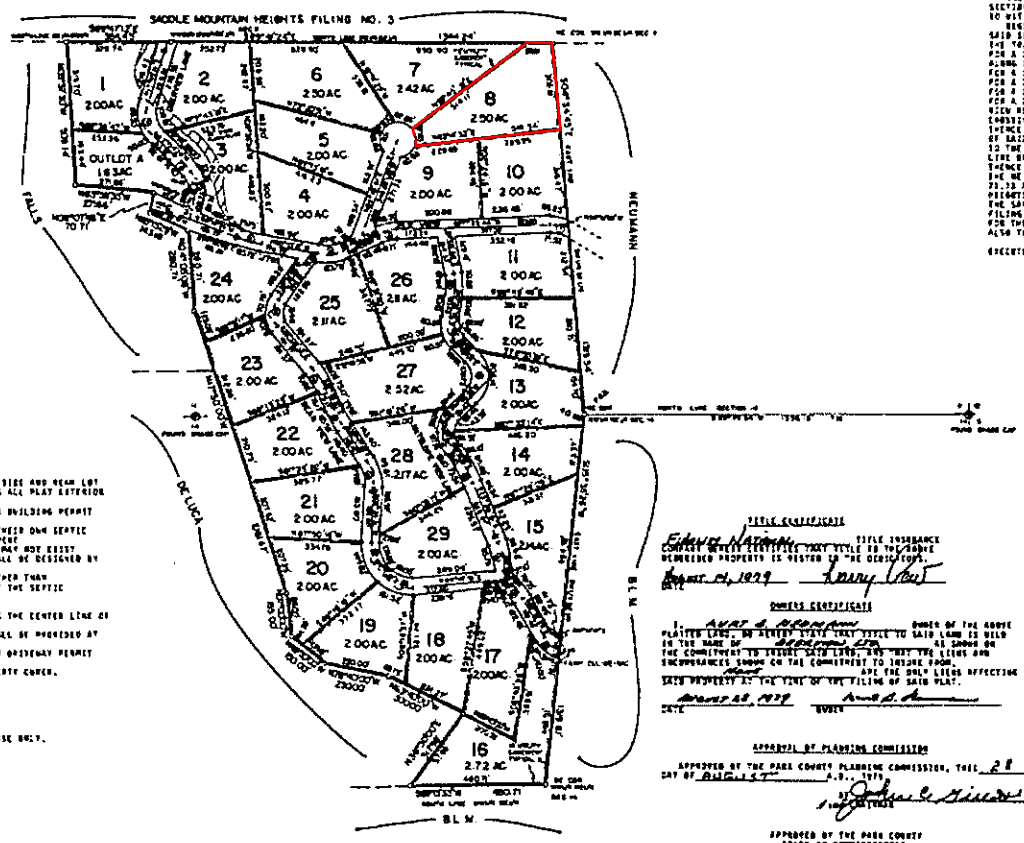
DEERVIEW FILING NO. 1

PARK COUNTY



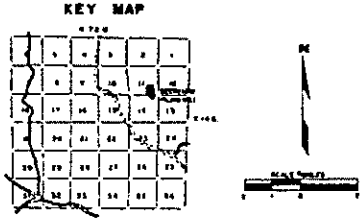
CENTERLINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	16°13'56"	46.00'	160.00'	45.32'
2.	32°31'55"	52.23'	184.91'	73.52'
3.	34°42'56"	54.40'	174.29'	105.60'
4.	11°25'55"	40.00'	399.67'	79.73'
5.	49°48'57"	40.22'	85.89'	74.38'
6.	11°04'51"	40.23'	414.78'	80.20'
7.	44°40'47"	80.00'	103.99'	161.69'
8.	35°40'35"	60.00'	98.38'	102.09'
9.	16°28'48"	40.00'	276.24'	79.45'
10.	11°37'55"	40.00'	410.45'	78.73'
11.	24°12'19"	60.00'	142.93'	94.45'
12.	43°42'18"	66.41'	144.18'	110.74'
13.	53°55'22"	66.02'	139.99'	133.26'
14.	49°53'55"	37.32'	85.71'	83.65'
15.	23°45'45"	33.26'	159.58'	66.41'
16.	68°05'50"	28.00'	61.00'	53.33'
17.	38°15'50"	53.73'	201.23'	134.39'
18.	11°47'45"	40.00'	387.23'	79.73'
19.	32°18'53"	36.64'	126.56'	70.24'
20.	46°55'19"	36.64'	63.34'	68.89'
21.	80°46'46"	100.00'	89.75'	150.37'
22.	53°35'10"	60.00'	64.65'	92.03'
23.	31°24'13"	40.00'	111.27'	70.00'

NOTES

1. 5/8" REBAR WITH SURVEY CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE. A 15' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG ALL PLAT EXTERIOR BOUNDARY LINES.
3. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE COUNTY.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. SUFFICIENT SOIL DEPTH TO PROVIDE AT THICK DESORPTION BEDS MAY NOT EXIST ON ALL LOTS, IN SUCH CASES THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER.
6. SHALLOW BEDROCK MAY REQUIRE THE INSTALLATION OF SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELDS, WHICH WILL INCREASE THE COST OF THE SEPTIC SYSTEM CONSIDERABLY.
7. ALL BUILDING PROHIBITED IN FLOOD PLAIN EASEMENTS.
8. ALL FLOOD PLAIN EASEMENTS ARE TO BE LEGALLY CENTERED ALONG THE CENTER LINE OF THE EXISTING STREAM CHANNEL.
9. ALL UTILITIES (ELEC., WATER, SEWER, GAS AND TELEPHONE) SHALL BE PROVIDED AT THE INDIVIDUAL LOT OWNERS EXPENSE.
10. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A DRIVEWAY PERMIT FROM THE COUNTY.
11. NO MINERAL RIGHTS WILL BE CONVEYED TO THE INDIVIDUAL PROPERTY OWNER.
12. DEED RECORDED AT BOOK 280 PAGE 206.
13. THIS SUBDIVISION CONTAINS 29 LOTS.
14. THIS PROPERTY HAS A-1 COUNTY ZONING.
15. THIS PLAT CONTAINS 9.0637 FEET OF DEDICATED ROAD.
16. COVENANTS RECORDED AT BOOK _____ PAGE _____.
17. OUTLOT A, WILL BE DEEDED TO PARK COUNTY.
18. THE WELLS MAY EXCEED 300' IN DEPTH, AND ARE FOR IN-HOUSE USE ONLY.

KEY MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEERVIEW LTD. BEING THE OWNER OF THAT PORTION OF SECTION 11 & 14, T.14 S., R.72 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NE CORNER OF SAID SECTION 14, THENCE S89°49'04"W ALONG THE NORTH LINE OF SAID SECTION 14 FOR A DISTANCE OF 1336.15' TO THE NE CORNER W1/2 NE1/4 OF SAID SECTION 14, THE TRUE POINT OF BEGINNING, THENCE S00°15'20"W ALONG THE EAST LINE OF THE SAID W1/2 NE1/4 FOR A DISTANCE OF 1319.61' TO THE SE CORNER W1/2 NE1/4 OF SAID SECTION 14, THENCE S89°18'33"W ALONG THE SOUTH LINE OF THE SAID W1/2 NE1/4 FOR A DISTANCE OF 426.15', THENCE N00°18'30"E FOR A DISTANCE OF 317.00', THENCE N43°02'00"W FOR A DISTANCE OF 203.00', THENCE N14°00'00"W FOR A DISTANCE OF 230.00', THENCE N49°30'00"W FOR A DISTANCE OF 153.00', THENCE N07°00'00"W FOR A DISTANCE OF 165.00', THENCE N17°50'00"W FOR A DISTANCE OF 1061.47', THENCE N84°25'00"W FOR A DISTANCE OF 220.71', TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF A ROAD KNOWN AS DEERVIEW ROAD, THENCE N45°13'25"W ALONG SAID R.O.W. FOR A DISTANCE OF 141.18', THENCE N03°22'48"E CROSSING SAID R.O.W. FOR A DISTANCE OF 78.21', THENCE N83°30'25"W FOR A DISTANCE OF 271.68', THENCE N33°31'30"W FOR A DISTANCE OF 588.11' TO A POINT ON THE NORTH LINE OF THE S1/2 S1/2 OF SAID SECTION 11, THENCE S89°27'12"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 344.45' TO THE NW CORNER OF THE SW1/4 S1/2 OF SAID SECTION 11, THENCE S89°41'22"E ALONG THE NORTH LINE OF THE SAID SW1/4 S1/2 FOR A DISTANCE OF 1326.10' TO THE NE CORNER OF THE SAID SW1/4 S1/2, THENCE S00°31'45"E ALONG THE EAST LINE OF THE SAID SW1/4 S1/2 FOR A DISTANCE OF 1312.84' TO THE NE CORNER OF THE W1/2 W1/2 OF SAID SECTION 14, THE TRUE POINT OF BEGINNING, CONTAINING 73.32 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF SADDLE MOUNTAIN HEIGHTS FILING NO. 3. THAT SAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF DEERVIEW FILING NO. 1, AND DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO FOR THE USE OF THE PUBLIC, THE EASEMENTS, STREETS, DRIVES, COURTS, AND PLACES HEREON SHOWN. ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

EXECUTED THIS 28 DAY OF AUGUST A.D. 1978.

DEERVIEW LTD.,

BY: _____
KENT REDWAY

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF August A.D. 1978.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

TITLE CERTIFICATE

_____ TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE DEDICATOR.

August 21, 1978 _____
DATE

OWNERS CERTIFICATE

I, _____ OWNER OF THE ABOVE PLATTED LAND, DO HEREBY CERTIFY THAT TITLE TO SAID LAND IS HELD IN THE NAME OF _____ AS SHOWN ON THE COMMITMENT TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES SHOWN ON THE COMMITMENT TO INSURE SAID _____ ARE THE ONLY LIENS AFFECTING SAID PROPERTY AT THE TIME OF THE FILING OF SAID PLAT.

August 28, 1978 _____
DATE OWNER

APPROVAL BY PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 28 DAY OF AUGUST A.D., 1978.

BY: _____
CHAIRMAN

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 4th DAY OF September A.D., 1978 SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT RECEIVE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREON BY THE SUBDIVIDER, SAID ROADS WILL BE ACCEPTED BY RESOLUTION AT A REGULAR COUNTY COMMISSIONERS MEETING AFTER COMPLETION AND INSPECTION.

_____ BY: _____
CLERK CHAIRMAN

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY AT 8:00 A.M. ON THE 5th DAY OF September A.D., 1978, AND DULY FILED AT RECEPTION NO. 277434

_____
COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.

August 28, 1977 _____
DATE THOMAS L. BURNETT C.L.S. NO. 11661

N

SCALE (1"=200')
100 0 100 200 400

THIS SHEET CONTAINS 29 LOTS

Mountain Planning & Dev.
Surveying, Planning & Develop
P.O. Box 118, Fairplay, Park County, Colorado
Phone 836-2600

filing No. 1