

# WAGON TONGUE SUBDIVISION NO. 2

PARK COUNTY, COLORADO

SCALE: 1"=200'

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.

KNOW ALL MEN BY THESE PRESENTS: THAT THE WAGON TONGUE COMPANY, A COLORADO CORPORATION, BEING THE OWNER OF A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14 AND A PORTION OF THE NE 1/4 OF SECTION 23, T13S, R72W OF THE 6TH PM., DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE (1) N 02°08'38"W FOR 1315.83 FEET ON THE EAST LINE THEREOF, (2) S 89°01'42"W FOR 840.00 FEET, (3) S 14°19'24"W FOR 310.27 FEET, (4) SOUTH FOR 290.00 FEET, (5) WEST FOR 80.00 FEET, (6) SOUTH FOR 538.82 FEET (7) S 45°W FOR 358.77 FEET, (8) S 20°W FOR 390.17 FEET, (9) S 45°W FOR 320.00 FEET, (10) S 13°27'42"E FOR 344.15 FEET, (11) S 45°E FOR 488.57 FEET TO A POINT ON THE NORTH BOUNDARY OF WAGON TONGUE SUBDIVISION NO. 1, (12) S 80°12'55"E FOR 260.27 FEET ON SAID NORTH BOUNDARY (13) S 48°E FOR 173.93 FEET ON SAID NORTH BOUNDARY (14) N 70°30'E FOR 617.75 FEET ON SAID NORTH BOUNDARY, (15) S 89°12'31"E FOR 264.27 FEET ON SAID NORTH BOUNDARY TO THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 24 AFORESAID, (16) N 0°03'38"E FOR 1313.60 FEET ON THE EAST LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING; CONTAINING 76.05 ACRES OF LAND, MORE OR LESS.

HAS CAUSED SAID TRACT TO BE PLATTED INTO BLOCKS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ADJACENT PLAT, WHICH IS DRAWN TO A FIXED SCALE AS INDICATED THEREON, AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF THE SAID TRACT AND THE SUBDIVISION THEREOF; AND WHICH TRACT SO PLATTED, SHALL BE KNOWN AS WAGON TONGUE SUBDIVISION NO. 2. ALL STREETS WILL BE GRADED AND PROVIDED WITH PROPER DRAINAGE TO THE SATISFACTION OF THE ROAD COMMISSIONER OF PARK COUNTY, AND ARE HEREBY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF THE WAGON TONGUE COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, ALFRED A. PLAMANN, AND ATTESTED TO BY ITS SECRETARY, GEORGE L. WILLIAMS, AND ITS CORPORATE SEAL AFFIXED THIS THIRD DAY OF SEPTEMBER, 1965.

ATTEST: *George L. Williams* SECRETARY *Alfred A. Plamann* PRESIDENT

THE ADJOINING PLAT AND STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS THIRD DAY OF SEPT. 1965, BY ALFRED A. PLAMANN, PRESIDENT, AND GEORGE L. WILLIAMS, SECRETARY, RESPECTIVELY, OF THE WAGON TONGUE COMPANY.

MY COMMISSION EXPIRES August 3, 1969

*Orville S. McMillin* NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TRACT SHOWN BY THE ADJACENT PLAT WAS SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*George L. Williams*



*Orville S. McMillin*

THE ADJACENT PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, COLORADO THIS 7th DAY OF Sept., 1965

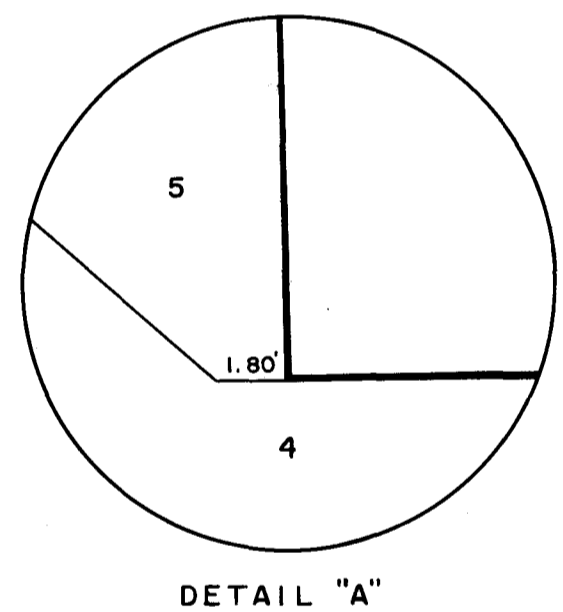
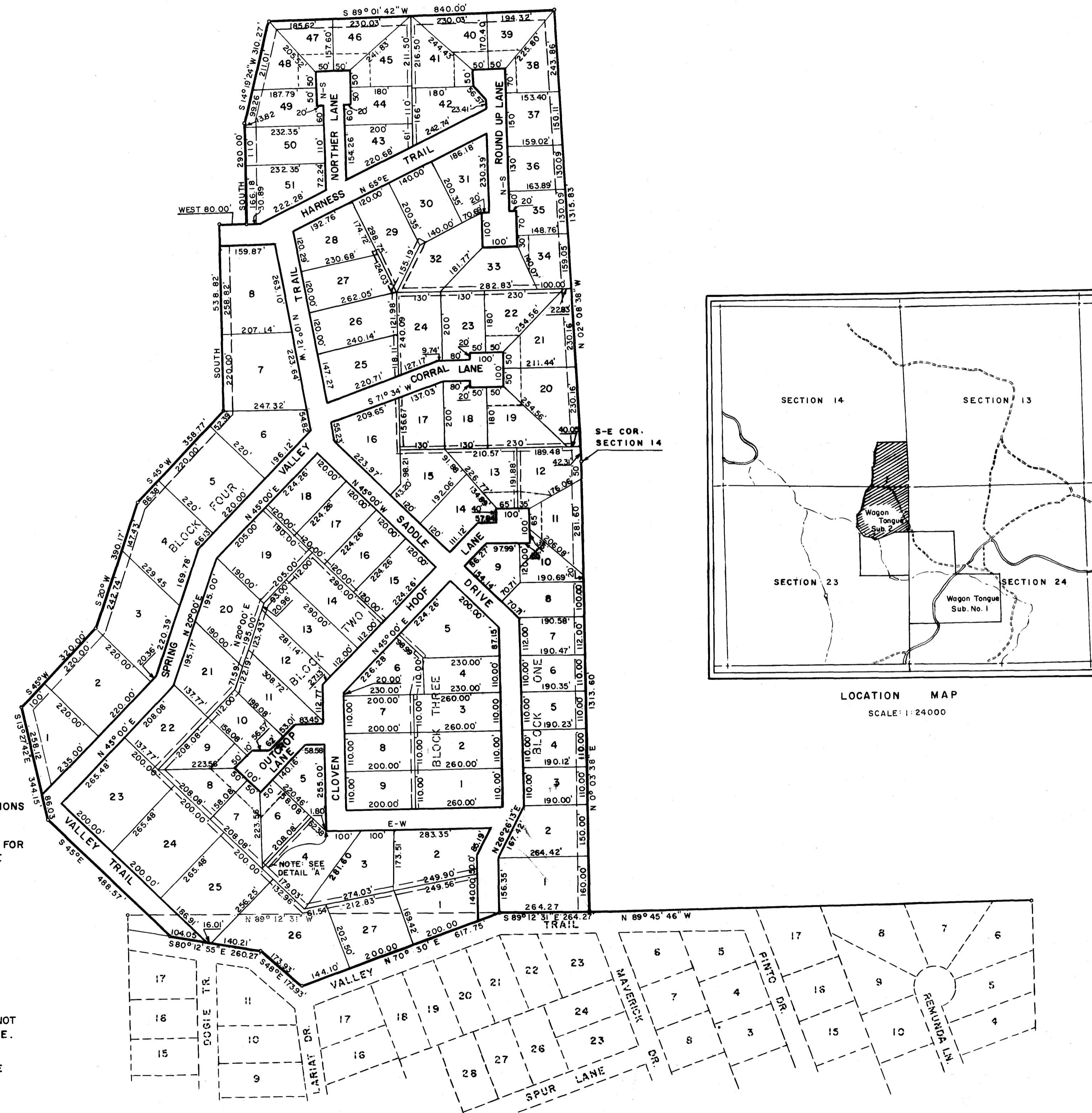
*Ray Paulie* CHAIRMAN

STATE OF COLORADO SS COUNTY OF PARK

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:40 AM THIS 7th DAY OF September, 1965, AND IS DULY RECORDED IN PLAT BOOK UNDER RECEPTION NUMBER 164735 FEE: 1000.00

*Wagon Tongue* COUNTY CLERK

W-1a



- ALL BOUNDARY, BLOCK, LOT, AND STREET LINE INTERSECTIONS ARE AT RIGHT ANGLES UNLESS INDICATED OTHERWISE.
- EASEMENTS ARE 10, 20, OR 30 FEET IN WIDTH AND ARE FOR UTILITIES SERVICE AND DRAINAGE AS REQUIRED, AND ARE SHOWN THUS
- ALL RESIDENTIAL CONSTRUCTION MUST BE BEHIND THE BUILDING RESTRICTION LINES SHOWN THUS AND AT LEAST 15 FEET FROM ANY PROPERTY LINE.
- BEARINGS SHOWN ON THIS PLAT ARE BASED ON THOSE ESTABLISHED BY THE GENERAL LAND OFFICE.
- ANY LOT RESERVED FOR BUSINESS IS SO DESIGNATED ON THIS PLAT.
- ANY STREETS HAVING GRADES IN EXCESS OF 7% WILL NOT BE MAINTAINED BY PARK COUNTY. ALL ARE 60 FEET WIDE.
- ALL LAND IN THIS SUBDIVISION COMES UNDER THE "SUBDIVISION REGULATIONS" AND "MINIMUM PROTECTIVE COVENANTS" OF PARK COUNTY.

WAGON TONGUE SUBDIVISION NO. 1

REVISIONS	FILING PLAT	SIGNATURES
	WAGON TONGUE SUBDIVISION NO. 2	DWN W.J.B. CKD S.S.M. APPR. <i>Blair</i> Aug 31, 1965 SCALE: 1"=200' SHEET 1 OF 1
JOB 6407	GEORGE L. WILLIAMS-CONSULTING ENGINEER	DWG. 1453

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