

INDIAN SPRINGS II
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 29 AND 30 ALL IN TOWNSHIP 49 NORTH, RANGE 12 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERN CORNER OF LOT 79 AS CONTAINED IN INDIAN SPRINGS I, WHICH PLAT IS RECORDED UNDER RECEIPTION NUMBER 385136 OF THE RECORDS OF FREMONT COUNTY, COLORADO, WHICH CORNER IS ALSO A POINT ON THE EASTERN LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, RUN THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID INDIAN SPRINGS I FOR THE FOLLOWING FOURTEEN (14) COURSES:

- (1) THENCE S 63°54'25" W, 392.61 FEET;
- (2) THENCE S 80°33'41" W, 60.00 FEET;
- (3) THENCE S 53°58'52" W, 427.64 FEET;
- (4) THENCE S 14°02'10" W, 577.24 FEET;
- (5) THENCE S 67°28'09" W, 673.53 FEET;
- (6) THENCE S 31°23'51" W, 60.00 FEET;
- (7) THENCE N 58°36'09" W, 129.72 FEET;
- (8) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 187°25'45", A RADIUS OF 276.57 FEET AND AN ARC LENGTH OF 88.96 FEET;
- (9) THENCE N 40°10'24" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 272.95 FEET;
- (10) THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 48°20'50", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 109.68 FEET;
- (11) THENCE N 67°00'36" W, 1,175.29 FEET;
- (12) THENCE N 38°24'44" W, 398.40 FEET;
- (13) THENCE N 50°28'03" W, 60.00 FEET;
- (14) THENCE N 68°55'09" W, 737.28 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE S 0°09'24" W ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, 1,538.14 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 0°09'24" WEST ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1,318.33 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 89°55'35" EAST ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1,321.56 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 0°02'02" W ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 1,317.03 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 89°58'58" E ALONG THE SOUTHERLY LINE OF SAID SECTION 30, 1,322.47 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 89°55'31" E ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 2,632.12 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 89°51'17" E ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 1,319.86 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 0°34'21" E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 1,305.86 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°43'17" W ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 1,327.55 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE N 0°14'06" E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 1,308.91 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°32'47" W ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 1,319.67 FEET TO THE SOUTHWESTERLY CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N 0°12'34" E ALONG THE EASTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29, 1,396.57 FEET TO THE POINT OF BEGINNING CONTAINING 394.134 ACRES.

AND THAT PORTION OF SECTIONS 17, 18, 19 AND 20 ALL IN TOWNSHIP 49 NORTH, RANGE 12 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 24 IN SAID INDIAN SPRINGS I, WHICH CORNER IS ALSO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, RUN THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND NORTHEASTERLY BOUNDARY OF SAID INDIAN SPRINGS I FOR THE FOLLOWING TWELVE COURSES:

- (1) THENCE N 86°13'34" E, 501.31 FEET;
- (2) THENCE S 67°19'14" E, 60.00 FEET;
- (3) THENCE ANGLE LEFT 90° 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 AN ARC LENGTH OF 90.52 FEET;
- (4) THENCE N 0°43'25" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 55.85 FEET;
- (5) THENCE EAST 281.40 FEET;
- (6) THENCE SOUTH 720.00 FEET;
- (7) THENCE S 64°13'50" E, 644.05 FEET;

- (8) THENCE S 89°55'25" E, 366.88 FEET;
- (9) THENCE S 1°46'40" W, 1,351.48 FEET;
- (10) THENCE S 77°00'19" E, 118.08 FEET;
- (11) THENCE N 41°25'25" E, 226.72 FEET;
- (12) THENCE S 45°03'55" E, 864.71 FEET TO THE NORTHEASTERLY CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S 89°17'30" E ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 1,320.86 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 89°50'05" E ALONG THE SOUTHERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 1,323.07 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 0°10'11" E ALONG THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 2,649.41 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°58'07" W ALONG THE NORTHERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20 AND ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 2,646.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 20; THENCE N 0°08'23" E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,324.09 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°57'54" E ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,320.57 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 89°56'35" E ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,321.16 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 89°56'17" W ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,327.63 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 89°51'17" W ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,317.07 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 89°53'55" W ALONG THE NORTHERLY LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, 1,320.20 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE N 0°07'20" E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 1,320.19 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°54'32" E ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 1,320.76 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 89°55'13" E ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 1,316.06 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N 0°06'09" E ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 1,319.23 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 89°55'08" W ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND ALONG THE NORTHERLY LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, 3,957.68 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 89°44'33" W ALONG THE NORTHERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, 1,321.88 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S 0°06'05" W ALONG THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, 2,641.99 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE S 0°08'19" W ALONG THE WESTERLY LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, 2,644.04 FEET TO THE POINT OF BEGINNING, CONTAINING 700.788 ACRES.

HAVE BY 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 II" AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR THE PURPOSES SHOWN HEREON. NO DWELLING SHALL BE ERRECTED, 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 May, 1971 A.D.

INDIAN SPRINGS LAND COMPANY, A COLORADO LIMITED PARTNERSHIP

John D. Martin
JOHN D. MARTIN, GENERAL PARTNER

STATE OF COLORADO : SS
COUNTY OF FREMONT

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 1971 A.D. BY JOHN D. MARTIN, A GENERAL PARTNER OF INDIAN SPRINGS LAND COMPANY, A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL: *John D. Brown*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-5-72

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
ALLAN D. MILLER
REGISTERED LAND SURVEYOR 5076

PLANNING COMMISSION CERTIFICATE:

THIS PLAT APPROVED BY THE FREMONT COUNTY PLANNING COMMISSION THIS 5th DAY OF May, 1971 A.D.

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 16th DAY OF May, 1971 A.D.

ATTEST: *Charles W. Sams*
CHAIRMAN

RECORDERS CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY AT 2:00 O'CLOCK P.M. ON THE 18th DAY OF May, 1971 A.D. IN PLAT BOOK 146 AT PAGE 114, MAP _____ UNDER RECEIPTION NO. 324 914

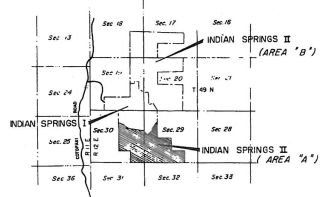
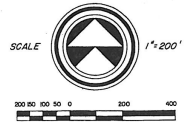
Allan D. Miller
COUNTY CLERK AND RECORDER

BY: *Charles W. Sams*
DEPUTY

NOTES:

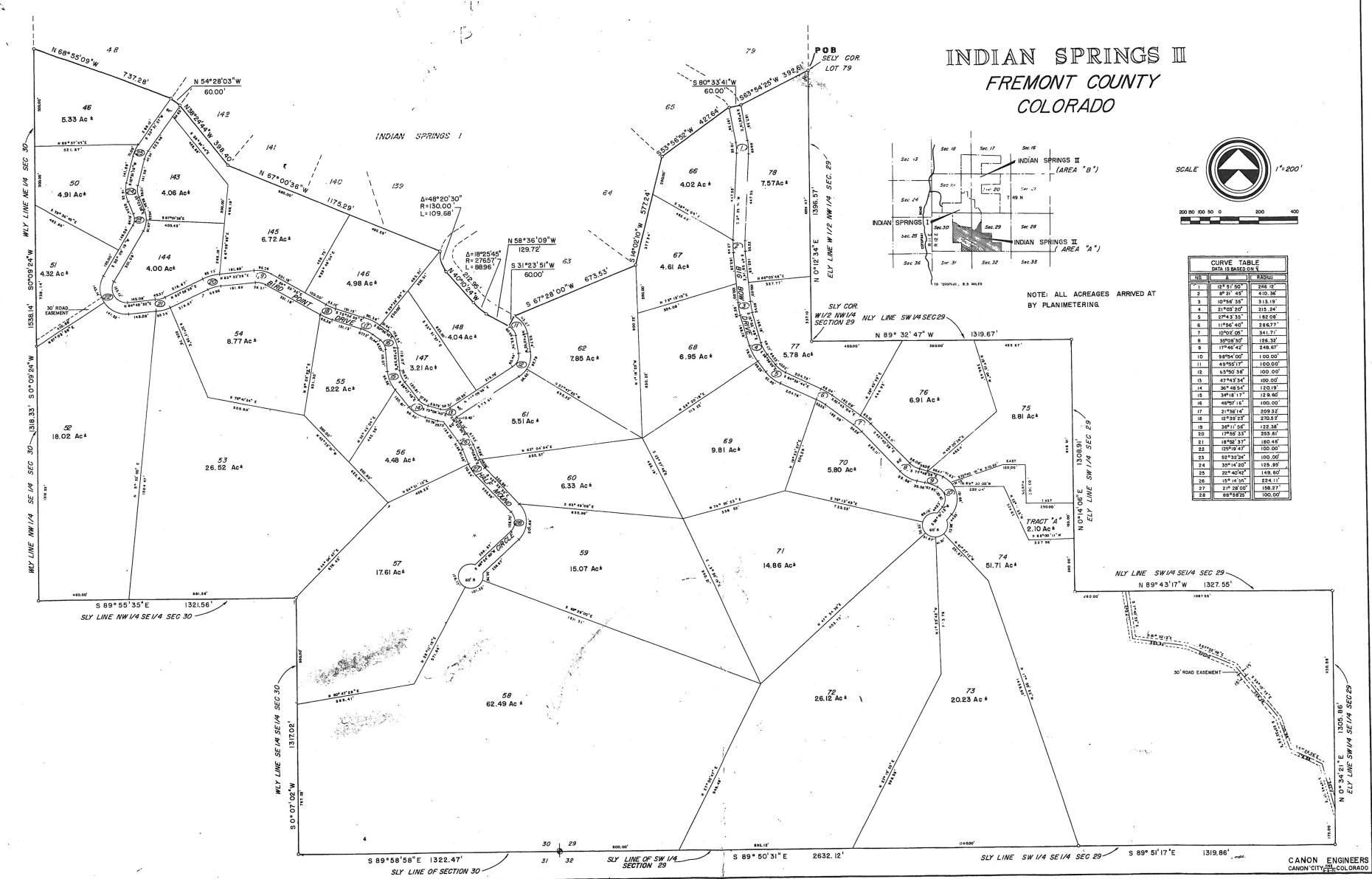
1. ALL FRONT LOT LINES ARE SUBJECT TO A SIX (6) FOOT PUBLIC UTILITY EASEMENT LYING CONTIGUOUS TO THE ROAD RIGHT-OF-WAY.
2. ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT PUBLIC UTILITY EASEMENT LYING TEN (10) FEET ON EITHER SIDE OF SAID LOT LINES, EXCEPT THAT TWO (2) CONTIGUOUS LOTS MAY BE 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 NORTHEAST QUARTER OF SECTION 30, T49N, R12E OF THE NEW MEXICO P. M., WHICH WAS ASSUMED N 0°13'00" 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 II".
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.

INDIAN SPRINGS II FREMONT COUNTY COLORADO



CURVE TABLE DATA IS BASED ON E		
STATION	CHORD	ARC LENGTH
1	100.00	100.00
2	173.21	210.36
3	244.94	313.19
4	313.19	410.24
5	377.14	500.00
6	435.89	582.08
7	489.41	657.77
8	538.71	727.57
9	583.89	792.97
10	625.00	854.44
11	662.14	912.48
12	695.41	967.60
13	724.89	1020.40
14	750.57	1071.48
15	772.44	1120.44
16	790.50	1167.97
17	804.75	1213.67
18	815.20	1257.14
19	821.85	1298.08
20	824.60	1336.19
21	823.45	1372.17
22	818.40	1405.72
23	809.45	1436.54
24	796.60	1464.34
25	780.85	1488.91
26	762.20	1510.06
27	740.65	1527.59
28	716.20	1541.30

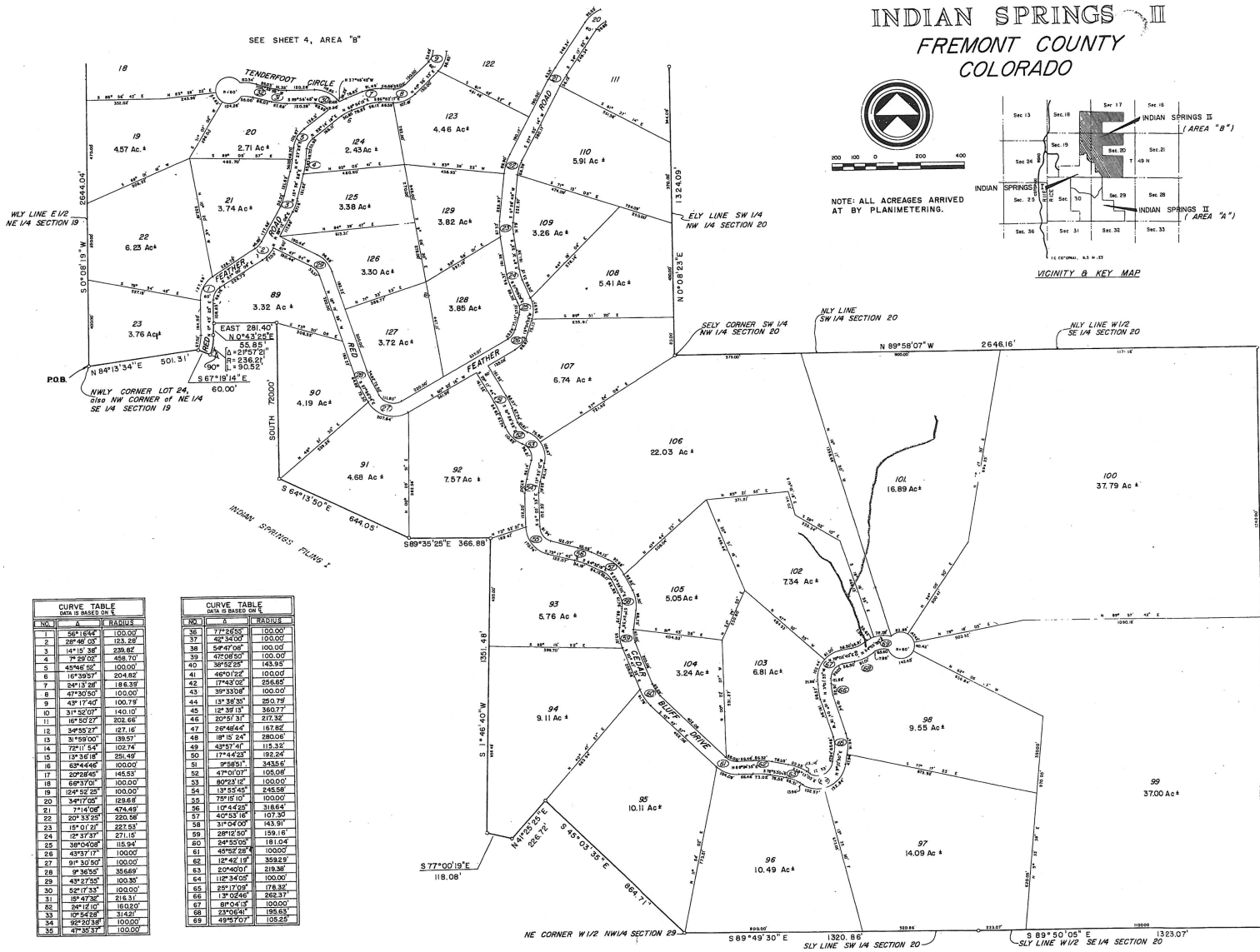
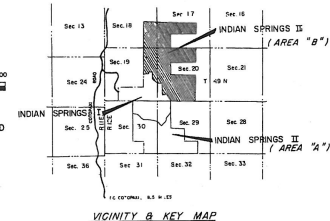
NOTE: ALL ACREAGES ARRIVED AT BY PLANIMETERING.



INDIAN SPRINGS II FREMONT COUNTY COLORADO

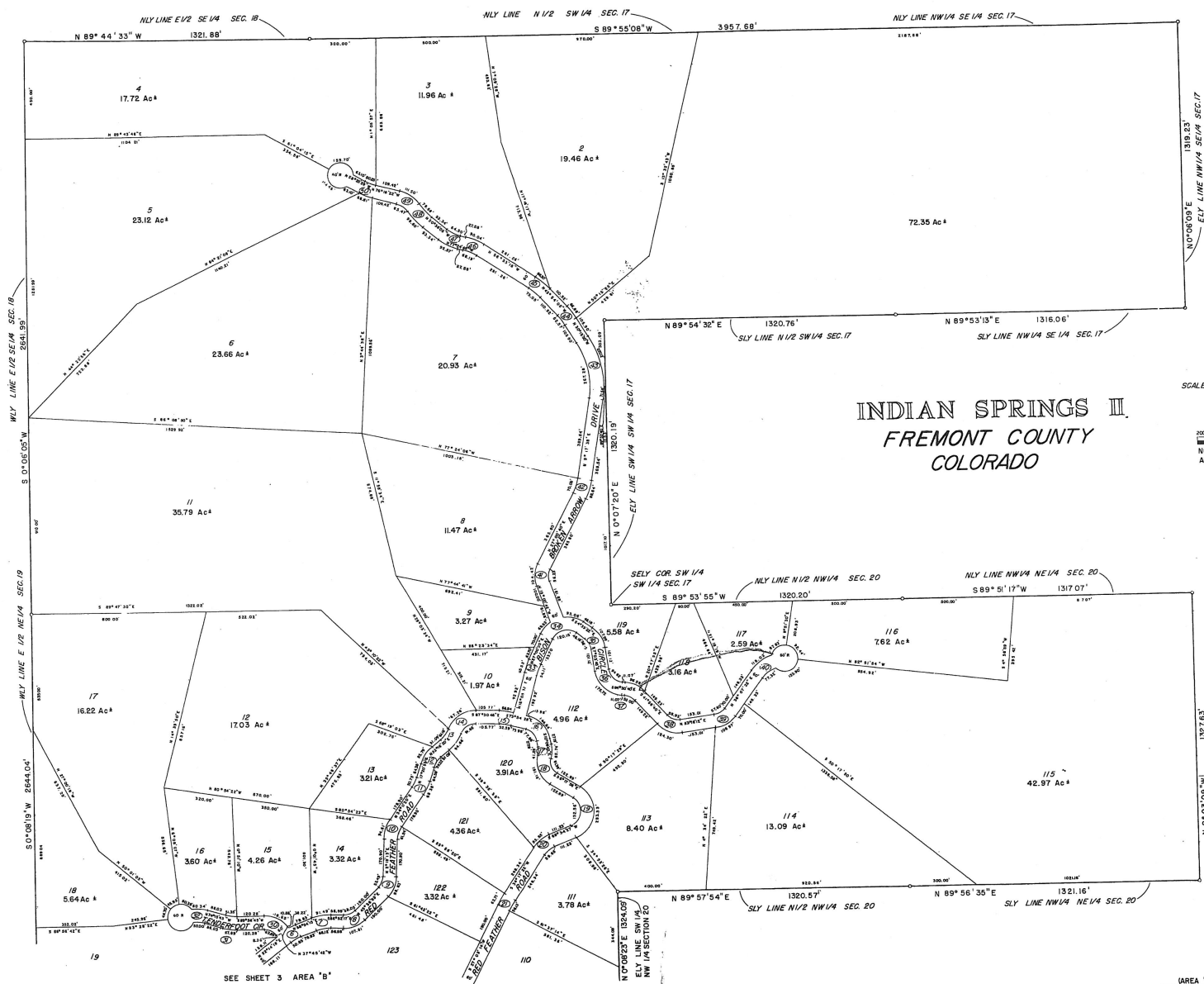


NOTE: ALL ACREAGES ARRIVED AT BY PLANIMETERING.





NO.	ANGLE	RADIUS
1	52°18'44"	100.00
2	28°46'03"	123.28
3	14°19'58"	238.88
4	7°29'58"	458.70
5	4°54'56"	1000.00
6	10°19'30"	204.82
7	24°13'28"	186.39
8	47°30'50"	100.00
9	43°17'40"	100.70
10	31°52'07"	140.10
11	16°50'27"	202.66
12	34°55'27"	127.46
13	31°59'00"	139.57
14	72°11'54"	102.74
15	13°36'18"	254.87
16	63°44'46"	100.00
17	20°28'40"	145.53
18	65°37'00"	100.00
19	24°52'23"	100.00
20	34°17'00"	128.68
21	11°14'08"	474.69
22	20°33'25"	220.58
23	15°01'27"	222.83
24	12°37'37"	271.15
25	35°04'08"	115.94
26	43°37'17"	100.00
27	9°32'30"	100.00
28	9°36'50"	356.69
29	43°27'50"	100.00
30	52°17'33"	100.00
31	12°47'52"	216.31
32	24°12'10"	16.030
33	10°54'58"	114.52
34	92°20'38"	100.00
35	47°35'37"	100.00

NO.	ANGLE	RADIUS
36	77°26'58"	100.00
37	42°34'00"	100.00
38	56°07'00"	100.00
39	42°08'50"	100.00
40	38°52'25"	143.85
41	48°02'52"	100.00
42	17°43'00"	256.65
43	39°33'00"	100.00
44	13°38'50"	250.78
45	12°38'10"	360.77
46	20°51'31"	271.32
47	25°04'40"	187.82
48	18°15'24"	280.05
49	43°57'47"	115.35
50	17°44'00"	102.24
51	9°28'51"	3435.6
52	47°01'07"	105.08
53	80°23'17"	100.00
54	13°55'45"	245.58
55	79°15'10"	100.00
56	10°44'55"	318.64
57	40°53'18"	107.30
58	31°04'00"	143.91
59	38°12'50"	159.16
60	24°55'05"	181.04
61	45°32'58"	100.00
62	12°42'18"	359.29
63	20°40'07"	219.38
64	12°34'05"	100.00
65	30°17'00"	178.82
66	13°02'46"	262.37
67	88°04'18"	100.00
68	23°05'41"	195.53
69	49°57'07"	105.25



INDIAN SPRINGS II
 FREMONT COUNTY
 COLORADO

SCALE  1" = 200'



NOTE: ALL ACREAGES ARRIVED AT BY PLANIMETERING.

SEE SHEET 3 AREA 'B'

CANON ENGINEERS
 CANON CITY, COLORADO
 SHEET 4 OF 4 SHEETS