

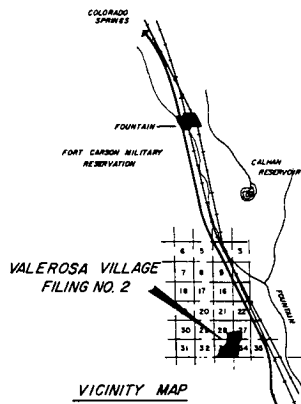
VALEROSA VILLAGE FILING NO. 2 EL PASO COUNTY, COLORADO

Δ = 24°00'00"
R = 2007.41'
L = 840.86'

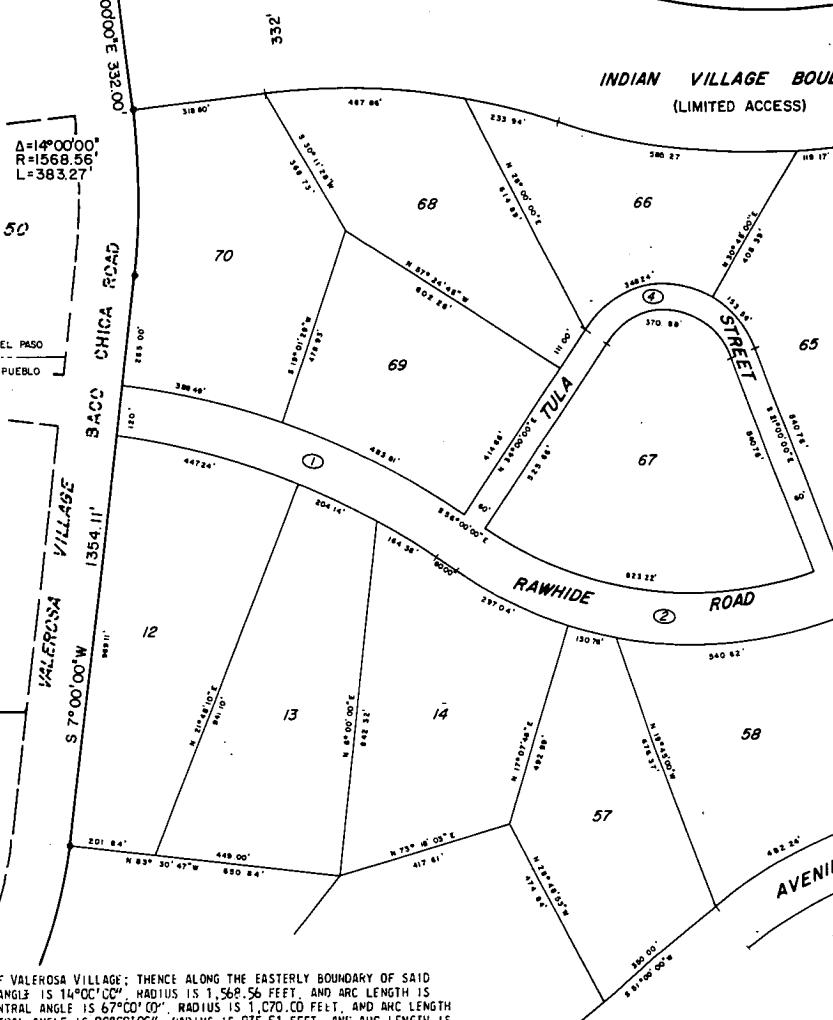
Δ = 34°00'00"
R = 1334.00'
L = 791.61'



| NO | Δ | RADIUS |
|----|------------|----------|
| 1 | 27°00'00" | 791.08' |
| 2 | 68°00'00" | 948.84' |
| 3 | 36°00'00" | 1124.79' |
| 4 | 125°00'00" | 200.00' |
| 5 | 69°00'00" | 1076.71' |
| 6 | 67°00'00" | 1141.70' |
| 7 | 38°00'00" | 1000.00' |
| 8 | 118°00'00" | 981.93' |
| 9 | 56°00'00" | 921.56' |
| 10 | 26°00'00" | 1000.00' |
| 11 | 30°00'00" | 1000.00' |
| 12 | 40°00'00" | 200.00' |
| 13 | 66°00'00" | 200.00' |
| 14 | 44°00'00" | 200.00' |



LEGEND
● CORNERS FOUND
○ CORNERS SET



KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN DORROUGH AND WILLIAM T. WARD, III, TRUSTEES BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND:

TO WIT:

A TRACT OF GROUND LYING IN SECTIONS 27, 28, 33 AND 34 ALL IN TOWNSHIP 17 SOUTH RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF VILLA CASITAS FILING NO. 1 AS RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 30°00'00" E ALONG THE WESTERLY BOUNDARY OF VILLA CASITAS FILING NO. 2 AS RECORDED IN BOOK R-2 AT PAGE 62, 85.30 FEET; THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 28°00'00", RADIUS IS 1,095.00 FEET, AND ARC LENGTH IS 535.12 FEET; THENCE N 2°00'00" E, 1,450.19 FEET; THENCE N 24°56'45" W, 134.61 FEET; THENCE N 2°00'00" E, 22.63 FEET; THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 2°36'47", RADIUS IS 1,034.00 FEET, AND ARC LENGTH IS 47.16 FEET; THENCE N 0°36'47" W, 26.26 FEET; THENCE DEPARTING FROM SAID VILLA CASITAS FILING NO. 2 ANGLE LEFT ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 19°00'00", RADIUS IS 2,000.21 FEET, AND ARC LENGTH IS 663.29 FEET; THENCE S 73°00'00" W, 321.91 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 34°00'00", RADIUS IS 1,334.00 FEET, AND ARC LENGTH IS 791.61 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 24°00'00", RADIUS IS 2,007.41 FEET, AND ARC LENGTH IS 840.86 FEET; THENCE S 83°00'00" W, 318.60 FEET TO A POINT WHICH IS THE NORTHEAST CORNER OF VALEROSA VILLAGE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID VALEROSA VILLAGE S 7°00'00" W, 1,354.11 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 14°00'00", RADIUS IS 1,568.56 FEET, AND ARC LENGTH IS 383.27 FEET; THENCE S 07°00'00" W, 1,354.11 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 67°00'00", RADIUS IS 1,070.00 FEET, AND ARC LENGTH IS 1,251.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 89°00'00", RADIUS IS 935.51 FEET, AND ARC LENGTH IS 1,453.17 FEET; THENCE S 15°00'00" E, 137.56 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 38°00'00", RADIUS IS 1,070.00 FEET, AND ARC LENGTH IS 709.65 FEET; THENCE S 23°00'00" W, 520.59 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 27°00'00", RADIUS IS 1,070.00 FEET, AND ARC LENGTH IS 504.23 FEET; THENCE S 50°00'00" W, 580.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; SAID POINT BEING THE SOUTHWEST CORNER OF SAID VALEROSA VILLAGE; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 34 TO A POINT WHICH IS THE SOUTHWEST CORNER OF VILLA CASITAS FILING NO. 1; THENCE S 89°00'52" E, 940.00 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 34 TO A POINT WHICH IS THE SOUTHWEST CORNER OF VILLA CASITAS FILING NO. 1; THENCE ALONG THE WESTERLY BOUNDARY OF VILLA CASITAS FILING NO. 1 ANGLE LEFT 48°24'56" ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 6°34'12", RADIUS IS 1,095.00 FEET AND ARC LENGTH IS 1,329.58 FEET; THENCE N 27°00'00" W, 170.55 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 27°00'00", RADIUS IS 1,305.00 FEET, AND ARC LENGTH IS 614.97 FEET; THENCE NORTH 755.37 FEET; THENCE ON A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 30°00'00", RADIUS IS 1,305.00 FEET, AND ARC LENGTH IS 683.30 FEET; THENCE N 30°00'00" E, 1,113.46 FEET TO THE MOST NORTHERLY CORNER OF VILLA CASITAS FILING NO. 1 AND TO THE POINT OF BEGINNING, CONTAINING 502.345 ACRES.

HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO PARCELS, TRACTS AND UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ABOVE PLAT WHICH PLAT SETS FORTH THE BOUNDARY AND DIMENSIONS THERE OF. SAID TRACTS SO PLATTED SHALL BE KNOWN AS "VALEROSA VILLAGE FILING NO. 2". ALL STREETS SO PLATTED SHALL BE DEDICATED TO PUBLIC USE. INGERSOLL REPUBLIC CORPORATION HEREBY PERSONALLY COVENANT AND AGREE THAT THEY WILL AT THEIR OWN EXPENSE GRADE AND GRAVEL ALL PLATTED STREETS AND PROVIDE PROPER DRAINAGE FOR SAME. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION. ALL STREETS AND DRAINAGE WAYS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO

IN WITNESS WHEREOF:

THE UNDERSIGNED HAVE EXECUTED THEIR PRESENTS THIS 13th DAY OF September 1971 A.D.

John Dorrough
JOHN DORROUGH, TRUSTEE

William T. Ward III
WILLIAM T. WARD, III, TRUSTEE

STATE OF COLORADO : SS
COUNTY OF EL PASO

AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 1971 BY JOHN DORROUGH AND WILLIAM T. WARD, III, TRUSTEES.

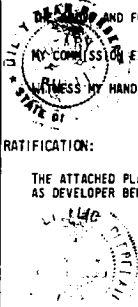
MY COMMISSION EXPIRES: June 8, 1975
WITNESS MY HAND AND SEAL: *Billy Dean Fowler*
NOTARY PUBLIC

RATIFICATION:

THE ATTACHED PLAT OF "VALEROSA VILLAGE FILING NO. 2" IS HEREBY RATIFIED AND CONFIRMED THIS 13th DAY OF September 1971 A.D. BY INGERSOLL REPUBLIC CORPORATION AS DEVELOPER BENEFICIARY.

ATTEST: *Donna Calder*
DONNA CALDER, SECRETARY

BY: *John Dorrough*
JOHN DORROUGH, PRESIDENT



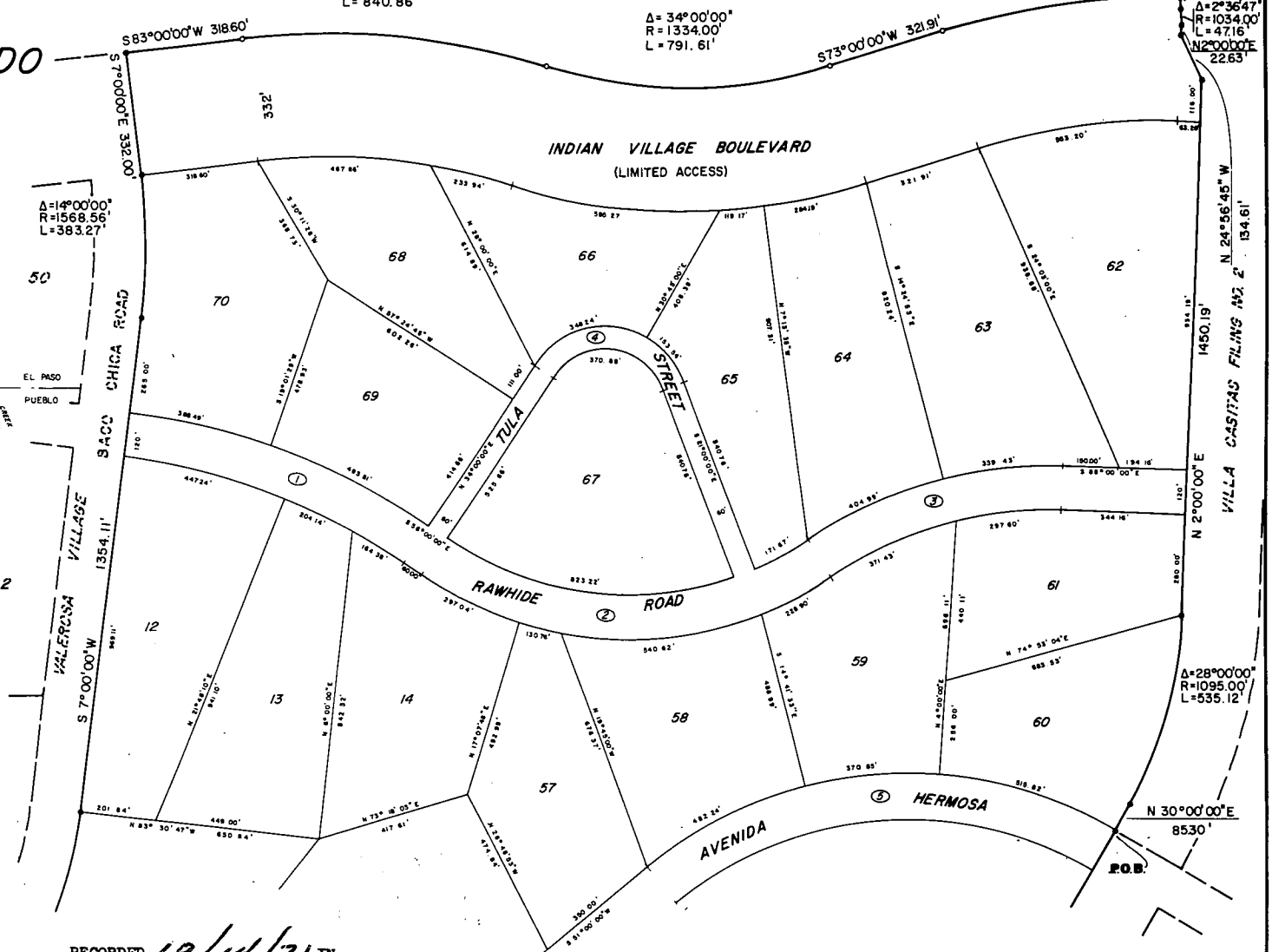
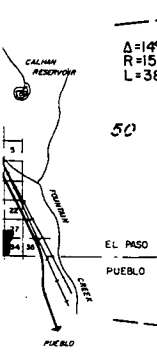
AGE
RADO

Δ=19°00'00"
R=2000.21
L=663.29' N 0°36'47" W 26.26'

Δ=24°00'00"
R=2007.41
L=840.86'

Δ=34°00'00"
R=1334.00
L=791.61'

Δ=2°36'47"
R=1034.00
L=47.16' N 2°00'00" E 22.63'

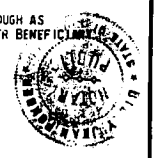


RECORDED 10/14/71 IN
BOOK T-2 AT PAGE 28

OR FILE NO. _____
UNDER RECEPTION NO. 836094
OF THE RECORDS OF EL PASO
COUNTY, COLORADO

STATE OF COLORADO : SS
COUNTY OF EL PASO

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September 1971 A.D. BY JOHN DORRUGH AS PRESIDENT AND DON A. CALUEN AS SECRETARY OF INGERSOLL REPUBLIC CORPORATION, A COLORADO CORPORATION AS DEVELOPER BENEFICIARY OF THE TRACTS SHOWN HEREON.
MY COMMISSION EXPIRES: June 8, 1975
WITNESS MY HAND AND SEAL: Billy Jean Ponder
NOTARY PUBLIC



NOTES:

1. ALL BEARINGS AS SHOWN IN THIS PLAT ARE RELATIVE TO THE WEST LINE OF SECTION 8 TOWNSHIP 17 SOUTH RANGE 65 WEST OF THE 6TH P.M. WHICH WAS ASSUMED N 1° 03' 33" E.
2. LOT CORNERS SHALL BE MARKED WITH A REINFORCING BAR WITH A CAP MARKED THUS:
3. THERE SHALL BE A SIX (6) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES AND A SIX (6) FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF ALL REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE ABOVE PLAT.
4. WATER AND SANITATION TO BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS.
5. TRACTS WILL BE OWNED AND MAINTAINED BY "INGERSOLL REPUBLIC CORPORATION."

CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ABOVE PLAT WAS SURVEYED AND PLATTED UNDER HIS SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT THE REQUIREMENTS OF CHAPTER 136 C.P.S. 1963 AS AMENDED HAVE BEEN ACCOMPLISHED.

APPROVALS:

I, THOMAS J. RUSSELL COUNTY ENGINEER OF EL PASO COUNTY, COLORADO DO HEREBY APPROVE THE ABOVE PLAT AS TO THE DRAINAGE OF STREETS AS SHOWN HEREIN.
APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT THIS 14th DAY OF October 1971 A.D.
APPROVED BY THE EL PASO COUNTY PLANNING COMMISSION THIS 13th DAY OF October 1971 A.D.

STATE OF COLORADO : SS
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:00 O'CLOCK P.M. THIS 14 DAY OF October 1971 A.D. AND IS DULY RECORDED IN PLAT BOOK T-2 AT PAGE 28 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECEPTION NO. 836094
BY: [Signature]
DEPUTY

FEE: \$20.00
HARRIET BEALS, RECORDER

UNITED WESTERN ENGINEERS
COLORADO SPRINGS - COLORADO
SHEET 1 OF 2 SHEETS



VALEROSA VILLAGE FILING NO. 2 EL PASO COUNTY, COLORADO

$\Delta = 67^{\circ}00'00''$
 $R = 1070.00'$
 $L = 1251.23'$

TRACT "E"
SACC CHICA ROAD
S 50°00'00"W 980.46'
S 89°52'50"E 3887.75'

AVENIDA HERMOSA

LEGEND
● CORNERS FOUND
○ CORNERS SET

$\Delta = 89^{\circ}00'00''$
 $R = 935.51'$
 $L = 1453.17'$

$\Delta = 38^{\circ}00'00''$
 $R = 1070.00'$
 $L = 709.65'$

$\Delta = 27^{\circ}00'00''$
 $R = 1070.00'$
 $L = 504.23'$

VALEROSA VILLAGE

AVENIDA HERMOSA
TRACT "B"

TRACT "A"
TRACT "C"

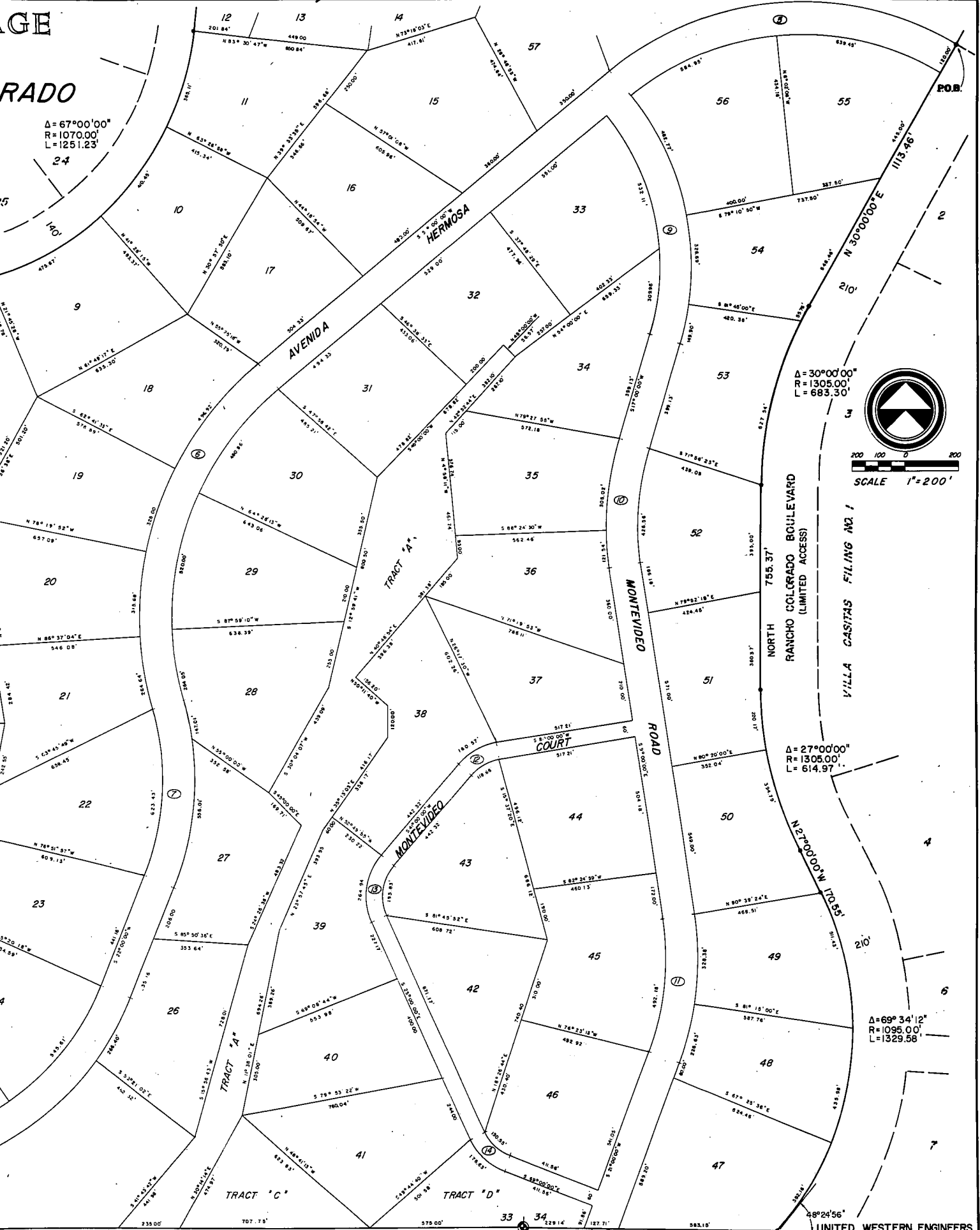
MONTEVIDEO

TRACT "D"

COURT

GE
RADO

$\Delta = 67^{\circ}00'00''$
 $R = 1070.00'$
 $L = 1251.23'$
24



$\Delta = 30^{\circ}00'00''$
 $R = 1305.00'$
 $L = 683.30'$



200 100 0 200
SCALE 1" = 200'

NORTH 755.37'
RANCHO COLORADO BOULEVARD
(LIMITED ACCESS)

VILLA CASITAS FILING NO. 1

$\Delta = 27^{\circ}00'00''$
 $R = 1305.00'$
 $L = 614.97'$

$\Delta = 69^{\circ}34'12''$
 $R = 1095.00'$
 $L = 1329.58'$