

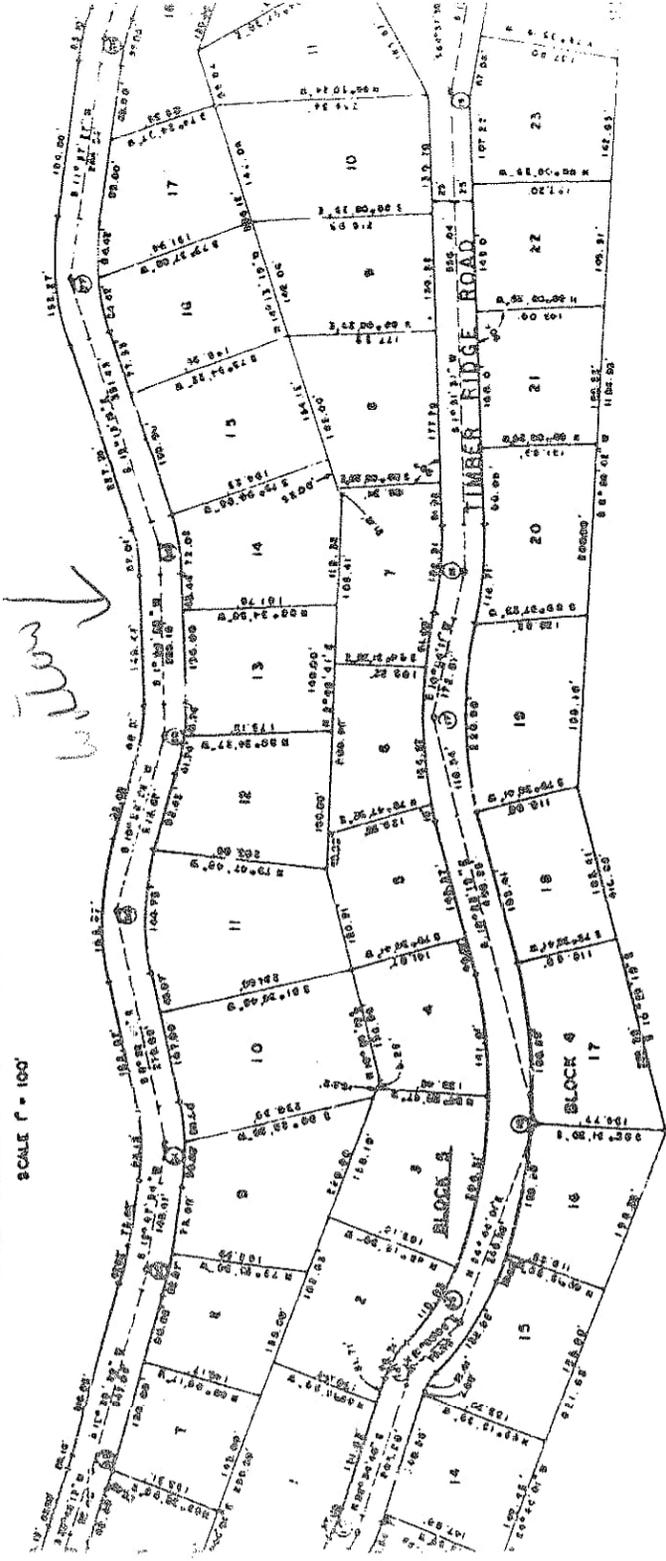
# RAINBOW VALLEY UNIT TELLER COUNTY, COLORADO

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

This map/plan/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.



SCALE 1" = 100'



AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE RIGHT OF THROUGHWAY AND TO PUBLIC UTILITY AND WATER SANITATION DISTRICT THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, TO PROVIDE SUBJECT UTILITY AND WATER AND SANITARY SERVICE WITHIN THE SUBDIVISION AND PROPERTY CONTIGUOUS THERETO, OVER AND ACROSS THESE STREETS, AVENUES AND OTHER PUBLIC PLACES HEREOF, SHOW ALSO EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES AS PROVIDED BY THE COVENANTS ACCESS TO THE STREET SYSTEM DEDICATED ABOVE IS PROVIDED BY DEDICATION OF A RIGHT OF WAY 100.00 FEET EACH SIDE OF A CENTERLINE DESIGNATED AS FOLLOWS: FROM A POINT ON THE EASTERLY BOUNDARY OF ASPEN LAKE WHICH BEARS N12°56'31"E A DISTANCE OF 84.88 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 10, BLOCK 6, THENCE N 81°34'52" E A DISTANCE OF 58.12 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF COLORADO HIGHWAY NO. 67 FROM WHICH POINT THE NORTH-EAST CORNER OF SECTION 6, TOWNSHIP 14, SOUTH, RANGE 69 WEST BEARS S 27°24'44" W A DISTANCE OF 812.62 FEET.

WITNESS OUR HANDS AND SEALS THIS 16th DAY OF MARCH 1967.  
RAINBOW DEVELOPMENT CORPORATION.

ATTEST: *Josephine A. Bervenford*  
JOSEPHINE A. BERVENFORD, SECRETARY

*James F. Bervenford*  
JAMES F. BERVENFORD, PRESIDENT

THE FOREGOING WAS SUBSCRIBED TO BEFORE ME THIS 16th DAY OF March, 1967

*Matthew J. ...*  
MATTHEW J. ...  
NOTARY PUBLIC

MY COMMISSION EXPIRES Dec. 31, 1967

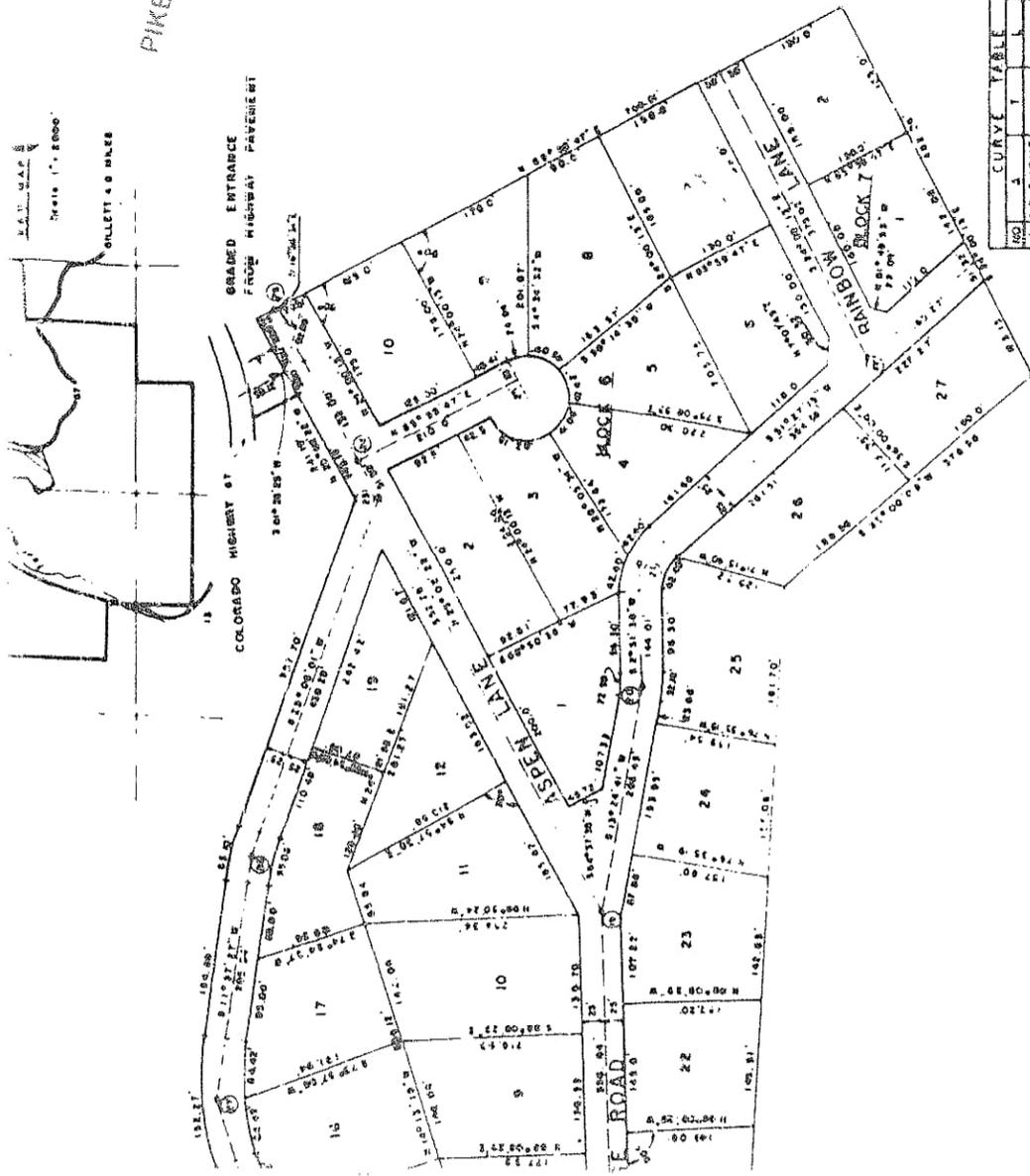
NOTE BEARINGS A TRUE NORTH AS SURVEY TRIANGULATION

I, JOSEPH C. KNITTEL, REGISTERED PROFESSIONAL ENGINEER NO. 5485 IN THE STATE OF COLORADO, BY THE ADJACENT PLAT WAS SURVEYED AND PLATTED UNDER MY SURVEY TRIANGULATION. ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING ENGINEER'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF March, 1967

MY COMMISSION EXPIRES

Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211



NOTE BEARINGS AS INDICATED ARE BASED ON TRUE NORTH AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRIANGULATION STATIONS

I, JOSEPH C. MITTEL, PE 6485, COUNTY ENGINEER NO. 6485 IN THE STATE OF COLORADO, CERTIFY THAT THE SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID PLAT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Joseph C. Mittel*  
JOSEPH C. MITTEL, PE 6485

WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF APRIL 1967

MY COMMISSION EXPIRES Dec. 2, 1967

*Richard S. ...*  
NOTARY PUBLIC

I, THE CLERK AND RECORDER THIS 20th DAY OF APRIL 1967

*Richard S. ...*  
CLERK AND RECORDER

ILMO AND CONVEYANCE OF THE STREETS AND AVENUES AND ACCEPTED THIS 20th DAY OF APRIL 1967, SUBJECT TO THE CONDITION AND AGREEMENTS OF ANY SUCH STREET OR AVENUE AFTER CONSTRUCTION COMPLETED BY THE SUBDIVIDER AND UPON RESOLUTION OF ACCEPTANCE COMPLETED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY.

*Richard S. ...*  
CHAIRMAN



NO.	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
1	NO CURVE	10.11	50.00	20.00																							
2	22°59'37"	5.16	10.00	72.00																							
3	7°52'32"				NO CURVE																						
4	15°52'32"				NO CURVE																						
5	125°26'10"				NO CURVE																						
6	18°11'17"				NO CURVE																						
7	21°29'03"	125.21	247.48	690.00																							
8	83°30'57"	83.92	137.04	94.00																							
9	25°00'00"	42.92	107.33	87.00																							
10	21°00'00"	4.63	9.16	24.00																							
11	33°01'34"	71.75	139.73	130.00																							
12	10°46'20"	15.12	31.22	112.00																							
13	9°29'30"	19.76	41.00	139.00																							
14	25°25'10"	17.73	35.31	66.19																							
15	25°16'04"	61.93	121.48	183.00																							
16	33°07'20"	18.33	36.22	92.57																							
17	28°27'30"	18.34	37.24	93.22																							
18	14°12'40"	94.33	108.50	521.44																							
19	NO CURVE																										
20	10°33'04"	13.82	27.62	190.00																							
21	28°35'37"	33.86	67.80	73.00																							
22	48°00'25"				NO CURVE																						
23	48°00'25"				NO CURVE																						
24	81°02'04"				NO CURVE																						
25	NO CURVE				NO CURVE																						
26	11°28'31"	30.14	60.00	300.00																							
27	28°30'43"	71.80	140.00	172.00																							
28	17°12'03"	32.30	64.31	218.00																							
29	17°23'39"	38.24	75.90	280.00																							
30	27°44'45"	60.00	120.00	150.00																							
31	21°10'10"	46.72	92.37	230.00																							
32	6°42'34"	23.00	45.95	475.00																							
33	4°11'44"	12.00	23.80	121.00																							
34	7°19'48"	25.00	49.81	180.00																							
35	3°42'31"	30.00	60.00	150.00																							
36	32°00'04"	30.00	60.00	150.00																							
37	33°48'14"	30.00	60.00	150.00																							

REVISIONS: \_\_\_\_\_

RAINBOW VALLEY DEVELOPMENT

FILING PLAT

SIGNATURES

DATE

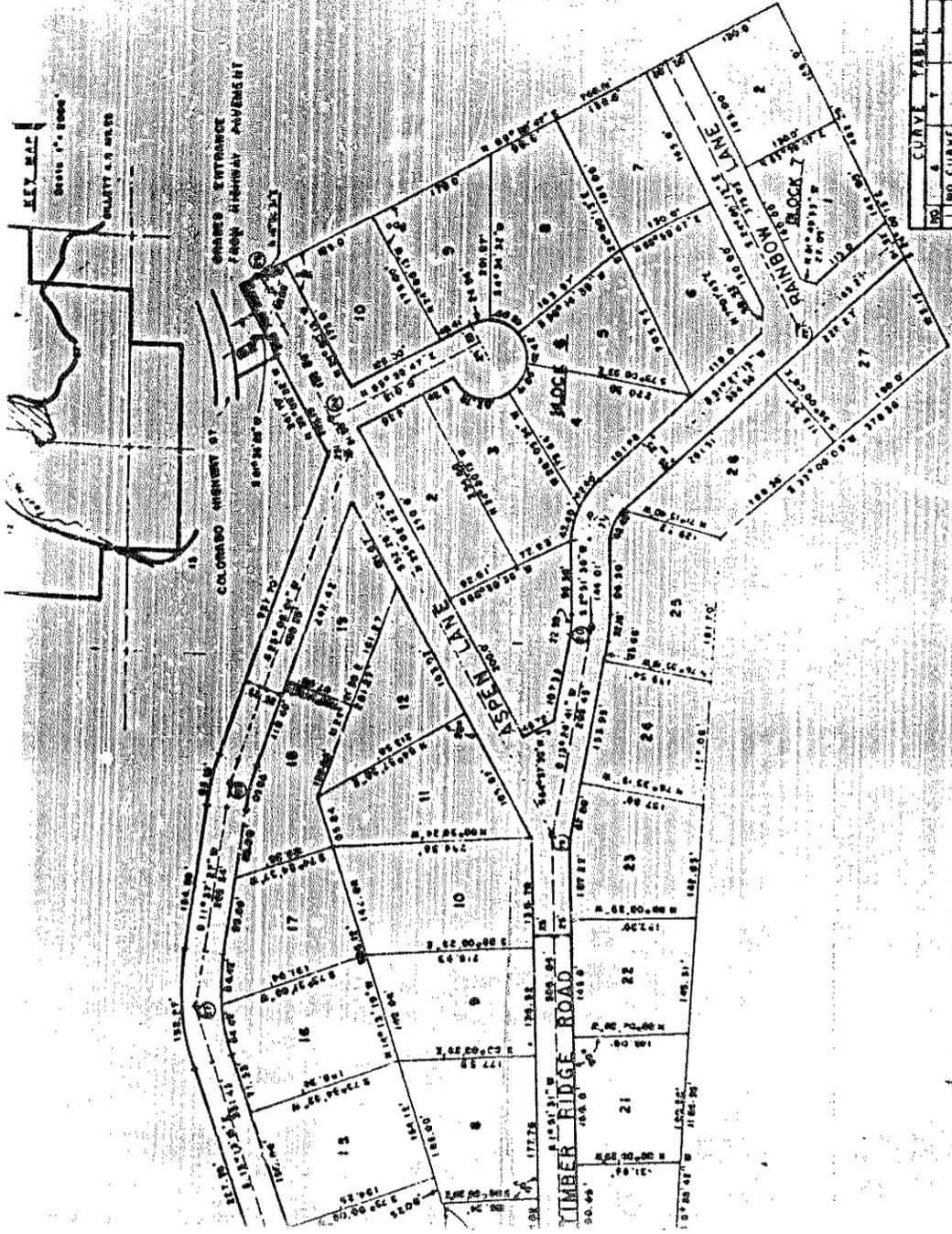
SCALE: 1/8" = 1'

SHEET 1 of 1

JOB

RAINBOW DEVELOPMENT CO.  
DENVER, COLO.

CONTINENTAL ENGINEERS, INC.  
1525 S. W. 10th Ave. DENVER, COLO.



NOTE BEARINGS AS INDICATED ARE BASED ON TRUE NORTH AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRIANGULATION STATIONS



I, JOSEPH C. KITTEL, PE 6485, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, CERTIFY THAT THE ADJACENT PLAT WAS SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID PLAT DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MY CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF DECEMBER, 1967. MY COMMISSION EXPIRES Dec. 2, 1967.

Walter S. ... NOTARY PUBLIC  
 IN THE OFFICE OF THE CLERK AND RECORDER THIS 20th DAY OF APRIL, 1967.  
 Clerk and Recorder

APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND AVENUES AND ACCEPTED ON PUBLIC USE, THIS 23rd DAY OF APRIL, 1967, SUBJECT TO THE CONDITION ALL UNDERTAKE MAINTENANCE OF ANY SUCH STREET OR AVENUE AFTER CONSTRUCTION SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND UPON RESOLUTION OF ACCEPTANCE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY.

CHAIRMAN

NO.	CURVE	TABLE	R
1	90° CURVE		
2	22° 54' 17"	10 18	50.00
3	7° 42' 32"	5 16	19.38
4	15° 04' 05"	NO CURVE	
5	153° 24' 20"	NO CURVE	
6	19° 11' 17"	NO CURVE	
7	21° 23' 03"	125 71	247.08
8	83° 50' 57"	85 82	131.04
9	73° 00' 00"	82 82	107.33
10	21° 00' 00"	4 83	9.18
11	32° 01' 34"	71 73	139.72
12	10° 44' 50"	16 45	37.65
13	9° 28' 30"	20 74	51.40
14	28° 23' 12"	17 35	31.81
15	8° 16' 04"	51 83	121.48
16	51° 07' 10"	303 22	384.87
17	25° 27' 30"	118 34	232.44
18	14° 12' 42"	54 23	92.80
19	NO CURVE		
20	10° 23' 04"	13 85	27.62
21	48° 55' 37"	33 86	51.89
22	NO CURVE		
23	49° 08' 13"	NO CURVE	
24	91° 02' 09"	NO CURVE	
25	11° 28' 33"	30 14	60.08
26	28° 50' 43"	71 80	140.89
27	17° 12' 05"	12 90	64.81
28	17° 23' 38"	88 24	74.89
29	27° 44' 45"	80 00	144.88
30	31° 10' 10"	46 72	93.37
31	4° 42' 52"	15 00	41.23
32	4° 11' 44"	12 00	31.89
33	7° 18' 41"	25 00	49.83
34	3° 12' 31"	30 00	33.25
35	35° 00' 04"	80 00	174.38
36	33° 48' 14"	90 00	133.94

**RAINBOW VALLEY DEVELOPMENT**

REVISIONS: \_\_\_\_\_

FILING PLAT

SIGNATURES: \_\_\_\_\_

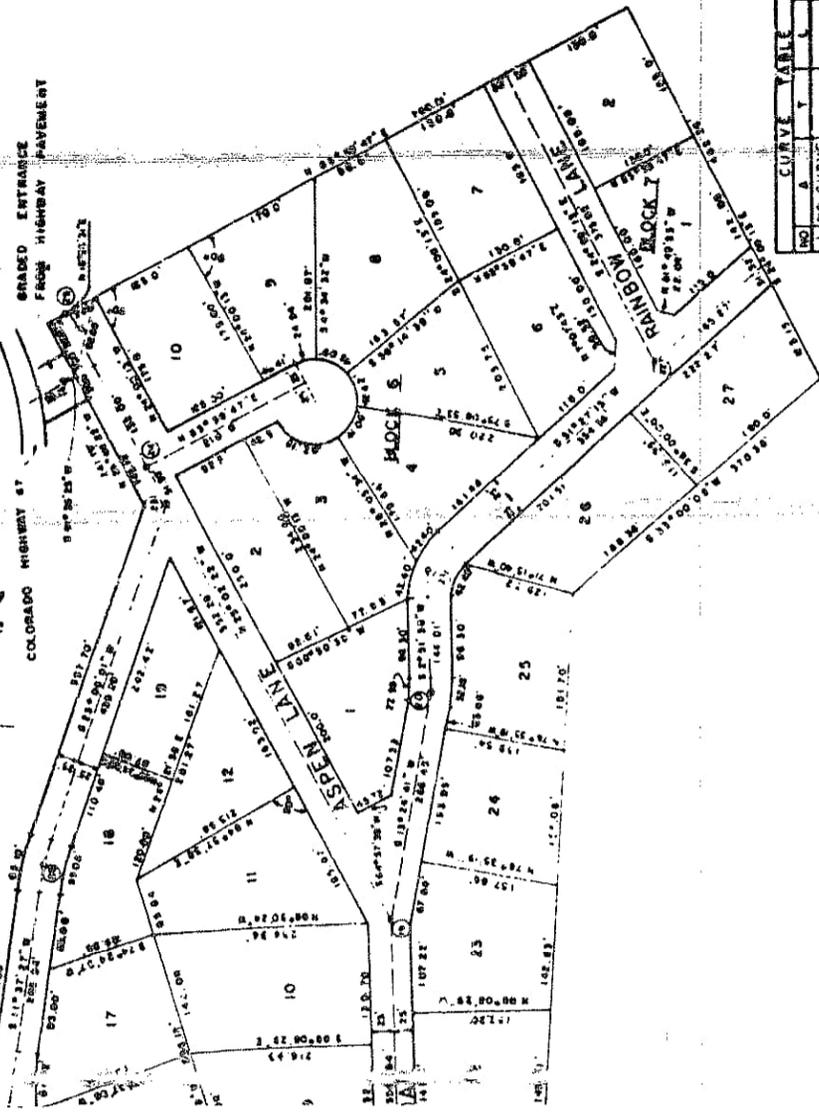
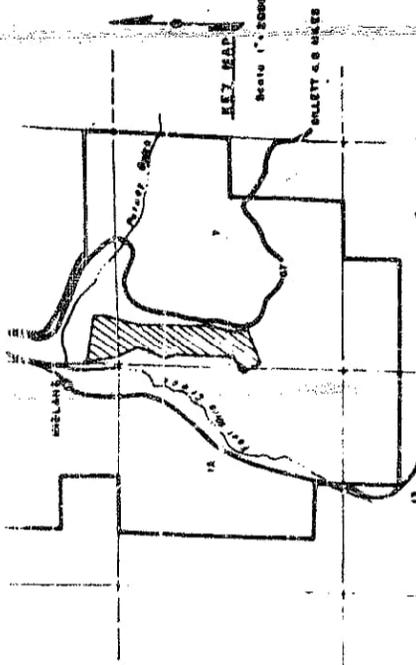
SCALE: 1" = 40'

DATE: 1 of 1

RAINBOW DEVELOPMENT CO. DENVER, COLO.

CENTRAL ENGINEERING INC. 2820 W. 38th AVE. DENVER, COLO.





NO.	A	B	CURVE TABLE	L	R
1	NO CURVE	10 16	92.94	90.02	
2	22°56'27"	5 18	19.38	71.92	
3	7°52'32"	NO CURVE			
4	15°02'32"	NO CURVE			
5	153°22'20"	NO CURVE			
6	16°11'12"	NO CURVE			
7	21°25'02"	125.21	247.08	892.80	
8	3°30'57"	65.92	37.04	84.80	
9	75°00'00"	62.82	107.83	81.80	
10	21°00'00"	4.43	9.16	23.88	
11	32°01'34"	71.73	139.73	230.80	
12	10°44'30"	16.46	28.82	112.02	
13	9°29'30"	39.76	41.50	83.08	
14	28°22'18"	17.38	33.31	89.19	
15	58°16'04"	61.83	127.58	353.88	
16	35°57'38"	187.93	363.82	822.87	
17	26°27'30"	118.34	232.65	503.38	
18	14°12'40"	94.22	158.50	427.68	
19	10°33'02"	13.85	27.82	150.00	
21	48°35'37"	33.86	61.63	123.80	
22	72°27'52"	NO CURVE			
23	4°00'00"	NO CURVE			
24	91°00'00"	NO CURVE			
25	11°28'35"	20.14	60.04	205.80	
27	28°30'45"	71.80	142.84	372.82	
28	17°12'05"	32.80	64.51	164.88	
29	17°23'38"	38.28	78.90	200.00	
30	27°44'45"	60.00	126.04	313.82	
31	21°10'10"	48.72	92.37	230.80	
32	4°42'34"	23.00	55.33	175.88	
33	4°11'34"	12.00	23.88	72.80	
34	7°13'30"	33.60	68.83	180.80	
35	3°13'30"	10.00	22.88	72.80	
36	32°00'00"	80.60	173.80	440.88	
37	33°59'40"	90.00	183.80	470.88	



NOTE BEARINGS AS INDICATED ARE BASED ON TRUE NORTH AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRIANGULATION STATIONS

WE, JOSEPH C. KNITTEL, PE 6485, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ABOVE AND SWORN TO BEFORE ME THIS 16th DAY OF APRIL, 1987, AT DENVER, COLORADO.

BY COMMISSION EXPIRES Dec. 2, 1992

Walter S. ... NOTARY PUBLIC

FILED AND RECORDED THIS 23rd DAY OF APRIL, 1987

BY ... CLERK AND RECORDER

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT DENVER, COLORADO, THIS 16th DAY OF APRIL, 1987.

CHATHAM

REVISIONS: \_\_\_\_\_

FILING PLAT

SIGNATURES: \_\_\_\_\_

RAINBOW VALLEY DEVELOPMENT

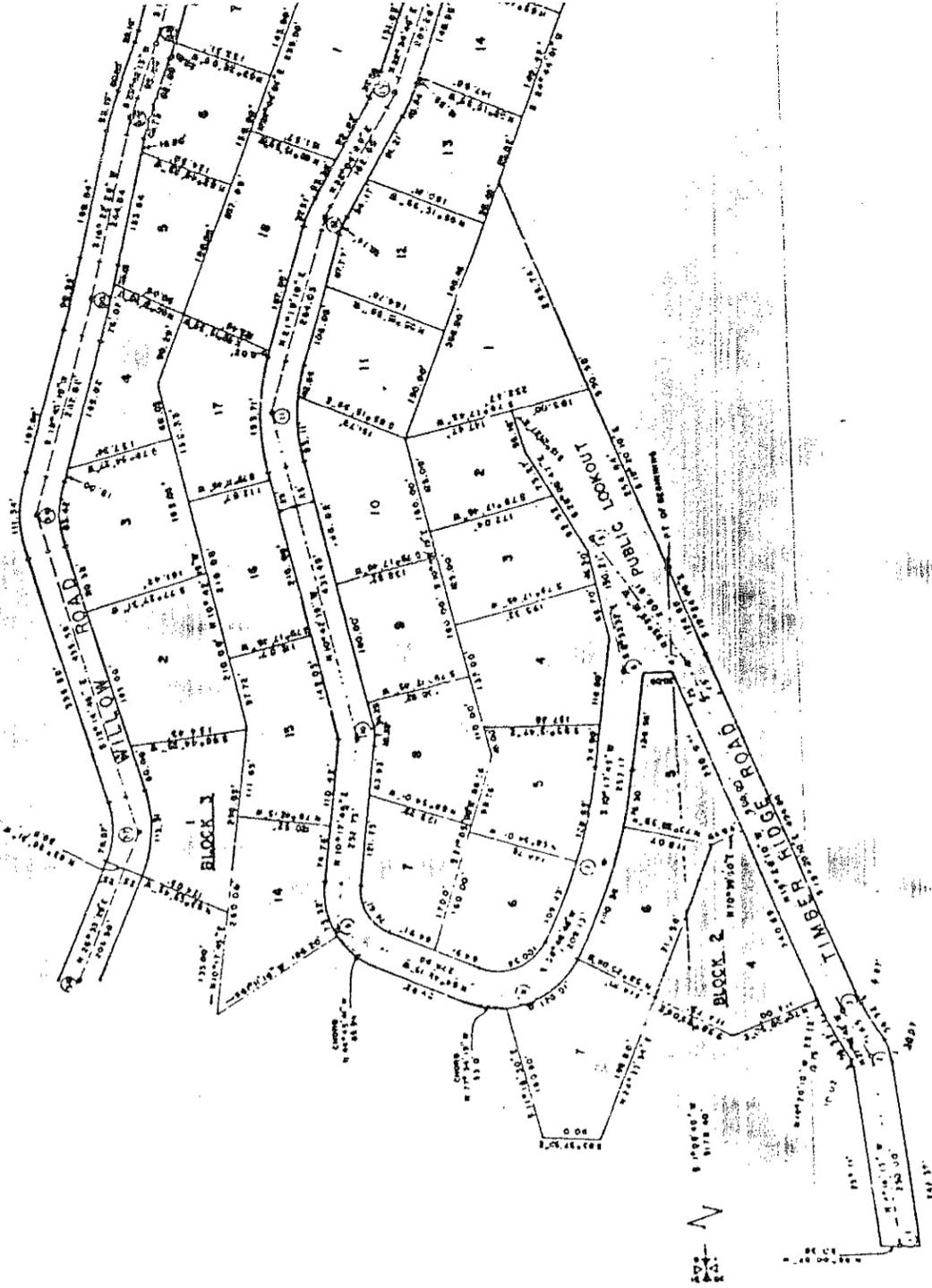
RAINBOW VALLEY #1

RAINE

TEL

**PROTECTIVE COVENANTS**

1. PROTECTIVE COVENANTS AS FILED IN TELLER COUNTY RECORDS
2. AN EASEMENT 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.



KNOW ALL MEN BY THESE PRESENTS THAT THE RAINBOW DEVELOPMENT CORPORATION, AND RAINBOW VALLEY CORPORATION, BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTIONS 5 AND 7 TOWNSHIP 141 N, RANGE 69 WEST OF THE 6TH PM AND SECTION 1 AND 2, TOWNSHIP 14 SOUTH, RANGE 70W OF THE 6TH PM MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM A POINT OF BEGINNING WHICH LIES 5178.40 FEET S 1°08'40" W 119.5 AND 1°13' AND N 89° W AND R 70° W OF THE 6TH PM, THENCE S 19°20'10" E A DISTANCE OF 552.58 FEET, THENCE S 24°42'01" W A DISTANCE OF 878.33 FEET, THENCE S 0°23'19" E A DISTANCE OF 418.20 FEET, THENCE S 67°38'47" W A DISTANCE OF 178.56 FEET, THENCE S 74°00'13" E A DISTANCE OF 482.35 FEET, THENCE N 65°54'47" E A DISTANCE OF 789.91 FEET, THENCE N 25°02'22" W A DISTANCE OF 241.8 FEET, THENCE N 23°04'01" E A DISTANCE OF 197 TO FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°28'33" AND A RADIUS OF 322.00 FEET, A DISTANCE OF 631.0 FEET, THENCE N 11°37'21" E A DISTANCE OF 184.80 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 26°30'41" AND A RADIUS OF 322.00 FEET, A DISTANCE OF 152.27 FEET, THENCE N 15°15'15" W A DISTANCE OF 272.33 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 17°12'03" AND A RADIUS OF 185.88 FEET, A DISTANCE OF 373.01 FEET, THENCE N 1°38'50" E A DISTANCE OF 149.44 FEET,

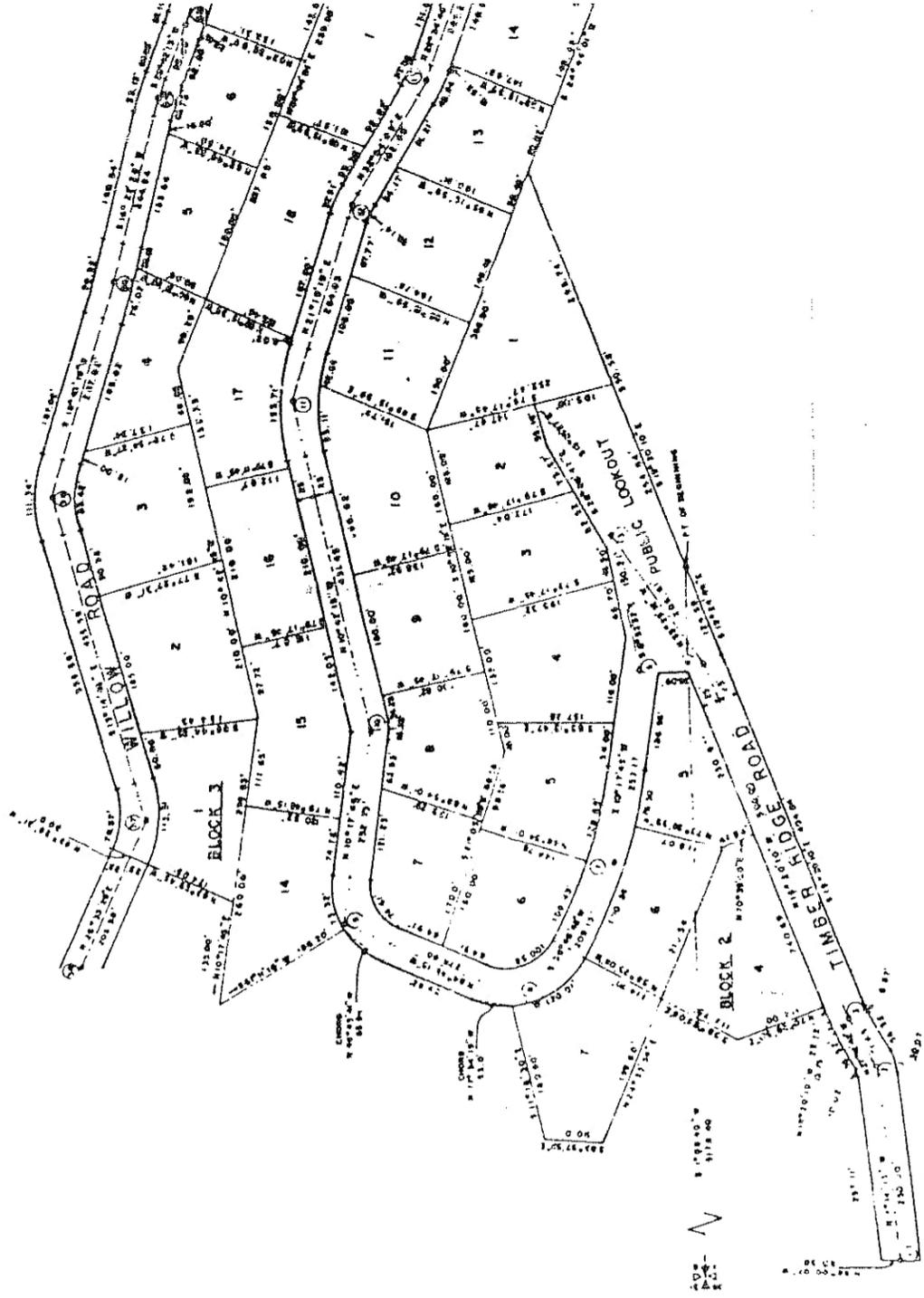
WITH A CENTRAL ANGLE OF 2°22'51" AND A RADIUS OF 2331.48 FEET A DISTANCE OF 78.93 FEET, THENCE N 14°45'16" E A DISTANCE OF 1830.02 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 31°00'45" AND A RADIUS OF 194.36 FEET, A DISTANCE 111.36 FEET, THENCE N 12°00'45" W A DISTANCE OF 388.52 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 38°48'18" AND A RADIUS OF 113.11 FEET, A DISTANCE OF 23.57 FEET, THENCE N 83°26'31" W A DISTANCE OF 50.00 FEET, THENCE N 83°29'45" W A DISTANCE 184.05 FEET, THENCE N 10°17'48" E A DISTANCE OF 330.00 FEET, THENCE S 81°11'18" W A DISTANCE OF 186.20 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 33°53'51" AND A RADIUS OF 25.84 FEET, THENCE N 64°42'18" W BEARS N 48°45'41" W A DISTANCE OF 25.84 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 23°44'08" AND A RADIUS OF 119.00 FEET, A DISTANCE OF 93.45 FEET, THE CHORD OF WHICH BEARS N 77°14'18" W A DISTANCE OF 93.45 FEET, THENCE N 11°18'10" W A DISTANCE OF 800.00 FEET, THENCE N 83°37'53" W A DISTANCE OF 199.96 FEET, THENCE N 58°25'06" W A DISTANCE OF 114.78 FEET, THENCE S 70°38'10" W A DISTANCE OF 118.00 FEET, THENCE N 19°20'10" W A DISTANCE OF 23.18 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 7°58'32" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 3.75 FEET, THENCE N 15°12'42" W A DISTANCE OF 58.32 FEET, THENCE ALONG A CURVE TO THE RIGHT,

# RAIN

# TE

### PROTECTIVE COVENANTS

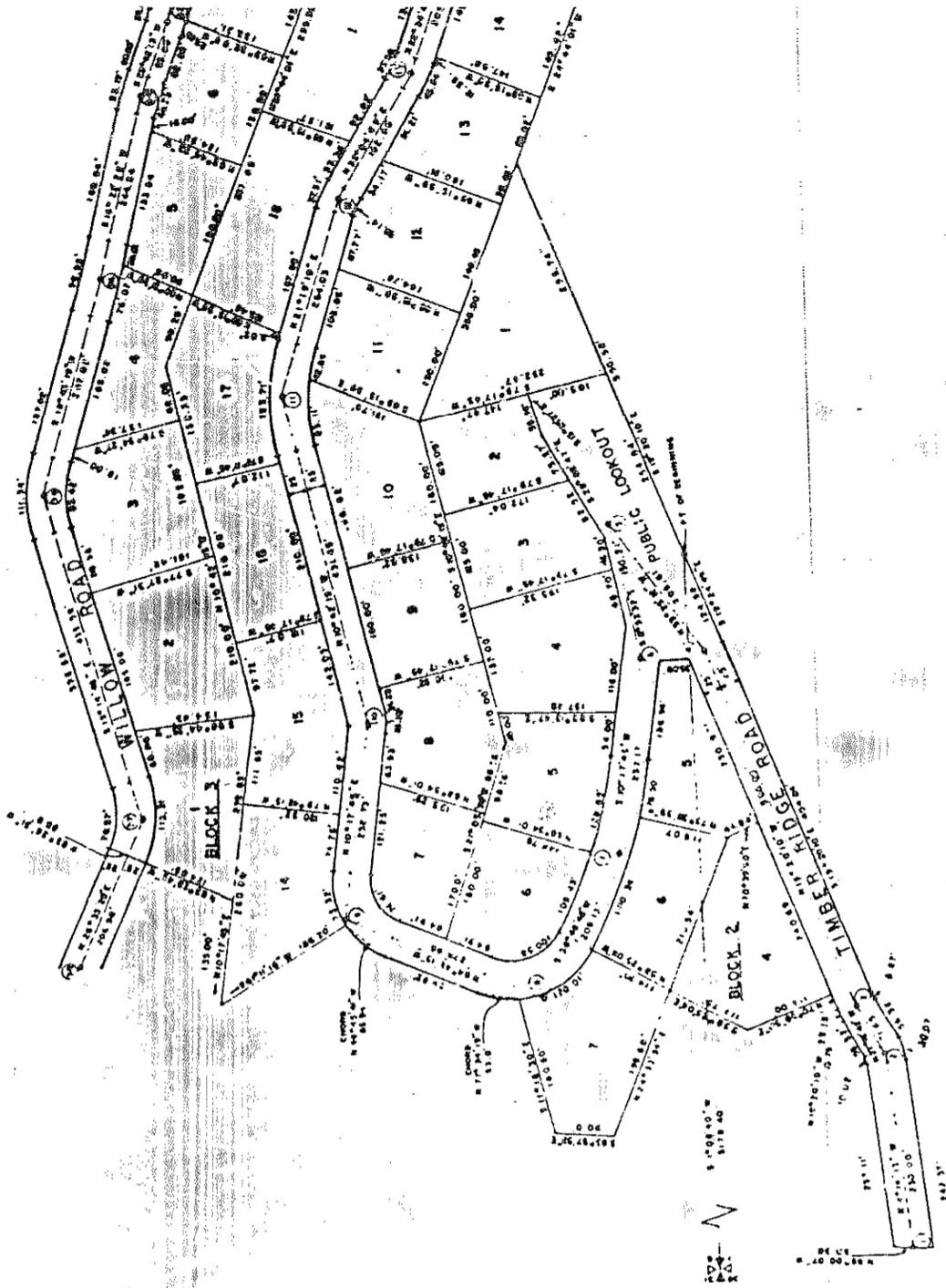
1. PROTECTIVE COVENANTS AS FILED IN TELLER COUNTY RECORDS
2. AN EASEMENT OF 10 FEET SHALL BE RESERVED ALONG ALL REAR AND SIDE BITE LINES FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, EXCEPT THAT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER 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 CULVERTY (AT LEAST 12 INCHES IN DIAMETER) SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE BY THE PROPERTY OWNER.



NOW ALL MEN BY THESE PRESENTS THAT THE RAINBOW DEVELOPMENT CORPORATION, A NEVADA LIMITED LIABILITY CORPORATION, BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTIONS 16 AND 17 TOWNSHIP 45, RANGE 68 WEST OF THE 6TH PM AND SECTION 1 AND 21, TOWNSHIP 4 SOUTH, (NAME TOWN) OF THE 6TH PM MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM A POINT OF BEGINNING WHICH LIES 3178.40 FEET S 1°08'40" W FROM THE TOWNSHIP CORNER COMMON TO SECTION 16, 31, 5, AND 11, 1°15' AND T 14°3' AND R 89° W AND R 70° W OF THE 6TH PM, THENCE S 19°20'10" E A DISTANCE OF 550.58 FEET, THENCE S 24°44'01" W A DISTANCE OF 627.83 FEET, THENCE S 0°23'19" E A DISTANCE OF 416.80 FEET, THENCE S 6°38'42" W A DISTANCE OF 1184.55 FEET, THENCE S 53°00'09" W A DISTANCE OF 378.36 FEET, THENCE S 24°00'13" E A DISTANCE OF 482.35 FEET, THENCE N 65°59'47" E A DISTANCE OF 788.51 FEET, THENCE N 25°02'22" W A DISTANCE OF 2411.18 FEET, THENCE N 23°04'01" E A DISTANCE OF 387.0 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°28'33" AND A RADIUS OF 375.00 FEET, A DISTANCE OF 451.0 FEET, THENCE N 11°37'27" E A DISTANCE OF 144.80 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 28°50'43" AND A RADIUS OF 325.00 FEET, A DISTANCE OF 132.27 FEET, THENCE N 15°13'15" W A DISTANCE OF 237.33 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 17°12'05" AND A RADIUS OF 189.88 FEET, A DISTANCE OF 370.0 FEET, THENCE N 1°58'30" E A DISTANCE OF 149.44 FEET, THENCE S 1°08'40" W A DISTANCE OF 3178.40 FEET, THENCE WITH A CENTRAL ANGLE OF

WITH A CENTRAL ANGLE OF 272°5' AND A RADIUS OF 7381.48 FEET A DISTANCE OF 28.95 FEET, THENCE N 11°45'16" E A DISTANCE OF 1870.2 FEET ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 32°00'04" AND A RADIUS OF 199.36 FEET, A DISTANCE 1113.4 FEET, THENCE N 13°14'45" W A DISTANCE OF 199.25 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 38°48'14" AND A RADIUS OF 113.11 FEET, A DISTANCE OF 71.57 FEET, THENCE N 83°26'31" W A DISTANCE OF 50.00 FEET, THENCE N 68°29'45" W A DISTANCE 124.05 FEET, THENCE N 10°17'45" W A DISTANCE OF 133.00 FEET, THENCE S 61°11'16" W A DISTANCE OF 188.20 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 33°43'31" AND A RADIUS OF 107.00 FEET, THE CHORD OF WHICH BEARS N 46°44'51" W A DISTANCE OF 158.94 FEET, THENCE S 64°44'15" W A DISTANCE OF 128.82 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 29°44'08" AND A RADIUS OF 119.00 FEET, A DISTANCE OF 53.45 FEET, THE CHORD OF WHICH BEARS N 77°34'19" W A DISTANCE OF 53.00 FEET, THENCE N 11°18'30" W A DISTANCE OF 80.00 FEET, THENCE N 83°57'53" W A DISTANCE OF 90.00 FEET, THENCE S 24°33'54" W A DISTANCE OF 189.88 FEET, THENCE N 58°23'06" W A DISTANCE OF 114.78 FEET, THENCE S 70°38'30" W A DISTANCE OF 118.00 FEET, THENCE N 19°20'10" W A DISTANCE OF 23.18 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 7°52'32" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 3.75 FEET, THENCE N 27°12'42" W A DISTANCE OF 36.32 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 24.00 FEET, A





KNOW ALL MEN BY THESE PRESENTS THAT THE RAINBOW DEVELOPMENT CORPORATION, AND RAINBOW VALLEY CORPORATION BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTIONS 9 AND 10 TOWNSHIP 43, RANGE 69 WEST OF THE 6TH PM AND SECTION 1 AND 12, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH PM MORE PARTICULARLY DESCRIBED AS FOLLOWS

FROM A POINT OF BEGINNING WHICH LIES 5178.40 FEET S 1°08'40" W FROM THE TOWNSHIP CORNER COMMON TO SECTION 16, 31, 6, AND 11, 1133 AND 7143 AND R 69 W AND R 70 W OF THE 6TH PM, THENCE S 19°20'10" E A DISTANCE OF 550.58 FEET, THENCE S 84°45'01" W A DISTANCE OF 671.37 FEET, THENCE S 10°23'19" E A DISTANCE OF 418.80 FEET, THENCE S 6°38'47" W A DISTANCE OF 184.55 FEET, THENCE S 53°00'08" W A DISTANCE OF 378.36 FEET, THENCE S 74°00'13" E A DISTANCE OF 482.35 FEET, THENCE N 45°39'47" E A DISTANCE OF 769.51 FEET, THENCE N 35°02'21" W A DISTANCE OF 241.19 FEET, THENCE N 23°06'07" E A DISTANCE OF 387 TO FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 112°28'35" AND A RADIUS OF 325.00 FEET, A DISTANCE OF 451.0 FEET, THENCE N 11°37'27" E A DISTANCE OF 184.80 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 28°50'43" AND A RADIUS OF 125.00 FEET, A DISTANCE OF 132.37 FEET, THENCE N 19°15'15" W A DISTANCE OF 227.33 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE 17°12'05" AND A RADIUS OF 189.89 FEET, A DISTANCE OF 370.0 FEET, THENCE N 1°58'50" E A DISTANCE OF 149.44 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°33'39" AND A RADIUS OF 225.00 FEET A DISTANCE OF 68.31 FEET, THENCE N 19°22'28" E A DISTANCE OF 92.43 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°44'41" AND A RADIUS OF 348.92 FEET, A DISTANCE OF 168.97 FEET, THENCE N 8°22'16" W A DISTANCE OF 182.97 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°10'10" AND A RADIUS OF 275.00 FEET, A DISTANCE OF 81.3 FEET, THENCE N 11°47'42" E A DISTANCE OF 73.69 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 6°45'34" AND A RADIUS OF 401.48 FEET A DISTANCE OF 47.07 FEET, THENCE N 19°30'29" E A DISTANCE OF 210.03 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 4°11'44" AND A RADIUS OF 502.80 FEET, A DISTANCE OF 22.16 FEET, THENCE N 23°42'13" E A DISTANCE OF 62.80 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 7°19'45" AND A RADIUS OF 413.96 FEET, A DISTANCE OF 53.13 FEET, THENCE N 12°22'8" E A DISTANCE OF 169.84 FEET, THENCE ALONG A CURVE TO THE RIGHT,

WITH A CENTRAL ANGLE OF 7°35'51" AND A RADIUS OF 2381.48 FEET A DISTANCE OF 95.95 FEET, THENCE N 11°44'15" E A DISTANCE OF 1870.2 FEET THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 32°00'00" AND A RADIUS OF 190.38 FEET, DISTANCE 113.34 FEET, THENCE N 13°14'45" W A DISTANCE OF 35.82 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 39°45'14" AND A RADIUS OF 113.11 FEET, A DISTANCE OF 13.57 FEET, THENCE N 83°26'31" W A DISTANCE OF 50.00 FEET, THENCE N 63°29'45" W A DISTANCE 124.03 FEET, THENCE N 07°17'46" E A DISTANCE OF 133.00 FEET, THENCE S 8°11'18" W A DISTANCE OF 188.20 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 55°53'13" W AND A RADIUS OF 107.00 FEET, THE CHORD OF WHICH BEARS N 44°45'41" W A DISTANCE OF 95.94 FEET, THENCE N 84°42'15" W A DISTANCE OF 118.22 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 29°44'08" AND A RADIUS OF 119.00 FEET, A DISTANCE OF 53.45 FEET, THE CHORD OF WHICH BEARS N 77°54'19" W A DISTANCE OF 93.00 FEET, THENCE N 11°18'30" W A DISTANCE OF 100.80 FEET, THENCE N 83°57'53" W A DISTANCE OF 30.00 FEET, THENCE S 24°35'54" W A DISTANCE OF 195.86 FEET, THENCE N 58°25'06" W A DISTANCE OF 114.75 FEET, THENCE S 7°35'50" W A DISTANCE OF 118.00 FEET, THENCE N 19°20'10" W A DISTANCE OF 23.18 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 7°35'32" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 3.79 FEET, THENCE N 2°12'42" W A DISTANCE OF 86.32 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 27°38'27" AND A RADIUS OF 26.00 FEET, A DISTANCE OF 10.0 FEET, THENCE N 4°14'15" W A DISTANCE OF 237.11 FEET TO A POINT ON THE CENTERLINE OF A SERVICE ROAD, THENCE N 88°00'07" W A DISTANCE OF 10.30 FEET, THENCE S 4°14'15" E A DISTANCE OF 241.97 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°16'21" AND A RADIUS OF 75.00 FEET A DISTANCE OF 30.07 FEET, THENCE S 21°12'42" E A DISTANCE OF 98.32 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 19°20'10" E A DISTANCE OF 499.84 FEET, THENCE N 19°24'49" E A DISTANCE OF 124.88 FEET, TO THE POINT OF BEGINNING. HAVE CAUSED THE SAME TO BE LAID OUT, SUBDIVIDED AND PLATTED INTO TRACTS AND ROADS AS HEREON SHOWN UNDER THE NAME AND STYLE "RAINBOW VALLEY UNIT I."



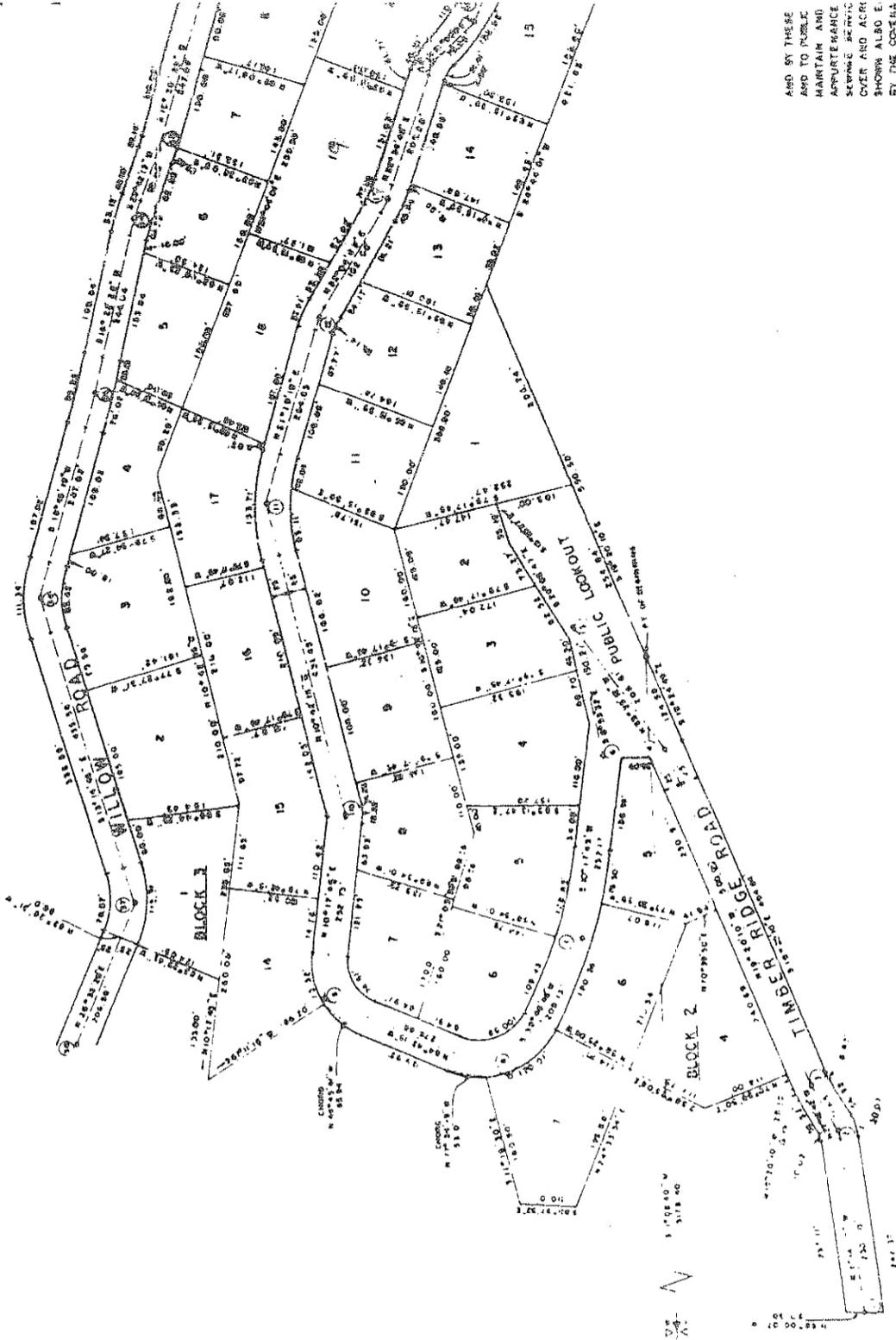
Courtesy of  
PIKES PEAK TITLE SERVICE  
687-9211

**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 30 FEET EITHER SIDE OF ALL EXISTING NATURAL DRAINAGE CHANNELS.
4. AN APPROXIMATE CULVERT (AT LEAST 12 INCHES IN DIAMETER) SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE BY THE PROPERTY OWNER.

**RAINBOW**

**TELLER**



BE ALL MEN, BY THESE PRESENTS, THAT THE RAINBOW DEVELOPMENT CORPORATION, AND RAINBOW VALLEY CORPORATION, BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTIONS 9 AND 10, TOWNSHIP 15, RANGE 65 WEST OF THE 6TH PM. AND SECTION 1 AND 12, TOWNSHIP 14 NORTH, 6TH PM. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING WHICH LIES 5178.40 FEET S 70° 40' W 115.5 AND T 14.3 AND N 89° W AND 70 W OF THE 6TH PM. THENCE S 19° 20' 10" E A DISTANCE OF 350.38 FEET, THENCE S 24° 54' 01" W A DISTANCE OF 427.43 FEET, THENCE S 07° 23' 19" E A DISTANCE OF 416.20 FEET, THENCE S 6° 18' 47" W A DISTANCE OF 1184.35 FEET, THENCE S 53° 00' 09" W A DISTANCE OF 378.36 FEET, THENCE S 24° 00' 13" E A DISTANCE OF 482.35 FEET, THENCE N 65° 59' 47" E A DISTANCE OF 769.51 FEET, THENCE N 25° 02' 22" W A DISTANCE OF 241.19 FEET, THENCE N 43° 06' 01" E A DISTANCE OF 397.70 FEET, THENCE ALONG A CURVE 150.12 FEET WITH A CENTRAL ANGLE OF 117° 28' 33" AND A RADIUS

WITH A CENTRAL ANGLE OF 27° 22' 51" AND A RADIUS OF 251.42 FEET A DISTANCE OF 80.95 FEET, THENCE N 14° 51' 19" E A DISTANCE OF 1870.02 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 52° 00' 04" AND A RADIUS OF 127.35 FEET, A DISTANCE 111.35 FEET, THENCE N 13° 14' 45" W A DISTANCE OF 385.98 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 39° 42' 14" AND A RADIUS OF 113.11 FEET, THENCE N 63° 29' 45" W A DISTANCE 184.05 FEET, THENCE N 10° 17' 10" E A DISTANCE OF 133.00 FEET, THENCE S 61° 11' 18" E A DISTANCE OF 186.20 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35° 53' 30" AND A RADIUS OF 107.00 FEET, THE CHORD OF WHICH BEARS N 48° 45' 41" W A DISTANCE OF 83.94 FEET, THENCE N 64° 42' 10" W A DISTANCE OF 119.92 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 23° 48' 08" AND A RADIUS OF 119.00 FEET, A DISTANCE OF 53.45 FEET, THE CHORD OF WHICH BEARS N 77° 54' 19" W A DISTANCE OF 53.45 FEET, THENCE N 11° 18' 30" W A DISTANCE OF 600.80

AND BY THESE AND TO PUBLIC MAINTAIN AND APPURTENANCE SEWAGE SERVICE OVER AND ACROSS SHOWN ALSO EVIDENCED BY THE CENTERLINE OF BOUNDARY OF FEET FROM THE NORTH BEING A EAST CORNER OF 11° 18' 30" W WITH WITH ATTEST  
THE FOREGO

AND BY THESE PRESENTS DO DELEGATE TO THE PUBLIC THE RIGHT OF THOROUGHLY  
 MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND  
 TAP TO PUBLIC UTILITY AND WATER SAMPLING DISTRICT THE RIGHT TO INSTALL,  
 REMOVE SERVICE WITHIN THE SUBDIVISION AND REPAIRS CONTIGUOUS THEREON,  
 APPOINTMENTMEN, TO PROVIDE SUBJECT UTILITY AND WATER AND SANITARY  
 SERVICE WITHIN THE SUBDIVISION AND REPAIRS CONTIGUOUS THEREON,  
 OVER AND ACROSS THESE STREETS AND OTHER PUBLIC PLACES HEREON  
 SHOWN ALSO EASEMENTS FOR UTILITIES AND DRAINAGE AS PROVIDED  
 BY THE ORDINANCE, ACCESS TO THE STREET SYSTEM DEDICATED ABOVE IS  
 PROVIDED BY DEDICATION OF A RIGHT OF WAY 20.00 FEET EACH SIDE OF A  
 CENTERLINE DEIGNED AS FOLLOWS FROM A POINT ON THE EASTERN  
 BOUNDARY OF ASPEN LANE WHICH BEARS S 71° 15' E A DISTANCE OF 22.88  
 FEET FROM THE SOUTHWESTLY CORNER OF LOT 10, BLOCK 5, THENCE  
 N 67° 36' E A DISTANCE OF 54.12 FEET MORE OR LESS, TO A POINT ON THE  
 CENTERLINE OF CORADO HIGHWAY NO. 51 FROM WHICH POINT THE NORTH-  
 EAST CORNER OF SECTION 6 TOWNSHIP 14 SOUTH, RANGE 69 WEST BEARS  
 N 67° 36' E A DISTANCE OF 222.62 FEET.

WITNESS OUR HANDS AND SEALS THIS 15th DAY OF MARCH 1967,  
 RAINBOW VALLEY DEVELOPERS CORPORATION,  
 JAMES J. BERSFORD, PRESIDENT

THE FOREGOING WAS SUBSCRIBED TO BEFORE ME THIS 15th DAY OF MARCH 1967  
 I, Thomas W. Blake, Notary Public  
 MY COMMISSION EXPIRES 8/19/67

RAINBOW VALLEY CORPORATION, BEING COOWNER AND HOLDER  
 OF A DEED OF TRUST CONCERNING THE FOREGOING,  
 RAINBOW VALLEY CORPORATION

THOMAS W. BLAKE, PRESIDENT

STATE OF Colorado  
 COUNTY OF Denver  
 SS

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
 this 15th day of March 1967, at Denver, Colorado.  
 Notary Public

THE FOREGOING DEED IS APPROVED FOR FILING AND CONVEYANCE OF THE STATES AND WAIVES AND ACCEPTED  
 FOR PUBLIC USE, THIS 22nd DAY OF March 1967, SUBJECT TO THE CONDITION  
 THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREET OR AVENUE AFTER CONSTRUCTION  
 THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AND UPON RESOLUTION OF ACCEPTANCE  
 BEING ENACTED AND RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY.

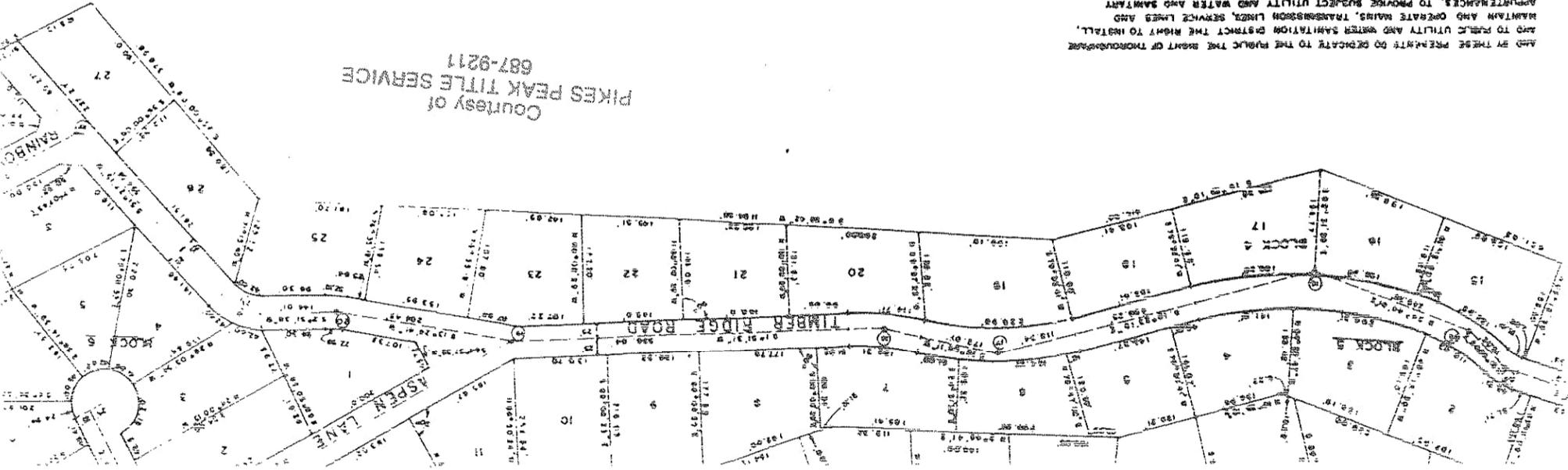
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS 22nd DAY OF April 1967  
 CLERK AND RECORDER

THE FOREGOING ENGINEERS CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY  
 OF March 1967  
 MY COMMISSION EXPIRES Dec. 2, 1967  
 NOTARY PUBLIC

JOSEPH C. KNITTEL, REGISTERED PROFESSIONAL ENGINEER NO. 6485 IN THE STATE OF COLORADO, 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.

NOTE BEARINGS AS INDICATED ARE BASED ON  
 TRUE NORTH AS DETERMINED FROM U.S. GEOLOGICAL  
 SURVEY TRIANGULATION STATIONS

Courtesy of  
 PIKES PEAK TITLE SERVICE  
 687-9211



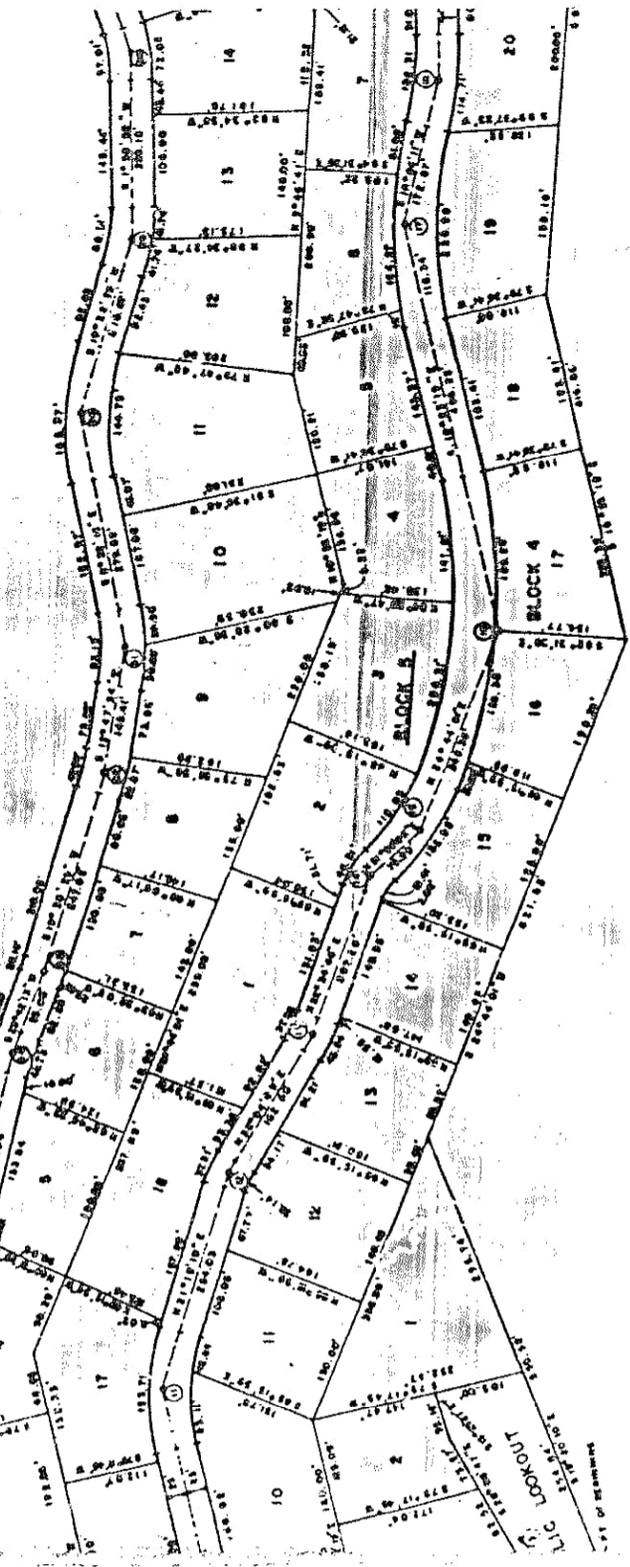
REVISIONS
RAINBO



# TELLER COUNTY, COLORADO



SCALE 1" = 100'



AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE RIGHT OF THOROUGHFARE AND TO PUBLIC UTILITY AND WATER SANITATION DISTRICT THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, TO PROVIDE SUBJECT UTILITY AND WATER AND SANITARY SEWAGE SERVICE WITHIN THIS SUBDIVISION AND PROPERTY CONTIGUOUS THEREOF, OVER AND ACROSS THESE STREETS, AVENUES AND OTHER PUBLIC PLACES HEREOF SHOWN, ALSO EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES AS PROVIDED BY THE COVENANTS ACCESS TO THE STREET SETTER DEDICATED ABOVE IS PROVIDED BY DEDICATION OF A RIGHT OF WAY 25.00 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: FROM A POINT ON THE EASTERLY BOUNDARY OF ASPEN LAKE WHICH BEARS N 81° 54' 31" E A DISTANCE OF 92.88 FEET FROM THE SOUTHEASTERLY CORNER OF LOT 10, BLOCK 6; THENCE N 81° 36' 32" E A DISTANCE OF 58.12 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF COLORADO HIGHWAY NO. 87 FROM WHICH POINT THE NORTH-EAST CORNER OF SECTION 5, TOWNSHIP 14° SOUTH, RANGE 89 WEST BEARS N 1° 34' 41" W A DISTANCE OF 615.42 FEET.

WITNESS OUR HANDS AND SEALS THIS 16 DAY OF MARCH 1927  
 ATTEST *Thomas W. Blake* COUNTY CLERK  
 THOMAS W. BLAKE, PRESIDENT

THE FOREGOING WAS SUBSCRIBED TO BEFORE ME THIS 16 DAY OF MARCH 1927  
 OF *Monte* THE FOREGOING ENGINEER  
 1. JOSEPH C. KRITTEL, REG.  
 TRACT SHOWN BY THE ADJ.  
 ACCURATELY SHOWS THE 6

RAINBOW VALLEY CORPORATION, BEING COOWNER AND HOLDER  
 OF A BEED OF TRUST CONCURS WITH THE FOREGOING.  
 RAINBOW VALLEY CORPORATION

*Thomas W. Blake*  
 THOMAS W. BLAKE, PRESIDENT

ATTEST *Thomas W. Blake* COUNTY CLERK  
 STATE OF *Colorado* COUNTY OF *Teller*  
 THE FOREGOING PLAT AND STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF MARCH 1927, BY THE PRESIDENT AND SECRETARY OF THE RAINBOW VALLEY CORPORATION WITHIN BY HAND AND SEAL.

THE FOREGOING PLAT IS A  
 THAT THE COUNTY SHALL  
 THEREOF HAS BEEN MADE  
 TERMS ENACTED AND RECO



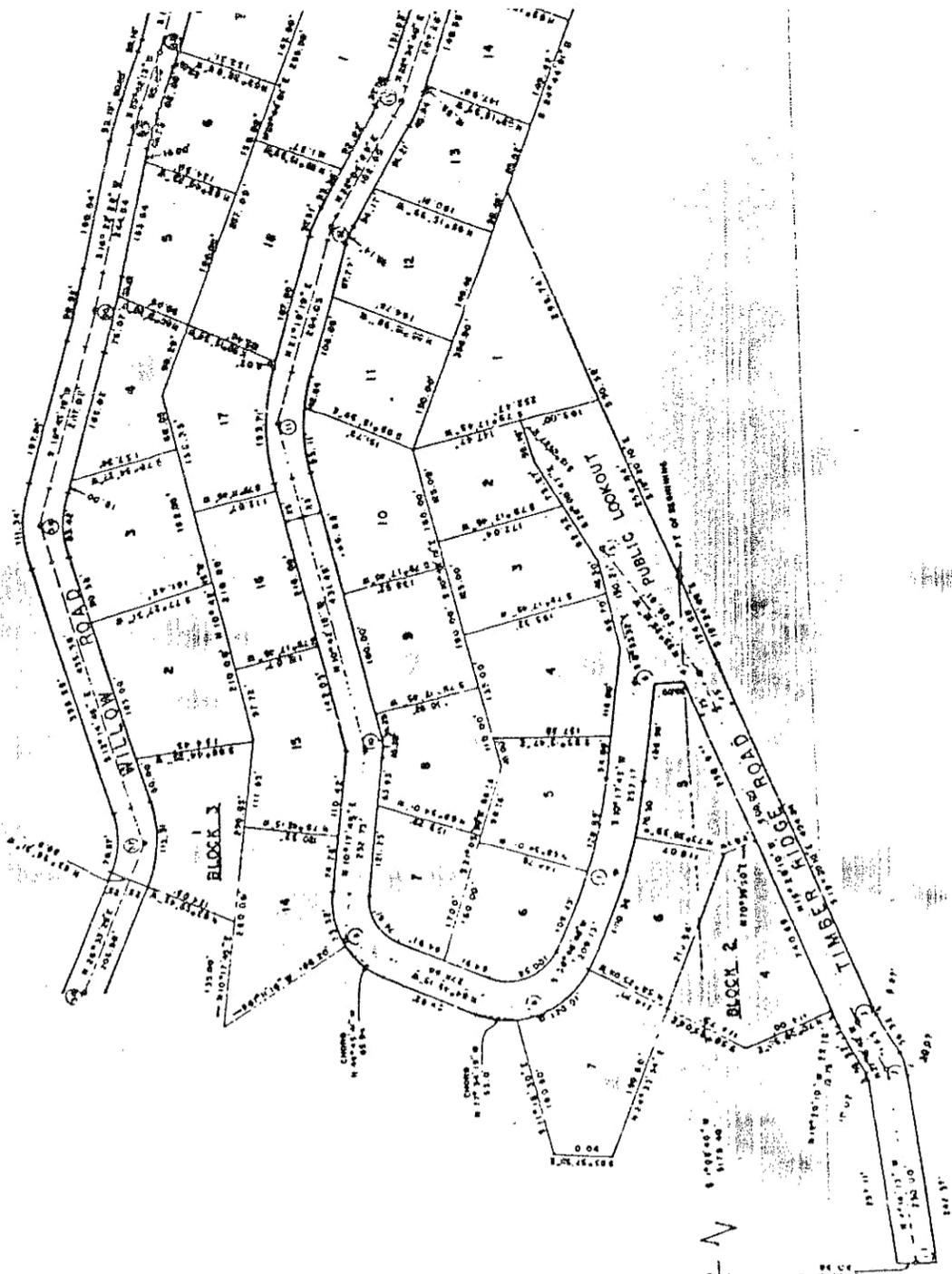
TRIAL ANGLE OF 71° 37' 51" AND A RADIUS OF 2281.48 FEET A  
 37° 35' 55" FEET, THENCE N 64° 15' 12" E A DISTANCE OF 1870.02 FEET  
 CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 110° 34' 56" FEET, THENCE  
 S 1° 15' 30" E A DISTANCE OF 1013.35 FEET, THENCE S 1° 15' 30" E  
 WITH A CENTRAL ANGLE OF 33° 35' 30" FEET, THENCE ALONG A CURVE TO  
 WITH A CENTRAL ANGLE OF 39° 46' 14" AND A RADIUS OF  
 A DISTANCE OF 11.57 FEET, THENCE N. 63° 28' 31" W. A DISTANCE  
 27, THENCE N 63° 28' 31" W A DISTANCE 154.03 FEET, THENCE  
 A DISTANCE OF 135.00 FEET, THENCE S 81° 11' 16" W A DISTANCE  
 LEFT, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL  
 1° 35' 1" W AND A RADIUS OF 107.00 FEET, THE CHORD ON WHICH  
 1° 45' 41" W. A DISTANCE OF 45.94 FEET, THENCE N 64° 42' 19" W  
 OF 129.82 FEET, THENCE ALONG A CURVE TO THE LEFT,  
 TRIAL ANGLE OF 23° 44' 08" AND A RADIUS OF 119.00 FEET,  
 OF 53.45 FEET, THE CHORD OF WHICH BEARS N 77° 32' 19" W  
 OF 93.00 FEET, THENCE N 11° 19' 30" W A DISTANCE OF 90.00  
 E. N. 83° 51' 33" W A DISTANCE OF 80.00 FEET, THENCE  
 W. A DISTANCE OF 159.88 FEET, THENCE N 54° 25' 08" W A  
 37° 14' 78 FEET, THENCE S 70° 39' 50" W A DISTANCE OF 118.00  
 CE N 19° 20' 10" W A DISTANCE OF 23.18 FEET, THENCE ALONG  
 TO THE LEFT, WITH A CENTRAL ANGLE OF 75° 52' 32" AND  
 7.10000 FEET, A DISTANCE OF 73.75 FEET, THENCE N 27° 12' 42" W  
 OF 86.38 FEET, THENCE ALONG A CURVE TO THE RIGHT,  
 TRIAL ANGLE OF 27° 58' 21" AND A RADIUS OF 28.00 FEET,  
 7.1000 FEET, THENCE N 4° 14' 19" W A DISTANCE OF 237.11  
 POINT ON THE CENTERLINE OF A SERVICE ROAD, THENCE  
 7.248 37 FEET, THENCE ALONG A CURVE TO THE LEFT,  
 TRIAL ANGLE OF 22° 46' 21" AND A RADIUS OF 75.00  
 TANCE OF 30.00 FEET, THENCE S 27° 45' 4" E A DISTANCE  
 1° 55' 32" AND A RADIUS OF 90.00 FEET WITH A CENTRAL  
 E S 19° 20' 10" E A DISTANCE OF 494.84 FEET, THENCE  
 A DISTANCE OF 124.89 FEET, TO THE POINT OF BEGINNING.  
 TO THE SAME TO BE LAID OUT, SUBDIVIDED AND PLATTED  
 S AND ROADS AS HEREOF SHOWN UNDER THE NAME  
 "RAINBOW VALLEY UNIT 1"

# RAINE

TEL

### 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.



SHOW ALL MEN BY THESE PRESENTS THAT THE RAINBOW DEVELOPMENT CORPORATION, AND RAINBOW VALLEY CORPORATION, BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED CONSISTING OF THOSE PORTIONS OF SECTION 8 AND 7 TOWNSHIP 143 RANGE 65 WEST OF THE 8TH PM AND SECTION 1 AND 2, TOWNSHIP 143 SOUTH, RANGE 70N OF THE 8TH PM MORE PARTICULARLY DESCRIBED AS FOLLOWS FROM A POINT OF BEGINNING WHICH LIES 5178.40 FEET S 10°08'40" W 113.3 AND 114.5 AND N 89° W AND N 70 W OF THE 8TH PM, THENCE A DISTANCE OF 82.83 FEET, THENCE S 07°23'19" E A DISTANCE OF 418.80 FEET, THENCE S 67°38'49" W A DISTANCE OF 184.35 FEET, THENCE S 53°00'00" W A DISTANCE OF 372.35 FEET, THENCE S 24°00'13" E A DISTANCE OF 482.35 FEET, THENCE N 65°59'41" E A DISTANCE OF 769.31 FEET, THENCE N 25°02'21" W A DISTANCE OF 441.19 FEET, THENCE N 23°04'01" E A DISTANCE OF 397.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°29'31" AND A RADIUS OF 323.00 FEET, A DISTANCE OF 631.00 FEET, THENCE N 11°37'27" E A DISTANCE OF 184.80 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20°50'43" AND A RADIUS OF 323.00 FEET, A DISTANCE OF 152.27 FEET, THENCE N 19°13'15" W A DISTANCE OF 277.93 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°12'05" AND A RADIUS OF 189.88 FEET, A DISTANCE OF 37.50 FEET, THENCE N 17°58'50" E A DISTANCE OF 149.44 FEET, THENCE S 07°50'17" E A DISTANCE OF 149.44 FEET,

WITH A CENTRAL ANGLE OF 2°22'30" AND A RADIUS OF 2381.48 FEET, A DISTANCE OF 98.95 FEET, THENCE N 10°45'16" E A DISTANCE OF 1870.02 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 31°00'00" AND A RADIUS OF 180.38 FEET, A DISTANCE 111.34 FEET, THENCE N 13°14'45" W A DISTANCE OF 328.52 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 38°48'14" AND A RADIUS OF 113.11 FEET, A DISTANCE OF 73.97 FEET, THENCE N 83°26'11" W A DISTANCE OF 80.00 FEET, THENCE N 63°29'45" W A DISTANCE 124.08 FEET, THENCE N 10°17'48" E A DISTANCE OF 135.00 FEET, THENCE S 81°11'16" W A DISTANCE OF 188.70 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 35°55'30" AND A RADIUS OF 107.00 FEET, THE CHORD OF WHICH BEARS N 48°45'41" W A DISTANCE OF 5.84 FEET, THENCE N 84°42'15" W A DISTANCE OF 189.82 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 25°44'08" AND A RADIUS OF 119.00 FEET, A DISTANCE OF 93.45 FEET, THE CHORD OF WHICH BEARS N 77°34'19" W A DISTANCE OF 93.00 FEET, THENCE N 11°16'50" W A DISTANCE OF 80.00 FEET, THENCE N 83°57'53" W A DISTANCE OF 199.80 FEET, THENCE N 54°45'04" W A DISTANCE OF 114.78 FEET, THENCE S 76°38'50" W A DISTANCE OF 118.00 FEET, THENCE N 19°20'10" W A DISTANCE OF 23.18 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 7°58'32" AND A RADIUS OF 100.00 FEET, A DISTANCE OF 3.73 FEET, THENCE N 21°42'47" W A DISTANCE OF 38.32 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 12°00'00" AND A RADIUS OF 100.00 FEET,





RAINBOW VALLEY #1

7522

RAINBOW VALLEY

SPORTSMANS

SPORTSMANS