

LEGAL DESCRIPTION

R COUNTY, COLORADO.

THE UNIT CONTAINS 73.44 ACRES MORE OR LESS; HAS BEEN
SUBDIVIDED AND PLATTED INTO TRACTS AND MOADS AS SHOWN
ON AND STYLE OF "RAINIER VALLEY UNIT," AND BY THESE PRESENTS
GRANTS THE RIGHT OF THROUGHFARE AND TO PUBLIC UTILITY AND
TO DISTRIBUTE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS,
SERVICE LINES AND APPURTENANCES, TO PROVIDE SUBJECT UTILITY
SEWER SERVICE WITHIN THE SUBDIVISION AND PROPERTY
THEREON AND ACROSS THESE STREETS, AVENUES AND OTHER PUBLIC
WAYS, ALSO EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES AS
SHOWN.

James F. Bensford JAMES F. BENSFORD, PRESIDENT

NY COMMISSION EXPIRES December 4, 1971

RAINBOW VALLEY CORPORATION

THE FOREGOING PLAY AND STATEMENT WAS ACKNOWLEDGED BEFORE ME
ON 16 DAY OF MAY, 1960 BY THE PRESIDENT AND SECRETARY OF
THE RAINBOW VALLEY CORPORATION WITNESS MY HAND AND SEAL

COMMISSION EXPIRES 6-1-69 Notary Public

FOR HAMILTON, CERTIFY THAT THE TRACT SHOWN BY THE ADJACENT
WAS SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID
ADJACENT SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF
THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert H. Hamilton
ROBERT H. HAMILTON CEN. EX. 6860

FOREGOING STATEMENTS CERTIFICATE WAS SUBSCRIBED AND SWORN TO
BY ME THIS 22 DAY OF June, 1968

১৯৭২ চন্দ্রাবলী ১৯৭২

198574 John W. Pugh
JOHN W. PUGH

FILED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS
 11 DAY OF JUNE, 1968 AT 11:05 AM IN PLAT BOOK C
 PAGES 19, 20 AND 21

ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF
EL PASO COUNTY, COLORADO, THIS 12TH DAY OF JULY, 1968. THE
S. STREETS, ALLEYS AND OTHER MEANS OF PUBLIC WAY ARE HEREBY
DEDICATED FOR PUBLIC USE.

BOARD OF COUNTY COMMISSIONERS WILL NOT ACCEPT FOR MAINTENANCE
ROADS AND OTHER PUBLIC WAYS IN THIS SUBDIVISION UNTIL SUCH TIME AS
A RESOLUTION TO THAT EFFECT HAS BEEN ADOPTED BY THE SAID BOARD AND
FILED IN THE OFFICE OF THE CLERK AND RECORDED IN TELLER COUNTY
RECORDS.

GRADO.

Harold E. ...

CHIEF

RAINBOW VALLEY DEVELOPMENT		SIGNATURE
45	FILING PLAT	DWN:
		CND:
		APP:
	RAINBOW DEVELOPMENT CO. DENVER, COLO.	SCALE: 1"=100'
		SHEET 1 OF 1
	CONTINENTAL ENGINEERS INC. 2625 W. COLFAX AVE DENVER COLO	DWG:

BEFORE THE COURT OF THE COUNTY OF TELLER, STATE OF MONTANA, IN AND TO THE EFFECT OF THE RAINBOW DEVELOPMENT CORPORATION BEING THE OWNER OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTION 12, 13, 7 AND 18, TOWNSHIP 14 S. RANGES 69 AND TO WEST OF THE 6th PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

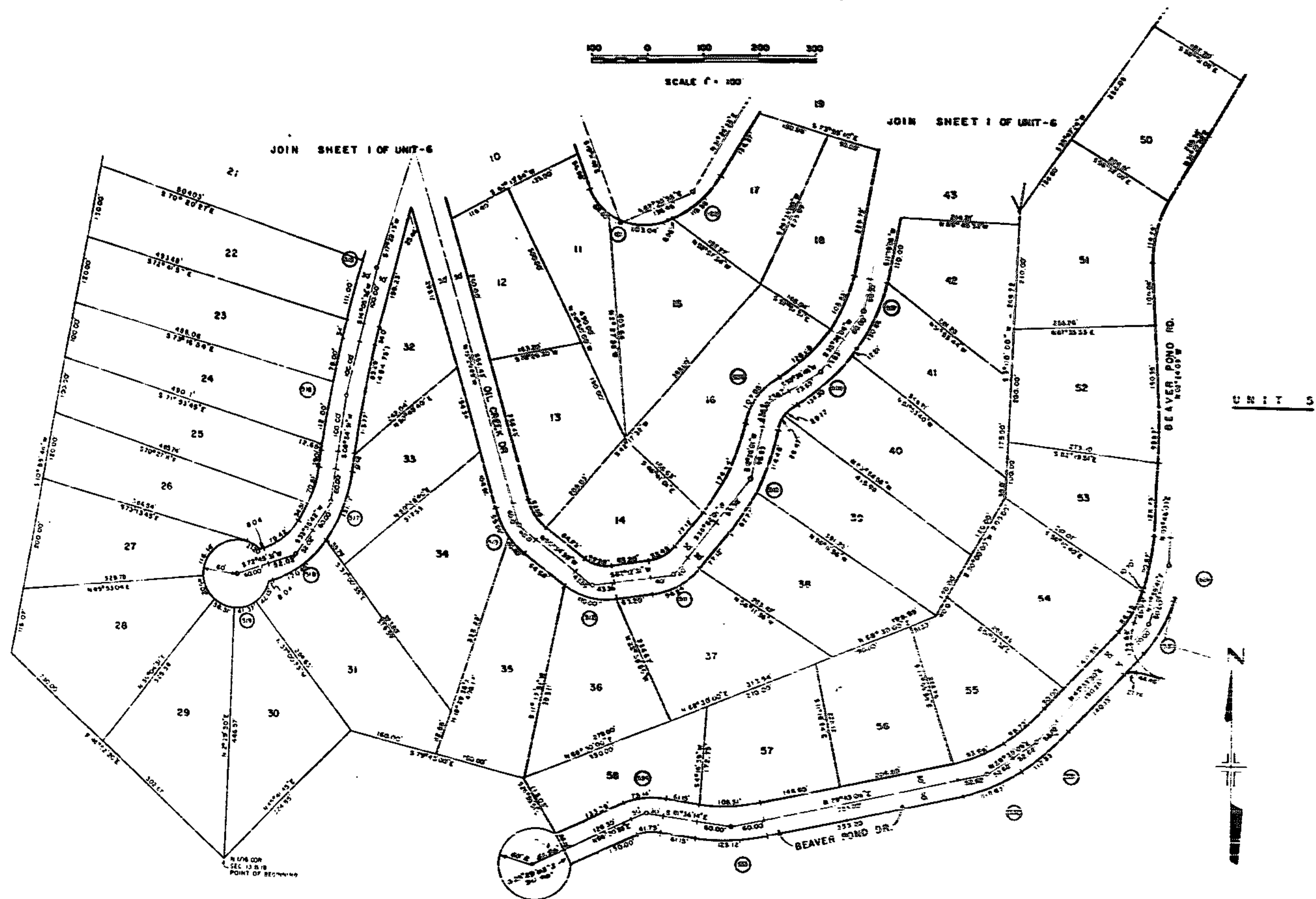
BEGINS AT THE WEST W/4 COR. OF THE NW1/4 SEC. 14, T. 14 S., R. 69 W., THENCE N 43° 41' 45" E A DISTANCE OF 324.83 FEET, THENCE S 79° 45' 00" E A DISTANCE OF 320.00 FEET, THENCE S 29° 58' 31" E A DISTANCE OF 143.22 FEET, THENCE S 23° 28' 00" E A DISTANCE OF 30.00 FEET, THENCE N 66° 30' 36" E A DISTANCE OF 130.00 FEET,

THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 31° 22' 30" AND A RADIUS OF 79.04 FEET A DISTANCE OF 41.74 FEET, THENCE S 81° 34' 14" E A DISTANCE OF 81.15 FEET, THENCE ALONG A CURVE TO LEFT WITH A CENTRAL ANGLE OF 18° 40' 40" AND A RADIUS OF 373.96 FEET A DISTANCE OF 129.12 FEET, THENCE N 78° 43' 06" E A DISTANCE OF 353.20 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 30° 03' 51" AND A RADIUS OF 327.42 FEET A DISTANCE OF 146.67 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE 18° 05' 39" AND A RADIUS OF 27.16 FEET A DISTANCE OF 12.53 FEET, THENCE N 43° 33' 30" E A DISTANCE OF 140.13 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 63° 33' 54" AND A RADIUS OF 25.00 FEET A DISTANCE OF 27.74 FEET, THENCE S 72° 32' 36" E A DISTANCE OF 44.46 FEET TO A POINT ON THE WESTERLY LIMITS OF RIGHT OF WAY DEDICATED AND DESCRIBED IN RAINBOW VALLEY UNIT 5 FILED IN TELLER COUNTY, THENCE FOLLOWING SAID WESTERLY LIMITS OF THIS RIGHT OF WAY, PROCEED ALONG A CURVE WHOSE CHORD BEARS N 27° 26' 22" W A DISTANCE OF 112.82 FEET AND A CENTRAL ANGLE OF 90° 32' 07" A RADIUS OF 79.23 FEET A DISTANCE OF 123.68 FEET, THENCE N 17° 39' 41" E A DISTANCE OF 69.94 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 16° 28' 47" WITH A RADIUS OF 316.27 FEET A DISTANCE OF 90.67 FEET, THENCE N 03° 46' 03" E FOR A DISTANCE OF 128.73 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06° 10' 12" AND A RADIUS OF 897.72 FEET A DISTANCE OF 96.67 FEET, THENCE N 02° 24' 09" W FOR A DISTANCE OF 299.39 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 33° 28' 07" AND A RADIUS OF 194.81 FEET FOR A DISTANCE OF 144.79 FEET, THENCE N 30° 27' 28" E A DISTANCE OF 379.34 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13° 39' 46" AND A RADIUS OF 342.37 FEET A DISTANCE OF 92.37 FEET, THENCE N 17° 48' 12" E FOR A DISTANCE OF 87.88 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20° 05' 45" AND A RADIUS OF 232.19 FEET A DISTANCE OF 88.45 FEET, THENCE N 02° 17' 33" W FOR A DISTANCE OF 362.19 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 16° 49' 04" AND A RADIUS OF 306.24 FEET FOR A DISTANCE OF 90.52 FEET, THENCE N 19° 06' 37" W FOR A DISTANCE OF 124.71 FEET, THENCE S 71° 15' 19" W FOR A DISTANCE OF 58.12 FEET, THENCE S 06° 48' 30" E FOR A DISTANCE OF 66.28 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 13° 00' 49" AND A RADIUS OF 380.71 FEET FOR A DISTANCE OF 86.46 FEET, THENCE S 07° 12' 31" W FOR A DISTANCE OF 460.79 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 45° 58' 48" AND A RADIUS OF 137.28 FEET FOR A DISTANCE OF 119.74 FEET, THENCE S 56° 11' 07" W FOR A DISTANCE OF 24.25 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 33° 41' 46" AND A RADIUS OF 102.08 FEET FOR A DISTANCE OF 60.03 FEET, THENCE S 22° 29' 21" W A DISTANCE OF 150.26 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 37° 49' 05" AND A RADIUS OF 146.77 FEET FOR A DISTANCE OF 96.87 FEET, THENCE S 60° 48' 26" W FOR A DISTANCE OF 63.14 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90° 21' 39" AND A RADIUS OF 64.78 FEET FOR A DISTANCE OF 102.16 FEET, THENCE N 23° 19' 55" W FOR A DISTANCE OF 1.58 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 20° 18' 16" AND A RADIUS OF 309.22 FEET FOR A DISTANCE OF 109.54 FEET, THENCE N 09° 01' 39" W FOR A DISTANCE OF 2.70 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 18° 06' 26" AND A RADIUS OF 500.69 FEET FOR A DISTANCE OF 138.22 FEET, THENCE N 09° 04' 47" E FOR A DISTANCE OF 17.90 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 73° 22' 25" AND A RADIUS OF 23.69 FEET FOR A DISTANCE OF 30.34 FEET, THENCE N 64° 17' 38" W FOR A DISTANCE OF 4.63 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 52° 51' 14" AND A RADIUS OF 130.61 FEET FOR A DISTANCE OF 120.48 FEET, THENCE N 16° 27' 24" W FOR A DISTANCE OF 58.42 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 120° 51' 36" AND A RADIUS OF 3.08 FEET FOR A DISTANCE OF 11.52 FEET, THENCE S 38° 42' 00" W FOR A DISTANCE OF 149.21 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 40° 19' 35" AND A RADIUS OF 23.82 FEET FOR A DISTANCE OF 90.04 FEET, THENCE S 84° 03' 35" W FOR A DISTANCE OF 3.06 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 86° 53' 21" AND A RADIUS OF 17.54 FEET FOR A DISTANCE OF 26.55 FEET, THENCE S 02° 54' 45" E FOR A DISTANCE OF 69.48 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19° 05' 27" AND A RADIUS OF 327.34 FEET FOR A DISTANCE OF 109.06 FEET, THENCE S 16° 13' 41" W FOR A DISTANCE OF 3.06 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 54° 00' 30" AND A RADIUS OF 177.15 FEET FOR A DISTANCE OF 167.15 FEET, THENCE S 70° 14' 31" W FOR A DISTANCE OF 30.02 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 94° 42' 41" AND A RADIUS OF 25.26 FEET FOR A DISTANCE OF 41.73 FEET, THENCE S 24° 28' 10" E FOR A DISTANCE OF 53.05 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 55° 52' 43" AND A RADIUS OF 124.28 FEET FOR A DISTANCE OF 121.20 FEET, THENCE S 31° 24' 33" W FOR A DISTANCE OF 134.37 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 36° 06' 22" AND A RADIUS OF 193.40 FEET FOR A DISTANCE OF 110.50 FEET, THENCE S 67° 30' 53" W FOR A DISTANCE OF 6.06 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 93° 17' 17" AND A RADIUS OF 105.54 FEET FOR A DISTANCE OF 171.84 FEET, THENCE N 19° 11' 45" W FOR A DISTANCE OF 81.98 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29° 48' 40" AND A RADIUS OF 289.51 FEET FOR A DISTANCE OF 110.21 FEET, THENCE N 02° 36' 52" E A DISTANCE OF 57.63 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13° 47' 51" AND A RADIUS OF 48.54 FEET FOR A DISTANCE OF 59.37 FEET, THENCE N 51° 10' 55" W FOR A DISTANCE OF 33.82 FEET TO A POINT ON THE EAST BOUNDARY OF RAINBOW VALLEY UNIT 5 FILED IN TELLER COUNTY, THENCE ALONG SAID BOUNDARY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 31° 24' 06" AND A RADIUS OF 172.30 FEET FOR A DISTANCE OF 94.42 FEET, THENCE N 15° 46' 53" W A DISTANCE OF 476.74 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 19° 28' 17" AND A RADIUS OF 500.00 FEET FOR A DISTANCE OF 104.25 FEET, THENCE S 40° 44' 50" W A DISTANCE OF 30.56 FEET, THENCE S 49° 15' 10" E A DISTANCE OF 20.00 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 136° 11' 53" AND A RADIUS OF 100.00 FEET WHOSE CHORD BEARS N 77° 09' 14" W A DISTANCE OF 185.57 FEET FOR A DISTANCE OF 231.69 FEET, THENCE N 86° 56' 43" E A DISTANCE OF 20.00 FEET, THENCE N 03° 03' 17" E A DISTANCE OF 123.97 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 152° 23' 05" AND A RADIUS OF 252.10 FEET, FOR A DISTANCE OF 67.69 FEET, THENCE N 12° 19' 49" E A DISTANCE OF 287.62 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 30° 59' 38" AND A RADIUS OF 210.33 FEET FOR A DISTANCE OF 113.77 FEET, THENCE N 43° 19' 27" E A DISTANCE OF 73.50 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 41° 40' 08" AND A RADIUS OF 45.00 FEET FOR A DISTANCE OF 32.72 FEET, THENCE N 70° 27' 22" W A DISTANCE OF 35.75 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 16° 01' 33" AND A RADIUS OF 156.06 FEET FOR A DISTANCE OF 49.11 FEET, THENCE N 52° 23' 19" W A DISTANCE OF 14.32 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 101° 21' 29" AND A RADIUS OF 50.00 FEET FOR A DISTANCE OF 88.45 FEET, THENCE S 26° 12' 32" W A DISTANCE OF 130.2 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 27° 21' 11" AND A RADIUS OF 153.26 FEET FOR A DISTANCE OF 73.18 FEET, THENCE S 53° 34' 03" W A DISTANCE OF 88.3

RAINBOW VALLEY UNIT 6

TELLER COUNTY, COLORADO.

49



ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
THIS 17TH DAY OF JUNE, 1968, AT 11:05 A.M.



Rose H. Paul
CLERK AND RECORDER

RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
		DWN.
		CKD.
		APP.
		SCALE: 100'/1"
		SHEET 2 OF 3
JOB	RAINBOW DEVELOPMENT CO. DENVER, COLO.	DWG.
	CONTINENTAL ENGINEERS, INC. 9625 W. COLFAX AVE., DENVER, COLO.	

PROTECTIVE COVENANTS

1. PROTECTIVE COVENANTS AS FILED IN TELLER COUNTY RECORDS.
2. AN EASEMENT OF 10 FEET SHALL BE RESERVED ALONG ALL REAR AND SIDE SITE LINES FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, EXCEPT THAT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.
3. NO BUILDING OR OBSTRUCTION TO BE PLACED CLOSER THAN 20 FEET EITHER SIDE OF ALL EXISTING NATURAL DRAINAGE CHANNELS.
4. AN ADEQUATE CULVERT AT LEAST 12 INCHES IN DIAMETER SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE BY THE PROPERTY OWNER.

NOTE:
BEARINGS AS INDICATED ARE BASED ON TRUE NORTH
AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRI-
ANGULATION STATIONS.

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS
17TH DAY OF MARCH, 1968. AT 11:00 A.M.

Barbara H. Deal
CLERK AND RECORDER

RAINBOW VALLEY UNIT 6

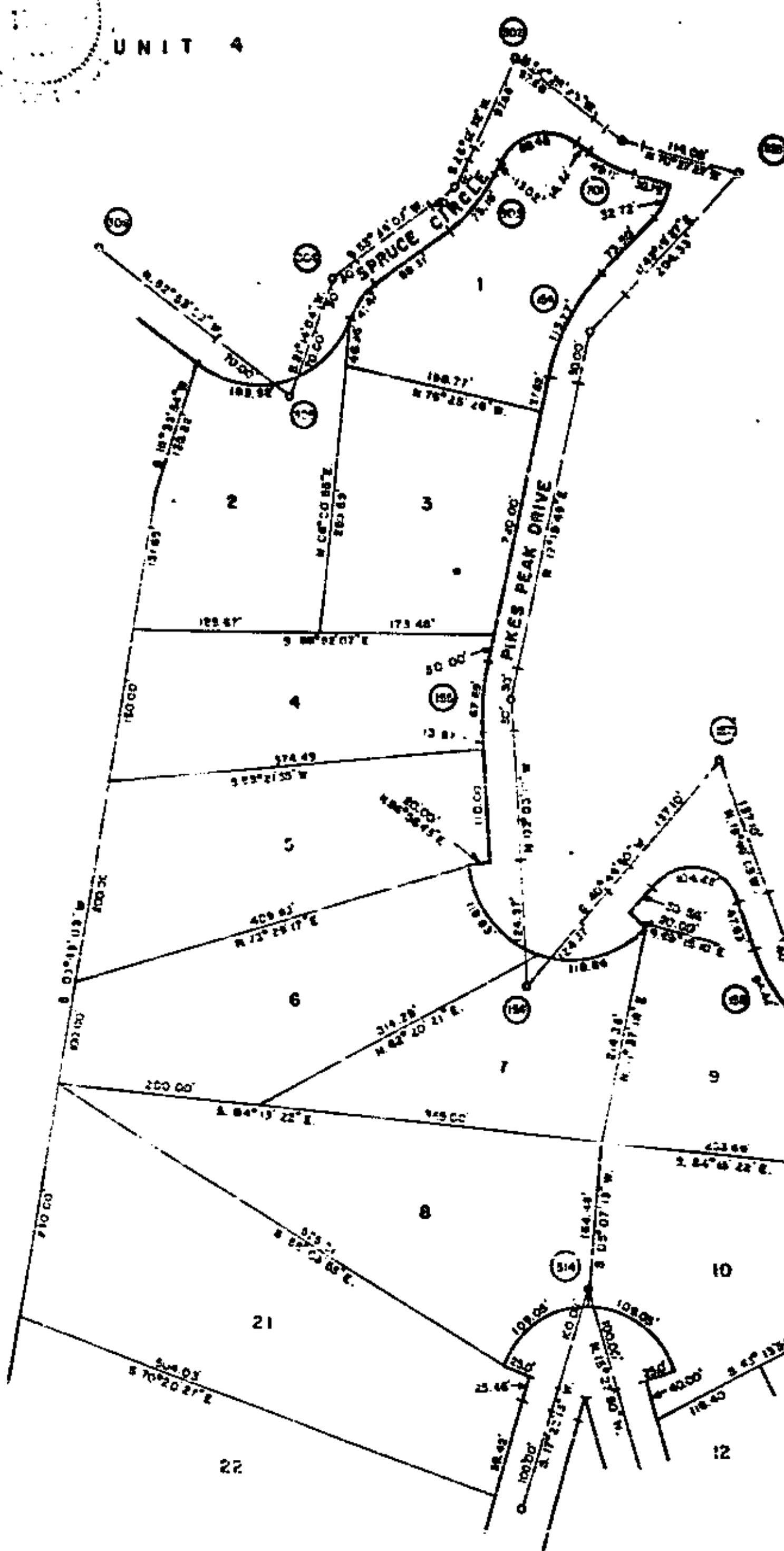
TELLER COUNTY, COLORADO.



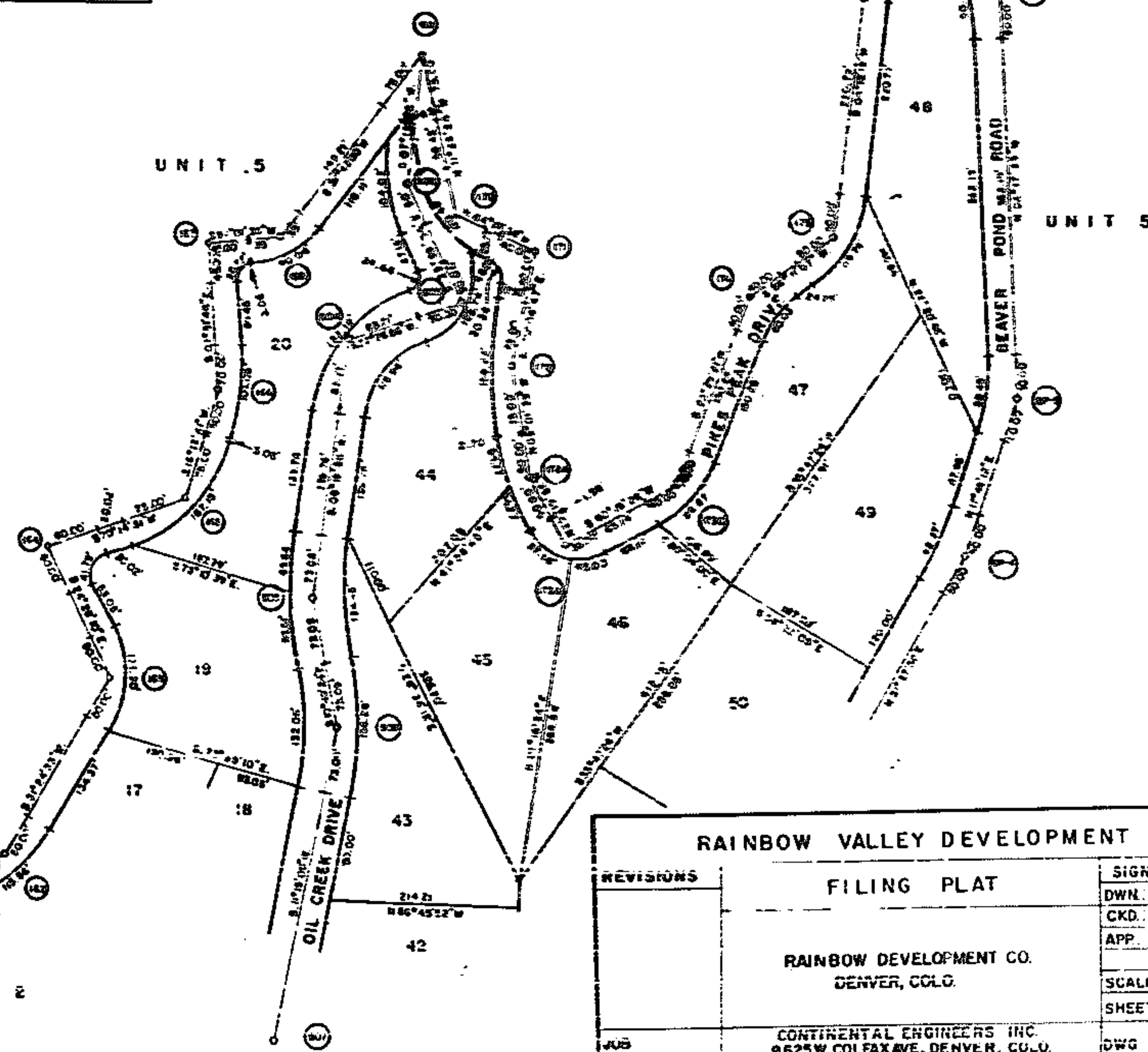
SCALE 1" = 100'



CURVE TABLE				
No.	Δ	T	L	S
502	31°15'30"	50.00'	97.91'	178.75'
503	36°25'30"	50.00'	75.19'	44.67'
504	4°08'00"	83.71'	149.56'	133.62'
505	19°08'30"	73.09'	144.80'	433.45'
506	22°08'30"	73.09'	144.36'	373.52'
507	24°17'00"	20.00'	118.20'	278.90'
508	24°00'45"	73.63'	145.10'	345.22'
509	47°10'45"	43.67'	82.34'	100.00'
510	25°29'00"	28.83'	194.14'	420.80'
511	43°20'30"	40.00'	76.15'	100.00'
512	46°32'30"	48.38'	81.82'	134.64'
513	38°24'30"	40.00'	77.44'	123.29'
514	147°09'57"	100.00'	75.74'	23.50'
515	03°16'37"	100.00'	189.95'	3486.05'
516	03°20'00"	100.00'	188.86'	2146.52'
517	24°41'11"	60.00'	118.11'	272.48'
518	39°09'45"	52.02'	98.96'	146.24'
519	25°33'48"	50.00'	98.34'	220.40'
521	19°09'39"	52.62'	397.16'	104.63'
522	20°03'57"	52.62'	104.16'	297.42'
523	19°40'40"	60.00'	118.62'	343.96'
524	31°52'51"	30.00'	58.44'	105.04'



JOIN SHEET 2



RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
		DWN.
		CKD.
		APP.
		SCALE: 100'/1"
		SHEET 3 OF 3
JOB	RAINBOW DEVELOPMENT CO. DENVER, COLO.	
	CONTINENTAL ENGINEERS INC. 9625 W. COLFAX AVE. DENVER, COLO.	
		DWG