INDIAN SPRINGS I

FREMONT COUNTY
COLORADO

KNOW ALL MEN BY THESE PRESENTS:
THAT INDIAN SPRINGS LAND COMPANY, A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF CERTAIN LANDS IN FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TO WIT:

THAT PORTION OF SECTIONS 19, 20 29 AND 30 ALL IN TOWNSHIP 49 NORTH, RANGE 12 EAST OF NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30, WHICH CORNER IS ALSO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE N 89°48'57" W ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1296.37 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 0°00'10" E ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1322.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 89°46'50" E ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1296.34 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89°46'31" E ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, 1321.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 0°07'14" E ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, 1320.52 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N 84°13'34" E, 501.31 FEET; THENCE S 67°19'14" E, 60.00 FEET; THENCE ANGLE LEFT 90°00'00" TO THE TANGENT OF A CURVE TO THE LEFT AND ALONG SAID CURVE WHICH HAS A CENTRAL ANGLE OF 21°57'21", A RADIUS OF 236.21 FEET AND AND ARC LENGTH OF 90.52 FEET; THENCE N 0°43'25" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE 55.85 FEET; THENCE EAST, 281.40 FEET; THENCE SOUTH, 720.00 FEET; THENCE S 64°13'50" E, 644.05 FEET; THENCE S 89°35'25" E, 366.88 FEET; THENCE S 1°46'40" W, 1351.48 FEET; THENCE S 77°00'19" E, 118.08 FEET; THENCE N 64°45'25" E, 226.72 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S 00°12'34" W ALONG THE EASTERLY LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29, 1245.00 FEET; THENCE S 63°54'25" W, 392.61 FEET; THENCE S 80°33'41" W, 60.00 FEET; THENCE S 53°56'52" W, 427.64 FEET; THENCE S 16°02'10" W, 577.24 FEET; THENCE S 67°28'00" W, 673.53 FEET; THENCE S 11°23'51" W, 60.00 FEET; THENCE N 58°36'09" W, 129.72 FEET; THENCE ON A CURVE TO THE RIGHT WHICH CURVE HAS A CENTRAL ANGLE OF 18°25'45", A RADIUS OF 276.57 FEET AND AN ARC LENGTH OF 88.96 FEET; THENCE N 40° 10'24" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 212.95 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 48°20'30", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 109.68 FEET; THENCE N 67°00'36" W, 1175.29 FEET; THENCE N 38°26'44" W, 398.40 FEET; THENCE N 54°28'03" W, 737.28 FEET TO INTERSECT THE WESTERLY LINE OF THE AFOREMENTIONED NORTHEAST QUARTER OF SAID SECTION 30; THENCE N 0°09'24" E ALONG SAID WESTERLY LINE, 1100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 344.441 ACRES.
HAVE THESE PRESENTS LAID OUT PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "INDIAN SPRINGS I" AND TO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR THE PURPOSES SHOWN HEREON. NO DWELLING SHALL BE ERECTED, ALTERED OR PLACED ON ANY TRACT WITH A GROUND FLOOR AREA EXCLUSIVE OF PATIOS, OPEN PORCHES OR GARAGES OF LESS THAN 600 SQUARE FEET EXTERNAL MEASUREMENTS, AS DEFINED IN THE FREMONT COUNTY BUILDING CODE. EXECUTED THIS 5th DAY OF Feb A.D. 1971.

INDIAN SPRINGS LAND COMPANY, A COLORADO LIMITED PARTNERSHIP

John D. Martin
JOHN D. MARTIN, GENERAL PARTNER

STATE OF COLORADO
COUNTY OF FREMONT : SS

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF Feb, 1971 A.D. BY JOHN D. MARTIN, A GENERAL PARTNER OF INDIAN SPRINGS LAND COMPANY, A COLORADO LIMITED PARTNERSHIP.
WITNESS MY HAND AND SEAL: M. Sandra Brown
MY COMMISSION EXPIRES: December 5, 1972

SURVEYOR CERTIFICATION:
I, ALLAN D. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Allan D. Miller
REGISTERED LAND SURVEYOR 5076

PLANNING COMMISSION CERTIFICATE:
THIS PLAT IS APPROVED BY THE FREMONT COUNTY PLANNING COMMISSION THIS 8TH DAY OF February A.D. 1971

Maurice L. Thomas
CHAIRMAN

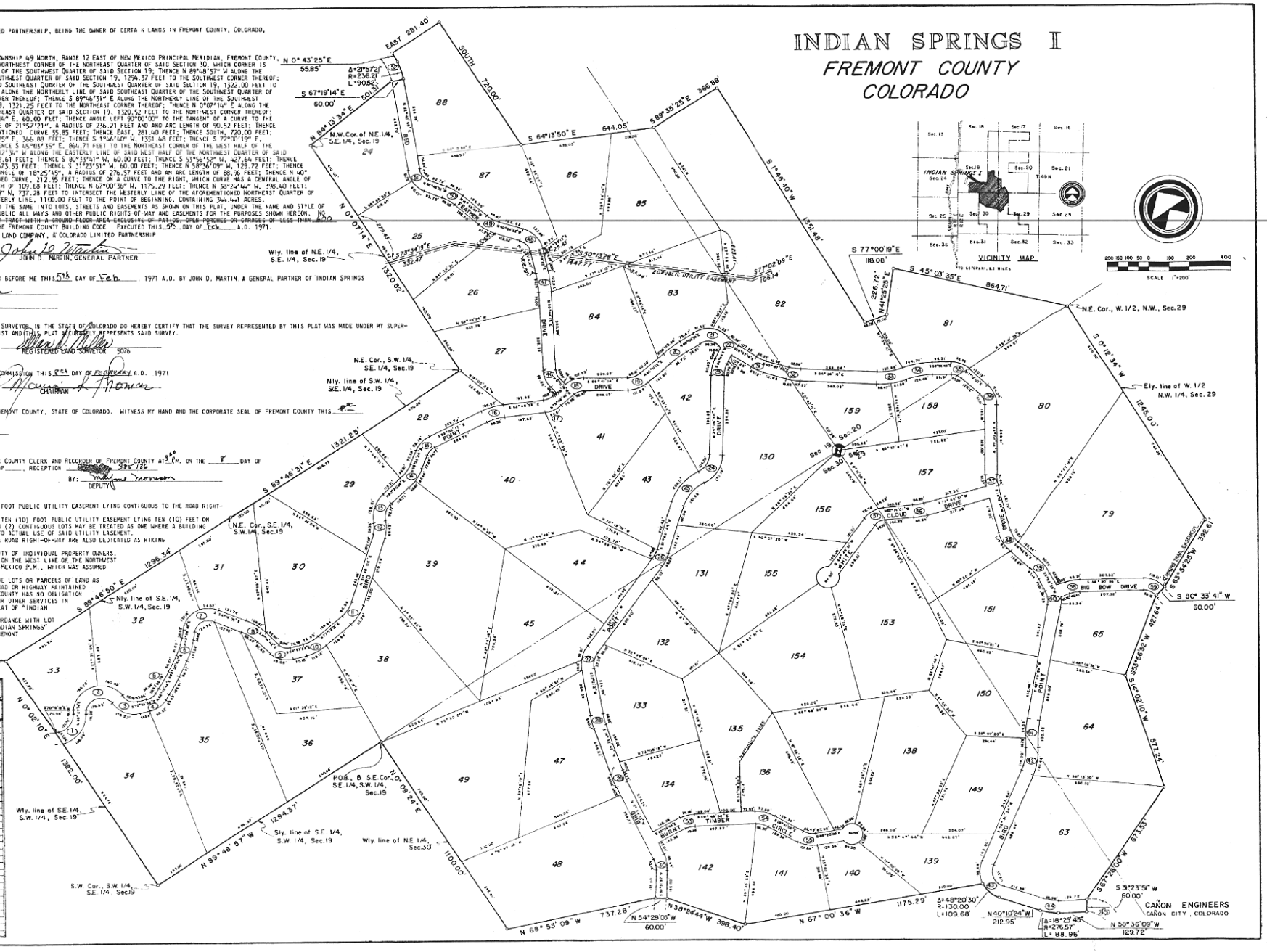
CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS:
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, STATE OF COLORADO. WITNESS MY HAND AND THE CORPORATE SEAL OF FREMONT COUNTY THIS ___ DAY OF February 1971 A.D.
ATTEST: Charlie McDaniel
CHAIRMAN

RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY AT 3:40 P.M. ON THE 8 DAY OF February 1971 A.D. IN BOOK ___ PAGE ___, MAP ___, RECEPTION [redacted] 375 136
Helena K. Mills
COUNTY CLERK AND RECORDER
BY: Melvine Morrison
DEPUTY

NOTES:
1. ALL FRONT LOT LINES ARE SUBJECT TO A SIX (6) FOOT PUBLIC UTILITY EASEMENT LYING CONTIGUOUS TO THE ROAD RIGHT-OF-WAY.
2. ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING TEN (10) FEET ON EITHER SIDE OF SAID LOT LINE, EXCEPT THAT TWO (2) 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. UTILITY EASEMENTS WHICH ARE CONTIGUOUS TO THE ROAD RIGHT-OF-WAY ARE ALSO DEDICATED AS HIKING TRAILS AND BRIDLE PATHS.
4. WATER AND SANITATION WILL BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS.
5. ALL BEARINGS AS SHOWN IN THIS PLAT ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, T49N, R12E OF THE NEW MEXICO P.M., WHICH WAS ASSUMED N 0°13'0" E.
6. THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE LOTS OR PARCELS OF LAND AS CONTAINED IN THIS PLAT ARE NOT SERVED BY A ROAD OR HIGHWAY MAINTAINED WITH PUBLIC FUNDS BY FREMONT COUNTY AND THE COUNTY HAS NO OBLIGATION FOR CONSTRUCTION, MAINTENANCE, SNOW REMOVAL OR OTHER SERVICES IN CONNECTION WITH ANY SUCH ROADS WITHIN THIS PLAT OF "INDIAN SPRINGS I".
7. LOT NUMBERS AS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH LOT NUMBERS AS SHOWN IN "A PRELIMINARY PLAN OF INDIAN SPRINGS" WHICH WAS APPROVED JANUARY 6, 1971, BY THE FREMONT COUNTY PLANNING COMMISSION.

CURVE TABLE
data is based on ℄

NO.	Δ	RADIUS	NO.	Δ	RADIUS
1	73°51' 27"	124.44'	30	38°57' 42"	133.19'
2	144° 0' 0"	100.00'	31	14° 0' 32"	241.27'
3	89° 53' 15"	100.00'	32	13° 3' 30"	250.86'
4	49° 17' 29"	100.00'	33	23°18' 24"	339.41'
5	1° 44' 00"	736.99'	34	19° 21' 51"	398.31'
6	149° 53' 59"	50.37'	35	47° 07' 43"	100.00'
7	90° 07' 06"	100.00'	36	50° 0' 44"	100.00'
8	22° 01' 27"	283.22'	37	14° 45' 06"	23.76'
9	50° 42' 4"	100.00'	38	34°56' 0"	150.00'
10	37°50' 15"	140.88'	39	22° 35' 0"	300.00'
11	25° 42' 04"	219.18'	40	37° 37' 10"	128.11'
12	29° 40' 0"	143.72'	41	13° 09' 43"	598.19'
13	98° 40' 31"	120.00'	42	26° 10' 18"	279.68'
14	25° 01' 12"	225.35'	43	98° 41' 00"	100.00'
15	41° 27' 19"	105.70'	44	18° 25' 45"	246.57'
16	30° 48' 53"	276.55'	45	49°55' 0"	100.00'
17	37° 14' 53"	100.00'	46	40°55' 2"	100.00'
18	40° 30' 04"	112.15'	47	10° 17' 5"	249.88'
19	41° 07' 34"	125.32'	48	92° 36' 41"	100.00'
20	7° 52' 09"	726.96'	49	23°45' 55"	190.13'
21	80° 29' 36"	100.00'	50	19° 06' 46"	237.60'
22	17° 03' 35"	239.10'	51	98° 06' 18"	100.00'
23	25° 39' 51"	150.00'	52	21° 57' 2"	206.21'
24	82° 53' 47"	25.00'	53	23° 16' 48"	150.00'
25	48° 17' 53"	234.52'	54	5° 07' 55"	50.00'
26	17° 16' 58"	92.47'	55	3° 55' 00"	25.00'
27	40° 35' 51"	125.00'	56	9° 32' 20"	360.82'
28	7° 48' 34"	499.49'	57	49°56' 08"	100.00'
29	7° 58' 53"	430.37'	58	16°48' 32"	18.13'
			59	49° 04' 17"	109.55'


EAST 281.40'
SOUTH 720.00'
N 0° 43' 25" E
55.85'
Δ=2°57'21"
R=236.21
L=90.52'
S 67°19'14" E
60.00'
N 84°13'34" E
501.31'
N.W. Cor. of N.E. 1/4, S.E. 1/4, Sec. 19
S 64°13'50" E
644.05'
S 89°35'25" E
366.88'
S 1°46'40" W
1351.48'
S 77°00'19" E
118.08'
S 45°03'35" E
864.71'
226.72'
N 64°45'25" E
N.E. Cor., W. 1/2, N.W., Sec. 29
S 0°12'34" W
1245.00'
Ely. line of W. 1/2 N.W. 1/4, Sec. 29
S 63°54'25" W
392.61'
S 80° 33' 41" W
60.00'
S 53°56'52" W
427.64'
S 16°02'10" W
577.24'
S 67°28'00" W
673.53'
S 11°23'51" W
60.00'
S 58°36'09" W
129.72'
S 39°23'51" W
60.00'
N 0° 07'14" E
1320.52'
Wly. line of N.E. 1/4, S.E. 1/4, Sec. 19
S 57°34'19" E
332.47'
N 30°13'26" E
1447.71'
S 57°02'09" E
108.14'
20' PUBLIC UTILITY EASEMENT
N.E. Cor., S.W. 1/4, S.E. 1/4, Sec. 19
Nly. line of S.W. 1/4, S.E. 1/4, Sec. 19
S 89°46'31" E
1321.25'
N.E. Cor., S.E. 1/4, S.W. 1/4, Sec. 19
S 89°46'50" E
1296.34'
Nly. line of S.E. 1/4, S.W. 1/4, Sec. 19
N.W. Cor., S.E. 1/4, S.W. 1/4, Sec. 19
N 0°10'20" E
1322.00'
Wly. line of S.E. 1/4, S.W. 1/4, Sec. 19
N 89°46'57" W
1296.37'
S.W. Cor., S.W. 1/4, S.E. 1/4, Sec. 19
Sly. line of S.E. 1/4, S.W. 1/4, Sec. 19
P.O.B., B.S.E. Cor., S.E. 1/4, S.W. 1/4, Sec. 19
N 0°09'24" E
1100.00'
Wly. line of N.E. 1/4, Sec. 30
N 68° 55' 09" W
737.28'
N 54°28'03" W
60.00'
N 38°26'44" W
398.40'
N 67° 00' 36" W
1175.29'
Δ=48°20'30"
R=130.00'
L=109.68'
N 40°10'24" W
212.95'
Δ=18°25'45"
R=276.57'
L=88.96'
N 58°36'09" W
129.72'
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673.53'
S 16°02'10" W
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