

THE PINES VILLAGE

CUSTER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Western American Real Estate Co., a Colorado Corporation, being owner of the following described tract of land:

TO WIT

A portion of the NW 1/4 of Sec. 12, Township 45 North, Range 12 East of the New Mexico Prime Meridian. Beginning at the NE corner of said Sec. 12; thence S 03-12-18 W, along the east line of said NW 1/4, 1279.338'; to the NE cor. of a tract described in Book 115 at page 511 of the Custer County Colorado Record; thence S 45-32-25 E, along the northwesterly line of said tract, 1111.896'; to the SW cor. thereof; thence W 90° along the west line of said NW 1/4, 2179.172'; to the SW cor. of a tract described in Book 120, Page 354, of said Record; thence E 90° along the south line of said tract, 1107.0'; to the SE cor. thereof; thence N 03-08-34 E, along the east line of said tract, 580.0'; to the NE cor. thereof; thence E 90° along the north line of said NW 1/4, 100.0'; thence S 03-08-34 W, 100.0'; thence E 90°, 160.0'; thence N 03-08-34 E, 100.0'; to the said north line; thence E 90°, along said north line, 1279.0'; to the R.O.B. containing 145.467 acres ±

Has caused the said tract to be platted into lots streets and easements as stated on the adjoining plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundary and dimensions of said tract, and the subdivision thereof, which tract so platted shall be known as "THE PINES VILLAGE". All streets so platted shall be dedicated to the public use, said streets which are not yet constructed, shall at the expense of the owner be graded and graveled and provided with proper drainage, all to the satisfaction of the Custer County Commissioners.

IN WITNESS WHEREOF:

Western American Real Estate Co. has caused these presents to be executed by its President and attested by its secretary, this 22 day of March 1971 A.D.

Charles F. Munn
PRESIDENT

Lawrence A. Fielder
SECRETARY

STATE OF COLORADO
COUNTY OF CUSTER -SS

The foregoing dedication was acknowledged before this 22 day of March 1971 A.D. by the President and Secretary of Western American Real Estate Co.

Witness my hand and seal *Mary Ketting*, Custer Co. Clerk - Recorder
My Commission Expires _____

I, Jack W. Shy, a registered Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and that the monuments indicated thereon actually exist, and that this plat accurately represents said survey to the best of my knowledge and belief.

Jack W. Shy
R.L.S. 5152

PLANNING COMMISSION CERTIFICATE:

Approved by the Custer County Planning Commission this 5th day of April 1971 A.D.

By: *Benjamin W. Kettle*
CHAIRMAN

COUNTY COMMISSIONERS CERTIFICATE:

Approved by the Board of County Commissioners of Custer County, Colorado. Witness my hand and Corporate Seal, this 5 day of April 1971 A.D.

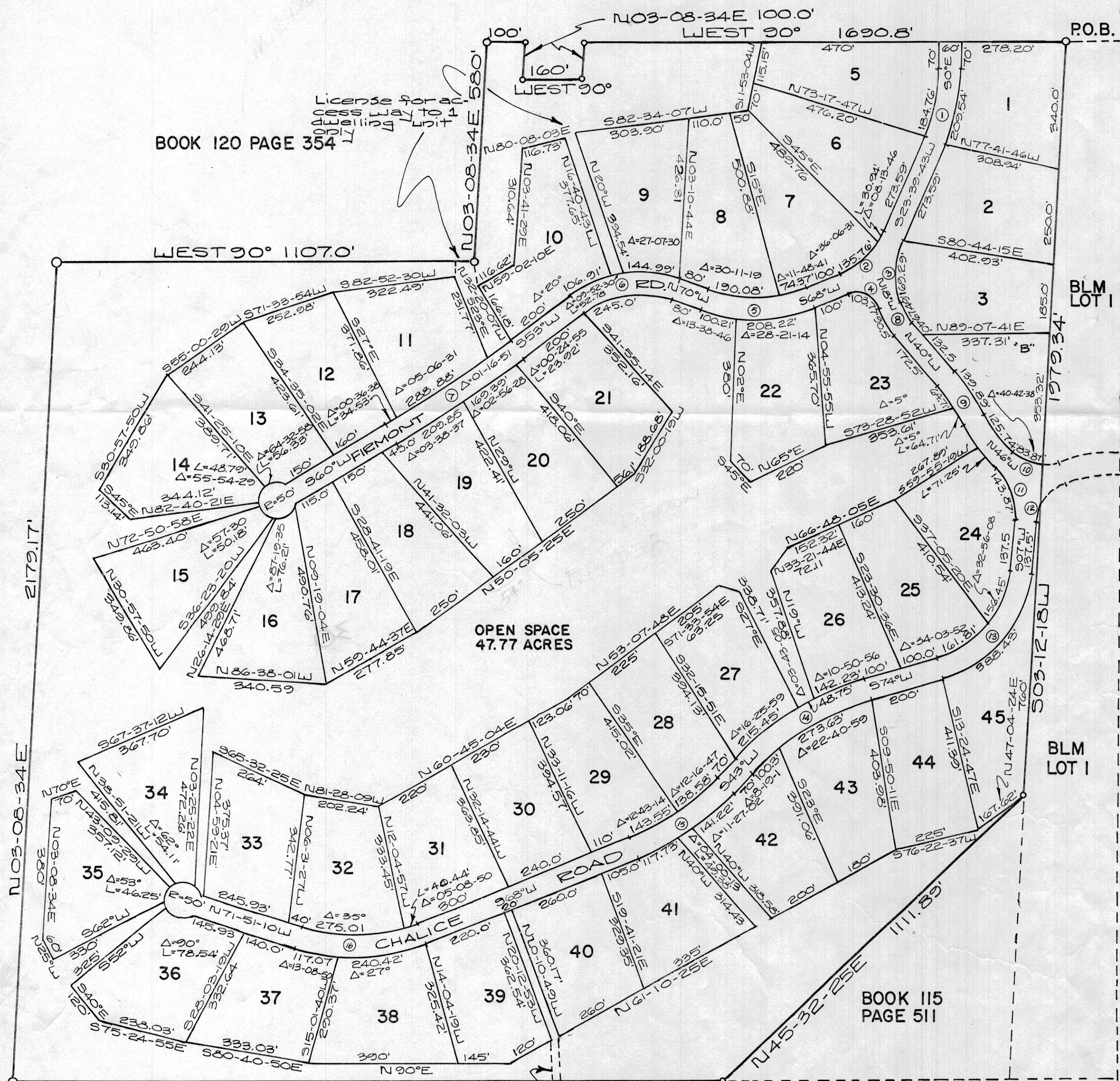
By: *Lawrence A. Jones*
CHAIRMAN

Attest: *Thad A. Berry*

STATE OF COLORADO
COUNTY OF CUSTER -SS

This plat was filed for record in the office of County Clerk and Recorder of Custer County, Colorado, At 2:35 P.M., on the 5th day of April 1971 A.D. Under Reception no. 1442

By: *Mary Ketting*
COUNTY CLERK



NORTH
SCALE 1"=200'

W 1/4 COR.
SEC. 12

PINES FILING NO. 3

NOTES:

- All Lots are 2.0 Acres ±
- A 6' Utility easement is hereby platted on each side of all side lot lines.

CURVE	TABLE		
	DELTA	RADIUS	TANGENT
1	23-39-43	477.387'	100'
2	44-20-17	245.422'	100'
3	41-39-43	262.82'	100'
4	24°	93.252'	100'
5	42°	390.763'	150'
6	57°	276.266'	150'
7	7°	3269.971'	200'
8	22°	205.782'	40'
9	10°	480.287'	67.5'
10	64°	148.031'	72.5'
11	53°	185.526'	72.5'
12	63°	150.946'	72.5'
13	67°	302.167'	200'
14	31°	721.177'	200'
15	25°	676.606'	150'
16	40-08-50	480.93'	175'