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

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 1313.5 FEET THENCE				
S 89° 39 30" E	A DISTANCE OF	2522	FEET	THENCE	
S 45° 47 W	"	"	102.3	"	"
S 00° 41 W	"	"	162.0	"	"
S 00° 17 E	"	"	749	"	"
S 67° 57 E	"	"	2551	"	"
S 09° 33 E	"	"	3402.8	"	"
S 23° 24 W	"	"	211	"	"
S 58° 53 E	"	"	4886	"	"
S 89° 36 E	"	"	713.7	"	"
SOUTH	"	"	2851.5	"	"
N 89° 36 W	"	"	1316.6	"	"
S 00° 29 E	"	"	1313.8	"	"
N 89° 59 W	"	"	1046.5	"	"
N 34° 25 E	"	"	424.4	"	"
N 31° 08 W	"	"	307.6	"	"
S 21° 44 W	"	"	232.9	"	"
S 42° 34 W	"	"	153.2	"	"
S 50° 48 W	"	"	441.9	"	"
S 55° 03 W	"	"	602.9	"	"
S 76° 18 W	"	"	535.0	"	"
S 74° 53 W	"	"	198.2	"	"
S 83° 58 W	"	"	314.9	"	"
N 75° 28' W	"	"	187.7	"	"
N 06° 01 E	"	"	600	"	"
N 83° 59 W	"	"	350.0	"	"
N 02° 07 C	"	"	227.5	"	"
N 44° 33 W	"	"	136.9	"	"
S 22° 02 W	"	"	148.2	"	"
S 17° 34 W	"	"	171.6	"	"
N 82° 59 W	"	"	340.0	"	"
N 00° 29 W	"	"	2670	"	"
EAST	"	"	1281.7	" TO A POINT ON THE WEST LINE OF SAID	

SECTION 8 , THENCE

N 00° 29 W A DISTANCE OF 1334.0 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 PRESIDENT ATTEST Joe E. Childers SECRETARY

STATE OF COLORADO } ss
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

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES

JULY 30, 1967

CURVE DATA

CURVE	Δ	TANGENT			RADIUS			LENGTH			Δ (R)
		(R)	C	(RAT)	(R)	C	(RAT)	(L)	C	(RAT)	
A	41°41	159.58	314.89	322.82	530.56	563.50	569.56	386.98	480.45	424.90	41°17
B	34°45	423.29	438.48	439.59	1274.19	1484.19	1434.18	807.41	835.26	810.18	4 48
C	24°52	542.58	549.28	550.6	2492.64	2492.64	2522.64	1082.85	1093.6	1094.23	2 34
D	24°21	35.68	40.89	74.52	279.22	228.22	228.22	167.97	154.84	144.21	47 39
E	82°48	113.26	149.89	168.25	138.87	138.87	138.87	168.21	207.83	272.84	121.46
F	158°58	284.44	276.68	288.26	118.34	148.34	178.34	245.83	287.4	268.26	98.83
G	39°58	69.78	69.79	69.93	51.46	51.46	51.46	138.36	137.37	138.86	38.43
H	159°58	84.88	149.88	69.93	138.49	138.49	138.49	154.89	149.86	269.34	38.43
I	34°27	69.83	70.98	84.52	224.41	224.41	224.41	137.26	140.93	165.88	23.74
K	27°17	72.72	88.88	87.38	288.62	329.62	338.62	142.87	154.94	171.84	17.38
L	39°47	44.13	79.88	75.47	84.51	84.51	84.51	81.36	131.15	139.81	39.84
M	34°26	31.39	189.88	188.78	314.86	314.86	314.86	177.73	184.68	22.58	16.81
N	39°37	39.17	39.88	69.88	188.82	188.82	188.82	72.24	90.26	68.73	41.38
P	39°23	148.62	159.88	——	438.78	488.78	——	274.81	298.38	——	17.38
R	83°48	99.88	139.88	——	114.78	114.78	——	134.82	169.88	——	23.88
S	81°38	124.81	189.88	——	144.88	174.88	——	284.84	247.82	——	72.82
T	84°48	298.87	339.88	339.32	338.61	338.61	338.61	338.84	387.74	407.71	16.82
T	88°23	191.81	218.22	244.68	218.28	248.28	278.28	345.31	338.46	418.81	22.88

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

STATE OF COLORADO } ss
LA PLATA COUNTY }

I hereby certify that no instruments of filing for record at ... o'clock ... M. on the ... day of ... 1965 are duly recorded in Book ... Page ... Fee $ ...

... Recorder

By ... Deputy

Filing No. 32283

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. A. Mulachek CHAIRMAN

ATTEST Phyllis Yeckley 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 Emmet Hoff 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

Robert H. Ernst

ROBERT H. ERNST
REG LAND SURVEYOR
COLO REG NO 4875

4 JANUARY 1965

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