14B	14°41'25"	310.31'	KE-6	08°42'42"	393.85'
KB-15	19°34'46"	173.87'	KE-1	41°09'53"	106.52'
KB-24	47°41'44"	113.11'	KE-2	24°10'15"	303.58'
KC-1	56°49'47"	110.90'	KE-3A	62°41'41"	114.92'
KC-2	23°01'15"	147.32'	KE-4	22°01'22"	205.56'
KC-3	22°27'34"	151.10'	KE-5	26°44'08"	172.78'
KC-4	20°37'00"	164.94'	KJ-3	57°50'56"	117.66'
KC-5	04°47'50"	716.19'	KJ-4	22°14'16"	203.53'
KC-6	30°42'50"	109.24'	KM-1	66°47'35"	100.00'
KC-7	55°25'25"	100.00'	KM-2	57°08'00"	119.39'
P-13	13°34'46"	291.97'	P-14	08°00'37"	428.17'

STATE OF COLORADO ss
COUNTY OF TELLER ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:35 O'CLOCK P.M. THIS 18 DAY OF MAY 1972 A.D. AND IS DULY RECORDED IN PLAT BOOK 12 AT PAGES 1, 13 AND 29, 21 UNDER RECEIPTION NUMBER 215 315.

FEES: 10.00

James Altman
COUNTY CLERK AND RECORDER

UNited WESTERN ENGINEERS
COLORADO SPRINGS, COLORADO