

NKA Rosewood Hills

MONTAIGNE BEAUX-ZAR

KNOW ALL MEN BY THESE PRESENTS:
That BEAUX-ZAR CORPORATION, being owner in fee simple of a portion of east one-half of the southwest one-quarter of Section 11, Township 12 South, Range 63 West of the 6th P.M., more particularly described as follows:

Beginning at the northeast corner of the southwest one-quarter of said Section 11, thence S 15° 16' 51" W 152.40 feet; thence angle left S 15° 14' 56" E 144.65 feet; thence angle left N 85° 44' 36" E 171.52 feet; thence angle right S 71° 43' 25" E 615.74 feet; thence angle left N 57° 16' 55" E 415.50 feet; thence angle right S 75° 55' 15" E 525.18 feet to a point, which point is on the east line of said southwest one-quarter; thence angle left along said east line N 1° 35' 56" W 378.88 feet to the Southeast corner of the northeast one-quarter of said southwest one-quarter; thence angle right N 0° 56' 05" W along said east line 1316.54 feet to the point of beginning.

Has caused said tract of land to be platted into lots, blocks, streets and easements as shown on the adjoining plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of the subdivision thereof. Said tract so platted shall be known as "MONTAIGNE BEAUX-ZAR". All streets so platted shall be graded and provided with proper drainage to the satisfaction of the Road Commissioner of Teller County, Colorado, and are hereby dedicated to the public use.

IN WITNESS WHEREOF:
The undersigned have executed their presents this 16th day of August 1963 A.D.

BEAUX-ZAR CORPORATION
By: John W. Hansen
John W. Hansen, President
Attest: Edora C. Hansen
Edora C. Hansen, Secretary

STATE OF COLORADO
COUNTY OF TELLER
The above and foregoing plat and statement were acknowledged before me by John W. Hansen as President and Edora C. Hansen as Secretary of the BEAUX-ZAR CORPORATION this 16th day of Aug. 1963 A.D.
Witness my hand and seal.

My commission expires: 1964
Thomas J. Hansen
Notary Public

I, Thomas F. Stephenson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat was surveyed and subdivided under my supervision and that said plat accurately shows the described tract of land and the subdivision thereof to the best of my knowledge and belief.

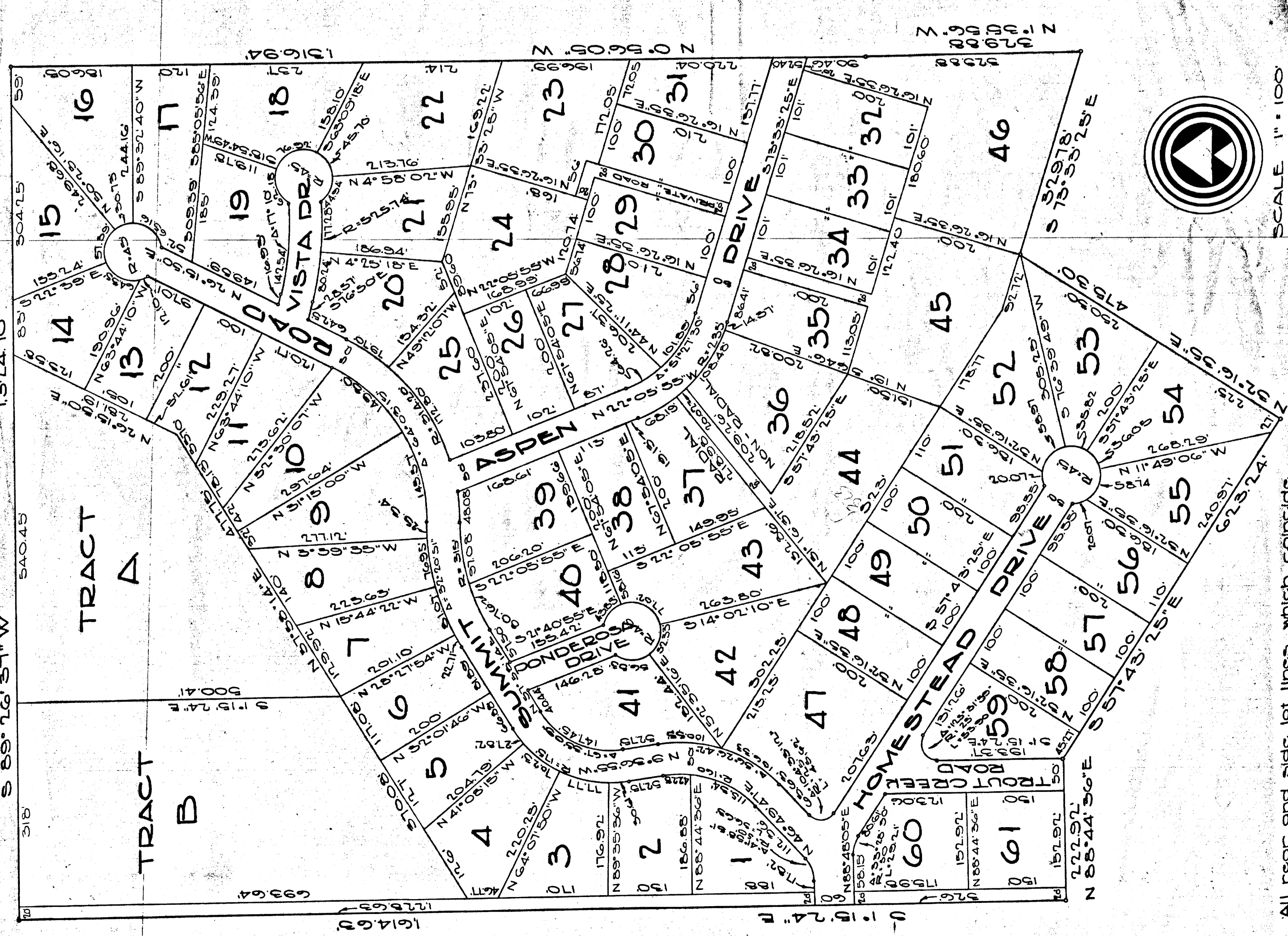
Thomas F. Stephenson
Registered Land Surveyor
State of Colorado 3585

The above and foregoing plat is hereby approved by the Board of Commissioners of Teller County, Colorado, this 16th day of August 1963 A.D.

Ray R. Hansen
Chairman

STATE OF COLORADO
COUNTY OF TELLER
I hereby certify that this instrument was filed for Record in my office at 1627 o'clock A. M. this 17th day of August 1963 A.D. and is duly RECORDED IN PLAT BOOK 21 at PAGE 1 under RECEPTION NUMBER 184837
Fee: \$ 25.00

Ruth F. Hansen
County Clerk and Recorder



All rear and side lot lines which coincide with the exterior boundary of the subdivision are subject to a twelve (12) foot utility easement. All other interior, rear and side lot lines are subject to a six (6) foot utility easement on each side of the lot line.

SURVEYOR'S INC.
COLORADO SPRINGS
COLORADO