

PEYTON PINES

FILING NO. 1

4246

LEGISLATION

KNOW ALL MEN BY THESE PRESENTS THAT PEYTON PINES, IS THE OWNER OF A TRACT OF LAND BEING PART OF SECTIONS 15, 20, AND 21 OF TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 10TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°30'00" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION A DISTANCE OF 220.00 FEET TO A POINT ON THE EAST-EASTLY RIGHT-OF-WAY LINE OF BRADSHAW ROAD SAID POINT BEING 21.63 FEET EASTERLY OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 87°00'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 50.33 FEET; THENCE SOUTH 89°30'00" EAST A DISTANCE OF 384.15 FEET; THENCE NORTH 0°00'00" EAST PARALLEL TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 130.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 4.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BRADSHAW ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES:

1. NORTH 19°34'00" EAST A DISTANCE OF 26.55 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 187.00 FEET TO A POINT OF TANGENCY;
2. NORTH 19°34'00" EAST A DISTANCE OF 1271.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADSHAW ROAD INTERSECTING THE NORTHERLY RIGHT-OF-WAY LINE OF HOPKINS ROAD SAID POINT BEING 28.00 FEET EAST OF SAID SECTION 19;
3. THENCE NORTH 89°30'00" EAST A DISTANCE OF 71.54 FEET; THENCE NORTH 89°30'00" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 71°00'00" EAST A DISTANCE OF 570.00 FEET; THENCE SOUTH 71°00'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 71°00'00" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19 SAID POINT BEING SOUTH 89°30'00" WEST A DISTANCE OF 126.00 FEET OF THE NORTHERN CORNER OF SAID SECTION 19; THENCE CONTAINING SOUTH 89°30'00" EAST A DISTANCE OF 34.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 89°30'00" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°30'00" WEST A DISTANCE OF 100.00 FEET TO A POINT OF CURVE SAID POINT BEING SOUTH 89°30'00" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°30'00" WEST ALONG SAID NORTHERNLY RIGHT-OF-WAY LINE OF BRADSHAW ROAD; THENCE ALONG SAID NORTHERNLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES:
1. SOUTH 71°00'00" WEST A DISTANCE OF 13.00 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADSHAW ROAD; THENCE NORTH 89°30'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 21.35 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 30.00 FEET.

HAVING SUBDIVIDED AND PLATTED THE ABOVE DESCRIBED LAND INTO LOTS, TRACTS, STREET FRONTAGES AND PUBLIC WAYS UNDER THE NAME AND STYLE OF PEYTON PINES FILING NO. 1 AND DO BY THESE PRESENTS DEDICATE TO THE COUNTY OF EL PASO, FOR PUBLIC USE ALL ROAD AS SHOWN. EASEMENTS 7 FEET IN WIDTH ON EITHER SIDE OF ALL ROAD AND SIDE LOT LINES ARE RESERVED AND/OR DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

TRACT 101 IS HEREBY DEDICATED TO THE COUNTY OF EL PASO FOR REGULATION, RESTRICTION, CONSTRUCTION OF RECREATIONAL CENTER, TRACT 101 WILL COMMENCE AT THE TIME FIFTY (50) HOMES HAVE BEEN CONSTRUCTED WITHIN THE AREA COVERED BY THE MASTER PLAN. IN WITNESS WHEREOF, PAUL D. WOODRUFF, AS PRESIDENT AND RICHARD P. WELLS, AS SECRETARY OF PEYTON PINES, BEING THE FEDERAL LAND BANK ASSOCIATION, AS HOLDER OF A FIRST MORTGAGE; DON E. WETTERL, AS HOLDER OF A SECOND DEED OF TRUST HAVE CALLED THESE PRESENTS TO BE EXECUTED AND ATTESTED THIS 17th DAY OF SEPTEMBER, A.D. 1972

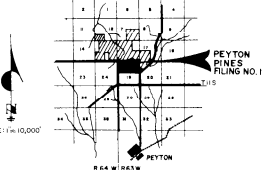
OWNER
PEYTON PINES, AN AMERICAN GOVERNMENT COMPANY
FINANCING GENERAL PARTNER
Paul D. Woodruff President
Richard P. Wells Secretary

HOLDER OF A FIRST DEED OF TRUST
THE FEDERAL LAND BANK ASSOCIATION
James Holman Vice President, Manager

HOLDER OF A SECOND DEED OF TRUST
Don E. Wetterl



VICINITY MAP

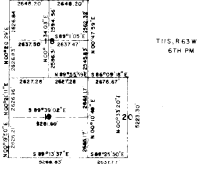


SURVEYOR'S CERTIFICATE

I, JAMES R. WOODRUFF, BEING A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF PEYTON PINES WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATE THIS 17th DAY OF SEPTEMBER, A.D. 1972
James R. Woodruff Surveyor
STATE OF COLORADO
COUNTY OF EL PASO



SECTION INFORMATION



NOTE:
1. ALL BOUNDARY CORNERS ARE NE. 1/4 REBAR WITH AN ALUMINUM CAPS I.S. # 10377.
2. ALL ROAD AND SIDE LOT LINES HAVE 10.00 FOOT UTILITY EASEMENTS UNLESS OTHERWISE NOTED. UTILITY EASEMENTS WILL ALSO BE USED AS UTILITY EASEMENTS.
3. THE BEARING DATUM IS BASED ON ADJACENT UNIMPROVED LOTS TO SECTION 20, SECTION 19.

NOTARIAL
STATE OF COLORADO
COUNTY OF EL PASO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPTEMBER, A.D. 1972, BY DON E. WETTERL, AS HOLDER OF A SECOND DEED OF TRUST ON THE ABOVE DESCRIBED LAND.
MY COMMISSION EXPIRES Feb 17, 1974
James R. Woodruff Notary Public

NOTARIAL
STATE OF COLORADO
COUNTY OF EL PASO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPTEMBER, A.D. 1972, BY JAMES R. WOODRUFF, SURVEYOR OF THE ABOVE DESCRIBED LAND, AS HOLDER OF A FIRST MORTGAGE ON THE ABOVE DESCRIBED LAND.
MY COMMISSION EXPIRES Aug 15, 1973
James R. Woodruff Notary Public

PLANNING COMMISSION APPROVAL
THE EL PASO COUNTY PLANNING COMMISSION DOES HEREBY APPROVE THIS PLAT THIS 19th DAY OF SEPTEMBER, A.D. 1972.
James R. Woodruff Chairman

COUNTY ENGINEERING APPROVAL
THE EL PASO COUNTY ENGINEERS DOES HEREBY APPROVE THIS PLAT THIS 20th DAY OF SEPTEMBER, A.D. 1972.
James R. Woodruff Chairman

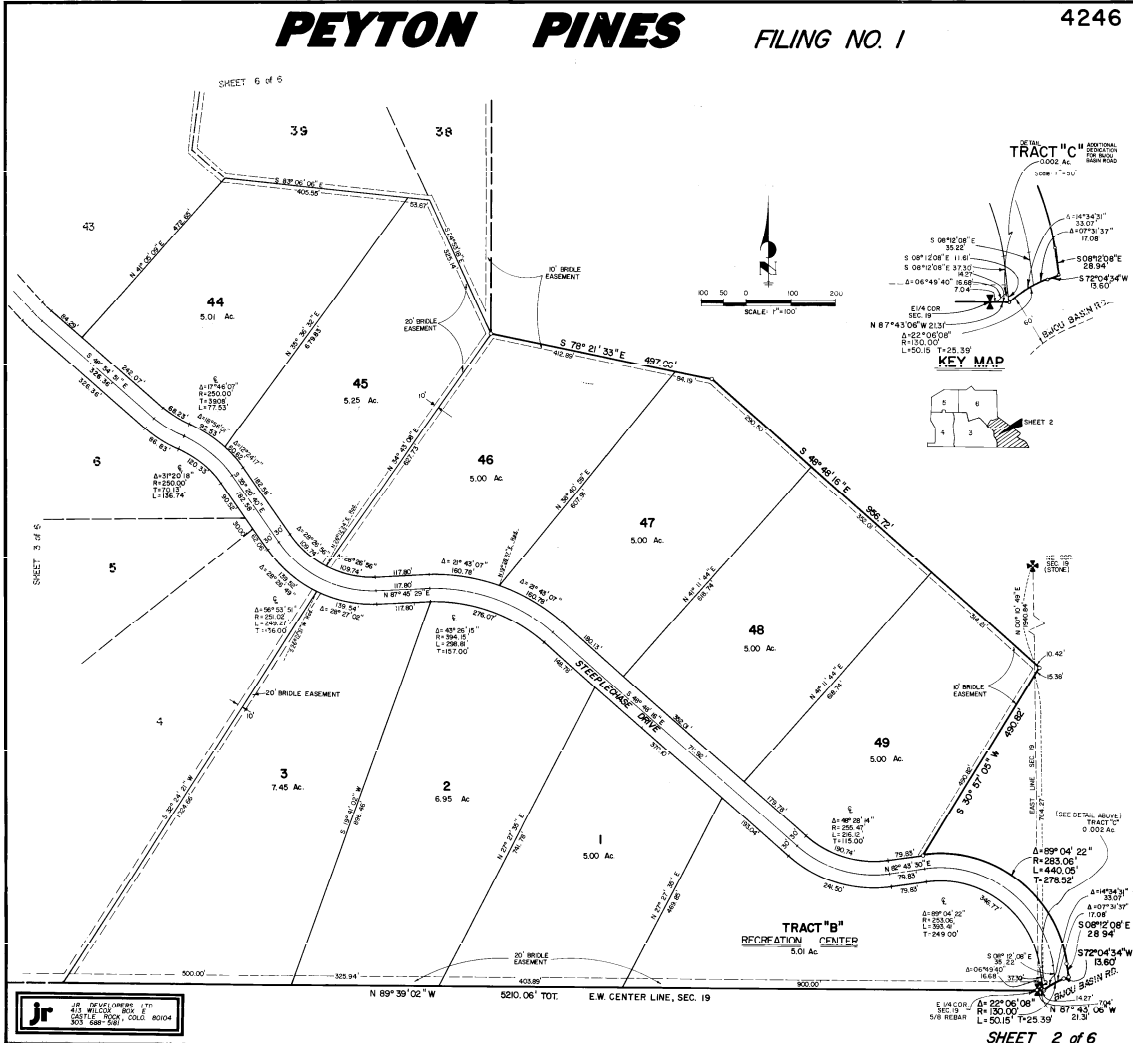
COUNTY COMMISSIONERS APPROVAL
THE FOREGOING PLAT IS APPROVED FOR FILING AND COMPLIANCE OF ALL ROAD AND EASEMENTS AND ACCEPTED BY THE COUNTY OF EL PASO, STATE OF COLORADO, SUBJECT TO THE CONDITIONS OF THE COUNTY UTILITIES ACCEPTANCE AGREEMENT AND THE COUNTY ENGINEERING COMMISSION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AT HIS EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGMENT OF THE COUNTY COMMISSIONERS, PUBLIC UTILITIES ARE NECESSARY TO SERVE THE PROJECT AND IN ORDER TO ACCEPTANCE FOR MAINTENANCE BY EL PASO COUNTY, THE SUBDIVIDER SHALL MAINTAIN SUCH ROAD AT HIS EXPENSE.
DATED THIS 4th DAY OF October, A.D. 1972
James R. Woodruff Chairman

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT IS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, THIS 20th DAY OF SEPTEMBER, A.D. 1972.
RECEPTION NO. 2401
TIME 2:00 PM
201 2401
James R. Woodruff Clerk and Recorder

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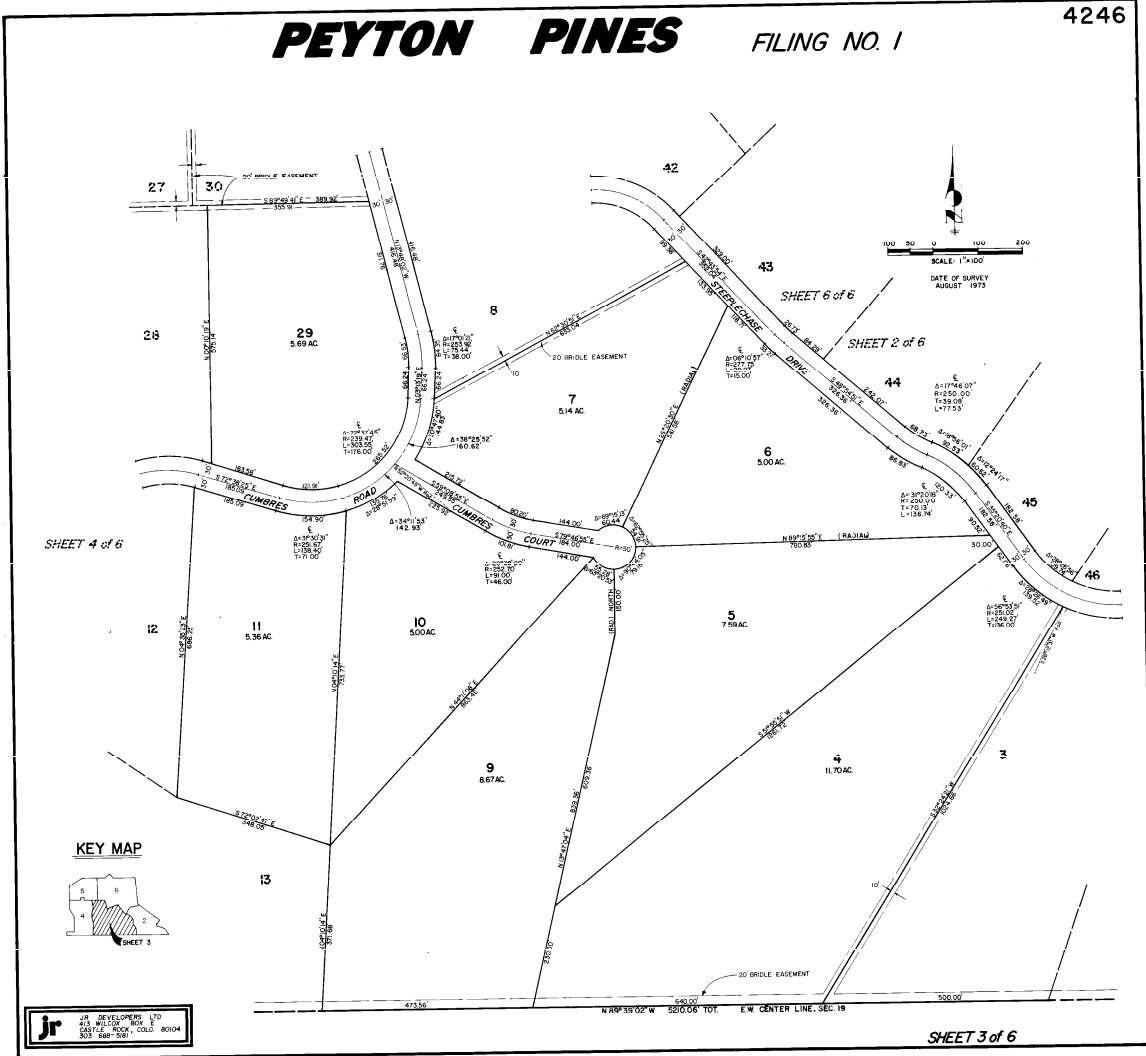
4246



PEYTON PINES

FILING NO. 1

4246



JR DEVELOPERS LTD.
415 WILSON ROAD
CASTLE ROCK, COLO. 80104
303-888-898

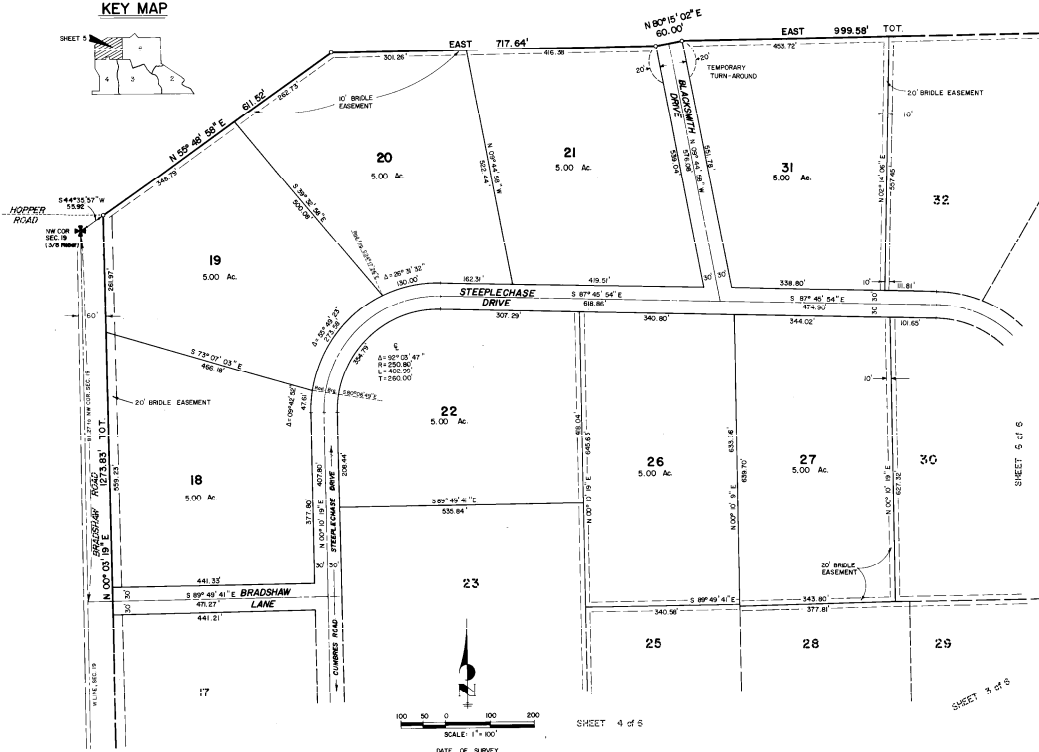
SHEET 3 of 6

PEYTON PINES

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KEY MAP



SCALE: 1"=100'

DATE OF SURVEY
AUGUST 1973

SHEET 4 of 6

SHEET 5 of 6



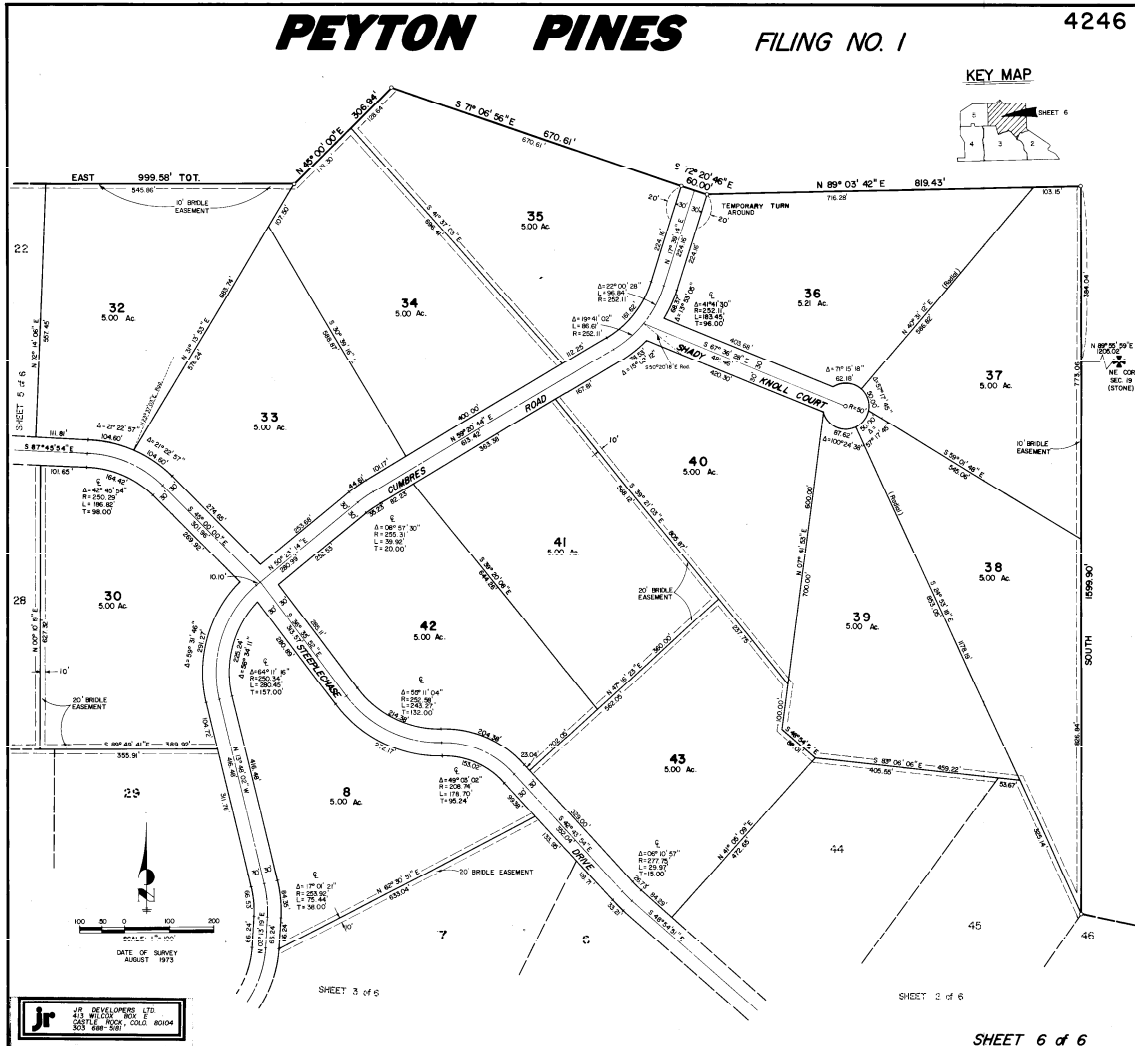
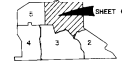
SHEET 5 of 6

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KEY MAP



JR DEVELOPERS LTD
411 COLON ROAD
SASTHE ROCK COLO 80104
303 586-591

SHEET 6 of 6