

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA RIVER ESTATES INC A COLORADO CORPORATION BEING THE LEGAL AND RECORD OWNER OF ALL THE FOLLOWING DESCRIBED LAND SITUATED IN LA PLATA COUNTY COLORADO TO WIT

A TRACT OF LAND LYING WHOLLY WITHIN SECTIONS 7 AND 8 TOWNSHIP 35 NORTH RANGE 8 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN LA PLATA COUNTY COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 8 AND RUNNING THENCE FROM SAID POINT OF BEGINNING

N 00° 29' W ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 131315 FEET THENCE S 85° 39' 30" E A DISTANCE OF 2522.1 FEET THENCE

S 45° 47' W 102.3
 S 14° 41' W 142.0
 S 05° 17' E 74.9
 S 61° 57' E 255.1
 S 56° 23' E 340.6
 S 23° 24' W 211.1
 S 58° 55' E 488.6
 S 89° 36' E 713.7
 SOUTH 285.5
 N 89° 36' W 1319.6
 S 00° 29' E 131338
 N 89° 59' W 1045.5
 N 34° 05' E 454.4
 N 37° 28' W 307.6
 S 21° 46' W 252.9
 S 43° 34' W 153.2
 S 50° 46' W 441.9
 S 55° 03' W 600.9
 S 76° 18' W 535.5
 S 74° 53' W 198.2
 S 83° 58' W 214.9
 N 75° 28' W 187.7
 N 06° 01' E 60.0
 N 83° 59' W 252.0
 N 02° 07' E 227.5
 N 46° 33' W 136.8
 S 22° 02' W 148.2
 S 17° 34' W 171.6
 N 83° 59' W 365.0
 N 00° 29' W 357.0
 EAST 1281.7

TO A POINT ON THE WEST LINE OF SAID SECTION 8, THENCE N 00° 29' W A DISTANCE OF 13340 FEET TO THE POINT OF BEGINNING, CONTAINING 187.48 ACRES, MORE OR LESS,

HAS CAUSED THE SAME TO BE RE SUBDIVIDED AND PLATTED UNDER THE NAME AND STYLE OF "FLORIDA RIVER ESTATES RESUBDIVISION" LA PLATA COUNTY COLORADO AS SHOWN ON THIS PLAT

THE ROADS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE AN EASEMENT, 5 FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES, IS HEREBY DEDICATED FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES

FLORIDA RIVER ESTATES, INC

Alton C Dorsett ATTEST *Joe E. Childers*
 PRESIDENT SECRETARY

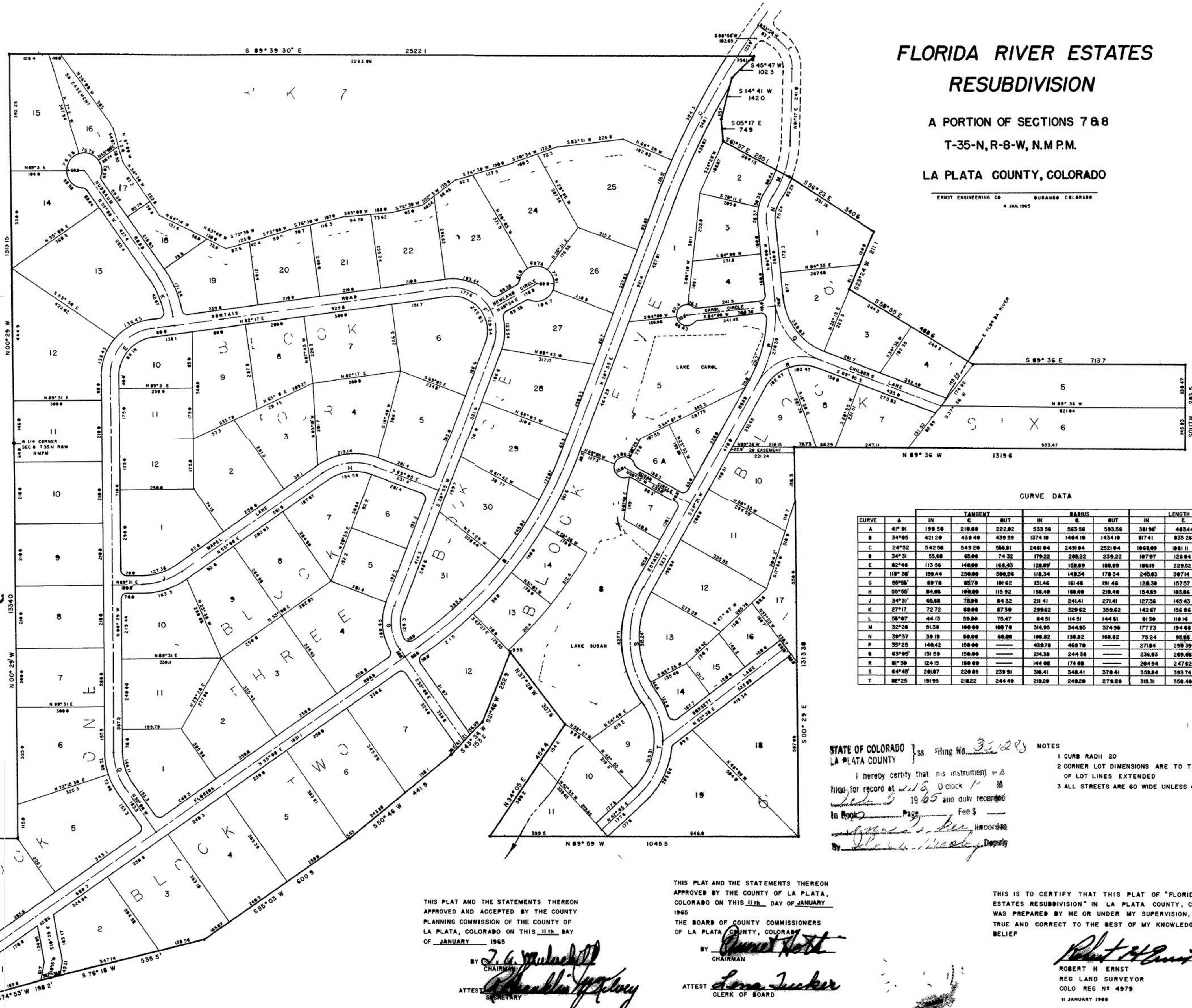
STATE OF COLORADO }
 COUNTY OF LA PLATA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY A D 1965 BY ALTON C DORSETT AS PRESIDENT, AND JOE E CHILDERS AS SECRETARY OF FLORIDA RIVER ESTATES INC

Metear L Phillips
 NOTARY PUBLIC

MY COMMISSION EXPIRES

JULY 30, 1967

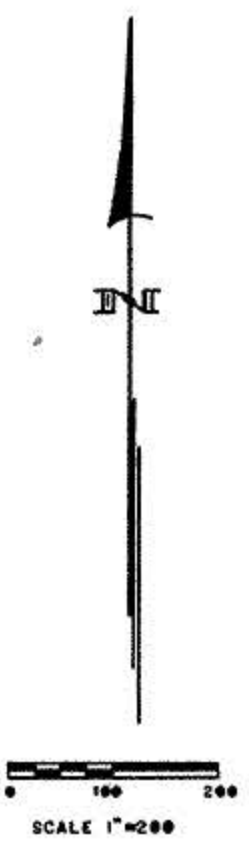


FLORIDA RIVER ESTATES RESUBDIVISION

A PORTION OF SECTIONS 7 & 8
T-35-N, R-8-W, N.M.P.M.

LA PLATA COUNTY, COLORADO

ERNST ENGINEERING CO. DURANGO, COLORADO
 4 JAN 1965



CURVE DATA

CURVE	A	TANGENT		RADIUS		LENGTH		B (C)			
		IN	OUT	IN	OUT	IN	OUT				
A	41° 01'	199.58	210.88	222.82	535.56	563.56	381.96'	485.44	424.92	18.17'	
B	34° 05'	421.20	439.40	439.59	1374.10	1484.10	1434.10	817.41	835.26	853.10	4.98
C	24° 52'	542.58	549.20	586.81	2481.84	2491.84	2521.84	1868.89	1891.11	1894.13	2.28
D	34° 31'	55.88	65.00	74.32	179.22	208.22	238.22	167.97	126.84	144.11	27.29
E	82° 46'	115.56	140.80	166.45	128.89	158.89	188.89	188.19	228.52	272.86	36.36
F	118° 38'	199.44	250.80	300.56	118.34	148.34	178.34	245.85	387.14	369.24	38.63
G	55° 08'	69.78	85.70	101.62	131.46	161.46	191.46	128.38	157.57	186.88	38.49
H	55° 05'	84.88	100.80	115.92	158.40	188.40	218.40	154.89	183.86	213.34	38.41
J	34° 31'	65.88	75.80	84.32	211.41	241.41	271.41	127.36	145.43	163.89	23.74
K	27° 17'	72.72	88.80	87.30	299.62	329.62	359.62	142.67	156.94	171.24	17.38
L	58° 07'	44.13	59.80	75.47	84.51	114.51	144.51	81.39	116.16	139.91	58.64
M	32° 28'	91.39	100.80	109.79	314.95	344.95	374.95	177.73	194.68	211.59	16.61
N	38° 37'	39.19	58.80	68.89	188.82	198.82	208.82	75.24	85.88	116.73	41.28
P	35° 25'	148.42	150.80	—	439.76	469.76	—	271.84	299.39	—	12.28
Q	63° 05'	131.59	150.80	—	214.38	244.38	—	236.85	268.46	—	23.45
R	81° 38'	124.15	160.80	—	144.88	174.88	—	284.94	247.82	—	32.92
S	64° 45'	248.87	228.80	239.81	338.41	348.41	378.41	358.84	383.74	427.71	16.45
T	86° 25'	191.95	218.22	244.49	219.29	249.29	279.29	315.31	358.46	441.61	22.89

STATE OF COLORADO } ss Filing No. 35288
 LA PLATA COUNTY }
 I hereby certify that this instrument was filed for record at 2:15 o'clock P.M. on January 19, 1965 and duly recorded in Book _____ Page _____ Fee \$ _____
 By *Robert H Ernst* Deputy

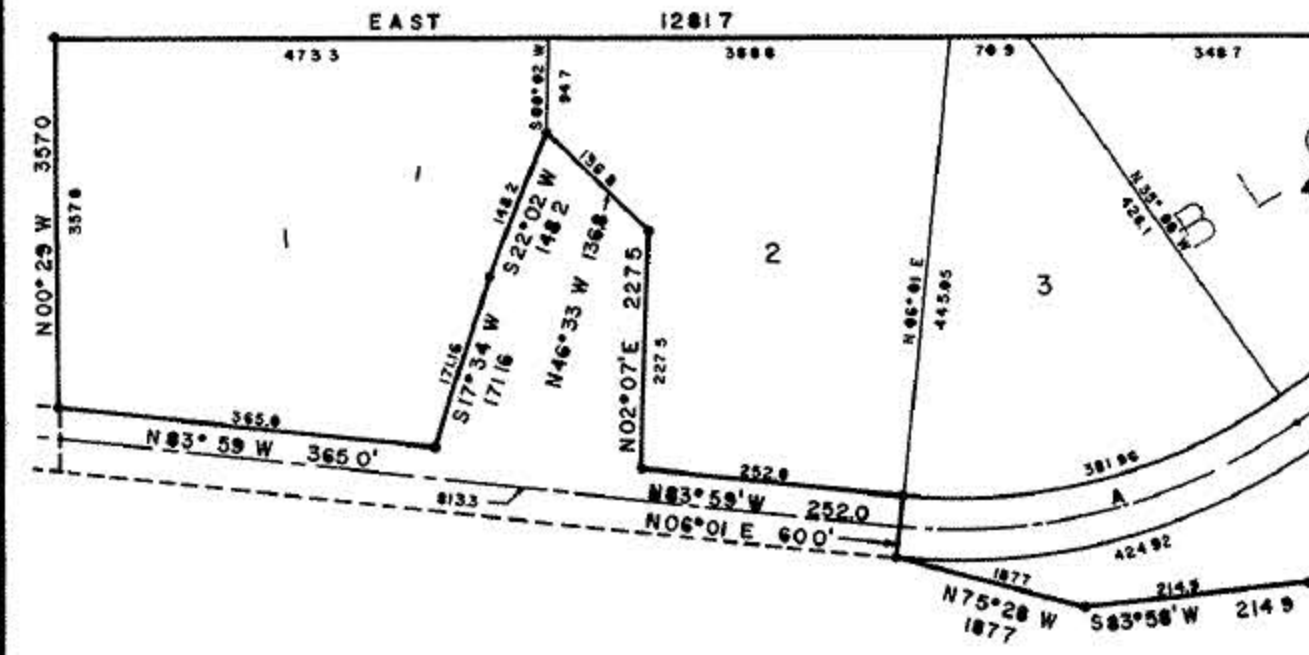
- NOTES
- 1 CURB RADII 20
 - 2 CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF LOT LINES EXTENDED
 - 3 ALL STREETS ARE 60 WIDE UNLESS OTHERWISE SHOWN

THIS PLAT AND THE STATEMENTS THEREON APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF LA PLATA, COLORADO ON THIS 11th DAY OF JANUARY 1965

BY *J. G. Mulvihill* CHAIRMAN
 ATTEST *Shirley J. Hickey* SECRETARY

THIS PLAT AND THE STATEMENTS THEREON APPROVED BY THE COUNTY OF LA PLATA, COLORADO ON THIS 11th DAY OF JANUARY 1965
 THE BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO
 BY *Robert H Ernst* CHAIRMAN
 ATTEST *Lena Tucker* CLERK OF BOARD

THIS IS TO CERTIFY THAT THIS PLAT OF "FLORIDA RIVER ESTATES RESUBDIVISION" IN LA PLATA COUNTY, COLORADO WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
 BY *Robert H Ernst*
 ROBERT H ERNST
 REG. LAND SURVEYOR
 COLO. REG. NO. 4979
 11 JANUARY 1965



68