FOREST PARK

THE WEST HALF OF THE EAST HALF OF SECTION 8
TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ELBERT, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THIS LAND DESCRIBED BELOW, HAVING LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF FOREST PARK AND DO BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, AND CONVEY TO THE COUNTY OF ELBERT, STATE OF COLORADO, ALL ROAD RIGHT-OF-WAY EASEMENTS FOR ROAD PURPOSES AND GRANT AND CONVEY TO THE PUBLIC ALL UTILITY EASEMENTS FOR UTILITY PURPOSES AND ALL DRAINAGE EASEMENTS FOR DRAINAGE PURPOSES AS SHOWN HEREON.

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE WEST HALF OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, EXCEPT THAT TRACT OF LAND CONVEYED TO ELBERT COUNTY AND THE STATE OF COLORADO AS RECORDED ON MARCH 11, 1950 IN BOOK 205 AT PAGE 136 OF THE ELBERT COUNTY RECORDS, ALSO BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, BEING CONSIDERED TO BEAR N89°28'57"W

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, THE POINT OF BEGINNING; THENCE N00°12'40"W ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 8 A DISTANCE OF 156.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86 AS RECORDED IN BOOK 205 AT PAGE 136 OF THE ELBERT COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N00°12'40"W AND ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 8 A DISTANCE OF 5153.51 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8, SAID POINT ALSO BEING AN ANGLE POINT IN TRACT C OF BONNIE RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 8 AT PAGE 44 OF THE ELBERT COUNTY RECORDS; THENCE S89°30'40"E ALONG THE SOUTHERLY LINE OF SAID TRACT C AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1323.12 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 8; THENCE S00°19'37"E ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 8 A DISTANCE OF 663.86 FEET TO THE NORTHWEST CORNER OF PINE RIDGE FILING 3 AS RECORDED IN PLAT BOOK 7 AT PAGE 68 OF THE ELBERT COUNTY RECORDS; THENCE CONTINUING S00°19'37"E ALONG THE EAST LINE OF WEST HALF OF THE EAST HALF OF SAID SECTION 8 AND THE WEST LINE OF SAID PINE RIDGE FILING 3 A DISTANCE OF 4505.76 FEET TO THE SOUTHWEST CORNER OF SAID PINE RIDGE FILING 3, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86 AS RECORDED IN BOOK 205 AT PAGE 136 OF THE ELBERT COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 86 THE FOLLOWING THREE (3) COURSES:

1. N85°37'00"W A DISTANCE OF 631.60 FEET TO A POINT ON CURVE;
2. ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S04°08'11"W, HAVING A DELTA OF 08°38'52", A RADIUS OF 2915.00 FEET, A DISTANCE OF 439.97 FEET AS MEASURED ALONG THE ARC TO A POINT ON CURVE;
3. S85°47'00"W A DISTANCE OF 265.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 6,825,600 SQUARE FEET OR 156.6942 ACRES.

ALSO AS DESCRIBED IN BOOK 205 AT PAGE 136 OF THE RECORDS OF ELBERT COUNTY CLERK AND RECORDER.

OWNERS

L. E. FRICKEY, AN INDIVIDUAL

L.E. Frickey
BY: L. E. FRICKEY

STATE OF COLORADO)
) SS
COUNTY OF *Elbert*)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *8th* DAY OF *June*, 1987, A.D., BY L. E. FRICKEY, OWNER.

WITNESS MY HAND AND SEAL *Crystal R. Pauli*
NOTARY PUBLIC

MY COMMISSION EXPIRES *10-6-90* *PO Box 429, Elizabeth, CO*
ADDRESS

GENE R. TAYLOR, AN INDIVIDUAL

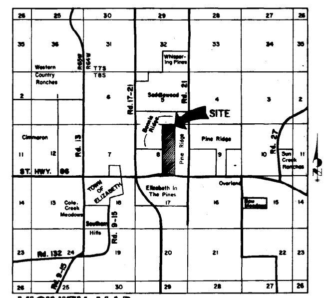
Gene R Taylor
BY: GENE R. TAYLOR

STATE OF COLORADO)
) SS
COUNTY OF *Elbert*)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *8th* DAY OF *June*, 1987, A.D., BY GENE R. TAYLOR, OWNER.

WITNESS MY HAND AND SEAL *Crystal R. Pauli*
NOTARY PUBLIC

MY COMMISSION EXPIRES *10-6-90* *PO Box 429, Elizabeth CO*
ADDRESS



VICINITY MAP SCALE: 1" = 5000'

HOLDER OF DEED OF TRUST

WARREN W. STEPHENS

BY: *Warren W. Stephens*
WARREN W. STEPHENS

STATE OF COLORADO)
) SS
COUNTY OF *Elbert*)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *9th* DAY OF *June*, 1987, A.D., BY WARREN W. STEPHENS, HOLDER OF DEED OF TRUST.

WITNESS MY HAND AND SEAL *Crystal R. Pauli*
NOTARY PUBLIC

MY COMMISSION EXPIRES *10-6-90* *P.O Box 429, Elizabeth, CO*
ADDRESS

GENERAL NOTES

1. NO BUILDINGS ARE TO BE CONSTRUCTED WITHIN ANY EASEMENTS.
2. ALL BOUNDARY CORNERS ARE JR PIN AND CAP UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING N89°28'57"W.
4. THE STATE ENGINEER WILL REQUEST WELLS TO BE DRILLED TO THE LOWER DAWSON AQUIFER FOR DOMESTIC USE AND OUTSIDE IRRIGATION NOT TO EXCEED 5,000 SQUARE FEET.
5. THE COLORADO GEOLOGICAL SURVEY HAS DETERMINED THERE IS A POTENTIAL OF RADON GAS IN THIS AREA AND ADVISES APPROPRIATE TESTING TO BE DONE.
6. ALL ON-LOT SEWAGE SYSTEMS MUST BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
7. LOTS 56 AND 57 ARE ZONED COMMERCIAL. NO DEVELOPMENT SHALL OCCUR ON EITHER OF THESE LOTS UNTIL A DEVELOPMENT PLAN HAS BEEN APPROVED BY ELBERT COUNTY.
8. THE 20.00 FOOT WIDE ACCESS EASEMENT AS SHOWN ON THE PLAT OVER AND ACROSS THE EASTERLY PORTION OF LOT 24 IS FOR THE EXCLUSIVE USE OF THE ELIZABETH FIRE DEPARTMENT FOR ACCESS TO THE FIRE CISTERN IN BONNIE RIDGE.
9. NET ACREAGES ARE COMPUTED TO THE ROADWAY EASEMENT RIGHT-OF-WAY LINES. GROSS ACREAGES ARE COMPUTED BY EXTENDING THE SIDE LOT LINES TO THE CENTERLINE OF THE ROADWAY EASEMENT. GROSS ACREAGE FIGURES WILL BE USED BY THE ELBERT COUNTY ASSESSOR FOR TAX ASSESSMENT PURPOSES. OWNERSHIP IS TO THE CENTERLINE OF THE ROADWAY EASEMENT.
10. ALL ELBERT COUNTY ZONING REGULATIONS CONCERNING PUD RA-2 WILL APPLY TO LOTS 1 - 55. ALL ELBERT COUNTY ZONING REGULATIONS CONCERNING COMMERCIAL WILL APPLY TO LOTS 56 AND 57.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NO LIMITED TO, ELECTRICAL LINES, GAS LINES, TELEPHONE LINES, CABLE T.V.; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

ATTORNEY'S CERTIFICATE

I, *Thomas M. Vockrodt Reg #*, AN ATTORNEY AT LAW, DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD WITHIN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.

June 9, 1987 *Thomas M. Vockrodt*
DATE ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

James R. Fraker
JAMES R. FRAKER, REGISTERED LAND SURVEYOR
COLORADO NO. 20377
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

LAND USE ADMINISTRATOR

THIS PLAT APPROVED BY THE ELBERT COUNTY LAND USE ADMINISTRATION THIS *19th* DAY OF *JUNE*, 1987, A.D.

Brian D. Burson
LAND USE ADMINISTRATOR

COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ELBERT COUNTY, COLORADO, ON THE *19th* DAY OF *JUNE*, 1987, A.D., FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD THAT THE COUNTY WILL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER AT NO EXPENSE TO THE COUNTY, PROVIDED IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, PUBLIC NEED AND NECESSITY IS SHOWN THEREFORE, PRIOR TO THE ACCEPTANCE OF THE ROADS FOR MAINTENANCE BY ELBERT COUNTY, AND THAT THE SUBDIVIDER SHALL MAINTAIN SUCH ROADS AND REMOVE SNOW ACCUMULATIONS FROM SAME AT HIS EXPENSE FOR A MINIMUM OF TWO (2) YEARS FROM CONSTRUCTION.

Richard D. Young
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF ELBERT)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS *19th* DAY OF *June*, 1987 AT *2:16* O'CLOCK *P.M.* A.M./P.M., AND WAS RECORDED IN BOOK *9*, AT PAGE *81* PER RECEPTION NUMBER *274762*

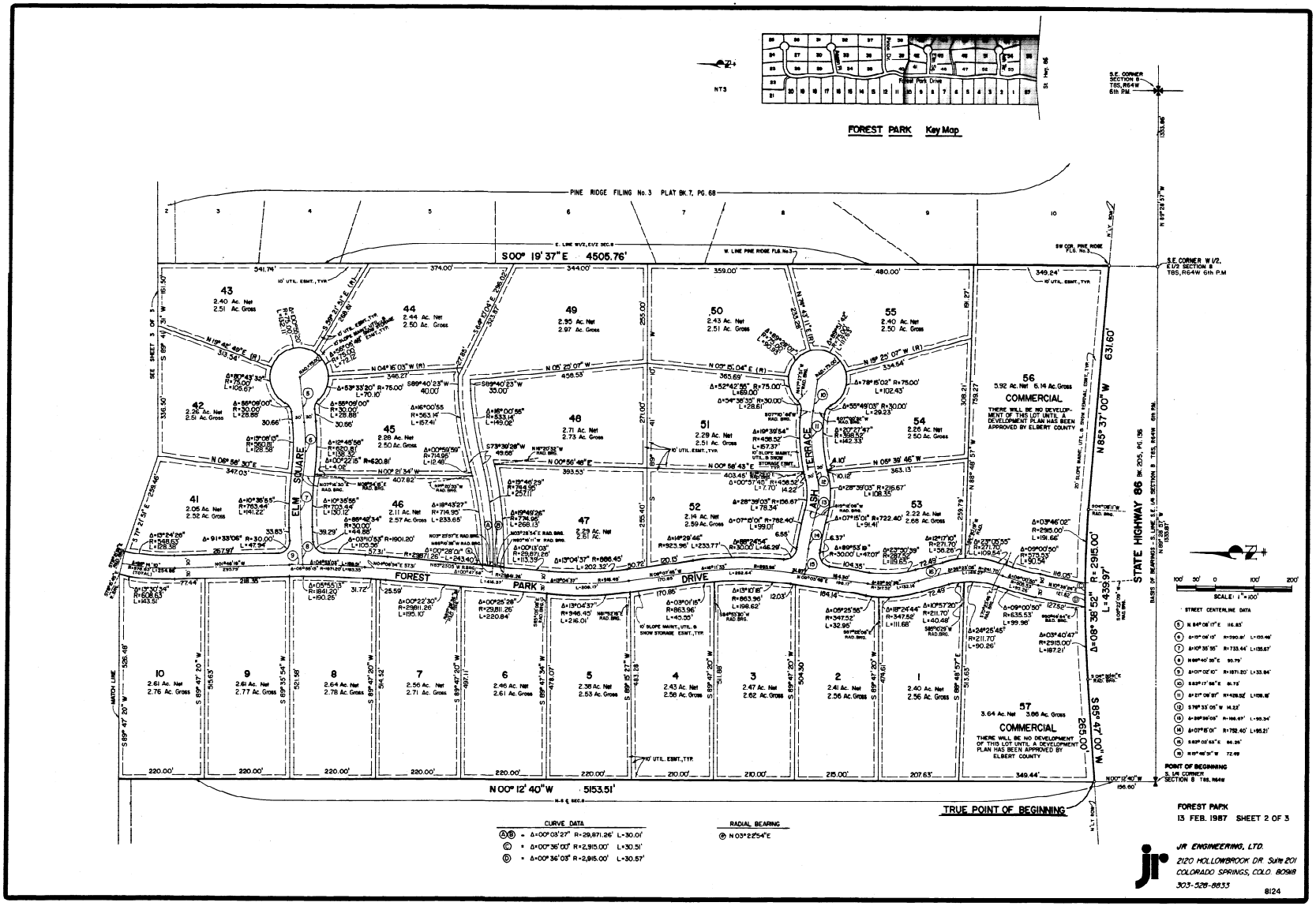
Dorothy Lindberg
COUNTY CLERK & RECORDER

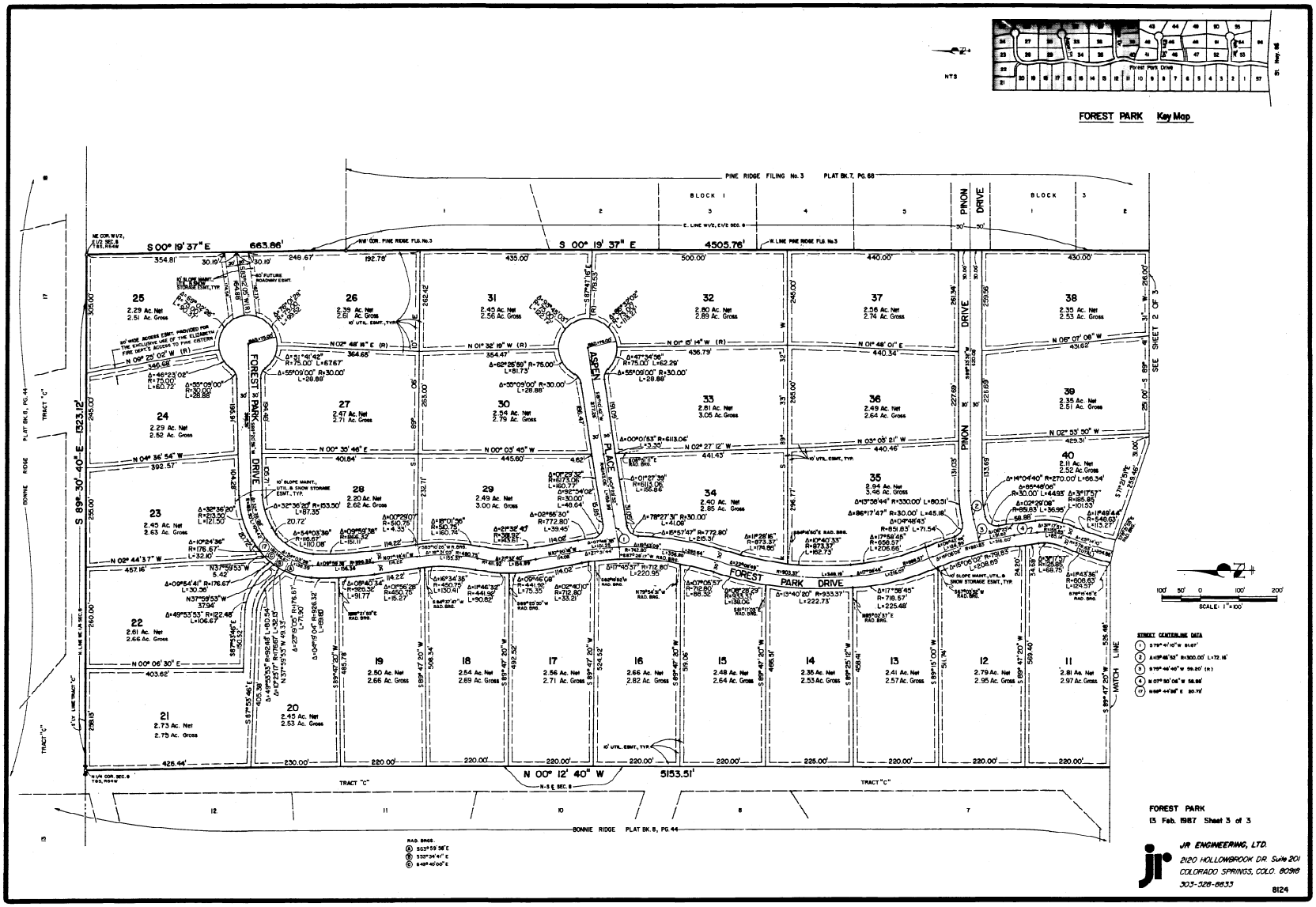
ELBERT COUNTY SEAL COLORADO

FOREST PARK
13 Feb. 1987 Sheet 1 of 3

JR ENGINEERING, LTD.
2120 HOLLOWBROOK DR. Suite 201
COLORADO SPRINGS, COLO. 80918
303-528-8833

8124


FOREST PARK Key Map
PINE RIDGE FILING No. 3 PLAT BK. 7, PG. 68
S00° 19' 37"E 4505.76'
N00° 12' 40"W 5153.51'
TRUE POINT OF BEGINNING
POINT OF BEGINNING S. 1/4 CORNER SECTION 8 T8S, R64W
S.E. CORNER W.1/2, E1/2 SECTION 8 T8S, R64W 6th P.M.
S.E. CORNER SECTION 8 T8S, R64W 6th P.M.
STATE HIGHWAY 86 BK 2035, PG 135
N 85° 37' 00" W 631.60'
S 89° 47' 00" W 2650.00'
Δ=08° 36' 52" R= 2915.00' L= 439.97'
FOREST PARK DRIVE
ELM SQUARE
ASH TERRACE
43 2.40 Ac. Net 2.51 Ac. Gross
44 2.44 Ac. Net 2.50 Ac. Gross
49 2.95 Ac. Net 2.97 Ac. Gross
50 2.43 Ac. Net 2.51 Ac. Gross
55 2.40 Ac. Net 2.50 Ac. Gross
42 2.26 Ac. Net 2.51 Ac. Gross
45 2.28 Ac. Net 2.50 Ac. Gross
48 2.71 Ac. Net 2.73 Ac. Gross
51 2.29 Ac. Net 2.51 Ac. Gross
54 2.26 Ac. Net 2.50 Ac. Gross
56 5.92 Ac. Net 6.14 Ac. Gross COMMERCIAL
THERE WILL BE NO DEVELOPMENT OF THIS LOT UNTIL A DEVELOPMENT PLAN HAS BEEN APPROVED BY ELBERT COUNTY
41 2.05 Ac. Net 2.52 Ac. Gross
46 2.11 Ac. Net 2.57 Ac. Gross
47 2.29 Ac. Net 2.61 Ac.
52 2.16 Ac. Net 2.59 Ac. Gross
53 2.22 Ac. Net 2.66 Ac. Gross
10 2.61 Ac. Net 2.76 Ac. Gross
9 2.61 Ac. Net 2.77 Ac. Gross
8 2.64 Ac. Net 2.78 Ac. Gross
7 2.56 Ac. Net 2.71 Ac. Gross
6 2.46 Ac. Net 2.61 Ac. Gross
5 2.36 Ac. Net 2.53 Ac. Gross
4 2.43 Ac. Net 2.56 Ac. Gross
3 2.47 Ac. Net 2.62 Ac. Gross
2 2.41 Ac. Net 2.56 Ac. Gross
1 2.40 Ac. Net 2.56 Ac. Gross
57 3.64 Ac. Net 3.66 Ac. Gross COMMERCIAL
THERE WILL BE NO DEVELOPMENT OF THIS LOT UNTIL A DEVELOPMENT PLAN HAS BEEN APPROVED BY ELBERT COUNTY
CURVE DATA
Ⓐ&Ⓑ = Δ=00°03'27" R=29,871.26' L=30.01'
Ⓒ = Δ=00°36'00" R=2,915.00' L=30.51'
Ⓓ = Δ=00°36'03" R=2,915.00' L=30.57'
RADIAL BEARING
Ⓔ N 03°22'54"E
SCALE: 1" = 100'
STREET CENTERLINE DATA
POINT OF BEGINNING S. 1/4 CORNER SECTION 8 T8S, R64W
FOREST PARK
13 FEB. 1987 SHEET 2 OF 3
JR. ENGINEERING, LTD.
2120 HOLLOWBROOK DR. Suite 201
COLORADO SPRINGS, COLO. 80918
303-528-8833
8124


PINE RIDGE FILING No. 3 PLAT BK.7, PG.68
BLOCK 1
BLOCK 3
PINON DRIVE
S 00° 19' 37" E 663.86'
S 00° 19' 37" E 4505.76'
S 89° 30' 40" E 1323.12'
N 00° 12' 40" W 5153.51'
FOREST PARK DRIVE
ASPEN PLACE
FOREST PARK Key Map
FOREST PARK
13 Feb. 1987 Sheet 3 of 3
JR ENGINEERING, LTD.
2120 HOLLYBROOK DR. Suite 201
COLORADO SPRINGS, COLO. 80918
303-528-8633
8124
SEE SHEET 2 OF 3
BONNIE RIDGE PLAT BK. 5, PG. 44
TRACT "C"